Saunders
Architecture + Urban Design

Prepared on behalf of:

Reading Borough Council
Working better with you

Design & Access Statement

Land at Corner of North Street and Weldale Street, Reading

October 2019



Prepared on behalf of:

Reading Borough Council
Working better with you

Prepared by:

Saunders
Architecture + Urban Design

In collaboration with:

WSP

LDĀDESIGN

Currie & Brown

Front cover:

Artists impression from the junction of North street and Weldale street

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REVISION -

OCTOBER 2019

1.0 Introduction

1.1 OVERVIEW

This Design and Access Statement accompanies a planning application submitted on behalf of Reading Borough Council in relation to the redevelopment of the brownfield site at the corner of North Street and Weldale Street, Reading.

The application seeks full planning permission for a new affordable housing development consisting a total of 41 one, two & three bed apartments split between a 4.5 storey block facing North Street and a 2.5-3.5 storey block along Weldale Street arranged around two communal courtyard gardens with off street car parking along North Street.

This document accompanies the application drawings, it describes the thought process behind the proposals and how the design responds to the site and its immediate context.

The structure of this Design and Access Statement begins with a description and analysis of the site and its context followed by an explanation of the proposals and how they respond to the site and its immediate context. The final section on Access explains how the site will be accessed by pedestrians, bicycles and vehicles and how the proposals will enable inclusive access for occupants.

1.2 CONSULTATION

1.2.1 Consultation with Local Authority

At the early stages of the design process proposals were submitted to the local authority planning team for comment and discussion, this was followed by several further meetings and further submissions of the proposal amended each time to reflect the comments and suggestions of the local authority planning team. This enabled us to arrive at a proposal for the site that was agreed in principle with the local authority.

1.2.2 Design Review Panel

During the pre-app process, the design was presented to the Design Review Panel, this was a positive process with some valuable comment provided on the design and agreement that our proposals were a big improvement on most aspects of the approved outline design. Some key design aspects relating to massing and layout were raised that had already been considered by the RBC planning team throughout the long pre-app process and decisions had been taken on how to address these, other design considerations including rationalisation of bin & bike storage to achieve increased active frontage and aesthetic changes to the feature gables were considered and changes to the design were implemented.

1.2.3 Public consultation

The approach to pre-application public consultation has been discussed with local Cllrs and informed by the consultation approach and the (limited) public feedback received for the extant planning permission for the site. Given the site benefits from outline planning consent for 47 affordable flats, it was agreed with local members that a formal pre-application consultation event would not be required, and that the notification process and statutory consultation period would be appropriate to allow members of the public to comment on the application proposals.



Above & Opposite

Presentation boards for Design Panel Review

Design Evolution





VERSION 03

Further revised design following comments. Taller corner block, storey heights stepping down to address transition to neighbouring context. Minor changes to plans.

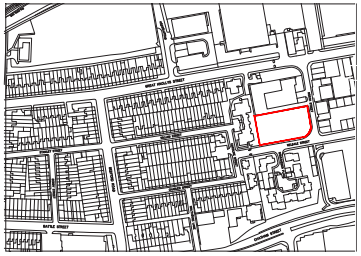




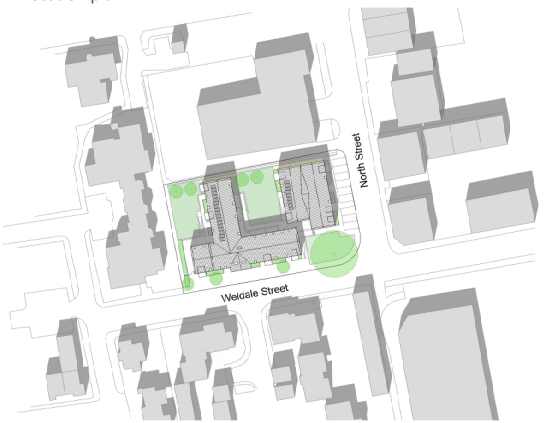
VERSION 04

Split into two blocks, parking reduced, corner removed to retain existing tree, storey heights reduced, pitched roofs added, overall aesthetic changed.

Site Location



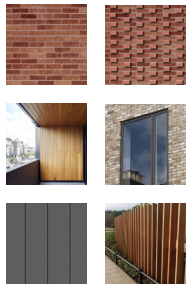
Location plan Not to scale



Proposed site plan 1:500

Appearance

Materials





Artist's Impression



2.0 The Site & Context

2.1 SITE CONTEXT

2.1.1 Physical Context

Land at North Street is located in RG1, West Reading. The area consists of a mixture of land uses, ranging from residential housing to light industrial units. It can be described as a transitional site between the various uses and between the urban town centre to the east and the more sub-urban residential areas to the west.

The site is situated between Reading West train station (around 500m South-West of the site) and Reading Central Station (around 500m East of the site), therefore having good access to public transport.

Immediately to the North of the site is an operational Ambulance Station. An access road for this facility runs along the northern site boundary. To the East of the site (opposite side of North Street) are a series of light industrial buildings. To the South of the site is 3 storey private residential housing. To the West of the site is Burford Court, a low-rise residential block.

Currently, access to the site is gained from North Street. There is a level change running across the site falling from the South to North (approx. 1.5m). Burford Court lies approximately half a storey below the site level adjacent to Weldale Street.

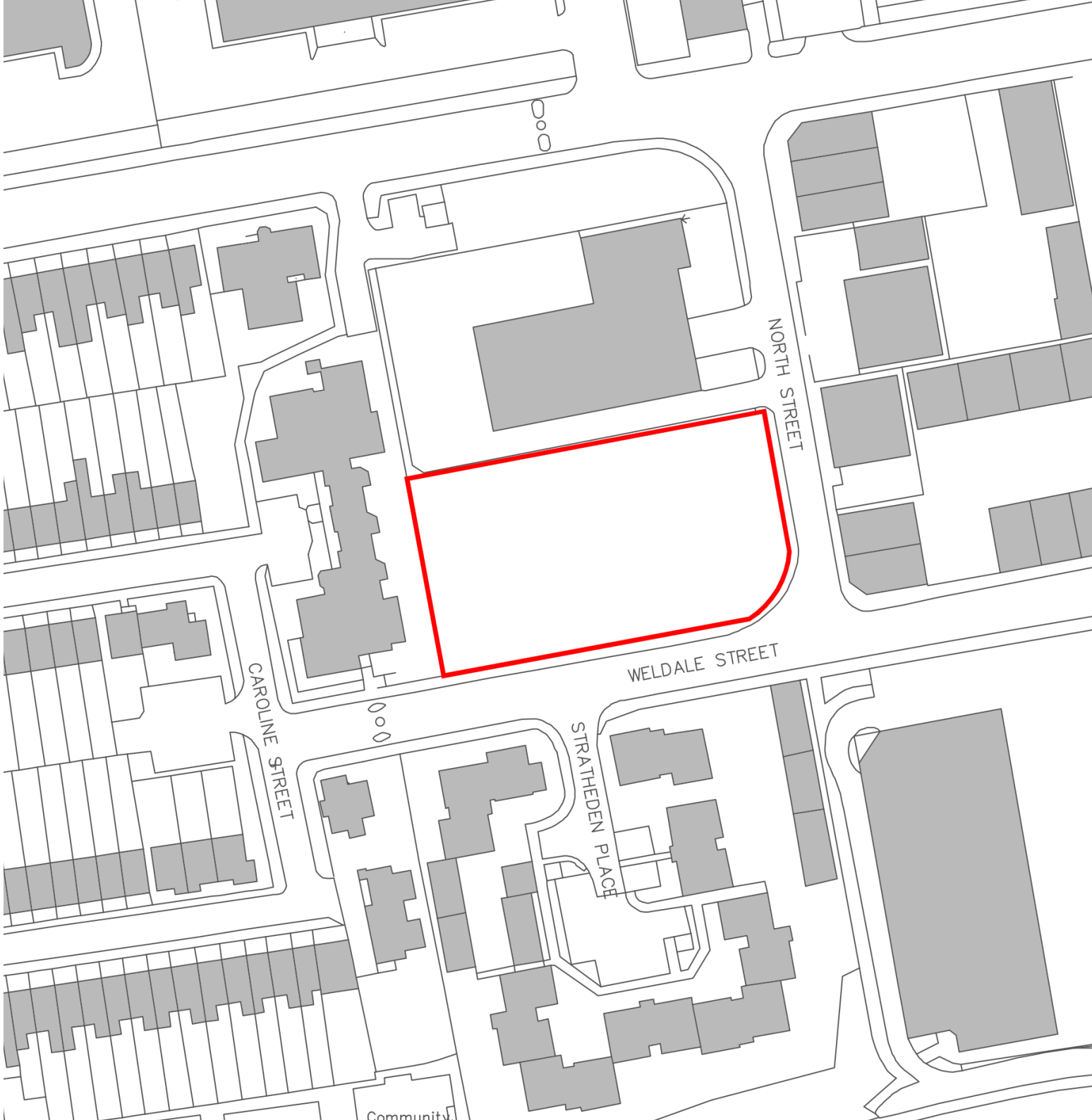
2.1.2 Social and Economic Context

Reading has a “critical need” for affordable housing. This development helps to address this by creating additional housing on a currently underutilised site on the edge of a well connected and established residential area that is close to the city centre.

