

STATION HILL NORTH

READING

ENVIRONMENTAL STATEMENT
VOLUME 2: FIGURES

DECEMBER 2019

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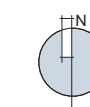
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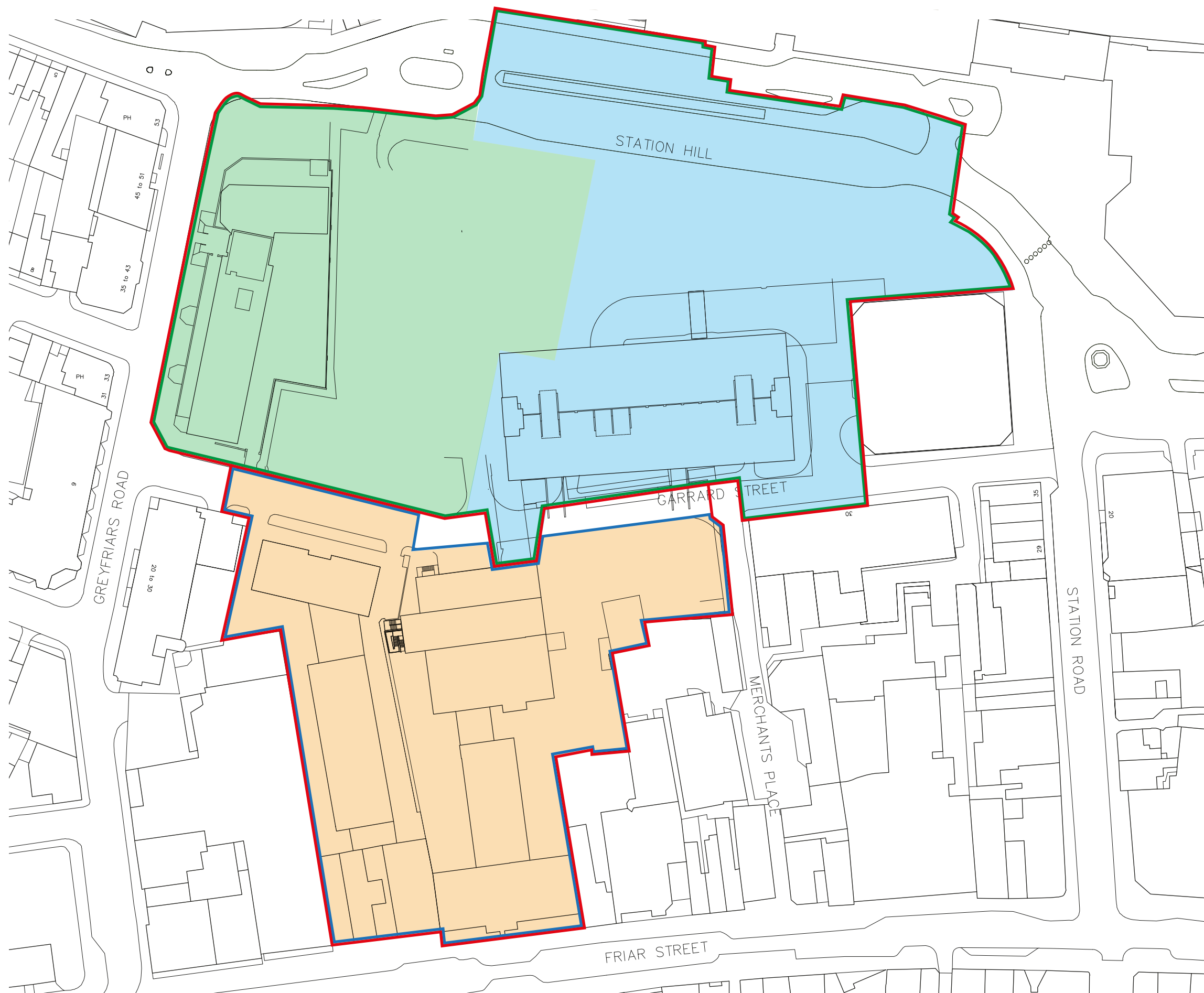
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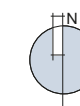
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Project Details	WIE14788-108: Station Hill, Reading
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Figure Ref	WIE14788-108_GR_ES_1.1A
Date	2019
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-  Site Boundary
-  North Site Boundary
-  South Site Boundary
-  Phase 1
-  Phase 2
-  Phase 3



Project Details	WIE14788-108: Station Hill, Reading
Figure Title	Figure 1.2: Phasing Plan
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Thames Tower to the east of the Site boundary



Reading Station to the north of the Site



View of Temporary Events Space



View of NCP Car Park



View of Buildings looking south from Garrard Street



View towards the South of the Site from Friar Street

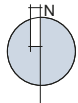


View looking along Garrard Street from Greyfriars Road

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- Site Boundary
- Ornamental Planting
- Office
- Vacant
- Retail
- Retail with Vacant Above
- Retail with Office Above
- Retail with Residential Above
- Parking
- Residential
- Hotel
- Public House
- Public House with Residential Above
- Public House with Office Above
- Transport
- Hardstanding



Project Details

Figure Title

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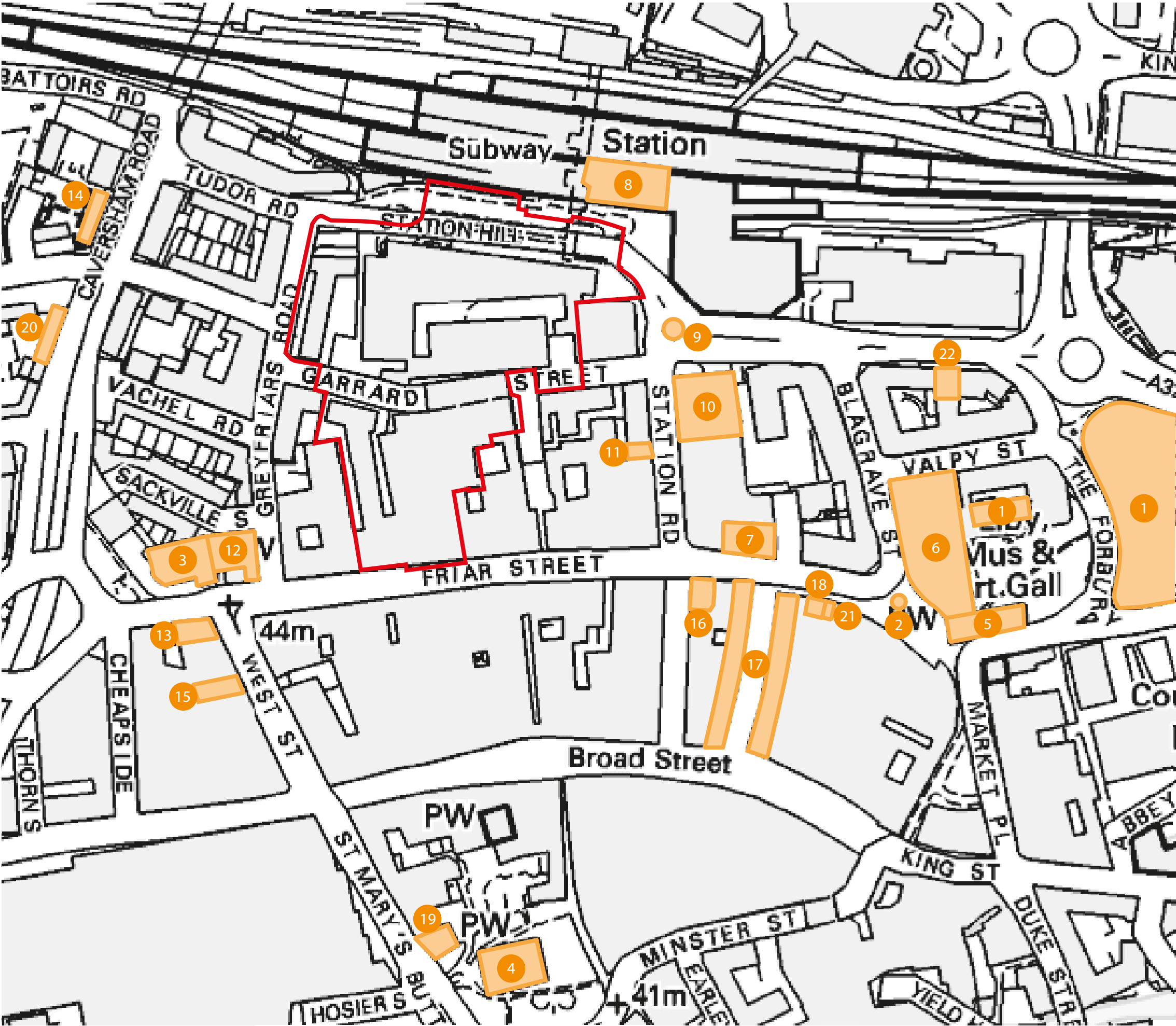
Figure 3.2: Existing Surrounding Land Uses

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- Site Boundary
- Listed Buildings
- 1

