



The Old Power Station

Vastern Road, Reading

NMA Comparison Booklet

June 2024

Rev A

Berkeley
Designed for life

River Thames

The Turbine Hall

Cafe

The Generator

The Goods Office

Christchurch Wharf

The Coal Drop Building



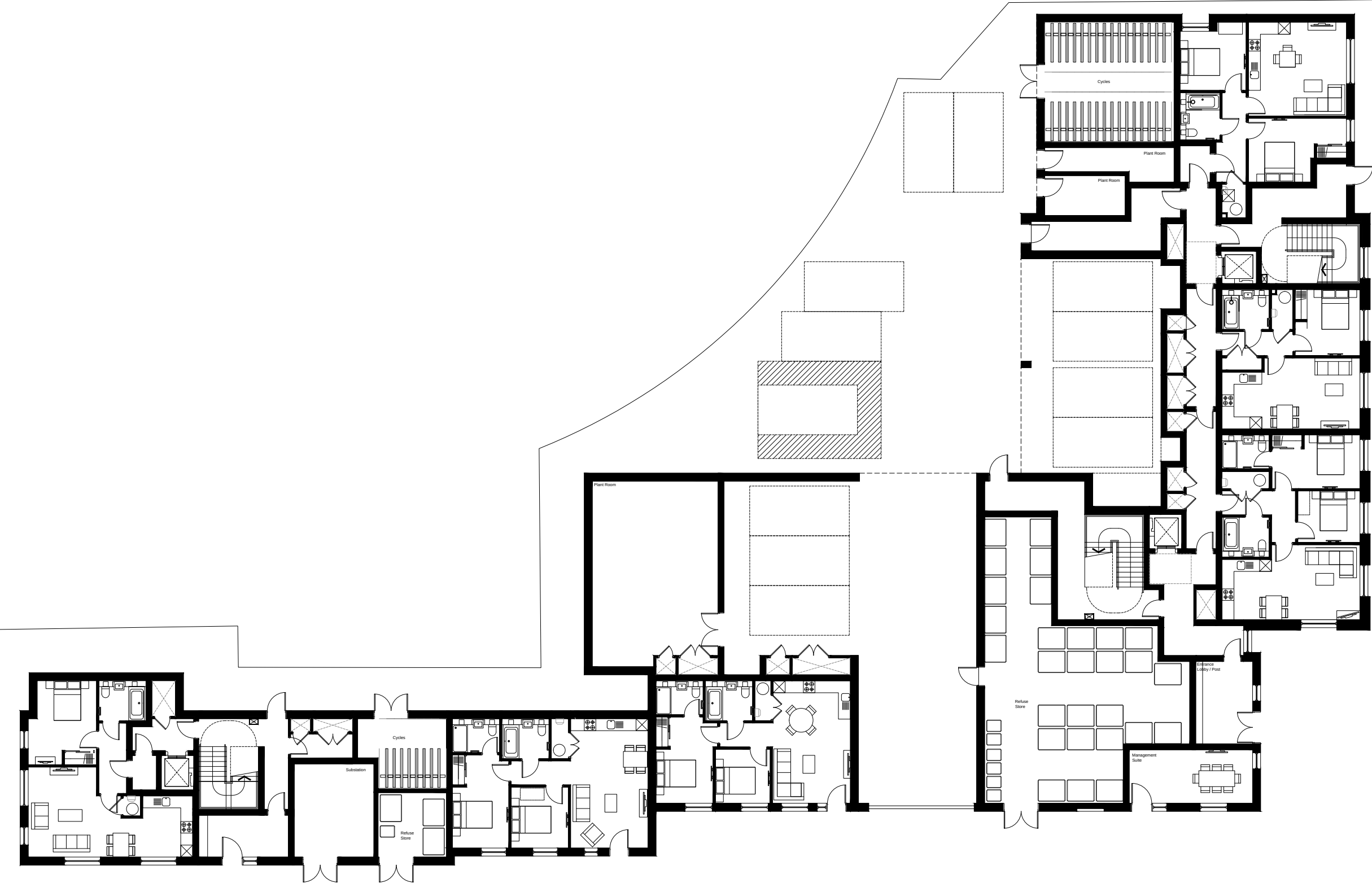


Contents

Approved & Proposed Drawings

Block BC	-	4	-	17
Block D	-	18	-	25
Block EFG	-	26	-	31

This document sets out the approved planning drawings alongside the proposed revisions. Key changes have been annotated on the revised drawing pages.



Ground Floor Plan

key plan

notes

A 20.04.20 EE Added glazing next to a door on one apartment

B 10.06.20 EE Added cycle storage

C 08.09.20 DT Cycle storage, refuse, parking updated

D 10.11.20 DT Lobby to cycle and refuse store added

E 09.10.21 PO Fire strategy review

F 11.10.21 EE Fire strategy review

G 08.11.21 EE Plot line added

H 21.12.21 ISB Fire strategy update

I 29.02.24 EE Refuse store update

revision

date

prepared

description

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project

Vastern Road
Reading

drawing

Block B and C
Ground Floor Plan

date

October 2019

scale @ a1

1:100

drawn

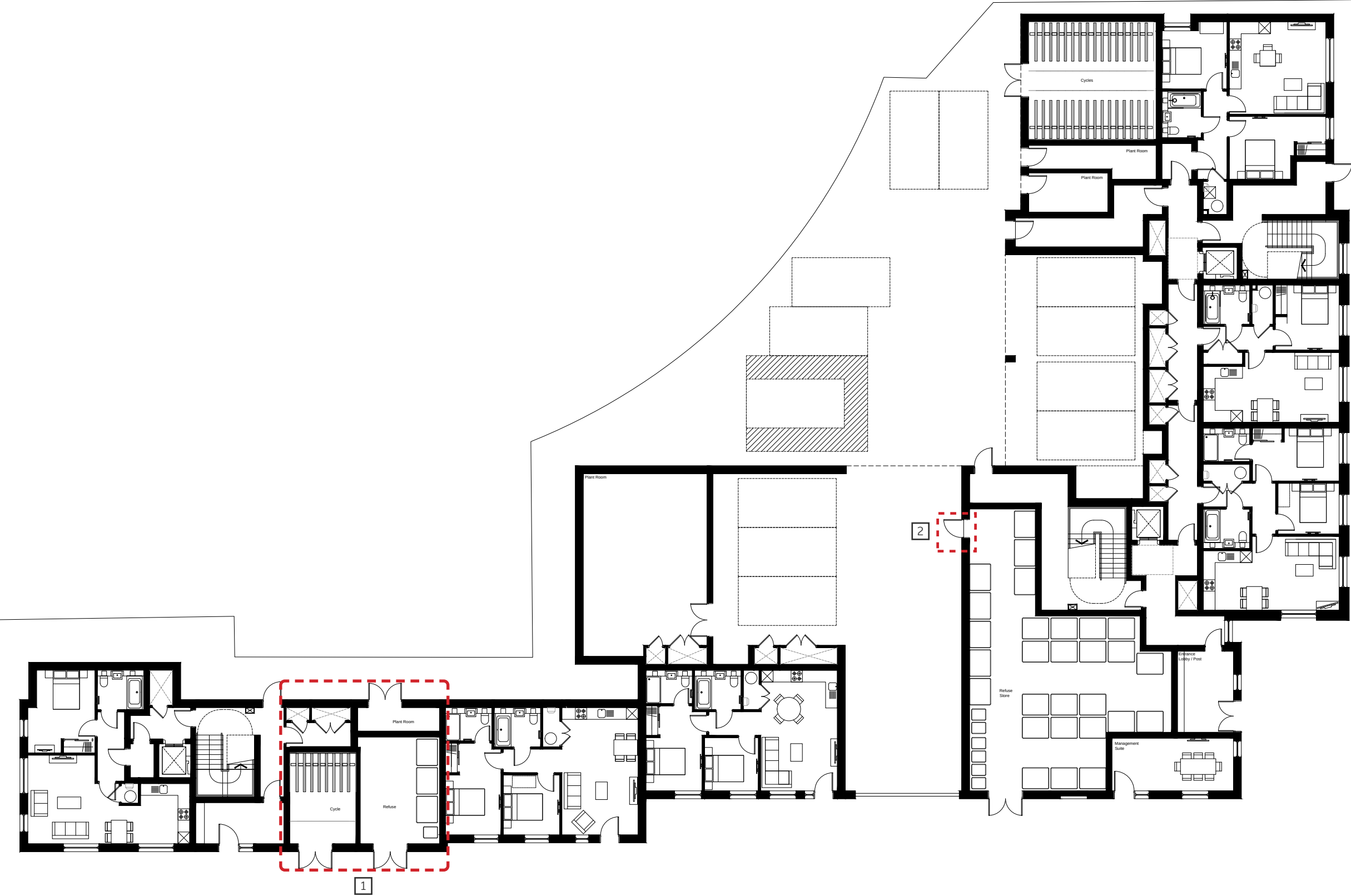
ISB

drawing number

448.PL.BC.100

revision

I



Ground Floor Plan

key plan

notes

Updates:
1. Substation removed from block C and cycle store moved to the front of the block.
2. Refuse door moved closer to the staircore.

A	30.04.20	EE	Added glazing next to a door on one apartment
B	10.08.20	EE	Added cycle storage
C	08.09.20	DT	Cycle storage, refuse, parking updated
D	10.11.20	DT	Utility to cycle and refuse store added
E	09.10.23	PO	Fire strategy review
F	11.10.23	EE	Fire strategy review
G	08.11.23	EE	Red line added
H	21.12.23	ISB	Fire strategy update
I	29.02.24	EE	Refuse store update
J	24.06.24	PO	Amendments to Plant Room and Refuse Store

revision	date	prepared	description

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Reading

drawing:
Block B and C
Ground Floor Plan

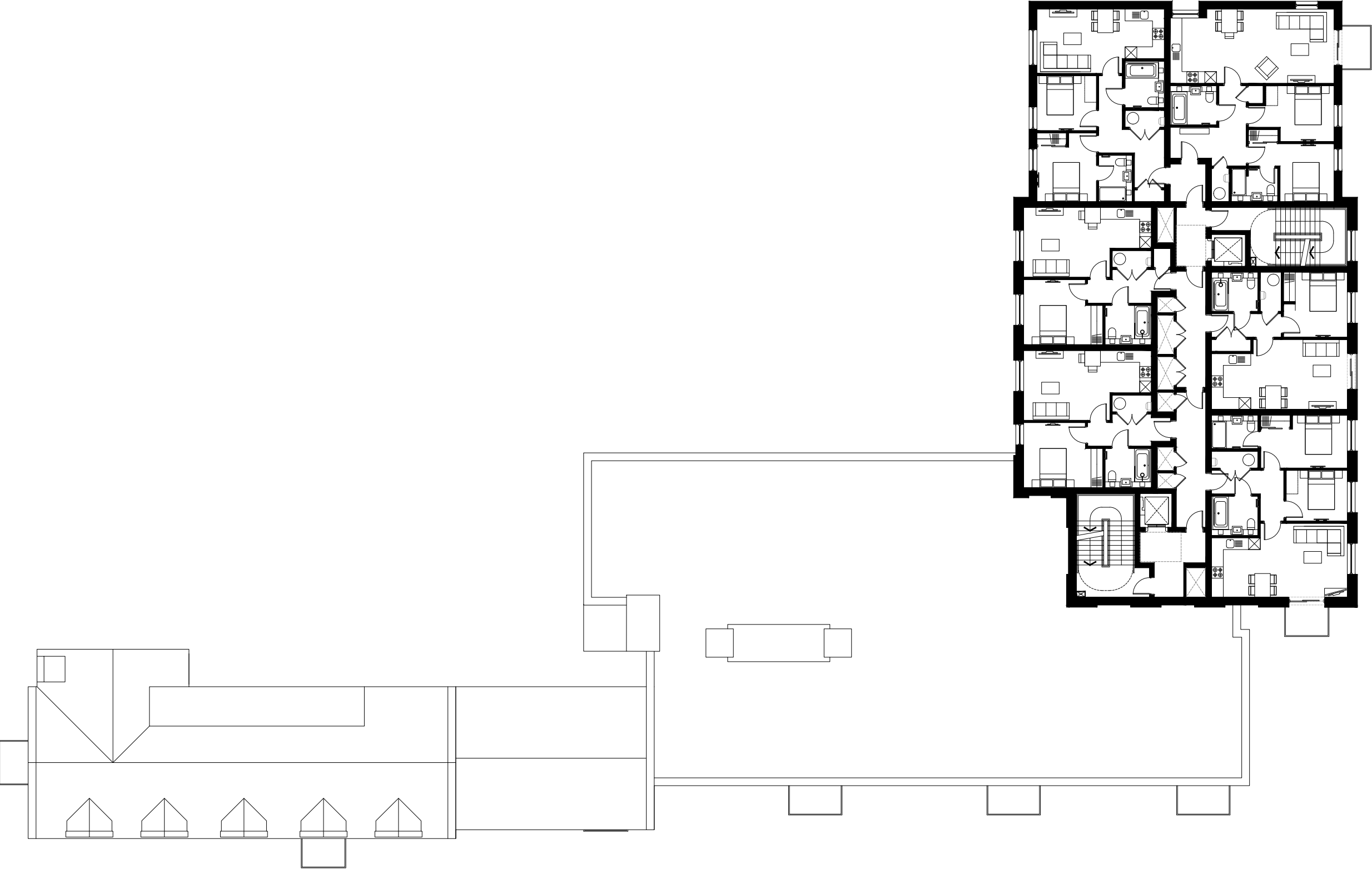
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October 2019

scale @ a1:
1:100

drawn:
ISB

drawing number:
448.PL.BC.100

revision:
J



Fifth Floor Plan

key plan

notes

A 20.04.20 EE Removed balconies

B 06.09.20 DT Cycle storage updated, added dormer on block C

C 09.10.21 PD Fire strategy review

D 11.10.21 EE Fire strategy review

E 21.12.21 ISB Fire strategy update

revision

date

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Vastern Road

Reading

drawing

Block B and C

Fifth Floor Plan

date

October 2019

scale @ a1

1:100

drawn

ISB

drawing number

448.PL.BC.105

revision

E



Fifth Floor Plan

key plan

notes

Updates:
3. Roof access window added.