2.1.3 Planning Context

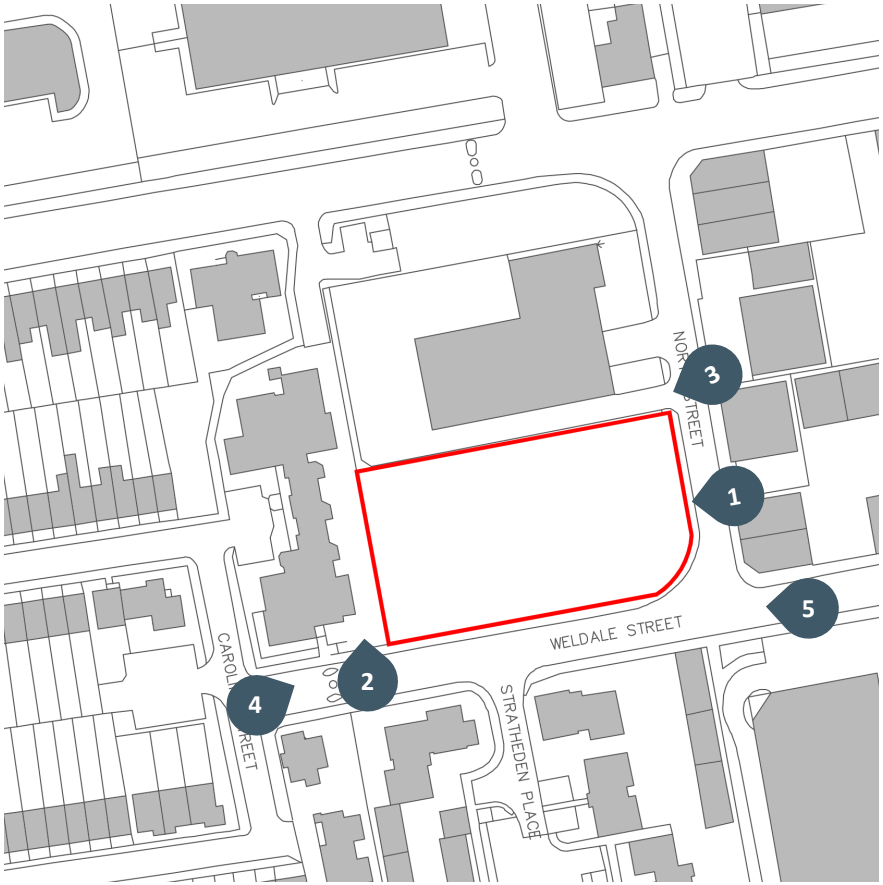
The site is previously developed or ‘brownfield’ and previously accommodated a temporary youth offending facility of modular construction. The site is allocated for residential development. The full planning history and context is discussed in more detail within the Planning Statement that accompanies this application.

Opposite
Site Location Plan


NORTH STREET
WELDALE STREET
CAROLINE STREET
STRATHEDEN PLACE
N

2.3 SITE PHOTOS

Pictured right are photographs of the existing site.



Location of photos taken on site



View 1



View 2



View 3



View 4



View 6

2.4 SITE ANALYSIS

Key features and aspects of the existing site are illustrated on the Site Analysis Plan opposite. These key features are described below along with a short description of how the design responds to these existing aspects of the site and its context.

2.4.1 Topography

The site has a gradient which falls from the front to the back of the proposed site. Sloping away from Weldale Street and dropping by 1.5m towards the Ambulance station site.

By setting the four storey block down into the site contours, the impact of the East elevation is reduced.

2.4.2 Existing Trees & Vegetation

The site currently has existing trees mainly running along the Northern boundary with Weldale Street and along the western boundary with Burford Court. The tree survey suggests that most trees are of limited quality, with the exception of the large mature Maple tree on the corner of Weldale and North Street.

In response to this, the footprint of the proposed development has been designed specifically to avoid the Root Protection Area of the large Norwegian Maple tree on the corner which will be retained. The remaining tres will be removed and this will be mitigated by the addition of new street trees along Weldale Street and to the courtyard gardens

Replacement trees will mitigate the loss of existing trees from the site. The 'green avenue' along Weldale Street will be retained.

2.4.3 Orientation & Solar Access

The site benefits from a good level of solar access. All of the surrounding buildings in the vicinity are low-rise; the proposed site is not adversely affected by overshadowing.

The proposal has been designed to take maximum advantage of orientation. In line with best-practice, the circulation spaces are organised on the North and East elevations wherever possible, while the apartments are generally dual aspect south, east or west facing, avoiding single aspect North facing apartments. The communal open-spaces are North-facing, although still enjoying good levels of solar access. To reduce impact of overshadowing of the public space, the majority of the development is limited to 3.5 storeys in height.

2.4.4 Views Into The Site

Due to the built up nature of the area, views into the site are limited and only short distance views from the immediate context are possible. The view along Weldale Street looking West from the city-centre is dominated by the mature tree on the corner of the site. Looking East from Burford Court, these views are limited generally to residents and users of the street only. Views into the site are also available from North Street. A view or glimpse of the site is seen from the private cul-de sac opposite. There are also views from the windows of Burford Court and the houses opposite.

In response to the views into the site, the proposed development retains the existing mature tree on the corner and also creates positive street frontage to both North Street and Weldale Street. The building is designed with a projecting gable at the entrance to address/terminate the vista from the cul-de-sac opposite. Views from Burford court windows will be addressed by achieving a suitable back to back distance with new development and creating views into a green space.

2.4.5 Pedestrian access

Existing pedestrian access points adjacent to Burford Court and the Ambulance Station will be maintained. A wider footway along the proposed South Elevation will enhance the pedestrian experience.

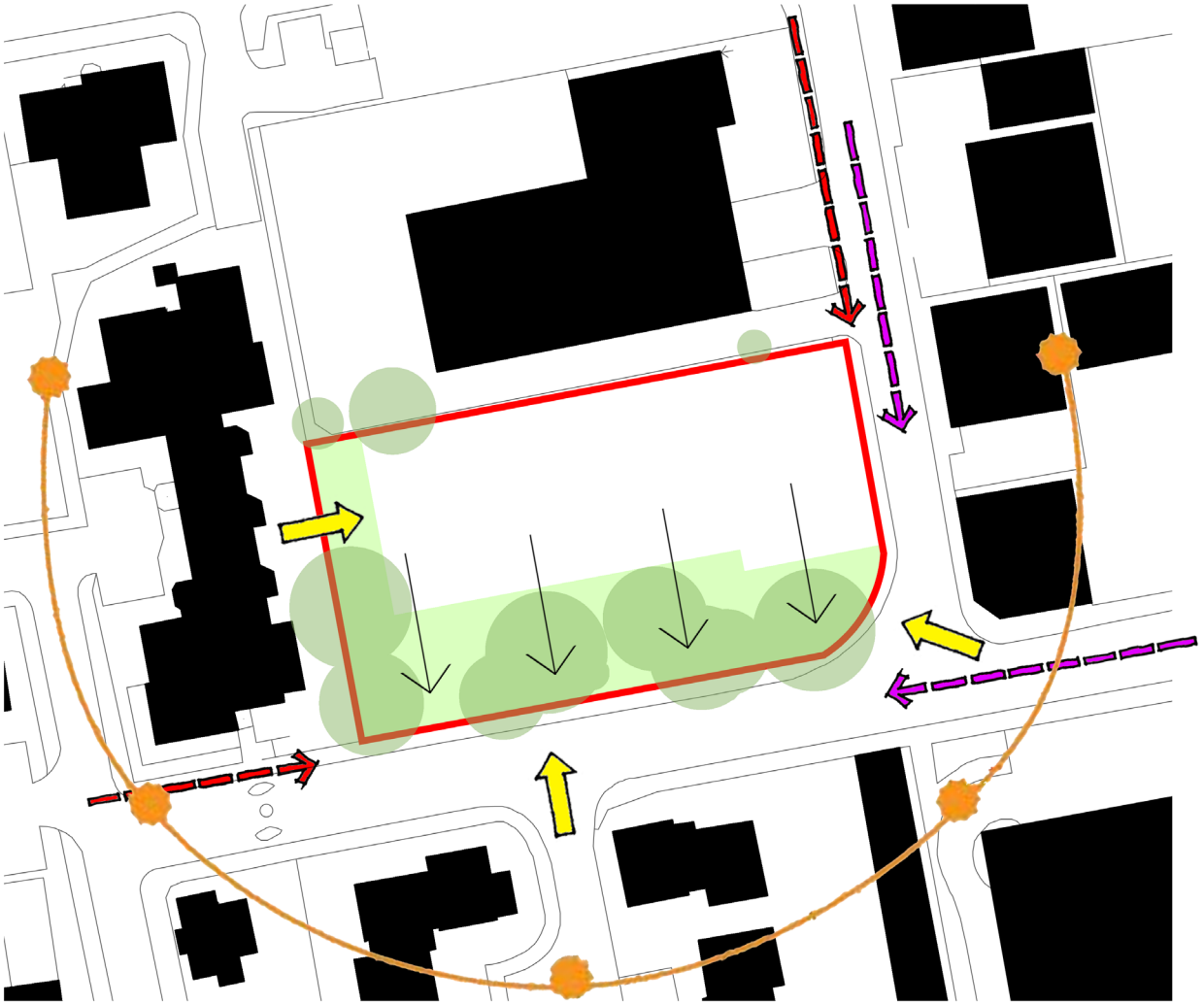
Level access paths will lead into the courtyard spaces. Ramps and steps are proposed in order to provide access to the public green spaces.

2.4.6 Vehicular Access

The existing traffic entry point off North Street will be terminated. The current arrangement where parking is offered via the CPZ (Controlled Parking Zone) along Weldale Street will be maintained.

9no. additional off-street parking spaces are proposed for the new residents on North Street.

Vehicular traffic will be restricted to the perimeter of the site making the courtyards car-free zones.



KEY

- Topography
- Views into site
- Site extents
- Primary Vehicular Site Access
- Primary Pedestrian Site Access
- Existing Trees
- Existing Grassed area

N

Site Analysis Plan - Constraints and Opportunities

3.0 **Proposal**

3.1 USE AND AMOUNT

3.1.1 Use

The proposed development is residential providing much needed affordable housing for Reading.

