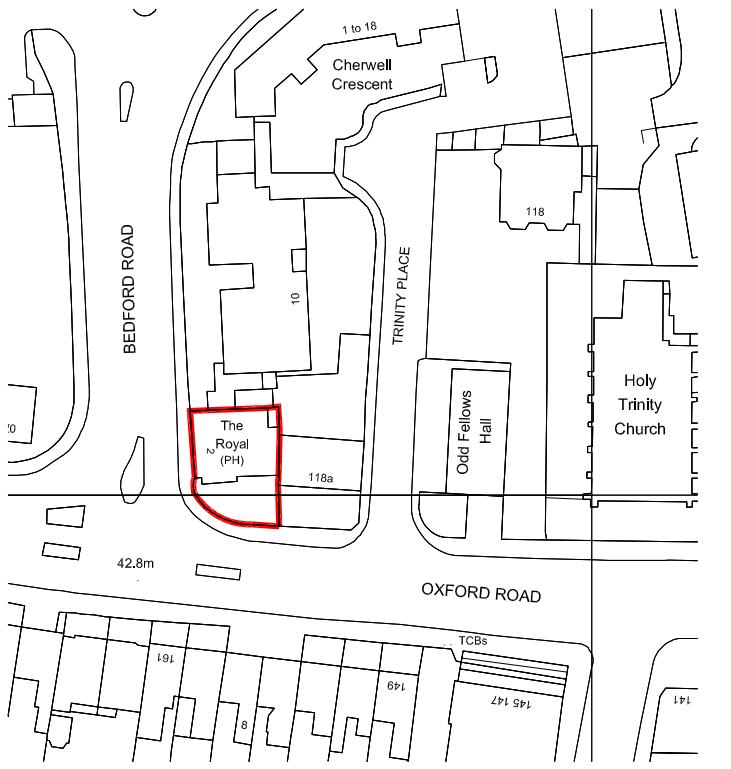
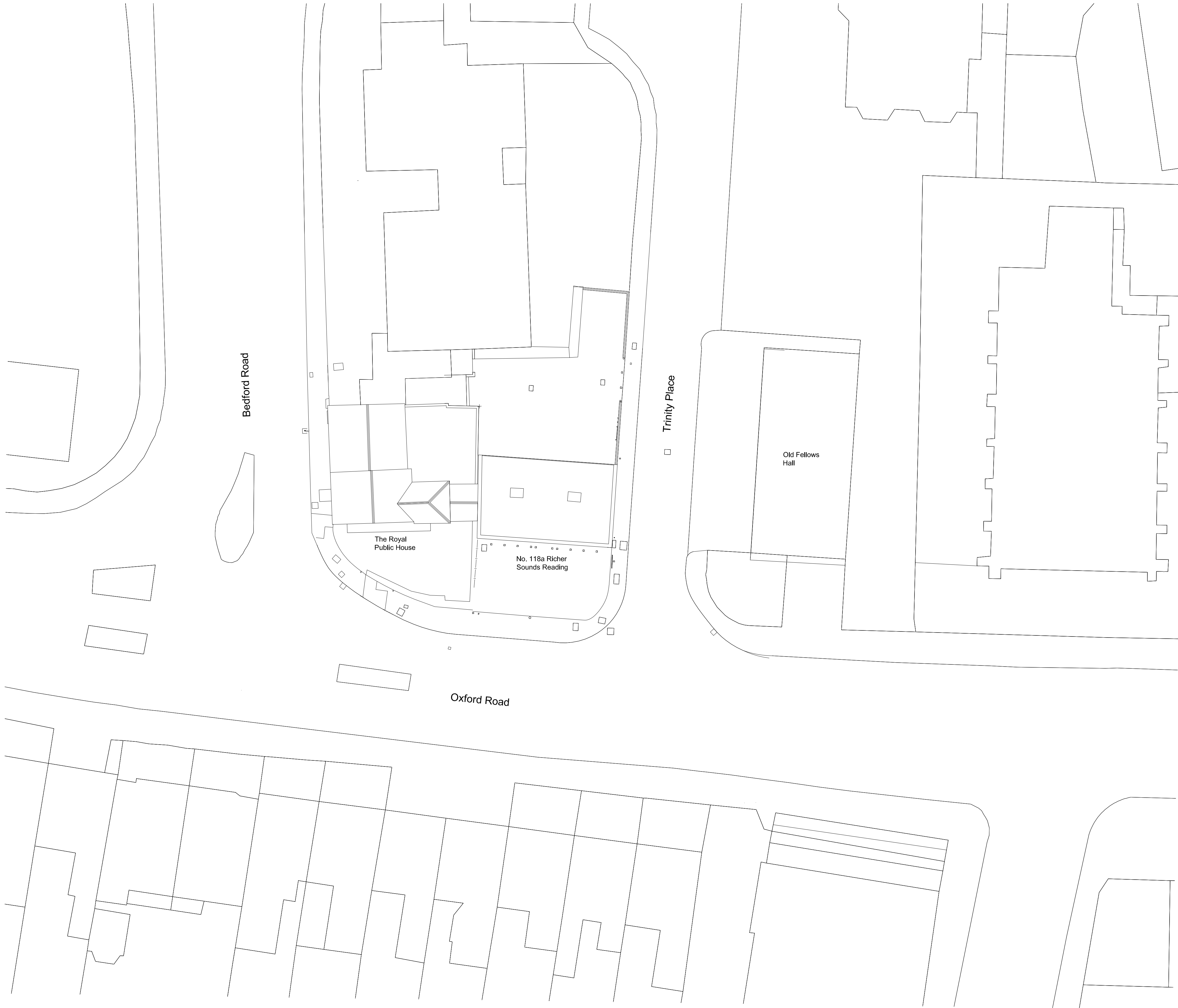




Site location plan 1:1250

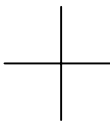


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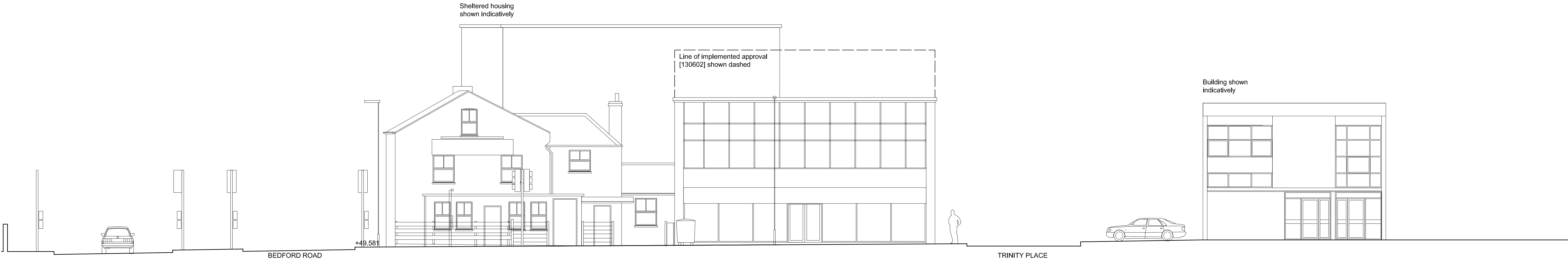
project:	A1/A2/A3 use and 6 apartments No 2 Bedford Road, Reading
client:	J R Properties
drawing:	Site plan as existing
drawing number:	15-035-01
revision:	C [24-05-18]
date:	January 2016
scale:	1:200
original size:	A1
issue:	Approval
drawn:	DJU
checked:	

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West elevation to Bedford Road



South elevation to Oxford Road



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project:

client:

drawing:

A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading
J R Properties
Elevations as existing 1

drawing number:

revision:

date:

scale:

original size:

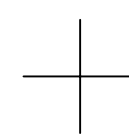
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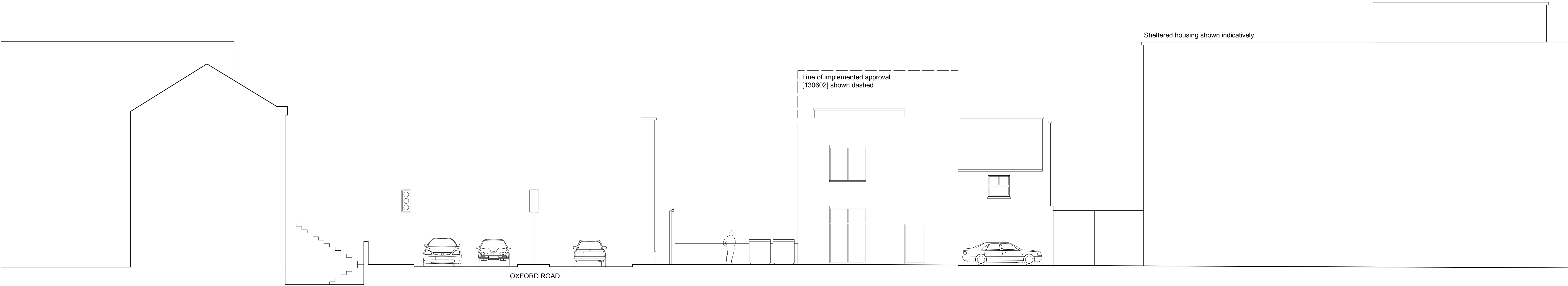
drawn:

checked:

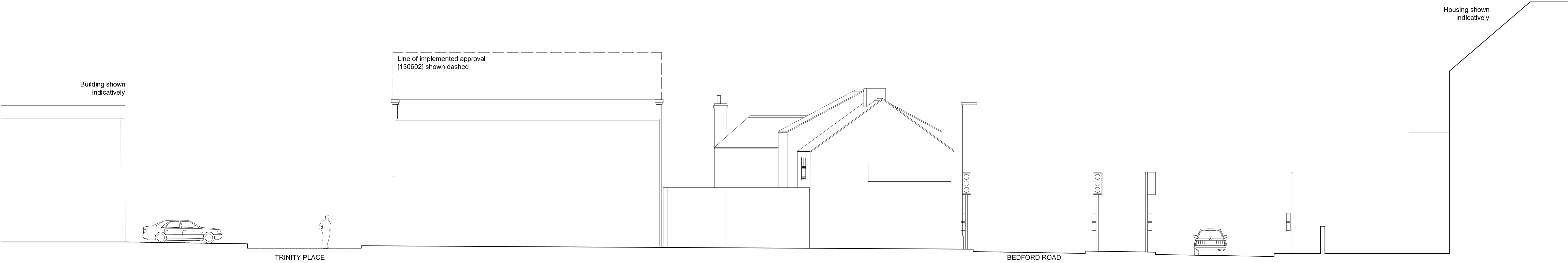
15-035-04
C [24-05-18]
March 2016
1:100
A1
Approval
SAF
DJU

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East elevation to Trinity Place



North elevation



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project:

client:

drawing:

A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading
J R Properties
Elevations as existing 2

drawing number:

revision:

date:

scale:

original size:

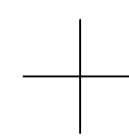
issue:

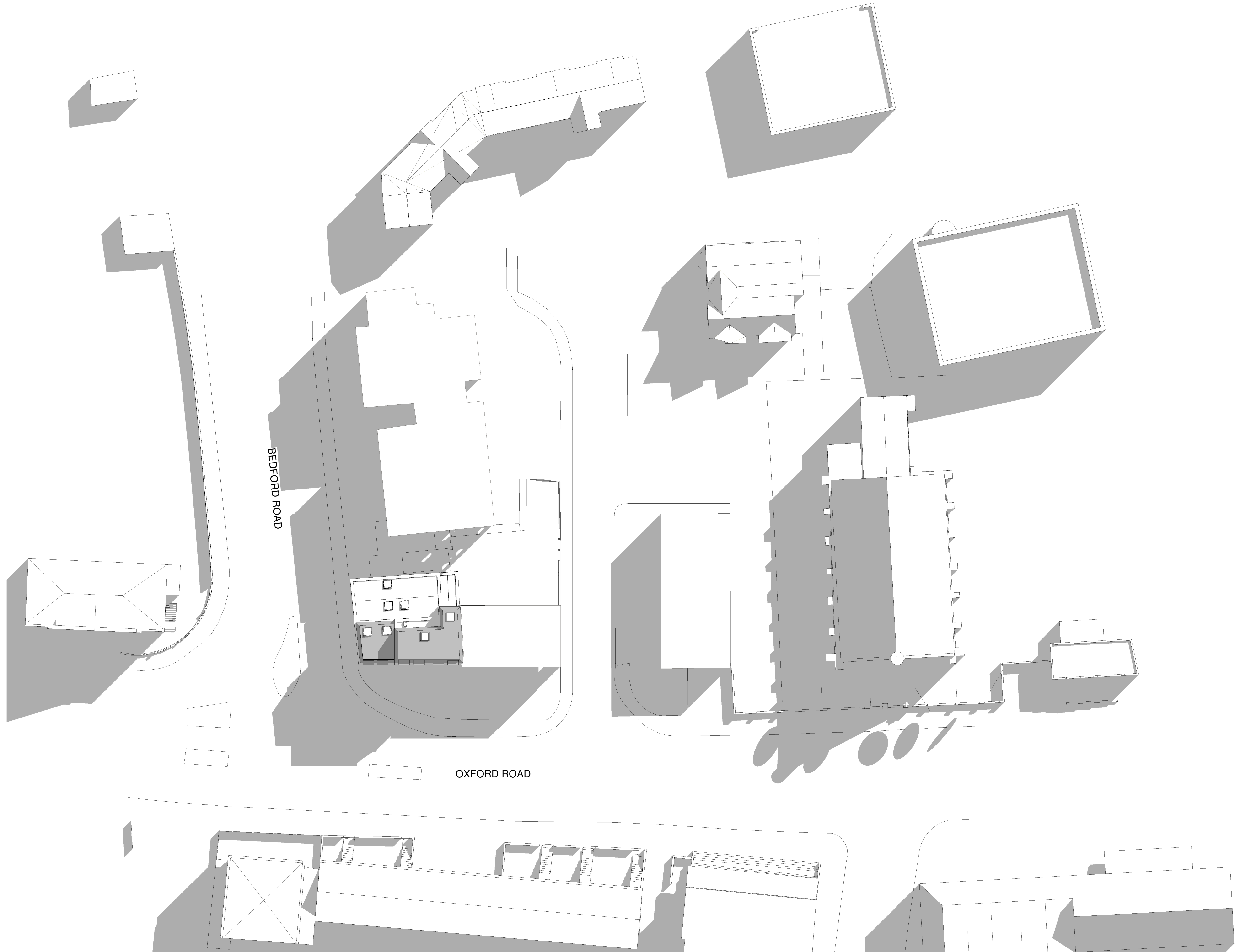
drawn:

checked:

15-035-05
C [24-05-18]
March 2016
1:100
A1
Approval
SAF
DJU

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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	New scheme	22-12-17
C	Alterations	02-05-18
D	Issued for approval	16-05-18
E	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING

