

35-43 GREYFRIARS ROAD

READING

DESIGN DOCUMENT

SPARC
ARCHITECTURE

25.11.16

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35 – 43 GREYFRIARS ROAD READING

DESIGN DOCUMENT

<i>Client:</i>	BOULTBEE BROOKS
<i>Project ref:</i>	GR
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<i>Prepared by:</i>	TDM
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Cover Image: Zurich Headquarters Building Entrance Façade

Architect: SPPARC Architecture



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1.0 ROOF TERRACE

1.0 ROOF TERRACE SECTION

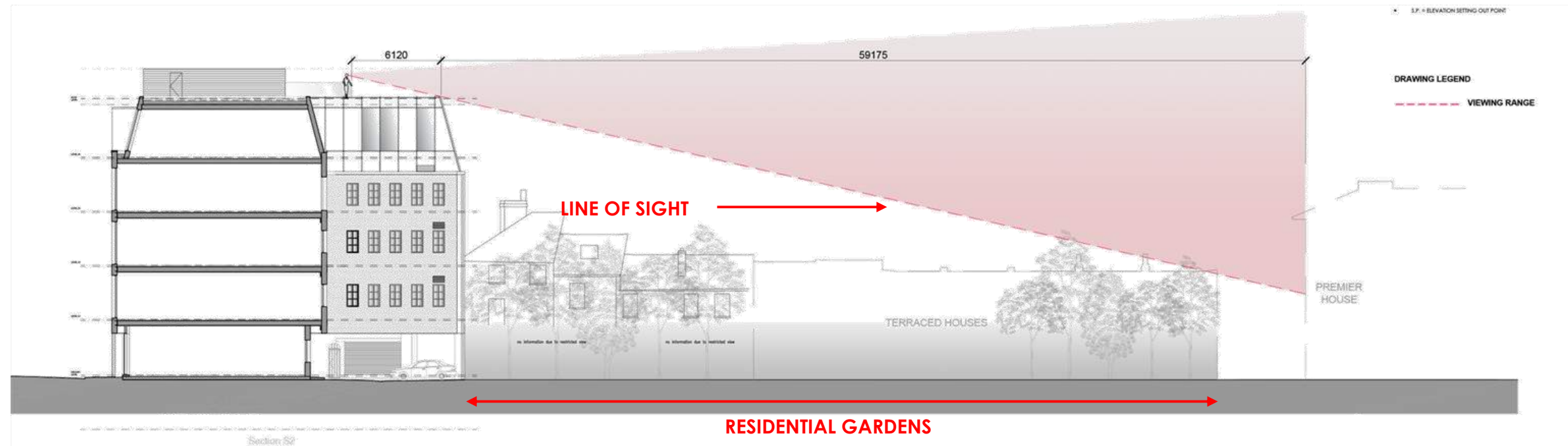
This design document was prepared on behalf of Boulton Brooks Real Estate regarding the addition of roof terrace to 35-43 Greyfriars Road.

The Planning Authority has concerns regarding impact of the roof terrace on the privacy of the neighbouring residential gardens, mainly noise and disturbance.

