



Nº1 READING

29-35 Station Road, Reading, Berkshire

Existing Building Drawings & Scope of Demolition



Client Station Road Dev Co Ltd

Date 4 December 2018

Ref 33080-07-Existing Building Drawings & Scope of Demolition

Station Road Dev Co Ltd



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Nº1 READING

Introduction & Drawing List

Please read this report in conjunction with the submitted planning drawings and the design and access statement.

The report compiles the available drawings of the existing 29-35 Station Road building. All drawings are at 1:200 when printed 100% at A3.

We have overlaid each drawing with a red outline showing the extent of the proposed demolition.

For the avoidance of doubt the entire building, including the basement and access steps to the rear, is to be demolished.

Drawing Name	Drawing Number	Author
Topographical Survey	MS-4516	Brandon Surveys Ltd
Existing Building Floor Plans (Ground - Third)	15-211-PL-04	WCEC Architects
Existing Building Floor Plans (Fourth - Roof)	15-211-PL-05	WCEC Architects
Existing Sections - AA	15-211-PL-08	WCEC Architects
Existing Sections - BB	15-211-PL-08	WCEC Architects
Existing Elevations - East & North	MS-4516B (Sheet 5 of 6)	Brandon Surveys Ltd
Existing Elevations - West & South	MS-4516B (Sheet 6 of 6)	Brandon Surveys Ltd

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Topographical Survey



CONTROL INFORMATION				
STN	EASTING	NORTHING	LEVEL	DESCRIPTION
1	1000.00	1000.00	97.67	SURVEY NAIL
2	1051.08	1000.04	100.60	SURVEY NAIL
3	1074.50	993.17	102.16	SURVEY NAIL
4	987.17	976.47	98.96	SURVEY NAIL
5	994.30	953.85	100.87	SURVEY NAIL
6	1053.38	966.56	101.96	SURVEY NAIL
7	1073.59	965.28	102.31	SURVEY NAIL
8	1026.69	968.18	99.74	SURVEY NAIL

NOTES:-
GRID OF LOCAL ORIGIN.
LEVELS NOT RELATIVE TO OSBM
LOCAL DATUM GROUND FLOOR LEVEL
VALUE 100.00M.

- KEY:-
- BT BRITISH TELECOM
 - EP ELECTRICITY POLE
 - FH FIRE HYDRANT
 - G GULLY
 - IC INSPECTION COVER
 - LP LAMPPOST
 - MH MANHOLE
 - CL COVER LEVEL
 - IL INVERT LEVEL
 - RS ROAD SIGN
 - ST STOP TAP
 - SV STOP VALVE
 - TP TELEPHONE POLE
 - GV GAS VALVE
 - DP DOWN PIPE
 - KO KERB OUTLET
 - MK MARKER
 - WO WASH OUT
 - FFL FINISHED FLOOR LEVEL
 - WM WATER METER
 - BO BOLLARD
 - VP VENT PIPE
 - CTV CABLE TV
 - TOP TOP OF PIPE
 - TOW TOP OF WALL

- FENCE/BOUNDARY
- - - CHANGE OF SURFACE
- CONTOUR
- BOTTOM OF BANK
- TOP OF BANK
- WALL (TO SCALE)
- T- OVERHEAD TELEPHONE
- E- OVERHEAD ELECTRICITY
- HEDGE/VEGETATION

