

The Old Power Station

Proposed Scheme Amendments
January 2024 (updated March 2024)



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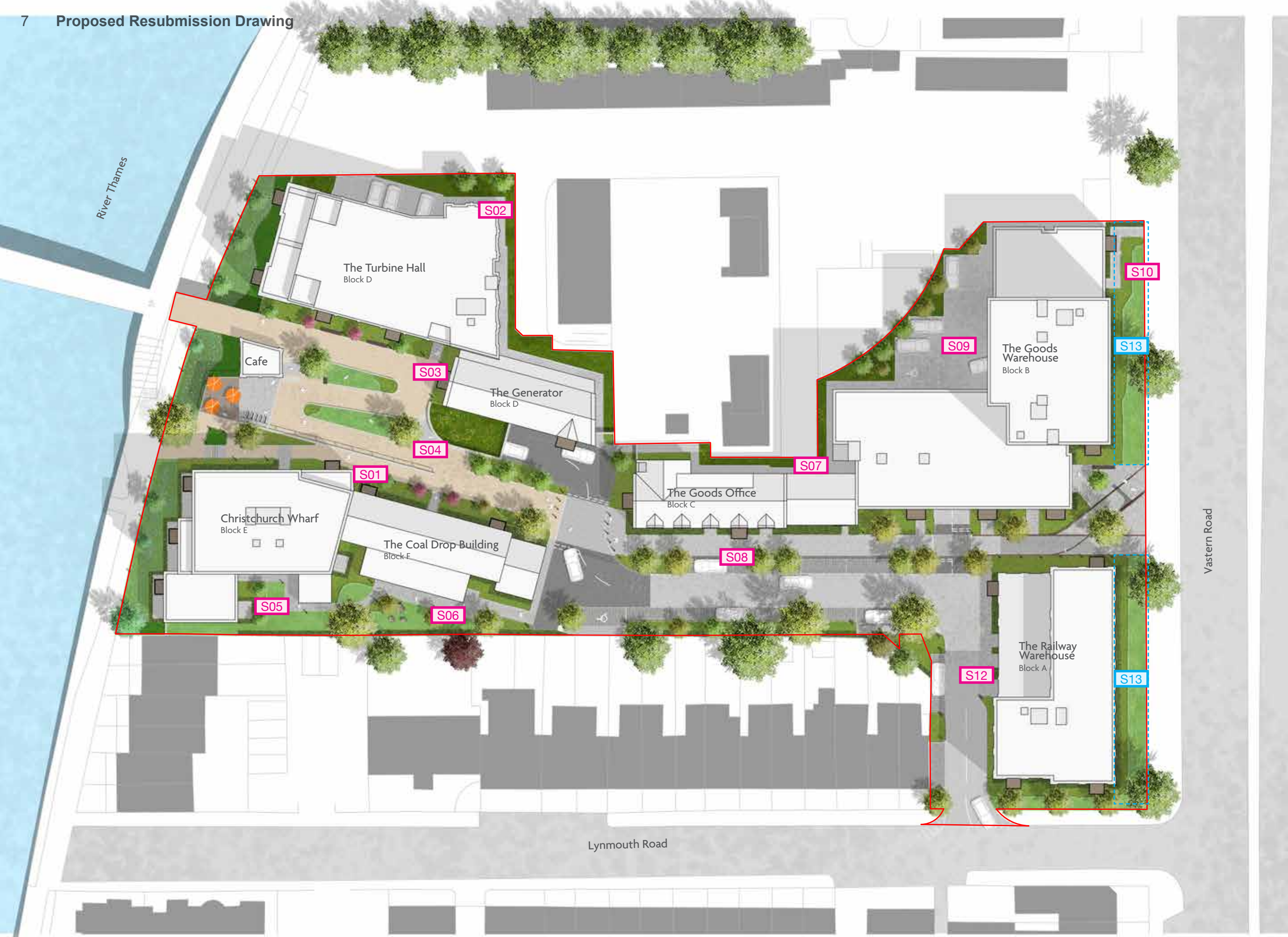
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March 2024 updates and clarifications are highlighted in blue for clarity.

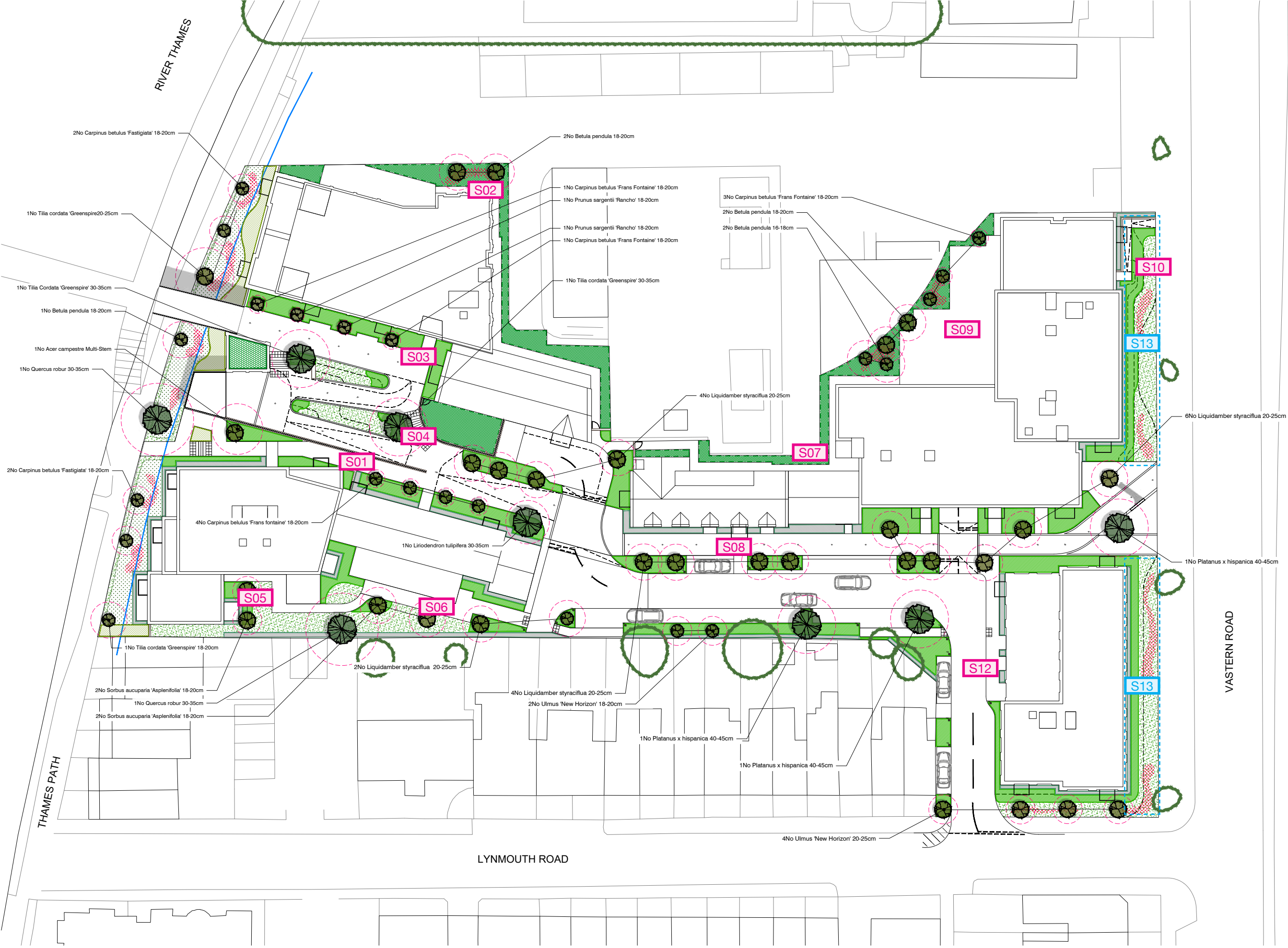
Site Layouts

Schedule of Amendments

Reference	Description	Justification
S01	Adjustments to the towpath access.	Layout updated to reflect the approved towpath access plan.
S02	Continuation of footpath around south and east of Turbine Hall.	Footpath continued around the building to connect the revised fire escape locations to the alternative means of escape required from the undercroft area.
S03	Paving updated to entrance to Turbine Hall.	Paving area amended to reflect changes to the entrance door position and width.
S04	Steps updated.	Steps updated to reflect changes to the site layout to suit retaining wall within undercroft parking area. Blister paving added to the top and bottom of the steps. The revised stair position results in marginally greater soft landscape area to the north.
S05	Additional footpath connections added to rear of Christchurch Wharf.	Footpaths to the rear of the block amended to reflect the new fire escape locations. Soft landscaping updated to replace shrub planting with flowering lawn and an additional tree to provide more beneficial amenity and biodiversity.
S06	Footpath adjusted to refuse store at rear of Coal Drop Building.	Footpath updated to suit the revised refuse store door positions.
S07	Continuation of footpath around east of Goods Office and Goods Warehouse.	Footpath continued around the building to connect the revised fire escape locations and cycle store access.
S08	Adjustment to parking and landscape along central street.	Adjustements to the hard and soft landscape to allow direct access to the new sub station within Goods Office.
S09	Parking area and landscape to Good Warehouse amended.	4no parking spaces relocated to reflect changes to the undercroft elements through the alterations to plant room requirements to Goods Warehouse. Landscape adjusted to suit.
S10	Additional footpath onto Vastern Road.	Footpath added to the front of the block to reflect the fire escape location from the second stair core. See S13 for changes to planting.
S11	OMITTED - Reverted to approved layout.	n/a
S12	Paving updated to ancillary areas to Railway Warehouse.	Connections to the ancillary spaces adjusted to reflect the door positions into the refuse and cycle stores. See S13 for changes to planting.
S13	Changes to planting along Vastern Road.	Further review of the existing culvert along Vastern Road shows limited planting depth above. A stronger planting bed has been provided against the buildings with flowering lawn between this and the back of footway, thereby maintaining a green edge to the site and increasing biodiversity.



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Railway Warehouse (Block A)

Schedule of Amendments

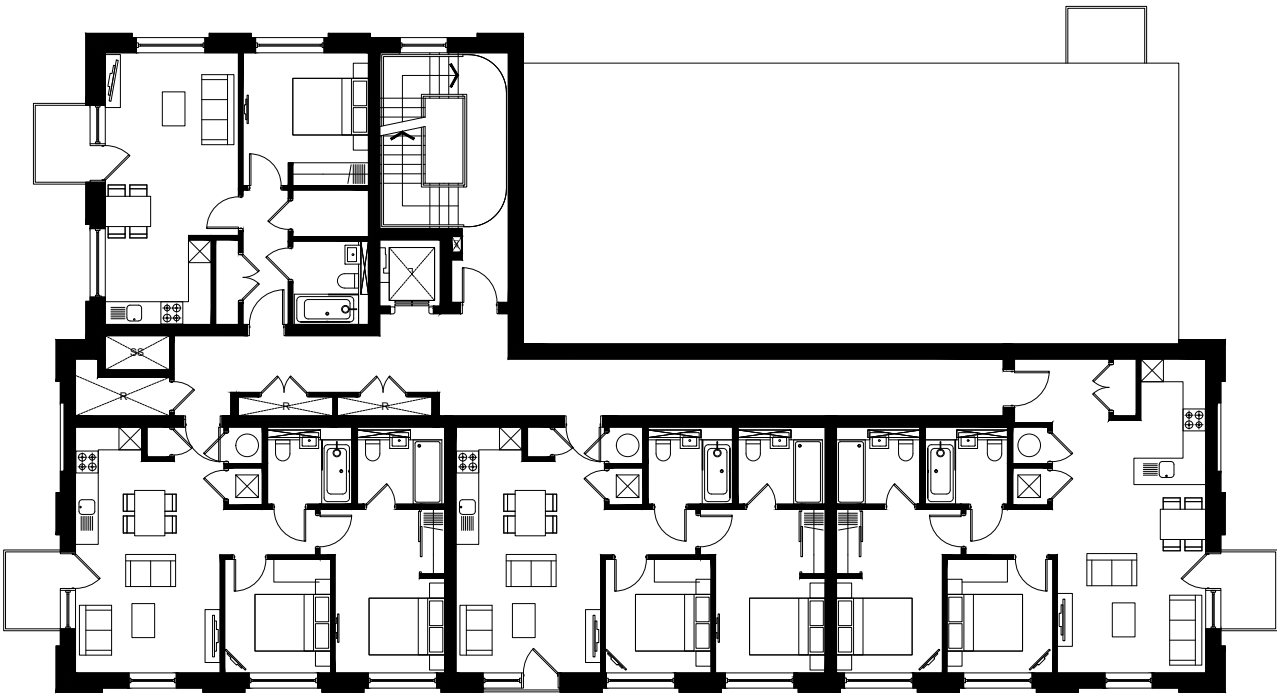
Reference	Description	Justification
A01	Stair configuration changed.	Stair width increased from 1200mm overall width to 1200mm between handrails to reflect fire regulation changes. Stair configuration amended to suit.
A02	Entrance door position set-back.	Entrance door moved inwards to suit changes in stair arrangement and subsequent relocation of stair escape door.
A03	Communal circulation arrangement changed with the introduction of a lift lobby and adjustment to the lengths of corridors serving apartment entrances.	Introduction of a lift lobby between the stairs and corridors with access to apartments in line with fire regulation changes. Corridors serving apartment entrances redesigned to limit distance from apartment entrance to the lift lobby to 7.5m max. to reflect fire regulations.
A04	Internal arrangement of apartment handed.	Internal apartment layout handed as entrance is relocated to sit within the communal corridor as required under fire regulations.
A05	Balcony position moved two bays to the right.	Balcony position changed to reflect internal arrangement changes set out in A04.
A06	Window changed to tax (bricked-in) opening.	Window to apartment hallway blocked due to relocation of apartment entrance to sit 7.5m from protected lift lobby to reflect fire regulation changes. Relocation of riser cupboard results in window being blocked.
A07	Lift and smoke shaft over-run positions changed and AOV introduced over stairs.	Lift position changed to suit A01 and A03, with smoke shaft position adjusted to suit fire regulations. AOV added to roof plan over stair position for clarity to reflect fire regulation requirements.
A08	Introduction of plant rooms.	Plant rooms introduced for LV switchgear and Emergency LV switchgear to provide dedicated emergency electrical supplies to each block.
A09	Refuse configuration updated.	Internal refuse store arrangement updated to suit feedback from waste officer.



