

Kier Property Reading Gateway



External Lighting Design Report

Issue No	11
Author	MLC/IML/DJW
Date	11/09/2018
Checked	BCC
Date	11/09/18
Location	J:\U10\7.0 Reports\External Lighting\U10-EXTLIGHTREP-HSS11.docx

JDP

Head Office:
31 Wood Lane
Sonning Common
Reading
RG4 9SJ

London Office:
10 Margaret Street
London
W1W 8RL

Email:
Web:

email@jdp-ltd.co.uk
www.jdp-ltd.co.uk

Tel:
Fax:

0118 972 2911
0118 972 2045

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SUB SECTION REVISION	DATE	AMENDMENT
01	08/12/2016	Initial Issue
02	18/01/2017	Text amended
03	19/01/2017	Site background amended
04	21/08/2017	Revised to include site amendments, phasing drawing added, condition 70 added
05	05/09/2017	Revised to include minor column re-locations to avoid tenant signage with supporting isolux plan and phasing drawing
06		withdrawn
07	09/10/2017	Drawings updated for tree pit.
08	13/03/2018	Hotel Façade lighting added
09	23/05/2018	Volvo Unit orientation amended external column arrangement modified to suit. Lighting Schedule updated to include Y3 luminaire Drawings updated
10	17/07/2018	Locations of columns on Nissan Car showroom modified. Car showroom external lighting power location changed to be provided at each car showroom and where necessary double luminaire columns have been changed to two single columns to maintain separation. Unit D external lighting agreed in planning application 162257 added.
11	06/09/2018	Site Plan updated to latest architectural layout to reflect agreed car parking bay arrangement.

1.0 INTRODUCTION

JDP have been commissioned by Kier Property to design the external lighting for the car park areas, access roads around the proposed retail development at Reading Gateway and façade lighting of the Hotel unit.

The lighting for the new spine road is agreed with Reading Borough Council under the S38/S278 Technical Approval. The lighting design for the MRT will not be agreed under the S278 works as these works are not part of these contract works but are being carried out by Reading Borough Council as a separate contract, and separate technical Approval submission although the proposed external lighting for the entire scheme is to be coordinated.

The scheme has been granted Planning Permission, subject to certain conditions being met. The conditions relating to the external lighting for the site are highlighted below.

2.0 RELEVANT PLANNING CONDITIONS

Condition 68
68. Prior to commencement of the relevant part within the Detailed Element, a report detailing the external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the local planning authority. The report shall include the following figures and appendices: • A layout plan with beam orientation • A schedule of equipment • Measures to avoid glare • An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats. The approved lighting plan shall thereafter be implemented as agreed. Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Core Strategy Policy CS36.
Condition 70
70. None of the units hereby approved within the Detailed Element shall be occupied until details of external lighting of the site (road side lighting, pedestrian routes and communal areas) have been submitted to and approved in writing by the Local Planning Authority and the lighting implemented in accordance with the approved details. The external lighting shall then be maintained as approved. Reason: In the interests of pedestrian safety and the convenience of future residents in accordance with Core Strategy Policy CS7 and Sites and Detailed Policies document Policy DM4 & DM12

3.0 PROPOSED EXTERNAL LIGHTING SCHEME DESIGN

In designing the all proposed external lighting, a number of different factors were taken into account. Primarily the car park lighting scheme has been designed to meet the recommendation of BS 5489-1 2013 Code of Practice for the Design of Road Lighting – Part 1: Lighting of Roads and Public Amenity Areas. This document makes recommendations for illumination levels, uniformity values and glare control.

The car park lighting has been designed to achieve an average lighting level of 20 lux across the car park and access road areas, with an overall uniformity ratio of 25% in accordance with BS EN 12464 Light and lighting — Lighting of work places, Part 2 Outdoor work places.

The façade lighting to the outside of the Hotel unit is purely aesthetic to provide a column of light onto the building from each of the eight luminaires (for on each façade).