A30.04.20EERemoved balconies

B08.09.20DTCycle storage updated, added dormer on block C

C05.10.21P2Fire strategy review

D11.10.21EEFire strategy review

E23.12.21ISBFire strategy update

F03.07.24EERoof access window added

revision

date

prepared

checked

description

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drawing:
Block B and C
Fifth Floor Plan

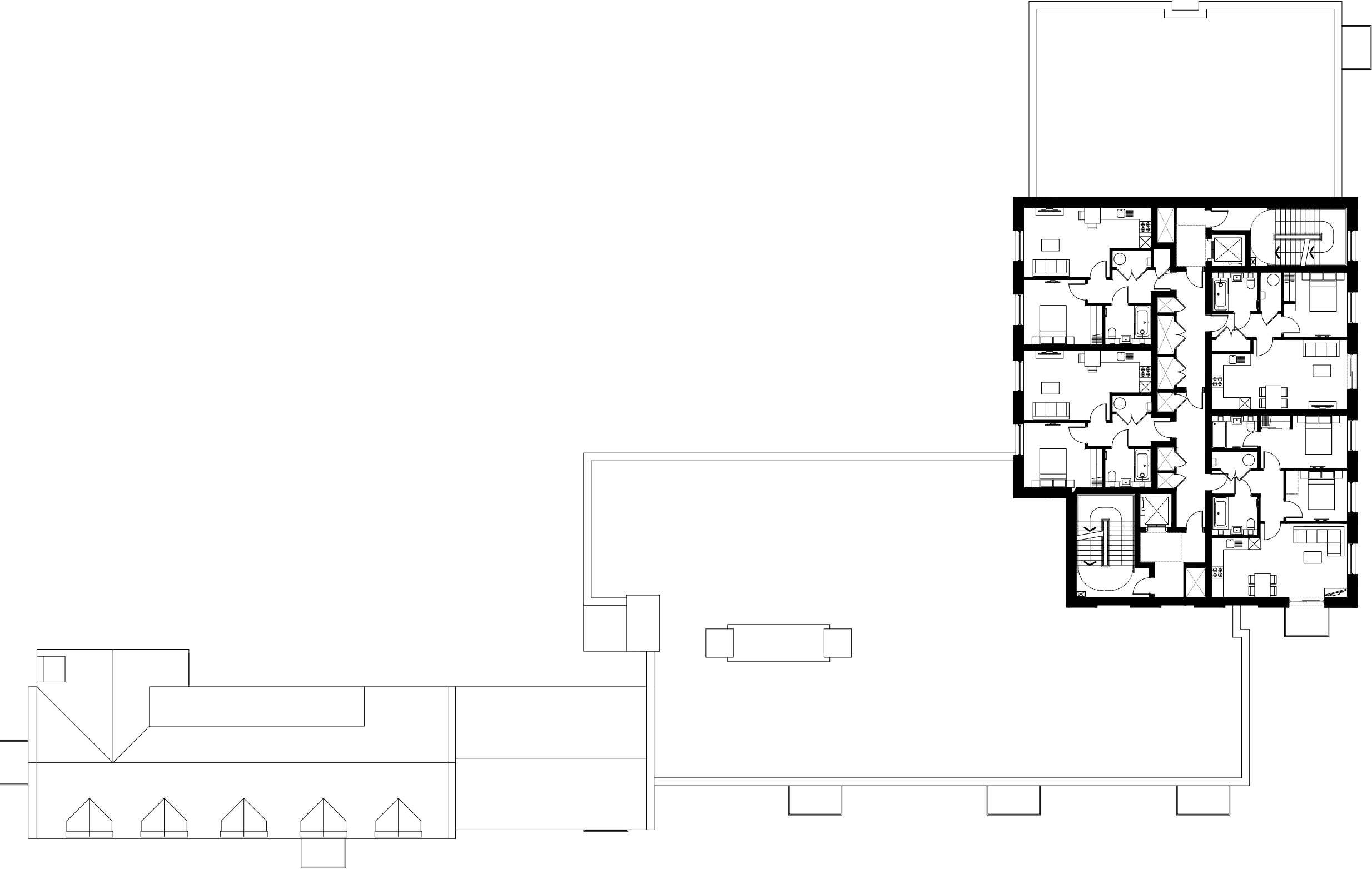
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October 2019

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drawn
ISB

drawing number
448.PL.BC.105

revision
F



Ninth Floor Plan

key plan

notes

A

30.04.20

EE

Removed balconies

B

08.09.20

DT

Cycle storage updated, added dormer on block C

C

05.10.20

FD

Fire strategy review

D

11.10.20

EE

Fire strategy review

E

25.10.20

FD

Replaced two 3 bed apts in block B with one 3 bed apt

F

23.12.20

ISB

Fire strategy update

revision

date

prepared

checked

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Reading

drawing

Block B and C

Ninth Floor Plan

date

October 2019

scale @ a1

1:100

drawn

ISB

drawing number

448.PL.BC.109

revision

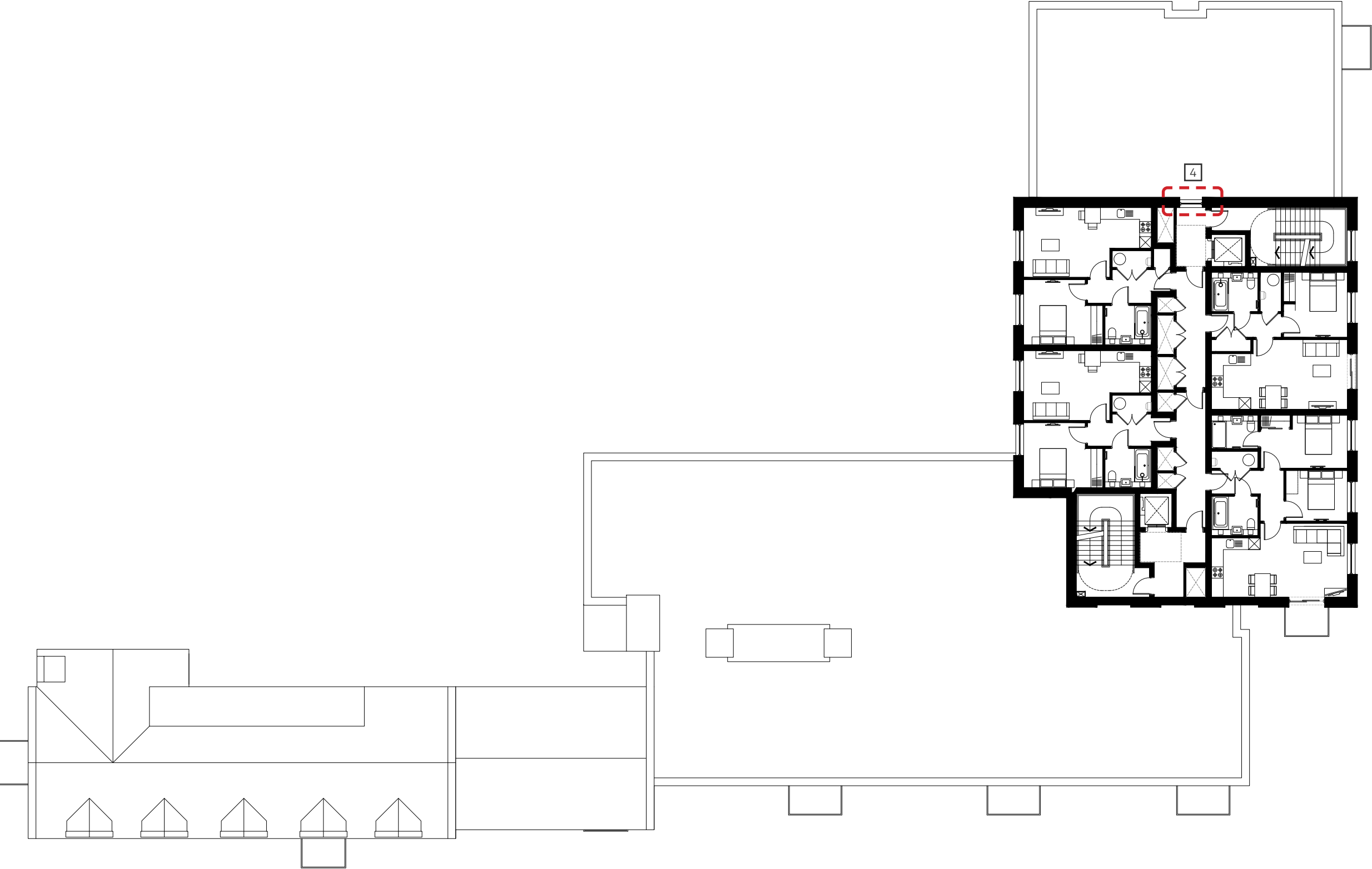
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10m



Ninth Floor Plan

key plan

notes

Updates:
4. Roof access window added.

A	30.04.20	EE	Removed balconies
B	05.09.20	CF	Cycle storage updated, added dormer on block C
C	09.10.21	PD	Fire strategy review
D	11.10.21	EE	Fire strategy review
E	25.10.21	PD	Replaced two 1 bed apts in block B with one 3 bed apt.
F	21.12.21	ISB	Fire strategy update
G	03.07.24	EE	Roof access window added

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Reading

drawing:
Block B and C
Ninth Floor Plan

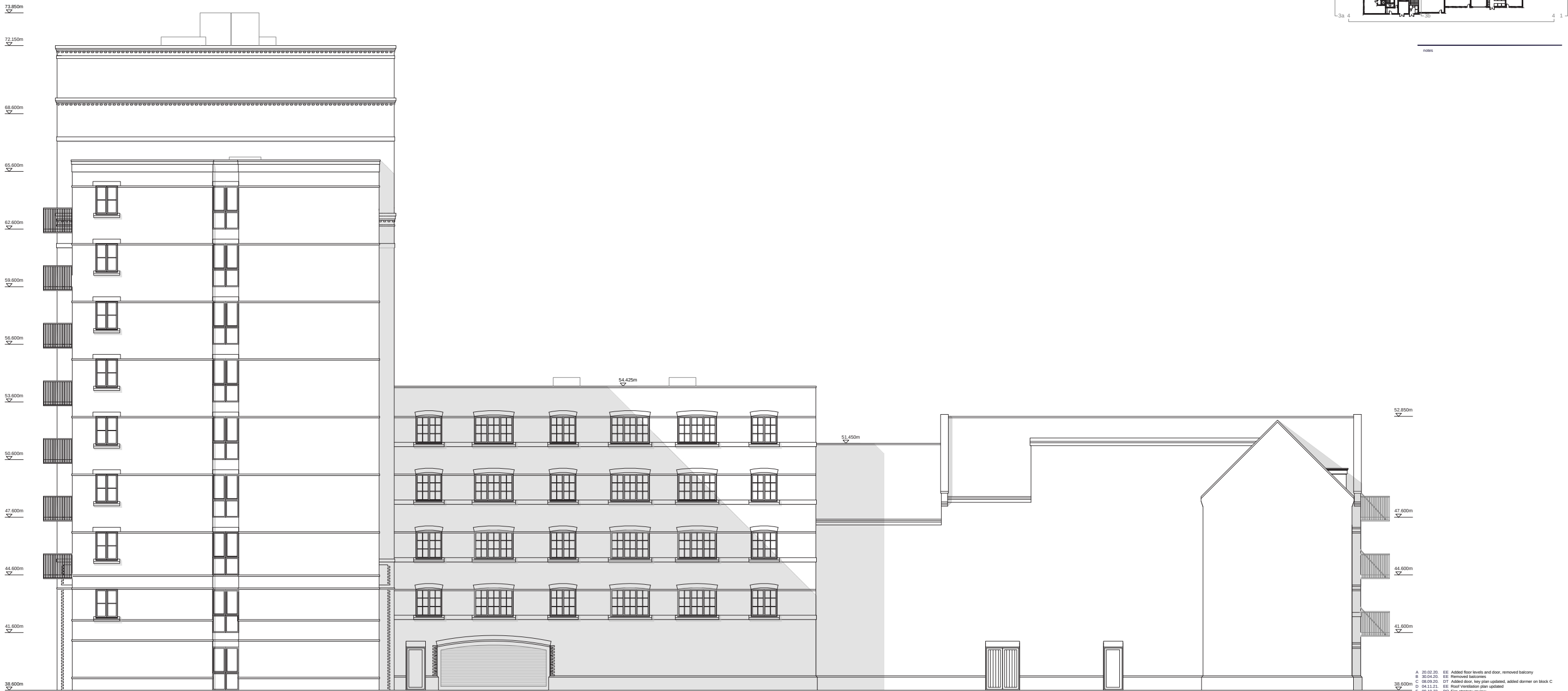
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October 2019