FOR FLOOR PLANS SEE MS-4516A
FOR ELEVATIONS SEE MS-4516B
FOR SECTIONS SEE MS-4516C
FOR UNDERGROUND SERVICES SEE MS-4516D

BRANDON



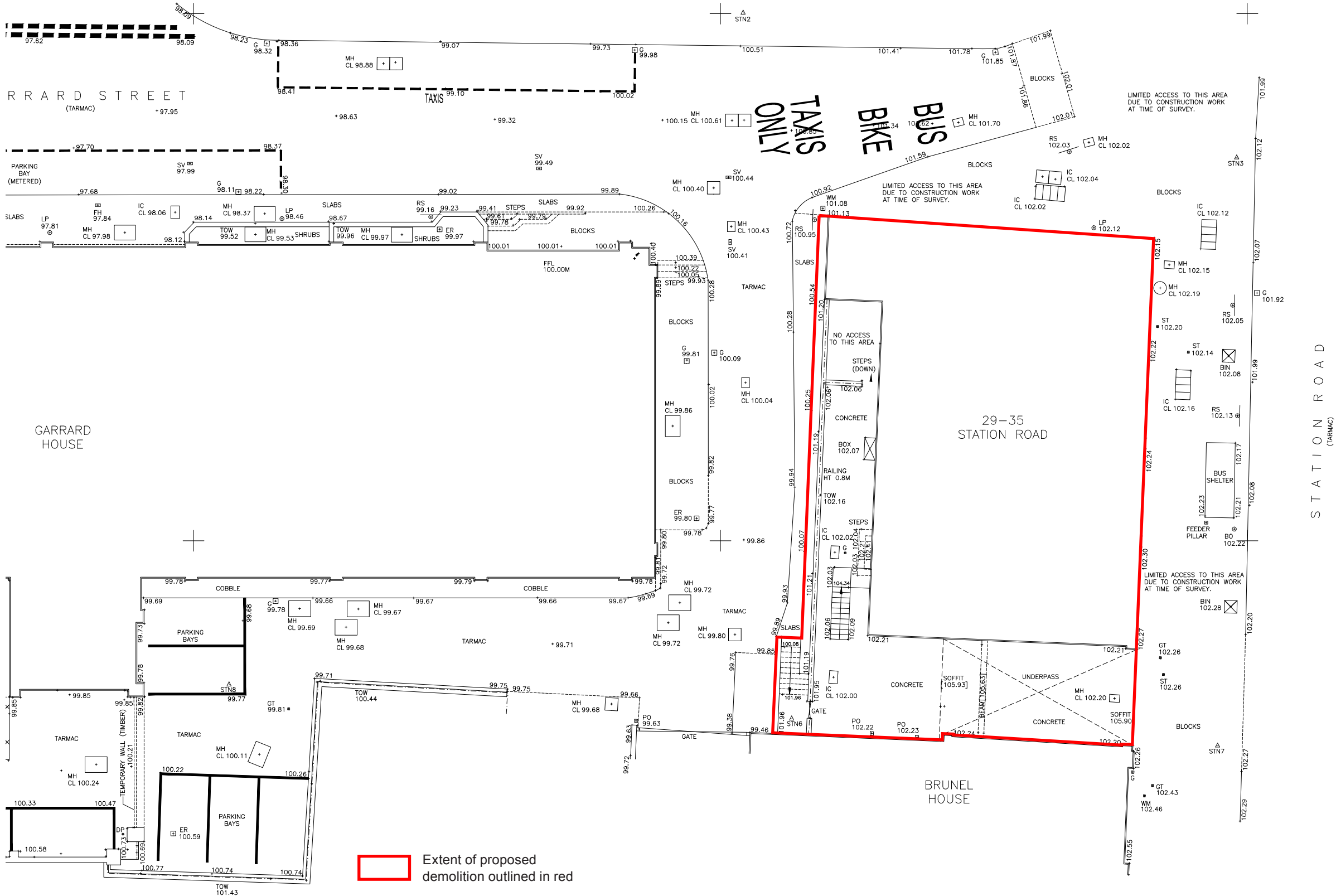
SURVEYS LTD

BURLINGTON HOUSE
369 WELLINGBOROUGH ROAD
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TEL : 01604 602287

LAMBERT SMITH HAMPTON
UNITED KINGDOM HOUSE
180 OXFORD STREET
LONDON
W1D 1NN