In addition to the recommendations given within the above standard, the following publications were referred to in order to try and minimise the impact on local wildlife in general and bats in particular:

The Royal Commission on Environmental Pollution – Artificial Light in the Environment
Bat Conservation Trust – Artificial Lighting and Wildlife – Interim Guidance: Recommendations to Help Minimise the Impact Artificial Lighting

The general guidance taken from the above documentation relating to minimizing the impact of artificial lighting on wildlife, together with the response included within the design for the scheme is indicated below:

- **Minimise the spread of light** to at, or near horizontal and ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. – The luminaires proposed for the car parking scheme have zero upward light output and excellent control of downward light distribution. The façade lighting has a very restricted beam diffusion, specifically directed to illuminate the building.
- **Consider the height of lighting columns.** It should be noted that a lower mounting height is not always better. A lower mounting height can create more light spill or require more columns. Column height should be carefully considered to balance task and mitigation measures. - Column height has been selected to maximise efficiency of the scheme.
- **Consider no lighting solutions where possible** such as white lining, good signage and LED cats eyes. - Only the areas in the car park that actually require lighting have been lit.
- **Limit the times that lights are on to provide some dark periods.** - New lighting will be provided with both photocell and time-clock control, although hours of operation will need to consider the needs of tenants on the site as well as security and safety. Hotel façade lighting will operate throughout the night.
- **Use narrow spectrum light sources** to lower the range of species affected by lighting. - All light sources on the car park lighting scheme will be of the same colour temperature. All external luminaires will be LED type sources to limit the spectrum of light introduced to 4000 kelvin (white). Hotel façade lighting shall not exceed 4000 kelvin but selected to meet the tenants requirements.

- **Use light sources that emit minimal ultra-violet light** – LED sources have been selected with minimal or zero ultra-violet output.
- **Lights should peak higher than 550 nm** - The LEDs have a good CRI in excess of 70 and their peak output is above 550 nm with the colour output selected.
- **Avoid white and blue wavelengths of the light spectrum** to reduce insect attraction and where white light sources are required in order to manage the blue short wave length content they should be of a warm / neutral colour temperature <4,200 kelvin. – The car park lights have been specified with a colour temperature of 4000 kelvin, façade lighting will not exceed 4000 kelvin.

Light sources selected are LED with a colour temperature of 4000 kelvin. This is to try and maximise efficiency whilst providing good colour rendering and meeting the recommendations for minimizing impact on wildlife.

Luminaires are to be mounted on 6 metre columns as this was generally felt to be the most appropriate height for the site in terms of achieving the most efficient layout and considering light spillage and on-going access for maintenance.

The lighting design has tried to ensure that light is only distributed towards roadways and footpaths with minimal light falling on any soft planted areas within the development.

4.0 PHASED INSTALLATION

The external lighting installation shall be phased to meet the overall construction programme. At completion of any phase, all of the external lighting within that phase, and any phases preceding shall be fully operative.

The phasing shall be as indicated in the attached phasing drawing. Phase 1a shall be the first phase incorporating Unit C. Phase 1b shall follow and shall include retail units A, B and E together with the hotel, coffee house and restaurant (retail unit D has been subject to a separate planning consent, No 162257, and the agreed lighting column layout is indicated for completeness). Phase 2 includes the Trade City and Trade Counter buildings and Phase 3 includes the two car showrooms.

5.0 PROPOSED LUMINAIRES

Details of the luminaires proposed for the development are indicated below:

5.1

Schedule of External Luminaires

	PRODUCT NAME/ DESCRIPTION	MANUFACTURER	PHOTOGRAPH
X1	30 x 2 Watt LED Black roadway lighting Luminaire with variable optical distribution and 4000k colour temperature and integral photocell controller mounted on a 6 metre, black, tubular steel column. Ref: Kirium 2	DW Windsor Centre Pindar Road Hoddesdon Herts EN11 0DX Tel: 01992 474600	
X2	2 x 30 x 2 Watt LED Black roadway lighting Luminaire with variable optical distribution and 4000k colour temperature and integral photocell controller mounted on a double headed 6 meter, black, tubular steel column. Ref: Kirium 2	DW Windsor Centre Pindar Road Hoddesdon Herts EN11 0DX Tel: 01992 474600	
Y1	108 Watt LED Black external floodlight with 4000k colour temperature and integral photocell mounted on an appropriate wall bracket. Ref: Kaskara 2	DW Windsor Centre Pindar Road Hoddesdon Herts EN11 0DX Tel: 01992 474600	
Y2	108 Watt LED Black external floodlight with 4000k colour temperature and integral photocell mounted on an appropriate 6 meter, black, tubular steel column. Ref: Kaskara 2	DW Windsor Centre Pindar Road Hoddesdon Herts EN11 0DX Tel: 01992 474600	
Y3	2 x 108 Watt LED Black external floodlight with 4000k colour temperature and integral photocell mounted on a 6 meter, black, tubular steel double headed column Ref: Kaskara 2	DW Windsor Centre Pindar Road Hoddesdon Herts EN11 0DX Tel: 01992 474600	