Reading Abbey and Associated Forbury Gardens

2

Queen Victoria Jubilee Statue

3

Grade I Listed Greyfriars Church

4

Grade I Listed St Mary's Church

5

Grade I Listed Church of St Laurence

6

Grade II* Town Council Chamber and Offices with Clock Tower including Grade II Municipal Buildings Concert Hall and School of Art

7

Grade II Listed 11-15 Friar Street

8

Grade II Listed Three Guineas Public House (Reading General Station)

9

Grade II Listed Statue of King Edward VII

10

Grade II Listed Great Western House

11

Grade II Listed 13 and 15 Station Road

12

Grade II Listed Quadrant Wall and Railings to Former No.64 (Greyfriars Vicarage)

13

Grade II Listed The Mitre Inn

14

Grade II Listed Regent Place

15

Grade II Listed W1 Palmer Memorial Hall

16

Grade II Listed 147 Friar Street

17

Grade II Listed 1-31 and 2-32 Queen Victoria Street

18

Grade II Listed 154 Friar Street

19

Grade II Listed 55 and 55a St Mary's Butts

20

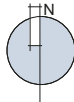
Grade II Listed 29-31 Caversham Road

21

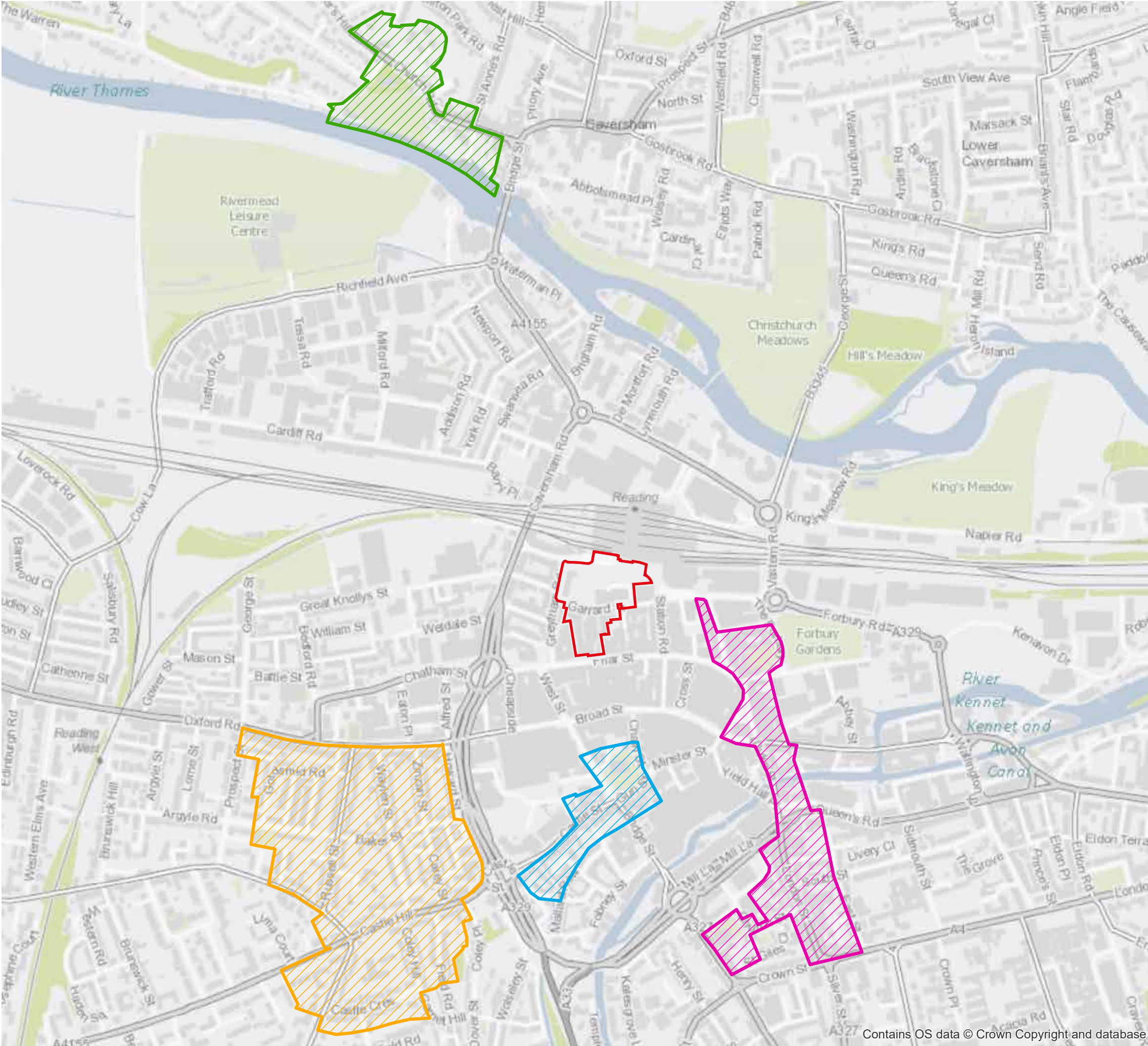
Grade II Listed 155 Friar Street

22

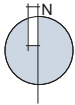
Walter Parsons Corn Stores



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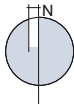
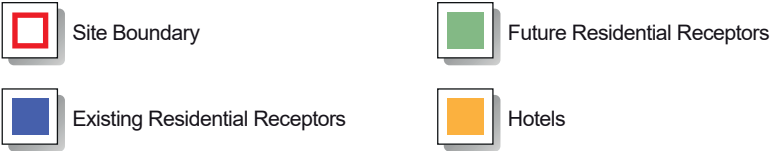
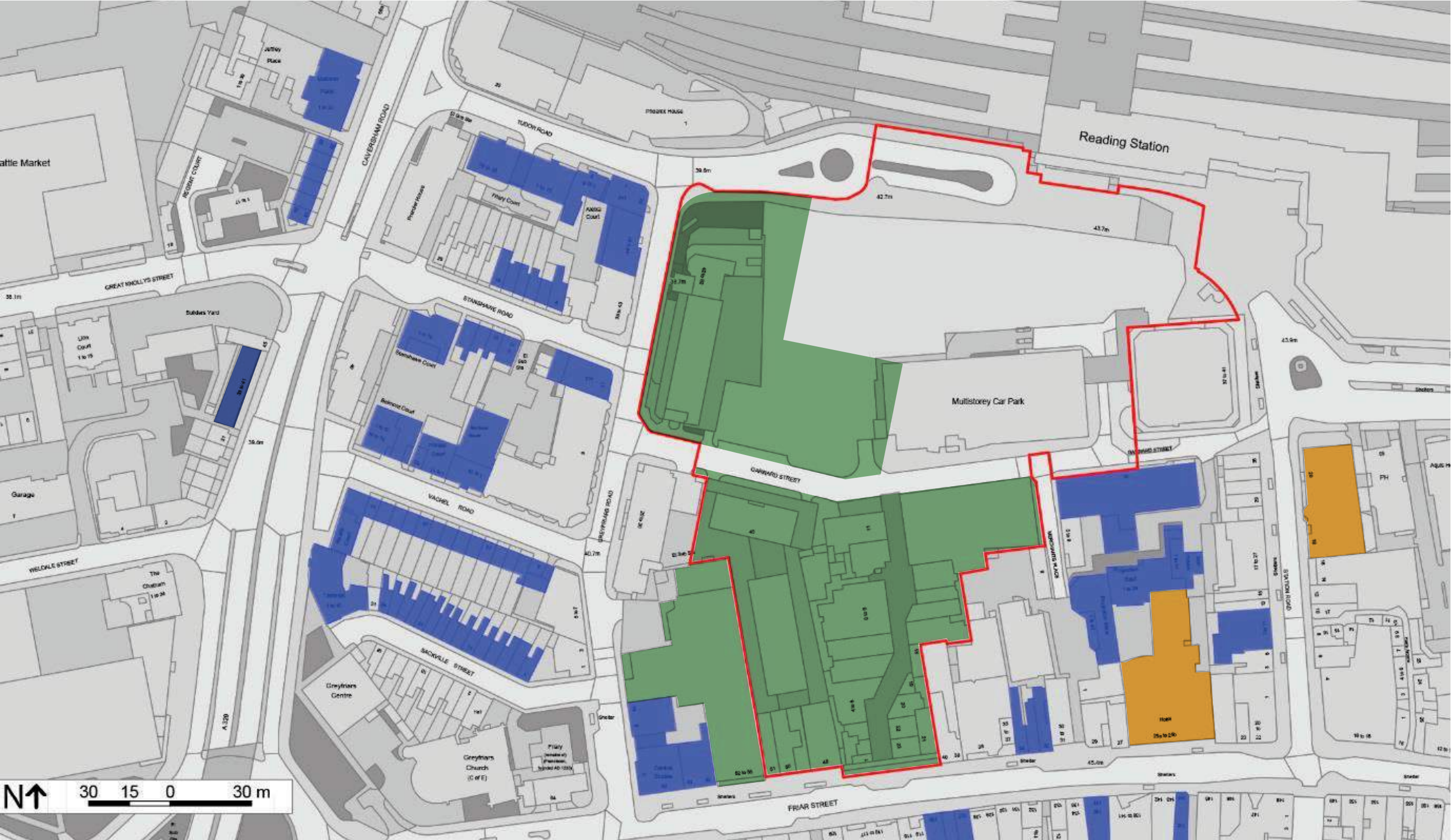