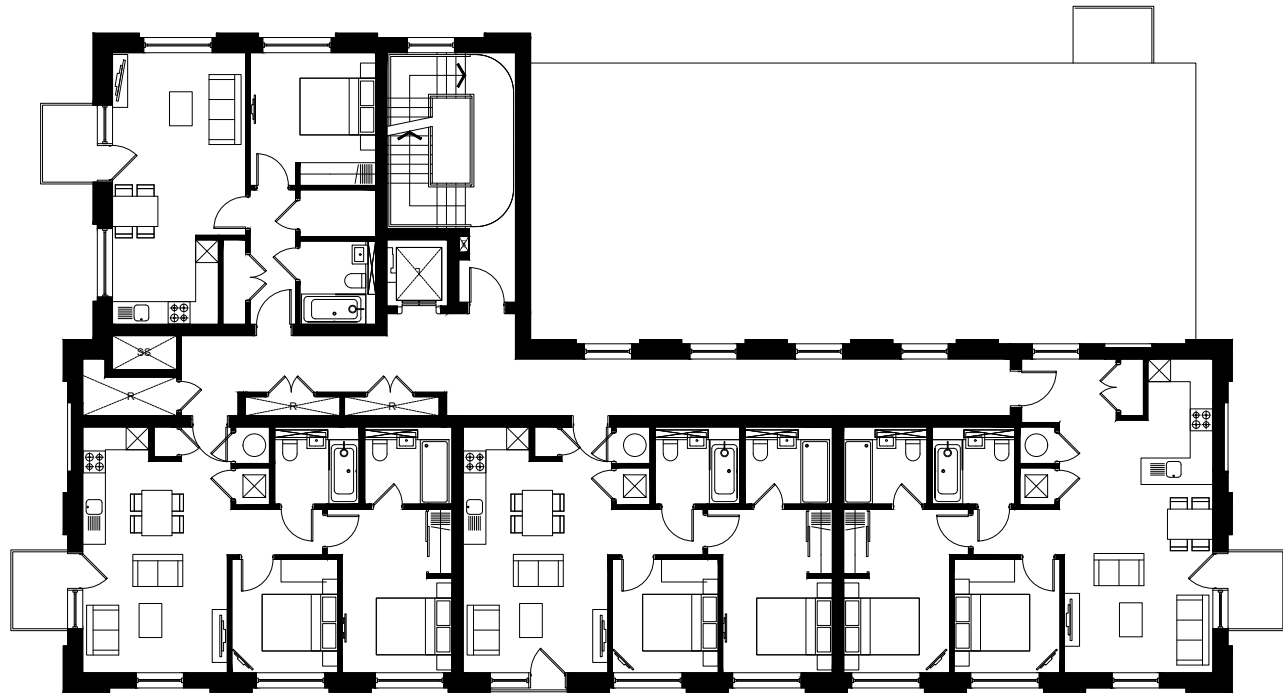
Ground Floor



First Floor



Second Floor



Third Floor

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project
Vastern Road
Reading

consisting of
Block A
Ground - Third Floor

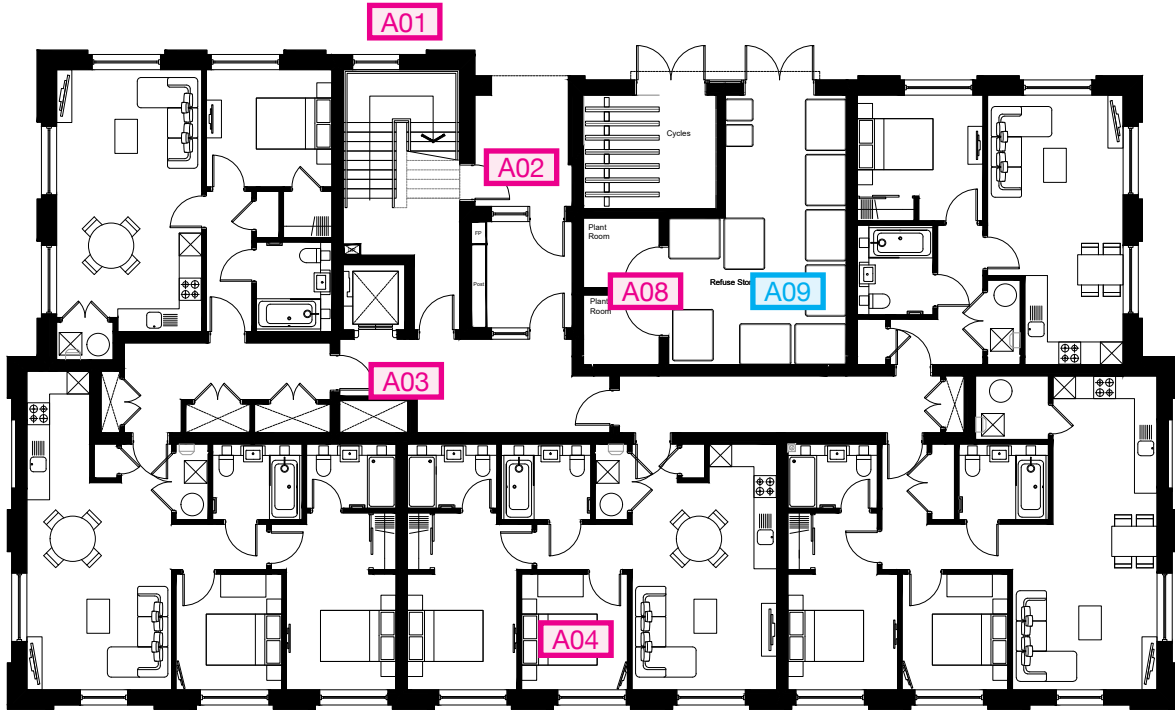
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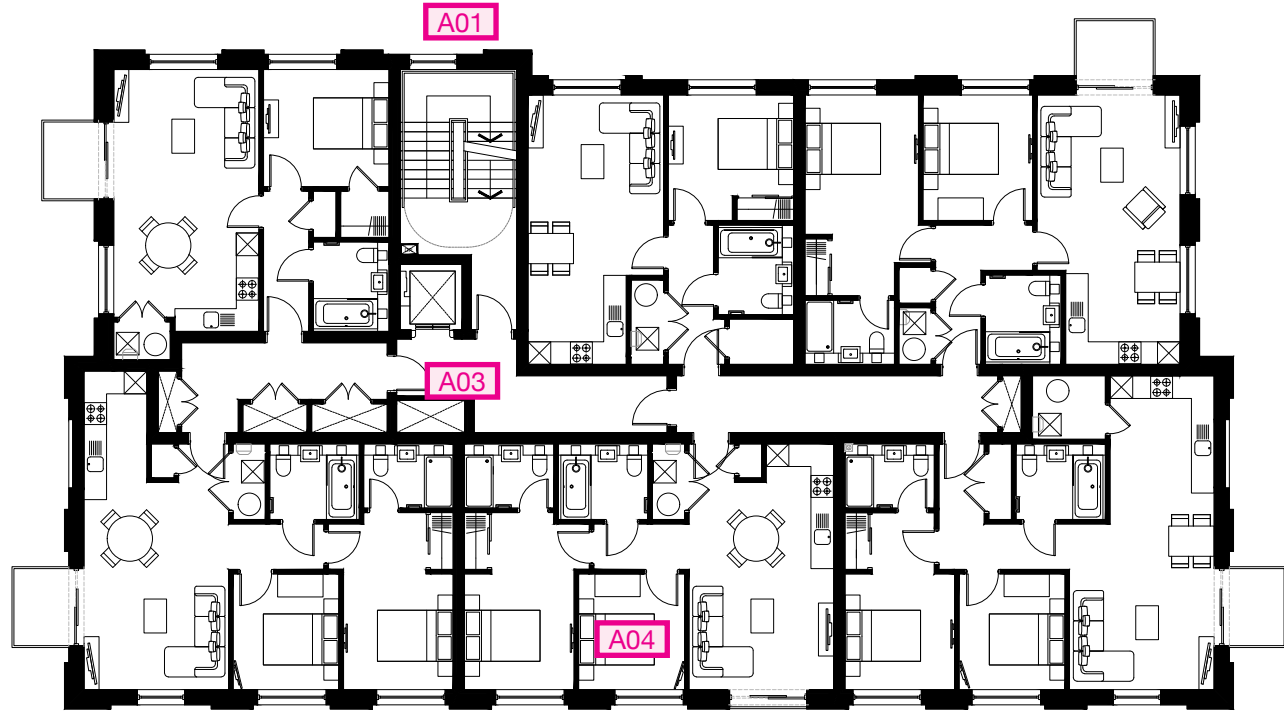
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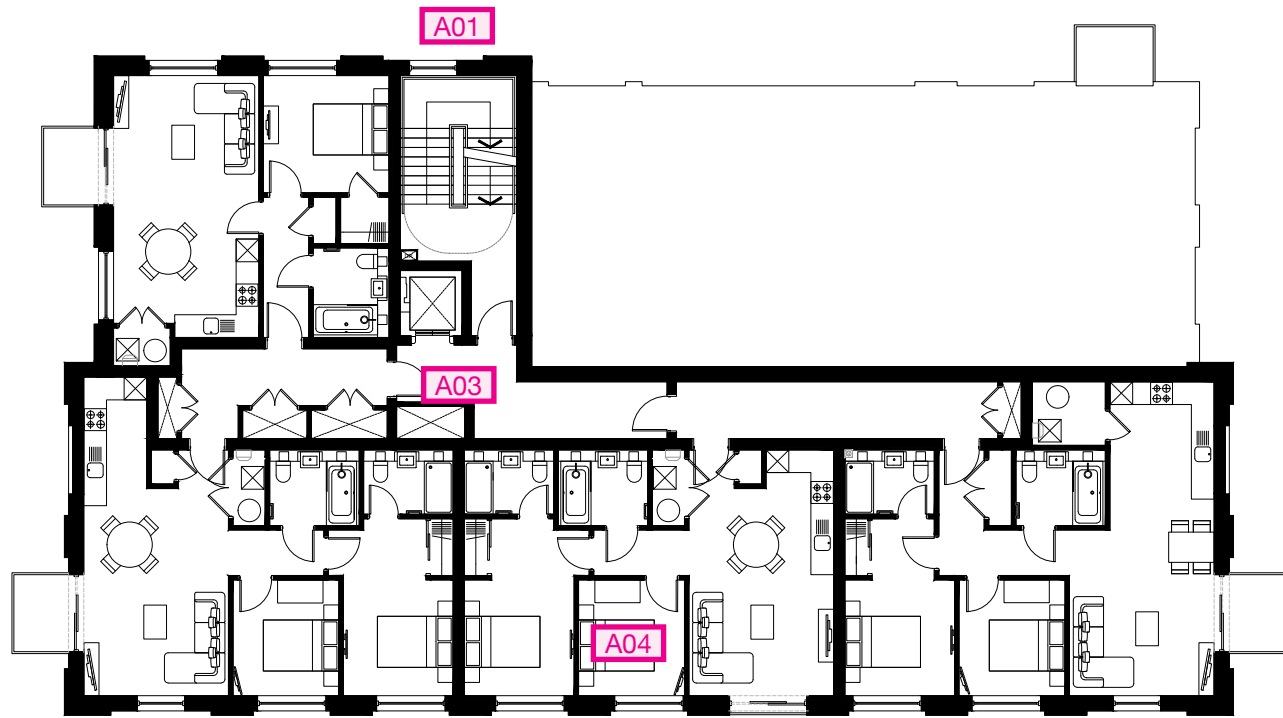
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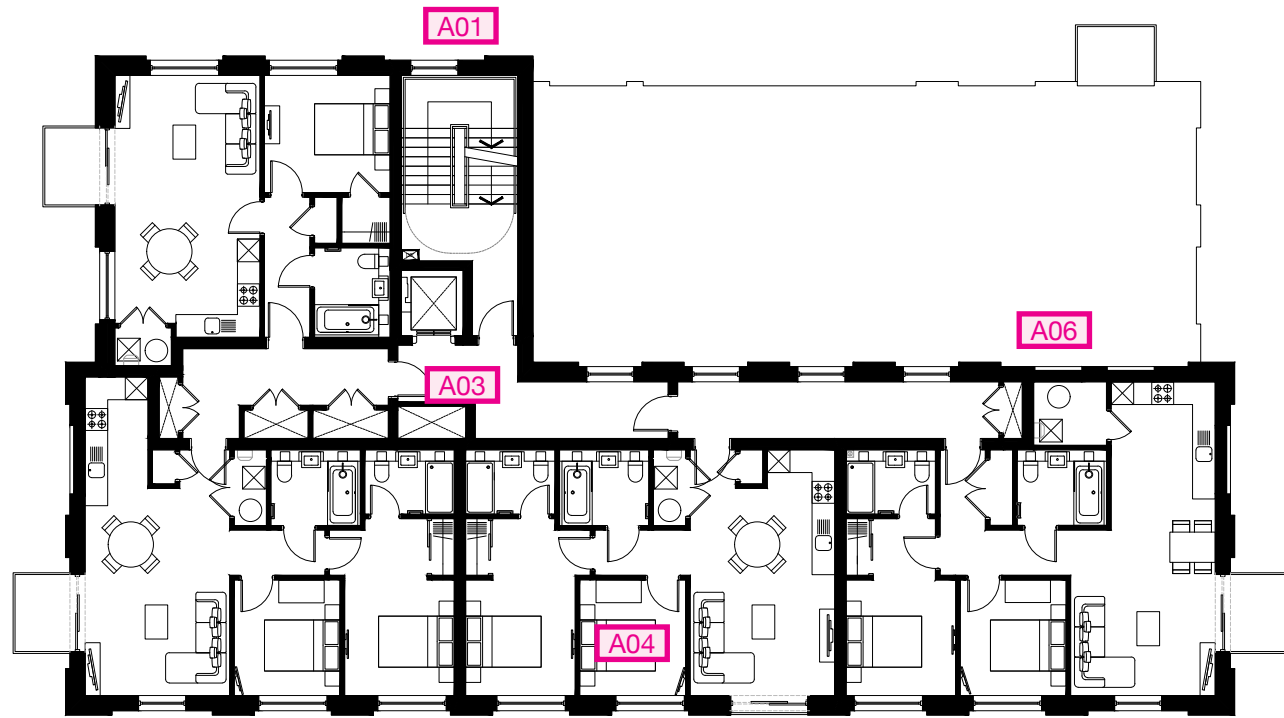
Ground Floor