scale @ a1:
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drawn:
ISB

drawing number:
448.PL.BC.109

revision:
G



Southeast Elevation 2-2



A	20.02.20	EE	Added floor levels and door, removed balcony
B	20.04.20	EE	Removed balconies
C	08.09.20	DT	Added door, key plan updated, added dormer on block C
D	04.11.21	EE	Roof Ventilation plan updated
E	02.10.22	PO	Fire strategy review
F	11.10.23	EE	Fire strategy review
G	21.12.24	ISB	Fire strategy update
H	01.03.24	PO	ADD correction

revision	date	prepared	checked
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project
Vastern Road
Reading

drawing
Block B and C
Southeast Elevation

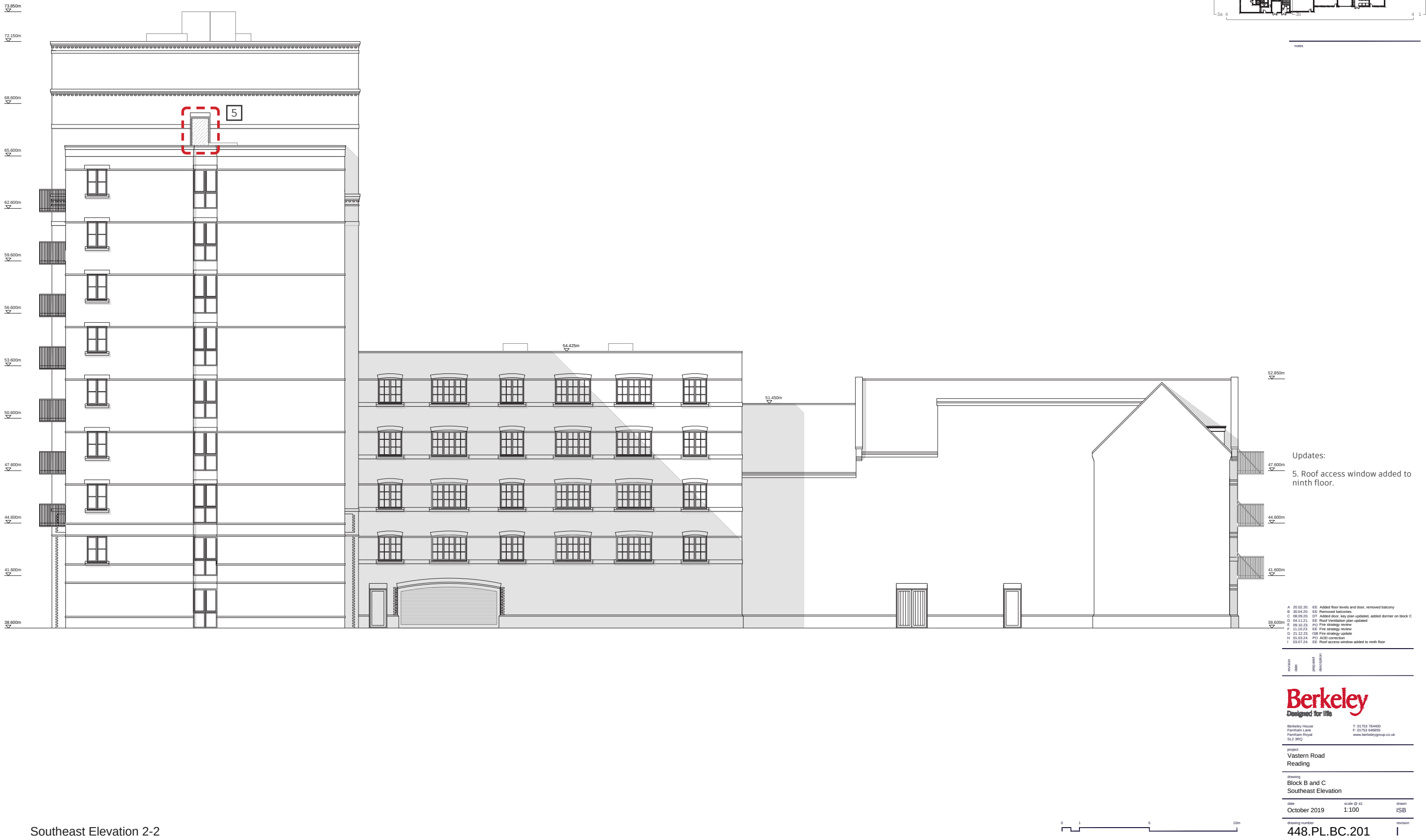
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drawn
ISB

drawing number
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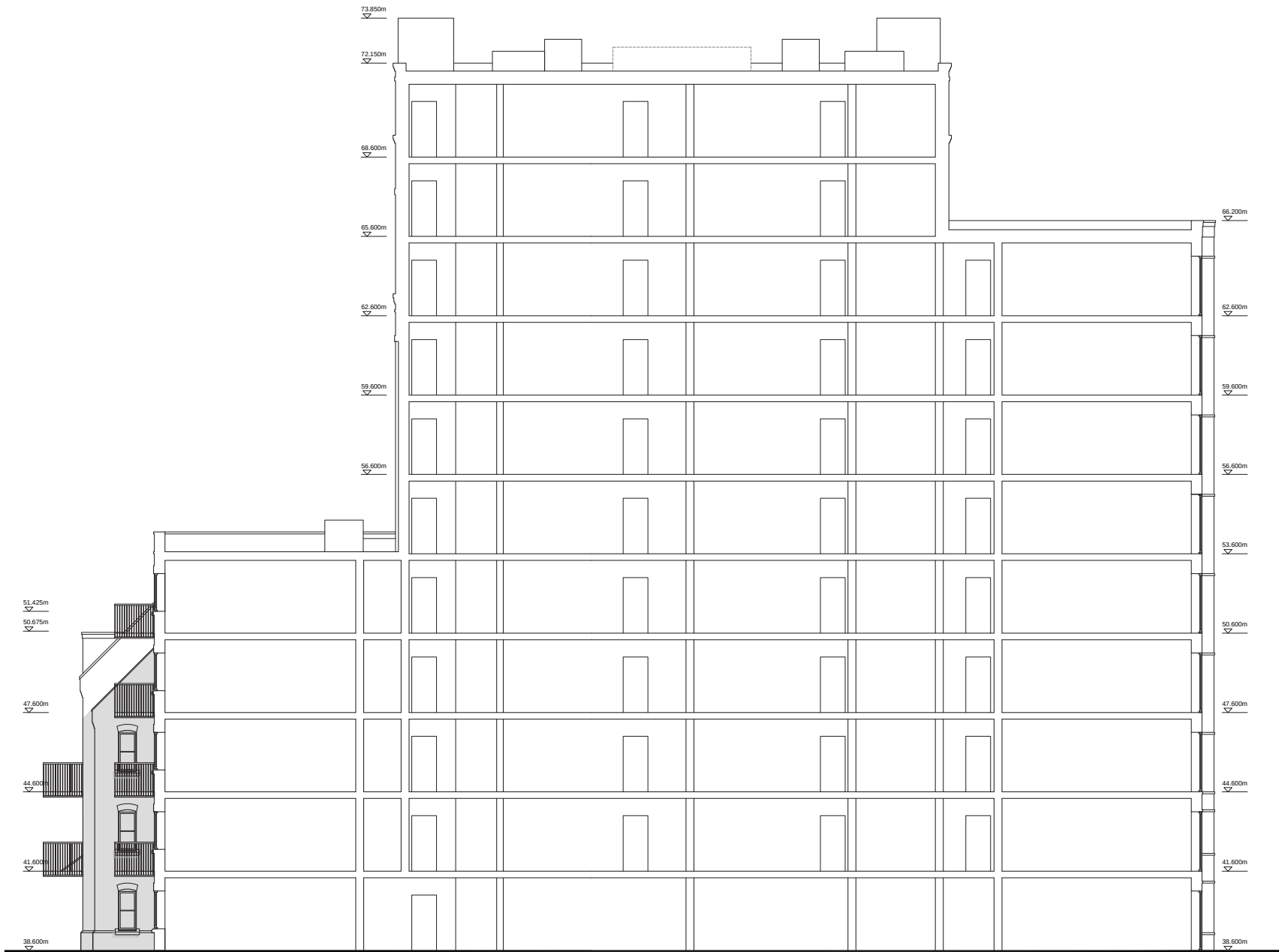
revision
H



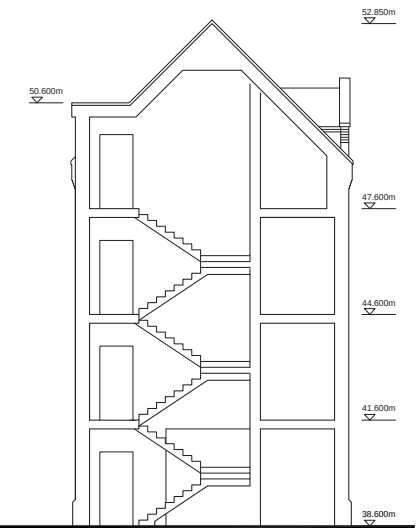
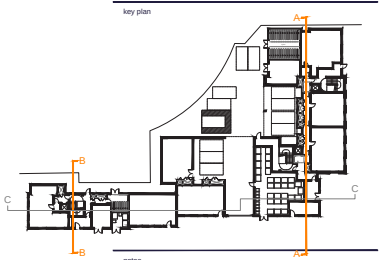
Southeast Elevation 2-2







Section A-A



Section B-B

A.	20.02.20	EE	Added floor levels
B.	20.04.20	EE	Removed balconies
C.	08.09.20	DT	Key plan updated
D.	04.11.21	EE	Roof Ventilation plan updated
E.	05.10.21	PO	Fire strategy review
F.	11.10.21	EE	Fire strategy review
G.	21.12.21	USB	Fire strategy update
H.	01.03.24	PO	ADD correction

revision	date	prepared	checked

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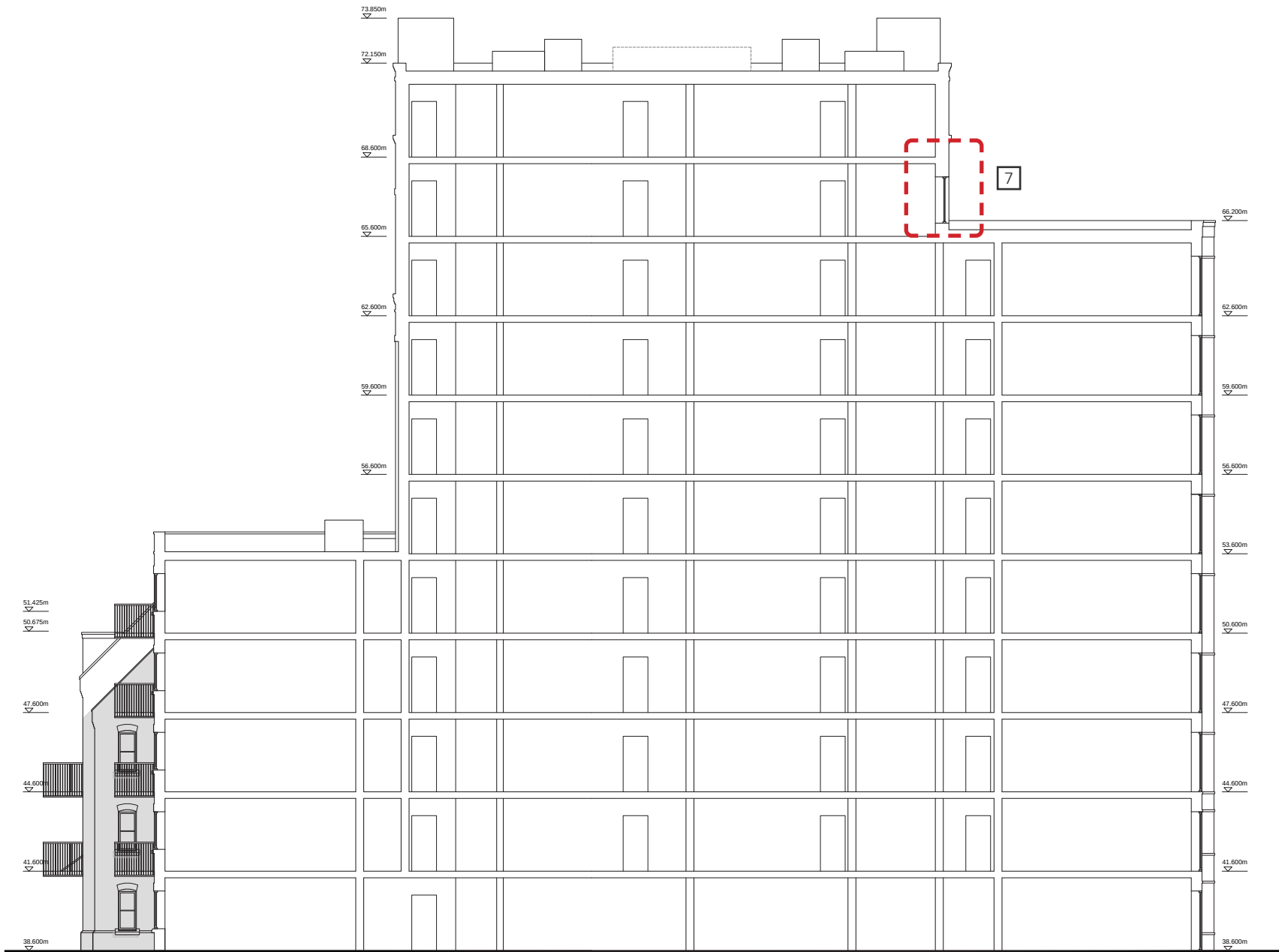
project:
Vastern Road
Reading

drawing:
Block BC
Section A-A and B-B

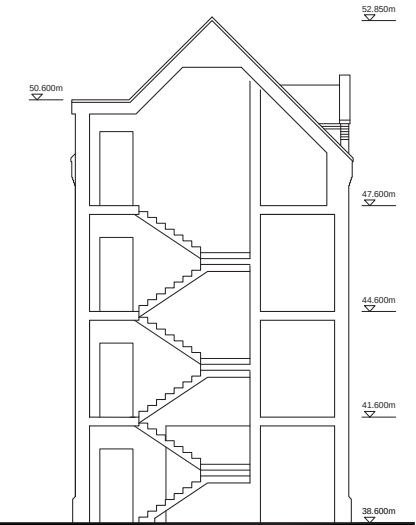
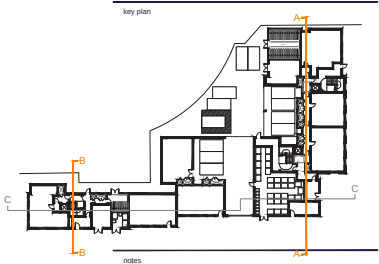
date: October 2019 scale: @ A1 1:100 drawn: EE

drawing number: 448.PL.BC.300 revision: H





Section A-A



Section B-B

Updates:
7. Roof access window added to ninth floor.