- Site Boundary
- St Mary's Butts / Castle Street Conservation Area
- Russell Street / Castle Hill Conservation Area
- Market Place / London Street Conservation Area
- St Peter's Church Conservation Area



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Figure 3.5: Residential Units, Future Residential Units and Hotels

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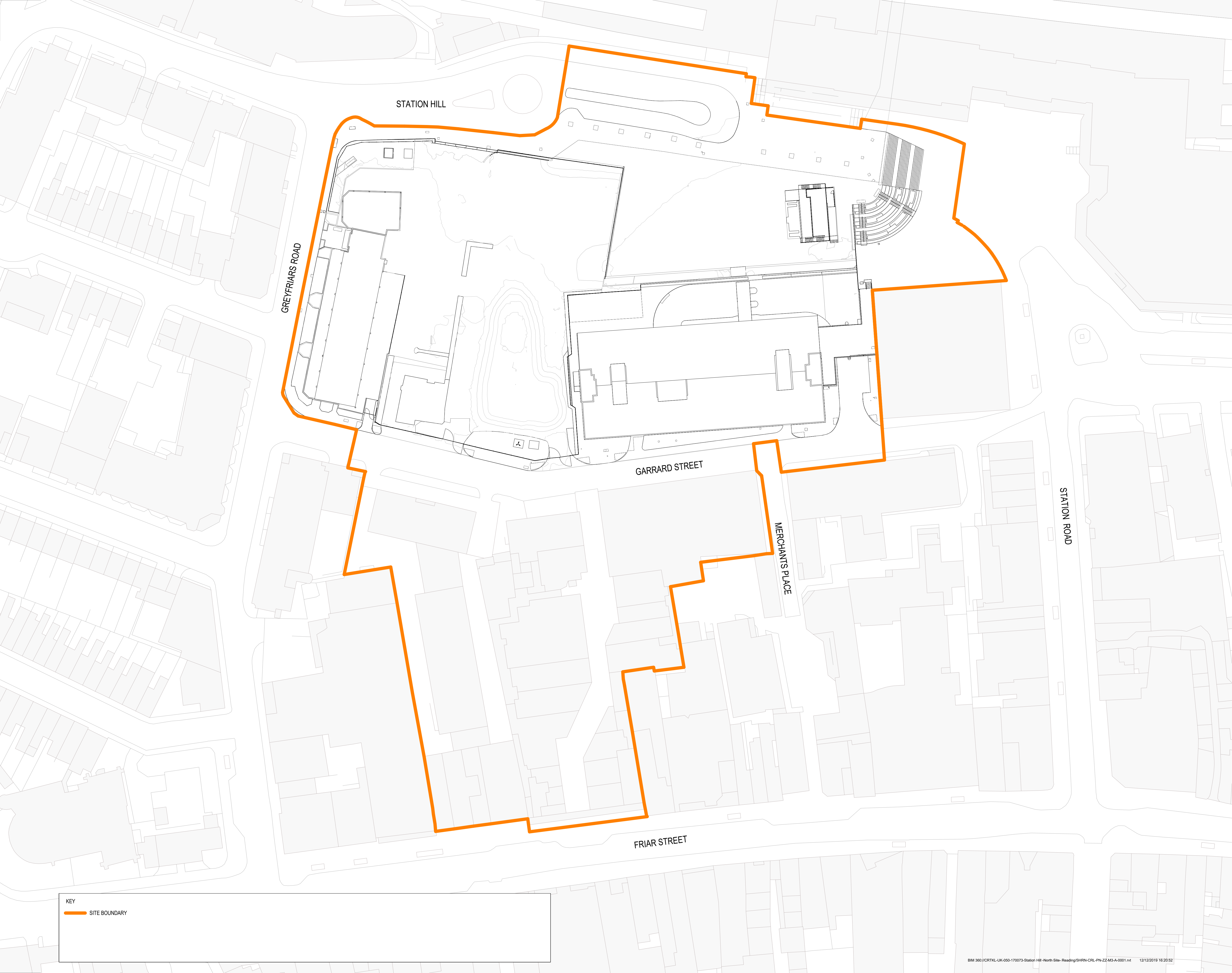
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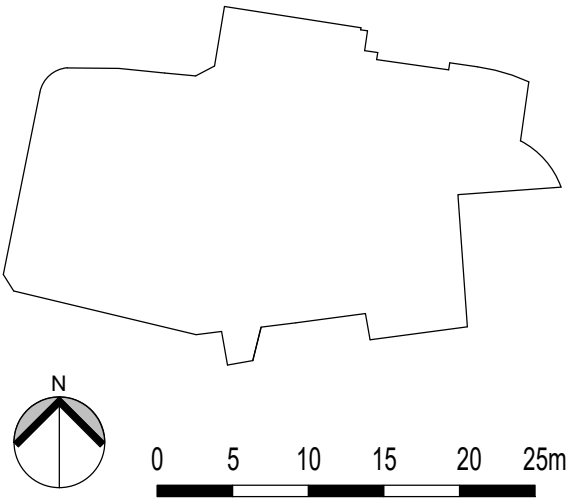


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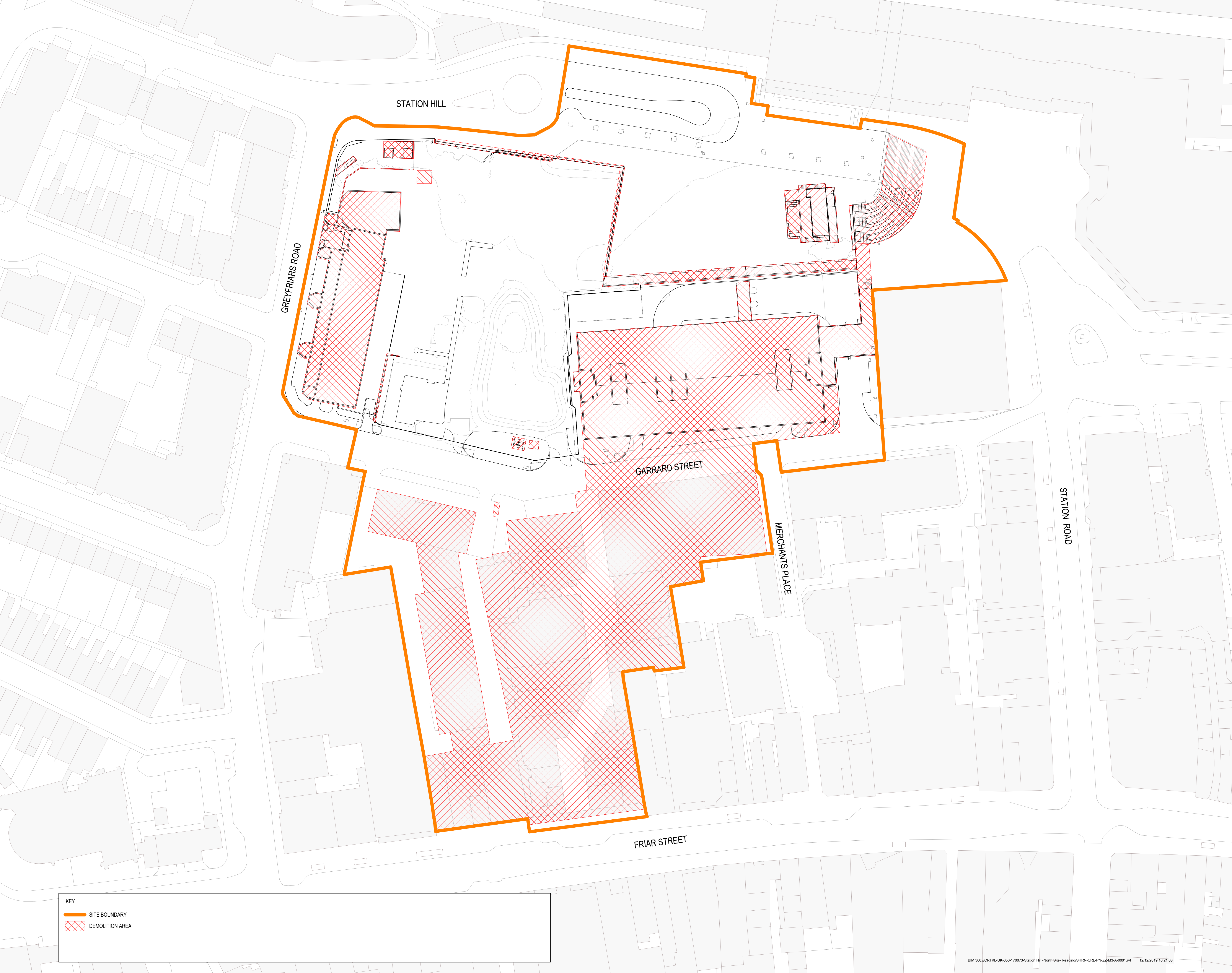
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	CHECKED BY:	NS