3.1.2 Amount

The proposed development seeks to achieve planning approval for the development of 41 affordable residential apartments. The accommodation schedule below sets out the exact provision, in summary the proposal is to comprise:

- 19 no. 1 Bedroom Apartments
- 21 no. 2 Bedroom Apartments
- 1 no. 3 Bedroom Apartment
- 9 parking spaces

North Street - Accommodation Schedule Overall

Typology	No. Units	Bed spaces	GIA (m2)	Total GIA (m2)	No. Parking	Comment
1B2P - Type A	10	20	50.8	508		
1B2P - Type B	1	2	51.9	51.9		
1B2P - Type C	6	12	52.5	315		
1B2P - Type D	2	4	56.7	113.4		
1B2P - Type E		0	57.4	0		
2B3P	2	6	64.4	128.8		
2B4P -Type A	1	4	70.0	70		
2B4P -Type B	4	16	70.4	281.6		
2B4P -Type C	3	12	70.6	211.8		
2B4P -Type D	3	12	77.6	232.8		
2B4P -Type E	2	8	77.2	154.4		
2B4P -Type F	1	4	76.6	76.6		
2B4P -Type G	2	8	81.6	163.2		
2B4P -Type H	3	12	81.7	245.1		
3B5P	1	5	89.7	89.7		
Totals	**41**	**125**		**2642.3**	9	

Site Area (ha)	0.23
Density (dph)	**178**

3.2 SCALE AND MASSING

3.2.1 Scale

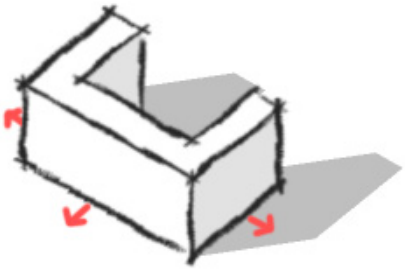
The proposed development will consist of two seperate apartment blocks, with the taller 4.5 storey block facing North Street and the shorter 'T' shape block facing Weldale Street being generally 3.5 storey stepping down to 2.5 storeys adjacent Burford Court.

The scale of the development aims to act as an effective transition between predominantly taller development of the city centre to the East and the predominantly low-rise residential development to the West. The taller block on North Street addresses the city-centre scale and provides a taller feature to the focal corner, whilst the lower block reflects the 3-storey residential development opposite, stepping down to 2.5 storeys as a transition to Burford Court.

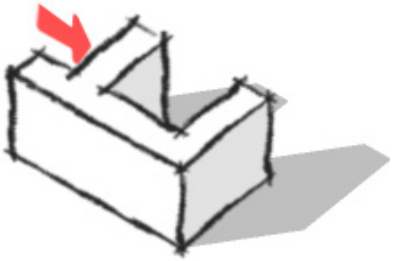
3.2.2 Massing

The approach to massing was developed through detailed pre-app discussions with the RBC planning team including the investigation of multiple layouts and approaches to building form. The most appropriate form is based on the development of a simple perimeter block to provide development that address the street frontages of North Street and Weldale Street, this has then been manipulated to achieve suitable back to back arrangements with neighbouring development and attractive internal courtyards. The building is then split into two separate blocks 'T' shaped block onto Weldale Street and the taller cluster block onto North Street, this allows the development to addresss the change in level across the site. The corner of the perimeter block is removed to enable retention of a key existing tree and a the main entrance on Weldale street is emphasised by a projecting gable.

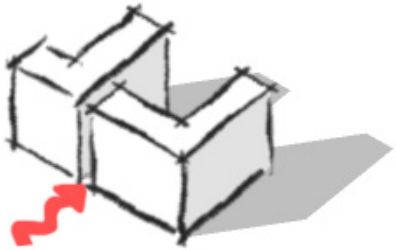
The roofscape is created to achieve two things firstly as a functional requirement providing additional internal accommodation within the roof form whilst staying within appropriate building heights, and secondly to reflect the immediate residential built context to the south and west.



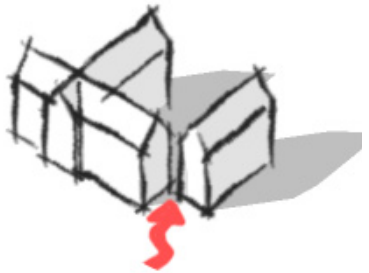
Perimeter block to create street frontage and private courtyard



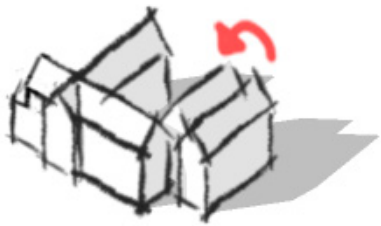
West wing pushed in to establish suitable offset from Burford Court



Main entrance and access to courtyard



Pitched roofs to reflect immediate context, corner removed to retain existing tree and provide access to courtyard



North Street block mirrored to maximise units, west end of Weldale street block stepped down in height as transition to neighbouring development

3.3 LAYOUT

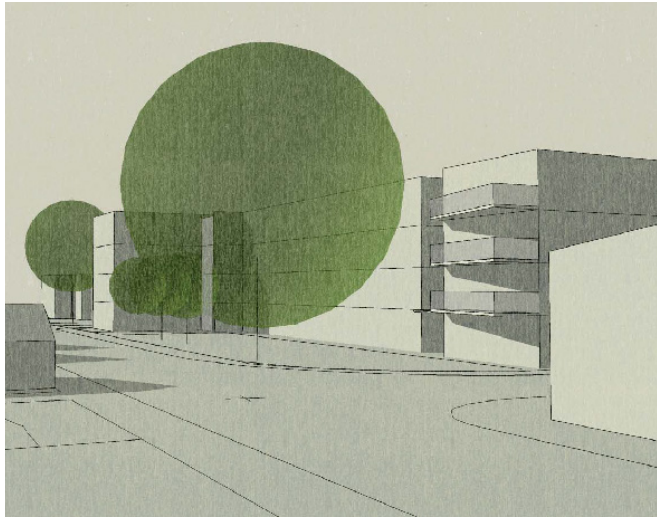
This section describes the layout of the proposed development, firstly outlining the design evolution that has taken place during the design and pre-application consultation process, then describing the layout of the current submitted proposal.

3.3.1 Design Evolution

At the early stages of the design process proposals were submitted to the Local Authority planning team for comment and discussion. This was followed by several further meetings and further submissions of the proposal amended each time to reflect the comments and suggestions of the Local Authority planning team. This enabled us to arrive at a proposal for the site that was agreed in principle with the Local Authority.

On the following pages we illustrate previous versions of the scheme so that the progression to the current design can be understood.





VERSION 01

Initial feasibility study and proposals. South-facing courtyard with buildings set back, 4-storey development with parking to the rear West side and rear.





VERSION 02

Post pre-app meeting updated layout and massing. Two cluster blocks, reduced parking provision and partial pitched roof as discussed at pre-app. Providing increased quantity of development,more street frontage and split of blocks to deal with topography.







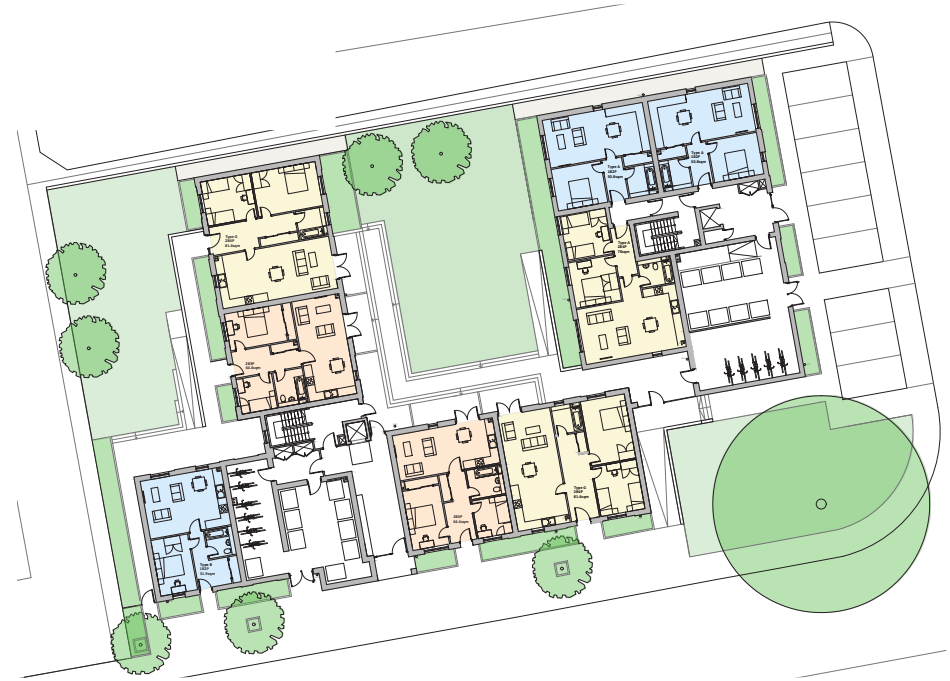


VERSION 03

Further revised design following comments. Perimeter block layout with consistant street frontage. Taller 6 storey block to create focal point at corner and addrees potential 5-12 storey development adjacent. Contemporary aesthetic. Providing better street frontage and increased quantity of development

VERSION 04

Split into two blocks to address topography, parking reduced, corner removed to retain existing tree, storey heights reduced, pitched roofs added, overall aesthetic changed to reflect a more traditional approach



Proposed Ground Floor Plan



Proposed Site Plan

3.3.2 Current Layout

Following the progression of the design already described, a final agreed design was achieved, the layout of this final design is described in more detail below.

The proposed development is formed of two blocks, the taller 'cluster' block on North Street and the shorter 'T-shaped' block on Weldale Street. The two blocks allow the development to address the topography of the site and the different levels on Weldale Street and North Street. The blocks address both streets creating active street frontage and enclosing private communal courtyards to the rear, the T shape block is created by pushing the western perimeter block away from the Burford Court boundary to achieve a suitable back to back distance with the existing development, this in turn creates two separate courtyards. Access to the courtyards is through the 'brick arch' gateway created between the two blocks or directly from inside the Weldale Street core. Both blocks respect the setting of the retained specimen tree on the corner or Weldale and North Street, this set back is addressed by feature gables and creates an attractive landscaped area of public realm which also addresses the topography to provide access to the private communal courtyard.

The building line is set back from Weldale Street to match the existing building line of Burford Court but also to create an improved area of public realm with new street trees, planting and front doors. The building line to North Street is also set back to achieve a limited amount of on-site parking.

Internal Layout

Each block is accessed by its own core with lifts and stairs, ancillary spaces such as bicycle and refuse stores can be accessed directly from each core as well as having good access from the street.