First Floor



Second Floor



Third Floor

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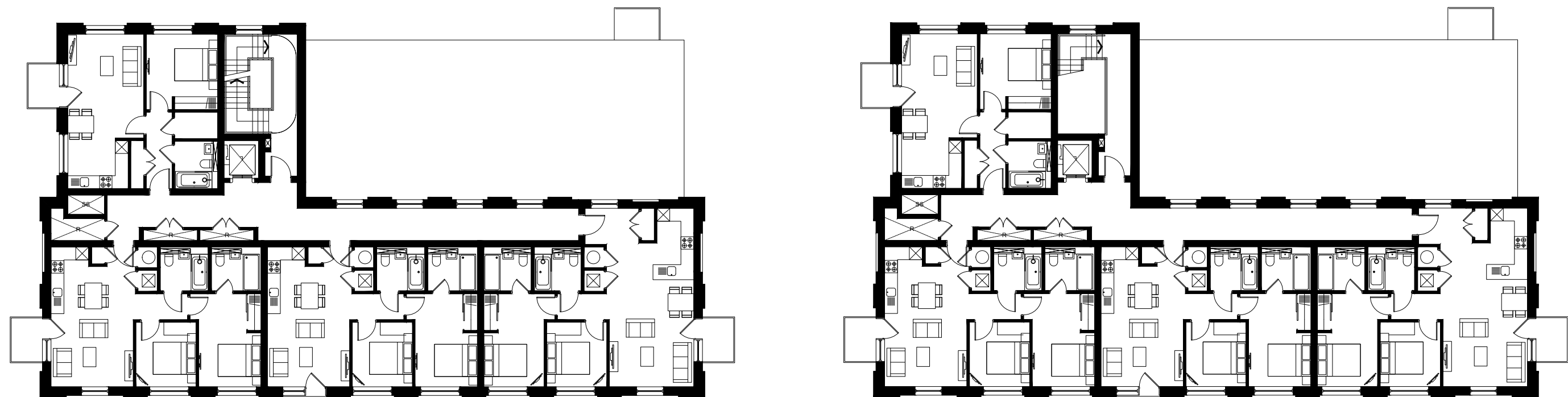
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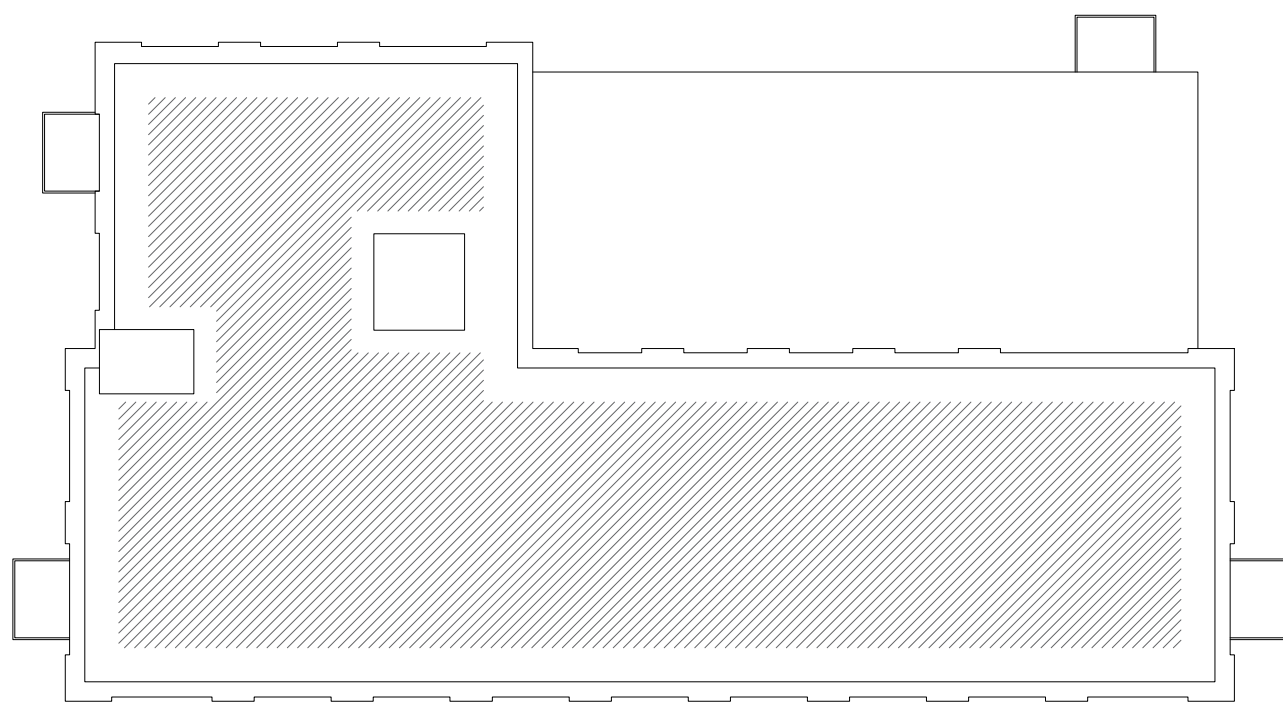
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Fourth Floor

Fifth Floor



Roof Plan

Indicative area for PV



A 26.02.20 EE Added roof plan
B 26.02.20 EE Revised strategy
C 09.10.23 PO Fire strategy review
D 15.12.23 PO Added new stairs, revised balcony
E 16.12.23 EE Fire strategy updated

revision
date
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project
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Reading

building
Block A
Fourth - Roof Floor

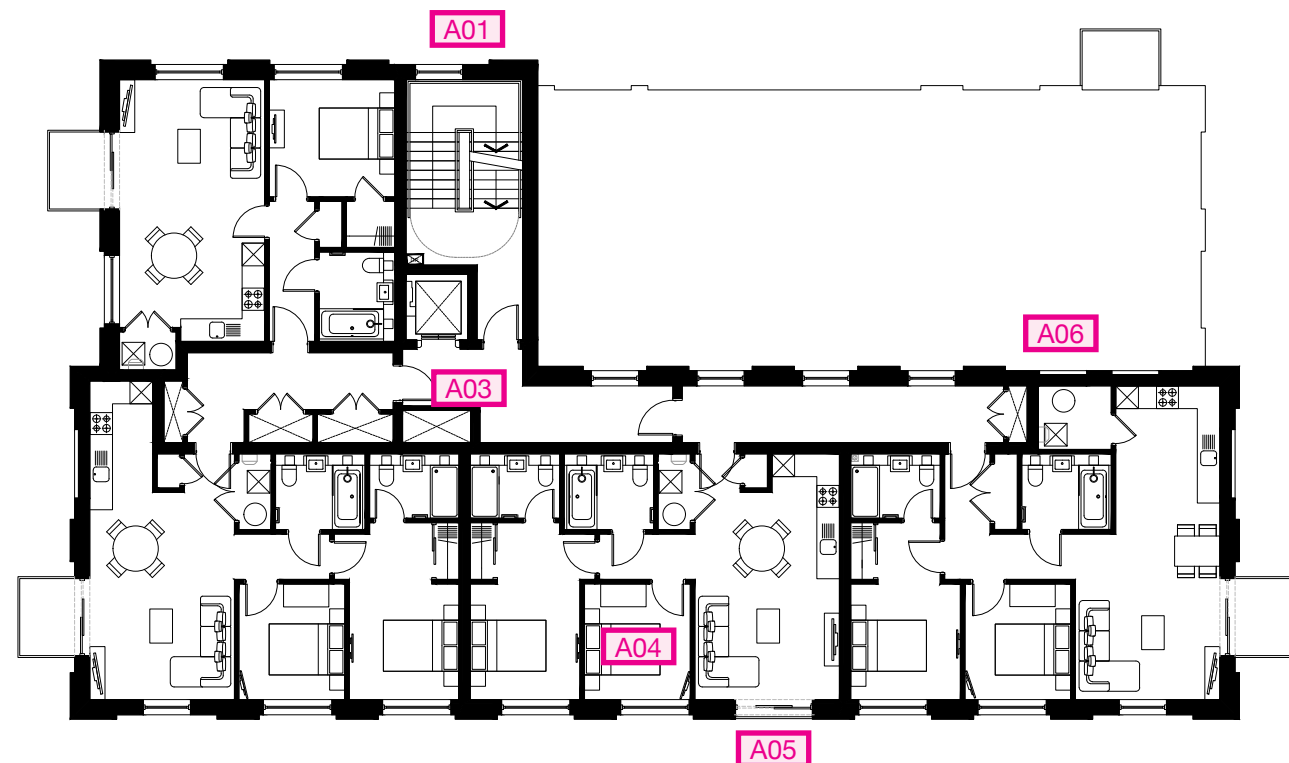
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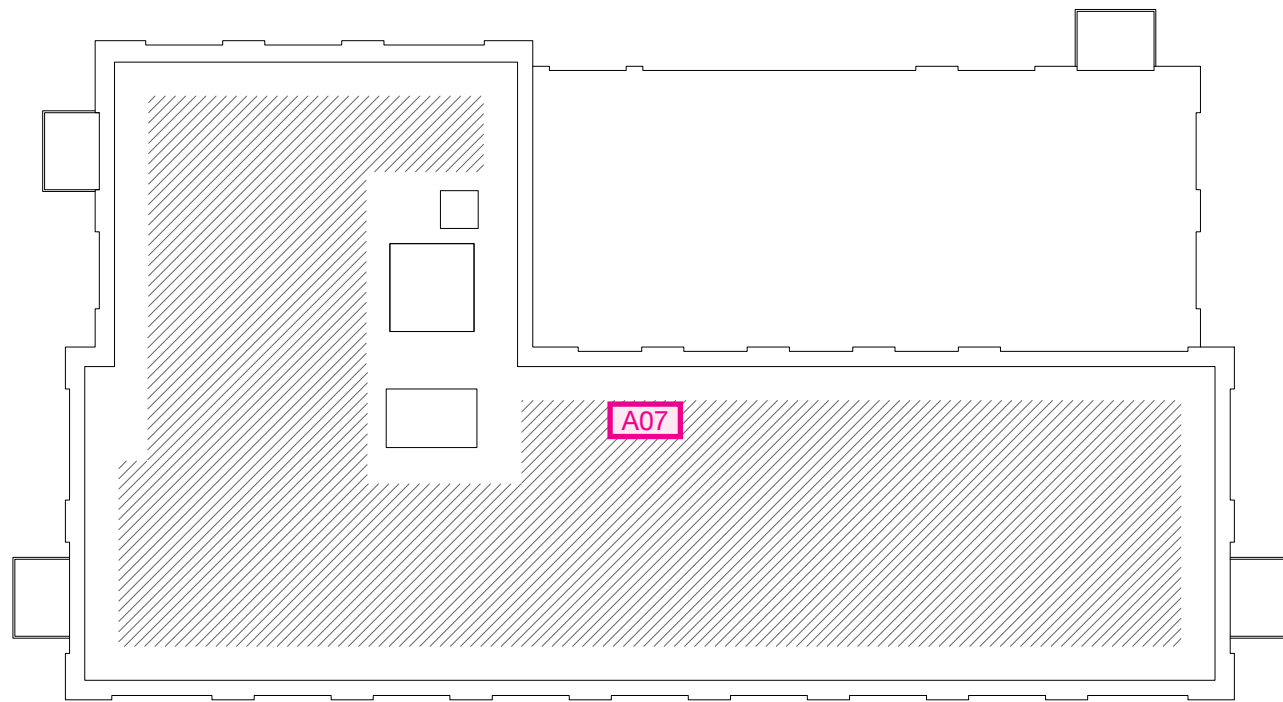
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Fourth Floor