A	20.02.20	EE	Added floor levels
B	30.04.20	EE	Removed balconies
C	08.09.20	DT	Key plan updated
D	04.11.21	EE	Roof Ventilation plan updated
E	09.10.23	PD	Fire strategy review
F	11.10.23	EE	Fire strategy update
G	21.12.23	158	Fire strategy update
H	01.03.24	PD	AKO correction
I	03.07.24	EE	Roof access window added to ninth floor

revision	date	prepared	description
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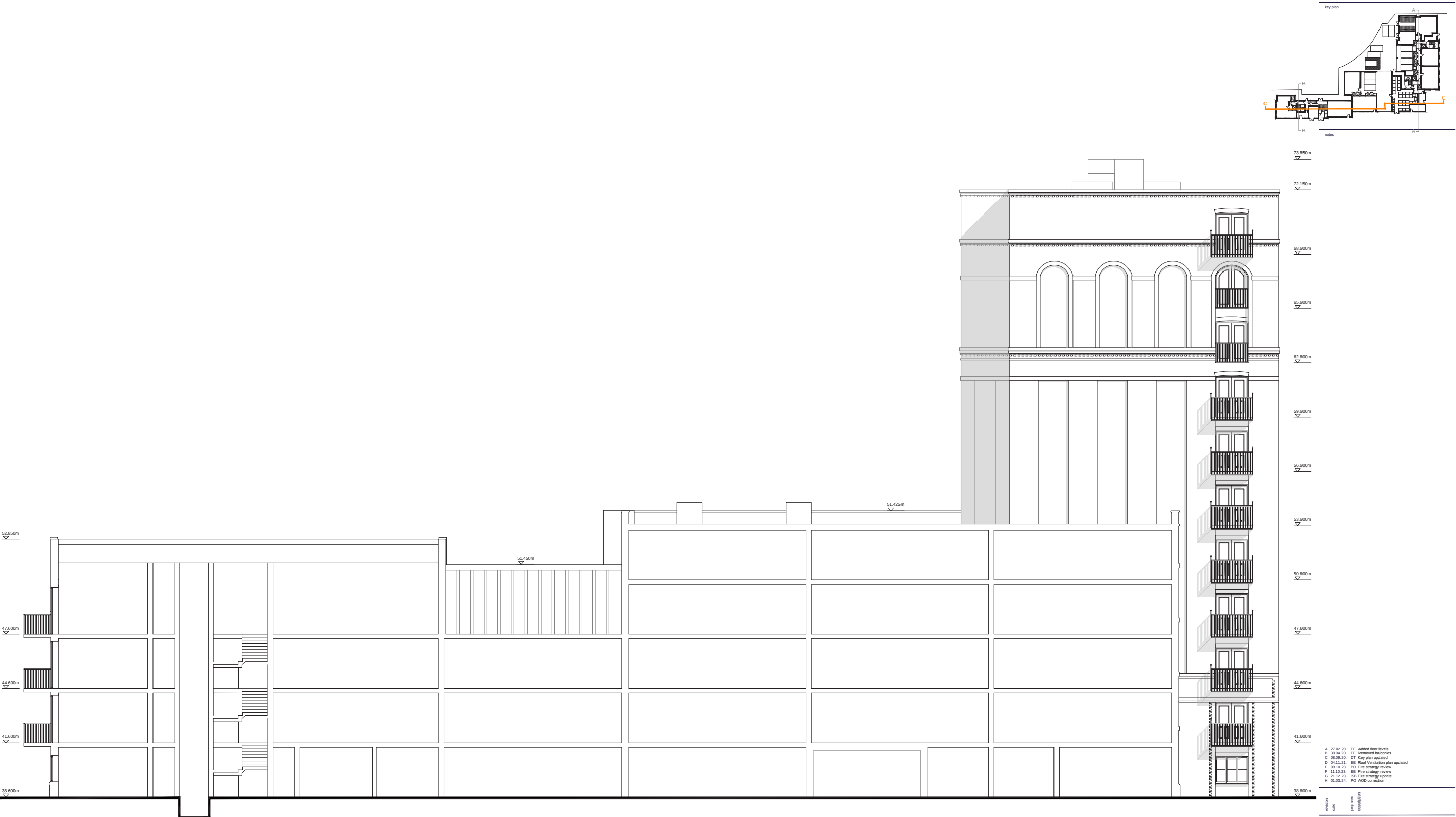
project:
Vastern Road
Reading

drawing:
Block BC
Section A-A and B-B

date: October 2019 scale: @ A1 1:100 drawn: EE

drawing number: 448.PL.BC.300 revision: I





Section C-C

- A 27.02.20 EE Added floor levels
- B 26.04.20 EE Revised balconies
- C 08.09.20 DT Key plan updated
- D 04.11.21 EE Roof Ventilation plan updated
- E 02.10.23 PO Fire strategy review
- F 11.10.23 EE Fire strategy review
- G 21.12.23 ICB Fire strategy update
- H 01.03.24 PO ADD correction

revision	date	project	description

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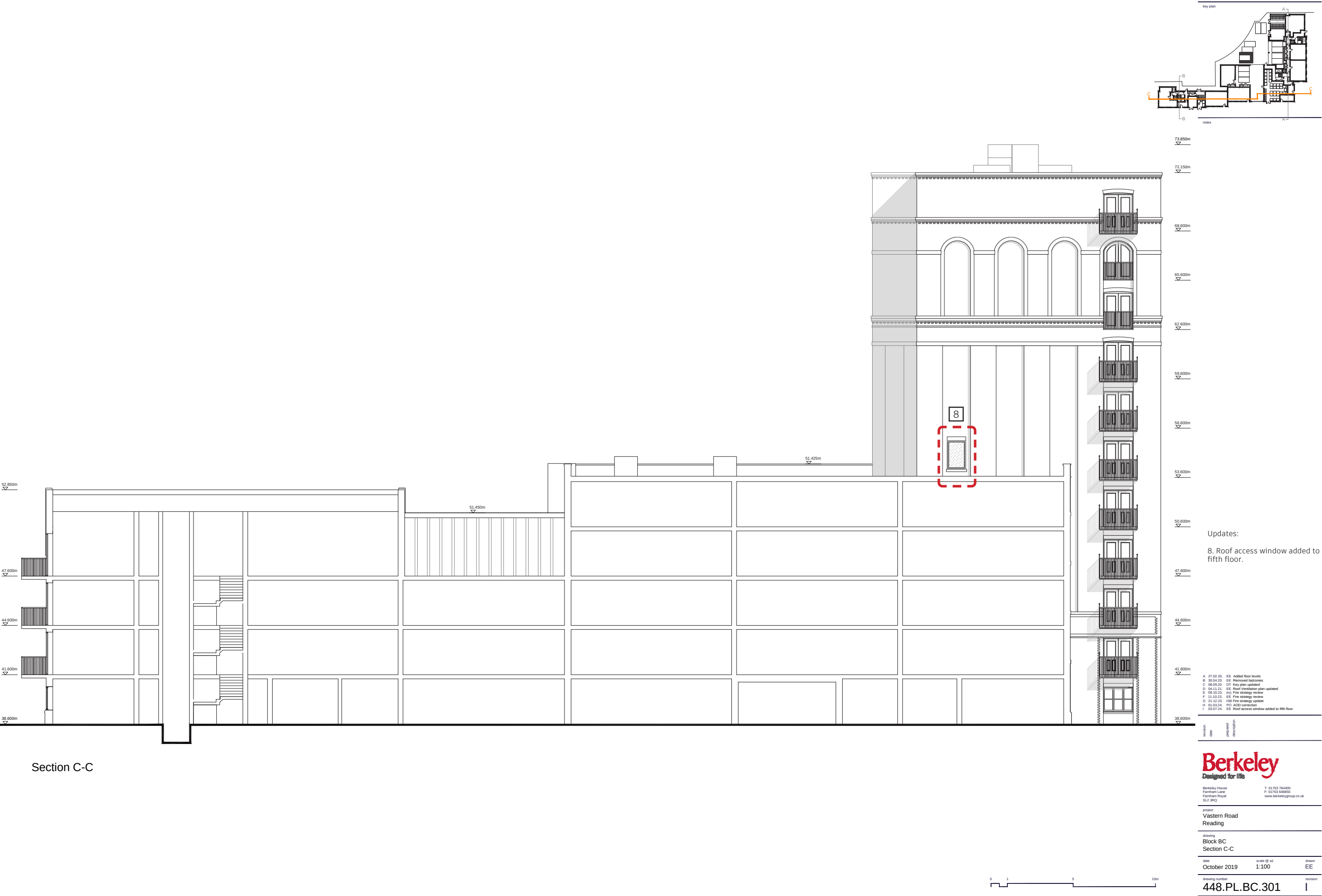
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Vastern Road
Reading

drawing:
Block BC
Section C-C

date: October 2019 scale: @ A1 drawn: EE

drawing number: 448.PL.BC.301 revision: H





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project
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Reading

drawing
Block BC
Section C-C

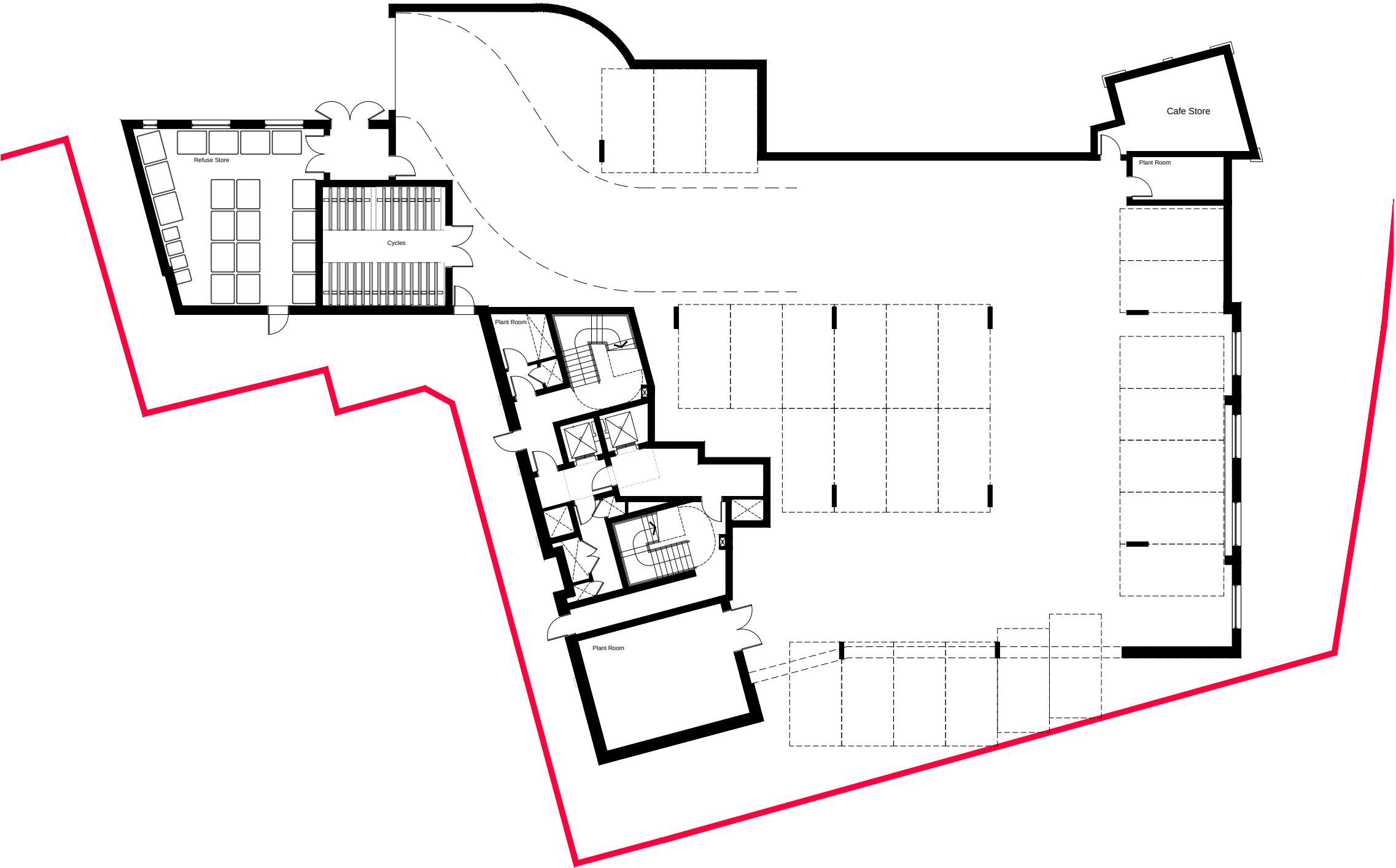
date
October 2019

scale @ a1
1:100

drawn
EE

drawing number
448.PL.BC.301

revision
I



key plan	
notes	

A	10.06.20	EE	Added cycle storage in the undercroft
B	08.09.20	DT	Structure updated
C	22.10.20	DT	Energy center added, cycle store revised
D	09.10.21	PO	Fire strategy review
E	02.11.21	PO	Structural columns rearranged
F	15.12.21	EE	Fire strategy update
G	07.02.24	EE	Undercroft column location review
H	29.02.24	EE	Refuse store update