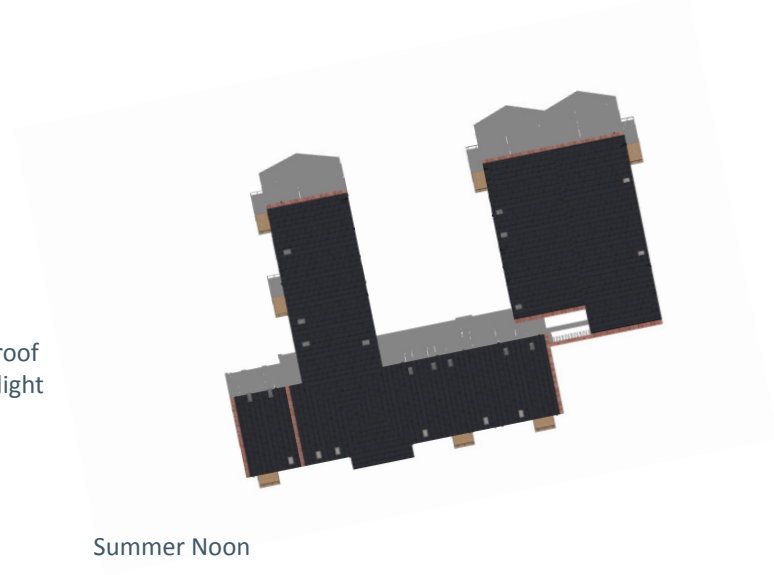
The layout has been carefully considered to ensure that North facing single aspect apartments are avoided. All apartments in the T-shape block are dual aspect apartments, whilst the cluster block apartments are east or west facing single aspect. The majority of apartments enjoy a view over the communal courtyards with exception of the east facing North Street apartments.

All upper floor apartments have private outdoor amenity space in the form of a balcony, these are designed in a range of ways including inset/enclosed to south facing elevations, bolt-on/external or a hybrid of both, providing a range of type and size.

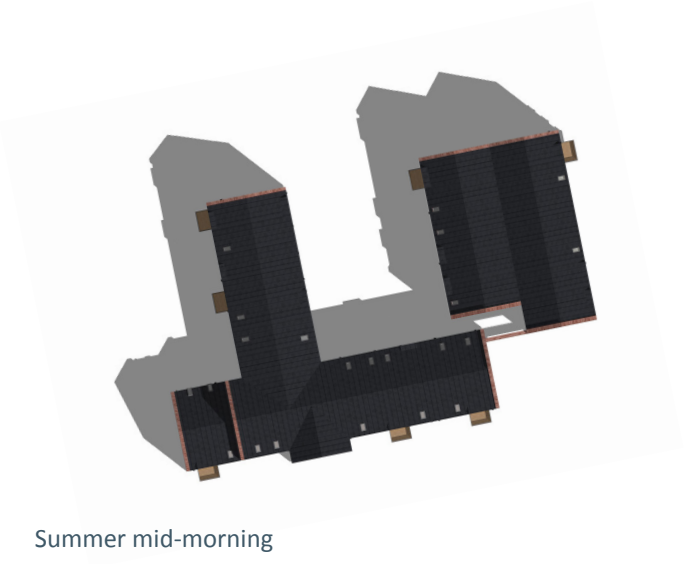
Internally the apartments are designed to meet and exceed National space Standards, and are based on many of the principles set out in the London Housing Design Guide. They aim to achieve a spacious entrance hall, substantial storage space and a large open plan 'family' room combining kitchen, dining and living with access to the outdoor amenity space.

3.3.3 Daylighting

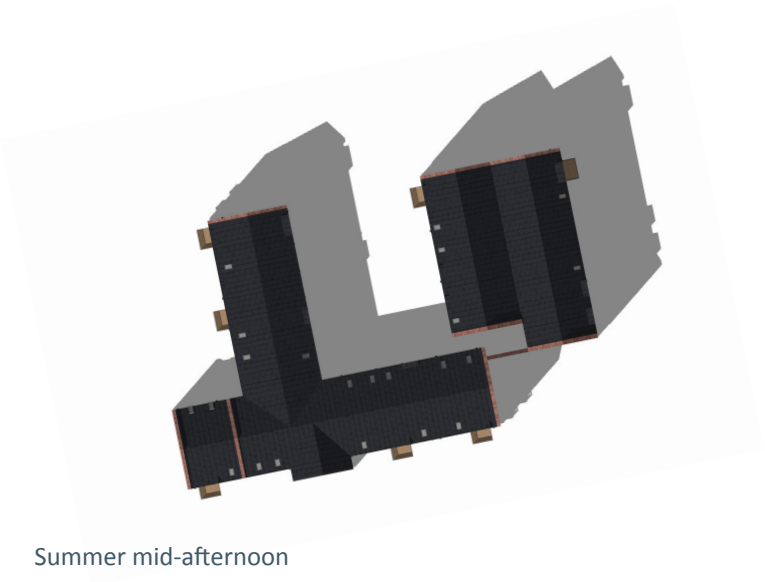
All flats are either dual aspect or single aspect with windows in a South or South-western orientation. This allows all the flats to benefit from good solar access throughout the year. The revised design with a pitched roof and reduced height of the 'T-block' will allow direct sunlight to penetrate into the main courtyard.



Summer Noon



Summer mid-morning



Summer mid-afternoon

3.4 APPEARANCE

The local built environment has no prevailing character, with a mix of 'styles' and materials that reflect their time. Therefore the overall approach to design and aesthetic or 'look' of the proposed building is a contemporary one, providing a building which is of its time. The appearance does reflect the local and wider context of Reading using red brick as the main material, however, accent materials, balconies and the massing reflect the function of the building and create its own identity that relates to its immediate site and context.

3.4.1 Glazing & Fenestration

A range of 4 window configurations have been developed for use across the development. These windows provide a range of sizes for use in different rooms and locations; from smaller functional windows to larger glazed screen/ picture windows to maximise natural light and capture views - all are designed to allow them to be cleaned from inside by the occupants. The size, location and alignment of the windows/glazed screens has been carefully considered not only to provide maximum internal benefit but also to provide a considered composition to the façades. The windows are generally aligned and grouped in vertical bands or columns, this approach is reinforced by the use of an inset brick pattern to visually group windows and provide a rhythm to the facade.

3.4.2 Balconies

A key feature of the design is the use of balconies to provide private amenity space for residents. There are three types of balcony design; inset, projecting and enclosed. Each type is used to reflect its location and function. Im addition Juilet balconies are used for dormer balconies to maintain the rhythm of the facade above eaves level.





Detailed Strip Elevations



Visualisation from corner of Weldale Street and North Street

3.4.3 Materials Palette

The local built environment does not have a single predominant material, it consists of red brick, render and industrial cladding. The proposed development will therefore reflect the local and wider context of Reading, using red brick as the base material. The red brick will be used as plain brickwork and as panels of textured or projecting brick achieved through a laying pattern.

Standing seam metal cladding is used on the roofs and to highlight the communal residential entrance on Weldale Street. Timber cladding is used as an accent material around inset balconies. The pallette is completed with Aluminium windows & glazing and metal balconies.

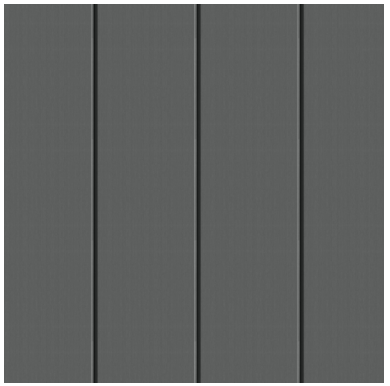
The extract or strip elevations on the previous pages show the appearance of the materials in-situ and show how they come together as a complimentary pallette of materials.



Red clay brick with some variation



Inset textured brick



Aluminium cladding and roofing



Timber cladding for inset balconies



Aluminium window frames



Timber fin to low walls

3.5 LANDSCAPE

A new improved area of public real is created along Weldale Street, this provides a combination of hardsurfacing, planting and new street trees.

This new public realm will also include the new space around the retained specimen tree on the corner of Weldale and North Street, this will again be a mixture of naturalistic soft landscape around the tree such as wild flower meadow planting with hard landscape providing access to the rear courtyard and addressing the change in level.

At ground floor level, the apartments have a defensible planting zone to the front of the units providing a clear public/private boundary. A low hedge in this zone offers privacy to the residents. On Weldale Street this planting zone is defined by the projecting entrance gable.

Trees

The proposal is being made in what the Local authority term a 'low tree area'. It is important to have a strategy for the mitigation of existing tree loss. New trees serve to frame the communal garden spaces. New street tree planting along Weldale Street mitigates the loss of trees removed - in addition, the new trees will be chosen specifically for their resilience in inner city areas.

The feature corner with retained 'Norwegian Maple' tree will offer a pleasant grassed area under the canopy. a more detailed description of the tree mitigation strategy is set out in the Arboriculture Report that accompanies this submission.

Two communal courtyards are formed by the development, these will be landscaped with a combination of hard and soft landscape providing usable communal space and organised to clearly define public/private spaces.



Above

Landscape Plan

3.6 SUSTAINABILITY

The proposed development has been designed to be energy efficient and environmentally sustainable, the key aspects of this sustainable approach to design are described below.

3.9.1 Fabric First Approach

The primary strategy in reducing energy consumption within the proposal is the 'Fabric First' approach. Providing a well insulated building envelope with a high level of air tightness.

3.9.2 Low Carbon Technologies

The use of Mechanical Ventilation with Heat Recovery (MVHR) will reduce the energy needed to heat the homes through heat recovery. This type of centralised system will allow the building to be air-tight whilst still having adequate ventilation, providing a healthy internal environment.

3.9.3 Renewable Energy

Having reduced the energy demand as much as possible through the design of the building envelope and the use of low carbon technologies, the residual energy demand will be partly provided by the generation of renewable energy. Renewable Energy generation will be provided by the installation of a photo voltaic (PV) or combined PV and solar thermal panel array on the West facing roofs.

3.9.4 Water Usage

In order to reduce water usage, low flush toilets will be used throughout the development.

3.9.5 SUDS strategy

The strategy for surface water drainage is to use infiltration to soakaways where suitable, where infiltration is not suitable the surface water from the site will discharge to the local SW system, being limited to 2.5l/s. Surface water attenuation will be provided, the maximum calculated size for this storage would be 75m^3, this can be provided within the red line boundary of the site, outside of adoptable roads and structures. A more detailed description of the SUDs strategy is set out in the Drainage report that accompanies the submission.