Fifth Floor



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Reading

building
Block A
Fourth - Roof Floor

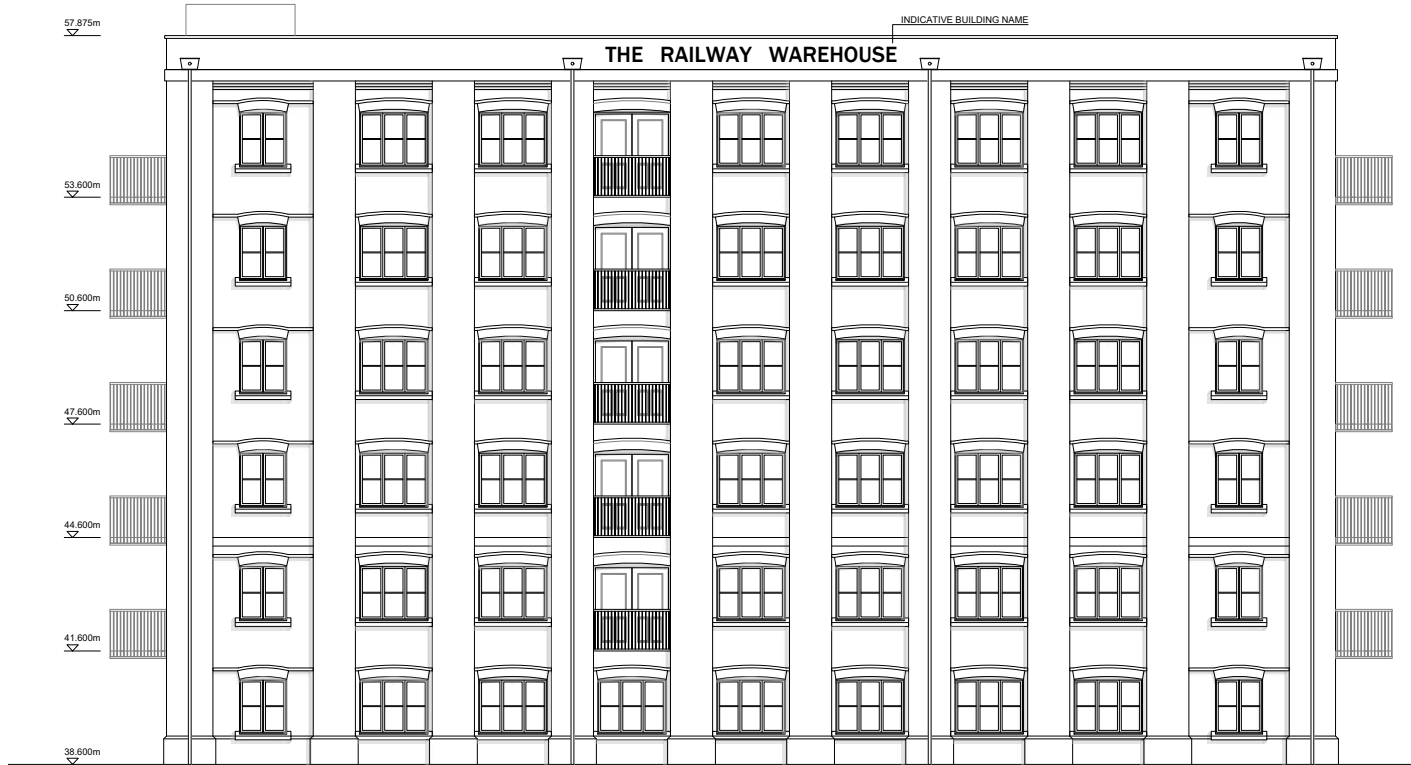
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drawing number
448.PL.A.101

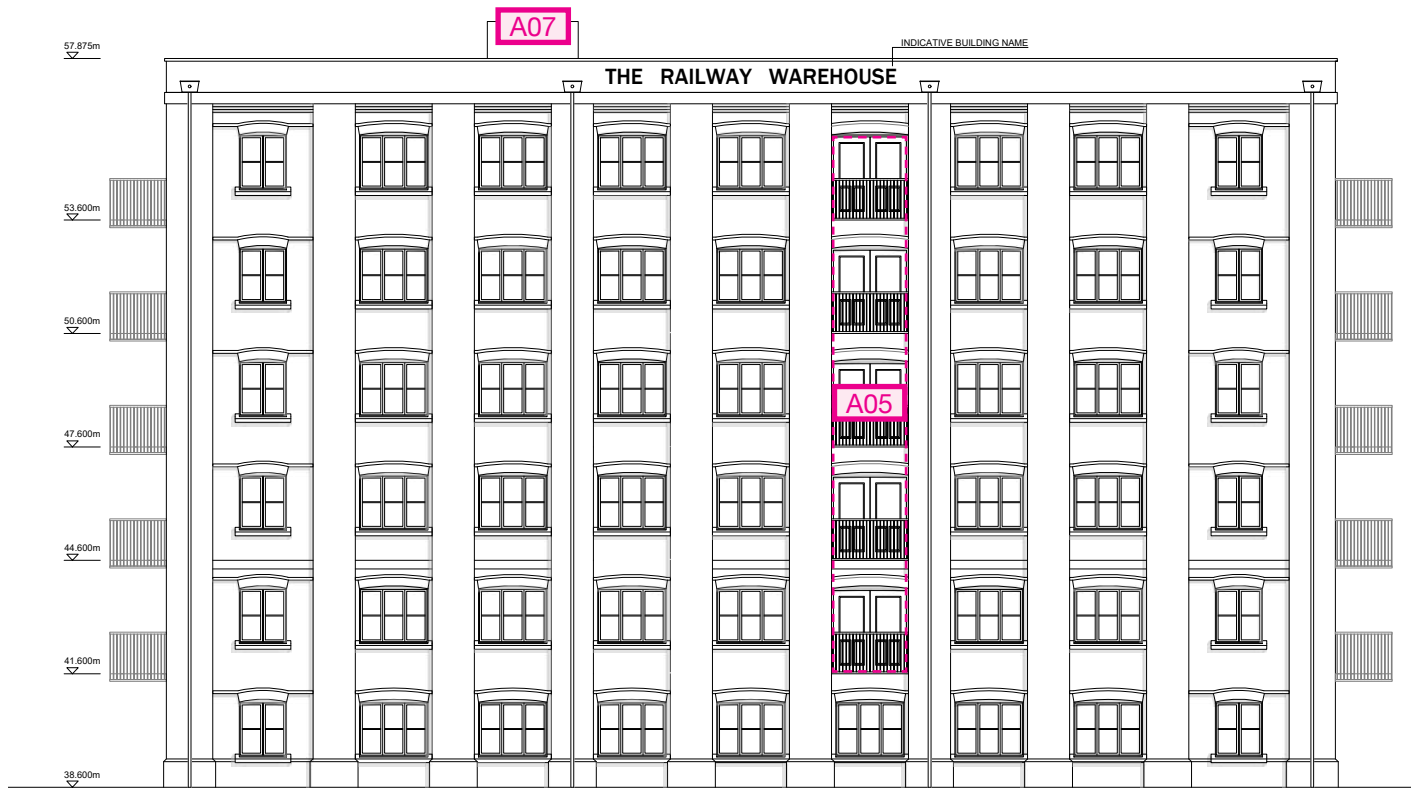
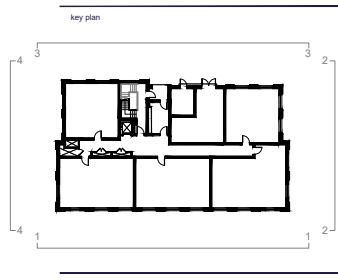
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Southwest Elevation 1-1



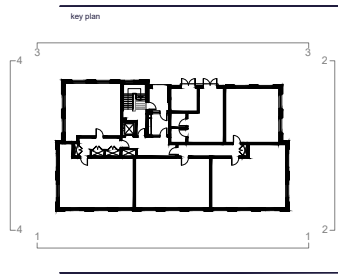
Southeast Elevation 2-2



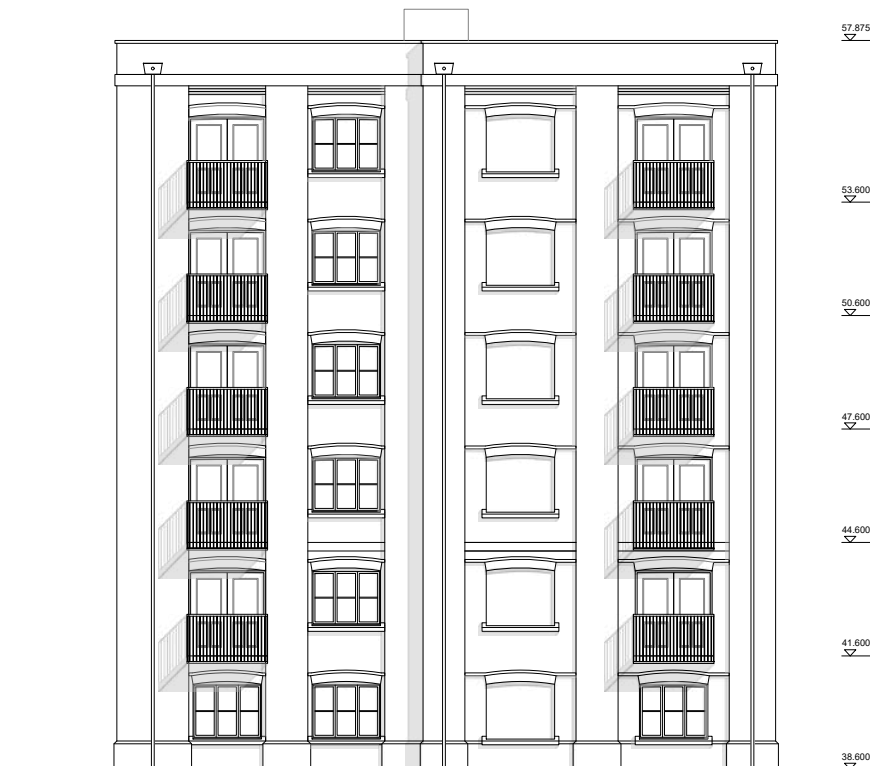
Southwest Elevation 1-1



Southeast Elevation 2-2



Northeast Elevation 3-3



Northwest Elevation 4-4

A 25.02.20 EE Added floor levels
B 26.02.20 EE Revised strategy
C 08.03.20 EE Final strategy review
D 11.03.20 EE Revised strategy
E 18.03.20 EE Final strategy updated

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1:100
October 2019
448.PL.A.200

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Project
Western Road
Reading
Block A
Elevations



Northeast Elevation 3-3



Northwest Elevation 4-4

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B 26.02.20 EE Revised strategy
C 08.03.20 EE Final strategy review
D 11.03.20 EE Revised strategy
E 18.03.20 EE Final strategy updated