revision	date	prepared	checked
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project
Vastern Road
Reading

drawing
Block D
Ground Floor Plan

date	scale @ a1	drawn
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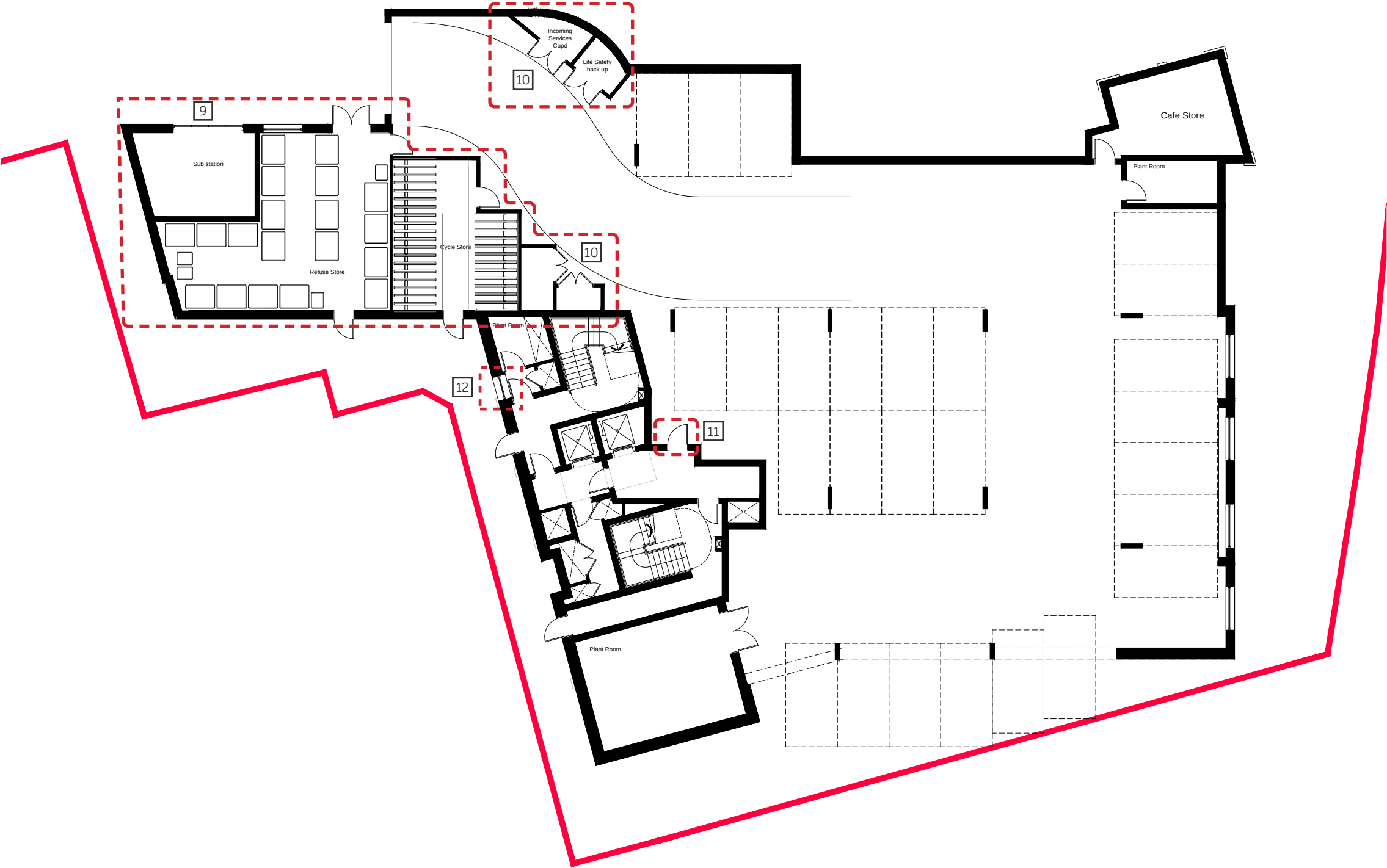
October 2019	1:100	EE
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drawing number	revision
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448.PL.D.100	H
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Ground Floor Plan



key plan	
notes	

- Updates:
- 9. Substation from block C relocated to block D.
 - 10. Plant rooms added in the undercroft.
 - 11. Door added from the undercroft to the lift lobby.
 - 12. Ventilation grills added in the plant room for fire safety requirements.

A	10.08.20	EE	Added cycle storage in the undercroft
B	08.09.20	DT	Structure updated
C	22.10.20	DT	Energy center added, cycle store revised
D	09.10.23	PD	Fire strategy review
E	02.11.23	PD	Structural columns rearranged
F	15.12.23	EE	Fire strategy update
G	07.02.24	EE	Undercroft column location review
H	29.02.24	EE	Refuse store update
I	24.06.24	PD	Added substation, refuse and cycle stores rearranged

revision	date	prepared	description

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Vastern Road
Reading

drawing:
Block D
Ground Floor Plan

date:
October 2019

scale @ a1:
1:100

drawn:
EE

drawing number:
448.PL.D.100

revision:
I

Ground Floor Plan

key plan

notes



- A 25.02.20 EE Amended wall details
- B 06.09.20 DT Structure updated, balconies removed
- C 22.10.20 DT Energy center added
- D 09.12.20 PD Fire strategy review
- E 18.12.23 EE Fire strategy update

revision	date	prepared	checked

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Vastern Road
Reading

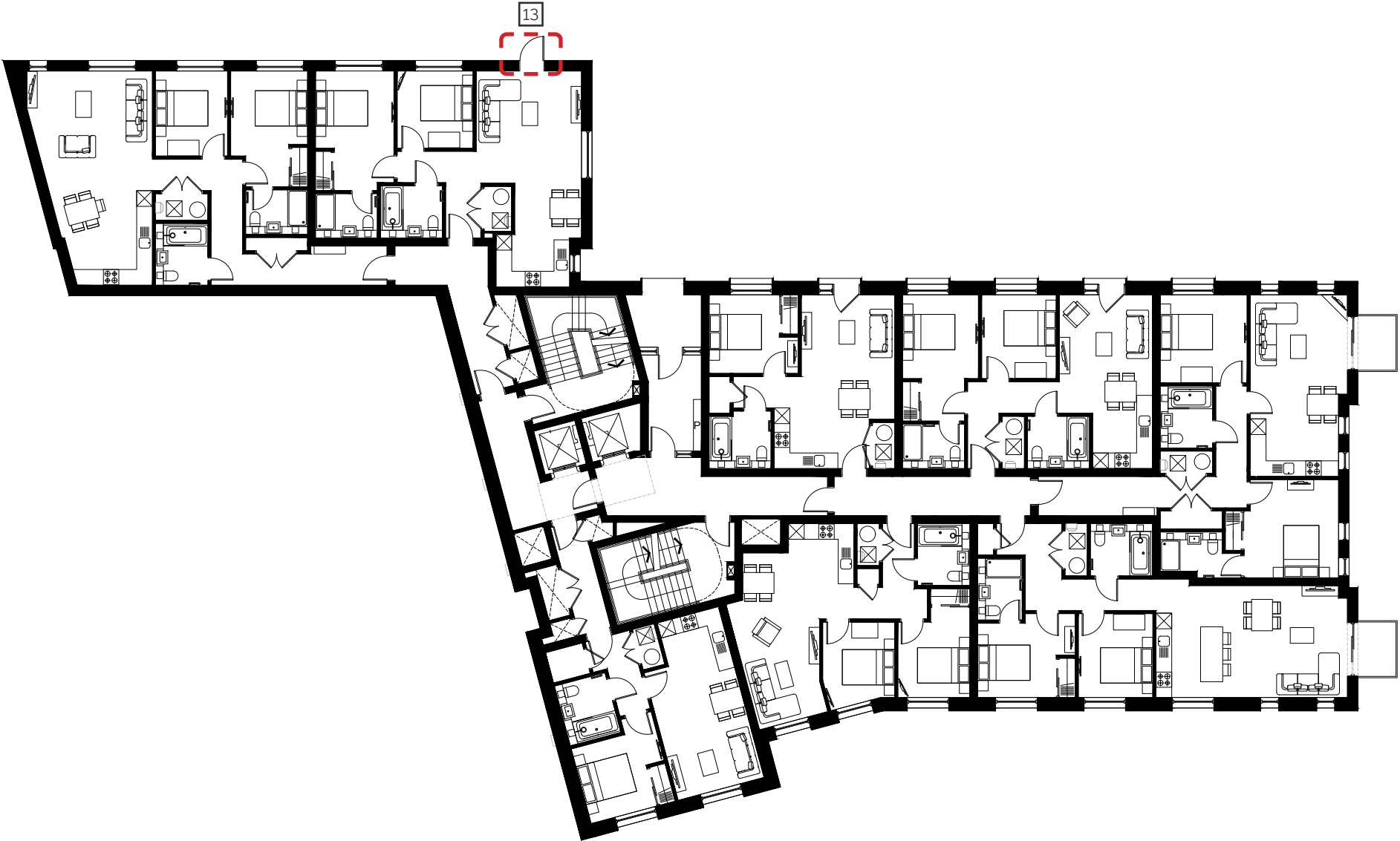
drawing
Block D
First Floor Plan

date October 2019 scale @ A1 1:100 drawn EE

drawing number 448.PL.D.101 revision E

First Floor Plan





Updates:
13. Window replaced with a door for access to external private terrace.

A	25.02.20	EE	Amended wall details
B	08.09.20	DT	Structure updated, balconies removed
C	22.10.20	DT	Energy center added
D	09.10.21	PD	Fire strategy review
E	15.12.21	EE	Fire strategy update
F	24.06.24	PD	Door added on Northwest elevation

revision	date	prepared	checked
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Vastern Road
Reading