	PRODUCT NAME/ DESCRIPTION	MANUFACTURER	PHOTOGRAPH
UL	24 Watt LED external façade projector not exceeding 4000 kelvin colour temperature on an appropriate wall bracket Ref: 24W LED Projector	Alpha Lighting, 7 Hay Street, Sunderland, Durham, SR5 1BG Tel: 0191 534 1013	

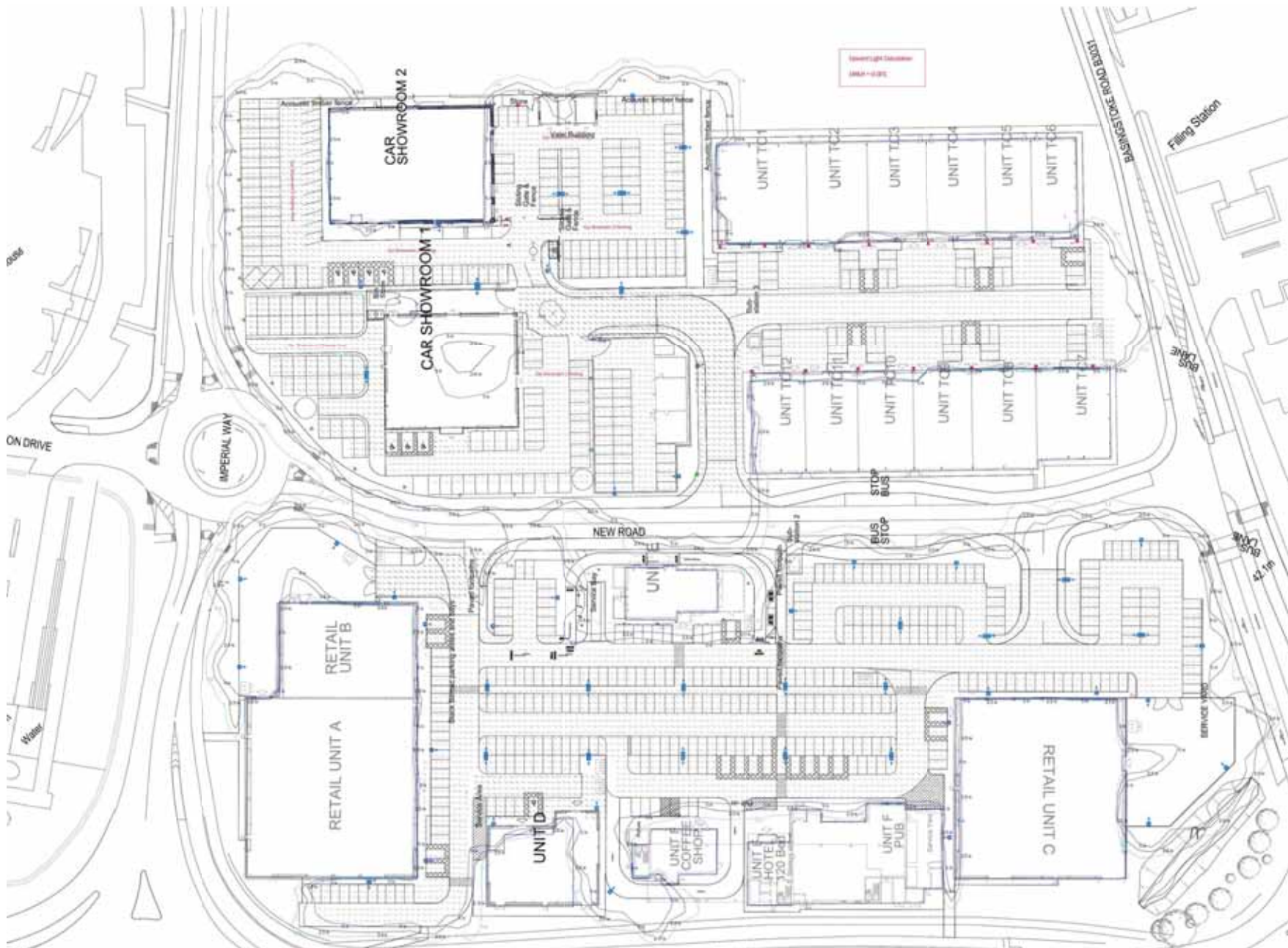
6.0 CONCLUSION

In conclusion, we have tried to provide an external lighting design that is both efficient, controllable and which achieves a good level of illumination to the site to meet recommendations provided in BS 5489 Part 1, whilst also considering the likely impact on wildlife and to meet with the concerns raised within the Planning Conditions.

7.0 APPENDICES

- Appendix 1 Isolux Contour Map
- Appendix 2 Proposed External Lighting Drawing
- Appendix 3 Proposed External Lighting Phasing Drawing
- Appendix 4 Proposed Hotel Façade lighting drawings

Luminaire Schedule		Label	Arrangement	Description	Lumens	Spacing	S/P Ratio	Total SF
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000
LED	32	LED 40W 1200mm	DN30	Recessed 1200mm 30° x 30° 40W LED Head Area 10° 10° 30°	1700	2.7	1.50	1000



- X1 - DW WINDSOR VIKRAM 2 30 x 2W 40 700mA LED ROAD LANTERN WITH CMS ANTENNA AND DALI CONTROL. GEAR MOUNTED ON 6m TUBULAR STEEL COLUMN.