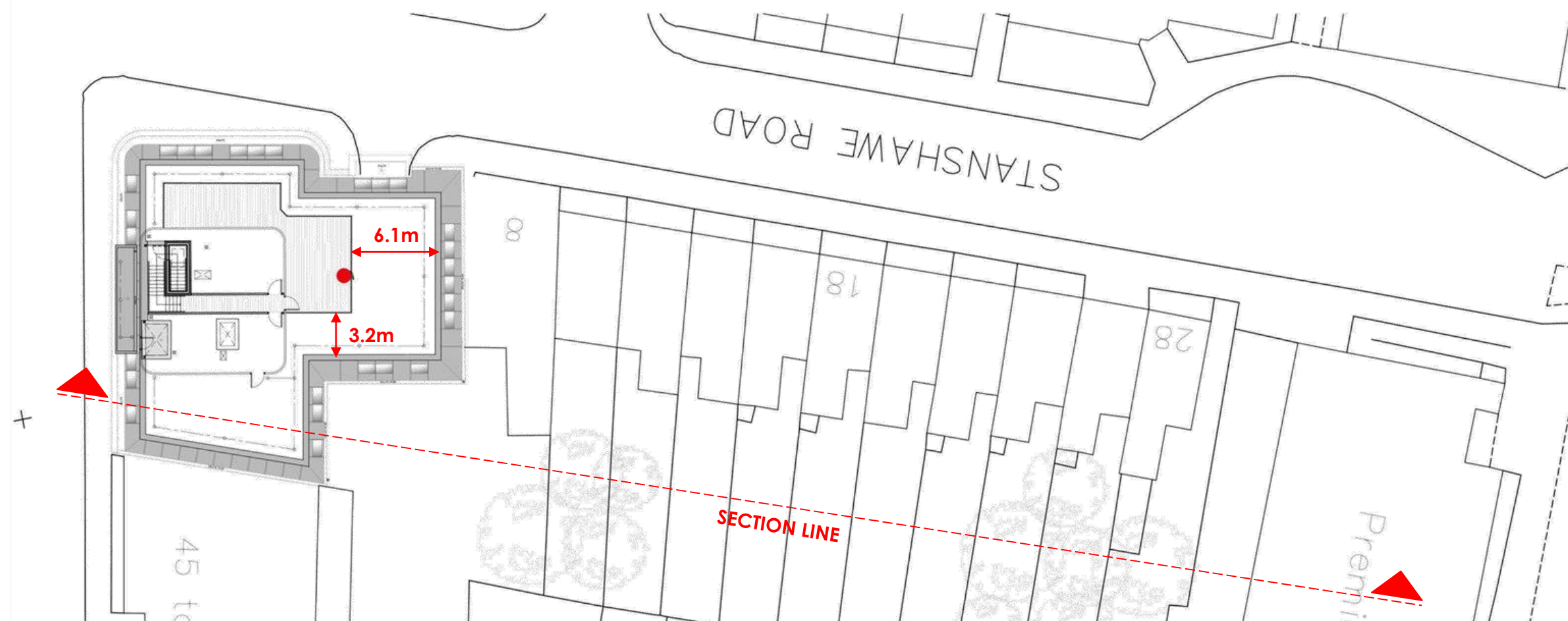
In order to mitigate these concerns, the roof terrace has been stepped back significantly from the roof edge, adjacent to the residences on Stanshawe Road, by approx 6.1m and approximately 3.2m from the rear elevation above the car parking area.

The diagrams below demonstrate that the views from the terrace to the adjacent gardens are completely blocked by the roof edge itself thus protecting the neighbours' privacy.

With regards to noise concerns, the significant setback will mitigate any impact on adjacent residences by drastically reducing the area of amenity and thus the possible number of occupants at any one time. The roof amenity area will also be restricted to standard office daytime hours and will not be available on weekends, hence not having any overbearing effect on the residential premises.



