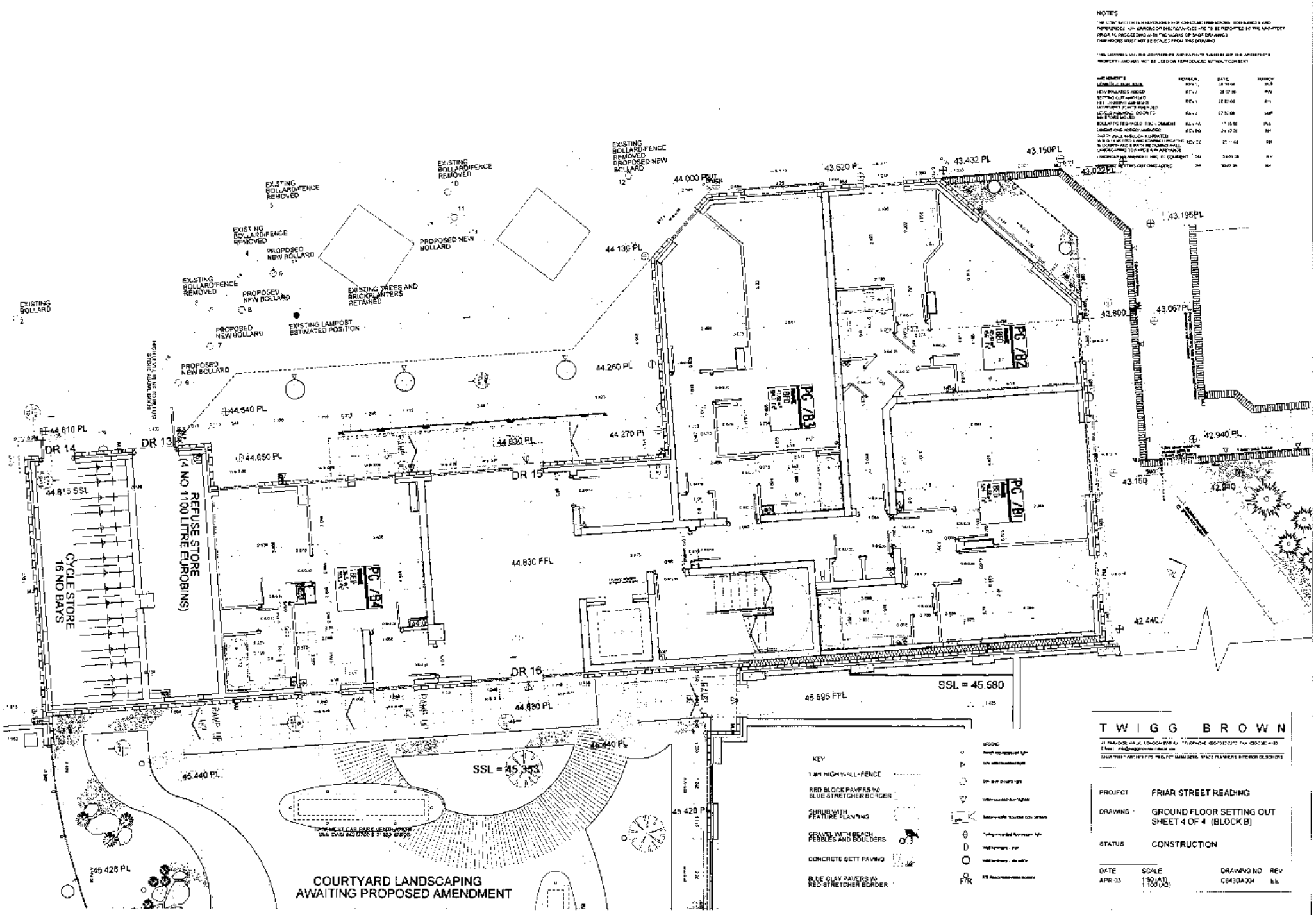
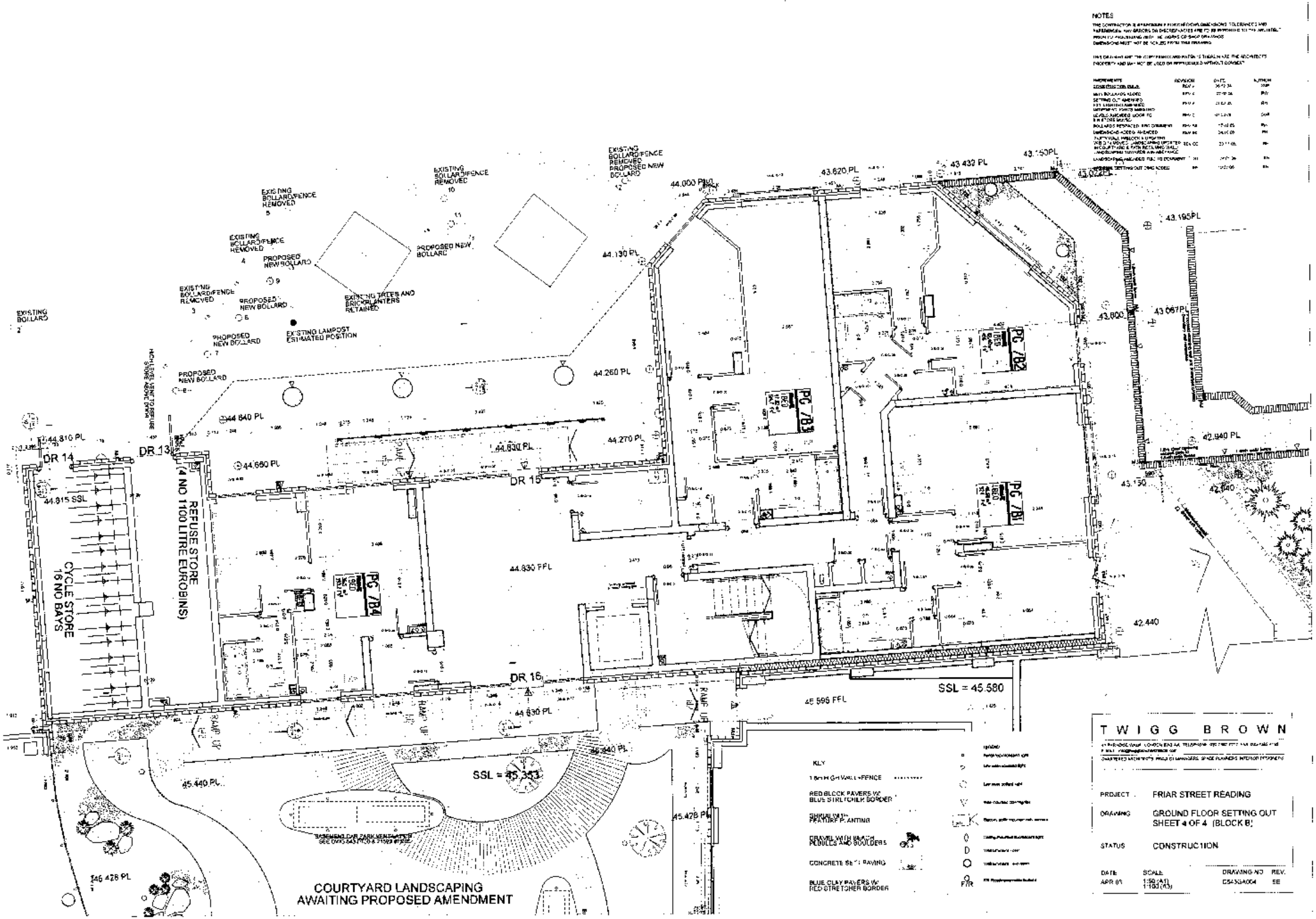
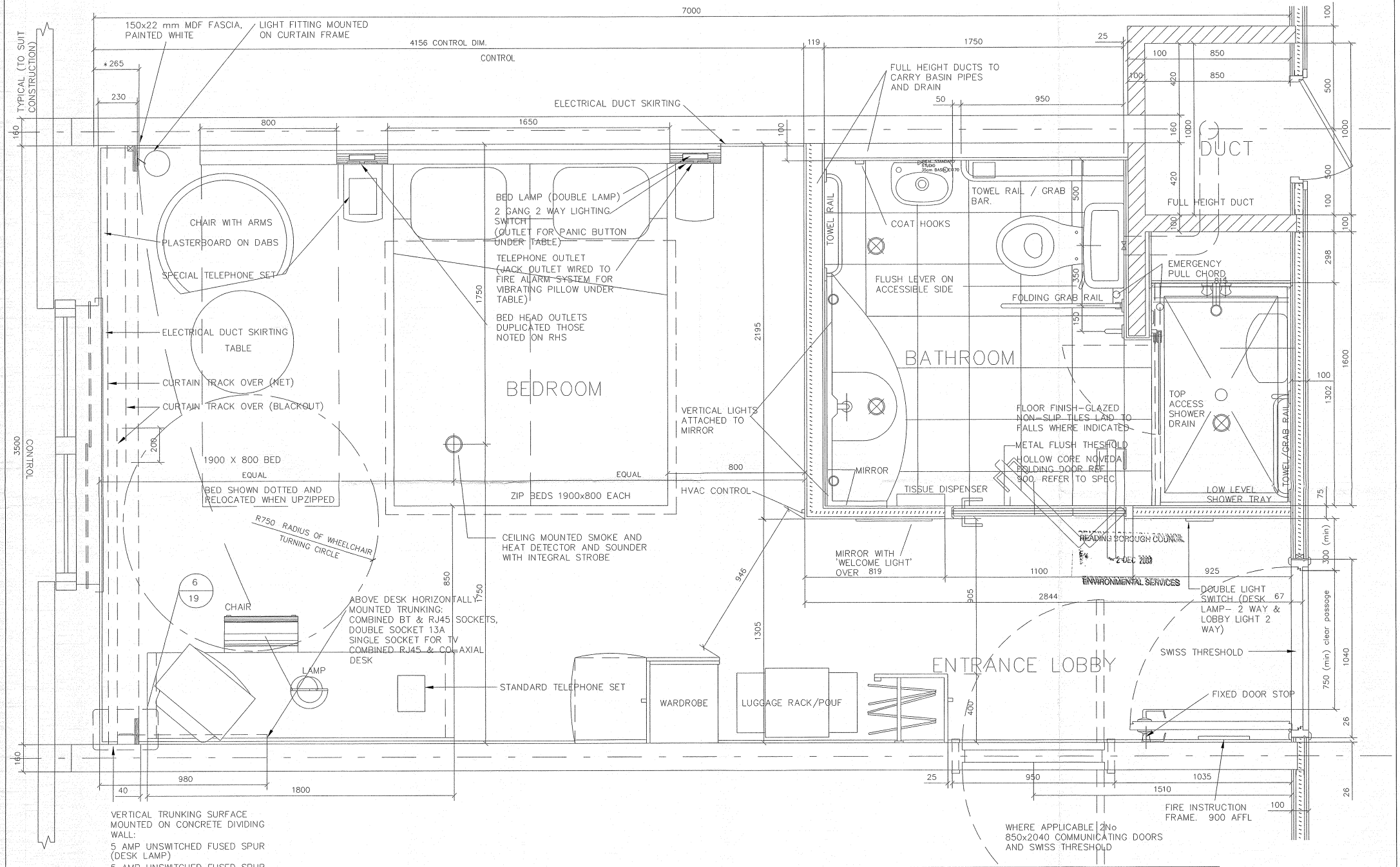