GARRARD HOUSE READING TOPOGRAPHICAL SURVEY 1:100@A0 OCT 2014

DRAWN BY:- JDC
DRAWING NUMBER:- MS-4516



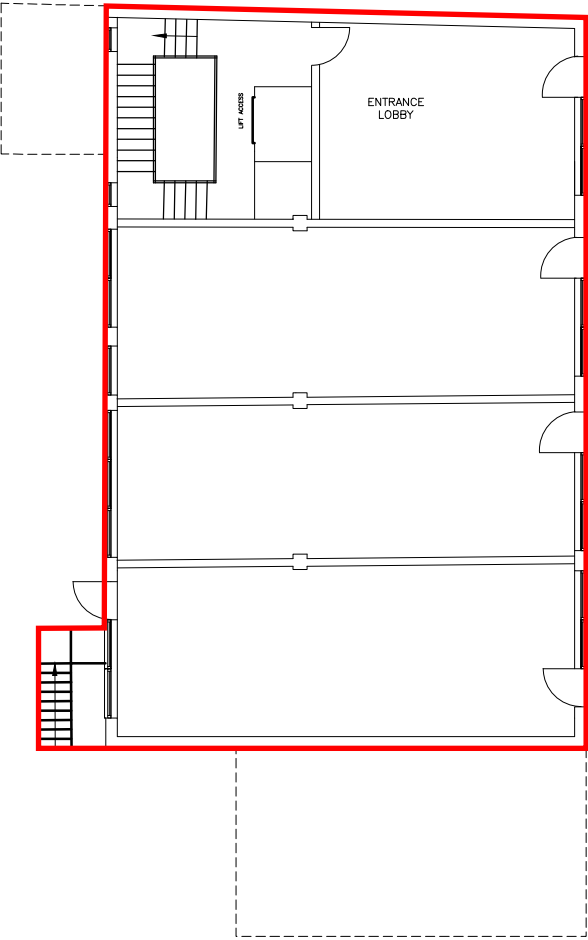
Extent of proposed demolition outlined in red

Existing Plans

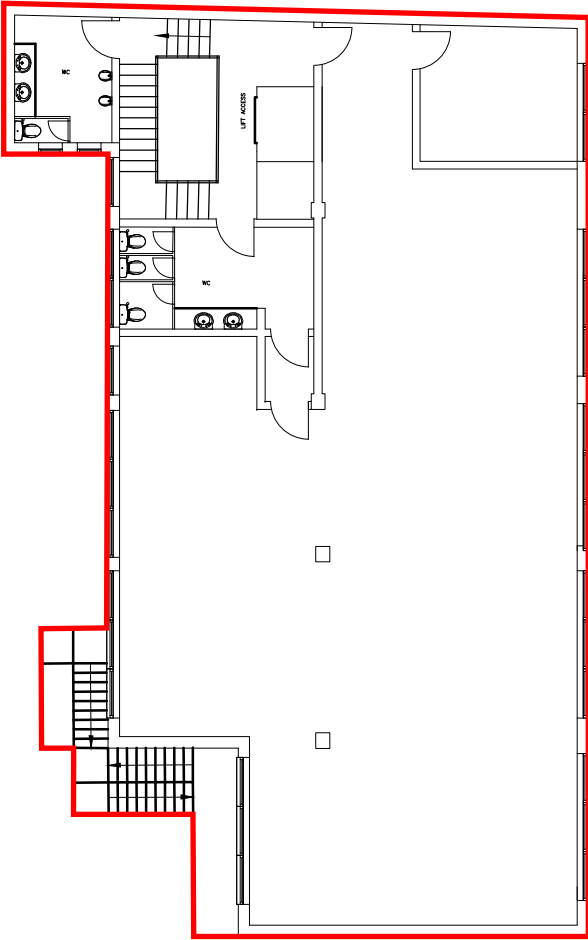
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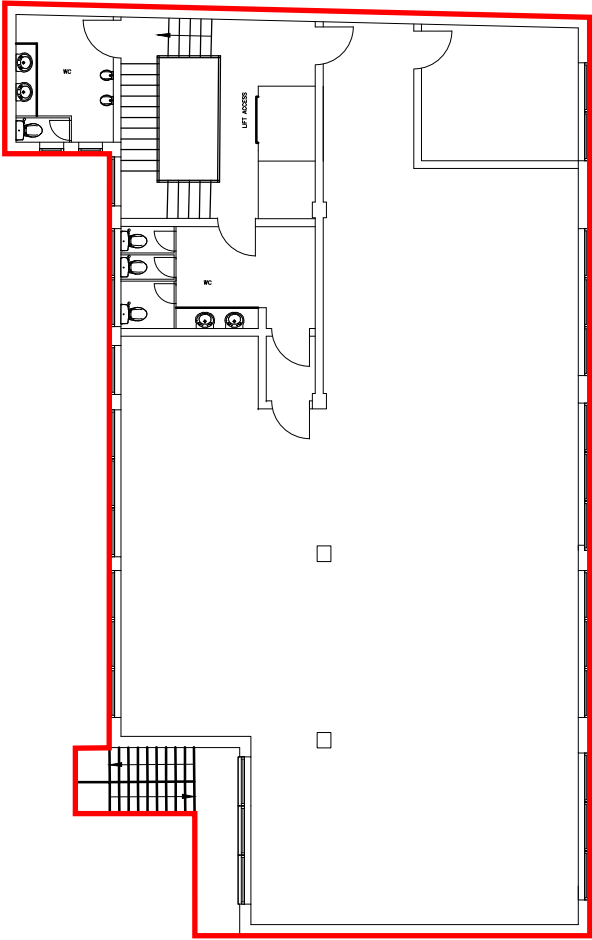
Extent of proposed demolition outlined in red