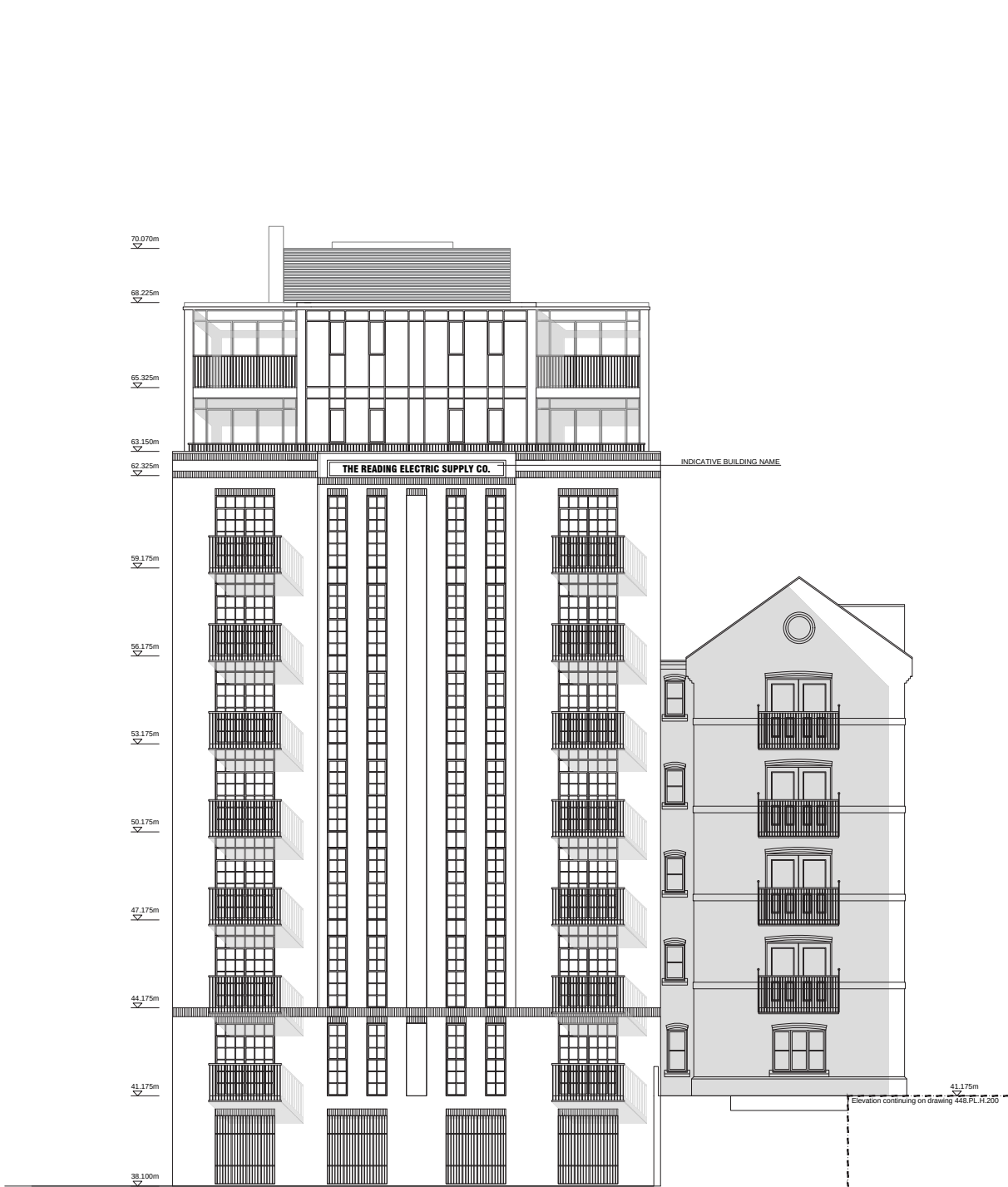
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First Floor Plan

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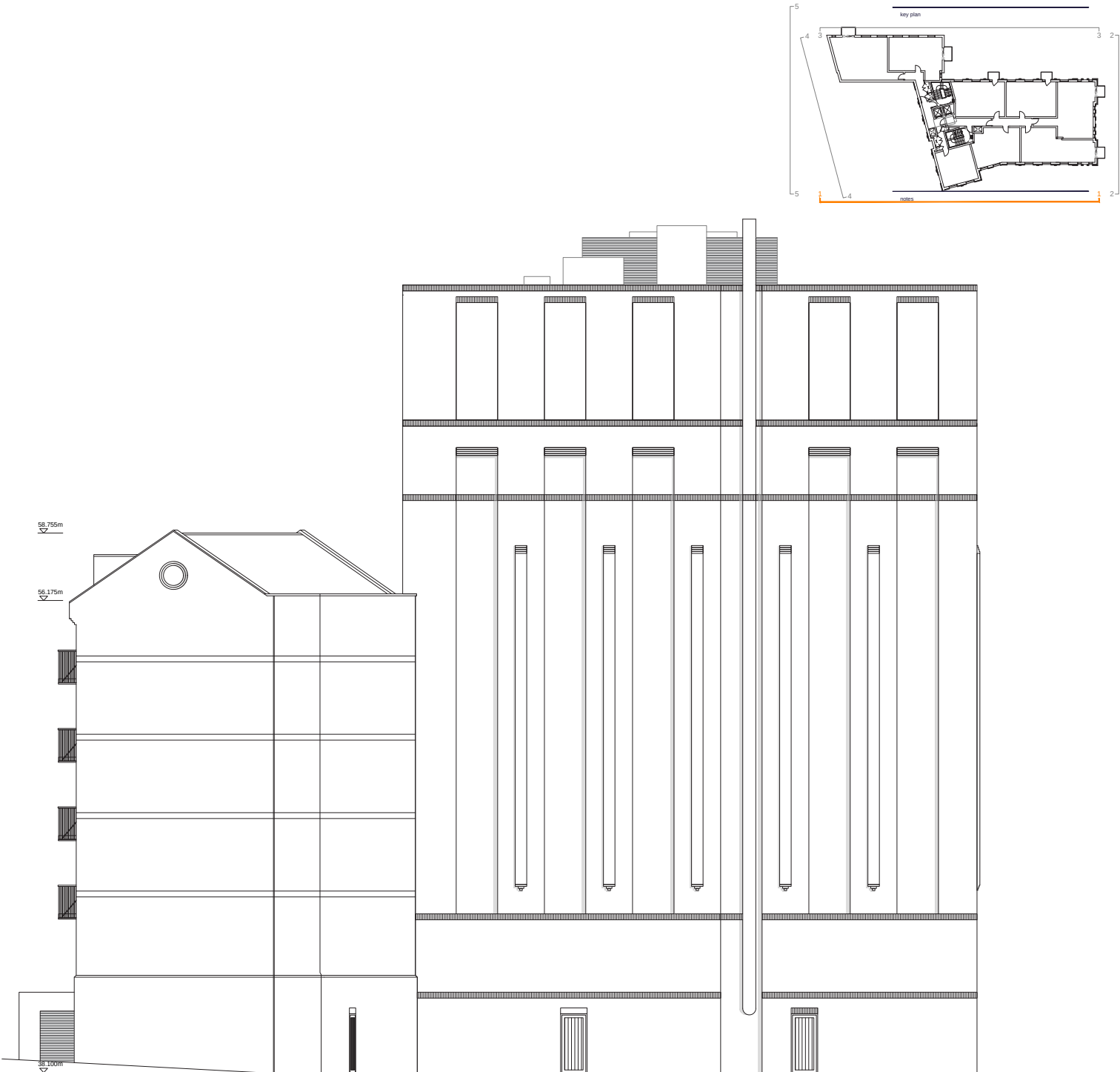
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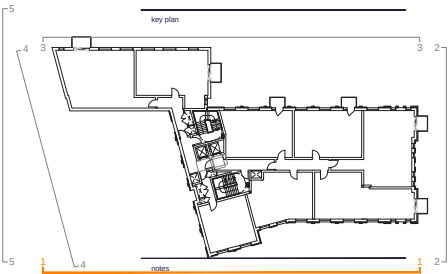




Northeast Elevation 2-2



Southwest Elevation 4-4



Northeast and Southwest Elevation



A. 20.02.20 EE Added floor levels, balconies and vehicle entrance	
B. 06.09.20 DT Balconies removed	
C. 22.10.20 DT Energy center added	
D. 09.10.21 PJ Fire strategy review	
E. 18.12.21 EE Fire strategy update	

revision	date	prepared	checked

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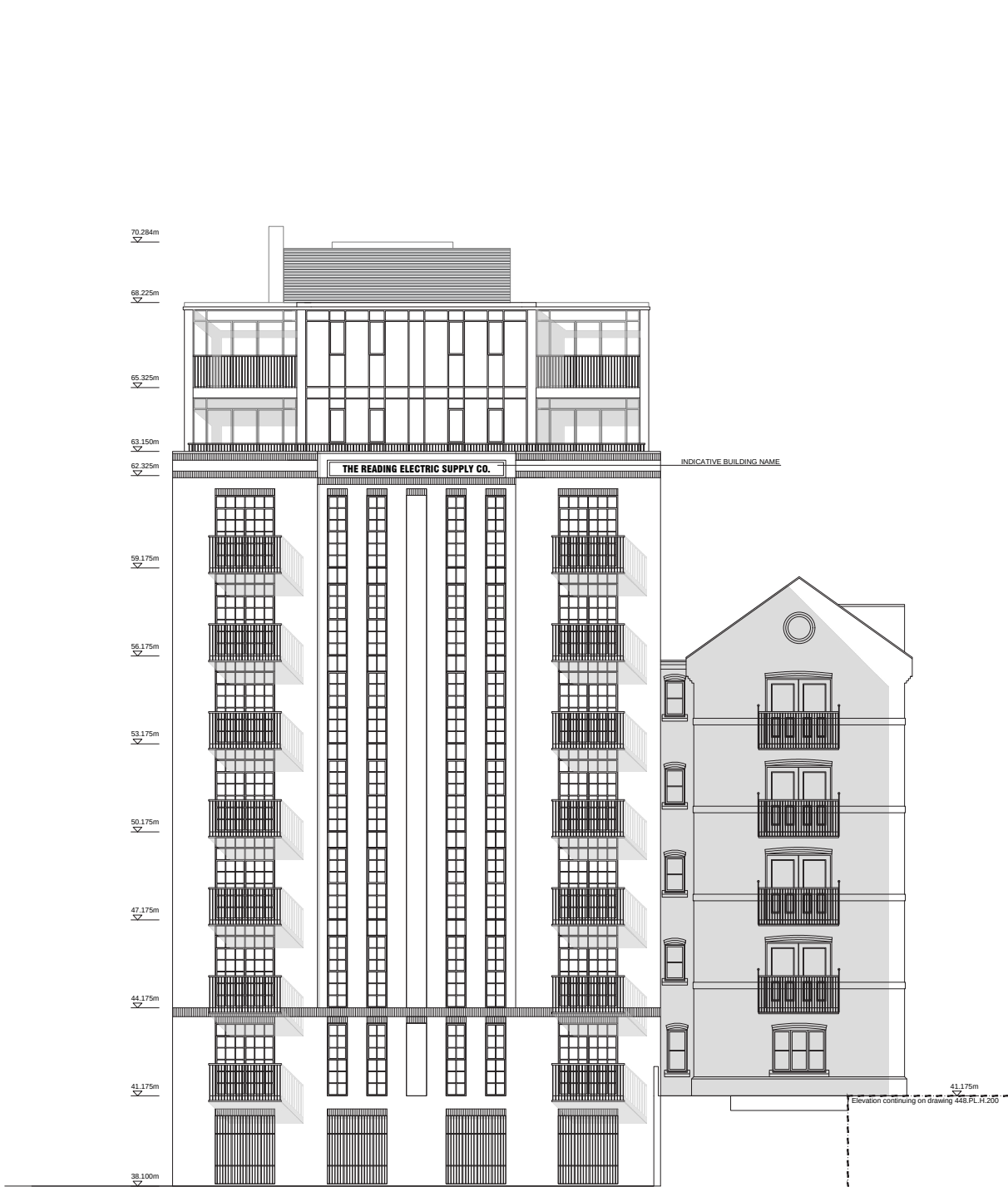
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project:
Vastern Road
Reading

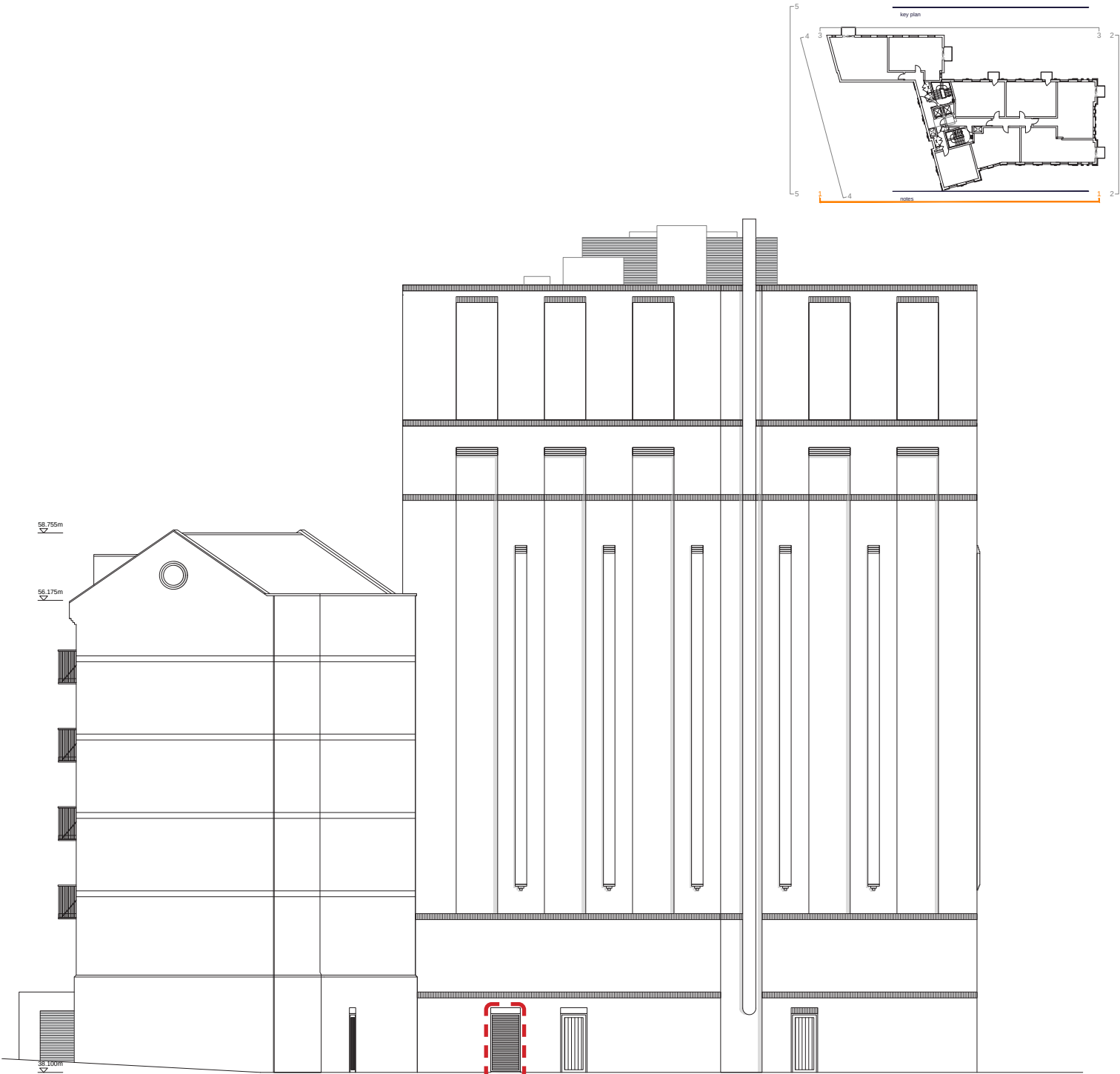
drawing:
Block D
Northeast and Southwest Elevation

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.D.201	E



Northeast Elevation 2-2



Southwest Elevation 4-4

Updates:
14. Ventilation grills added in the plant room for fire safety requirements.