Site plan

CLIENT

JR Properties

ISSUED FOR

Approval

DRAWN BY	CHECKED BY	DATE
DJU	-	04/28/16

PROJECT NUMBER	SCALE (@ A1)
15-035	1 : 250

DRAWING NUMBER	REV
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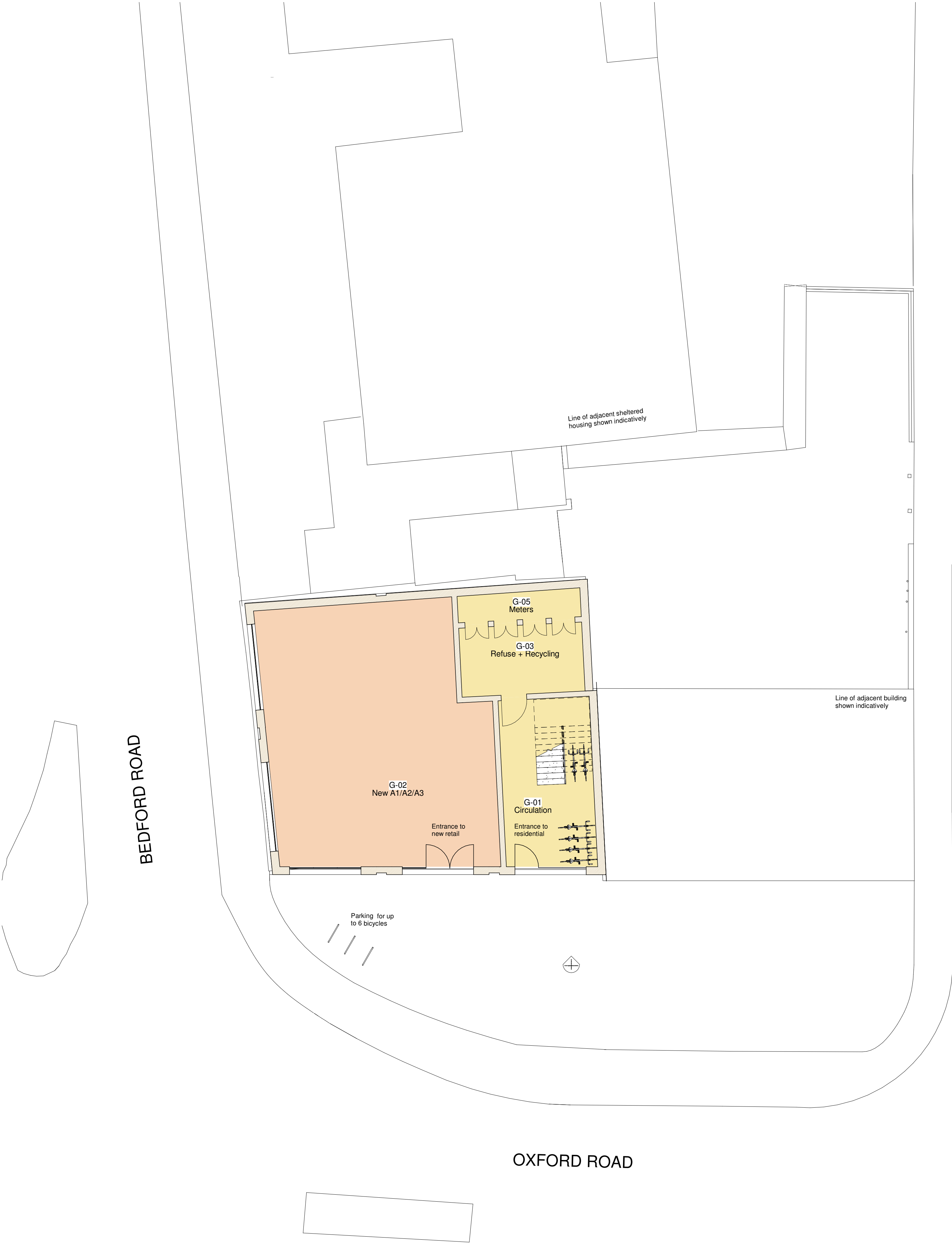
310 **E**

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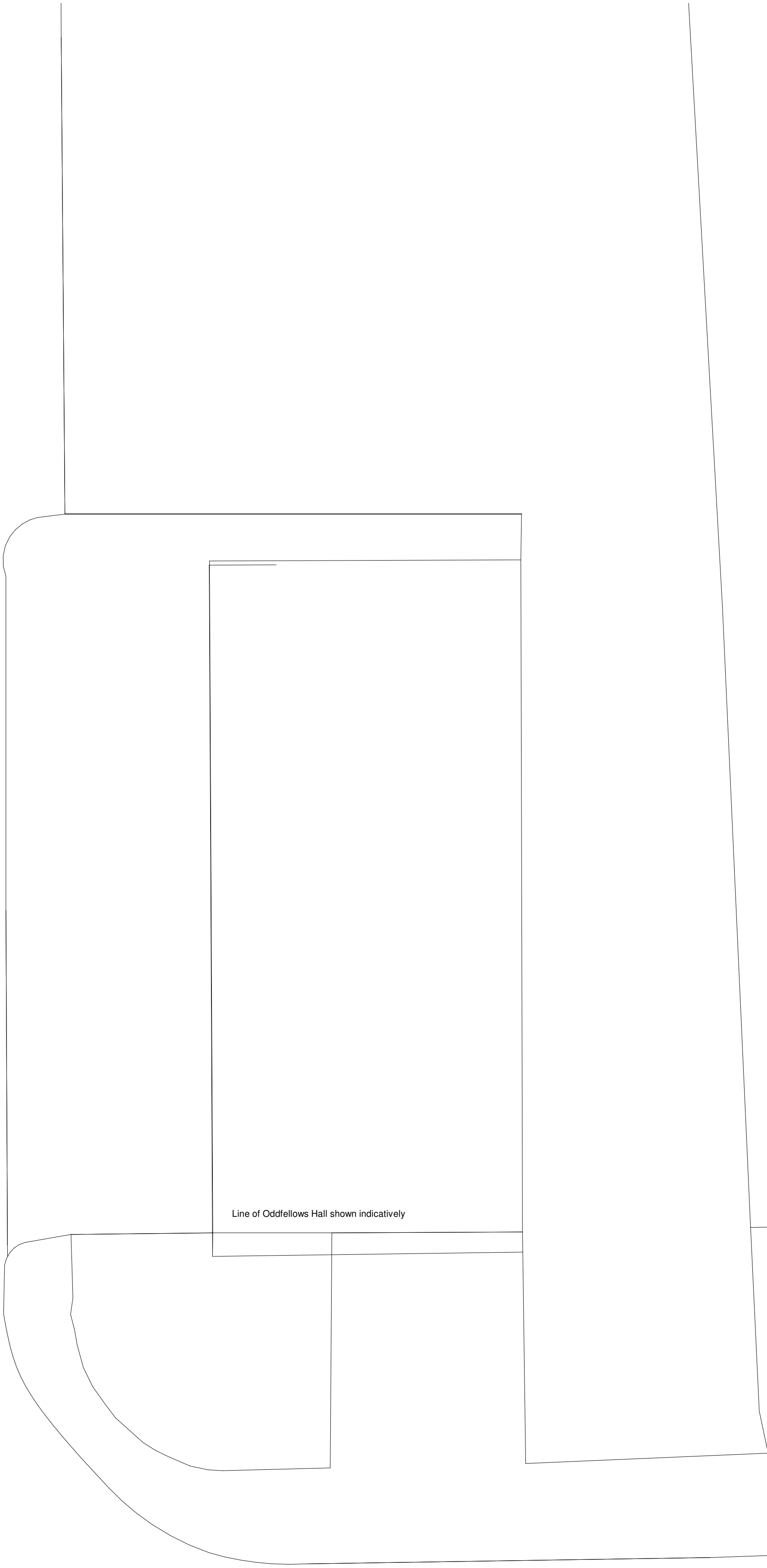


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**MADE IN SHEFFIELD**



TRINITY PLACE



Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Retail unit in accordance with approved scheme	26-09-17
C	New scheme	22-12-17
D	Preliminary issue of reduced scheme	27-04-18
E	Alterations	01-05-18
F	Alterations	02-05-18
G	Issued for approval	16-05-18
H	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Ground floor plan
CLIENT
JR Properties

