2.6 CGI View of Holy Trinity Church, looking from Oxford Road West Side



Fig. 2.32 Proposed CGI

3.0 New Core Layout

To address the requirements of emerging fire legislation a second staircase has been added to the Building 3 core as well a lobby to the evacuation lift. The core has been rearranged to achieve these additional requirements in the most efficient way possible to reduce the impact to the rest of the floor plates.

The most efficient layout for the new Building 3 core, which also works with the escape requirements at ground floor level, is to have one stair and one lift each side of a central corridor. It was also recommended to upgrade the secondary escape stair to an additional firefighting shaft to accommodate the proposal to provide two combined firefighting and evacuation lifts to cater for redundancy. To comply with the guidance of BS 9991, both stairs require either direct access from outside, or by way of a protected corridor. We have adjusted the layout to accommodate a second protected corridor

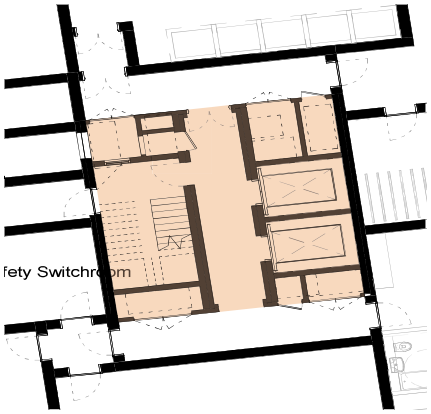


Fig. 3.1 Building 3 Core Submitted with Original Application



Fig. 3.2 Proposed Building 3 Core

KEY:

Core

3.1 Accessibility of Emergency Services

Fig.3.3 indicates the locations for fire engines to park and gain access to the proposed buildings in the previously submitted scheme.
In the event of an emergency a fire engine can access via vehicle entrance gate to the west of the site. Access control at the gate will be overridden in the event of an emergency.

Due to the re configuration of the Building 3 core, and addition of a secondary escape stair to an additional firefighting shaft, access from eastern facade is required.



Fig. 3.3 Firefighting Route at Ground Level Submitted with Original Application

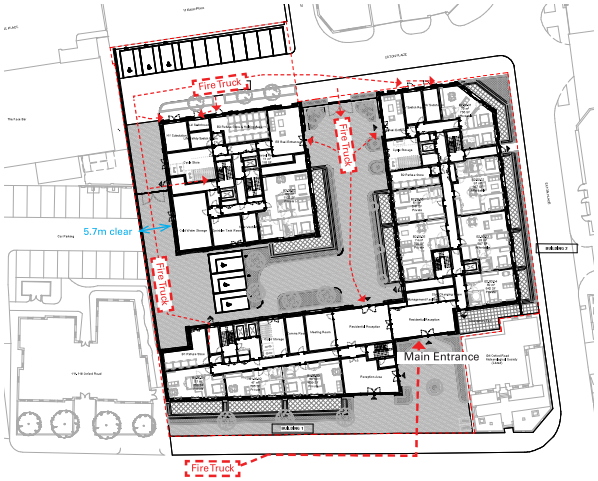


Fig. 3.4 Proposed Firefighting Route at Ground Level

Key:
Plant rooms
Firefighting access route

4.0 Changes to Apartments

In response to the planning officers' request for a reduction in 1 bedroom units, we have proposed an updated mix of units. The overall number of units has remained the same between the original submitted application and the proposed scheme. However, the mix of units has changed between the original submitted application and the proposed scheme.

Ground Floor Apartment Mix Changes:

- Apartment B2.00.01 amended from a 1 bed to a 2 bed.



Fig. 4.1 Ground Floor Plan Submitted with Original Application



Fig. 4.2 Proposed Ground Floor Plan

4.0 Changes to Apartments

First Floor Apartment Mix Changes:

- Apartment B1.01.04 amended from a 1 bed to a 2 bed.
- Apartment B2.01.08 amended from a 3 bed to a 2 bed.



Fig. 4.3 First Floor Plan Submitted with Original Application



Fig. 4.4 Proposed First Floor Plan

4.0 Changes to Apartments

Second Floor Apartment Mix Changes:

- Apartment B1.02.04 amended from a 1 bed to a 2 bed.
- Apartment B2.02.08 amended from a 3 bed to a 2 bed.