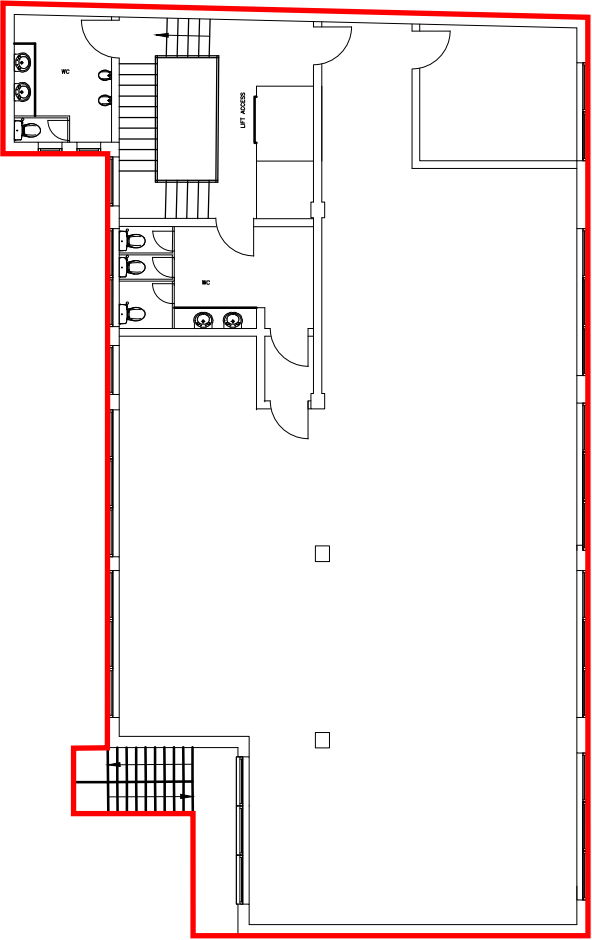
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

A	28/10/15	Planning Issue	PD
No.	Date	Description	Drawn/Checked by

CLIENT

PROJECT
29-35 STATION ROAD
READING

TITLE
EXISTING BUILDING FLOOR PLANS

DRAWING STATUS	
PLANNING	
DRAWN	CHECKED
SA	DB
SCALE	
1:100 @ A1	
DATE	
Mar 2015	

wcec architects
Chesterfield London Livingston
01246 260261 020 3388 0019 08700 555915
email@wcec.co.uk www.wcec.co.uk

JOB NO.	DRAWING NO.	REV
15-211	PL-04	

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IF IN DOUBT ASK.
Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.