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DEMOLITION AREA

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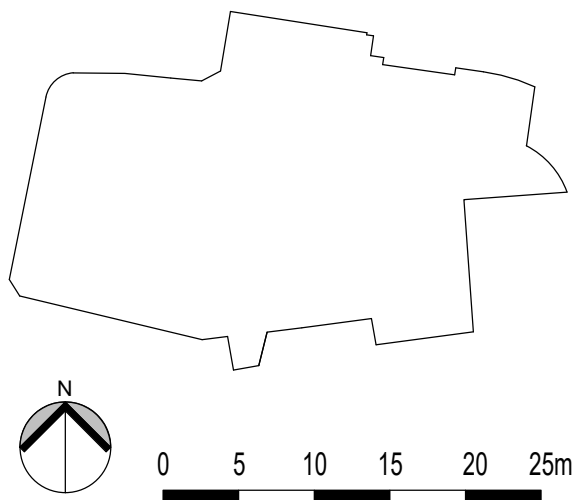
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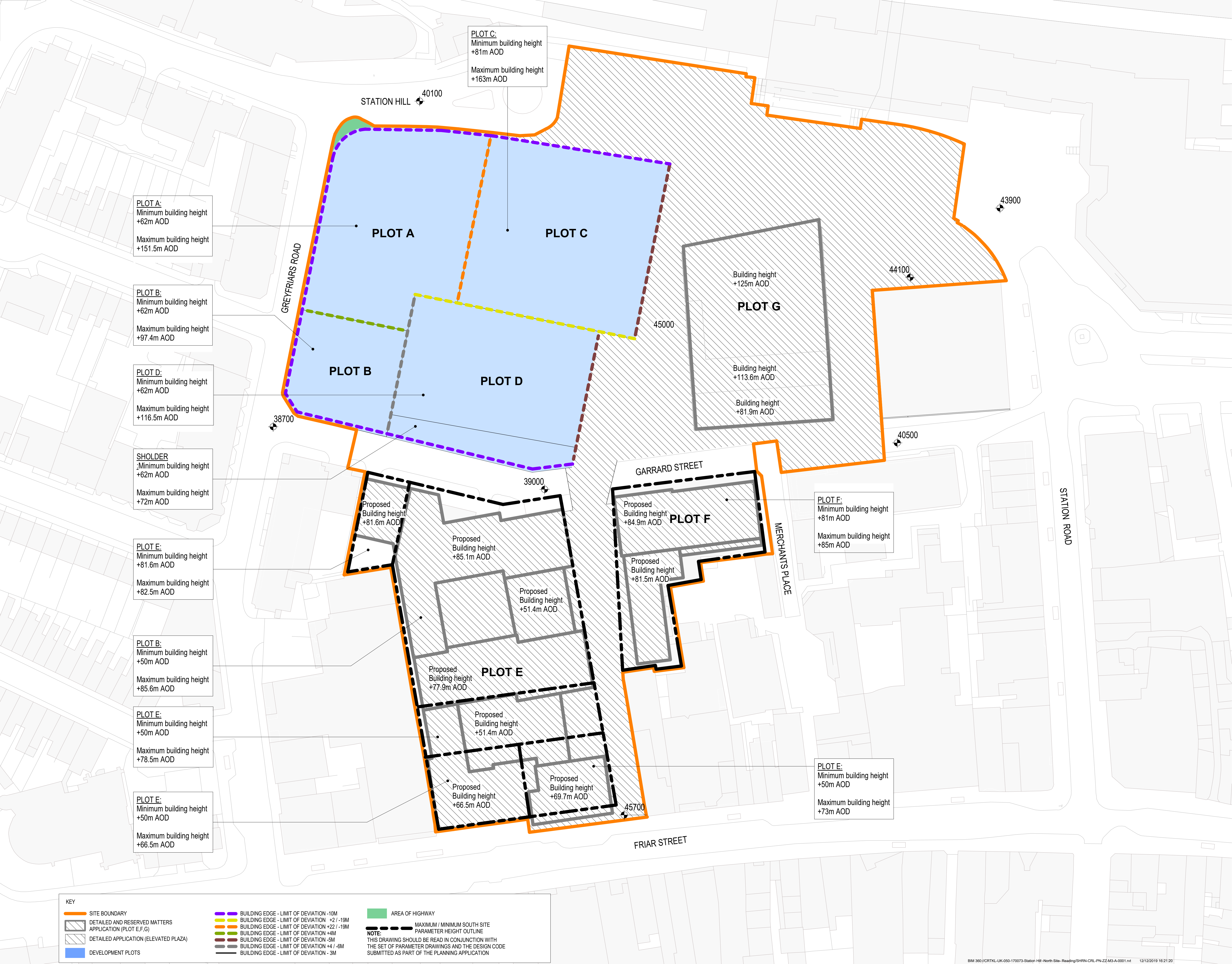
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KEY

SITE BOUNDARY

DETAILED AND RESERVED MATTERS APPLICATION (PLOT E, F, G)

DETAILED APPLICATION (ELEVATED PLAZA)

DEVELOPMENT PLOTS

BUILDING EDGE - LIMIT OF DEVIATION -10M

BUILDING EDGE - LIMIT OF DEVIATION +2 / -19M

BUILDING EDGE - LIMIT OF DEVIATION +22 / -19M

BUILDING EDGE - LIMIT OF DEVIATION +4M

BUILDING EDGE - LIMIT OF DEVIATION -5M

BUILDING EDGE - LIMIT OF DEVIATION +4 / -6M

BUILDING EDGE - LIMIT OF DEVIATION -3M

AREA OF HIGHWAY

MAXIMUM / MINIMUM SOUTH SITE PARAMETER HEIGHT OUTLINE

NOTE:
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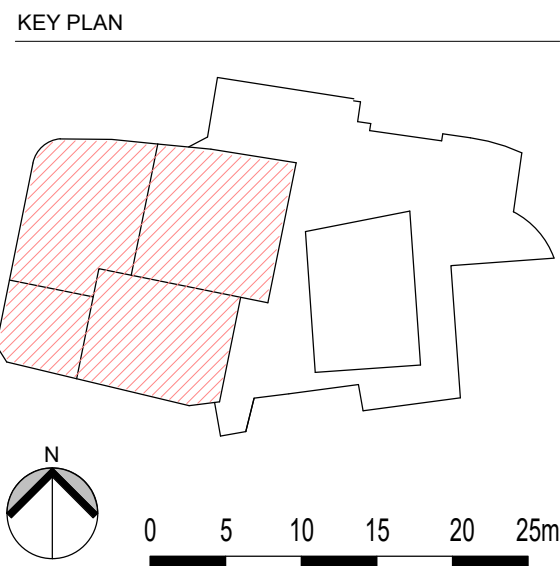
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PLOTS

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KEY

SITE BOUNDARY

DETAILED AND RESERVED MATTERS APPLICATIONS (PLOT E, F, G)

DETAILED APPLICATION (PUBLIC REALM & BUILDING)

DEVELOPMENT PLOTS

MINIMUM EXTENT OF PUBLIC REALM AND AMENITY

COVERED WALKWAY FOR PEDESTRIAN ACCESS

PEDESTRIAN PRIMARY ACCESS

SOUTH SITE PLOTS PARAMETER OUTLINE

AREA OF HIGHWAY

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REFER TO PLOTS PARAMETER DRAWING FOR BUILDING LIMIT OF DEVIATION

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KEY

SITE BOUNDARY

DETAILED AND RESERVED MATTERS

APPLICATIONS (PLOTS E, F, G)

DETAILED APPLICATION (PUBLIC REALM & BUILDING)

DEVELOPMENT PLOTS

ZONE FOR SERVICE ACCESS

ZONE FOR CAR PARK ACCESS

ZONE FOR SERVICE ACCESS (ON STREET)