NOTES
EXISTING BOLLARD
EXISTING BOLLARD FENCE REMOVED
PROPOSED NEW BOLLARD
EXISTING BOLLARD FENCE REMOVED PROPOSED NEW BOLLARD
EXISTING TREES AND BRICK PLANTERS RETAINED
EXISTING LAMPOST ESTIMATED POSITION
44.000 PINT BRICK
44.130 PL
44.260 PL
44.270 PL
44.640 PL
44.610 PL
44.650 PL
44.830 PL
44.830 FFL
44.815 SSL
43.620 PL
43.432 PL
43.150PL
43.022PL
43.195PL
43.800
43.067PL
42.940 PL
43.150
42.940
42.440
DR 13
DR 14
DR 15
DR 16
PC /B2
PC /B3
PC /B1
PC /B4
REFUSE STORE (4 NO 1100 LITRE EUROBINS)
CYCLE STORE 16 NO BAYS
RAMP UP
45.695 FFL
SSL = 45.580
45.440 PL
SSL = 45.343
45.428 PL
COURTYARD LANDSCAPING AWAITING PROPOSED AMENDMENT
KEY
1.8M HIGH WALL-FENCE
RED BLOCK PAVERS W/ BLUE STRETCHER BORDER
SHRUB WITH FEATURE PLANTING
GRAVEL WITH BEACH PEBBLES AND BOULDERS
CONCRETE SETT PAVING
BLUE CLAY PAVERS W/ RED STRETCHER BORDER
TWIGG BROWN
PROJECT FRIAR STREET READING
DRAWING GROUND FLOOR SETTING OUT SHEET 4 OF 4 (BLOCK B)
STATUS CONSTRUCTION
DATE APR 03
SCALE 1:50 (A1) 1:100 (A3)
DRAWING NO C8430A304
REV


NOTES
EXISTING BOLLARD/FENCE REMOVED
EXISTING BOLLARD
PROPOSED NEW BOLLARD
EXISTING TREES AND BRICK PLANTERS RETAINED
EXISTING LAMPPOST ESTIMATED POSITION
HIGH LEVEL VENT TO PLANT ROOM BELOW
44.810 PL
44.840 PL
44.680 PL
44.630 PL
44.260 PL
44.270 PL
44.130 PL
44.000 PL
43.620 PL
43.432 PL
43.150PL
43.195PL
43.067PL
43.800
42.940 PL
42.440
45.130
DR 13
DR 14
DR 15
DR 16
44.815 SSL
44.830 FFL
45.595 FFL
SSL = 45.580
SSL = 45.353
45.449 PL
45.428 PL
46.428 PL
REFUSE STORE (4 NO 1100 LITRE EUROBINS)
CYCLE STORE 16 NO BAYS
RAMP UP
PC 7B2
PC 7B1
PC 7B4
COURTYARD LANDSCAPING AWAITING PROPOSED AMENDMENT
KEY
1.8m HIGH WALL + FENCE
RED BLOCK PAVERS W/ BLUE STRETCHER BORDER
GRAVEL WITH BEACH PEBBLES AND BOULDERS
CONCRETE SETT PAVING
BLUE CLAY PAVERS W/ RED STRETCHER BORDER
TWIGG BROWN
PROJECT FRIAR STREET READING
DRAWING GROUND FLOOR SETTING OUT SHEET 4 OF 4 (BLOCK B)
STATUS CONSTRUCTION
DATE APR 05
SCALE 1:50 (A1) 1:100 (A3)
DRAWING NO 0543GA004
REV SE



description - Typical Novotel Special Needs Bedroom (Shower Arrangement)

client: London & Continental Investment Ltd (Friar St)

project: Novotel & Ibis Hotel Reading

rev	description	drwn	chkd	date

DO NOT SCALE OFF THIS DRAWING

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date drawn	purpose of issue	project no	drawing no	rev	scale
27.11.03	Planning (Intent Only)	5945	L(80)02		1:20

LEACH RHODES WALKER LLP
ARCHITECTS

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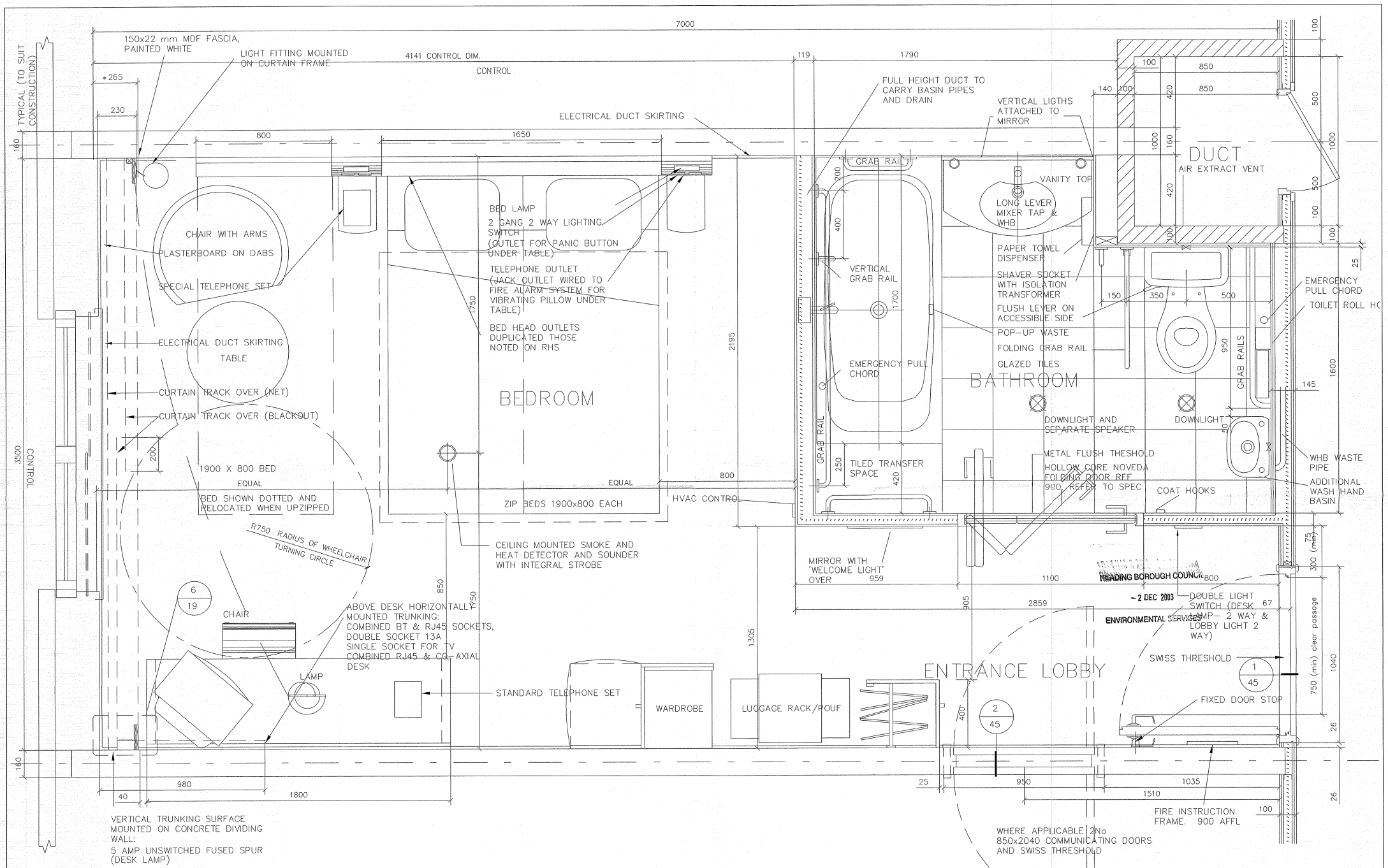