3.9.6 Ecology & Biodiversity

No negative impacts are envisaged on any designated sites in relation to the proposed scheme. Existing trees along Weldale Street to the south will be removed and replaced with new more suitable specimens.

The existing site has low biodiversity value, replacing hard surface parking with new trees and planting will increase the biodiversity of the site. A more detailed description of the approach to ecology is set out in the ecology report that accompanies the submission.

4.0 Access

4.1 PEDESTRIANS AND PUBLIC TRANSPORT

Pedestrian access is available from Weldale Street and North Street. Reading West train station is a 14 minute walk while Reading train station is just an 10 minute walk from the site. The site enjoys excellent connectivity given its proximity ot the town centre. Arterial bus routes along Caversham Road and Oxford Road are only a short walk away.

4.2 BICYCLE

Bicycle access is from Weldale Street and North Street. Secure on-site bicycle storage is available for the residents of the apartments, providing 22 spaces to serve 41 apartments (min. 0.5 spaces per unit).

4.3 VEHICULAR ACCESS AND PARKING

Vehicular access to the development is via North Street on the Eastern side of the site. Off-street parking provides 9 spaces serving 41 units providing a ratio of 0.2 spaces per unit, this will be managed by the Local Authority.

The Controlled Parking Zone along Weldale Street will be retained.

4.4 INCLUSIVE ACCESS

All ground floor units are accessed directly from the level footpath that skirts around the edge of the development. The refuse stores and bicycle stores also have level access from inside and outside.

The public garden is reached either by stepped or ramped access.

There is level access for residents to the rear communal garden through the core of the larger block and around the perimeter of the site for maintenance purposes.

4.5 REFUSE AND EMERGENCY ACCESS

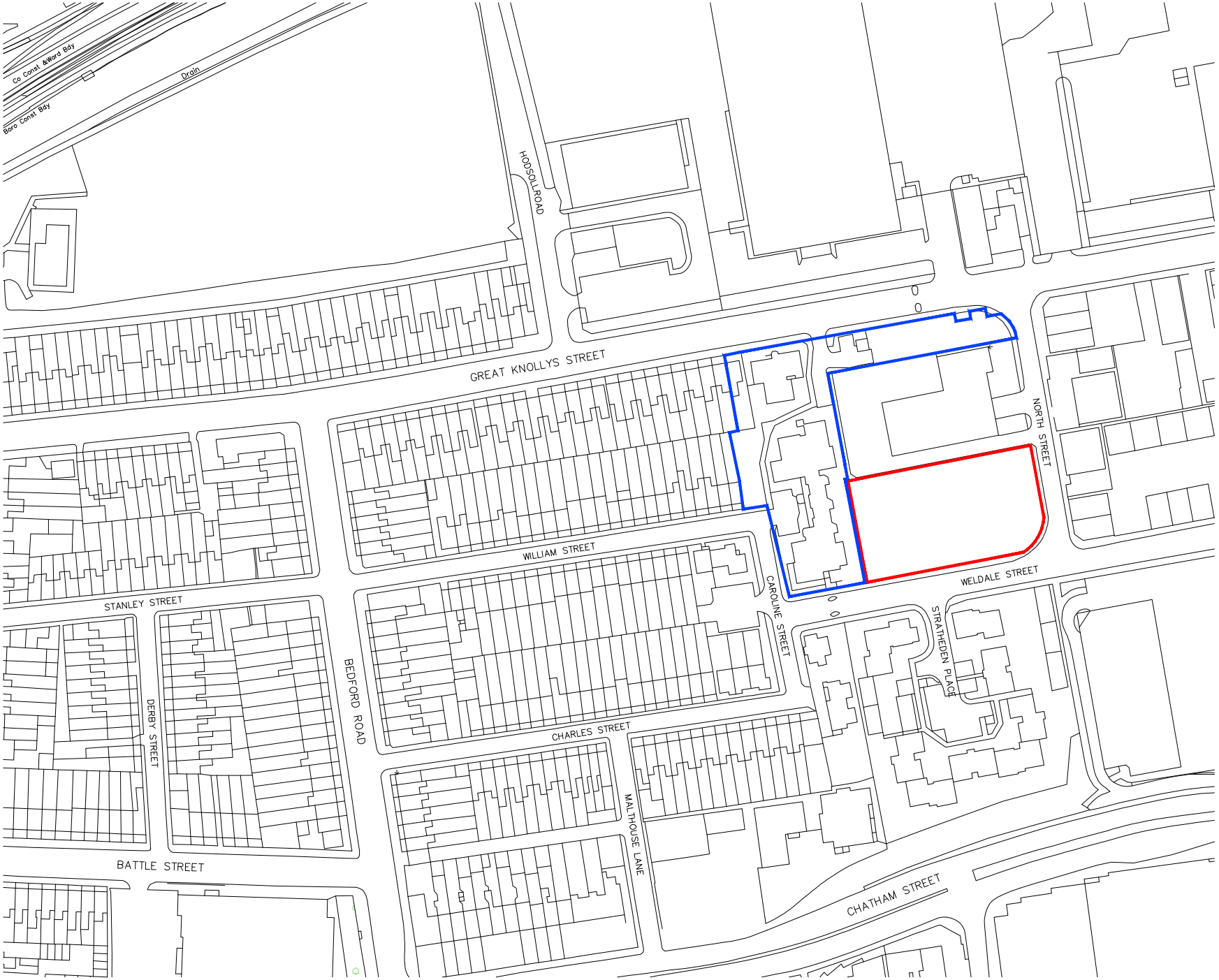
Both refuse stores are located on the perimeter of the development allowing easy access for bin collections. Residents have access to their respective bin store via the block core.

APPENDICES

5.0 Appendix A

5.1 APPLICATION DRAWINGS

PL101_Site Location Plan
PL102_Proposed Site Plan
PL103_Ground Floor Plan
PL104_First Floor Plan
PL119_Second Floor Plan
PL105_Third Floor Plan
PL106_Fourth Floor Plan
PL107_Roof Plan
PL109_Rendered Elevations
PL112_South Elevation & Section A-A
PL110_North Elevation & Section C-C
PL111_East Elevation & Section F-F
PL115_Section B-B
PL113_West Elevation
PL114_Section D-D & Section E-E
PL118_CIL Area Calculations



NOTES

This drawing to be read in accordance with the specification/Bills of Quantities and related drawings. No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.

0 50

Scale bar 50mm at 1:1

N

Key

Application Boundary

Land Ownership Boundary

Project

Reading Affordable Housing Sites

North Street
Reading

Title

Location Plan

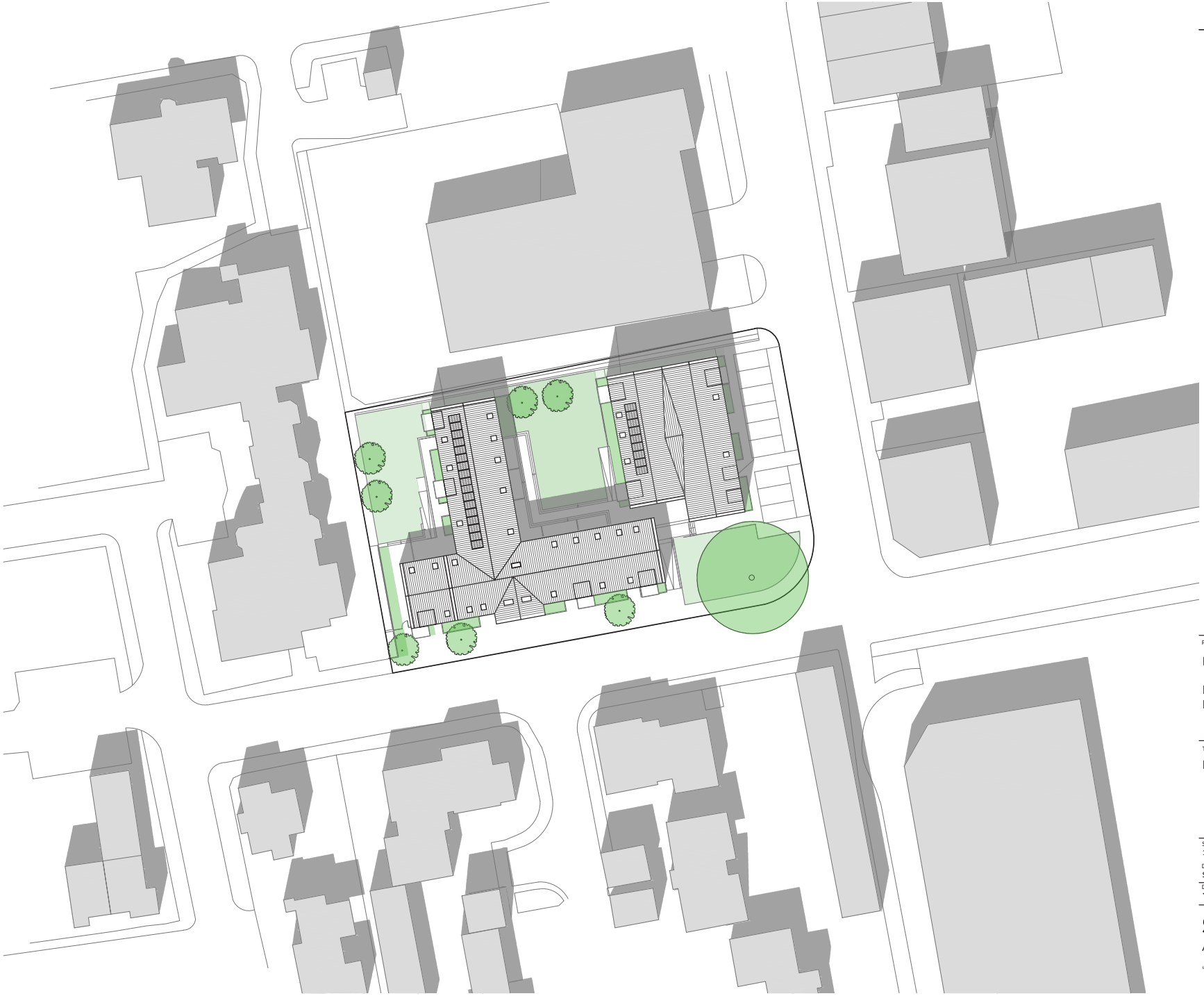
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Drawn	Checked
SB	MS