AREA OF HIGHWAY

SOUTH SITE PLOTS

PARAMETER OUTLINE

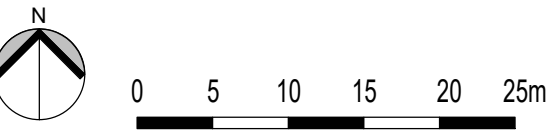
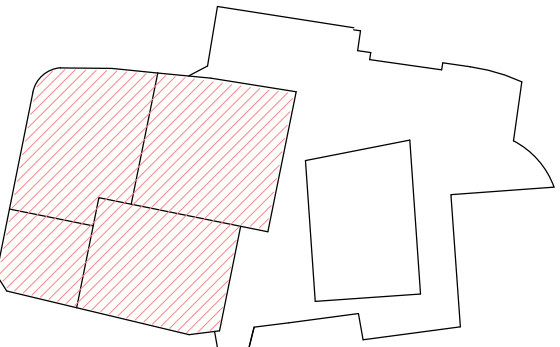
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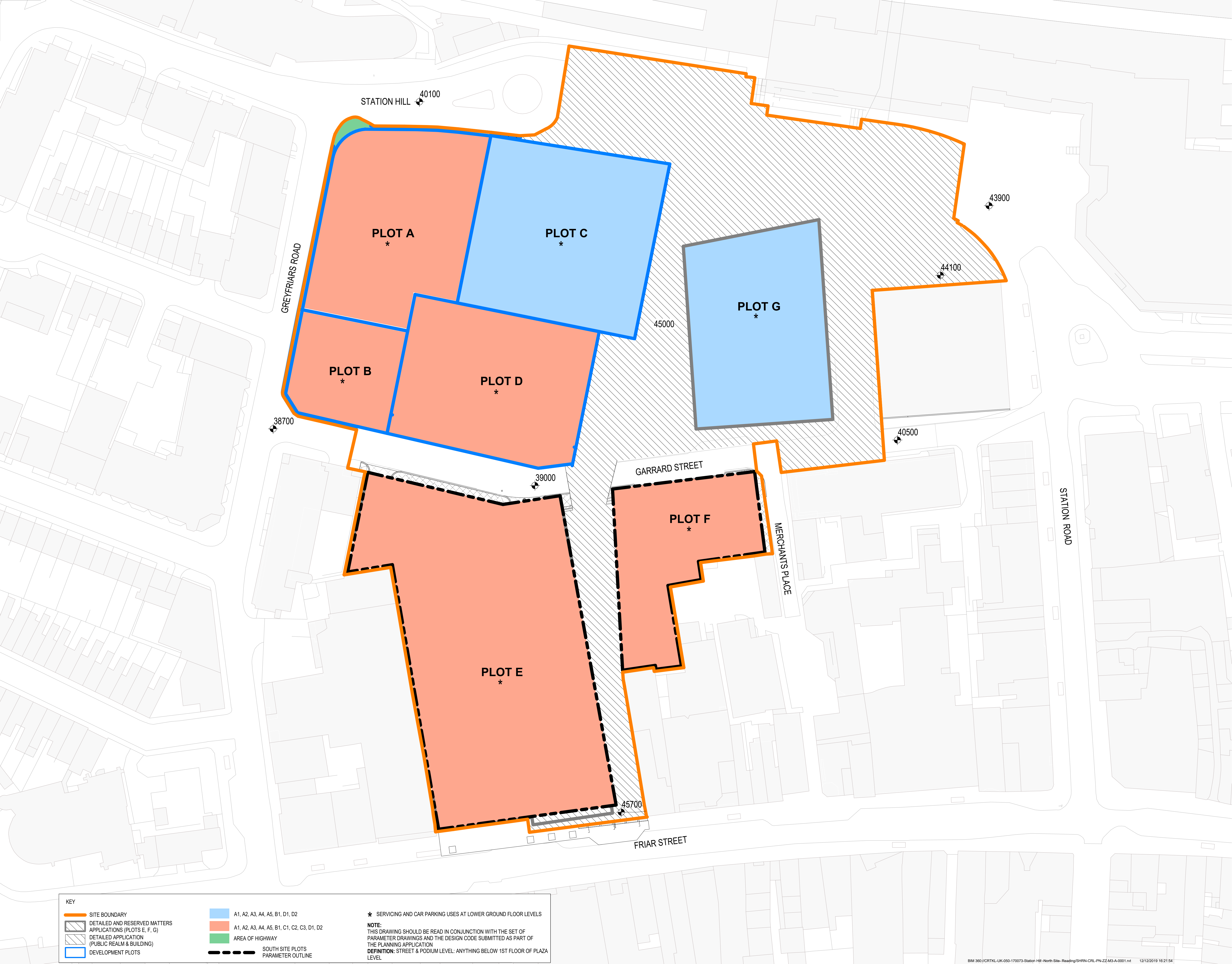
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AND SERVICING

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KEY

- SITE BOUNDARY
- DETAILED AND RESERVED MATTERS APPLICATIONS (PLOTS E, F, G)
- DETAILED APPLICATION (PUBLIC REALM & BUILDING)
- DEVELOPMENT PLOTS

- A1, A2, A3, A4, A5, B1, D1, D2
- A1, A2, A3, A4, A5, B1, C1, C2, C3, D1, D2
- AREA OF HIGHWAY
- SOUTH SITE PLOTS PARAMETER OUTLINE

*** SERVICING AND CAR PARKING USES AT LOWER GROUND FLOOR LEVELS**

NOTE:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SET OF PARAMETER DRAWINGS AND THE DESIGN CODE SUBMITTED AS PART OF THE PLANNING APPLICATION

DEFINITION: STREET & PODIUM LEVEL: ANYTHING BELOW 1ST FLOOR OF PLAZA LEVEL

GENERAL NOTES
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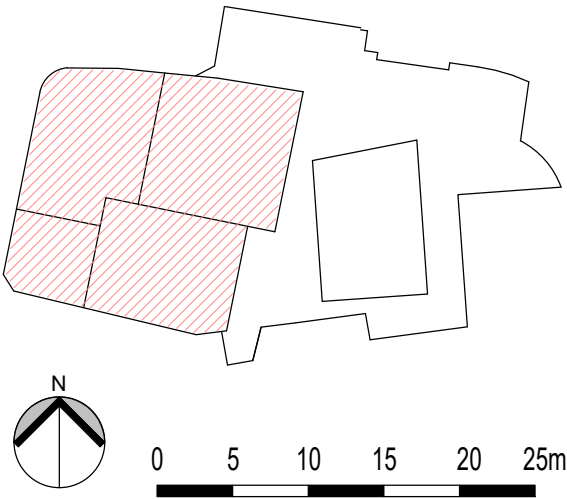
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Do not scale from this drawing.

P00	13/12/2019	FIRST ISSUE		
REV No.	DATE	DESCRIPTION	DWN	CHK

KEY PLAN



PROJECT

**STATION HILL
NORTH, READING**

CLIENT

**SH READING
MASTER LLP**

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SHEET IDENTIFICATION
TITLE

02 DAS & ES

**EIA CONSOLIDATED
PLAN**

**LAND USES - STREET
AND PODIUM (PLAZA)**

**(FOR ENVIRONMENTAL
STATEMENT)**

STATUS

FOR PLANNING

PROJECT NUMBER 050-170073	DATE DRAWN 09/11/19	SCALE @ A1: 1: 500	DRAWN BY: AJ	CHECKED BY: YL
PROJECT ORIGINATOR SHRN - CRL - SW - ZZ - PL	ROLE A	NUMBER 0 - 0260 - P00	REVISION	

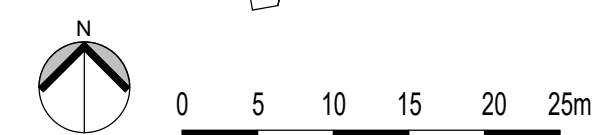
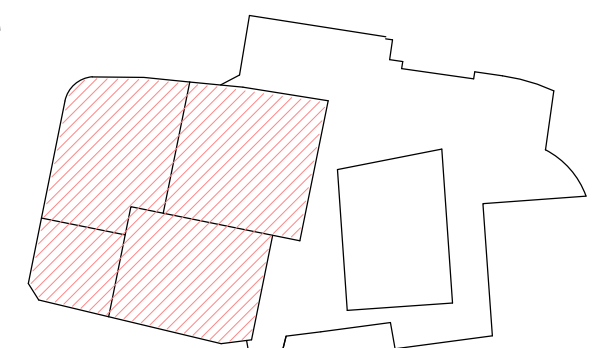
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REV No.	DATE	DESCRIPTION	OWN	CHK
P00	13/12/2019	FIRST ISSUE		

KEY PLAN



PROJECT

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SHEET IDENTIFICATION

TITLE

02 DAS & ES

EIA CONSOLIDATED
PLAN

LAND USES - UPPER FLOORS

(FOR ENVIRONMENTAL
STATEMENT)