ISSUED FOR
Approval
DRAWN BY
DJU
CHECKED BY
DJU
DATE
04/28/16

PROJECT NUMBER	SCALE (@ A1)
15-035	1 : 100

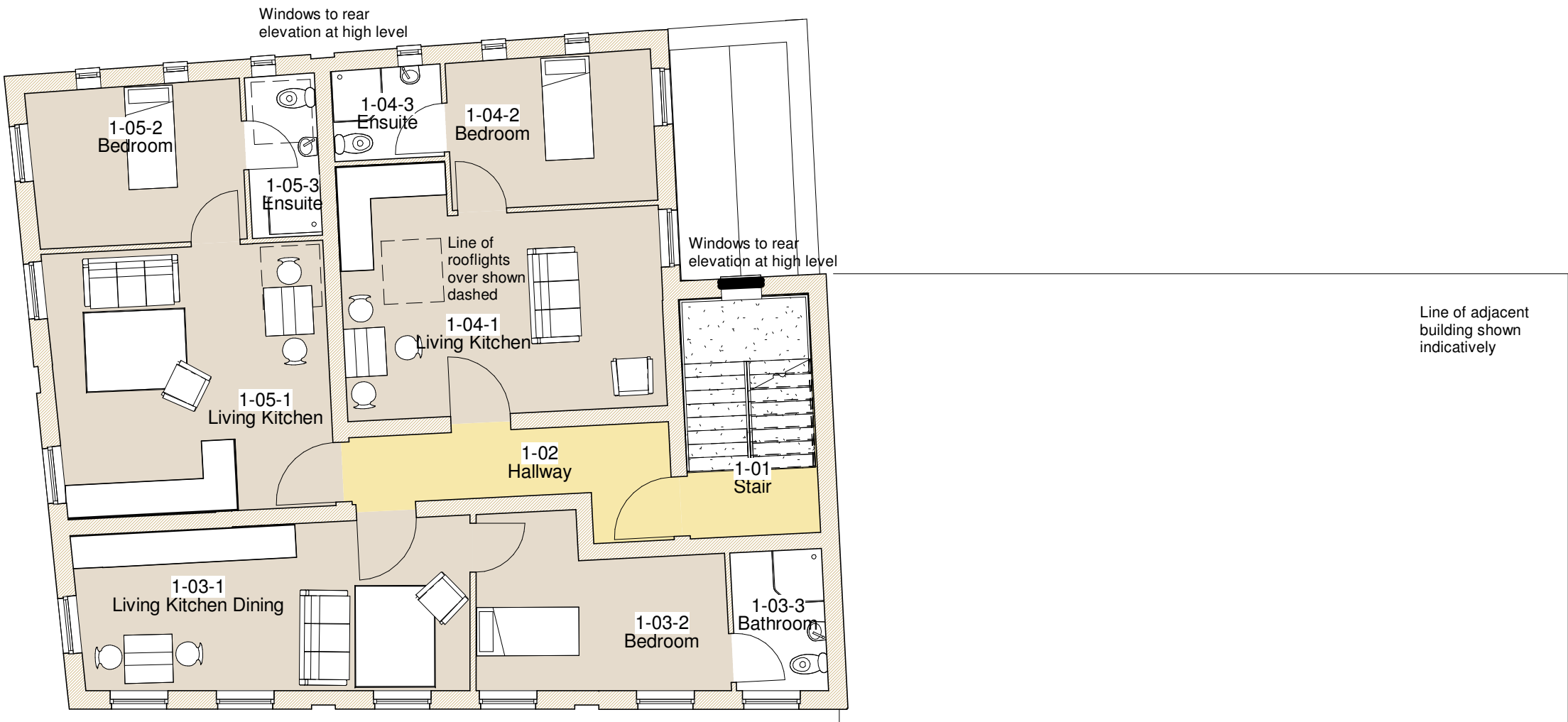
DRAWING NUMBER	REV
321	H

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Rev	Description	Date
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B	Retail unit in accordance with approved scheme	26-09-17
C	New scheme	22-12-17
D	Preliminary issue of reduced scheme	27-04-18
E	Alterations	01-05-18
F	Alterations	02-05-18
G	Issued for approval	16-05-18
H	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
First floor plan

CLIENT
JR Properties

ISSUED FOR
Approval

DRAWN BY DJU	CHECKED BY -	DATE 04/30/16
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PROJECT NUMBER 15-035	SCALE (@ A1) 1 : 100
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DRAWING NUMBER	REV
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322

H

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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Retail unit in accordance with approved scheme	26-09-17
C	New scheme	22-12-17
D	Preliminary issue of reduced scheme	27-04-18
E	Alterations	01-05-18
F	Alterations	02-05-18
G	Issued for approval	16-05-18
H	Issued for approval	24-05-18

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Line of adjoining sheltered housing on Trinity Place shown indicatively



Line of adjacent building shown indicatively

Line of adjoining Oddfellows Hall shown indicatively



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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Second floor plan
CLIENT
JR Properties

ISSUED FOR
Approval
DRAWN BY
DJU
CHECKED BY
-
DATE
04/30/16

PROJECT NUMBER 15-035	SCALE (@ A1) 1 : 100
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DRAWING NUMBER 323	REV H
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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	New scheme	22-12-17
C	Preliminary issue of reduced scheme	27-04-18
D	Alterations	01-05-18
E	Alterations	02-05-18
F	Issued for approval	16-05-18
G	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Third floor plan

CLIENT
JR Properties

ISSUED FOR

Approval

DRAWN BY	CHECKED BY	DATE
DJU	-	04/30/16

PROJECT NUMBER	SCALE (@ A1)
15-035	1 : 100

DRAWING NUMBER	REV
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324

G

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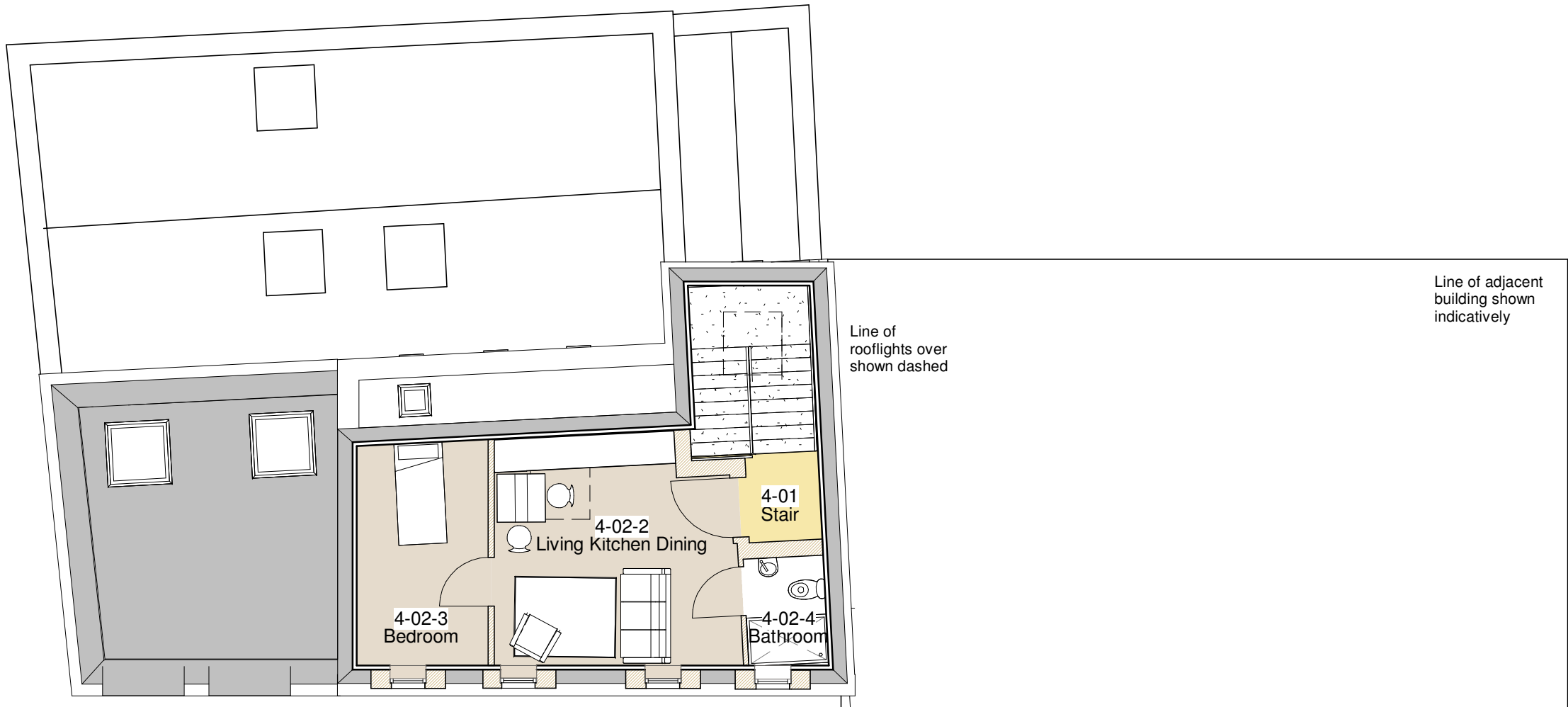
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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	New scheme	22-12-17
C	Preliminary issue of reduced scheme	27-04-18
D	Alterations	01-05-18
E	Alterations	02-05-18
F	Issued for approval	16-05-18
G	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Fourth floor plan