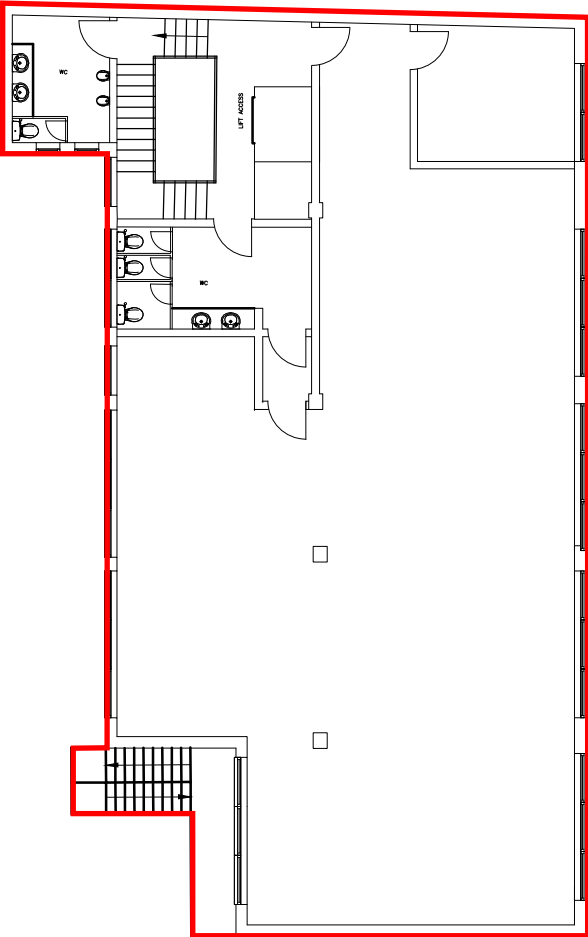
XREF'S IN THIS DRAWING

Existing Plans

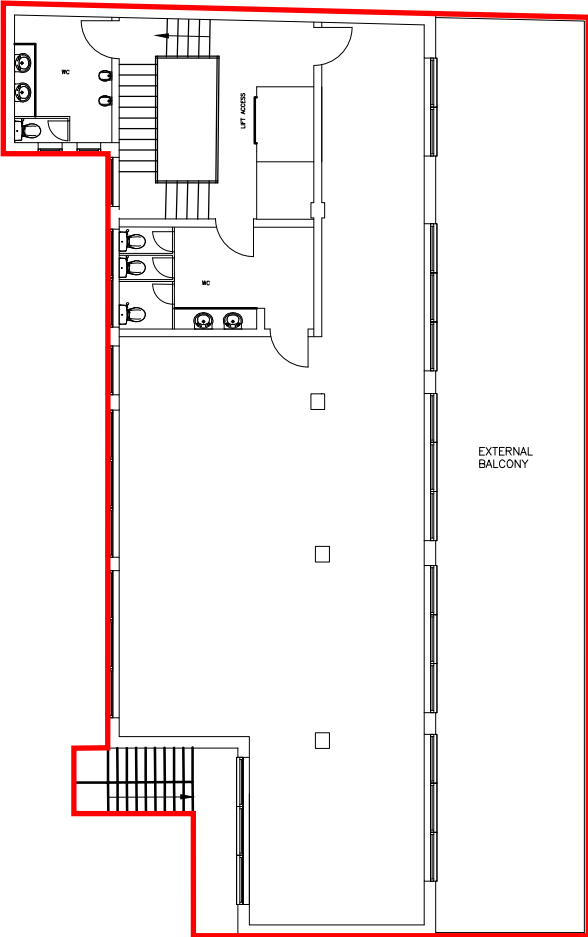
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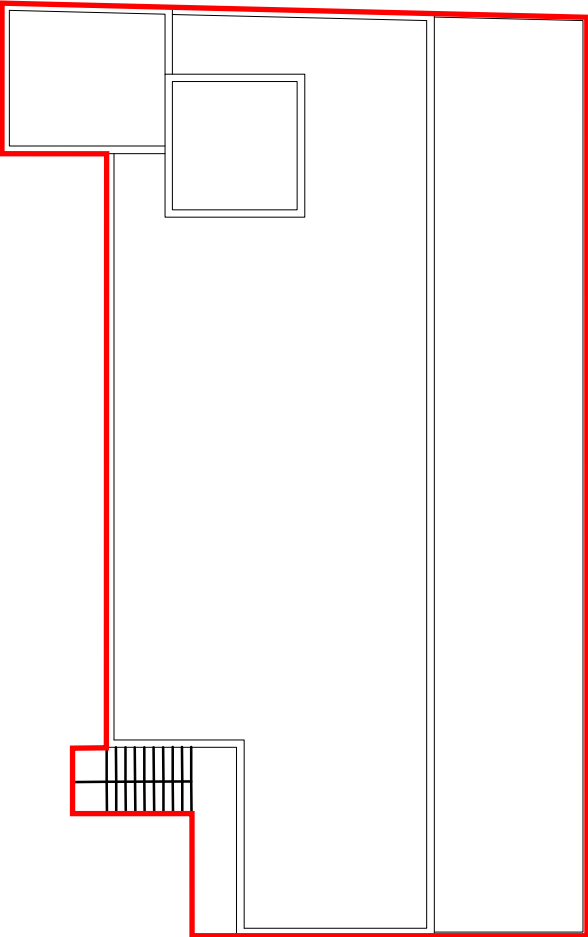
Extent of proposed demolition outlined in red