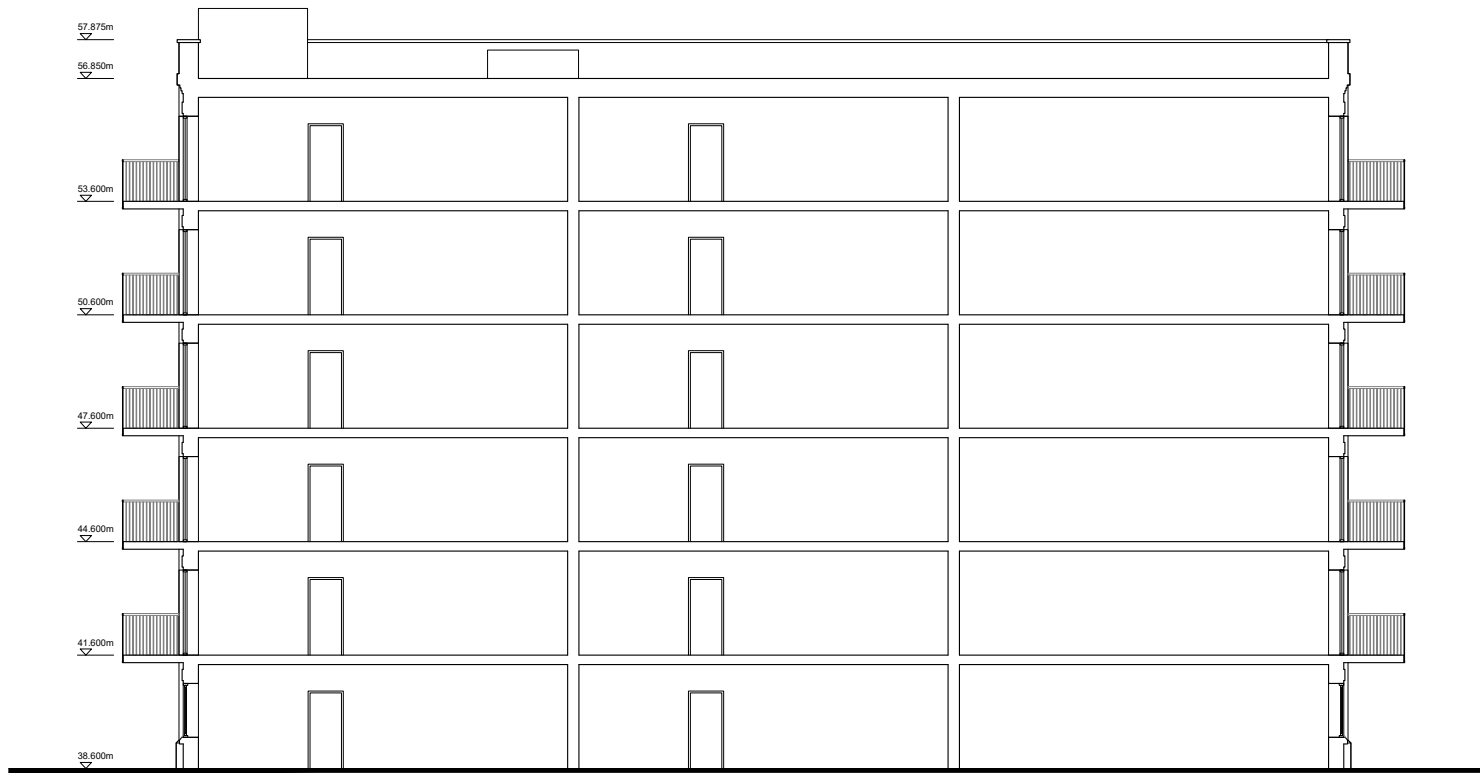
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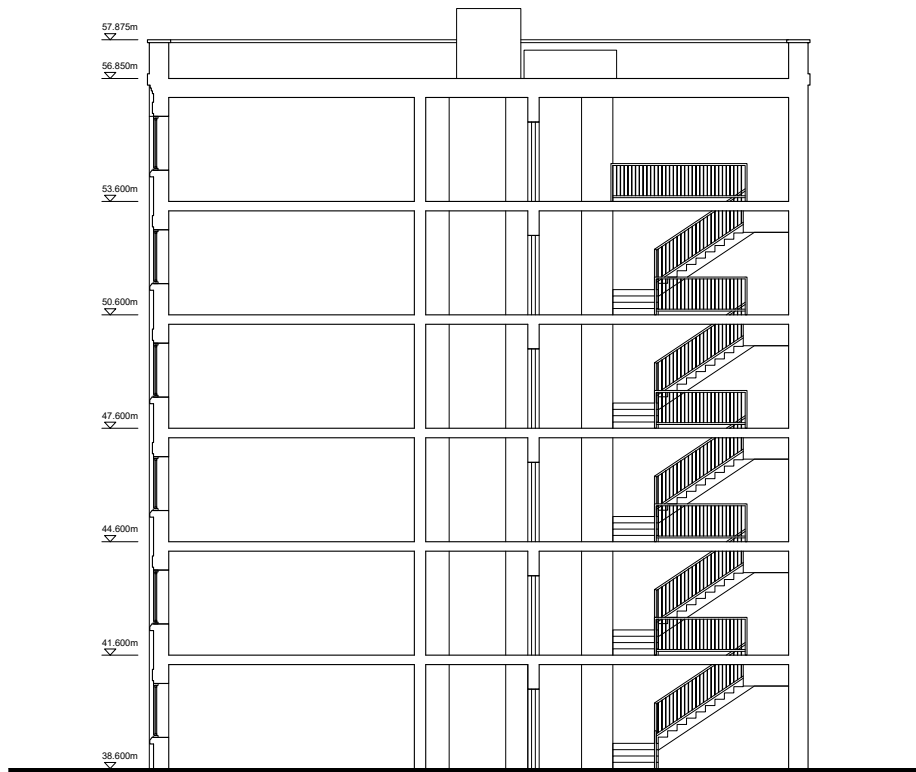
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Project
Western Road
Reading
Block A
Elevations

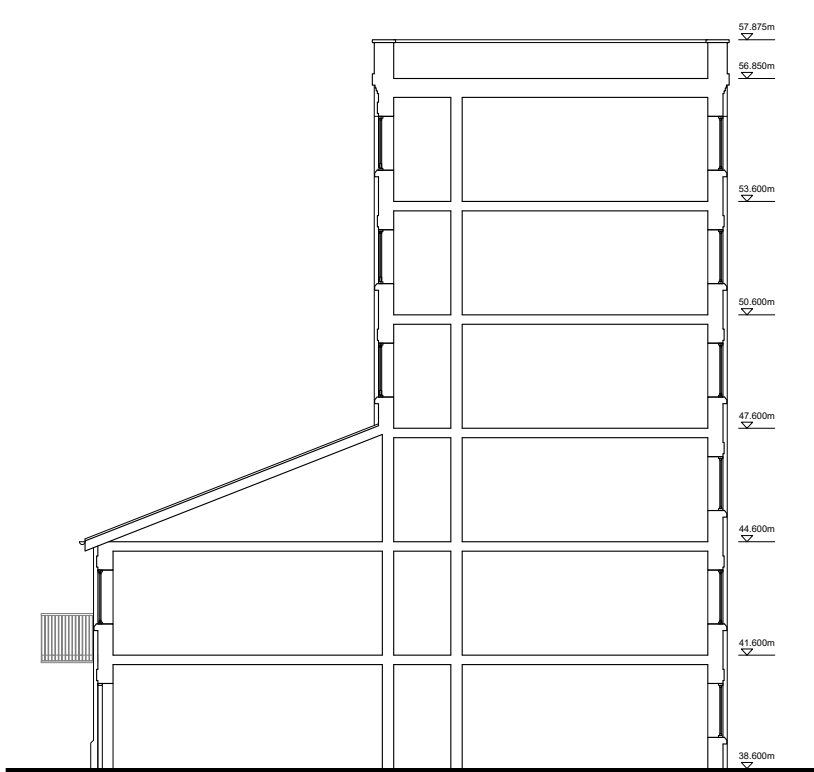




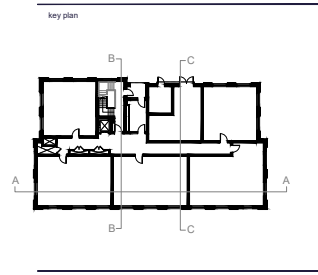
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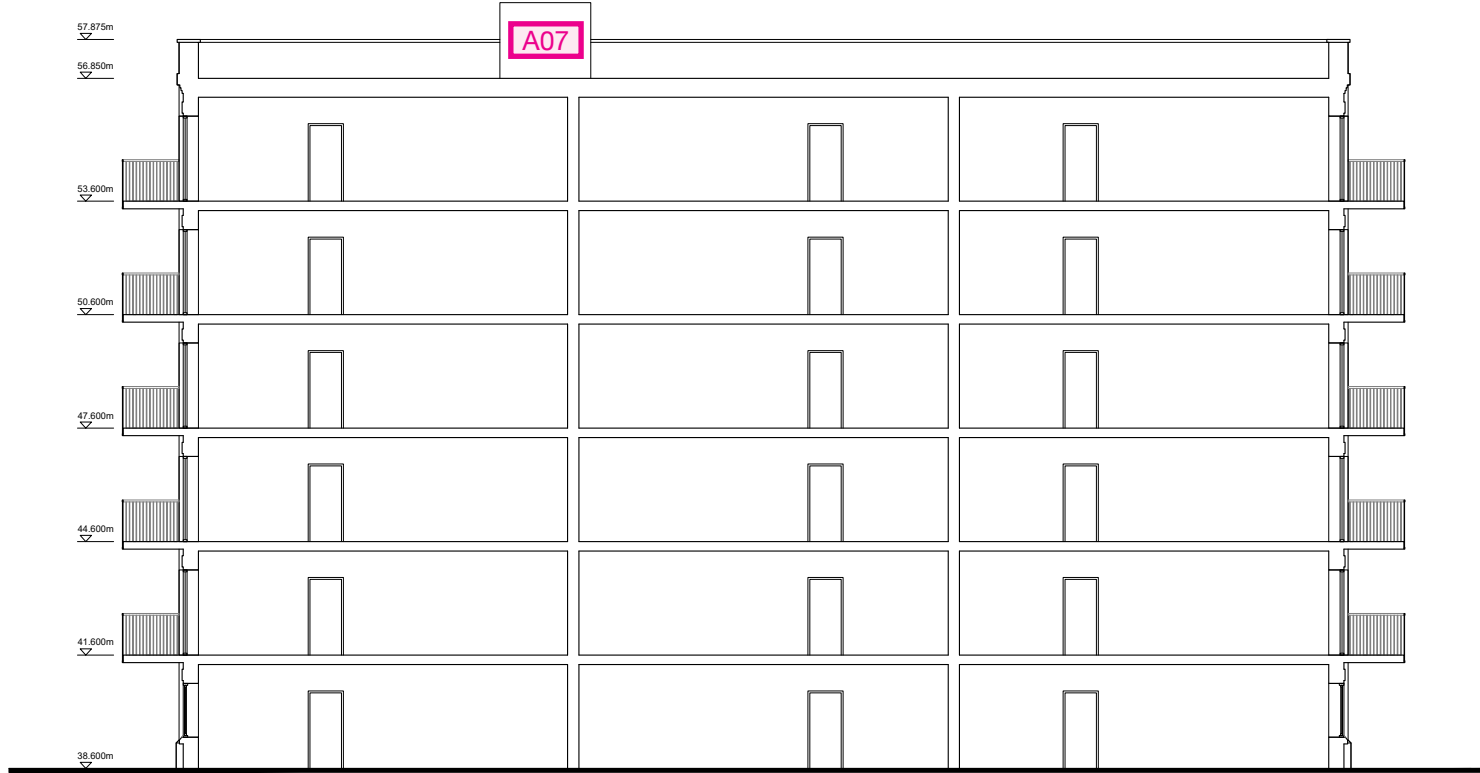
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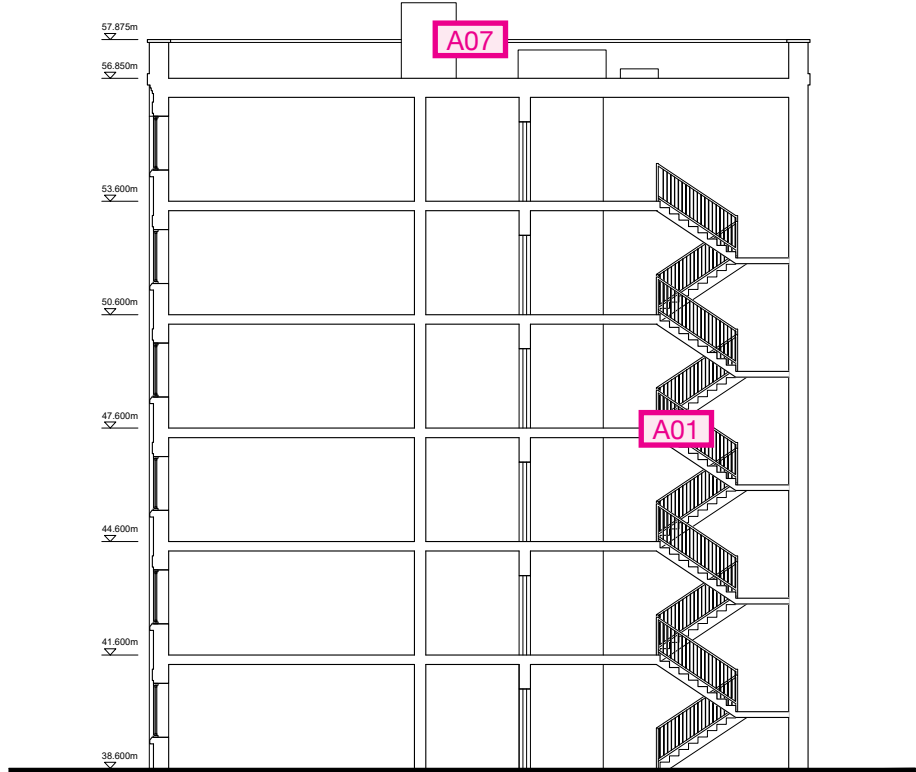
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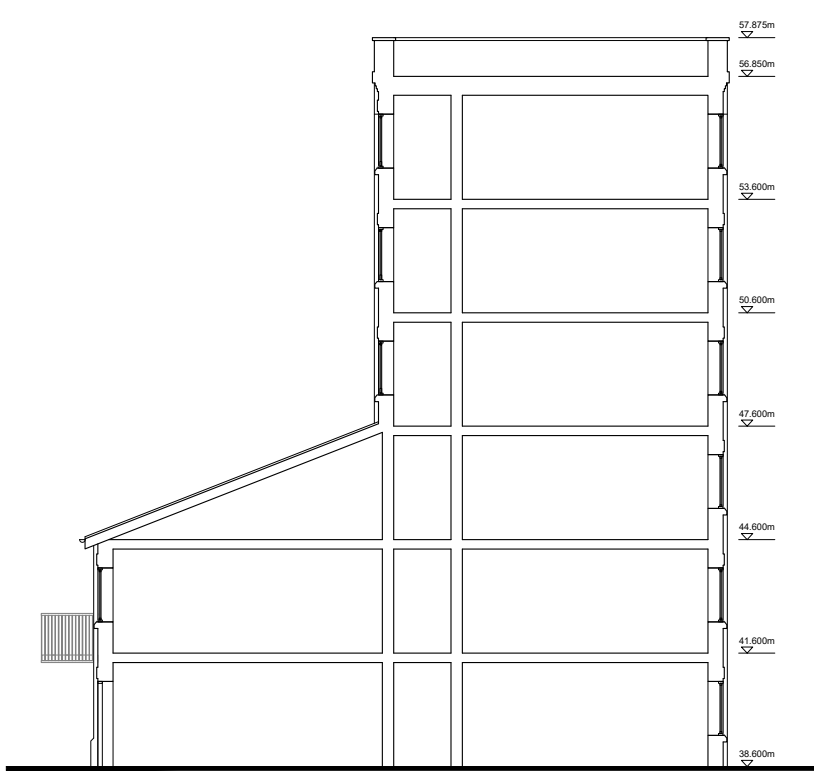
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project: Vastern Road Reading	
drawing: Block A Section A-A, B-B and C-C	
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drawing number: 448.PL.A.300	revision: B