PROPOSED SECTION



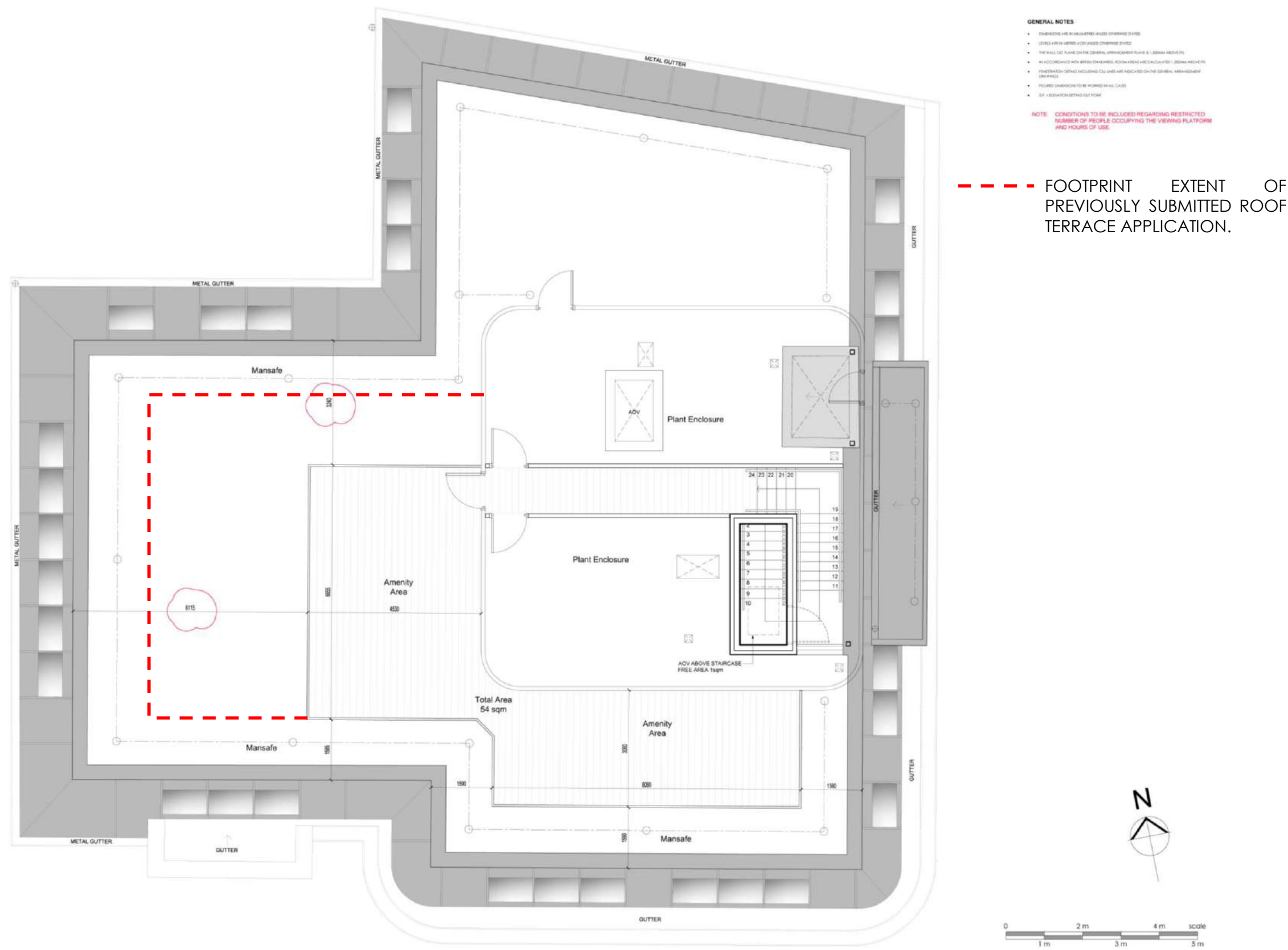
PROPOSED SITE PLAN



2.0 APPENDIX 01

PROPOSED FLOOR PLANS

PROPOSED ROOF PLAN



PROPOSED EAST ELEVATION



GENERAL NOTES

- DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- LEVELS ARE IN METRES ABOVE UNLESS OTHERWISE STATED
- THE WALL CUT PLANE ON THE GENERAL ARRANGEMENT PLANS IS 1.500M ABOVE FFL
- IN ACCORDANCE WITH BRITISH STANDARDS, ROOM AREAS ARE CALCULATED 1.500M ABOVE FFL
- PENETRATION DETAILS INCLUDING CILL AND ARE INDICATED ON THE GENERAL ARRANGEMENT DRAWINGS
- FIGURED DIMENSIONS TO BE WORKED IN ALL CASES
- S.F. = ELEVATION SETTING OUT POINT

MATERIALS LEGEND:

1. CRISTALL WINDOW
2. NEW BRICKWORK
3. ZINC CLADDING
4. GLAZED WINDOW IN ALUMINIUM FRAME
5. GLASS DOOR
6. PLANT ENCLOSURE: ALUMINIUM LOUVERS
7. LOUVERS
8. EXISTING BRICK TO BE SELF-COLOURED RENDERED
9. EXISTING ROLLER DOOR
10. EXISTING GATE
11. FRAMELESS GLASS BALUSTRADE