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



ROOF PLAN

A	28/10/15	Planning Issue	PD
No.	Date	Description	Drawn/Checked By

CLIENT

PROJECT
29-35 STATION ROAD

TITLE
EXISTING BUILDING FLOOR PLANS

DRAWING STATUS		
PLANNING		
DRAWN	SA	CHECKED DB
SCALE	1:100 @ A1	
DATE	Mar 2015	

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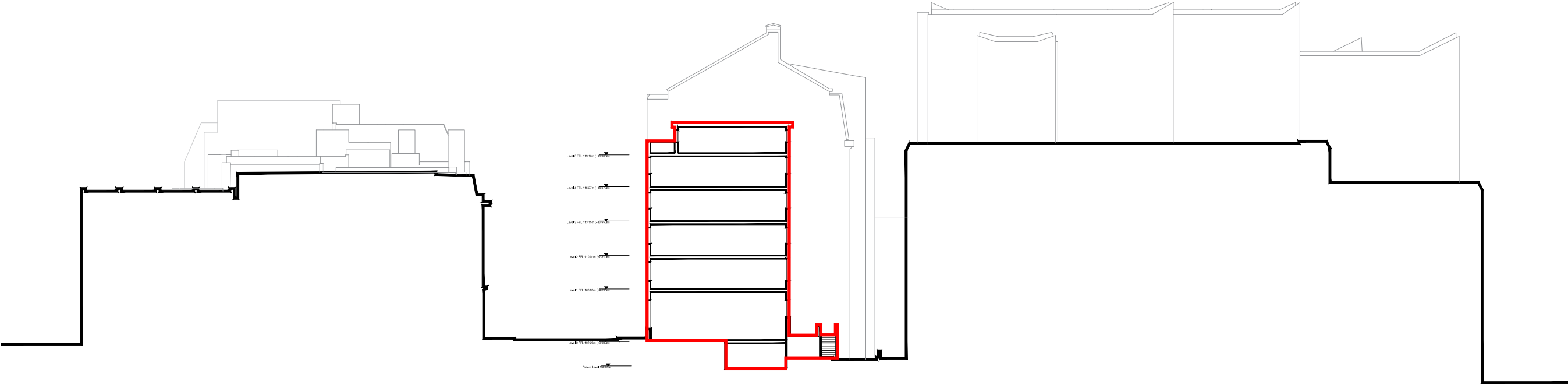
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Existing Sections

1:200 @ A3



Extent of proposed demolition outlined in red



Section A-A



A	28/10/15	Planning Issue	PD
No.	Date	Description	Drawn/Check By
CLIENT			
TITAN PROPERTIES			