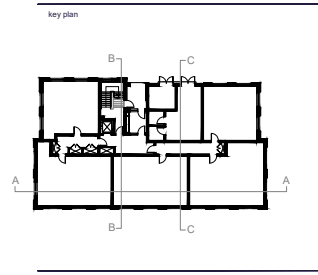
Section A-A



Section B-B



Section C-C



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project: Vastern Road Reading	
drawing: Block A Section A-A, B-B and C-C	
date: February 2020	scale @ a1: 1:100
drawing number: 448.PL.A.300	revision: E

Goods Warehouse (Block B) and Goods Office (Block C)

Schedule of Amendments

Reference	Description	Justification
B01	Stair configuration changed.	Stair width increased from 1200mm overall width to 1200mm between handrails to reflect fire regulation changes. Stair configuration amended to suit.
B02	Escape door position changed.	Fire escape door and associated internal corridors amended to provide direct escape to external area (planning approved discharged into a vehicle undercroft area) to suit fire regulations.
B03	Entrance door arrangement changed.	Minor amendment to the main entrance door and screen to allow the provision of an on-site management office.
B04	Introduction of second stair and lift core within tallest part of the building.	Second stair core with lift introduced in the tallest part of the building to reflect fire regulation changes to buildings over 18m.
B05	Apartment changed from 2-bed to 1-bed.	Introduction of second stair as noted in B04 reduces the footprint of this apartment and therefore results in a change from 2 bedrooms to 1.
B06	Window changed to fire escape door.	Fire escape door and associated internal corridors introduced to provide direct escape to external area from the new second stair core.
B07	Communal circulation arrangement changed with the introduction of a lift lobby and adjustment to the lengths of corridors serving apartment entrances.	Introduction of a lift lobby between the stairs and corridors with access to apartments in line with fire regulation changes. Corridors serving apartment entrances redesigned to limit distance from apartment entrance to the lift lobby to 7.5m max. to reflect fire regulations (increased travel distances in lower building with introduction of mechanical extract and ventilation system). Riser cupboards amended to suit.
B08	Introduction of new plant rooms.	Larger plant room requirements due to changes in water tank sizes serving the sprinkler systems and introduction of LV switchgear and Emergency LV switchgear to provide dedicated emergency electrical supplies to each block.
B09	Parking spaces reconfigured.	4no parking spaces relocated to reflect changes to the undercroft elements through the alterations to plant room requirements set out in B08.
B10	Cycle store consolidated to a single location.	Cycle store consolidated to a single location due to the introduction of plant rooms and subsequent internal changes.
B11	Refuse store consolidated to a single location.	Refuse store consolidated to a single location due to the introduction of plant rooms and subsequent internal changes. Internal arrangement updated to suit waste officer comments.
B12	Introduction of an on-site management office.	On site management office introduced to serve the development.
B13	Introduction of a single storey.	Introduction of a single storey to provide 6no apartments (3x 1-bed and 3x 2-bed) to offset losses in saleable floorspace through fire changes.
B14	Lift and smoke shaft over-run positions changed and AOV introduced over stairs.	Lift position changed to suit B01 and B04, with smoke shaft position adjusted to suit fire regulations. AOV added to roof plan over stair position for clarity to reflect fire regulation requirements.
B15	Balcony removed.	Balcony removed to reflect internal changes (introduction of stair core).
B16	Access to parking area introduced.	New corridor and access to rear of building introduced to provide more direct routes to refuse, cycles and parking areas from second core.
B17	Combination of 2no. 1-bed to 1no 3-bed.	Apartments combined to maintain policy-compliant number of 3-beds and overall quantum of 209 dwellings.

Reference	Description	Justification
C01	Stair configuration changed.	Stair width increased from 1200mm overall width to 1200mm between handrails to reflect fire regulation changes. Stair configuration amended to suit.
C02	Escape door position changed.	Fire escape door and associated internal corridors amended to provide direct escape to external area to suit fire regulations.
C03	Apartment changed from 2-bed to 1-bed.	Changes to stair, lift, and common circulation as noted in C01 reduces the footprint of this apartment and therefore results in a change from 2 bedrooms to 1.
C04	Communal circulation arrangement changed with the introduction of a lift lobby and adjustment to the lengths of corridors serving apartment entrances.	Introduction of a lift lobby in line with fire regulation changes. Corridors serving apartment entrances redesigned to limit distance from apartment entrance to the lift lobby to 7.5m max. to reflect fire regulations. Riser cupboards amended to suit.
C05	Introduction of sub station, reconfiguration of refuse and cycle stores to suit.	Sub station required due to increased electrical demands in part due to increased electric car charging facilities. Refuse store internal arrangement updated to suit waste officer comments.
C06	Extent of flat roof increased.	Area of flat roof on the rear elevation increased to suit internal changes noted in C04.
B18	AOD levels updated.	AOD levels for plant over-run to roof-tops updated to suit required offset from closest roof obsticals and required offset from ceiling of top floor.



revisions
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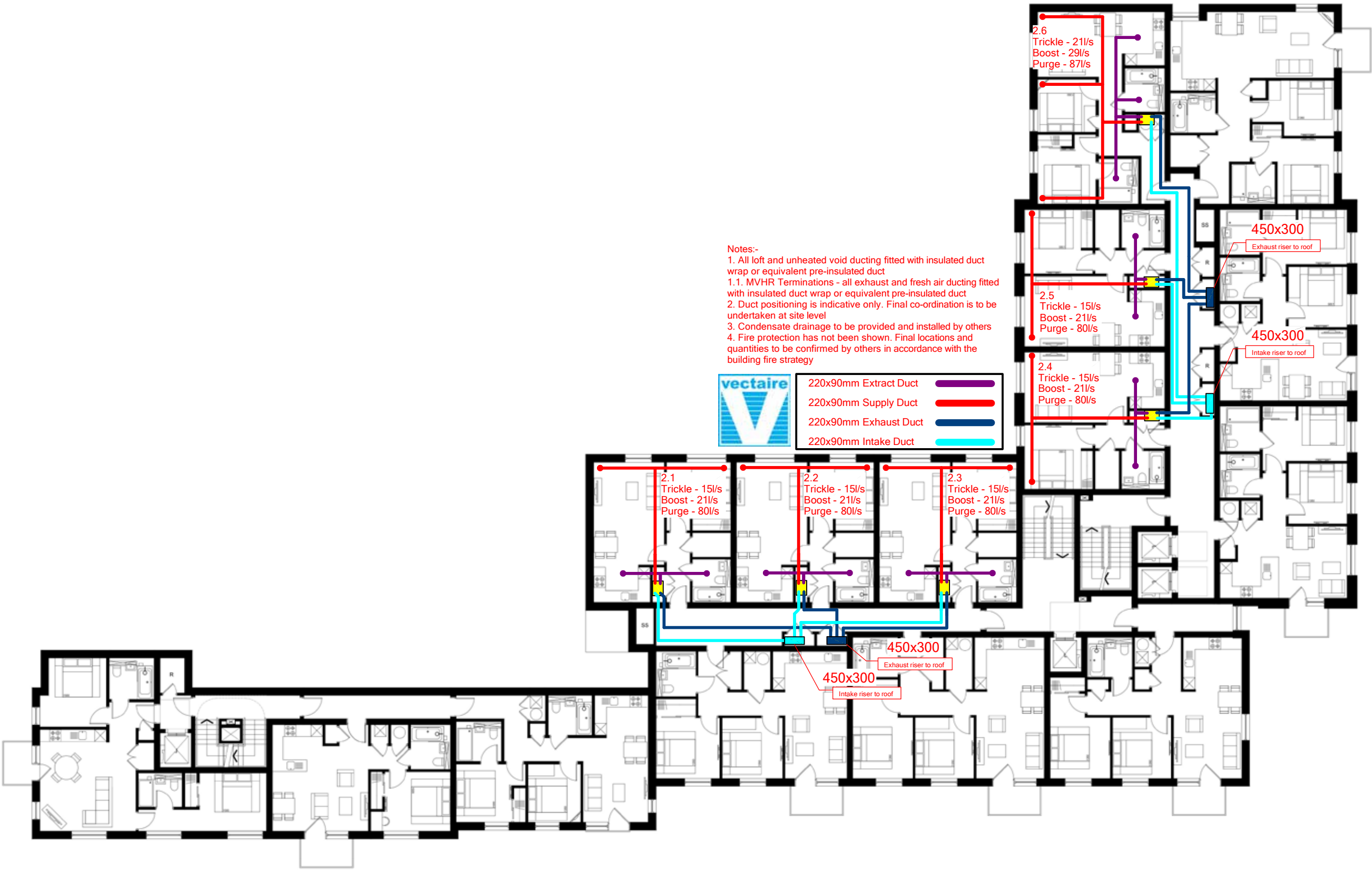
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First Floor Plan