Drawing Number: 7916_PL_101

Revision: -

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Scale bar 50mm at 1:1

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Project

Reading Affordable Housing Sites

North Street
Reading

Title

Proposed Site Plan

Scale	Date
1:500 @A3	03/05/2019
Drawn	Checked
SB	MS

Drawing Number: 7916_PL_102

Revision: -

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East Elevation



South Elevation



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Scale bar 50mm at 1:1

Project

Reading Affordable Housing Sites

North Street
Reading

Title

Rendered Elevations

Scale	Date
Not to scale	07/06/19
Drawn	Checked
JT	MS

Drawing Number	Revision
7916_PL_109	-

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North Street - Accommodation Schedule Overall

Typology	No. Units	Bed spaces	GIA (m2)	Total GIA (m2)	No. Parking	Comment
1B2P - Type A	10	20	50.8	508		
1B2P - Type B	1	2	51.9	51.9		
1B2P - Type C	6	12	52.5	315		
1B2P - Type D	2	4	56.7	113.4		
1B2P - Type E		0	57.4	0		
2B3P	2	6	64.4	128.8		
2B4P -Type A	1	4	70.0	70		
2B4P -Type B	4	16	70.4	281.6		
2B4P -Type C	3	12	70.6	211.8		
2B4P -Type D	3	12	77.6	232.8		
2B4P -Type E	2	8	77.2	154.4		
2B4P -Type F	1	4	76.6	76.6		
2B4P -Type G	2	8	81.6	163.2		
2B4P -Type H	3	12	81.7	245.1		
3B5P	1	5	89.7	89.7		
Totals	**41**	**125**		**2642.3**	9	

Site Area (ha)	0.23
Density (dph)	**178**



NOTES

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Scale bar 50mm at 1:1

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Project

Reading Affordable Housing Sites

North Street
Reading

Title

Proposed Ground Floor Plan

Scale	Date
1:200 @A3	03/05/2019
Drawn	**Checked**
SB	MS

Drawing Number	Revision
7916_PL_103	-

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Scale bar 50mm at 1:1

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Project

Reading Affordable Housing Sites

North Street
Reading

Title

Proposed First Floor Plan

Scale		Date
1:200	@ A3	03/05/2019
Drawn		Checked
SB		MS

Drawing Number	Revision
7916_PL_104	-

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Scale bar 50mm at 1:1

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Project

Reading Affordable Housing Sites

North Street
Reading

Title

Proposed Second Floor Plan

Scale		Date
1:200	@A3	03/05/2019
Drawn		Checked
SB		MS

Drawing Number
7916_PL_119

Revision
-

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Scale bar 50mm at 1:1

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Project

Reading Affordable Housing Sites

North Street
Reading

Title

Proposed Third Floor Plan

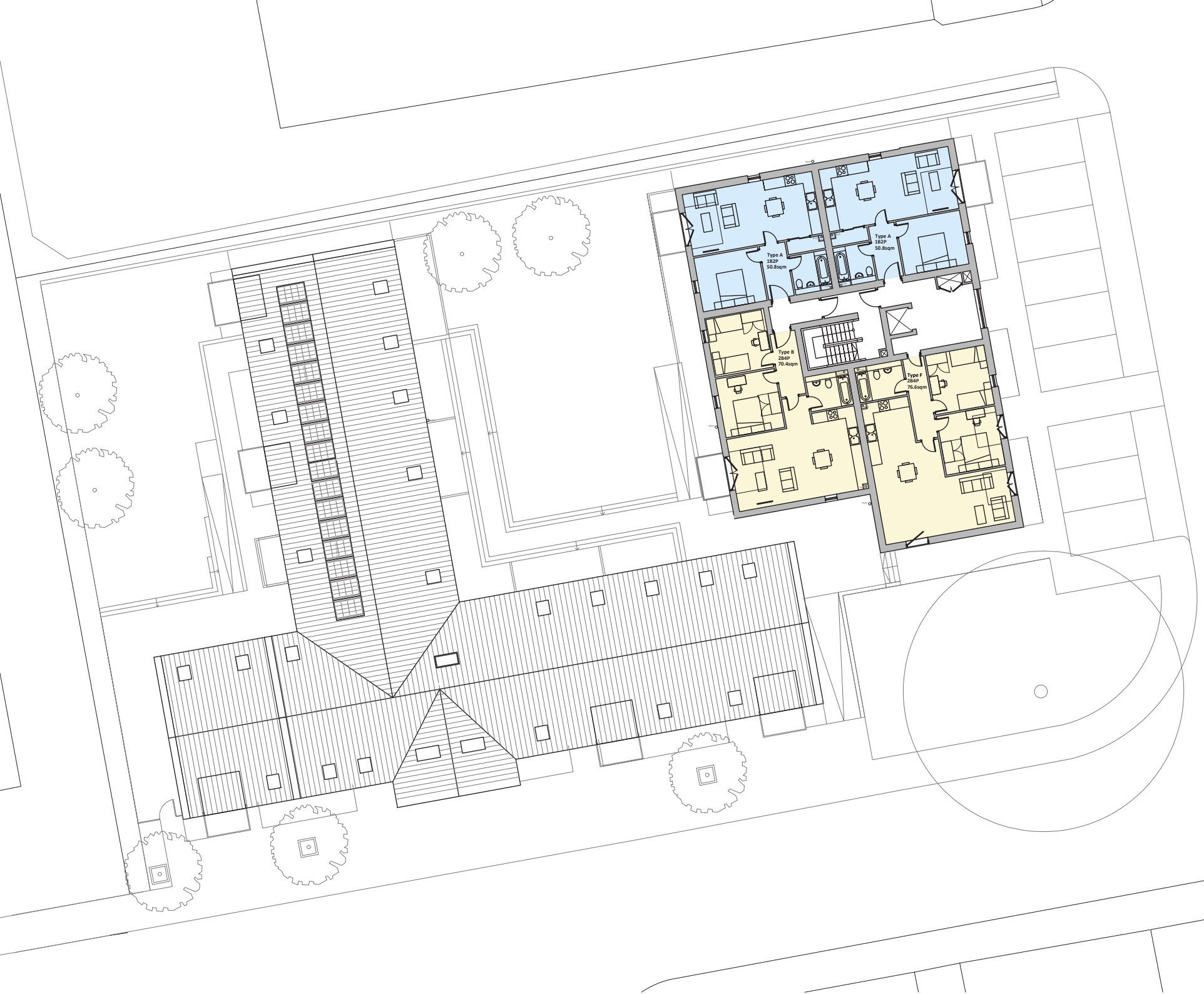
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Drawn	Checked
SB	MS

Drawing Number: 7916_PL_105

Revision: -

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Project

Reading Affordable Housing Sites

North Street
Reading

Title

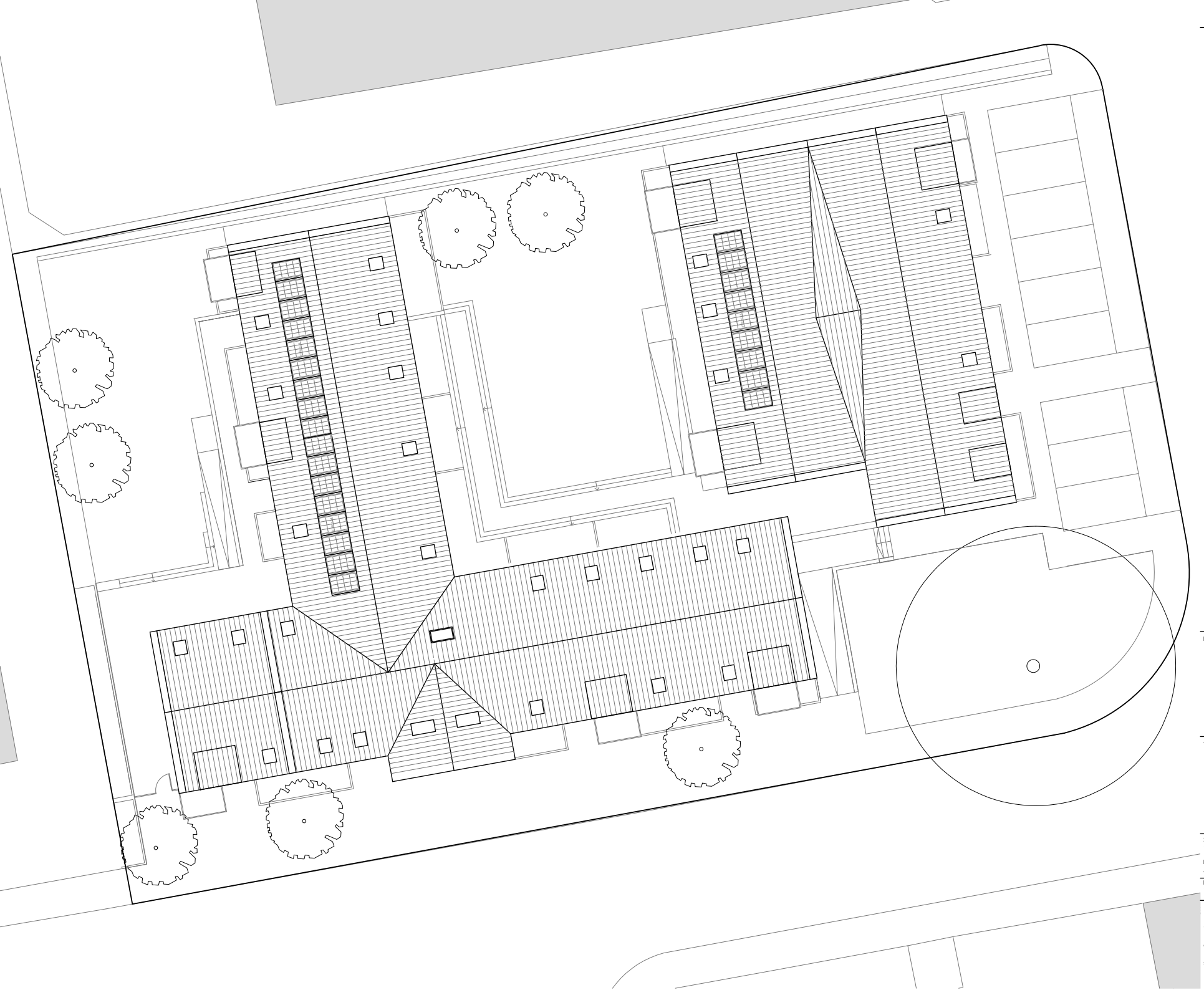
Proposed Fourth Floor Plan

Scale	Date
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Drawn	Checked
SB	MS