- X2 - AS X1 BUT TWIN HEAD LUMINAIRE MOUNTED ON 6m TUBULAR STEEL COLUMN.
- Y1 - DW WINDSOR VIKRAM 2 30 x 2W 40 700mA LED ROAD LANTERN WITH CMS ANTENNA AND DALI CONTROL. GEAR MOUNTED ON 6m TUBULAR STEEL COLUMN.
- Y2 - AS TYPE Y1 BUT MOUNTED ON 6m TUBULAR STEEL COLUMN.
- Y3 - AS TYPE Y2 BUT TWIN HEAD LUMINAIRE MOUNTED ON 6m TUBULAR STEEL COLUMN.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORKS SHOWN ON THIS DRAWING, NOTE THE FOLLOWING:
CONSTRUCTION
C-1 TO BE ASSESSED
MAINTENANCE/CLEANING
M-1 TO BE ASSESSED
DECOMMISSIONING/DEMOLITION
D-1 TO BE ASSESSED

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

REVISION	DATE
P1	08-09-17
P2	08-10-17
P3	09-10-17
P4	04-06-18
P5	19-07-18
P6	11-09-18

client:
KIER
6 Cavendish Place
London W1G 9NB
tel: 0207 4622750

architect:-
Saunders Architects LLP
5th Floor
Eaton House
1 Eaton Road
Coventry
CV1 2FJ
tel: 0247 6220387

project:
**READING GATEWAY
IMPERIAL WAY
READING**

drawing title:
SITE ISOLUX LIGHTING LAYOUT

© 2018 JD Partnership Ltd
Head Office:
25 Wood Lane
Sittingbourne
Kent
ME9 6JG
t: 0189722911
e: email@jdp-td.co.uk
w: www.jdp-td.co.uk
Associated offices in
Harrowgate and Glasgow
JD
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status:
PLANNING ISSUE

file: U02ELCSA_PL
scale: A1 @ 1:500
draw: M.C.
date: 07-04-18
checked: RMP
date: 11-09-18