rev	description	drwn	auth	date
	DO NOT SCALE OFF THIS DRAWING			

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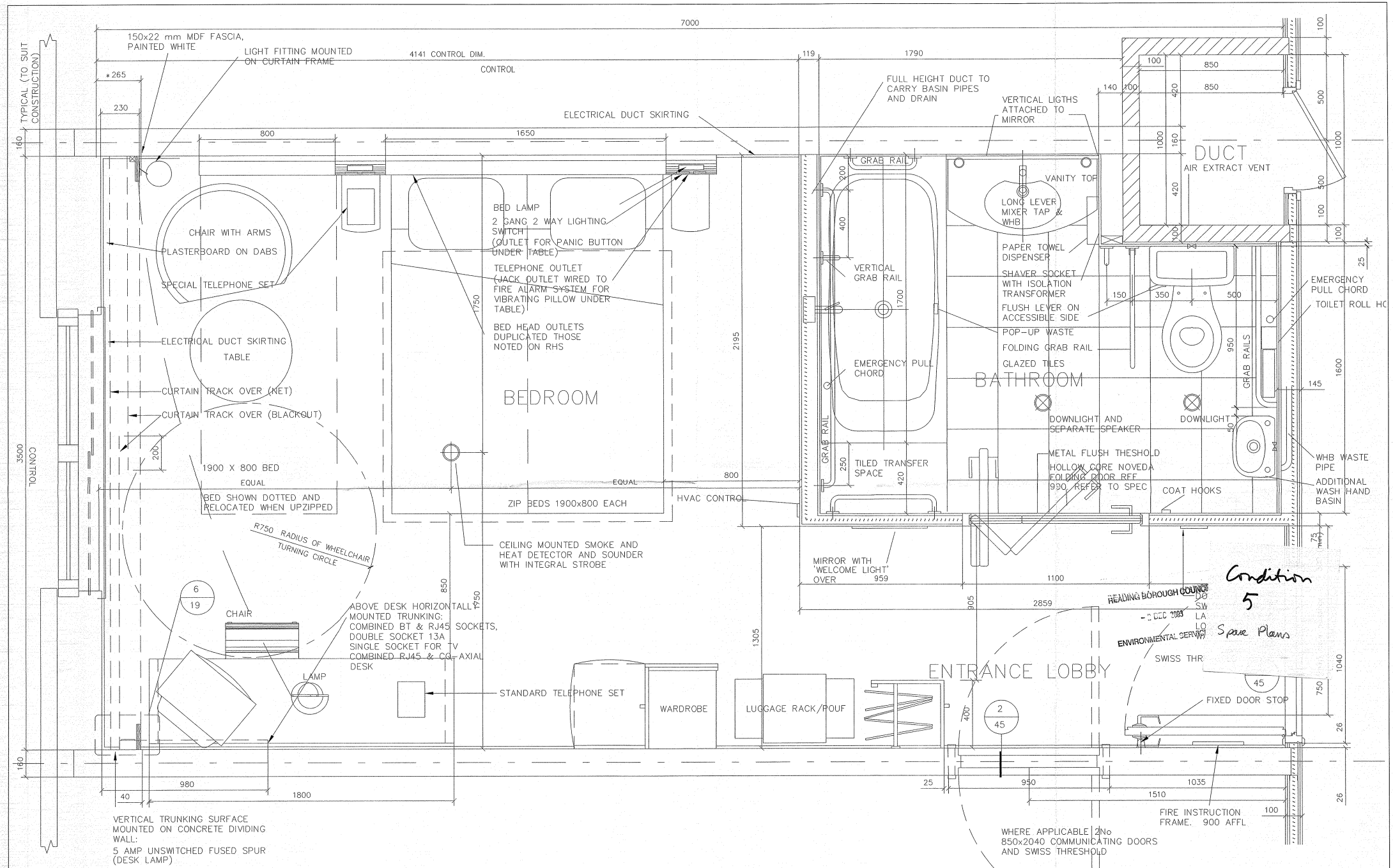
description - Typical Novotel Special Needs Bedroom (Bath Arrangement)

client: London & Continental Investment Ltd (Friar St)

project: Novotel & Ibis Hotel Reading

date drawn	purpose of issue	project no	drawing no	rev	scale
27.11.03	Planning (Intent Only)	5945	L(80)01		1:20

LEACH RHODES WALKER LLP
ARCHITECTS



VERTICAL TRUNKING SURFACE MOUNTED ON CONCRETE DIVIDING WALL:
5 AMP UNSWITCHED FUSED SPUR (DESK LAMP)
5 AMP UNSWITCHED FUSED SPUR (HAIR DRYER)

rev	description	drwn	auth	date

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description - Typical Novotel Special Needs Bedroom (Bath Arrangement)

client: London & Continental Investment Ltd (Friar St)

project: Novotel & Ibis Hotel Reading

date drawn	purpose of issue	project no	drawing no	rev	scale
27.11.03	Planning (Intent Only)	5945	L(80)01		1:20

LEACH RHODES WALKER LLP
ARCHITECTS

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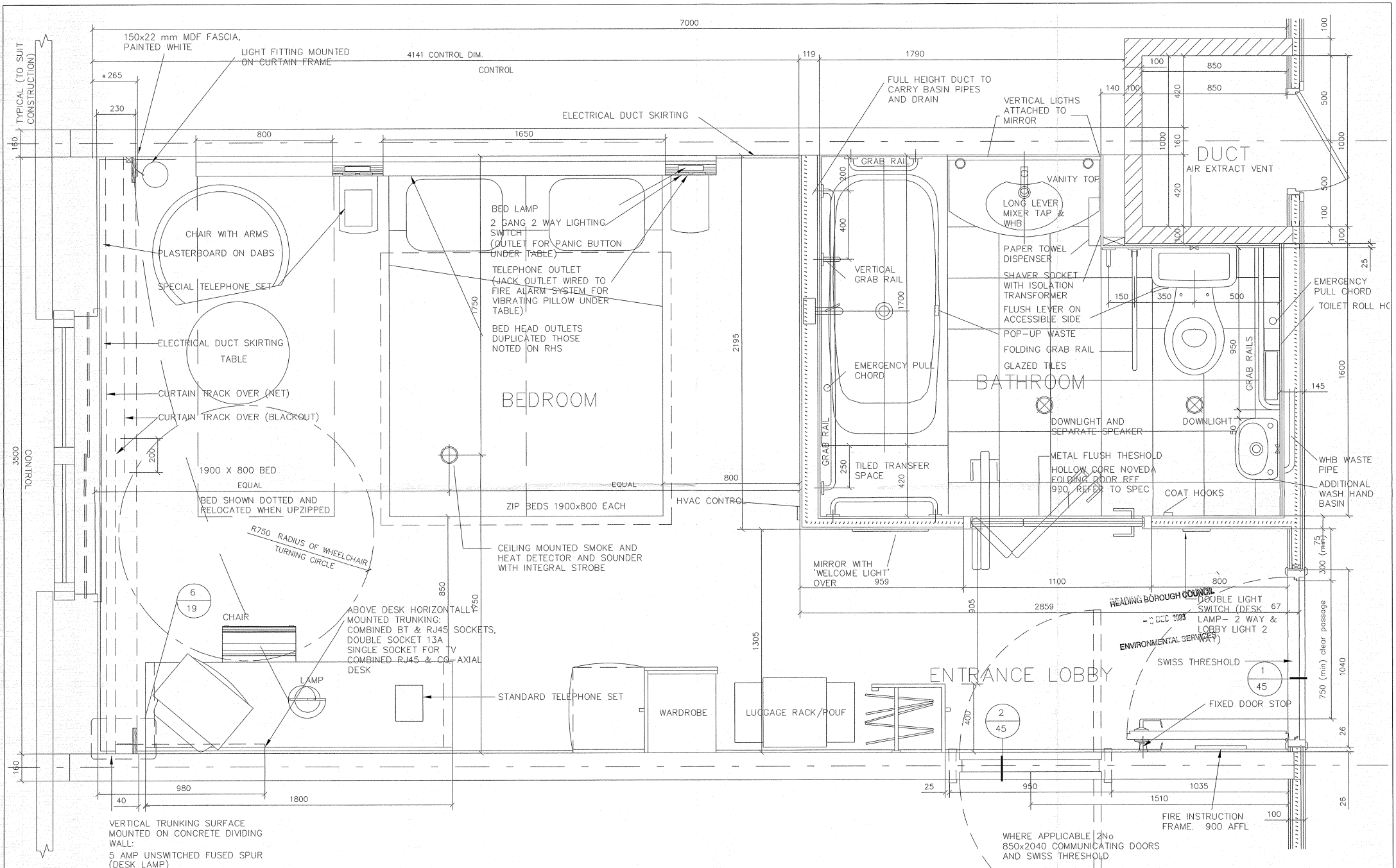

description - Typical Novotel Special Needs Bedroom (Bath Arrangement)			client London & Continental Investment Ltd (Friar St)			
			project Novotel & Ibis Hotel Reading			
rev	description	drwn	auth	date		
DO NOT SCALE OFF THIS DRAWING	© LEACH RHODES WALKER 2001					
date drawn 27.11.03	purpose of issue Planning (Intent Only)	project no 5945	drawing no L(80)01	rev	scale 1:20	

LEACH RHODES WALKER LLP
ARCHITECTS

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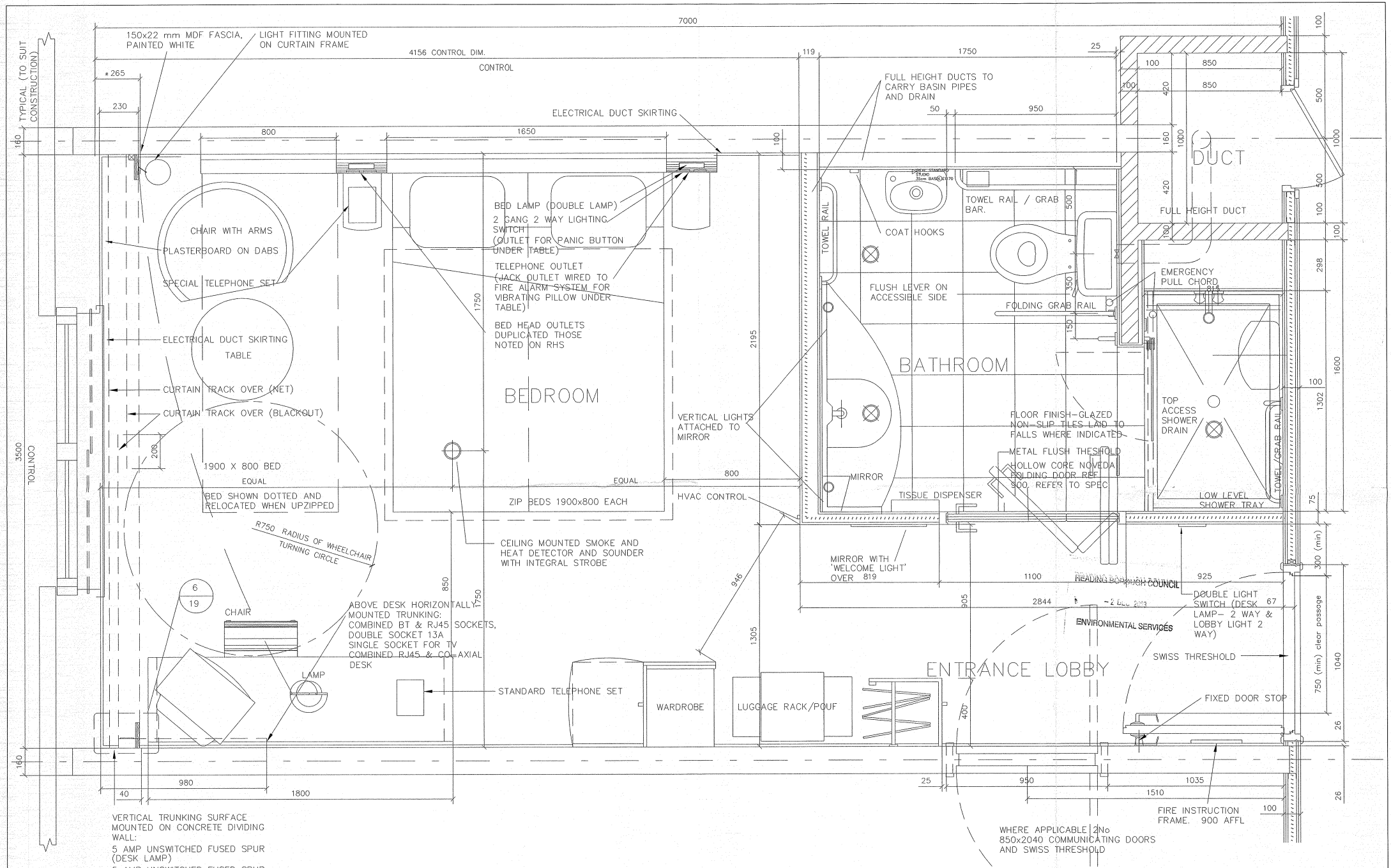