Drawing Number: 7916_PL_106

Revision: -

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Scale bar 50mm at 1:1

N

Project

Reading Affordable Housing Sites

North Street
Reading

Title

Proposed Roof Plan

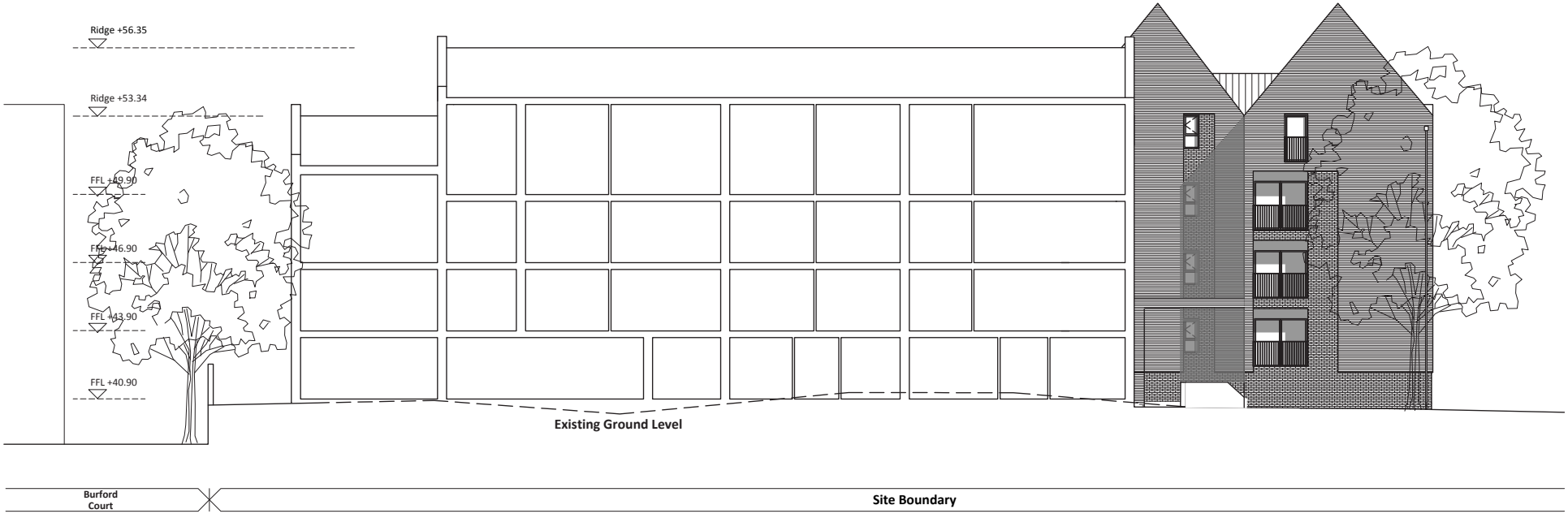
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Drawn	Checked
JT	MS

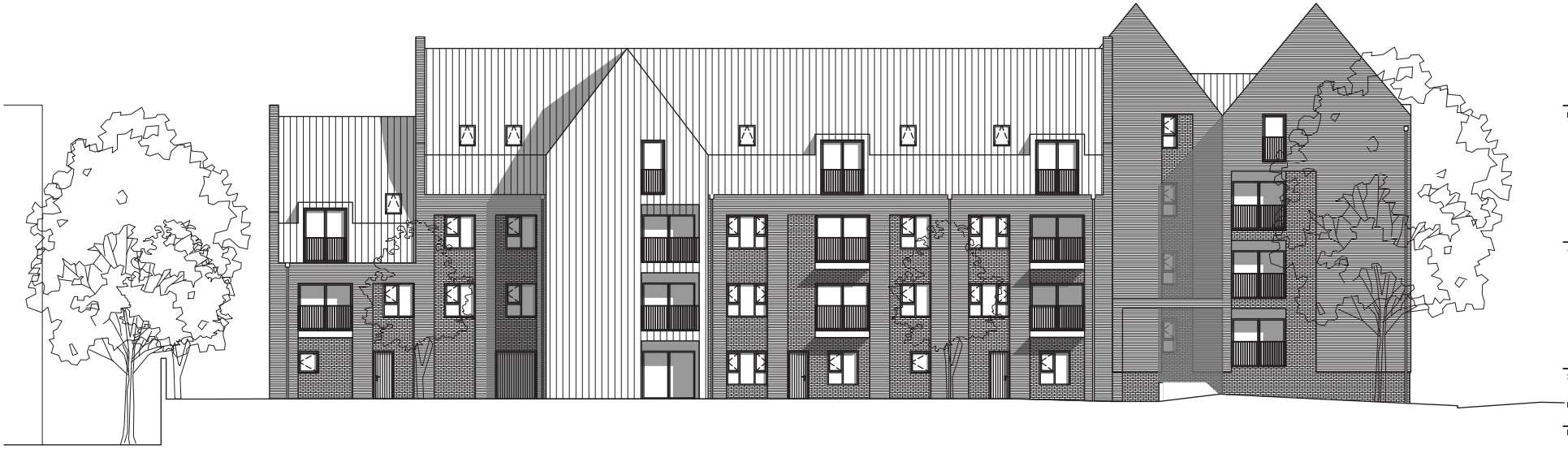
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Revision: -

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Scale bar 50mm at 1:1

Project

Reading Affordable Housing Sites

North Street
Reading

Title

South Elevation and Section A-A

Scale
1:200 @A3

Date
03/08/2018

Drawn
SB

Checked
MS

Drawing Number
7916_PL_112

Revision
-

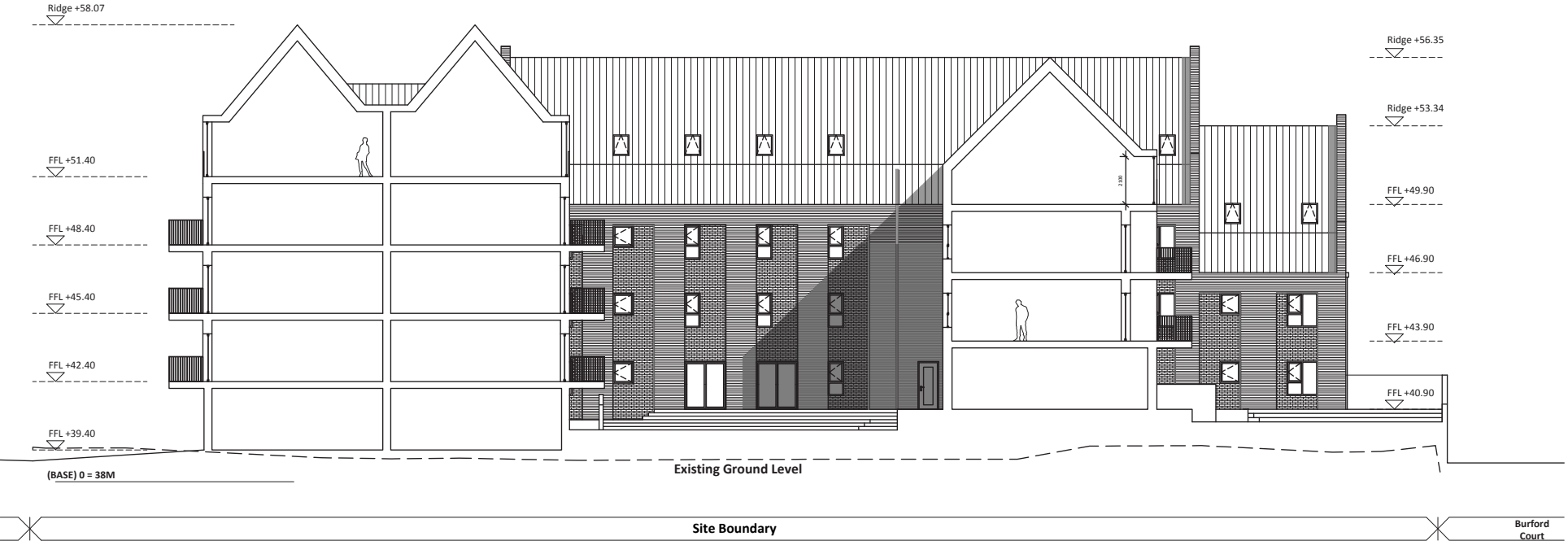
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Scale bar 50mm at 1:1