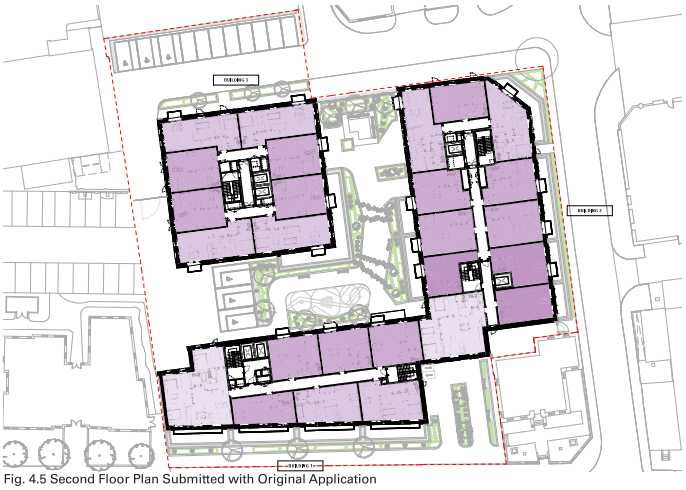


Fig. 4.5 Second Floor Plan Submitted with Original Application

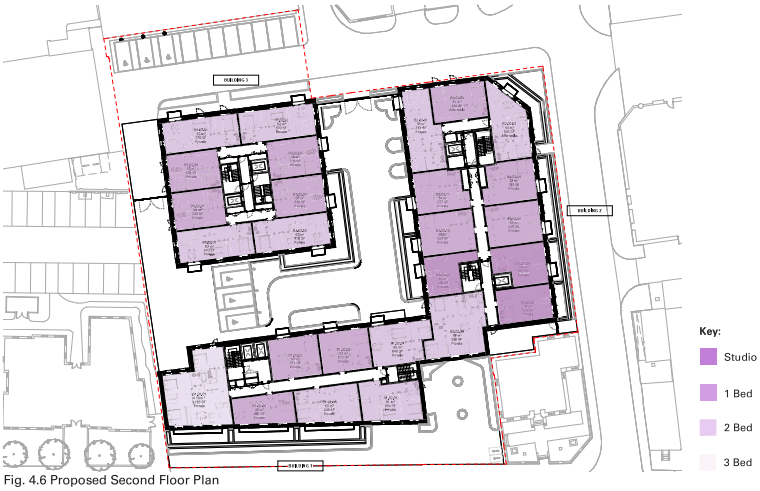


Fig. 4.6 Proposed Second Floor Plan

4.0 Changes to Apartments

No change to apartment mix on third floor.



Fig. 4.7 Third Floor Plan Submitted with Original Application

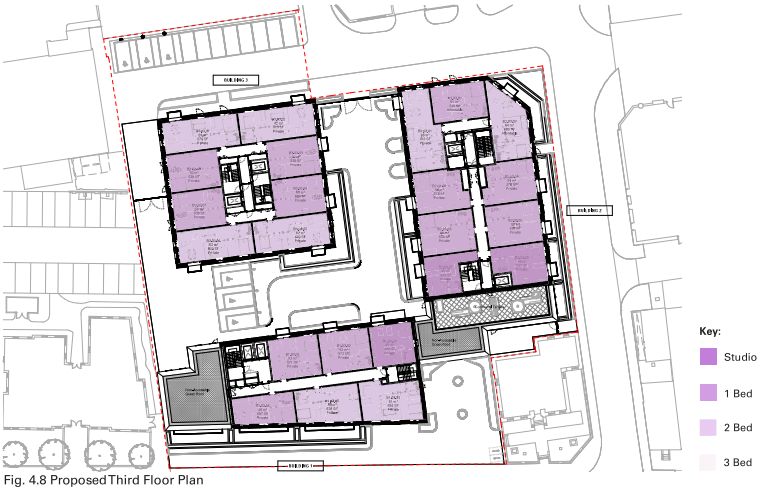


Fig. 4.8 Proposed Third Floor Plan

4.0 Changes to Apartments

Fourth Floor Apartment Mix Changes:

- Apartment B2.04.04 amended from a 2 bed to a 3 bed.
- Apartment B2.04.04 amended from a 2 bed to a 3 bed.



Fig. 4.9 Fourth Floor Plan Submitted with Original Application



Fig. 4.10 Proposed Fourth Floor Plan

4.0 Changes to Apartments

No change to the apartment mix on fifth floor.