drawing title:
JDP-U10-PL-63-01

LUMINAIRE SCHEDULE

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND ALL OTHER CONTRACT DRAWINGS.
- ALL SERVICES ROUTES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT.
- THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED ON SITE WITH THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY CO-ORDINATING ALL SERVICES INSTALLED BY HIM WITH THE BUILDING FABRIC AND ANY SERVICES TO BE INSTALLED BY OTHERS.
- ARMoured CABLES RISE EXTERNALLY AND CONNECT INTO TERMINALS INSTALLED WITHIN A GALVANISED ADAPTABLE BOX. SINGLE CORE CABLES THEN RISE IN GALVANISED STEEL CONDUIT TO RUN EXTERNALLY AT HIGH LEVEL TO CONNECT TO THE EXTERNAL LUMINAIRES FIXED TO THE SIDE OF THE BUILDING. EXACT DETAIL TO BE CO-ORDINATED WITH THE ARCHITECT.
- ALL EXTERNAL LUMINAIRES ARE TO BE CONTROLLED VIA CENTRAL TIMECLOCK WITH EACH FEEDER PILLAR, WITH EACH LUMINAIRE ALSO HAVING AN INTEGRAL PHOTOCELL CONTROLLER.
- LIGHTING TO CYCLE SHELTERS TO BE BREEM COMPLIANT. FINAL DESIGN TO BE CO-ORDINATED WITH ARCHITECT AND CYCLE STORAGE SUPPLIER. ALLOW FOR 200 IP65 LINEAR LED LUMINAIRES FIXED TO ROOF SUPPORTS. LUMINAIRES TO BE CONTROLLED BY SEPARATE PHOTOCELL AND TIMECLOCK TO GENERAL CAR PARK LIGHTING.
- ELECTRICAL SUPPLIES TO PETROL INTERCEPTORS TO BE WIRED IN DEDICATED RADIAL CIRCUIT FROM LOCAL FEEDER PILLAR. EXACT DETAILS TO BE IN ACCORDANCE WITH THE SELECTED PETROL INTERCEPTOR SUPPLIER REQUIREMENTS.
- NEW SERVICE DUCTING COMPLETE WITH DRAW WIRES FOR FUTURE LED SPOT LIGHTS TO BE SUPPLIED AND INSTALLED IN EXACT LOCATION TO BE AGREED.
- WHERE SECTIONS OF THE CAR PARK ARE TO BE COMPLETED IN PHASES, CIRCUITS FROM THE FEEDERS TO BE LAYED IN PHASES ARE TO BE CO-ORDINATED AND ELECTRICAL UNDERGROUND CONTAINMENT INSTALLED, COMPLETE WITH DRAW WIRES SO THAT LATER CIRCUITS CAN BE INSTALLED - INDICATED FOR REFERENCE ONLY. CONTRACTOR TO ASSESS AND LOCATE AS PART OF DESIGN PROCESS.
- ALLOW FOR UNDERGROUND ELECTRICAL CONTAINMENT FROM THE HOTEL TO THE EXTERNAL SIGNAGE.
- ALLOW FOR NEW SERVICE DUCTING COMPLETE WITH DRAW WIRES FOR BEEFEATER EXTERNAL SIGNAGE.



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORKS SHOWN ON THIS DRAWING, NOTE THE FOLLOWING:
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C2: NO SIGNIFICANT RISK OR HAZARD.
C3: NO SIGNIFICANT RISK OR HAZARD.
C4: NO SIGNIFICANT RISK OR HAZARD.
C5: NO SIGNIFICANT RISK OR HAZARD.
C6: NO SIGNIFICANT RISK OR HAZARD.
C7: NO SIGNIFICANT RISK OR HAZARD.
C8: NO SIGNIFICANT RISK OR HAZARD.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