READING BOROUGH COUNCIL
– 2 DEC 2003
ENVIRONMENTAL SERVICES

rev	description	drwn	chkd	date

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description -
Typical Novotel Special Needs Bedroom (Shower Arrangement)

client
London & Continental Investment Ltd (Friar St)

project
Novotel & Ibis Hotel Reading

date drawn	purpose of issue	project no	drawing no	rev	scale
27.11.03	Planning (Intent Only)	5945	L(80)02		1:20

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ARCHITECTS

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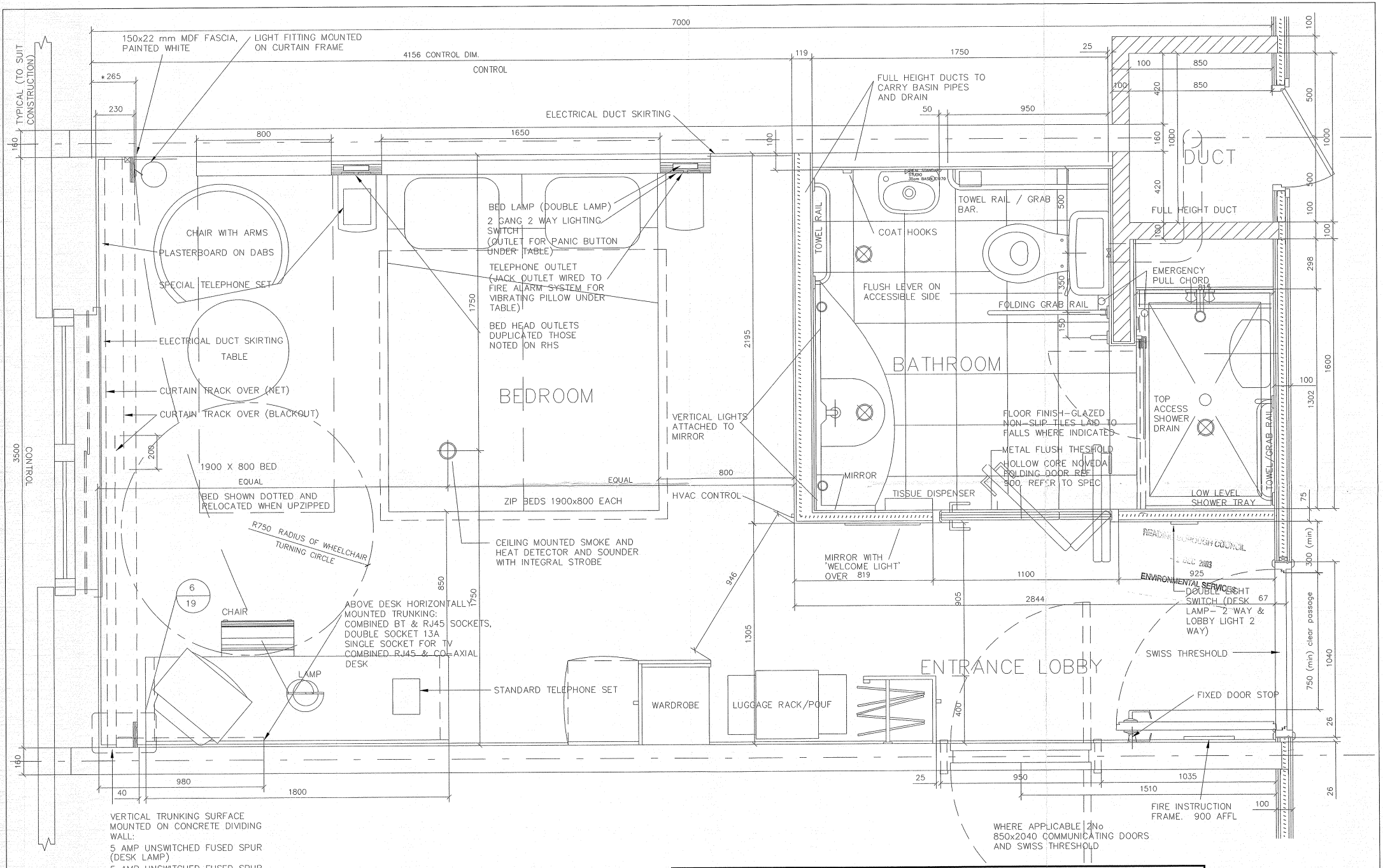

rev	description	dwn	auth	date

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description -
Typical Novotel Special Needs Bedroom (Shower Arrangement)

client
London & Continental Investment Ltd (Friar St)

project
Novotel & Ibis Hotel Reading

date drawn	purpose of issue	project no	drawing no	rev	scale
27.11.03	Planning (Intent Only)	5945	L(80)02		1:20