STATUS

FOR PLANNING

PROJECT NUMBER	DATE DRAWN:	09/25/19
050-170073	SCALE @ 14:	1 : 500

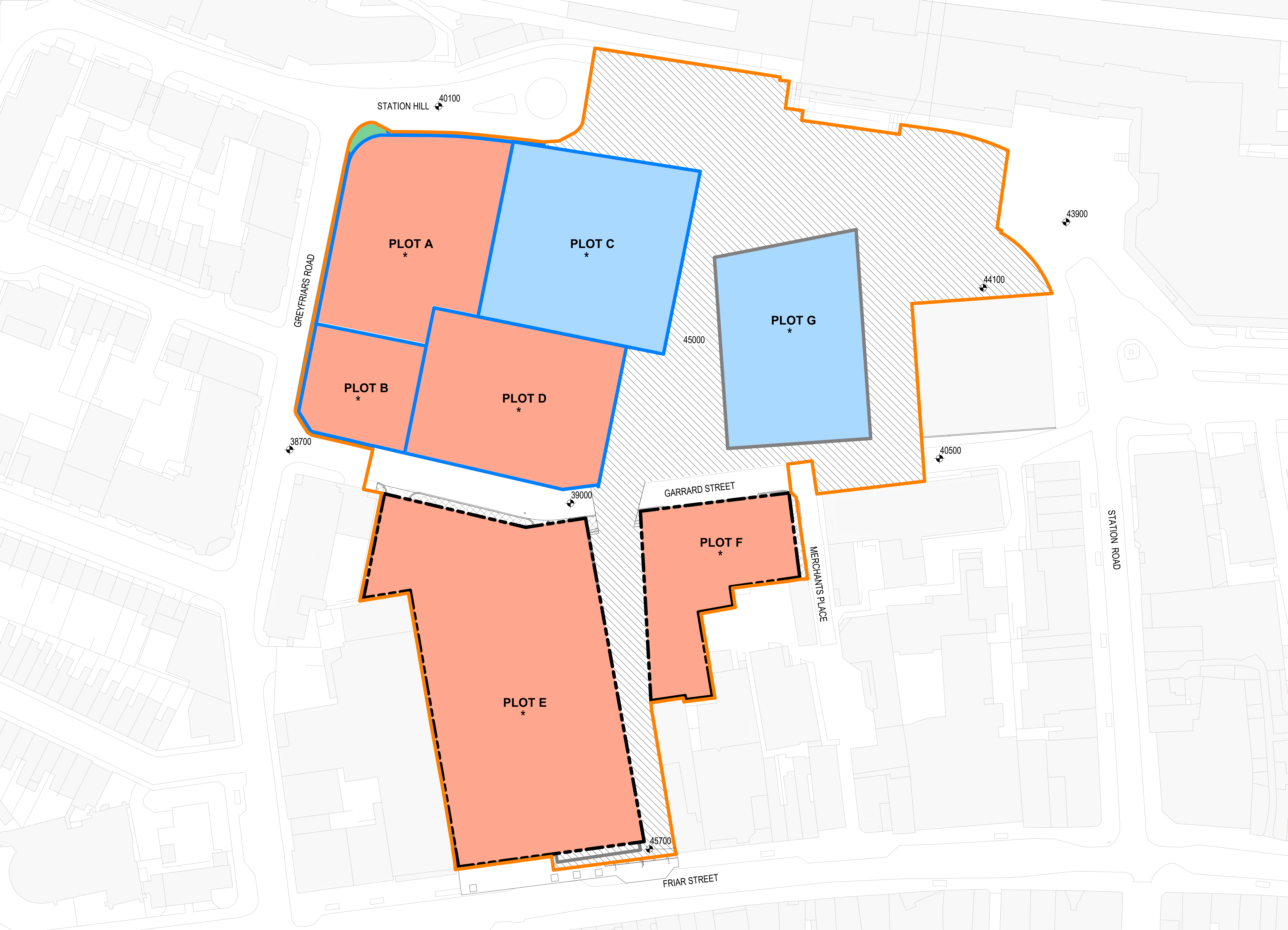
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DRAWN BY: AJ
CHECKED BY: YI

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SWAN	SEA	SWAN	SEA	SEA

SHRN - CRL - SW - ZZ - PL

A - 0261 - P00

12/12/2019 16:22:06



KEY

	SITE BOUNDARY		B1	★ SERVICING AND CAR PARKING USES AT LOWER GROUND FLOOR LEVELS NOTE: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SET OF PARAMETER DRAWINGS AND THE DESIGN CODE SUBMITTED AS PART OF THE PLANNING APPLICATION DEFINITION: UPPER FLOORS: 1ST FLOOR AND ABOVE PLAZA LEVEL
	DETAILED AND RESERVED MATTERS APPLICATIONS (PLOTS E, F, G)		B1, C1, C2, C3	
	DETAILED APPLICATION (PUBLIC REALM & BUILDING)		AREA OF HIGHWAY	
	DEVELOPMENT PLOTS		SOUTH SITE PLOTS	
			PARAMETER OUTLINE	

BIM 360://CRTKL-UK-050-170073-Station Hill-North Site-Reading/SHRN-CRL-PN-ZZ-M3-A-0001.rvt 12/12/2019 16:22:06

KEY

SITE BOUNDARY

OUTLINE OF MAXIMUM BASEMENT EXTENT

THAMES WATER SEWER INCLUDING EXCLUSION ZONES

NOTE:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE DESIGN CODE SUBMITTED AS PART OF THE PLANNING APPLICATION

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P00	13/12/2019	FIRST ISSUE		
REV No.	DATE	DESCRIPTION	DWN	CHK

KEY PLAN

PROJECT

STATION HILL
NORTH, READING

CLIENT

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SHEET IDENTIFICATION
TITLE

02 DAS & ES

EIA CONSOLIDATED
PLAN

BASMENT PARAMETER
PLAN

(FOR ENVIRONMENTAL
STATEMENT)

STATUS

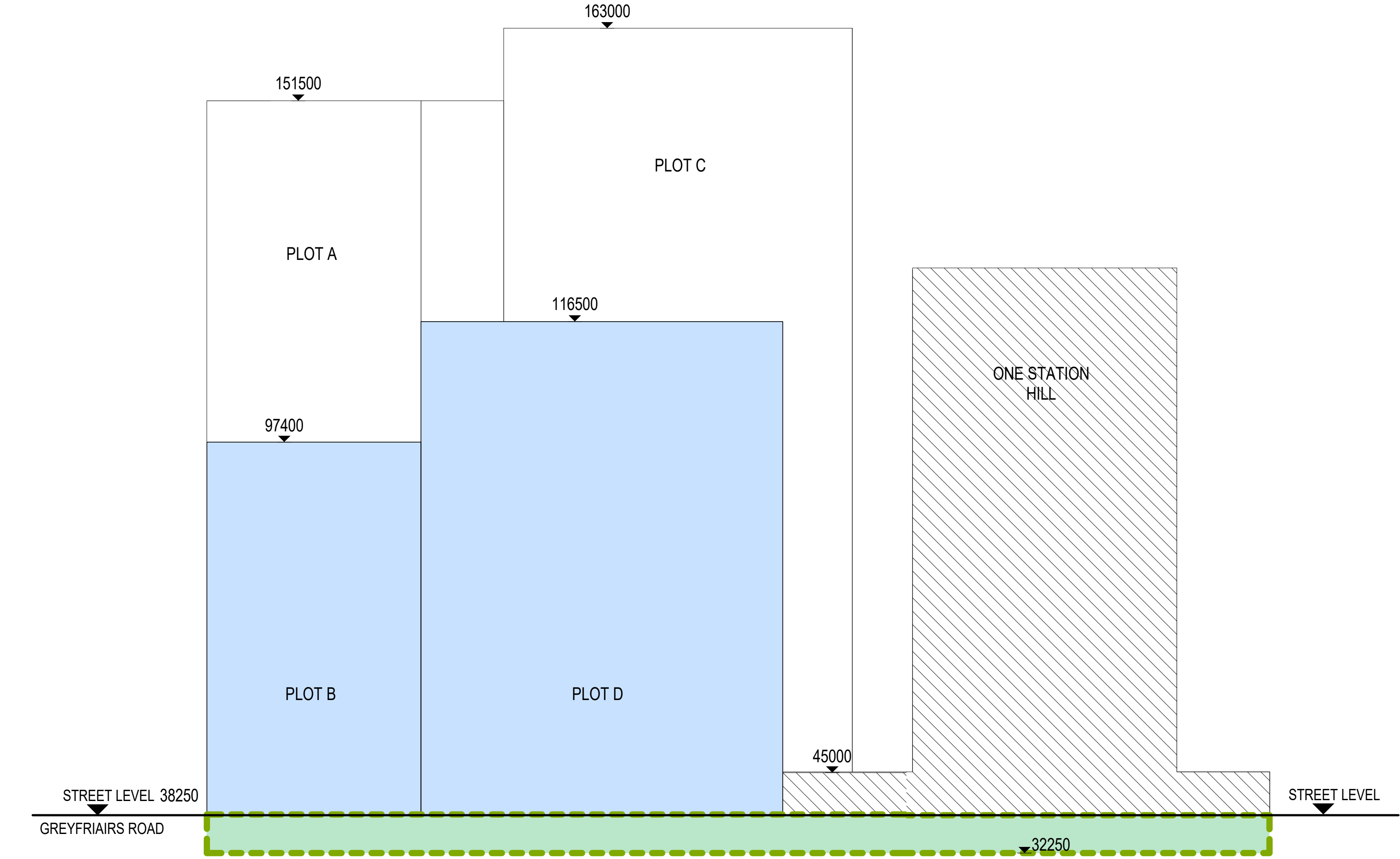
FOR PLANNING

PROJECT NUMBER	DATE DRAWN	09/26/19		
050-170073	SCALE @ A1:	1 : 500		
	DRAWN BY:	AJ		
	CHECKED BY:	YL		
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHRN - CRL - SW - ZZ - PL				
ROLE	NUMBER	REVISION		
A - 0262 - P00				