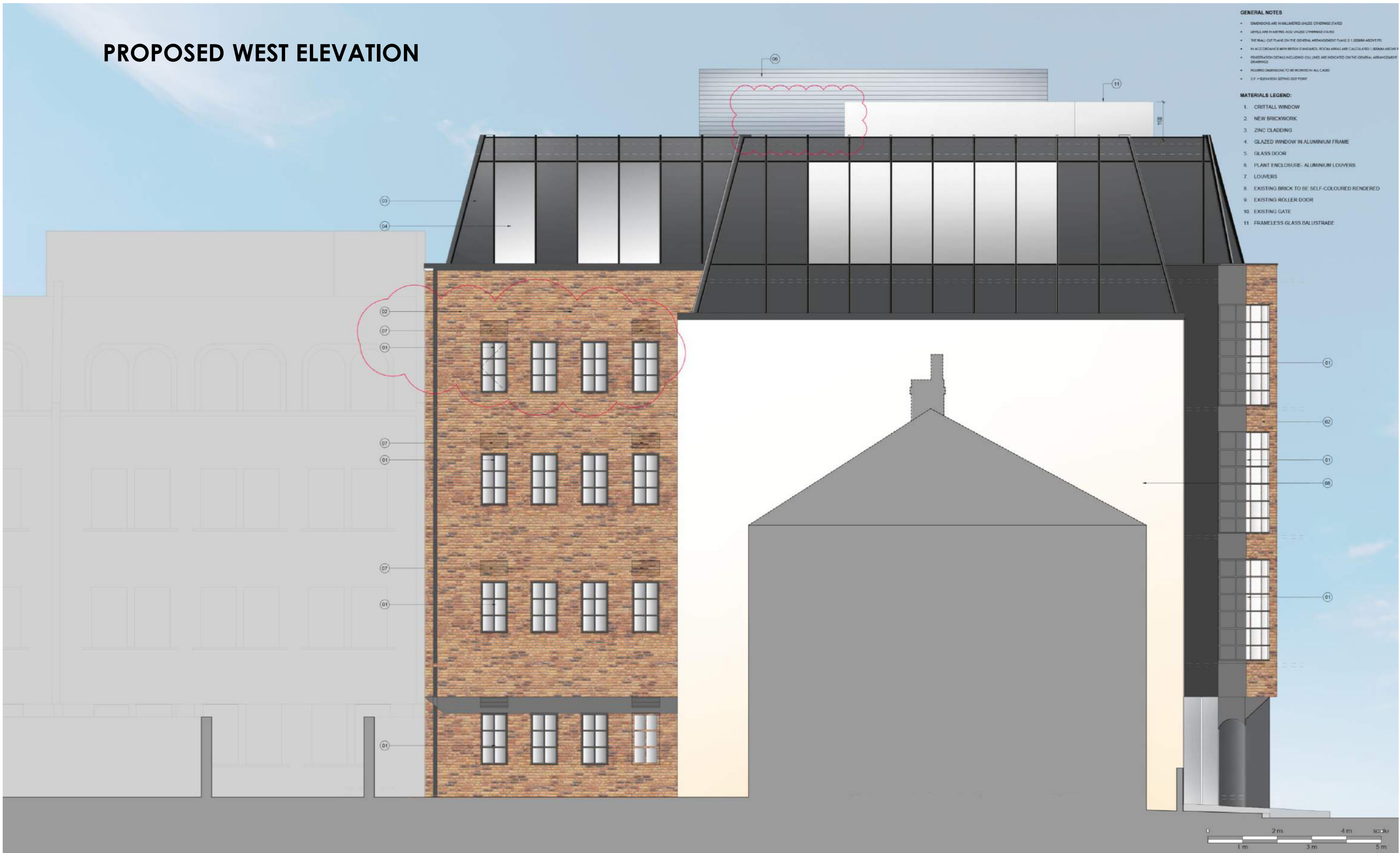
PROPOSED WEST ELEVATION

GENERAL NOTES

- DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- LEVELS ARE IN METRES AOD UNLESS OTHERWISE STATED
- THE WALL CUT PLANE ON THE GENERAL ARRANGEMENT PLANS IS 1.000MM ABOVE F
- IN ACCORDANCE WITH BRISA STANDARDS, ROOM AREAS ARE CALCULATED 1.300MM ABOVE F
- FINISHES/DETAILS INCLUDING CILL LINES ARE INDICATED ON THE GENERAL ARRANGEMENT DRAWINGS
- FIGURES DIMENSIONED TO BE WORKED IN ALL CASES
- E.P. = SEVERAL SETTING OUT POINT