PROJECT
29-35 STATION ROAD
READING

TITLE
EXISTING SECTIONS

DRAWING STATUS	
PLANNING	
DRAWN	CHECKED
SA	DB
SCALE	
1:100 @ A1	
DATE	
MAR 2015	

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15-211	PL-08	A

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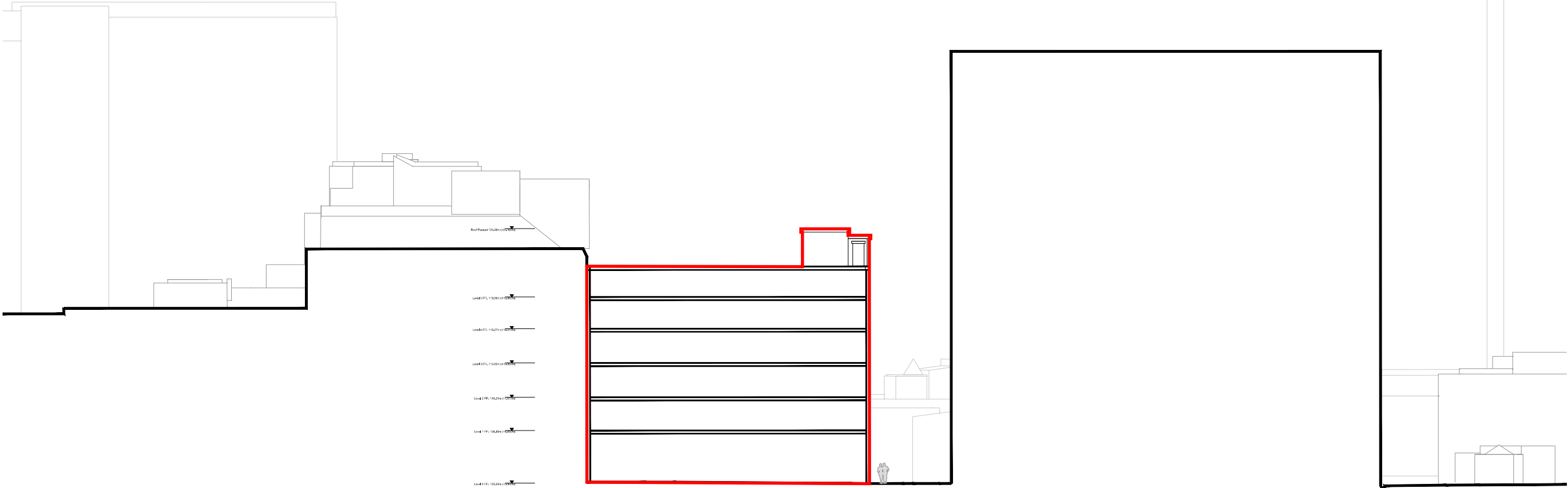
Key Plan

Existing Sections

1:200 @ A3



Extent of proposed demolition outlined in red



Section B-B

Royal Bank of Scotland Brunel House 29-35 Station Road Garrard St Thames Tower



A 28/10/15 Planning Issue		PD
No.	Date	Description
CLIENT		Drawn/Checked By
TITAN PROPERTIES		

PROJECT	
29-35 STATION ROAD READING	
TITLE	
EXISTING SECTIONS	

DRAWING STATUS		
PLANNING		
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SCALE	1:100 @ A1	
DATE	MAR 2015	
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XREF'S IN THIS DRAWING



Key Plan

1:200 @ A3

 Extent of proposed demolition outlined in red

FOR TOPOGRAPHICAL SURVEY SEE MS-4516

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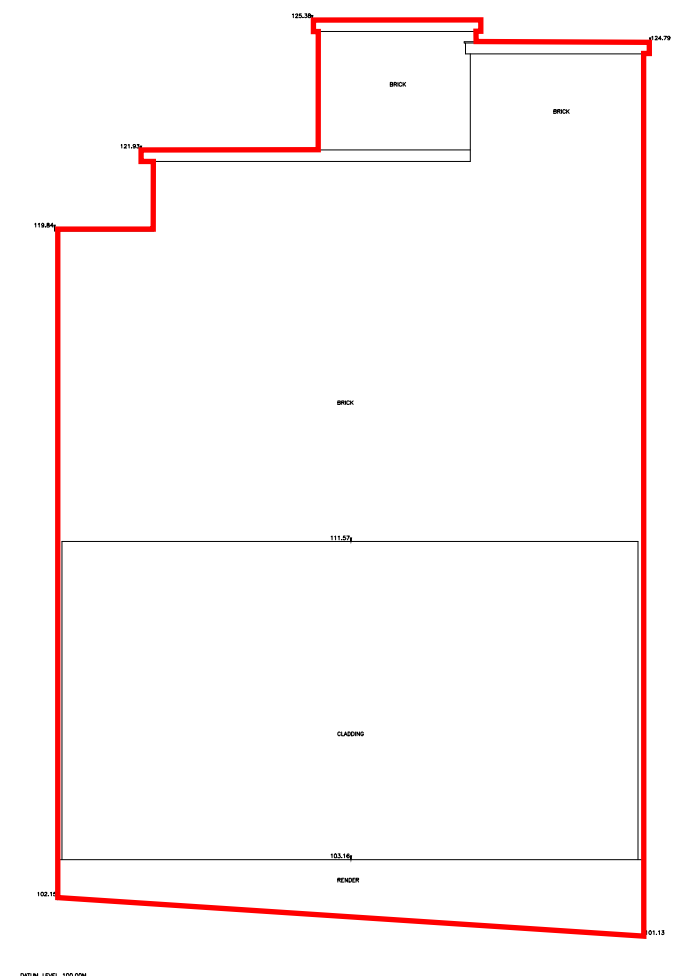
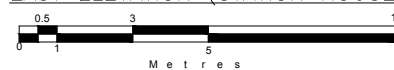
STATION HOUSE ELEVATIONS 1:100@A1
READING OCT 2014