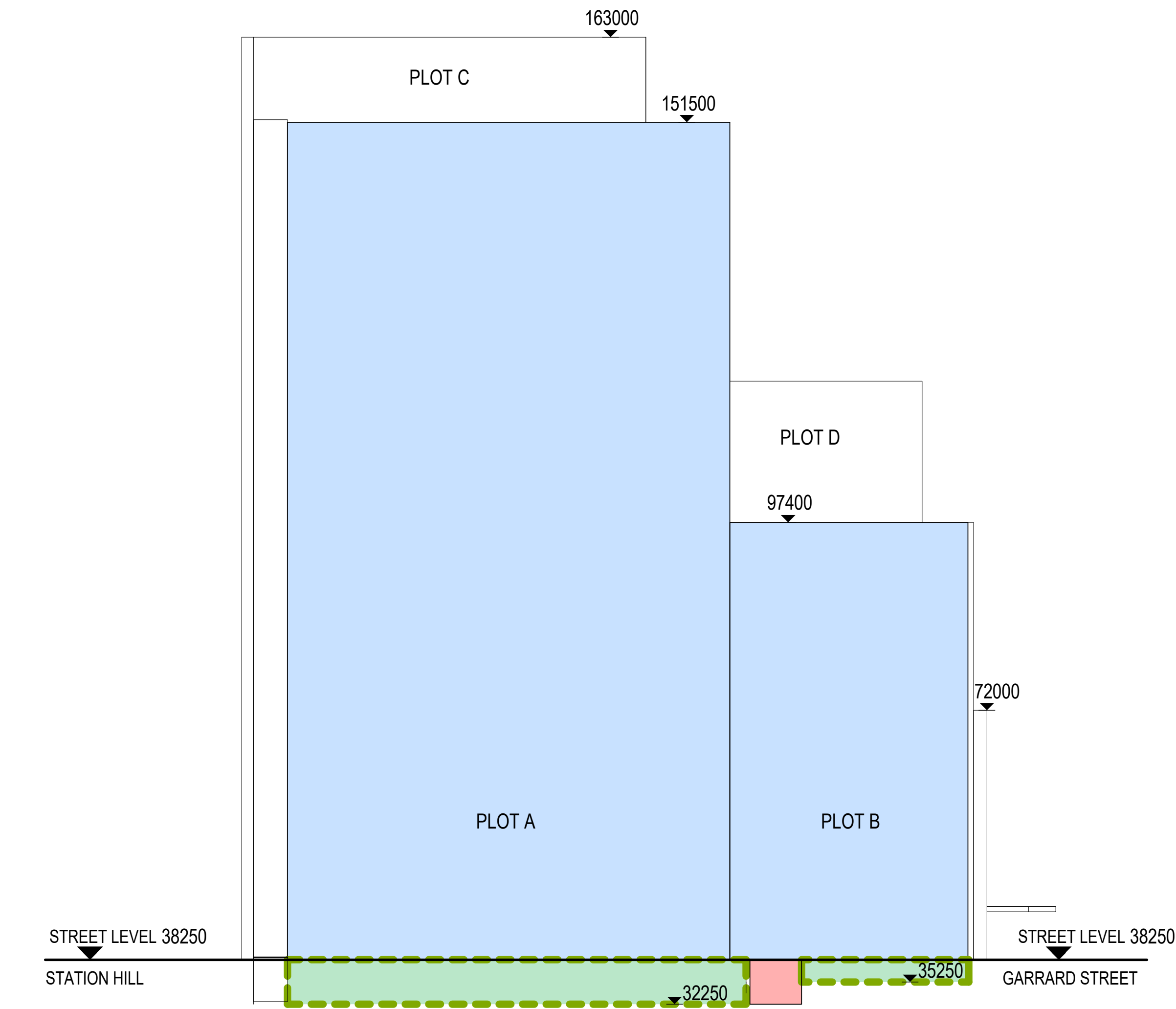
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12/12/2019 16:22:14



1 **PARAMETER LONG SECTION A**
1 : 500

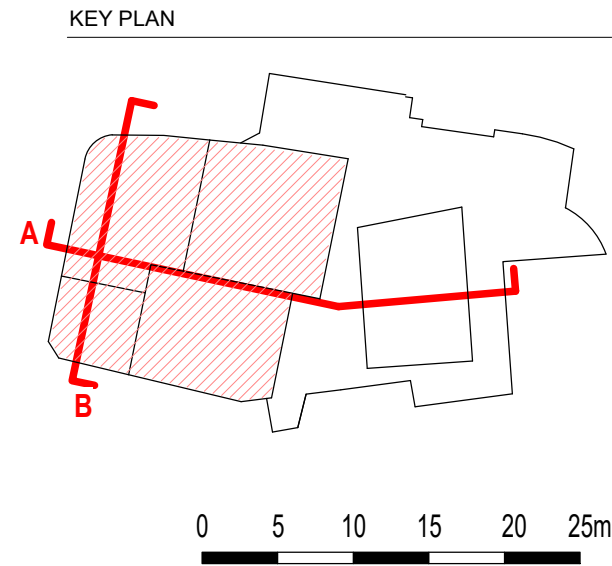


2 **PARAMETER CROSS SECTION B**
1 : 500

KEY				
	DETAILED APPLICATION (PUBLIC REALM AND BUILDING)			
	DEVELOPMENT PLOTS			
	OUTLINE OF MAXIMUM BASEMENT EXTENT			
	THAMES WATER SEWER INCLUDING EXCLUSION ZONES			

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REV No.	DATE	DESCRIPTION	DWN	CHK
P00	13/12/2019	FIRST ISSUE		



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SHEET IDENTIFICATION
TITLE

07 PARAMETER PLANS
PHASE 3: OUTLINE PLANNING APPLICATION
BASEMENT PARAMETER SECTION

STATUS
FOR PLANNING
PROJECT NUMBER
050-170073
DATE DRAWN
09/06/19
SCALE @ A1:
1 : 500
DRAWN BY:
AJ
CHECKED BY:
YL
PROJECT ORIGINATOR ZONE LEVEL TYPE
SHRN - CRL - S3 - ZZ - PL
ROLE NUMBER REVISION
A - 0726 - P00

\\LDA-UK-FS\DATA\JOBS\616_STATION_HILL_READING\3ISS\UEI190531_PFI_PLANNING AMENDMENTS\SHR-LDA-SB-GF-DR-L-110-102.DWG



LEGEND

GENERAL

- BASEMENT LINE
- LEVELS
- GRADE BREAK
- TARMAC TO EXISTING ROAD (S278 AREA)
- PAVING TYPE 05: 200X400X30MM RECONSTITUTED STONE FLAG PAVING TO FRIAR'S WALK, RUNNING BOND
- PAVING TYPE 06: 400X400X30MM LONG X 30MM RECONSTITUTED STONE FLAG PAVING BANDS TO FRIAR'S WALK
- PAVING TYPE 07: 400X400X30MM RECONSTITUTED STONE FLAG PAVING TO FRIAR'S WALK, STACK BOND
- PAVING TYPE 08: RESIN BOUND GRAVEL
- PAVING TYPE 09: RESIN BOUND GRAVEL
- PAVING TYPE 10: DECORATIVE GRAVEL
- STEPPING STONES, CROPPED, RANDOM SIZES 300-600MM WIDE, 750-1200MM LONG
- EDGE TYPE 02 - TO FRIAR'S WALK PLANTER
- BALUSTRADE TO ARCHITECT'S DETAIL
- PRECAST CONCRETE STEP UNITS AND STAINLESS STEEL HANDRAIL
- PAVING TYPE 04: BRICK PAVING (TO MATCH EXISTING FOOTWAY)
- SLOT DRAIN, TO ENGINEER'S DESIGN
- AREA DRAIN WITH HEELS SAFE STAINLESS STEEL GRATING, TO ENGINEER'S DESIGN
- SUBSURFACE DRAIN, TO ENGINEER'S DESIGN

FURNITURE

- MOVABLE TREE PLANTERS WITH SEATING EDGE, 850MM HIGH, POWDERCOATED ALUMINIUM, 1.85 CBM SOIL VOLUME
- RAISED POWDERCOATED STEEL PLANTERS, 300 - 750MM HIGH ABOVE FFL
- TIMBER SEAT EDGE TO STEEL PLANTER
- TIMBER BAR TABLE TOP FIXED TO BALUSTRADE AND BAR STOOLS
- STAINLESS STEEL SHELFIELD CYCLE RACKS
- FB - TB STAINLESS STEEL BOLLARDS, FIXED/TELESCOPIC
- 2m HIGH POST & RAIL FENCE WITH LOCKABLE GATE, POWDERCOATED GALVANIZED STEEL
- STONE SEATING & INCIDENTAL PLAY BOULDER
- MOVABLE TREE PLANTERS, 1100MM HIGH, SYNTHETIC CONE, ANTHRACITE COLOUR, 1.3 CBM SOIL VOLUME

SOFTWARES

- PROPOSED HERBACEOUS PLANTING
- PROPOSED TREES
- PROPOSED TREE GRILLES

NOTES

- Information outside of red line boundary is shown for contextual purposes only and subject to a S278 agreement.
- Proposed levels and drainage are shown indicatively for concept coordination. Refer to engineers' drawings for all levels, drainage, build ups and services.
- Refer to Architect's drawings for balustrades and wall claddings.