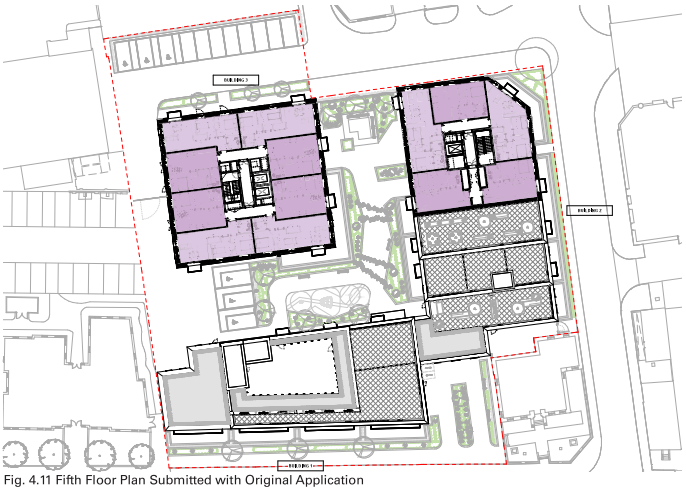


Fig. 4.11 Fifth Floor Plan Submitted with Original Application



Fig. 4.12 Proposed Fifth Floor Plan

4.0 Changes to Apartments

No change to the apartment mix on the sixth floor.

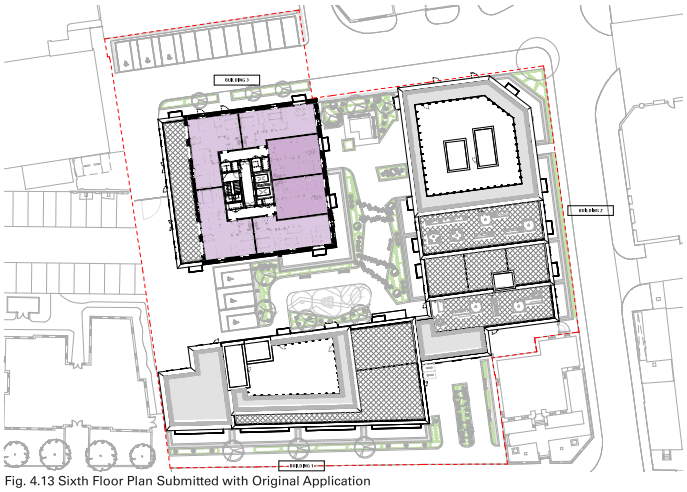


Fig. 4.13 Sixth Floor Plan Submitted with Original Application

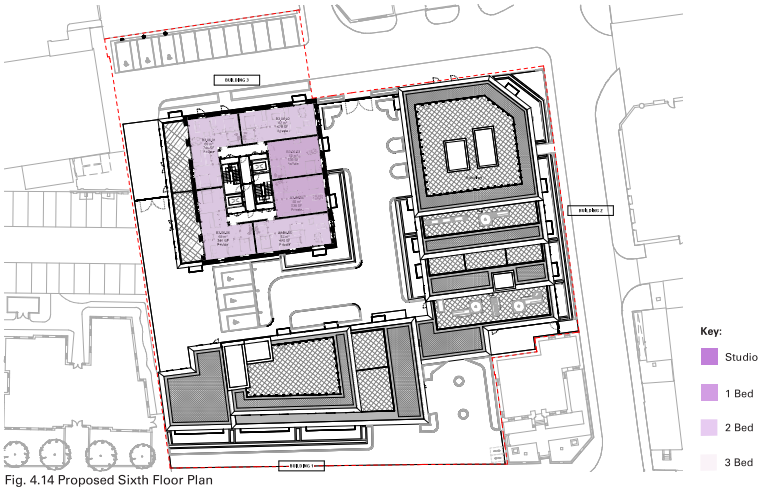


Fig. 4.14 Proposed Sixth Floor Plan

5.0 Areas and Accommodation Schedules

Figures 5.1 and 5.2 show the comparison of NIA. GIA & GEA for the scheme submitted with the original application and the proposed.

There has been no loss in total apartments but the mix has changed across the three buildings. There has been a reduction of three 1 bedroom apartments, and an increase of two 2 bedroom apartments. The proposed scheme maintains 12 accessible apartments located across Buildings 1 and 2 on first and second floors. This equates to 10% of the total development.

