

29th July 2016

85-103 Queens Road, Reading

06/00650/FUL – Discharge of Planning Condition



Condition 7 – Bin Storage

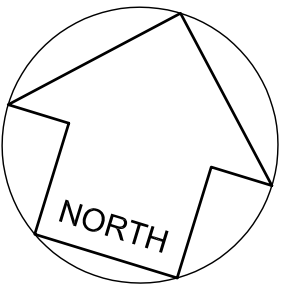
The condition requires details of bin storage areas, and their ventilation and management.

Q2, Reading

Area of commercial bin store (m2)	4.4 m2
Area of residential bin store (m2)	21.7 m2
Total (m2)	26.1 m2

Residential bin store - Double timber louvred doors (1.4m x 2.1m)	2.835 m2
Commercial bin store - Double timber louvred doors (1.4m x 2.1m)	2.835 m2
Total area	5.67 m2

25% air flow through these 2 x double doors	1.4175 m2
Percentage of air flow for the bin store area	5.43 %

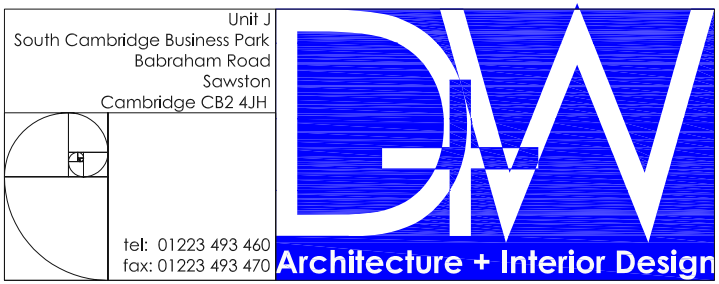
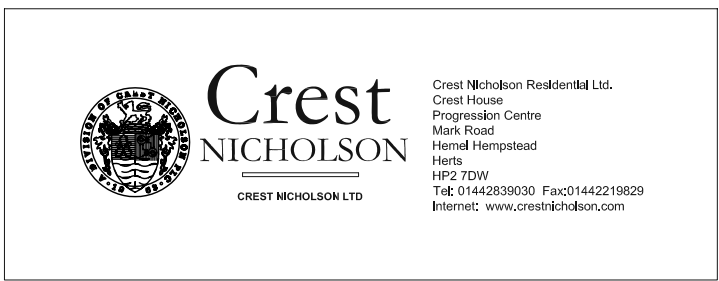


- Area of each door = 2.835 sq.m
- Each door is able to provide 25% of air flow therefore equaling 0.705 sq.m of air flow area
- 0.705 sq.m x 2 sets of doors = 1.41 sq.m

WATLINGTON STREET

KENNET STREET

QUEENS ROAD



DOUGLAS + WARNER PARTNERSHIP

Client:
CREST NICHOLSON

Project:
85-103
QUEENS ROAD
READING

Drawing Title:
UNDERCOFT PLAN

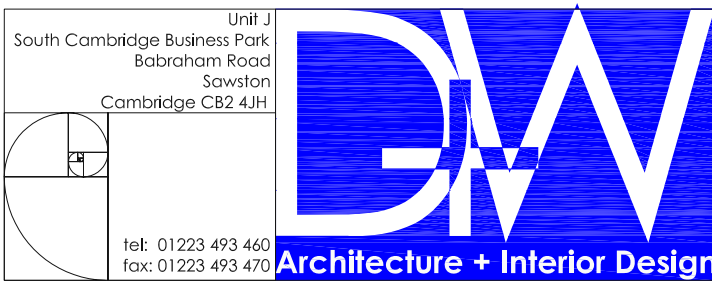
Issue status:
For E.A Approval ☐ Production Information ☐ Scheme design ☐
Tender drawing ☐ Detail design ☐ Contract drawing ☐

Scale: 1:100	Drawn: JD	Checked:	Approved:	Date: 19/11/07
Job No: 1238	Drawing No: 110			Revision: A

Revisions:				
A	Alterations to elevations, opening casements to windows revised	ks	14.04.08	
B	Parapets profiles revised, stone feature band omitted in lieu of brick feature band, render to plantroom in lieu of flat metal panels	ks	18.04.08	
C	Parapet raised to plantroom feature band to brickwork revised	ks	30.04.08	
D	Movement joints added, acoustic air bricks and mech vent bricks indicated, height of roof parapet raised, smoke vent indicated	ks	17.06.08	



- Schedule of External Materials
- 1 Hanson Charmwood in stretcher bond in natural mortar
 - 2 Baggeridge smooth blue facings in stretcher bond in natural mortar
 - 3 White render K-render / Sto self coloured
 - 4 Windows and doors Aluminium with powder coat finish colour RAL 7024 Granite Grey
 - 5 Ventilation Grilles and car park gates painted Black
 - 6 Parapets metal profile powder coat finish in RAL 7044 - Silkygrey - Satin
 - 7 Brick feature band in Hanson Charmwood
 - 8 Steel framed balcony structure painted in Granite Grey RAL 7024 with stained timber deck. Balustrade mid steel with painted finish and glazed panels
 - 9 Stainless steel balustrade with glazed infill panels
 - 10 Insulated flat aluminium panel system in Granite Grey RAL 7024
 - 11 Mild steel painted balustrade with vertical balusters
 - 12 Precast concrete paving with edge strips in Baggeridge blue facing brick
 - 13 Vertical stained timber boarding



DOUGLAS + WARNER PARTNERSHIP

Client:
CREST NICHOLSON

Project:
85-103
QUEENS ROAD
READING

Drawing Title:
KENNET STREET ELEVATION

Issue status:
For E.A Approval ☐ Production Information ☐ Scheme design ☐
Tender drawing ☐ Detail design ☐ Contract drawing ☐

Scale:	Drawn:	Checked:	Approved:	Date:
1:100	KS			07/02/08
Job No:	1238	Drawing No:	124	Revision:
				D



Picture left:

Image displaying two sets of double timber louvered doors. These provide access to the bin stores.

Picture right:

Image displaying a more detailed image of the louvered doors. There is a great amount of air flow allowed through these, therefore negating the need for mechanical ventilation internally.



Bin Store Management

With regard to bin store management, a management company is in place, and it is within their obligations to maintain the ventilation and condition of the bin store area.