- A. 20.02.20 EE Added floor levels, balconies and vehicle entrance
- B. 08.09.20 DT Balconies removed
- C. 22.10.20 DT Energy center added
- D. 05.12.21 PO Fire strategy review
- E. 18.12.21 EE Fire strategy update
- F. 24.06.24 PO Ventilation grills added

revision	date	prepared	description
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project:
Vastern Road
Reading

drawing:
Block D
Northeast and Southwest Elevation

date:
October 2019

scale @ a1:
1:100

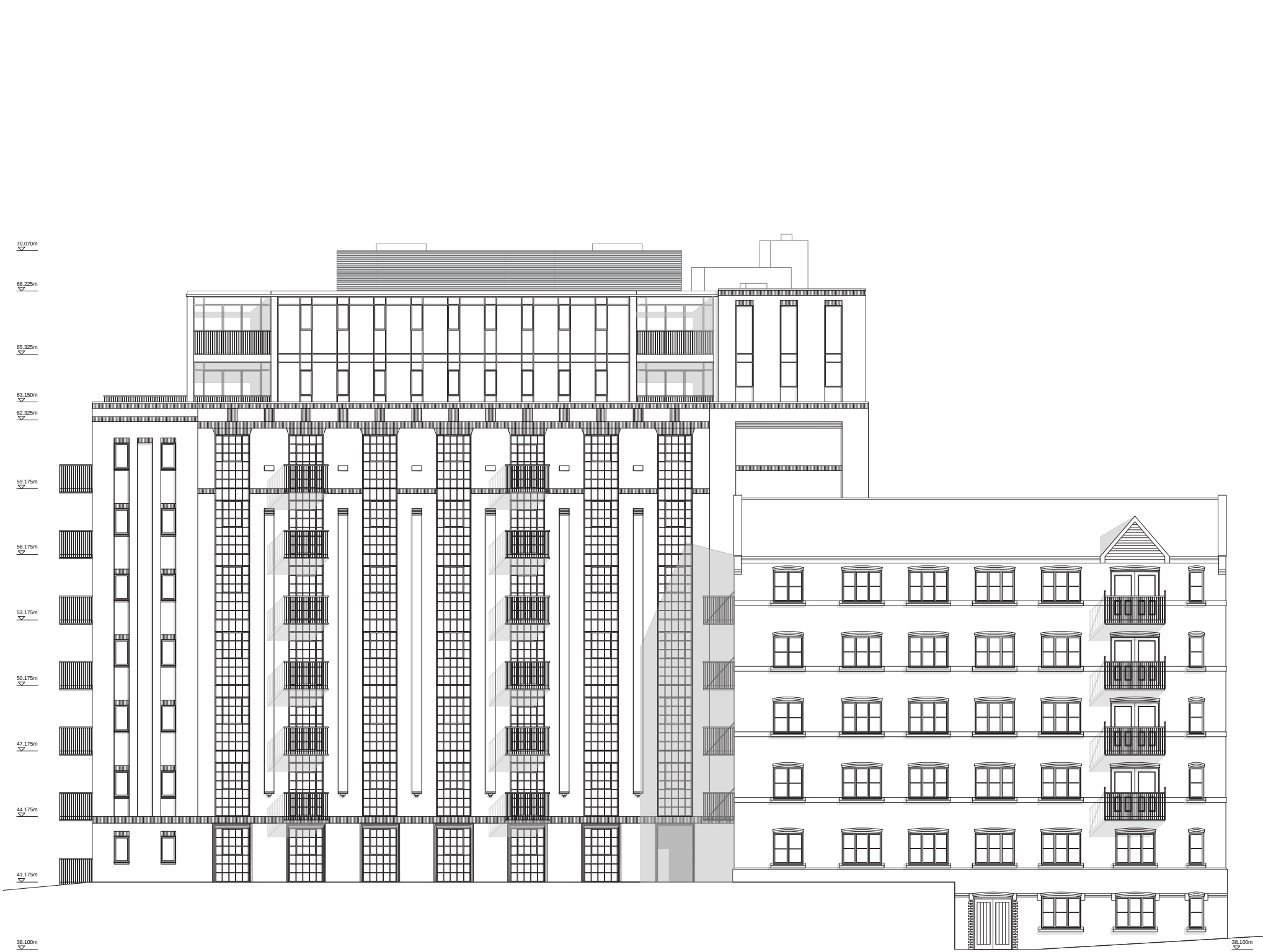
drawn:
EE

drawing number:
448.PL.D.201

revision:
F



Northeast and Southwest Elevation



Northwest Elevation 3-3

A	20.02.20	EE	Added floor levels
B	22.10.20	DT	Energy center added
C	09.10.21	PD	Fire strategy review
D	18.12.21	EE	Fire strategy update

revision	date	prepared	checked

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project
Vastern Road
Reading

drawing
Block D
Northwest Elevation

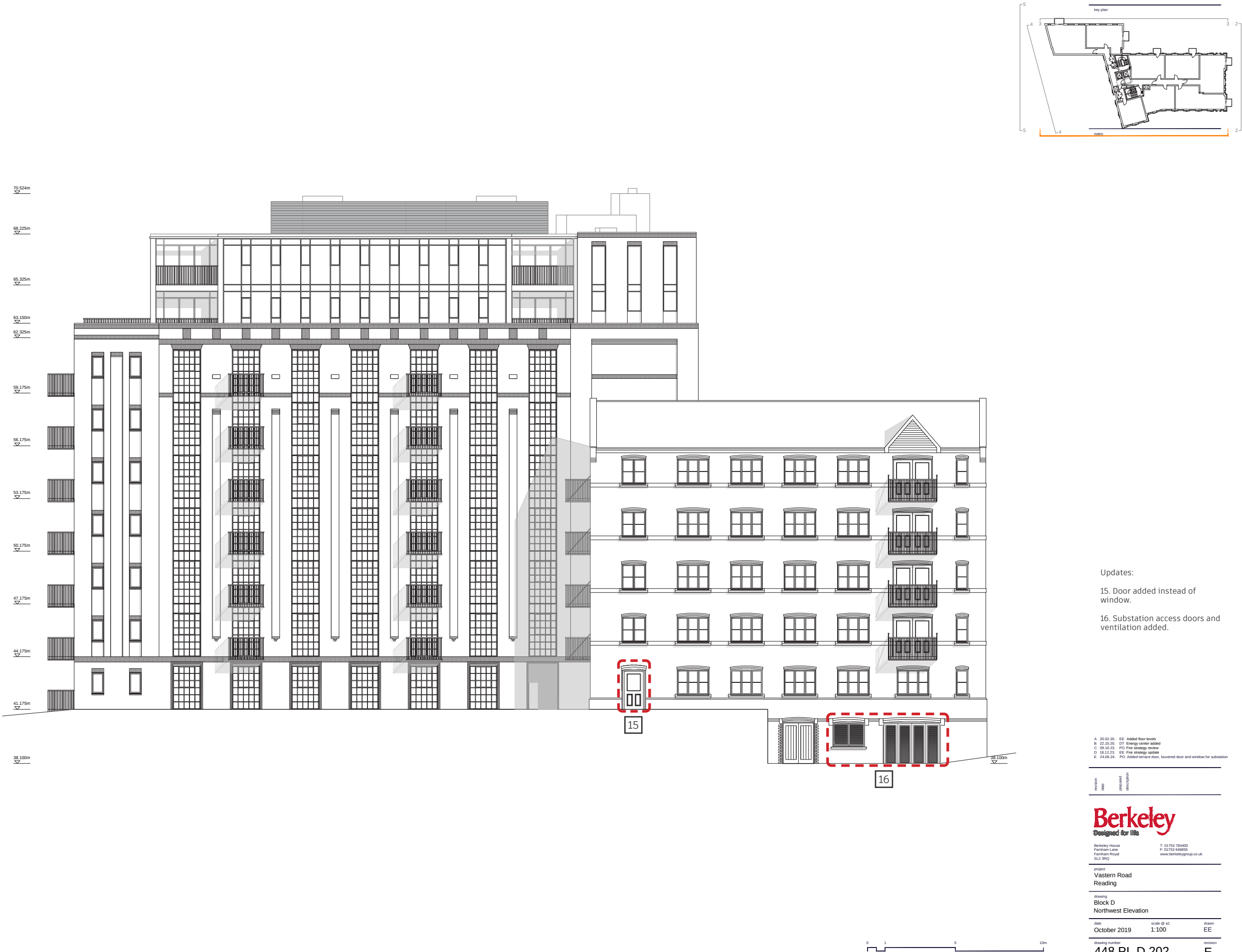
date
October 2019

scale @ a1
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drawn
EE

drawing number
448.PL.D.202

revision
D





Ground Floor Plan

key plan
notes

A	30.04.20	EE	Cycle and refuse store modified, Added windows.
B	04.10.20	EE	Fire strategy review
C	01.11.20	PD	Replaced door with window
D	19.12.20	ISA	Fire strategy update
E	21.02.24	EE	Refuse store update
F	29.02.24	EE	Refuse store update

revision	date	prepared	checked
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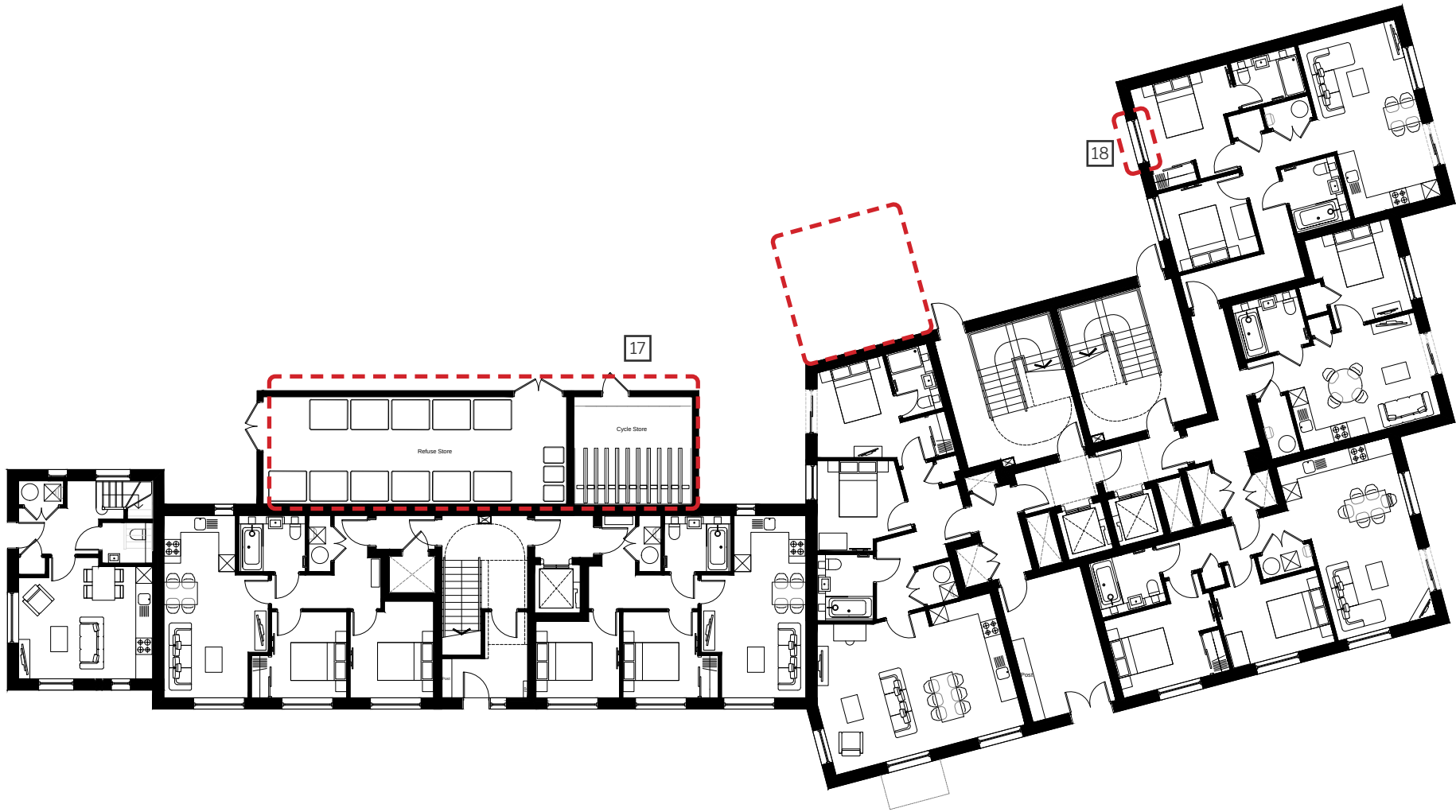
project
Vastern Road
Reading

drawing
Block E,F and G
Ground Floor Plan

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.EFG.100	F





Ground Floor Plan

key plan	
notes	

Updates:

17. Cycle store moved to the location of plant rooms which have been omitted for block F.

18. Door to bedroom replaced with window.

A	30.04.20	EE	Cycle and refuse store modified, Added windows.
B	04.10.21	EE	Fire strategy review
C	01.11.23	PO	Replaced door with window
D	15.12.24	EE	Fire strategy update
E	21.02.24	EE	Refuse store update
F	29.02.24	EE	Refuse store update
G	24.06.24	PO	Cycle store moved, Refuse store update, replaced doors with window

revision	date	prepared	checked

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project
Vastern Road
Reading

drawing
Block E,F and G
Ground Floor Plan

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.EFG.100	G

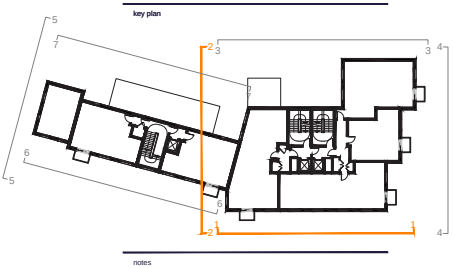




Southeast Elevation 1-1



Southwest Elevation 2-2



Block E



- A. 25.02.20 EE Added floor levels
- B. 30.04.20 EE Cycle and refuse store modified
- C. 09.10.23 EE Fire strategy update
- D. 01.11.23 PO Added balustrade to penthouse terrace
- E. 15.12.23 I28 Fire strategy update
- F. 01.03.24 PO Uppermost floor AOD level amendment

revision	date	project	description
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Farnham Royal
SL2 3RQ

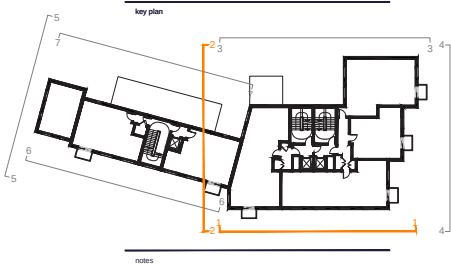
T: 01753 784400
F: 01753 648855
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project:
Vastern Road
Reading

drawing:
Block E
Southeast and Southwest Elevation

date: October 2019 scale: @ a1 1:100 drawn: EE

drawing number: 448.PL.EFG.200 division: F



Block E



A. 25.02.20 EE Added floor levels
B. 30.04.20 EE Cycle and refuse store modified
C. 09.10.20 EE Fire strategy update
D. 01.11.20 PO Added balustrade to greenhouse terrace
E. 13.12.20 15th Fire strategy update
F. 01.03.24 PO Uppermost floor ACO level amendment
G. 01.07.24 PO Replaced doors with window, Cycle store removed

revision	date	prepared	checked
19			

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Berkeley House
Farnham Lane
Farnham Royal
SL2 3RQ

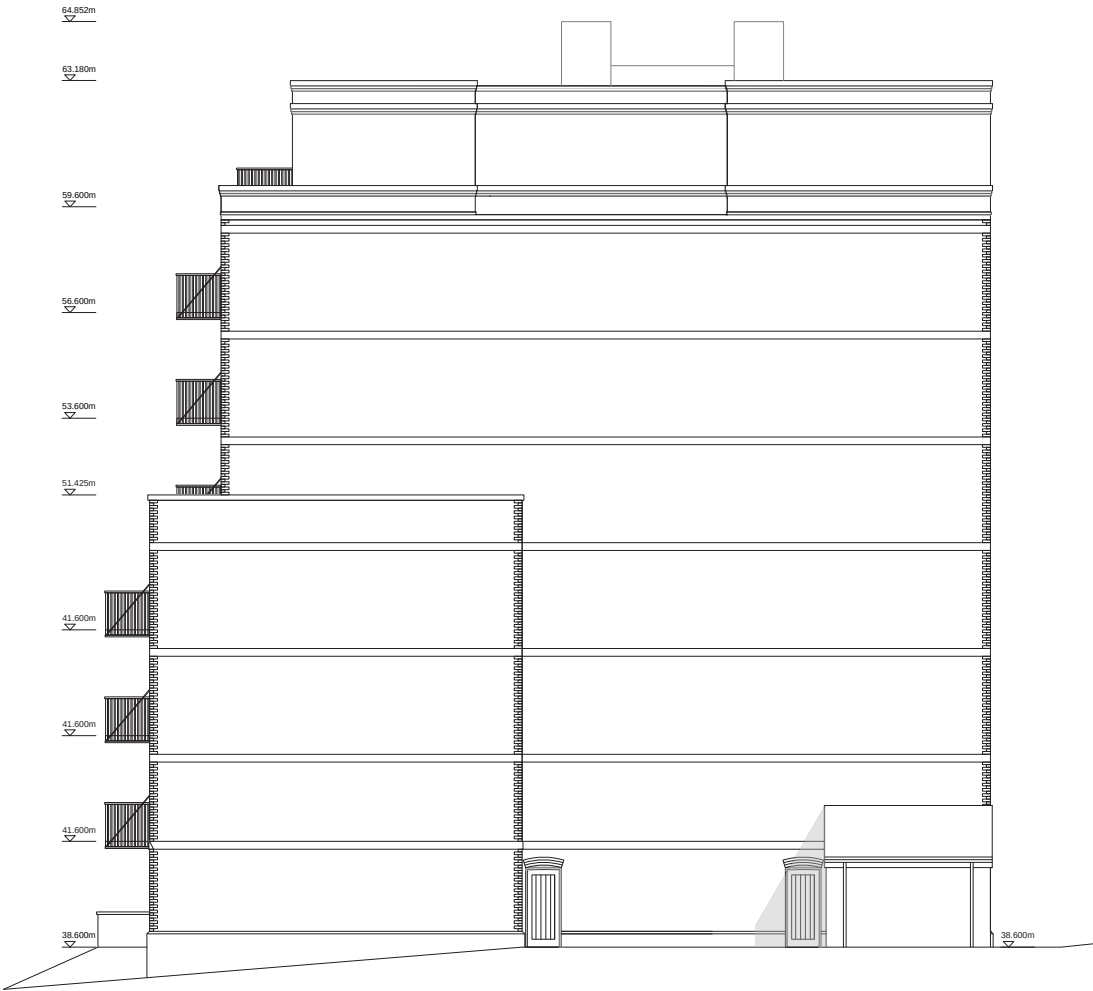
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project:
Vastern Road
Reading

drawing:
Block E
Southeast and Southwest Elevation

date	scale @ a1	drawn
October 2019	1:100	EE

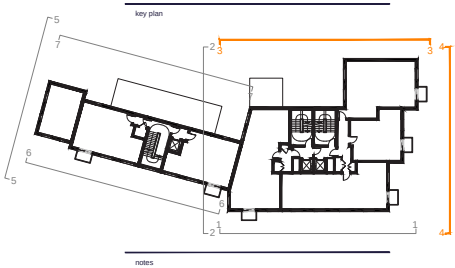
drawing number	revision
448.PL.EFG.200	G



Northwest Elevation 3-3



Northeast Elevation 4-4



Block E



- A. 25.02.20. EE. Added floor levels.
- B. 30.04.20. EE. Cycle and refuse store modified.
- C. 10.10.20. EE. Fire strategy update.
- D. 03.11.23. PO. Added balustrade to greenhouse terrace, replace doors balconies with windows.
- E. 08.11.23. EE. Top elevation update.
- F. 13.12.24. I08. Fire strategy update.
- G. 01.03.24. PO. Uppermost floor AOD level amendment.

revision	date	project	description

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Berkeley House
Fornham Lane
Fornham Royal
Suffolk
S12 3RQ

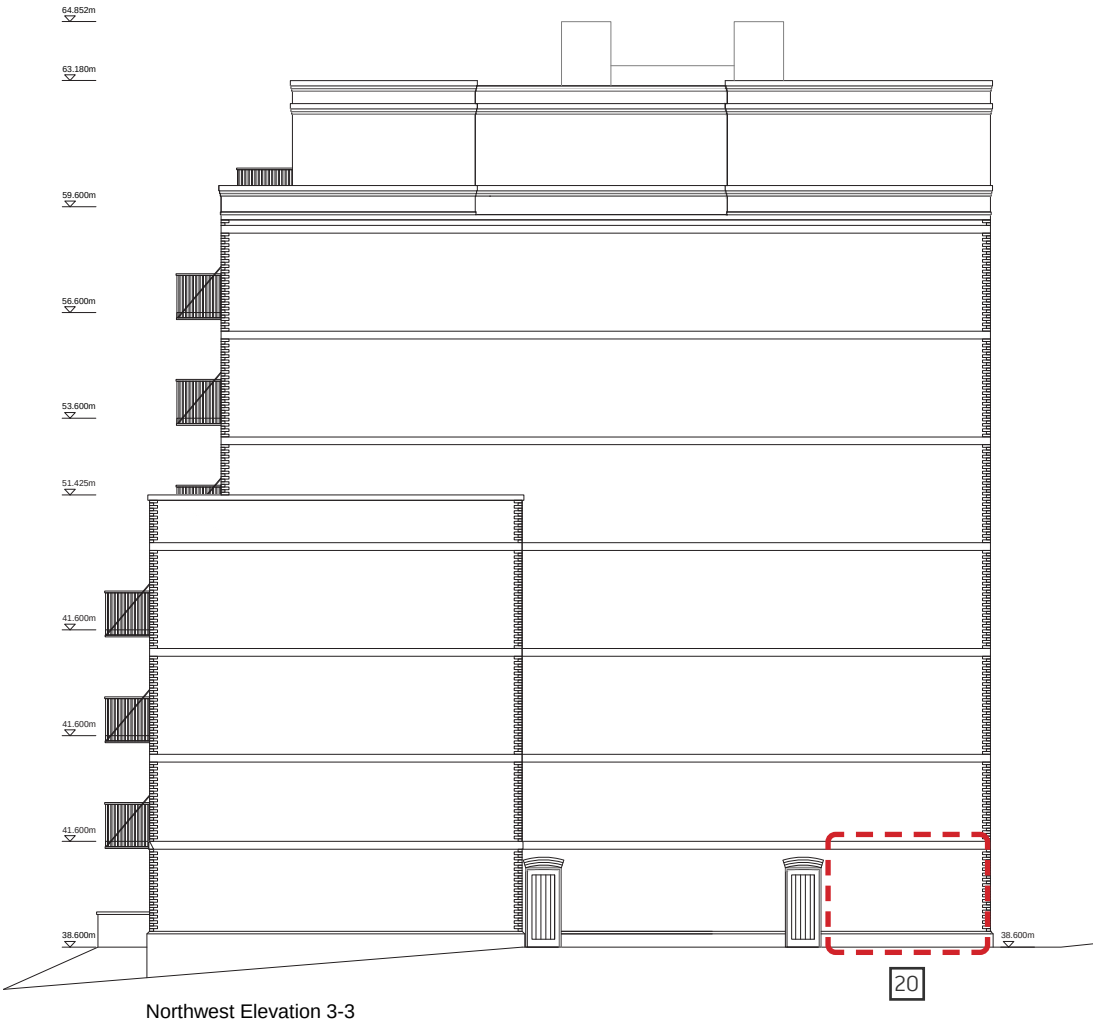
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project:
Vastern Road
Reading

drawing:
Block E
Northwest and Northeast Elevation

date: October 2019 scale: @ A1 1:100 drawn: EE

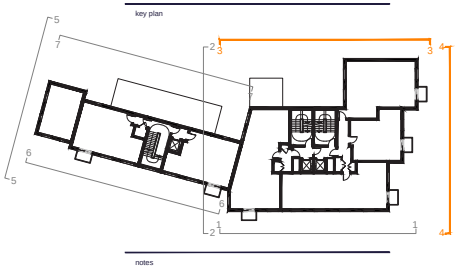
drawing number: 448.PL.EFG.201 revision: G



Block E



Updates:
20. Cycle store moved to the former location of (omitted) plant rooms in block F.



A	25.02.20	EE	Added floor levels
B	30.04.20	EE	Cycle and refuse store modified
C	10.10.20	EE	Fire strategy update
D	01.11.23	PO	Added balustrade to penthouse terrace, replace doors balconies with windows
E	08.11.23	EE	Top elevation update
F	13.12.23	ISB	Fire strategy update
G	01.03.24	PO	Uppermost floor ACD level amendment
H	24.06.24	PO	Cycle store removed from elevation

revision	date	prepared	checked

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project:
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Reading

drawing:
Block E
Northwest and Northeast Elevation

date: October 2019 scale: @ A1 1:100 drawn: EE

drawing number: 448.PL.EFG.201 revision: H