Project

Reading Affordable Housing Sites

North Street
Reading

Title

North Elevation & Section C-C

Scale	Date
1:200 @ A3	03/08/2018
Drawn	Checked
SB	MS

Drawing Number: 7916_PL_110

Revision: -

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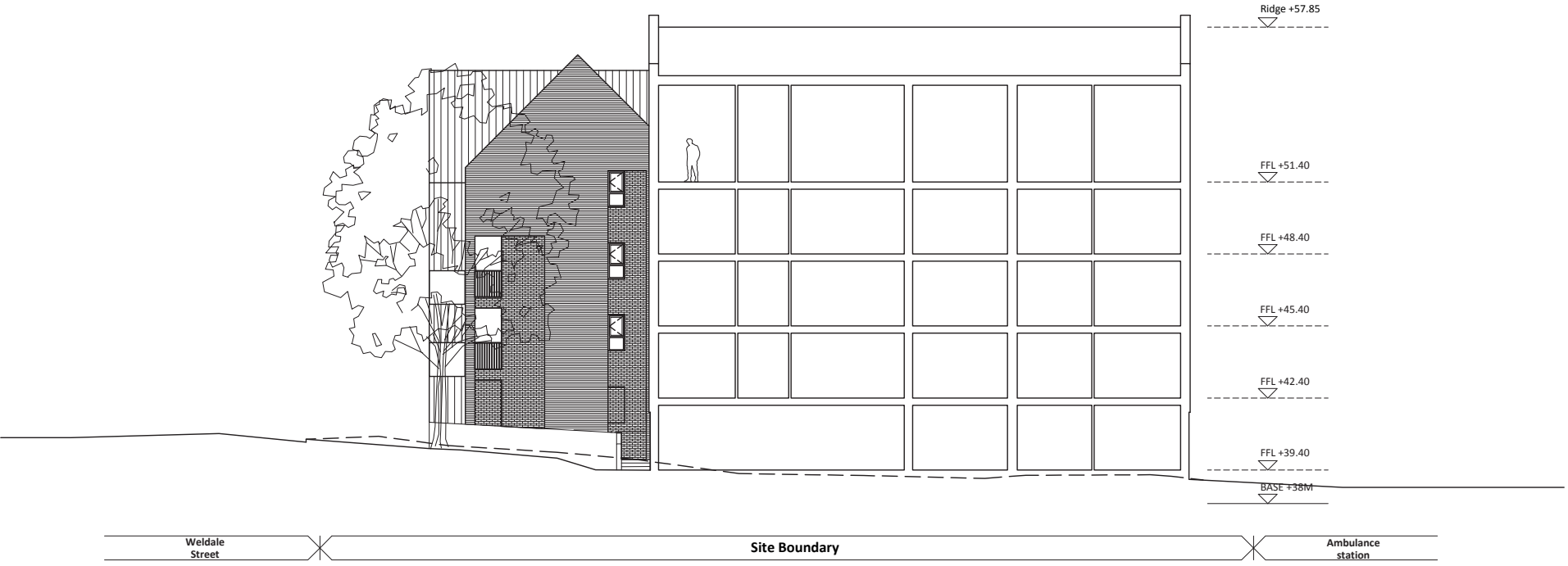
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0 50

Scale bar 50mm at 1:1





Project

Reading Affordable Housing Sites

North Street
Reading

Title

East elevation & Section F-F

Scale
1:200 @A3

Date
03/08/2018

Drawn
SB

Checked
MS

Drawing Number
7916_PL_111

Revision
-

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Scale bar 50mm at 1:1





Project

Reading Affordable Housing Sites

North Street
Reading

Title

Section B-B

Scale	Date
1:200 @A3	03/08/2018
Drawn	Checked
SB	MS

Drawing Number	Revision
7916_PL_115	-

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Scale bar 50mm at 1:1



Ambulance station | Site Boundary | Weldale Street

Project

Reading Affordable Housing Sites

North Street
Reading

Title

West Elevation

Scale	Date
1:200 @A3	03/08/2018
Drawn	**Checked**
SB	MS

Drawing Number	Revision
7916_PL_113	-

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Scale bar 50mm at 1:1

Project

Reading Affordable Housing Sites

North Street
Reading

Title

Section D-D & E-E

Scale 1:200 @A3

Date 03/08/2018

Drawn SB

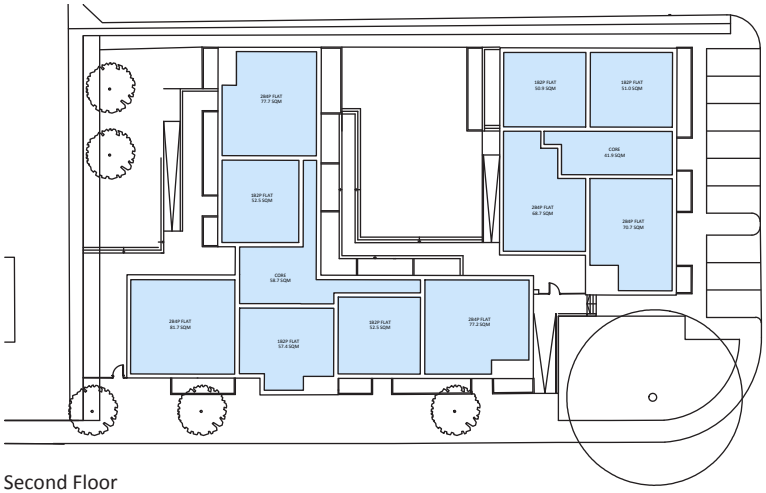
Checked MS

Drawing Number 7916_PL_114

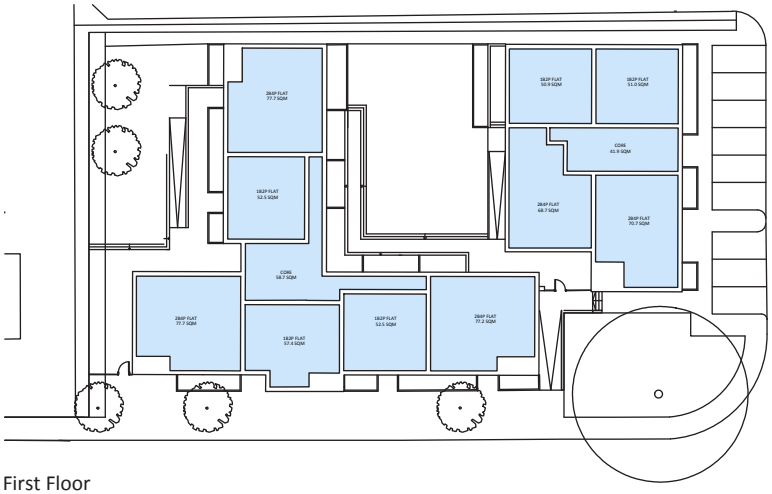
Revision -

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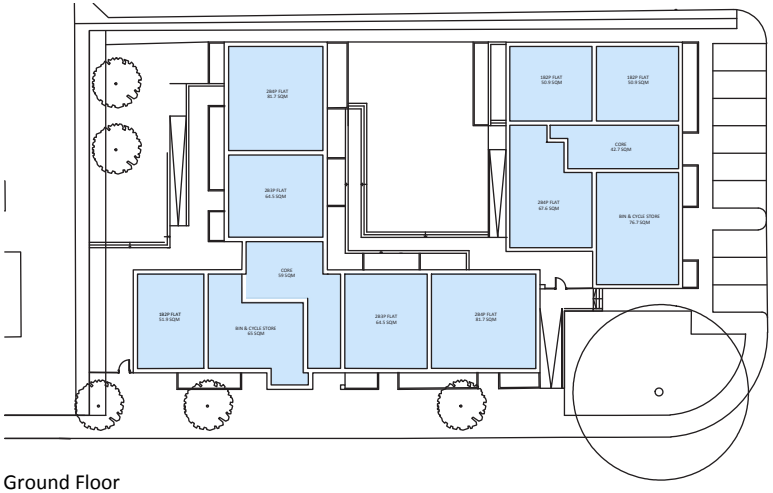
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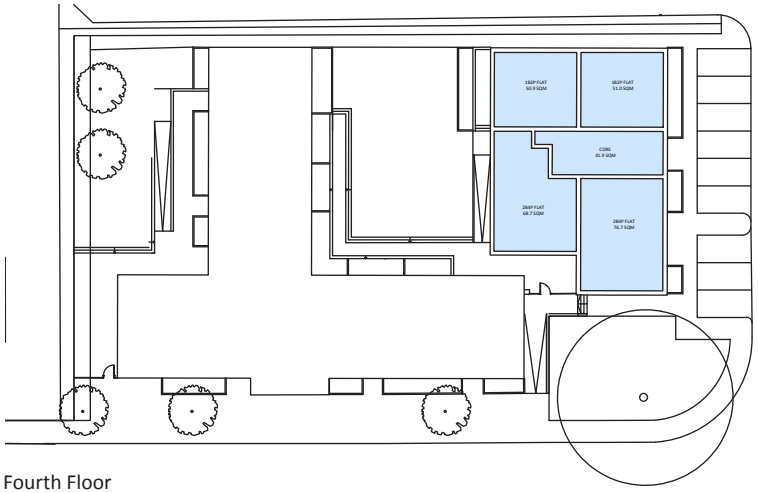
Second Floor



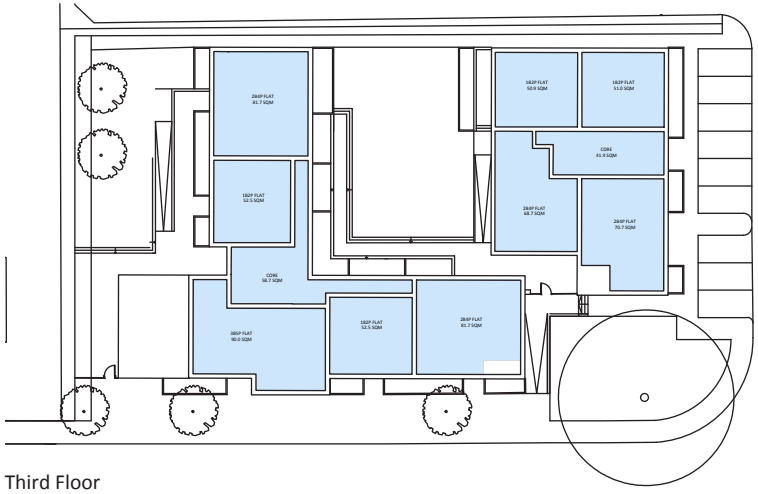
First Floor



Ground Floor



Fourth Floor



Third Floor

NOTES

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Scale bar 50mm at 1:1

GIA

Ground floor	756.6 sqm
First floor	736.9 sqm
Second floor	740.9 sqm
Third floor	700.3 sqm
Fourth Floor	289.2 sqm
TOTAL	**3223.9 sqm**

Project

Reading Affordable Housing Sites

North Street
Reading

Title

CIL Area Calculation

Scale
1:500 @A3

Date
03/09/2018

Drawn
SB

Checked
MS

Drawing Number
7916_PL_118

Revision
-

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