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ARCHITECTS

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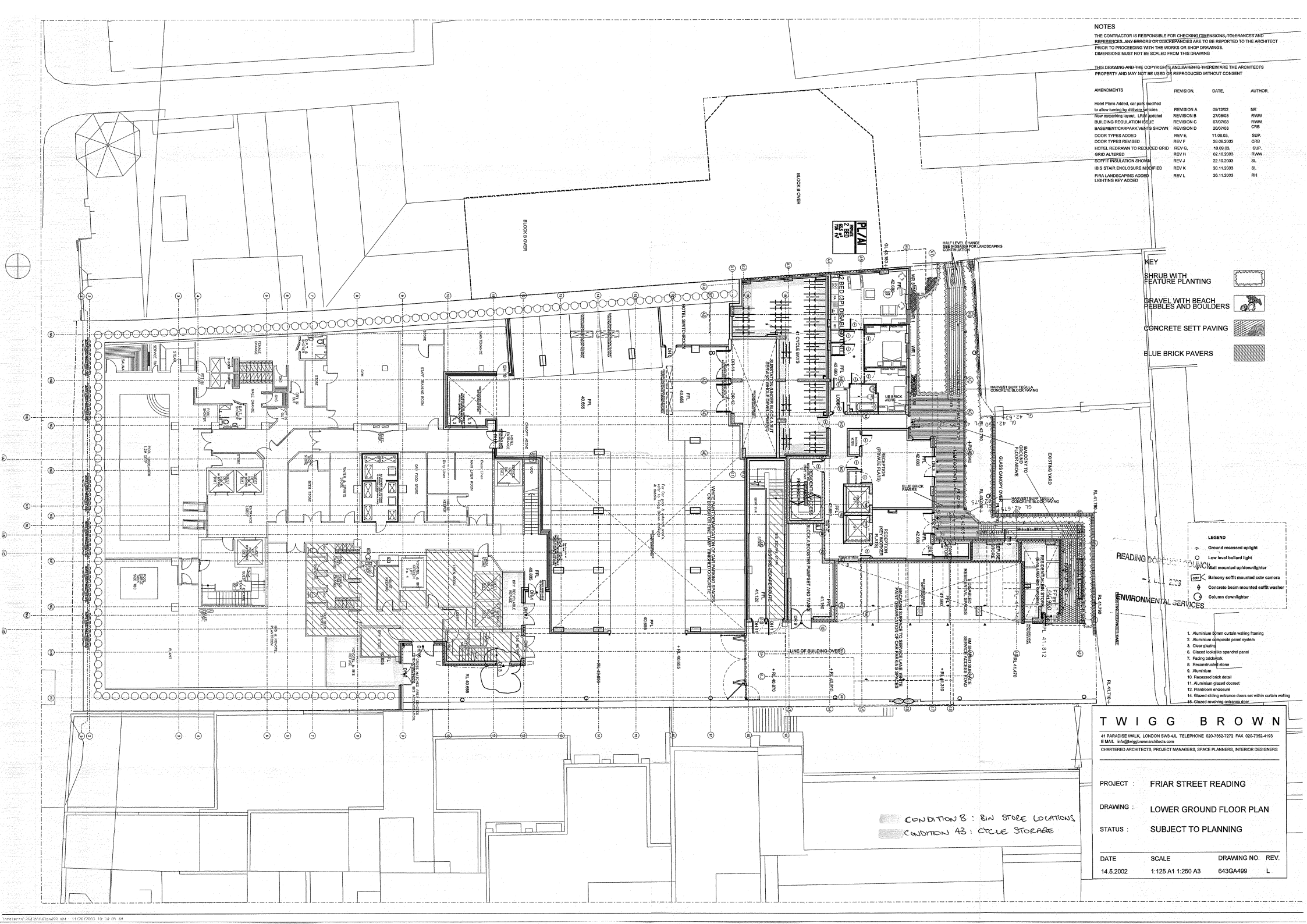
NOTES
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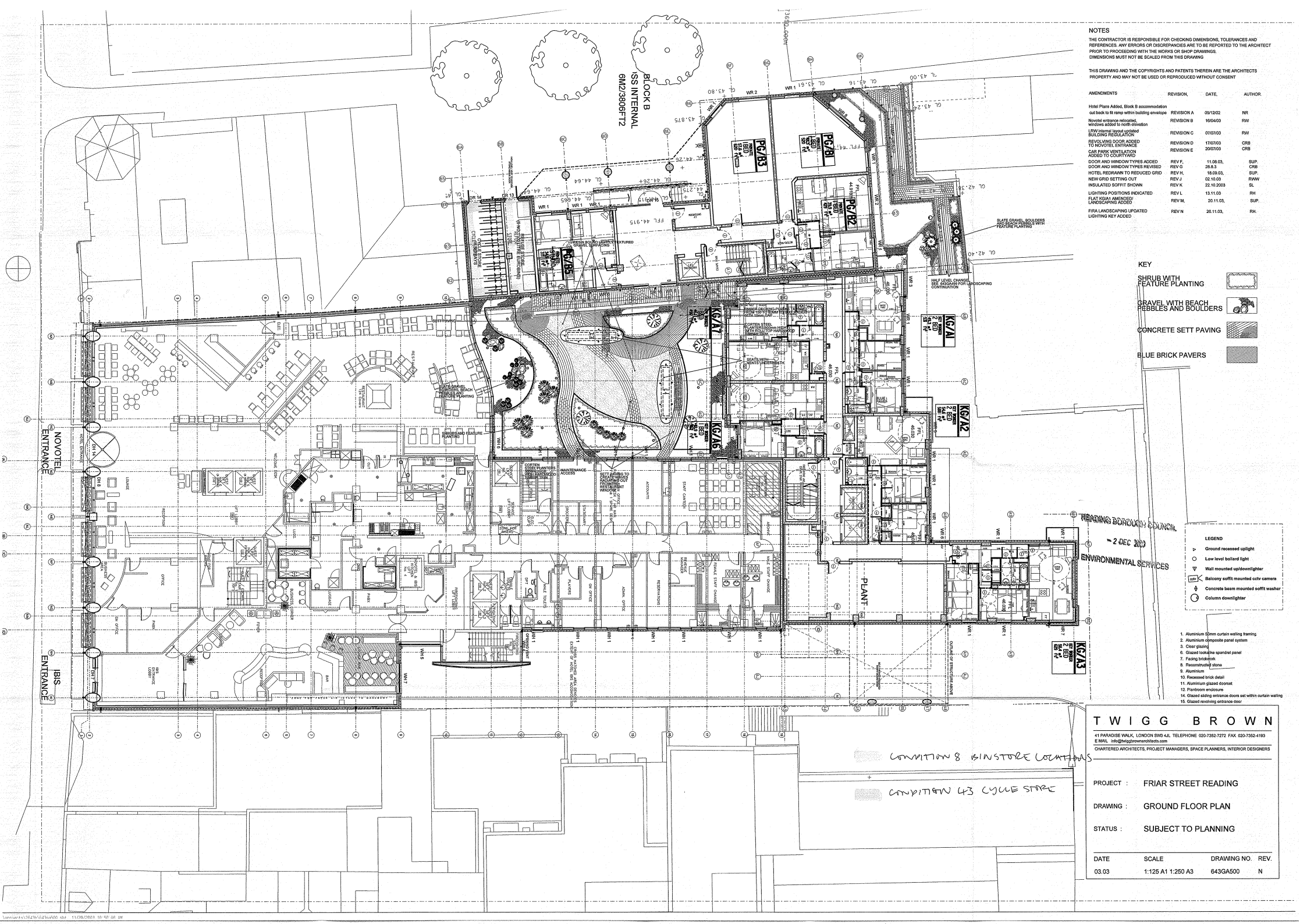
AMENDMENTS
REVISION, DATE, AUTHOR.
Hotel Plans Added, car park modified to allow turning by delivery vehicles REVISION A 05/12/02 NR
New carparking layout, LRW updated REVISION B 27/06/03 RWW
BUILDING REGULATION ISSUE REVISION C 07/07/03 RWW
BASEMENT/CARPARK VENTS SHOWN REVISION D 20/07/03 CRB
DOOR TYPES ADDED REV E, 11.08.03, SUP.
DOOR TYPES REVISED REV F 28.08.2003 CRB
HOTEL REDRAWN TO REDUCED GRID REV G, 10.09.03, SUP.
GRID ALTERED REV H 02.10.2003 RWW
SOFFIT INSULATION SHOWN REV J 22.10.2003 SL
IBIS STAIR ENCLOSURE MODIFIED REV K 20.11.2003 SL
FIRA LANDSCAPING ADDED LIGHTING KEY ADDED REV L 26.11.2003 RH
KEY
SHRUB WITH FEATURE PLANTING
GRAVEL WITH BEACH PEBBLES AND BOULDERS
CONCRETE SETT PAVING
BLUE BRICK PAVERS
LEGEND
Ground recessed uplight
Low level bollard light
Wall mounted up/downlighter
Balcony soffit mounted cctv camera
Concrete beam mounted soffit washer
Column downlighter
1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lookaline spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door
BLOCK B OVER
BLOCK B OVER
PLANT
2 BED (3P) DISABLED UNIT
4 CYCLE BAYS
HOTEL SWITCHROOM
HALF LEVEL CHANGE SEE 643GA500 FOR LANDSCAPING CONTINUATION
HARVEST BUFF TEGULA CONCRETE BLOCK PAVING
BLUE BRICK PAVERS
RECEPTION (PRIVATE FLATS)
RESIDENTIAL LOUNGE
RESIDENTIAL WORKERS (PRIVATE FLATS)
BLOCK A BOOSTER PUMPSET AND TANKS
BALCONY TO GROUND FLOOR ABOVE
GLASS CANOPY OVER
EXISTING YARD
HARVEST BUFF TEGULA CONCRETE BLOCK PAVING
5 SHARE ED RESIDENTIAL SPACES
8M SHARED SURFACE SERVICE ACCESS ROAD
LINE OF BUILDING OVER
MACADAM SURFACE TO SERVICE LANE WITH PAINT DEMARCATION OF DISABLED PARKING SPACES
WHITE PAINT DEMARCATION OF CAR PARKING SPACES ON MACADAM SURFACE
POOL 12M x 4m
POOL PLANT
SAUNA
STEAM
CHANGING ROOMS
GYM
STAFF TRAINING ROOM
MAINTENANCE
STORE
MALE CHANGE
FEMALE CHANGE
BEER STORE
WINE STORE
SPIRIT STORE
WASH UP
DRY FOOD STORE
MAIN LINEN ROOM
Dirty Linen
Clean Linen
LAUNDRY
LAUNDRY STORE
KITCHEN
KITCHEN STORE
RESTAURANT
BAR
BAR STORE
RECEPTION
LOBBY
LIFT
STAIR
DRY RECYCLABLE REFUSE
WET RECYCLABLE REFUSE
DISABLED ESCAPE ROUTE
PLANTROOM
SUB STATION
ELECTRICITY SUBSTATION
ENVIRONMENTAL SERVICES
READING BOROUGH COUNCIL
CONDITION 8 : BIN STORE LOCATIONS
CONDITION 43 : CYCLE STORAGE
TWIGG BROWN
41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS
PROJECT : FRIAR STREET READING
DRAWING : LOWER GROUND FLOOR PLAN
STATUS : SUBJECT TO PLANNING
DATE 14.5.2002
SCALE 1:125 A1 1:250 A3
DRAWING NO. 643GA499
REV. L



NOTES

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AMENDMENTS	REVISION,	DATE,	AUTHOR.
Hotel Plans Added, Block B accommodation cut back to fit ramp within building envelope	REVISION A	05/12/02	NR
Novotel entrance relocated, windows added to north elevation	REVISION B	16/04/03	RW
LRW internal layout updated BUILDING REGULATION	REVISION C	07/07/03	RW
REVOLVING DOOR ADDED TO NOVOTEL ENTRANCE	REVISION D	17/07/03	CRB
CAR PARK VENTILATION ADDED TO COURTYARD	REVISION E	20/07/03	CRB
DOOR AND WINDOW TYPES ADDED	REV F,	11.08.03,	SUP.
DOOR AND WINDOW TYPES REVISED	REV G	28.8.3	CRB
HOTEL REDRAWN TO REDUCED GRID	REV H,	18.09.03,	SUP.
NEW GRID SETTING OUT	REV J	02.10.03	RWW
INSULATED SOFFIT SHOWN	REV K	22.10.2003	SL
LIGHTING POSITIONS INDICATED	REV L	13.11.03	RH
FLAT KG/A1 AMENDED/ LANDSCAPING ADDED	REV M,	20.11.03,	SUP.
FIRA LANDSCAPING UPDATED LIGHTING KEY ADDED	REV N	26.11.03,	RH.