CLIENT
JR Properties

ISSUED FOR

Approval

DRAWN BY	CHECKED BY	DATE
DJU	-	04/30/16

PROJECT NUMBER	SCALE (@ A1)
15-035	1 : 100

DRAWING NUMBER	REV
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325 G

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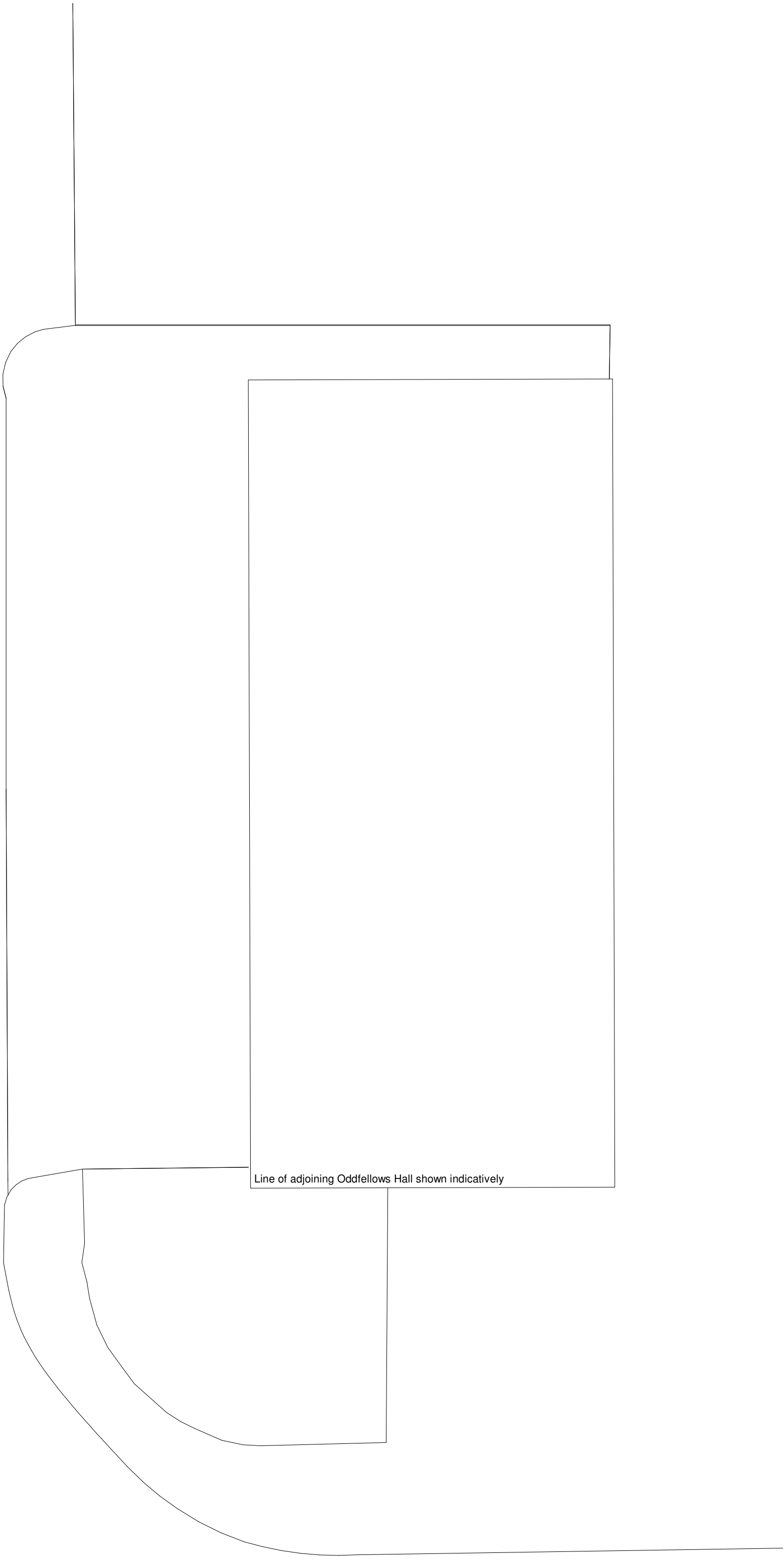
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1 **Roof Level**
1 : 100



Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	New scheme	22-12-17
C	Issued for approval	16-05-18
D	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Roof plan

CLIENT
JR Properties

ISSUED FOR

Approval

DRAWN BY DJU	CHECKED BY -	DATE 04/30/16
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PROJECT NUMBER 15-035	SCALE (@ A1) 1 : 100
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DRAWING NUMBER	REV
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326 D

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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Retail unit in accordance with approved scheme	26-09-17
C	New scheme	22-12-17
D	Preliminary issue of reduced scheme	27-04-18
E	Alterations	02-05-18
F	Issued for approval	16-05-18
G	Issued for approval	24-05-18

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Continuous GRP flat roof covering

Low profile rooflights in low pitched roof

Natural slate mansard roof covering, with mitred hips + monopitch terracotta ridge tiles in colour blue

Leadwork jambs to dormer windows

Reconstituted stone copings
Soldier course to head of roof

Brickwork to match context

Powder coated metal windows and clear glass with proprietary soldier course lintels and full depth (1 brick) jambs

Powder coated metal shopfront glazing + doors with clear glass

BEDFORD ROAD

Brickwork
recess

New Retail
Entrance

Residential
Entrance

Line of Trinity Place behind
shown indicatively

Line of building
adjacent shown
indicatively

TRINITY PLACE



Adjoining Oddfellows Hall shown
indicatively

1 South Elevation

1 : 100



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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
South + west elevations

CLIENT
JR Properties

ISSUED FOR
Approval

DRAWN BY DJU	CHECKED BY -	DATE 04/30/16
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PROJECT NUMBER 15-035	SCALE (@ A1) 1 : 100
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DRAWING NUMBER	REV
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327	G
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Continuous GRP flat roof covering

Low profile rooflights in low pitched roof

Natural slate mansard roof covering, with mitred hips + monopitch terracotta ridge tiles in colour blue

Leadwork jambs to dormer windows

Reconstituted stone copings
Soldier course to head of roof

Brickwork to match context

Powder coated metal windows and clear glass with proprietary soldier course lintels and full depth (1 brick) jambs

Powder coated metal shopfront glazing + doors with clear glass

Adjoining sheltered housing on Trinity Place shown indicatively

Brickwork
recess

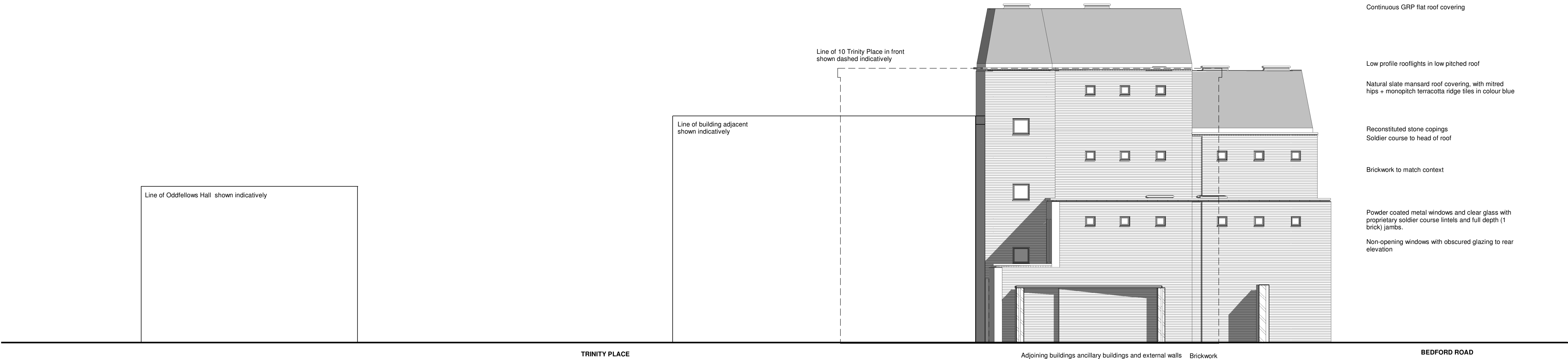
OXFORD ROAD

2 West Elevation

1 : 100

Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Retail unit in accordance with approved scheme	26-09-17
C	New scheme	22-12-17
D	Amendments prior to meeting	28-03-18
E	Preliminary issue of reduced scheme	27-04-18
F	Alterations	02-05-18
G	Issued for approval	16-05-18
H	Issued for approval	24-05-18

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1 North Elevation
1 : 100

Continuous GRP flat roof covering
Low profile rooflights in low pitched roof
Natural slate mansard roof covering, with mitred hips + monopitch terracotta ridge tiles in colour blue
Leadwork jambs to dormer windows
Reconstituted stone copings
Soldier course to head of roof

Brickwork to match context

Powder coated metal windows and clear glass with proprietary soldier course lintels and full depth (1 brick) jambs

OXFORD ROAD



2 East Elevation
1 : 100



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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
North + east elevations

CLIENT
JR Properties

ISSUED FOR
Approval

DRAWN BY DJU	CHECKED BY -	DATE 04/30/16
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PROJECT NUMBER 15-035	SCALE (@ A1) 1 : 100
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DRAWING NUMBER	REV
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328 H