DRAWN BY:— AN

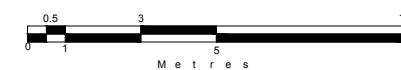
DRAWING NUMBER:- MS-4516B(SHEET 5 OF 6)



EAST ELEVATION (STATION HOUSE)



NORTH ELEVATION (STATION HOUSE)



Existing Elevations

1:200 @ A3



Extent of proposed demolition outlined in red

- NOTES: -
- GRID OF LOCAL ORIGIN.
 - LEVELS NOT RELATIVE TO OSBM
 - LOCAL DATUM GROUND FLOOR LEVEL VALUE 100.00M.
- KEY: -
- F-C FLOOR TO CEILING
 - F-S FLOOR TO SILL
 - S-H SILL TO HEAD
 - F-H FLOOR TO HEAD
 - F-Spr FLOOR TO SPRING
 - +0.00 CHANGE IN HEIGHT
 - FFL FINISHED FLOOR LEVEL
 - △ LEVELS RELEVANT TO SOFFIT
 - ▽ LEVEL RELEVANT TO SURFACE
 - DIRECTION OF INCLINE
 - 0.00 DOOR OPENING WIDTH
 - 0.00 DOOR OPENING HEIGHT
 - DP DOWN PIPE
 - VP VENT PIPE
 - G GULLY
 - IC INSPECTION CHAMBER

FOR TOPOGRAPHICAL SURVEY SEE MS-4516

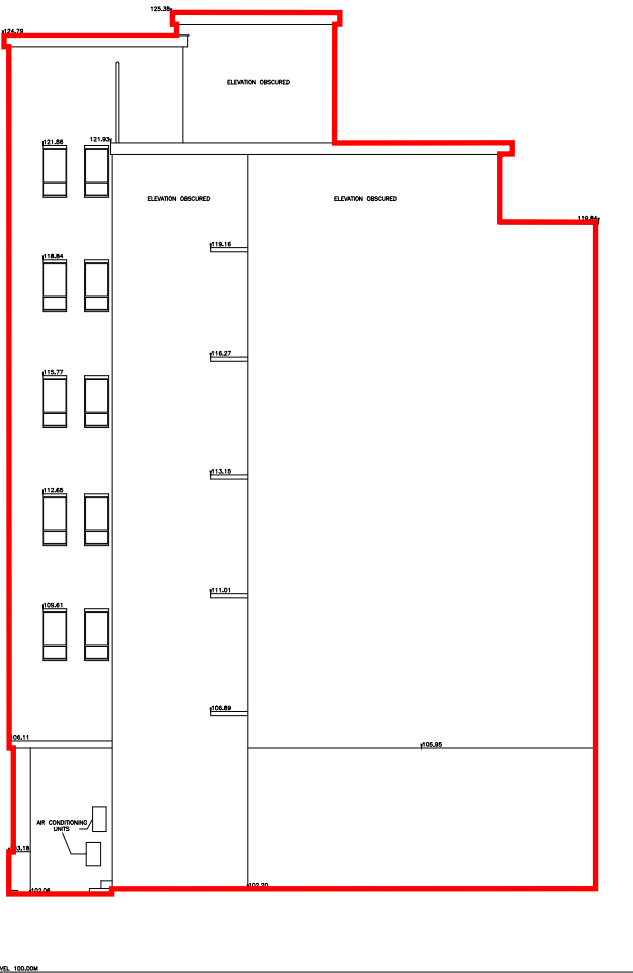
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STATION HOUSE
READING
ELEVATIONS
1:100@A1
OCT 2014

DRAWN BY: - AN
DRAWING NUMBER: - MS-4516B(SHEET 6 OF 6)



WEST ELEVATION (STATION HOUSE)



SOUTH ELEVATION (STATION HOUSE)