REVISION	DATE
C1: LIMIT D - SEPARATE PLANNING APPLICATION IDENTIFIED AND EXTERNAL LIGHTING AMENDED TO SUIT.	23.03.17
C2: UPDATED TO LATEST ARCHITECT'S SITE PLAN. FEEDER PILLAR 1 SEPARATED INTO FEEDER PILLAR 1 AND FEEDER PILLAR 4.	22.08.17
C3: MINOR AMENDMENTS TO SUIT UPDATED ARCHITECTURAL SITE LAYOUT.	08.09.17
C4: LIGHT COLUMN POSITION ADJUSTMENT TO AVOID TREE PIT.	09.10.17
C5: CAR SHOWROOM POSITIONS ADJUSTED TO LATEST SCHEME.	30.04.18
C6: LIGHTING COLUMN POSITIONS ADJUSTED FOR VOLVO SHOWROOM.	04.06.18
C7: UPDATED TO CAR SHOWROOM EXTERNAL LUMINAIRE ARRANGEMENT.	19.07.18
C8: UPDATED TO LATEST ARCHITECTURAL SITE LAYOUT.	11.09.18

client:



6 Cavendish Place
London W1G 9NB
tel: 0207 4622750

architect:

Saunders Architects LLP
5th Floor
Eaton House
1 Eaton Road
Coventry
CV1 2FJ
tel: 0247 6220387

project:
READING GATEWAY
IMPERIAL WAY
READING

drawing title:
EXTERNAL SERVICES LAYOUT

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Head Office:
21 Wood Lane
Sittingbourne
Kent
ME9 6JG

Associated offices in
Harrowgate and Glasgow

t: 0189722911
e: email@jdp-td.co.uk
w: www.jdp-td.co.uk

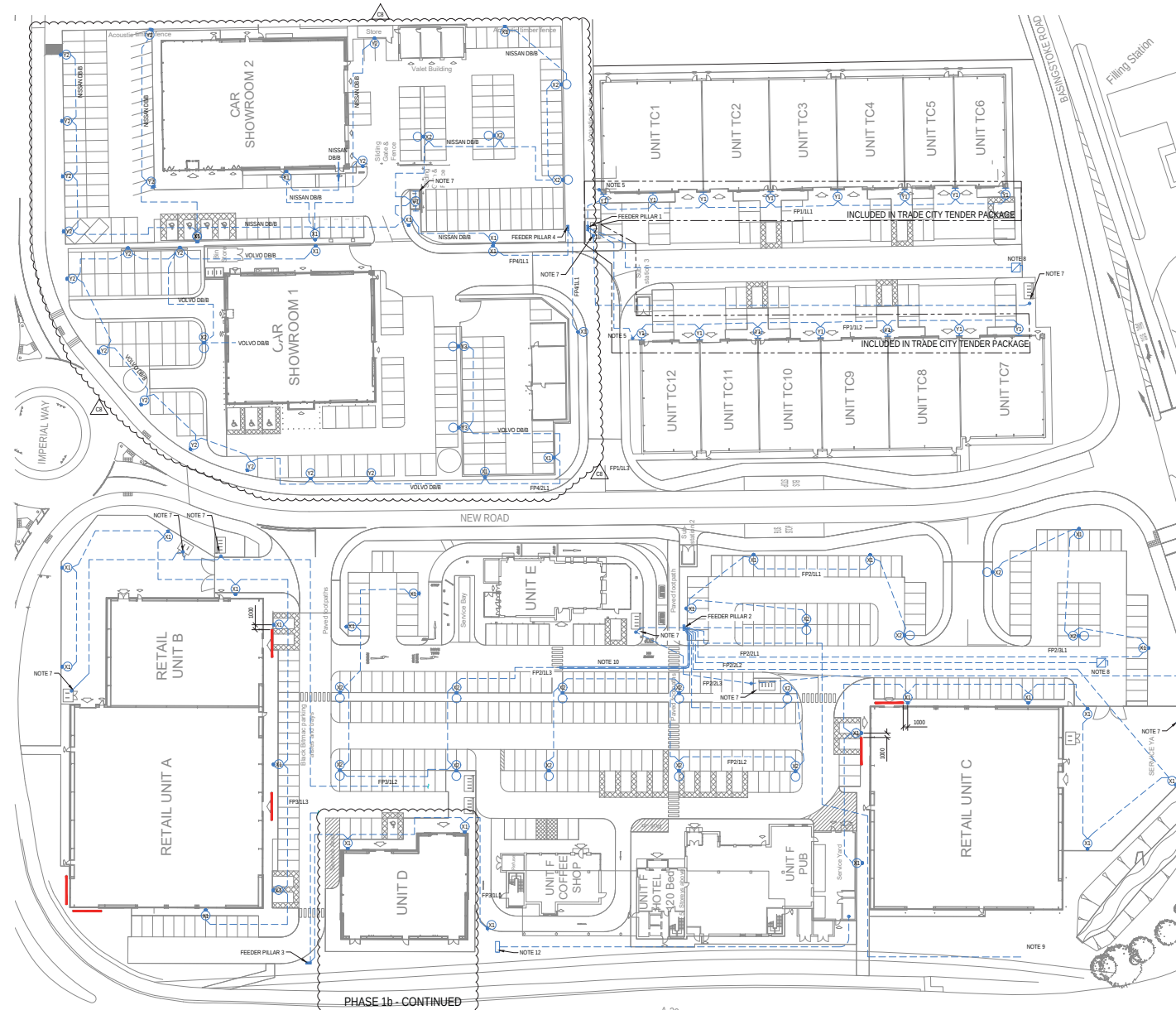
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status: CONSTRUCTION ISSUE