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Rev	Description	Date
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E	Issued for approval	16-05-18
F	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

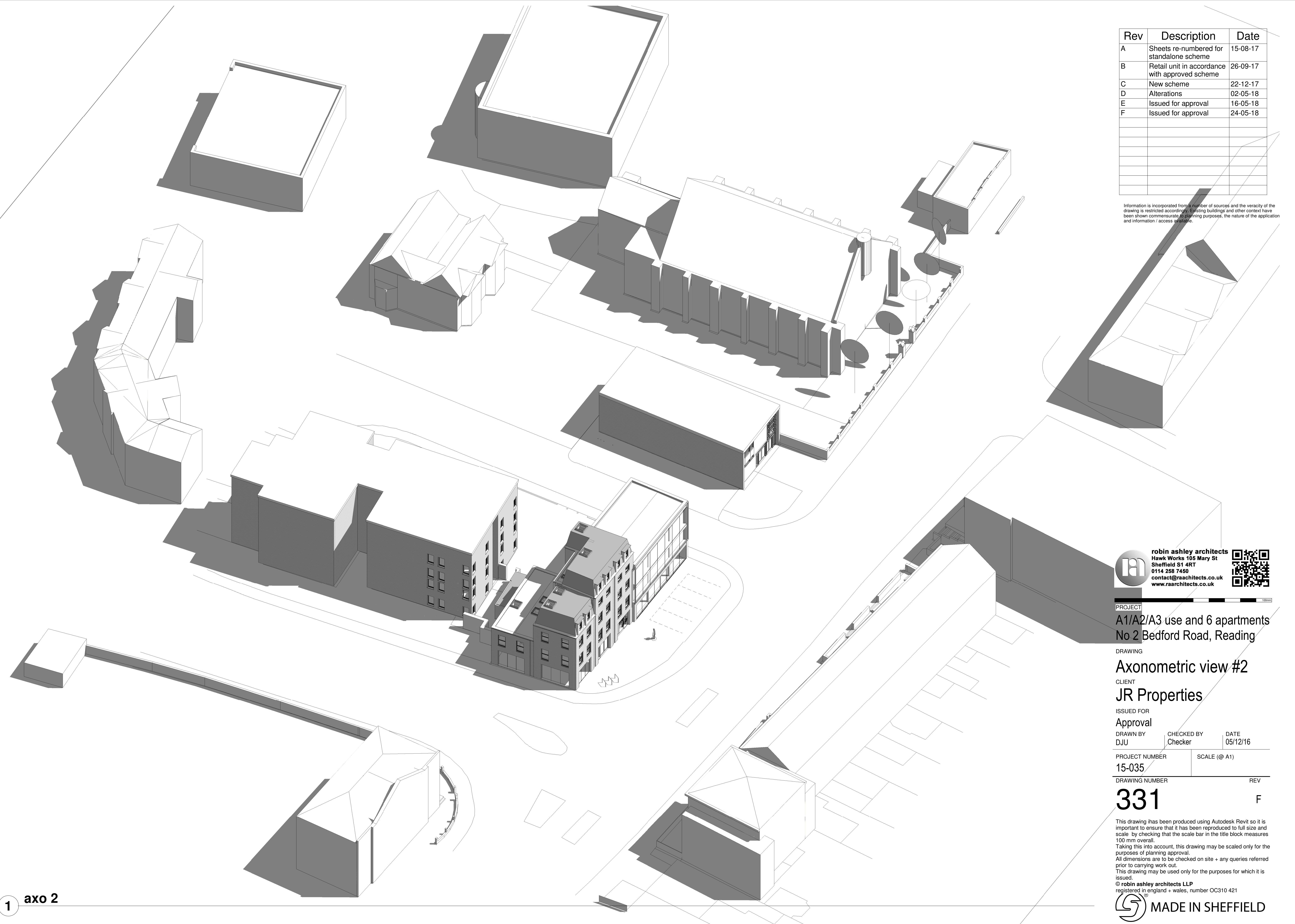
DRAWING
Axonometric view #1
CLIENT
JR Properties

ISSUED FOR Approval		
DRAWN BY DJU	CHECKED BY -	DATE 04/30/16
PROJECT NUMBER 15-035	SCALE (@ A1)	
DRAWING NUMBER 330	REV F	

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1 axo 1



Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Axonometric view #2

CLIENT
JR Properties

ISSUED FOR
Approval

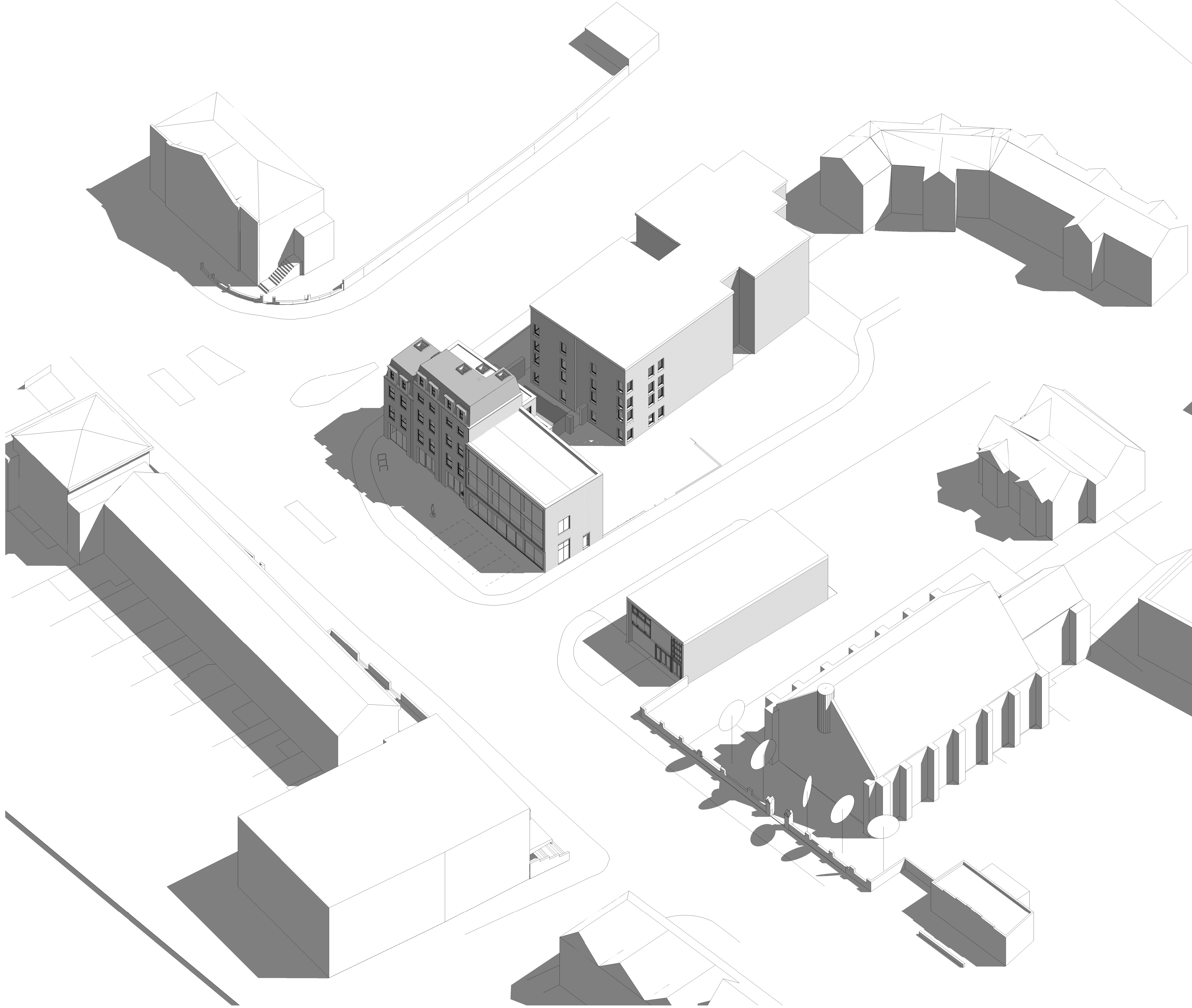
DRAWN BY DJU	CHECKED BY Checker	DATE 05/12/16
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PROJECT NUMBER 15-035	SCALE (@ A1)
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DRAWING NUMBER 331	REV F
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Rev	Description	Date
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D	Alterations	02-05-18
E	Issued for approval	16-05-18
F	Issued for approval	24-05-18