MATERIALS LEGEND:

1. CRITTALL WINDOW
2. NEW BRICKWORK
3. ZINC CLADDING
4. GLAZED WINDOW IN ALUMINIUM FRAME
5. GLASS DOOR
6. PLANT ENCLOSURE- ALUMINIUM LOUVERS
7. LOUVERS
8. EXISTING BRICK TO BE SELF-COLOURED RENDERED
9. EXISTING ROLLER DOOR
10. EXISTING GATE
11. FRAMELESS GLASS BALUSTRADE



PROPOSED NORTH ELEVATION

GENERAL NOTES

- DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- LEVELS ARE IN METRES AOD UNLESS OTHERWISE STATED
- THE WALL CLIP PLANE ON THE GENERAL ARRANGEMENT PLANS IS 1.500M ABOVE FFL
- IN ACCORDANCE WITH BRITISH STANDARDS, ROOM AREAS ARE CALCULATED 1.500M ABOVE FFL
- PENETRATION DETAILS INCLUDING O/L LINES ARE INDICATED ON THE GENERAL ARRANGEMENT DRAWINGS
- FIGURED DIMENSIONS TO BE WORKED IN ALL CASES
- D.P. = ELEVATION SETTING OUT POINT

MATERIALS LEGEND:

1. CRITTALL WINDOW
2. NEW BRICKWORK
3. ZINC CLADDING
4. GLAZED WINDOW IN ALUMINIUM FRAME
5. GLASS DOOR
6. PLANT ENCLOSURE- ALUMINIUM LOUVERS
7. LOUVERS
8. EXISTING BRICK TO BE SELF-COLOURED RENDERED
9. EXISTING ROLLER DOOR
10. EXISTING GATE



PROPOSED SOUTH ELEVATION

- GENERAL NOTES**
- DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
 - LEVELS ARE IN METRES AOD UNLESS OTHERWISE STATED
 - THE WALL COT FINE OR THE CORNER ANCHORING POINTS TO BE LOCATED BY THE
 - IN ACCORDANCE WITH BRITISH STANDARDS ROOM AREAS ARE CALCULATED 1.300M ABOVE FFL
 - REINFORCEMENT DETAILS INCLUDING C/C LINES ARE INDICATED ON THE GENERAL ARRANGEMENT DRAWINGS
 - FIGURED DIMENSIONS TO BE WORKED IN ALL CASES
 - S.P. = ELEVATION SETTING OFF POINT
- MATERIALS LEGEND:**
1. CRITTALL WINDOW
 2. NEW BRICKWORK
 3. ZINC CLADDING
 4. GLAZED WINDOW IN ALUMINIUM FRAME
 5. GLASS DOOR
 6. PLANT ENCLOSURE- ALUMINIUM LOUVERS
 7. LOUVERS
 8. EXISTING BRICK TO BE SELF-COLOURED RENDERED
 9. EXISTING ROLLER DOOR
 10. EXISTING GATE



PROPOSED SECTION 01

GENERAL NOTES

- DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- LEVELS ARE IN METRES AOD UNLESS OTHERWISE STATED
- THE WALL CUT PLANE ON THE GENERAL ARRANGEMENT PLANS IS 1.200MM ABOVE FFL
- IN ACCORDANCE WITH BRITISH STANDARDS ROOM AREAS ARE CALCULATED 1.200MM ABOVE FFL
- PENETRATION DETAILS INCLUDING CILLIES ARE INDICATED ON THE GENERAL ARRANGEMENT DRAWINGS
- FIGURED DIMENSIONS TO BE WORKED IN ALL CASES
- S.F. = ELEVATION SETTING OUT POINT

59.68
ROOF LEVEL
F.F.L. 57.834
S.S.L. 57.225

LEVEL 04 F.F.L. 53.608
S.S.L. 53.520

LEVEL 03 F.F.L. 49.921
S.S.L. 49.833

LEVEL 02 F.F.L. 46.202
S.S.L. 46.114

LEVEL 01 F.F.L. 42.532
S.S.L. 42.444

GROUND LEVEL F.F.L. 38.728

OFFICE

OFFICE

OFFICE

OFFICE

0 2m 4m scale
1m 3m 5m

PROPOSED SECTION 02



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