file: U10ELCSA
order: AL @ 1500
date: 07.04.18
drawn: M.C.
checked: R.M.P.
date: 11.09.18

BASED ON SAUNDERS
ARCHITECTS DRAWING
No. 1894-190 Rev C9

JDP-U10-S1-60-01 C8



SEPARATE PLANNING
APPLICATION No. 162257



PHASE SEQUENCE
1a, 1b, 2, 3a THEN 3b

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND ALL OTHER CONTRACT DRAWINGS.
- ALL SERVICES ROUTES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT.
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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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C-1. NO SIGNIFICANT RISK OR HAZARD.
M-1. NO SIGNIFICANT RISK OR HAZARD.
D-1. NO SIGNIFICANT RISK OR HAZARD.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

REVISIONS:

NO.	DESCRIPTION	DATE
P1	AMENDMENTS TO LIGHTING IN PHASE 1A & 1B.	04-09-17
P2	UPDATED TO LATEST ARCHITECT'S SITE LAYOUT.	06-09-17
P3	LIGHT COLUMN POSITION ADJUSTMENT TO AVOID TREE PIT.	09-10-17
P4	UPDATED TO LATEST ARCHITECT'S SITE LAYOUT. ADJUSTMENT TO CAR SHOWROOM EXTERNAL LIGHTING.	04-06-18
P5	UPDATED TO CAR SHOWROOM EXTERNAL LUMINAIRE ARRANGEMENT.	19-07-18
P6	UPDATED TO SHOW LATEST SITE PLAN.	11-09-18

client:

KIER

6 Cavendish Place
London W1G 9NB
tel: 0207 4622750

architect:

Saunders Architects LLP
5th Floor
Eaton House
1 Eaton Road
Coventry
CV1 2FJ
tel: 0247 6220387

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**READING GATEWAY
IMPERIAL WAY
READING**

drawing title:

**EXTERNAL LIGHTING LAYOUT
PHASING ARRANGEMENT**

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Head Office:
11 Wood Lane
Sarnborough
Reading
RG4 9GU

Associated offices in
Harrrogate and Glasgow

t: 0189722911
e: email@jdp-td.co.uk
w: www.jdp-td.co.uk

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status:

PLANNING ISSUE

file: U10ELCSA_PH
scale: A1 @ 1:500
drawn: BML
date: 21-09-17
checked: RMP
date: 11-09-18

based on:

JDP-U10-PL-63-02

P6

BASED ON SAUNDERS
ARCHITECTS DRAWING
No. 1894-190 Rev C4



NORTH-EAST ELEVATION (Front) Facing Car Park



SOUTH-WEST ELEVATION (Rear) Facing A33

- NOTES
- 1 Saunders Architects LLP
 - 2 Figured dimensions must be taken in preference to scaled dimensions and site dimensions are to be checked before work is put in hand
 - 3 Landscape proposals shown are indicative only for full details see Peter Brett Associates LLP drawings.