Original Application Apartment Mix:

Studio: 10
1 Bed: 57
2 Bed: 47
3 Bed: 6
Total: 120

Proposed: Apartment Mix:

Studio: 10
1 Bed: 54
2 Bed: 50
3 Bed: 6
Total: 120

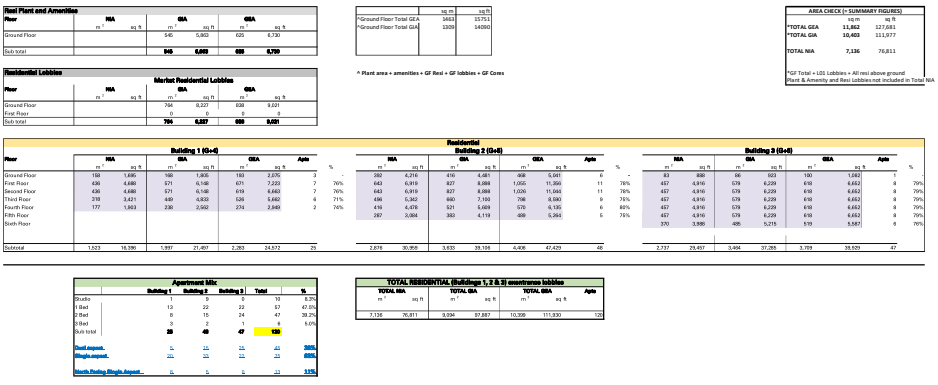


Fig. 5.1 Areas and Accommodation Schedules Submitted with Original Application

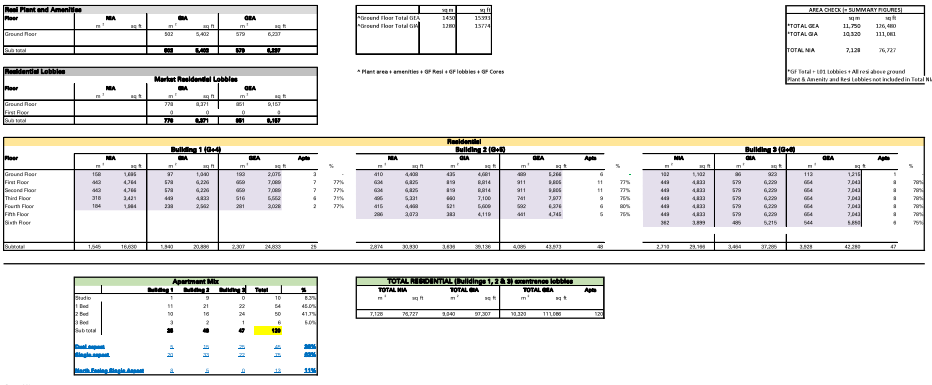


Fig. 5.2 Proposed Areas and Accommodation Schedules

6.0 Proposed Drawings



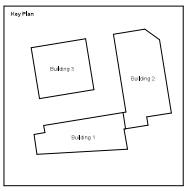
N

0 4 8 12 16 20 m

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Key Plan



Description	Date	Chk	Rev.
Issued for Planning 4	24/04/24		6
For Fire Review	08/04/24		5
Issued for Planning 3	31/01/23		4
Issued for Planning 2	16/01/23		3
Issued for Planning 1	20/01/23		2
Issued for Information	27/06/22		1

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Project
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Reading, Berkshire
RG1 7FU

Title
Proposed
Ground Floor
Plan

Suitability	Status
A2	For Planning

Date	Scale @ ISO A3	Scale @ ISO A1	Job Number
08/04/2020	1:200		17110

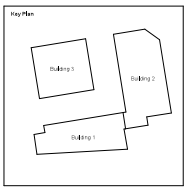
Drawing Number	Revision
17110-SQP-ZZ-ZZ-DR-A-PL001	6



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Key Plan



Description	Date	Chk	Rev.
Issued for Planning 4	24/04/24		6
For Pre-Plan Rev	08/04/24		5
Issued for Planning 3	31/01/23		4
Issued for Planning 2	16/01/23		3
Issued for Planning 1	20/01/23		2
Issued for Information	27/06/22		1

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Project
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Reading, Berkshire
RG1 7FU

Title
Proposed
First Floor
Plan

Suitability	Status
A2	For Planning

Date	Scale @ ISO A3	Scale @ ISO A1	Job Number
20/07/2018	1:200		17110

Drawing Number	Revision
17110-SQP-ZZ-ZZ-DR-A-PL002	6

N

0 4 8 12 16 20 m



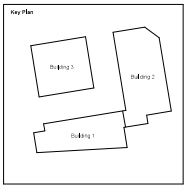
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Key Plan



Description	Date	Chk	Rev
Issued for Planning 4	24/04/04		6
For Fire Review	09/04/04		5
Issued for Planning 3	31/01/03		4
Issued for Planning 2	16/01/03		3
Issued for Planning 1	20/12/02		2
Issued for Information	27/09/02		1

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Title
Proposed
Second Floor
Plan

Suitability	Status
A2	For Planning

Date	Scale @ ISO A3	Scale @ ISO A1	Job Number
08/04/2020		1:200	17110

Drawing Number	Revision
17110-SQP-ZZ-ZZ-DR-A-PL003	6