Second Floor Plan

Key plan

Notes

Legend

Project: Vastern Road Reading

Block B and C Second Floor Plan

Date: October 2019

Scale: 1:100

Drawn: ISB

448.PL.BC.102 B

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Second Floor Plan

Key plan

Notes

Legend

Project: Vastern Road Reading

Block B and C Second Floor Plan

Date: October 2019

Scale: 1:100

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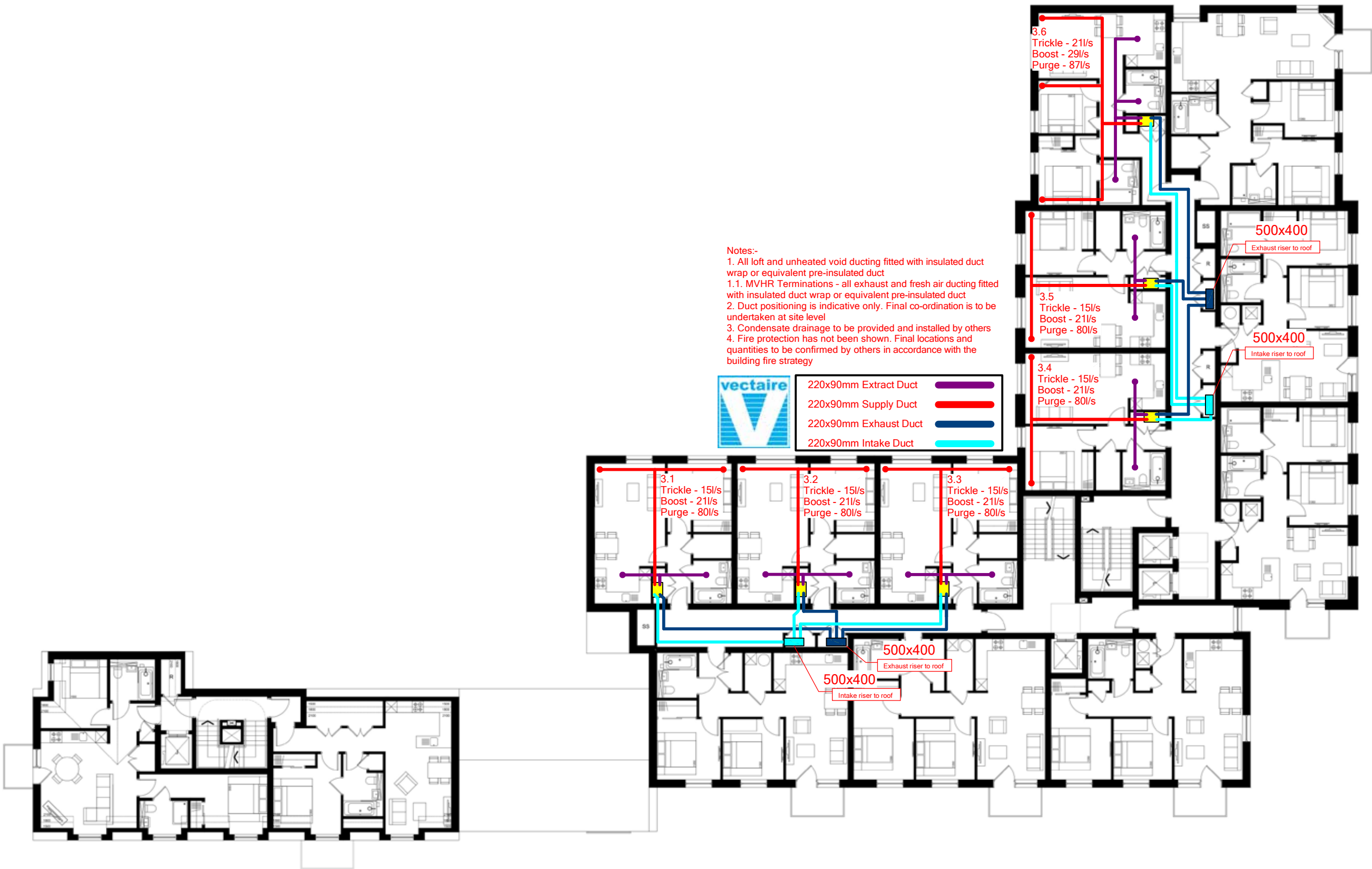
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Revisions:
A: 20.06.20: EE: Removed balconies
B: 20.06.20: DT: Core strategy updated
C: 20.10.20: DT: Fire strategy review
D: 21.12.20: ISB: Fire strategy review
E: 21.12.20: ISB: Fire strategy review



Notes:-
1. All loft and unheated void ducting fitted with insulated duct wrap or equivalent pre-insulated duct
1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
3. Condensate drainage to be provided and installed by others
4. Fire protection has not been shown. Final locations and quantities to be confirmed by others in accordance with the building fire strategy

220x90mm Extract Duct

220x90mm Supply Duct

220x90mm Exhaust Duct

220x90mm Intake Duct

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ISB

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Third Floor Plan

31 Proposed Resubmission Drawing

448.PL.BC.103

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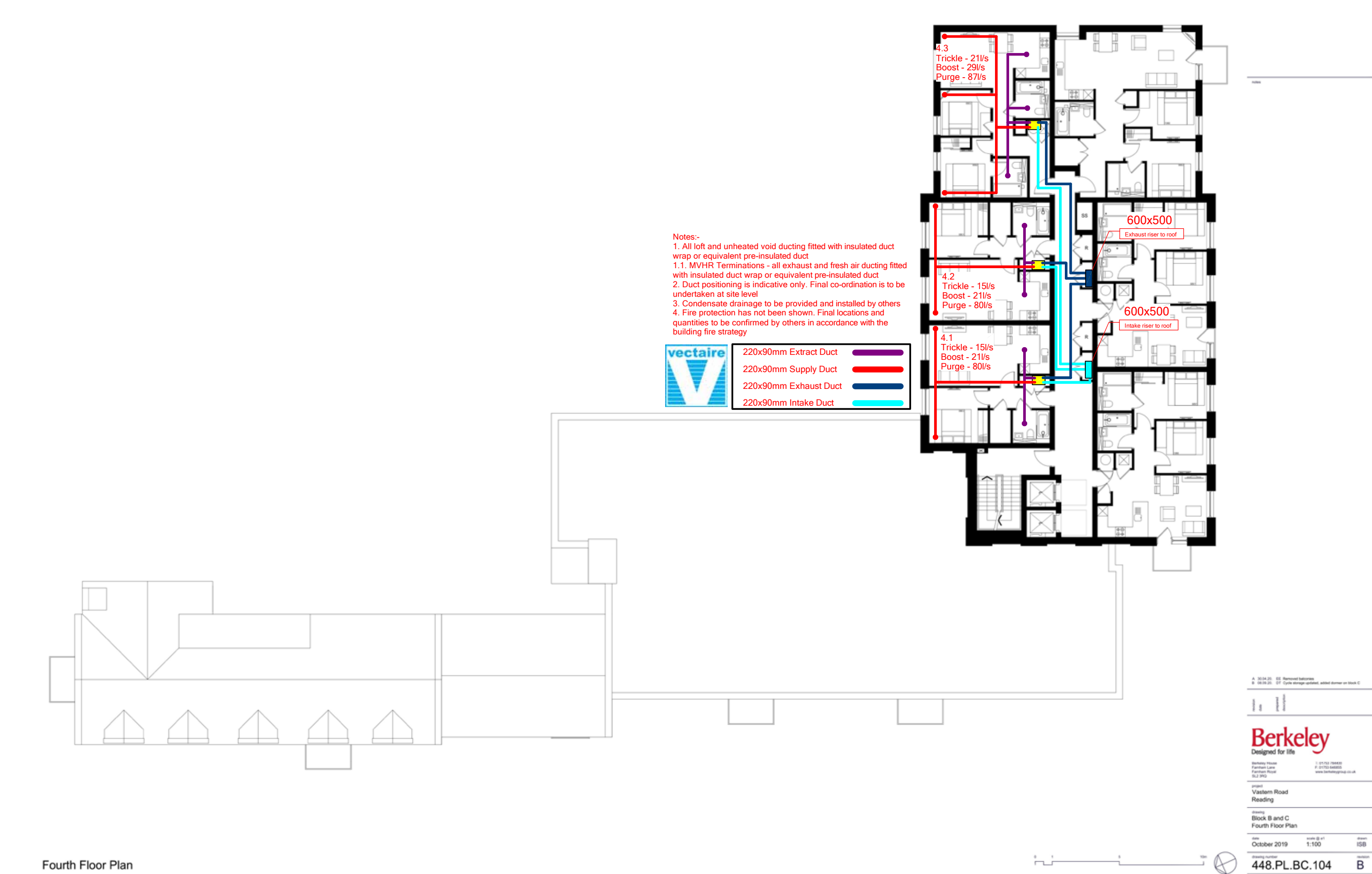
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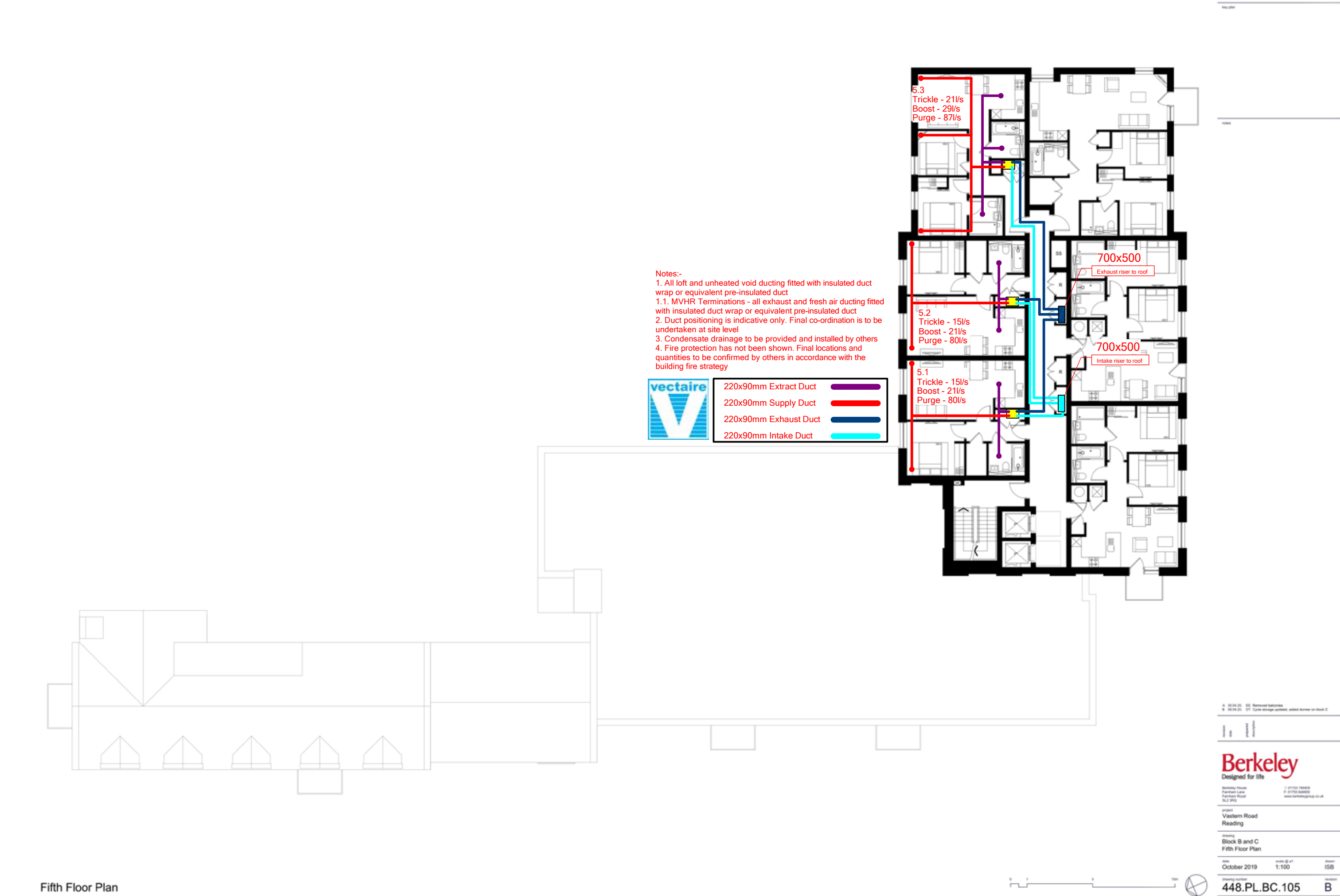
Third Floor Plan