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Axonometric view #3

CLIENT
JR Properties

ISSUED FOR
Approval

DRAWN BY DJU	CHECKED BY Checker	DATE 05/12/16
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PROJECT NUMBER 15-035	SCALE (@ A1)
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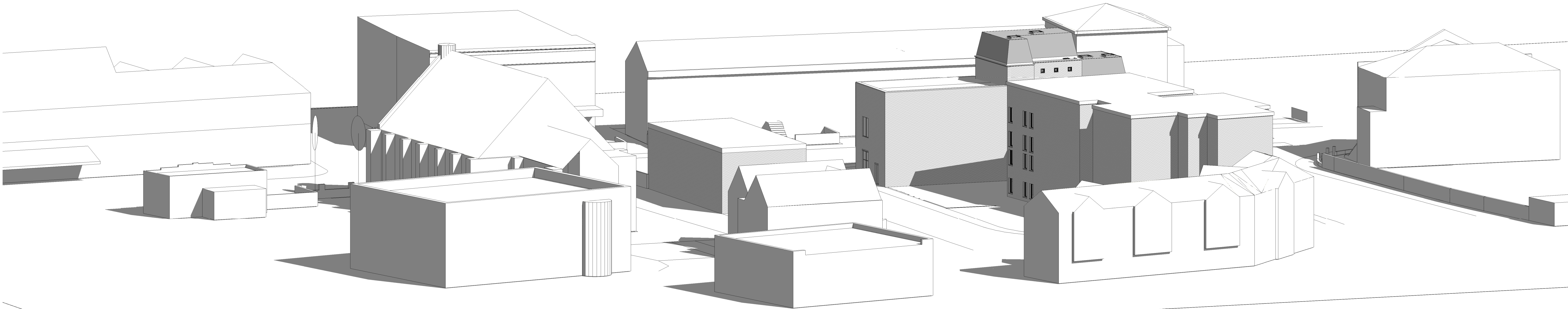
DRAWING NUMBER 332	REV F
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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	New scheme	22-12-17
C	Alterations	02-05-18
D	Issued for approval	16-05-18
E	Issued for approval	24-05-18

Information is incorporated from a number of sources and the veracity of the drawing is restricted accordingly. Existing buildings and other context have been shown commensurate to planning purposes, the nature of the application and information / access available.



1 axo 4



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PROJECT

A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING

Axonometric view #4

CLIENT

JR Properties

ISSUED FOR

Approval

DRAWN BY	CHECKED BY	DATE
DJU	-	04/30/16

PROJECT NUMBER	SCALE (@ A1)
15-035	

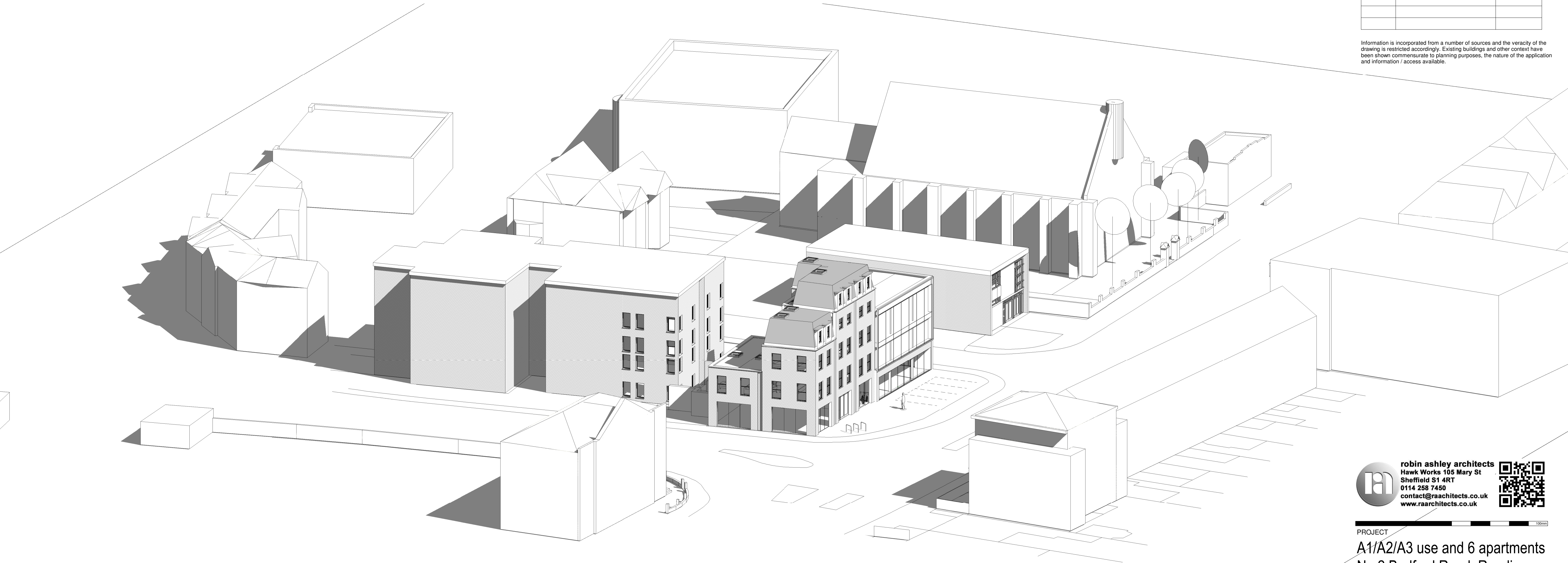
DRAWING NUMBER	REV
333	E

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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Alterations	01-05-18
C	Alterations	02-05-18
D	Issued for approval	16-05-18
E	Issued for approval	24-05-18

Information is incorporated from a number of sources and the veracity of the drawing is restricted accordingly. Existing buildings and other context have been shown commensurate to planning purposes, the nature of the application and information / access available.



1 axo 5



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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Axonometric view #5

CLIENT
JR Properties

ISSUED FOR
Approval

DRAWN BY DJU	CHECKED BY Checker	DATE 05/13/16
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PROJECT NUMBER 15-035	SCALE (@ A1)
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DRAWING NUMBER 334	REV E
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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Retail unit in accordance with approved scheme	26-09-17
C	Alterations	02-05-18
D	Issued for approval	16-05-18
E	Issued for approval	24-05-18

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1 axo 6



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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Axonometric view #6

CLIENT
JR Properties

ISSUED FOR
Approval

DRAWN BY DJU	CHECKED BY Checker	DATE 05/13/16
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PROJECT NUMBER 15-035	SCALE (@ A1)
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DRAWING NUMBER	REV
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335	E
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Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Retail unit in accordance with approved scheme	26-09-17
C	Alterations	01-05-18
D	Alterations	02-05-18
E	Issued for approval	16-05-18
F	Issued for approval	24-05-18