SCHEDULE OF PROPOSED EXTERNAL MATERIALS	
DOORS & WINDOWS	
A1	FLAT ROOF Built up insulated flat roof deck with single ply finish complete with integral gutters and upstands etc. Colour: Light Grey
A2	PARAPET FASCIA / CAPPING Profiled pressed metal fascias with coated finish. Colour: Dark Grey (RAL 7012)
A3	PLANT ENCLOSURE Roof mounted plant enclosure formed in galvanneal frame supporting coated metal louvers. Colour: Dark Grey (RAL 7012)
B1	CLADDING PANELS Composite insulated metal wall cladding panels with sealed finish with matching colour pressed metal insulated drips, joints and soffits flashings. Colour: 'Monotone' (RAL 7005)
B2	MASONRY Smooth texture concrete blocks with accent bands of light texture stone faced blocks and matching coloured pointing. Colour: Cotswold
B3	MASONRY PLINCH Engineering brick plinth min. 2 courses above finished ground level with natural coloured pointing. Colour: Blue
B4	RENDER Proprietary through-coloured render system. Colour: Ivory
B5	FEATURE RENDER Proprietary through-coloured render system. Colour: Grey / Lime
B6	TIMBER WEATHERBOARD Treated softwood timber T&G weatherboard with proprietary woodclain complete with matching colour treated trimmer corner pieces. Colour: Grey Brown / Oak
B7	FEATURE CLADDING Entrance feature cladding panels composite insulated metal wall cladding panels with coated finish with matching colour pressed metal insulated drips, joints and soffits flashings. Colour: 'Shiraz' (RAL 3004)
C1	ENTRANCE DOORS & SHOPFRONT Double and single entrance doors, sidelights and shopfront display windows in proprietary polyester powder coated aluminium framed curtain wall system with clear glazing, hazard notification and solid insulated 'lock-a-liner' panels. Colour: Dark Grey (RAL 7012)
C2	WINDOWS Picture windows in polyester powder coated aluminium framed windows with clear glazing. Colour: Dark Grey (RAL 7012)
C3	PERSONNEL / FIRE ESCAPE DOORS Single outward opening solid core steel framed door and frame complete with ironmongery to suit application. Factory applied paint finish. Colour: Dark Grey (RAL 7012)
C4	GOODS IN DOUBLE DOORS / GATES Double outward opening solid core steel framed door and frame complete with ironmongery to suit application. Factory applied paint finish. Colour: Dark Grey (RAL 7012)
GENERAL	
D1	STORAGE Signs shown indicative subject to Application to Display Advertisement by Tenants.
D2	CAR PARK BOLLARDS Brushed stainless steel finish and ram-rail bollards with Yellow hazard warning band. Colour: Yellow
D3	SERVICE YARD BOLLARDS Painted galvanneal steel protection bollards to doors and pedestrian routes. (Dishout for clarity) Colour: Yellow and Black hazard warning bands
D4	STRUCTURAL COLUMNS Encasement to exposed columns at Ground Level in proprietary coated aluminium casettes. Colour: White (RAL 9010)
D5	CANOPIES Galvanneal metal framework supporting profiled coated metal sheet canopy roof with pressed coated metal fascias and soffits. Colour: Dark Grey (RAL 7012) or colour to match Tenant branding
D6	EXTRACT / INTAKE VENTS Batchwork air extract and supply vents in external walls in proprietary coated metal or plastic grille covers. Colour: White or Grey to match render to suit location
D7	ROOF EDGE PROTECTION Proprietary galvanneal metal balustrade system
D8	ACCESS STAIR Galvanneal metal stair with handrail
LIGHTING	
UL	UP LIGHTERS 24V low energy high power LED projector up lighters positioned between windows on white render areas. Also on each elevation as indicated.

- C Up-lighters added to Elevations (A1) positions taken from Y&O Associates planning document Rev 2 dated 22/02/18. Light description taken from A&S data sheet. 15.03.18
- B Elevations generally revised in design development 08.07.18
- A Elevations generally revised to co-ordinate layout changes following receipt of Tenant requirements. 08.07.18

AMENDMENTS



PROPOSED HOTEL & PUB NE & SW ELEVATIONS

Proposed Development at
Worton Grange, Imperial Way
READING
for Kier Reading LLP

Drawn: RC	Date: Oct 2015
1894 - P - 54	C