KEY

- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS

LEGEND

- Ground recessed uplight
- Low level bollard light
- Wall mounted up/downlighter
- Balcony soffit mounted cctv camera
- Concrete beam mounted soffit washer
- Column downlighter

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lookalike spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR PLAN

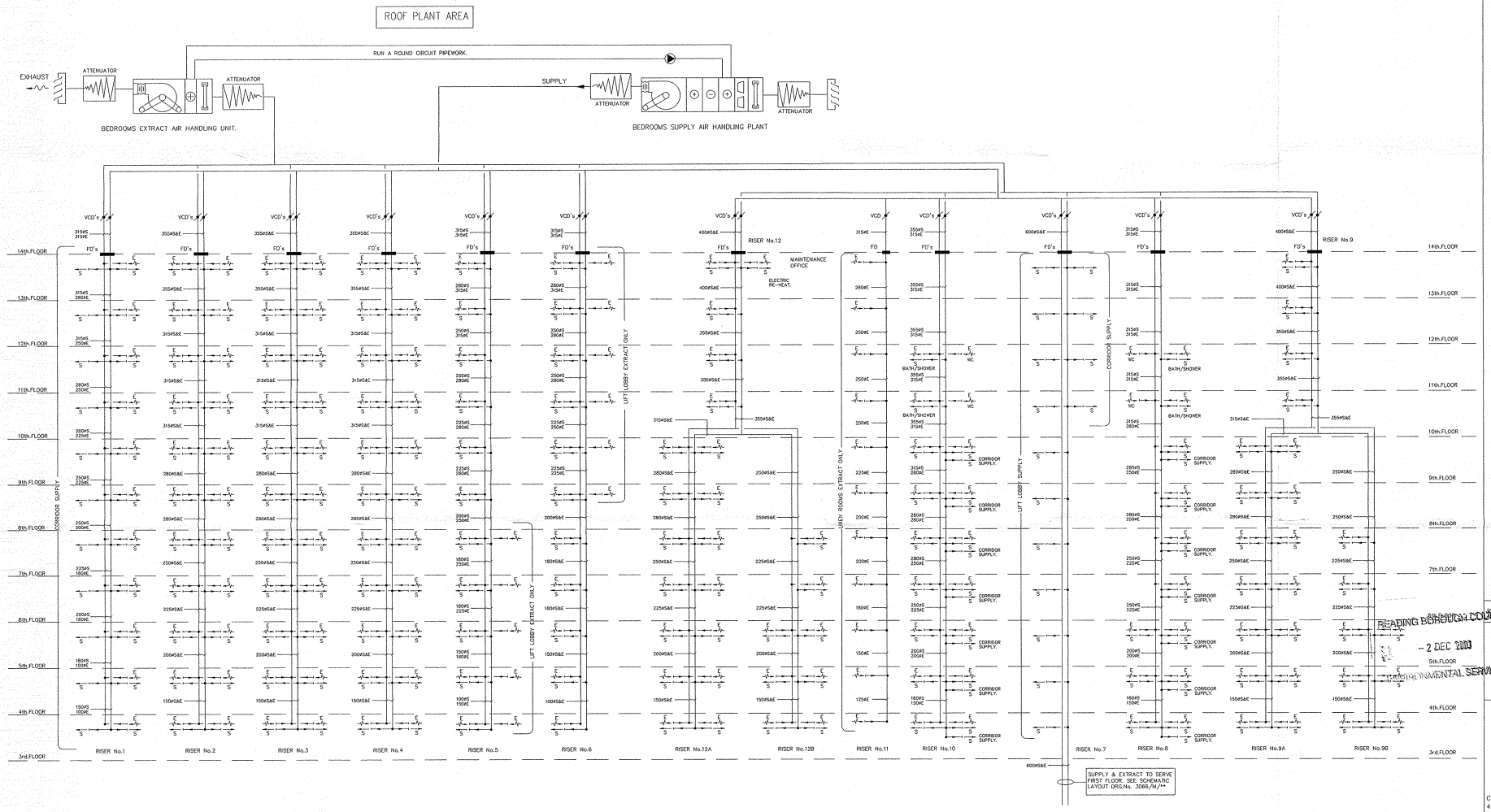
STATUS : SUBJECT TO PLANNING

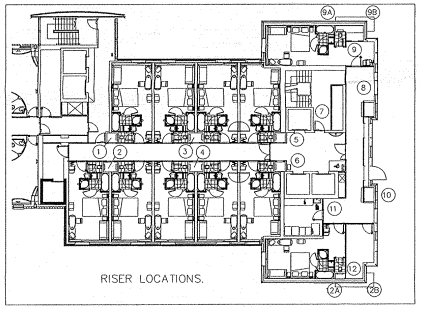
DATE	SCALE	DRAWING NO.	REV.
03.03	1:125 A1 1:250 A3	643GA500	N

\\server1\3643\643ga500.dgn 11/28/2003 10:50:08 AM

NOTES: -

1. REFER TO DRAWING No. 3066/M/** FOR DETAILS OF VENTILATION SERVICES TO GENERAL & PUBLIC AREAS.





PRELIMARY

DESCRIPTION	DATE	INITIAL	VERIFIED

READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES

YJL

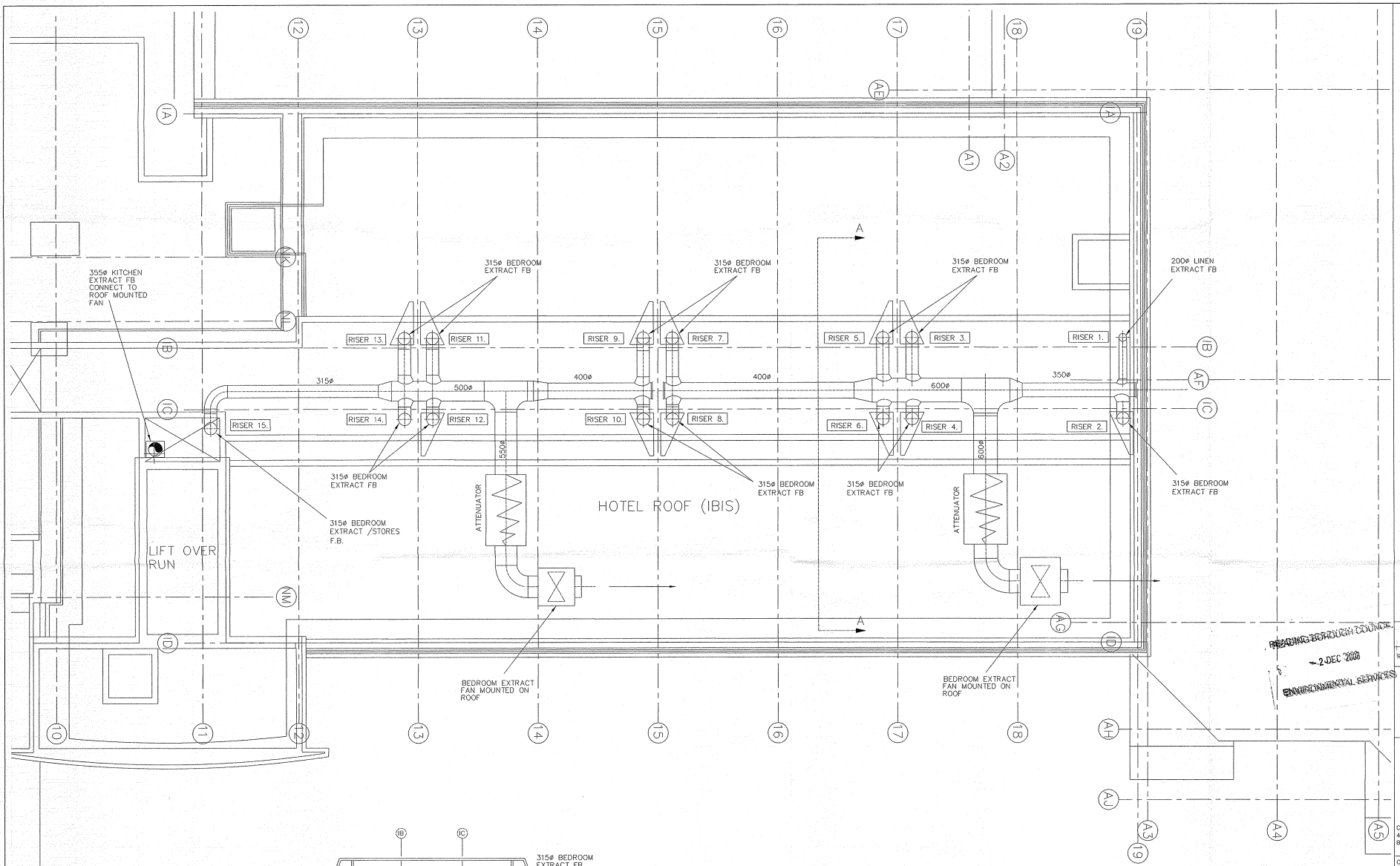
J S WRIGHT & CO LTD
BUILDING SERVICES ENGINEER
CURZON HOUSE
4 BARTHOLOMEW ROW
BIRMINGHAM B5 5JX
TELEPHONE : 0121-233-1817
FAX : 0121-233-3041
E MAIL: jswright@jswright.co.uk
WEB PAGE: www.jswright.co.uk

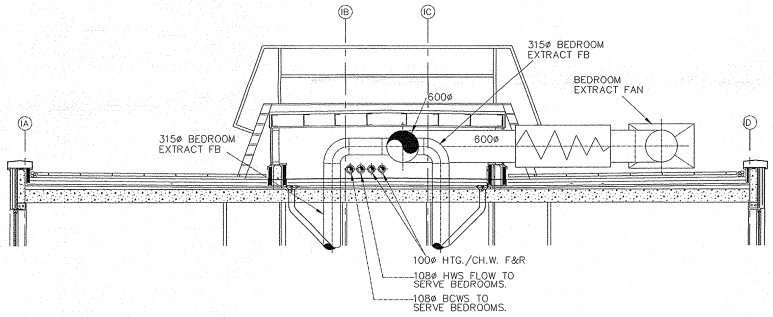
CONTRACT :
NOVOTEL & IBIS HOTEL.
READING.

TITLE :
SCHEMATIC LAYOUT
OF
VENTILATION SERVICES
TO BEDROOM FLOORS.
(NOVOTEL)

DATE : 14.8.03	DRN : ROY GOULD
SCALE : N.T.S.	VERIFIED:
DRAWING No. : 3066/M/03.	REV

FILE REF: NOVOTEL&IBIS HOTEL. READING





SECTION A–A

NOTES: –

REV	DESCRIPTION	DATE	INITIAL	VERIFIED
A.	RE-ISSUED TO CORRECT SCALE. RISER REFERENCE Nos. ADDED.	18. 09. 03.	RG	

READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES

YJL

J S WRIGHT & CO LTD
BUILDING SERVICES ENGINEER
CURZON HOUSE
4 BARTHOLOMEW ROW
BIRMINGHAM B5 5JX
TELEPHONE : 0121–233–1817
FAX : 0121–233–3041
E MAIL: jswright@jswright.co.uk
WEB PAGE: www.jswright.co.uk

CONTRACT :
NOVOTEL & IBIS HOTEL
READING

TITLE :
ROOF LEVEL
GENERAL ARRANGEMENT
OF VENTILATION SERVICES
(IBIS HOTEL)

DATE :	14.8.03.	DRN :	ROY GOULD
SCALE :	1:50	VERIFIED:	
DRAWING No. :	3066/M/31	REV	A.