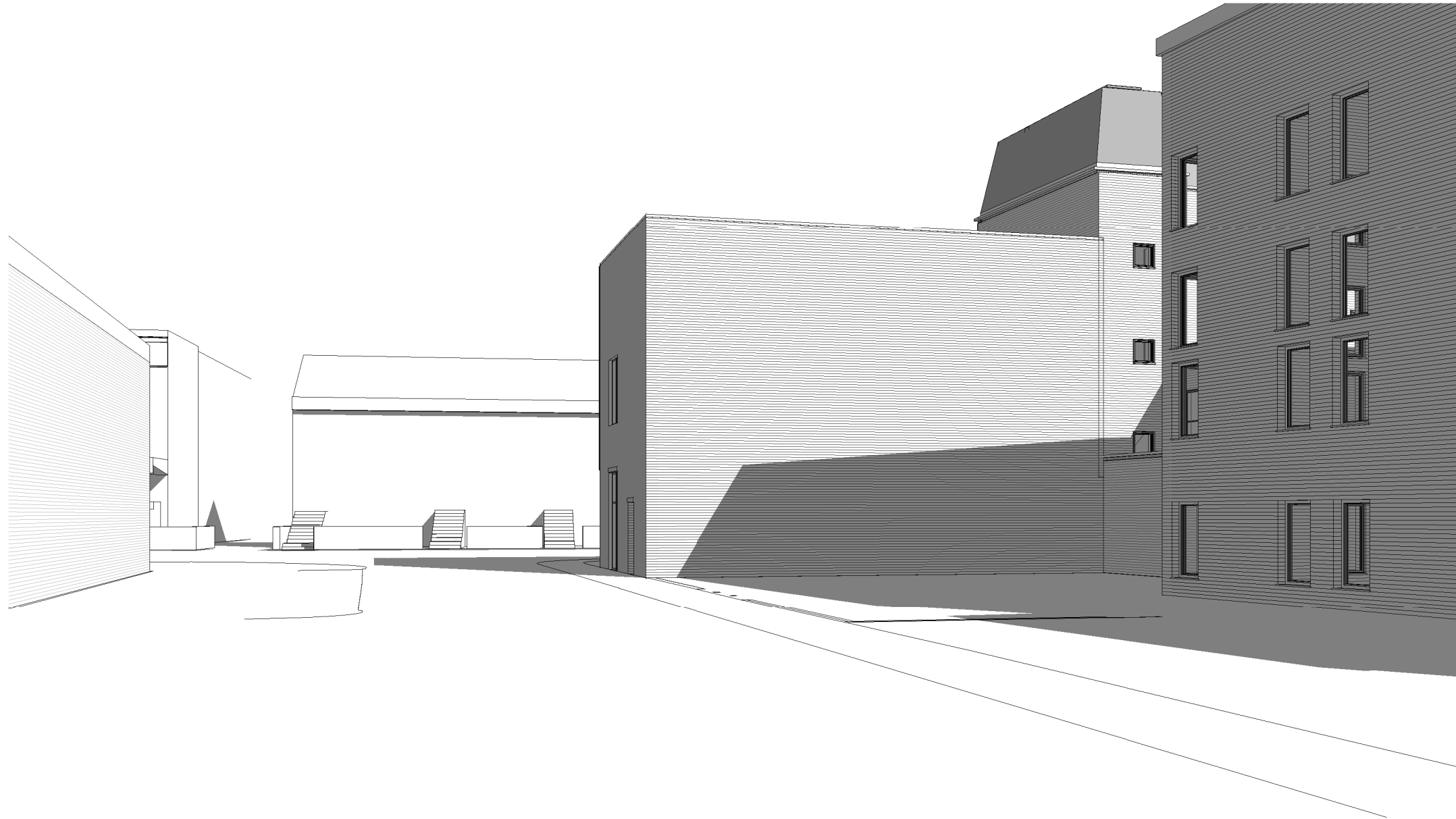
6 3D View C



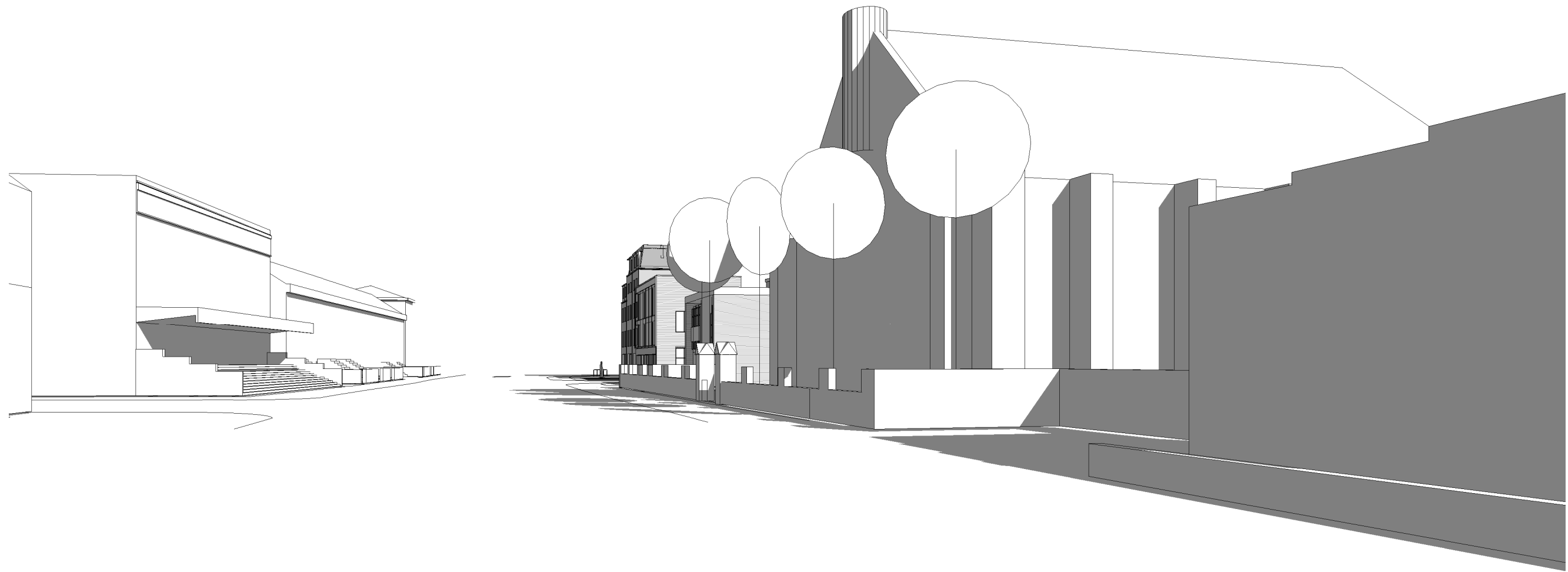
1 3D View A



3 3D View B



2 3D View D



5 3D View E

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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Perspective views
CLIENT
JR Properties

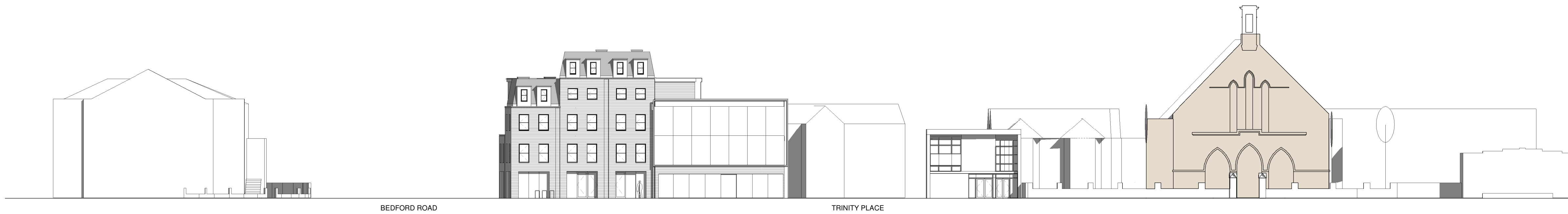
ISSUED FOR
Approval
DRAWN BY
DJU
CHECKED BY
Checker
DATE
05/13/16

PROJECT NUMBER 15-035	SCALE (@ A1)
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DRAWING NUMBER 336	REV F
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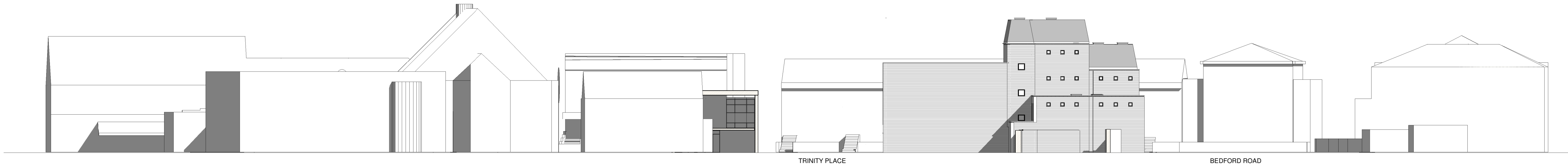




1 Contextual Elevation - south
1 : 250

Rev	Description	Date
A	Sheets re-numbered for standalone scheme	15-08-17
B	Retail unit in accordance with approved scheme	26-09-17
C	Amendments prior to meeting	28-03-18
D	Alterations	02-05-18
E	Issued for approval	16-05-18
F	Issued for approval	24-05-18

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3 Contextual Elevation - north
1 : 250



2 Contextual Elevation - west
1 : 250



4 Contextual Elevation - east
1 : 250



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PROJECT
A1/A2/A3 use and 6 apartments
No 2 Bedford Road, Reading

DRAWING
Contextual elevations
CLIENT
JR Properties

ISSUED FOR
Approval
DRAWN BY
DJU
CHECKED BY
Checker
DATE
05/18/16

PROJECT NUMBER 15-035	SCALE (@ A1) 1 : 250
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DRAWING NUMBER 337	REV F
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