GENERAL NOTES

- Do not scale drawing.
- This drawing must be read in conjunction with all consultants' relevant drawings and specifications.
- All setting out, levels and dimensions and sequence of construction to be agreed on site prior to ordering/manufacturing of materials.

REV.	DESCRIPTION	APP.	DATE
P06	REVISED FOR PLANNING	CI	28.05.2019
P05	REVISED FOR PLANNING	CI	14.02.2019
P04	FOR PLANNING	CI	08.02.2019
P03	FINAL DRAFT FOR PLANNING	CI	29.01.2019
P02	REVISED FOR INFORMATION	CI	18.01.2019
P01	FOR INFORMATION	CI	07.12.2018

LD&A DESIGN

PROJECT TITLE
STATION HILL READING

DRAWING TITLE
PLOT E&F GROUND FLOOR
GENERAL ARRANGEMENT
FRIARS WALK & COURTYARD

ISSUED BY London T: 020 7467 1470
DATE NOV 2018 DRAWN ER
SCALE@A1 1:250 CHECKED BE
STATUS Planning APPROVED CI

DWG. NO SHR-LDA-SB-GF-DR-L-110-102

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey

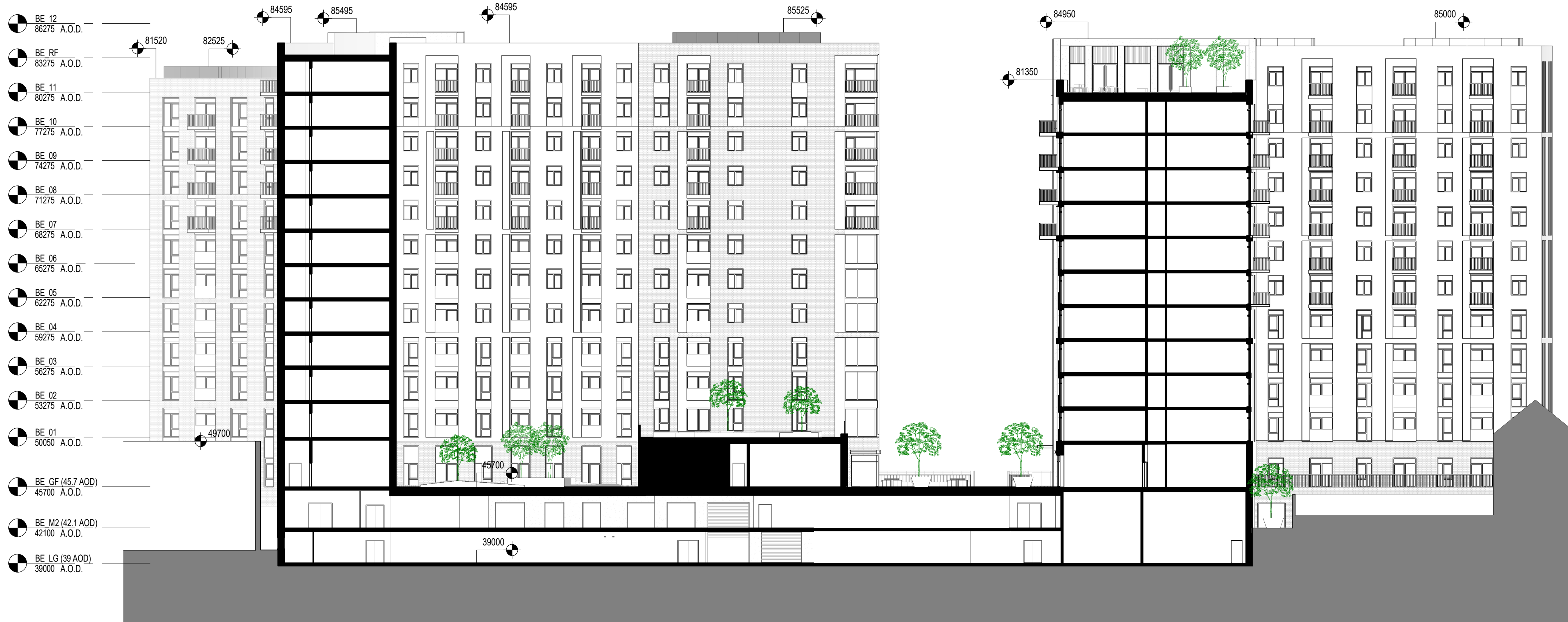
FFL Finished Floor Level
FG Finished Grade
LP Low Point
HP High Point
BK Bottom of Kerb
TK Top of Kerb
BW Bottom of Wall
TW Top of Wall
BS Bottom of Step
TS Top of Step
e Existing Level

Note: All 'bottom of levels' refer to finished surface levels, i.e. the level of the adjacent finished surface)

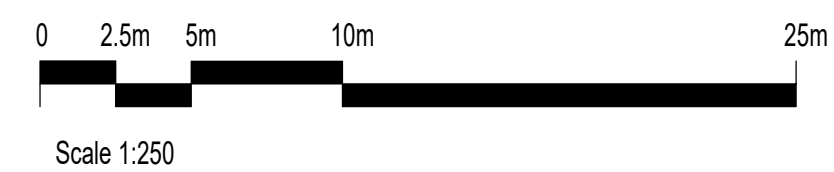


- BE_RF
A.O.D. 83275
- BE_11
A.O.D. 80275
- BE_10
A.O.D. 77275
- BE_09
A.O.D. 74275
- BE_08
A.O.D. 71275
- BE_07
A.O.D. 68275
- BE_06
A.O.D. 65275
- BE_05
A.O.D. 62275
- BE_04
A.O.D. 59275
- BE_03
A.O.D. 56275
- BE_02
A.O.D. 53275
- BE_01
A.O.D. 50050
- BE_GF (45.7 AOD)
A.O.D. 45700
- BE_M2 (42.1 AOD)
A.O.D. 42100
- BE_M1 (41.3 AOD)
A.O.D. 41300

1 Plot E - Section DD - Transversal
1:250



2 Plot E & F - Section EE - Transversal
1:250



C:\Users\layra.pinto\Documents\SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB_layra.pinto.rvt 07/03/2019 14:09:31

GENERAL NOTES

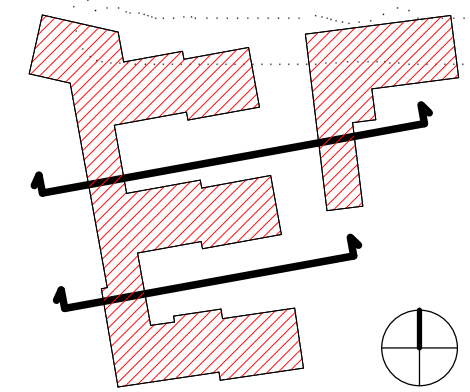
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REV No.	DATE	DESCRIPTION	DWN	CHK
P10	2019-0315	Issued for Planning		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master
LLP

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SHEET IDENTIFICATION

TITLE

Plot E & F Section DD &
Section EE

STATUS

Planning

PROJECT NUMBER	DATE DRAWN	09/17/18
050-170073	SCALE @ A1:	1:250
DRAWN BY:	Author	
CHECKED BY:	Checker	

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	E	CRL	SB	ZZ - PL
ROLE	NUMBER	REVISION		
A	300-003	P10		

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07/03/2019 14:09:31



1 Site - Friars Street Elevation Plot E
1:250

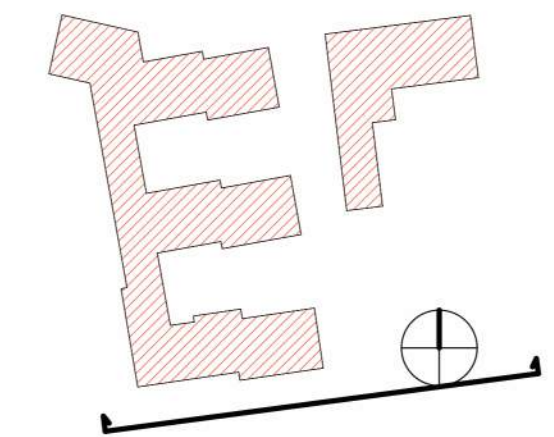
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Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P10	2019-0315	Issued for Planning		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master
LLP

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SHEET IDENTIFICATION

TITLE
**Site - Friar Street
Elevation Plot E**

STATUS

Planning

PROJECT NUMBER 050-170073	DATE DRAWN 10/02/18	SCALE @ A1: 1:250	DRAWN BY: TP	CHECKED BY: AR
PROJECT ORIGINATOR SHR - CRL - SB - ZZ - PL	ZONE A - 200-002 - P10	LEVEL 	TYPE 	