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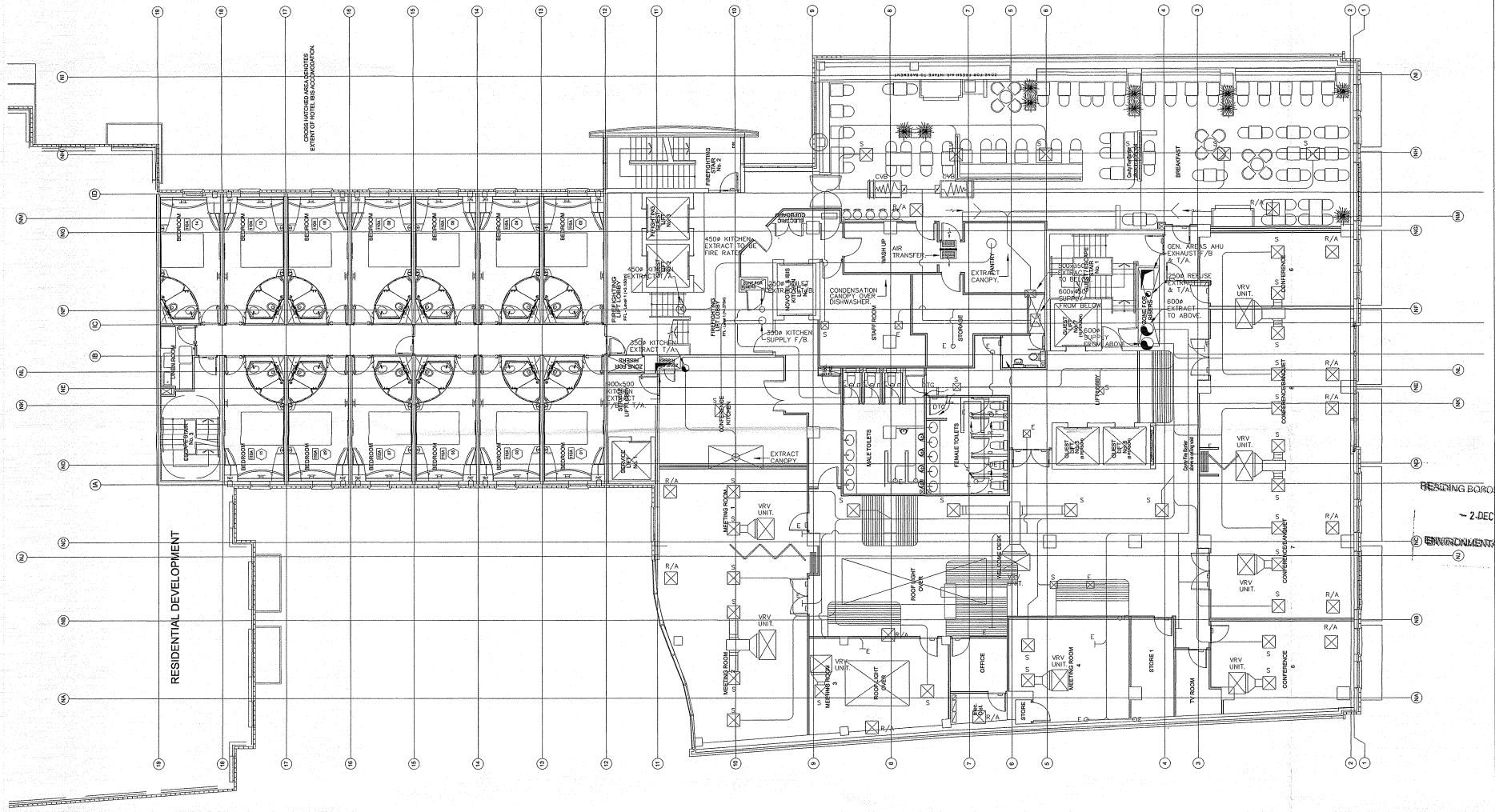


READING BOROUGH COUNCIL
~ 2-DEC 2003
ENVIRONMENTAL SERVICES

NOTES: –

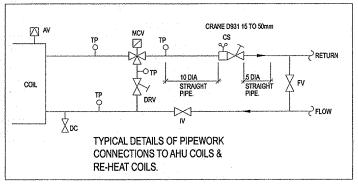
1. AV's TO BE FITTED AT ALL HIGH POINTS
2. DC's TO BE FITTED AT ALL LOW POINTS
3. UNLESS NOTED OTHERWISE ALL PIPEWORK TO BE RUN IN CEILING VOID.

LEGEND

- DROP OR RISE.
- DRV DOUBLE REGULATING VALVE.
- IV ISOLATION VALVE.
- C.S. COMMISSIONING STATION.
- DC DRAIN COCK.
- AV AIR VENT.
- 3 PORT MOTORISED CONTROL DIVERTING VALVE.
- FV FLUSHING VALVE. (TO BE LINE SIZE)

REV	DESCRIPTION	DATE	INITIAL	V'FIED

YJL



TYPICAL DETAILS OF PIPEWORK CONNECTIONS TO AHU COILS & RE-HEAT COILS.

PRELIMARY

J S WRIGHT & CO LTD
BUILDING SERVICES ENGINEER
CURZON HOUSE
4 BARTHOLOMEW ROW
BIRMINGHAM B5 5JX
TELEPHONE : 0121–233–1817
FAX 0121–233–3041
E MAIL: jswright@jswright.co.uk
WEB PAGE: www.jswright.co.uk

CONTRACT :
NOVOTEL & IBIS HOTEL.
READING.

TITLE :
GENERAL ARRANGEMENT
OF
AIR CONDITIONING
VENTILATION SERVICES
LEVEL 1.

DATE : 03–08–2003.	DRN : ROY GOULD
SCALE : 1:100	VERIFIED:
DRAWING No. : 3066/M/25.	REV

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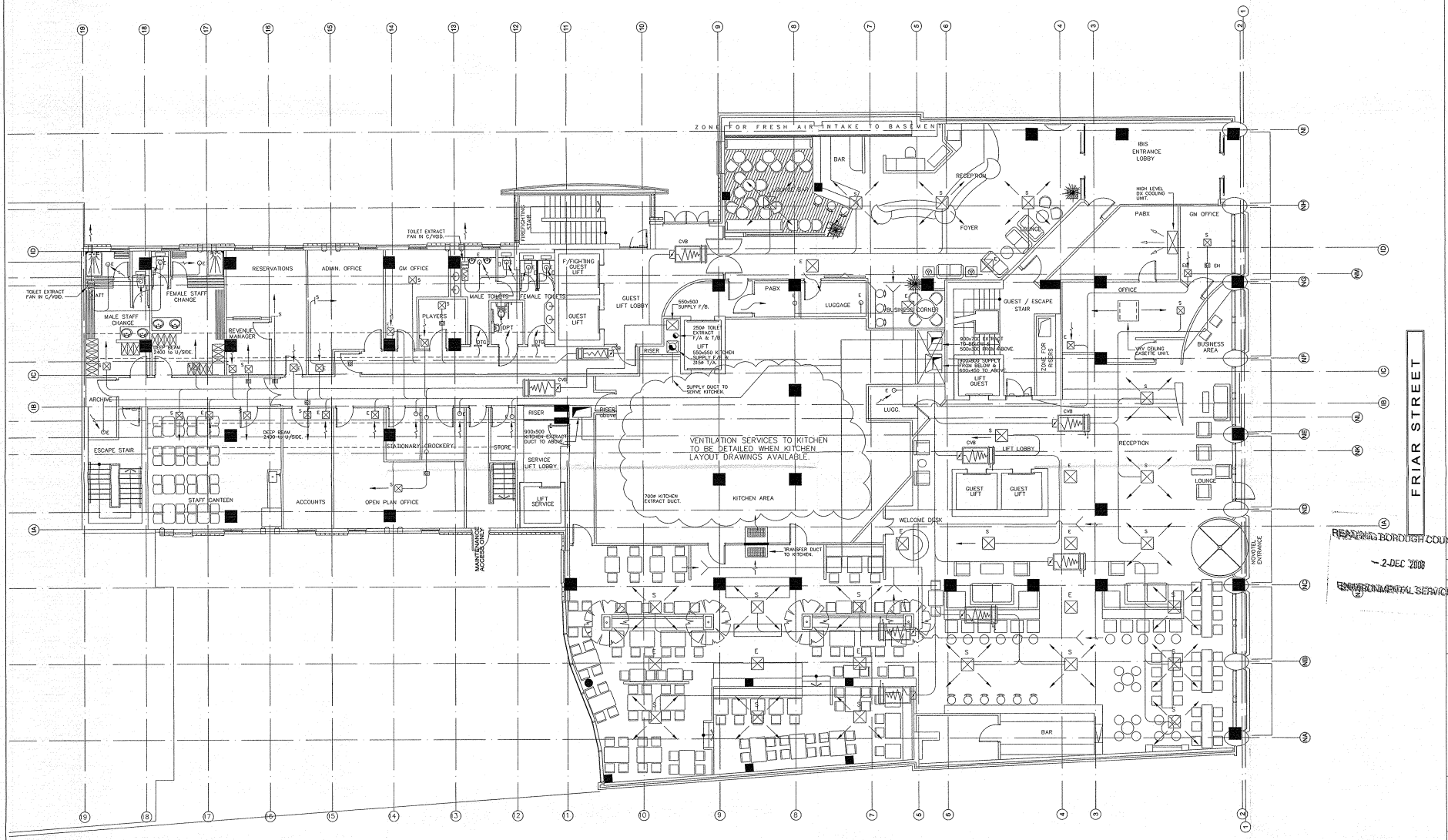

PRELIMARY

NOTES: –

READING BOROUGH COUNCIL
2 DEC 2003
ENVIRONMENTAL SERVICES

REV	DESCRIPTION	DATE	INITIAL	V'FIED

YJL

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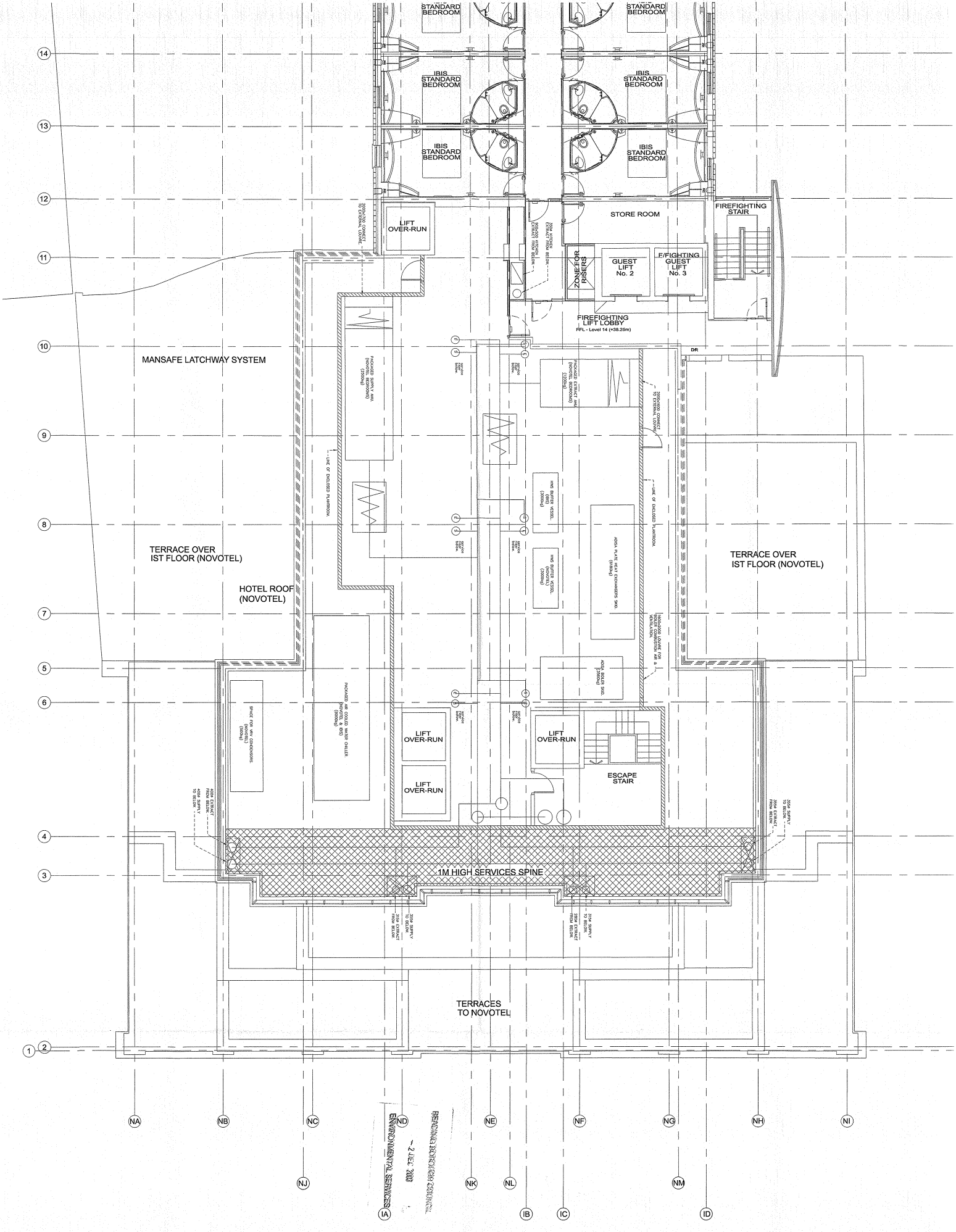
BUILDING SERVICES ENGINEER
CURZON HOUSE
4 BARTHOLOMEW ROW
BIRMINGHAM B5 5JX
TELEPHONE: 0121-233-1817
FAX: 0121-233-3041
E MAIL: jswright@jswright.co.uk
WEB PAGE: www.jswright.co.uk

CONTRACT :
NOVOTEL & IBIS HOTEL.
READING.

TITLE :
GENERAL ARRANGEMENT
OF
AIR CONDITIONING &
VENTILATION SERVICES
LEVEL 0.

DATE : 31-07-2003.		DRN : ROY GOULD	
SCALE : 1:100		VERIFIED:	
DRAWING No. : 3066/M/24.			REV

..\SERVICES\3066_M_24_...dwg 11/27/2003 03:47:06 PM



READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES

NOTES:-

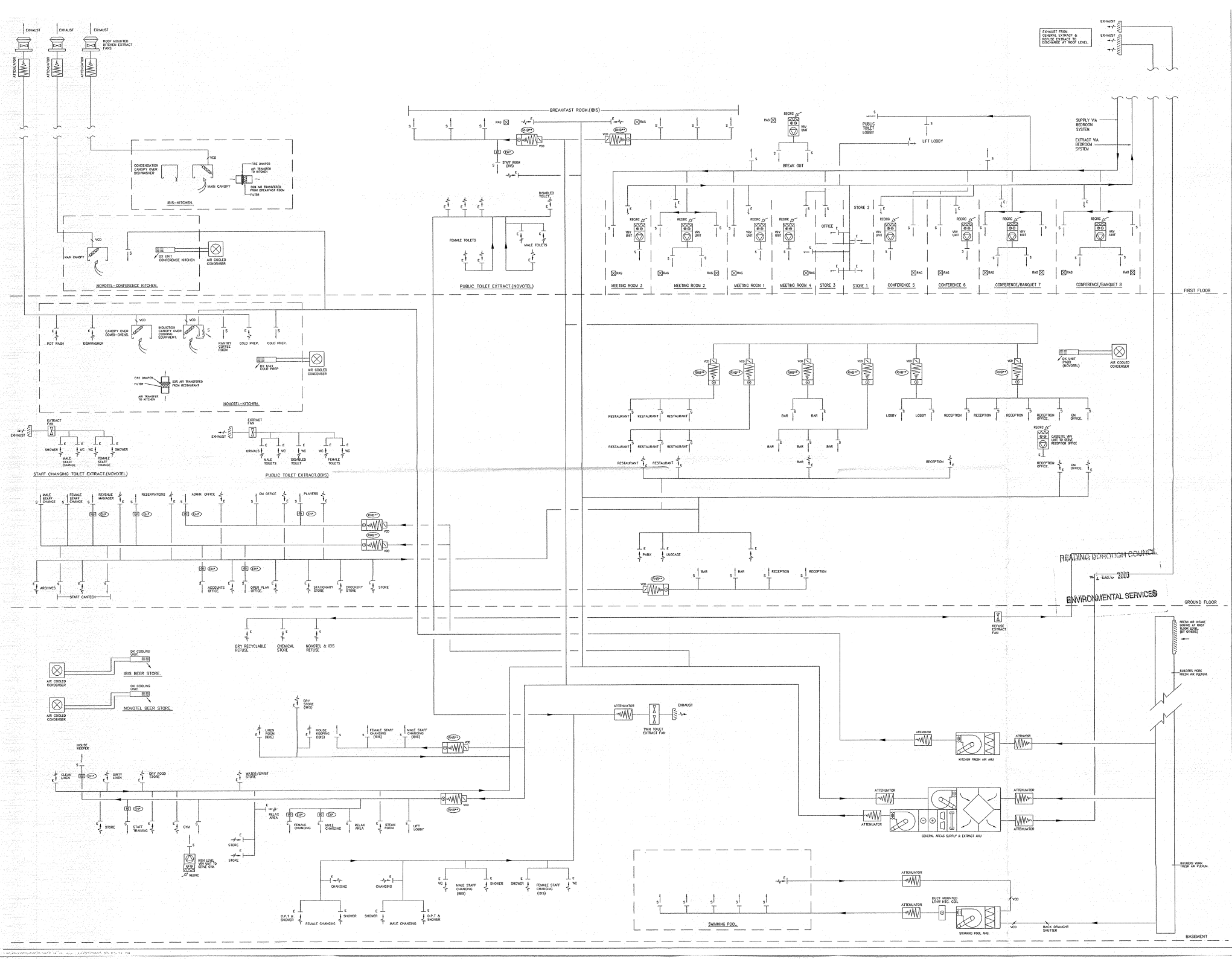
REV	DESCRIPTION	DATE	INITIAL	VTED
A	PRELIMINARY WEIGHTS OF PLANT ADDED	09.09.2003	A.D.S	

J S WRIGHT & CO LTD
BUILDING SERVICES ENGINEER
CURZON HOUSE
4 BARTHOLOMEW ROW
BIRMINGHAM B5 5JX
TELEPHONE: 0121-233-1617
FAX: 0121-233-3041
E MAIL: jswright@jswright.co.uk
WEB PAGE: www.jswright.co.uk

CONTRACT: NOVOTEL HOTEL READING

TITLE: 14th. FLOOR PLANT ENCLOSURES REQUIRED FOR MECHANICAL SERVICES

DATE: 7.8.03. DRN: ROY GOULD.
SCALE: 1:50 VERIFIED:
DRAWING No.: 3066/M/100. REV A



NOTES:-

PRELIMARY

REV	DESCRIPTION	DATE	INITIAL	V/FIED

YJL

J S WRIGHT & CO LTD

BUILDING SERVICES ENGINEER

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CONTRACT:
NOVOTEL & IBIS HOTEL.
READING

TITLE:
SCHEMATIC LAYOUT
OF
VENTILATION SERVICES
TO PUBLIC AREAS.

DATE:	02-10-2003.	DRN:	ROY GOULD
SCALE:	N.T.S	VERIFIED:	
DRAWING No.:	3066/M/41.	REV	

READING BOROUGH COUNCIL
2 DEC 2003
ENVIRONMENTAL SERVICES