Fourth Floor Plan



Fourth Floor Plan

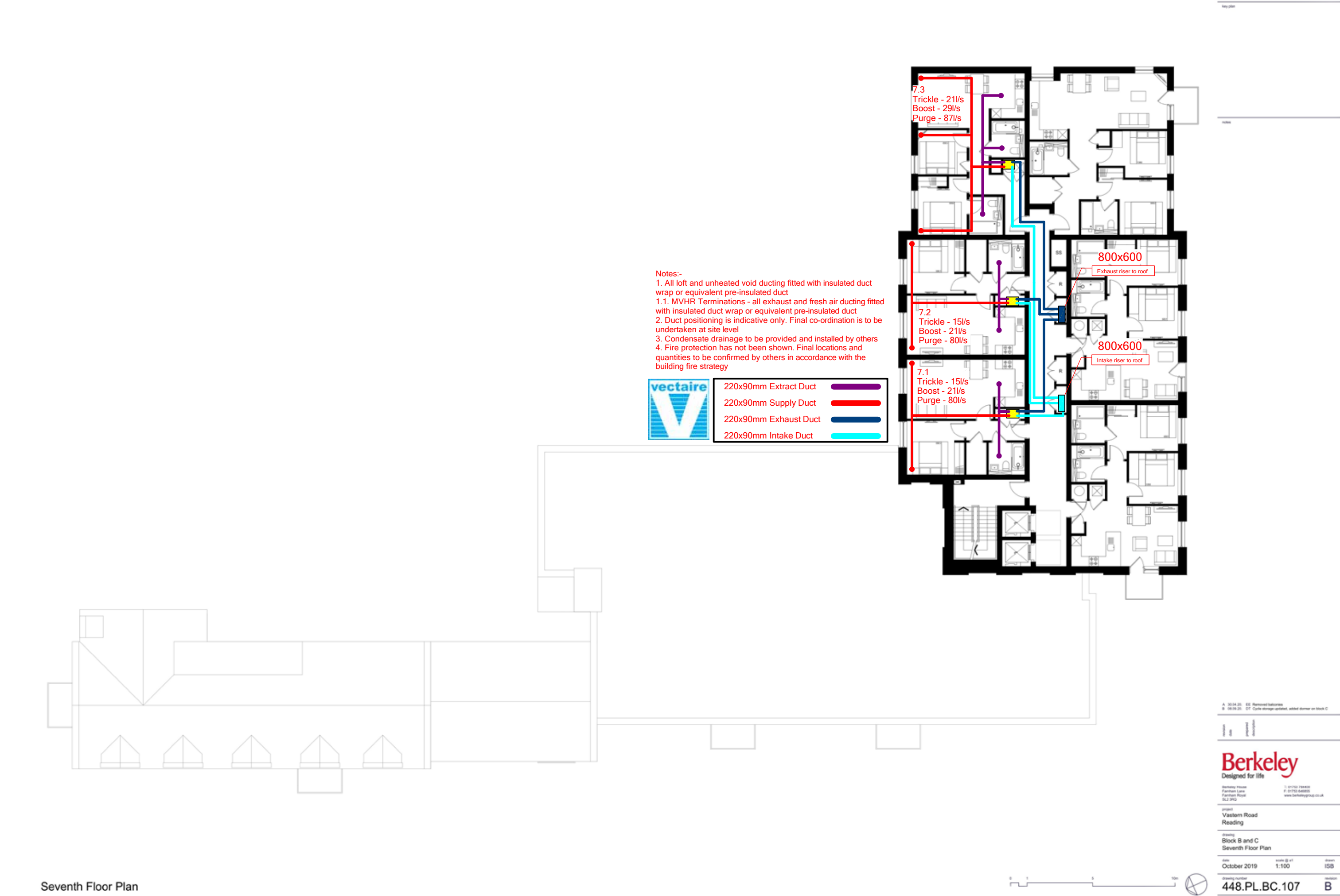


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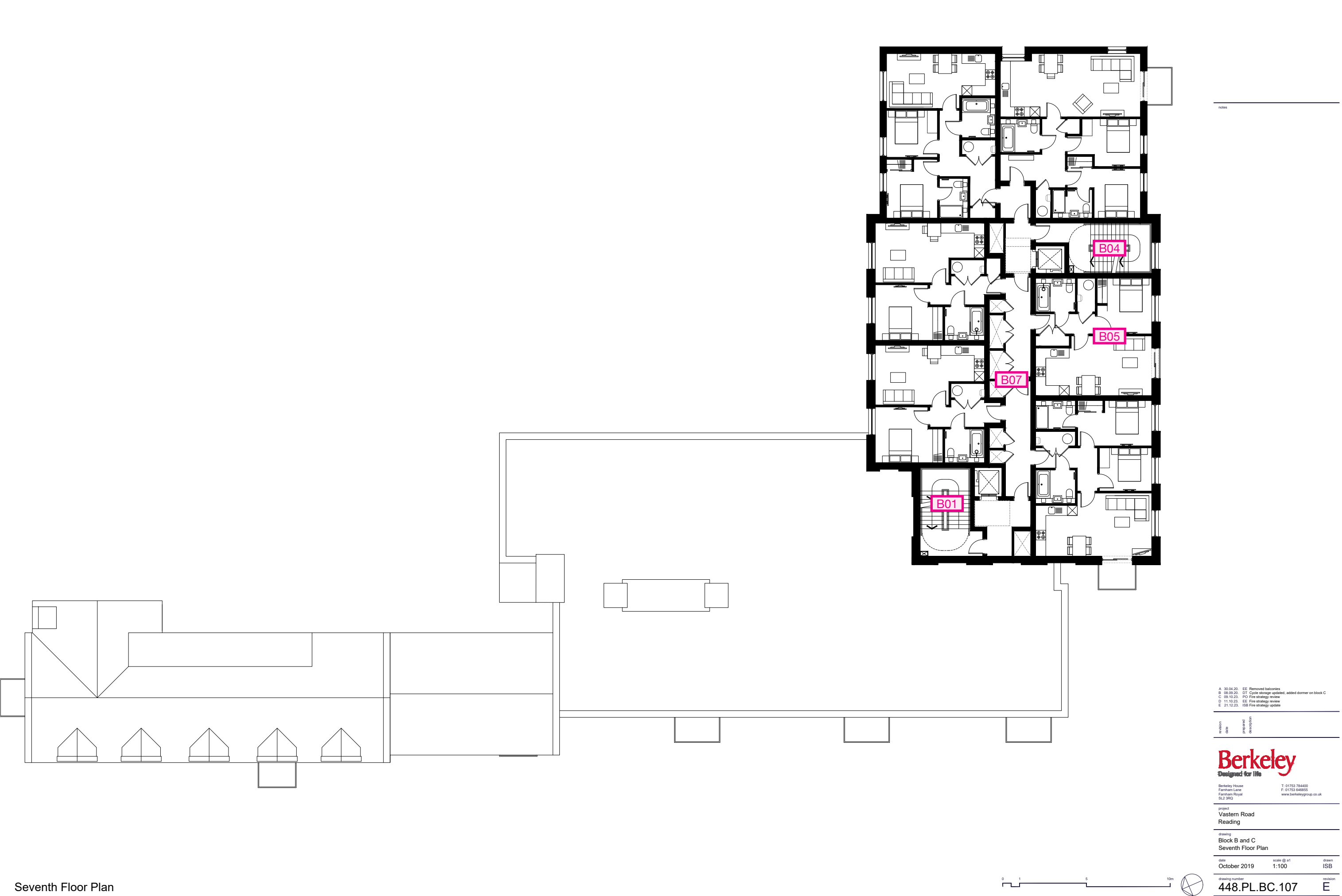


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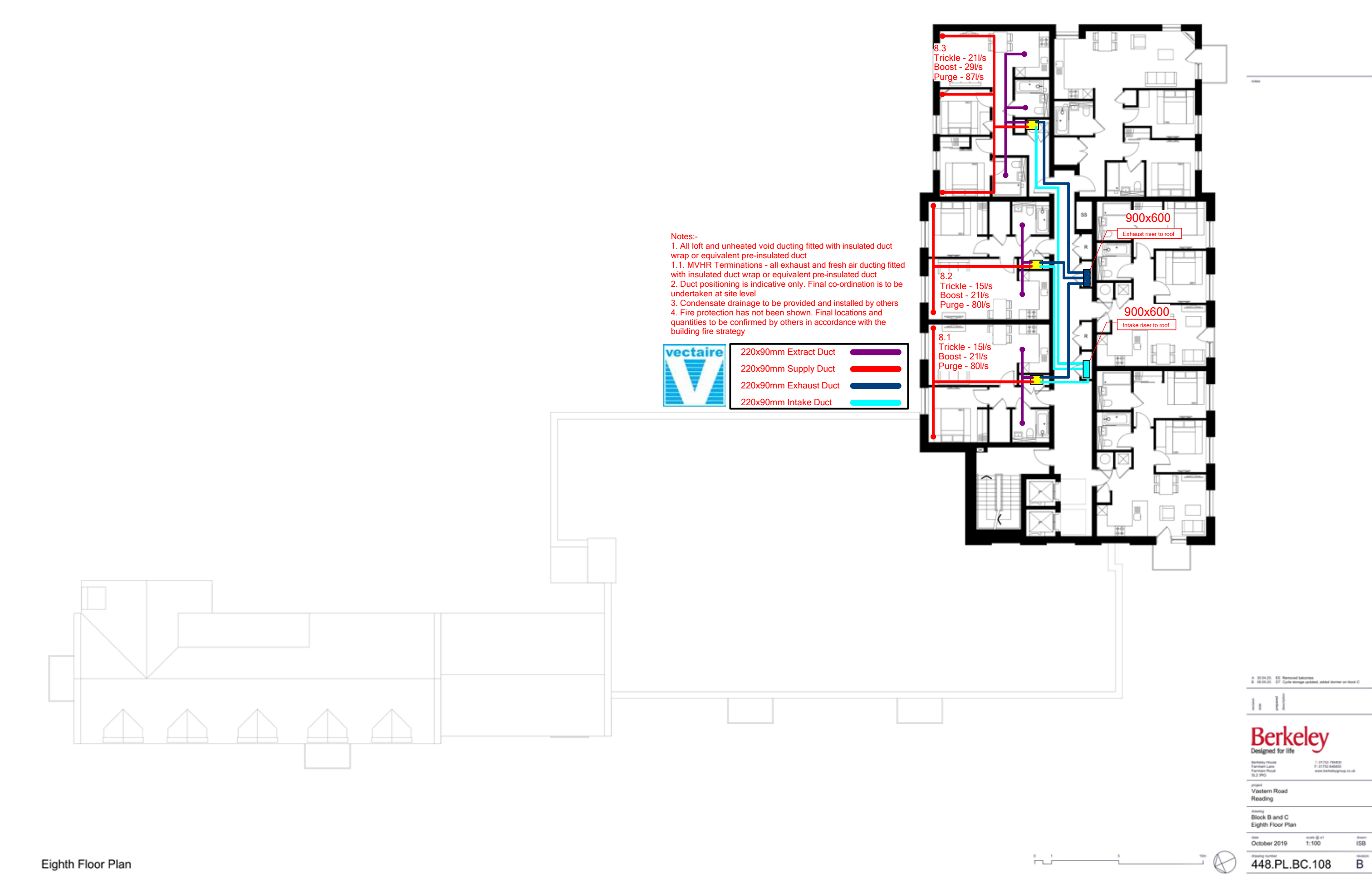


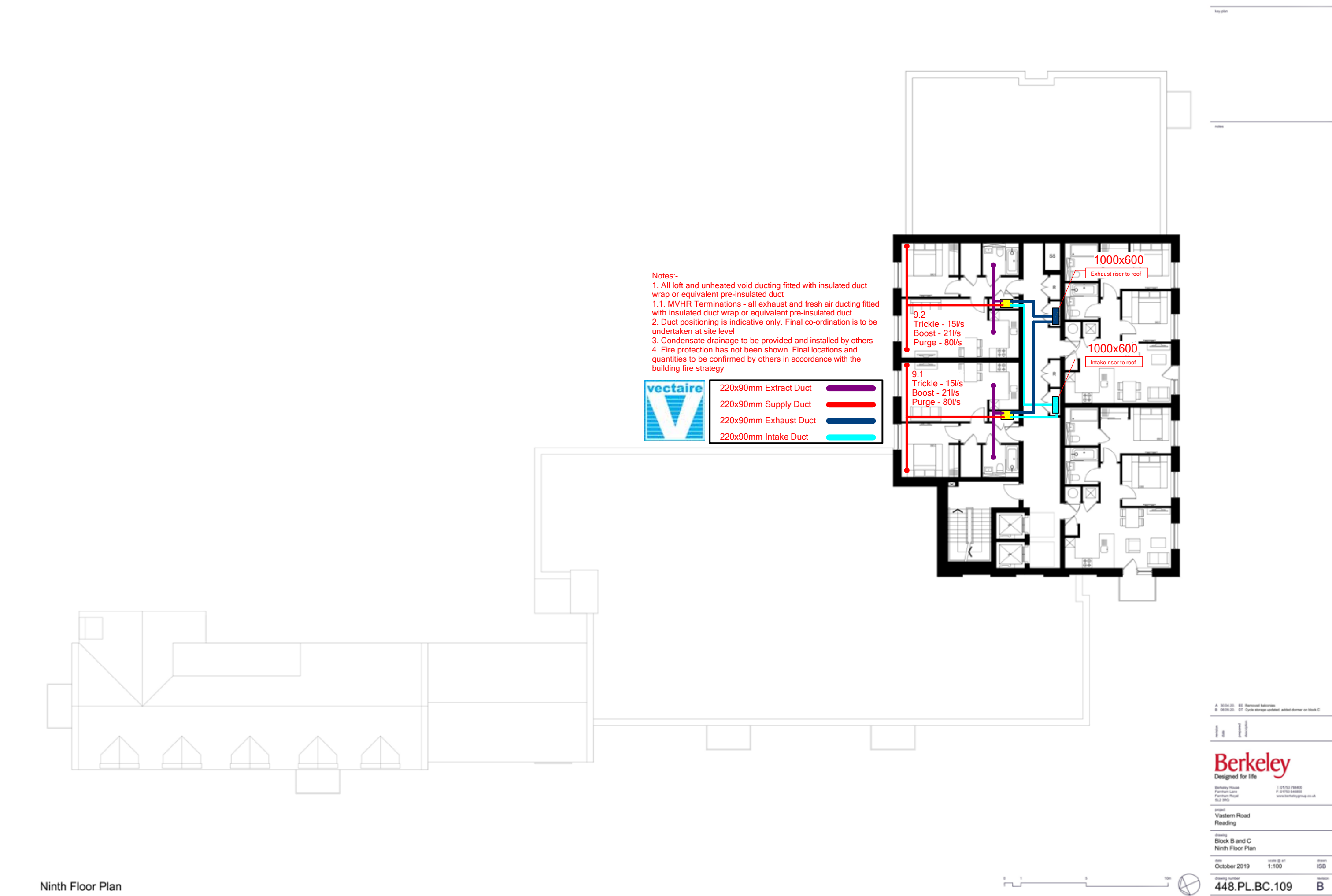


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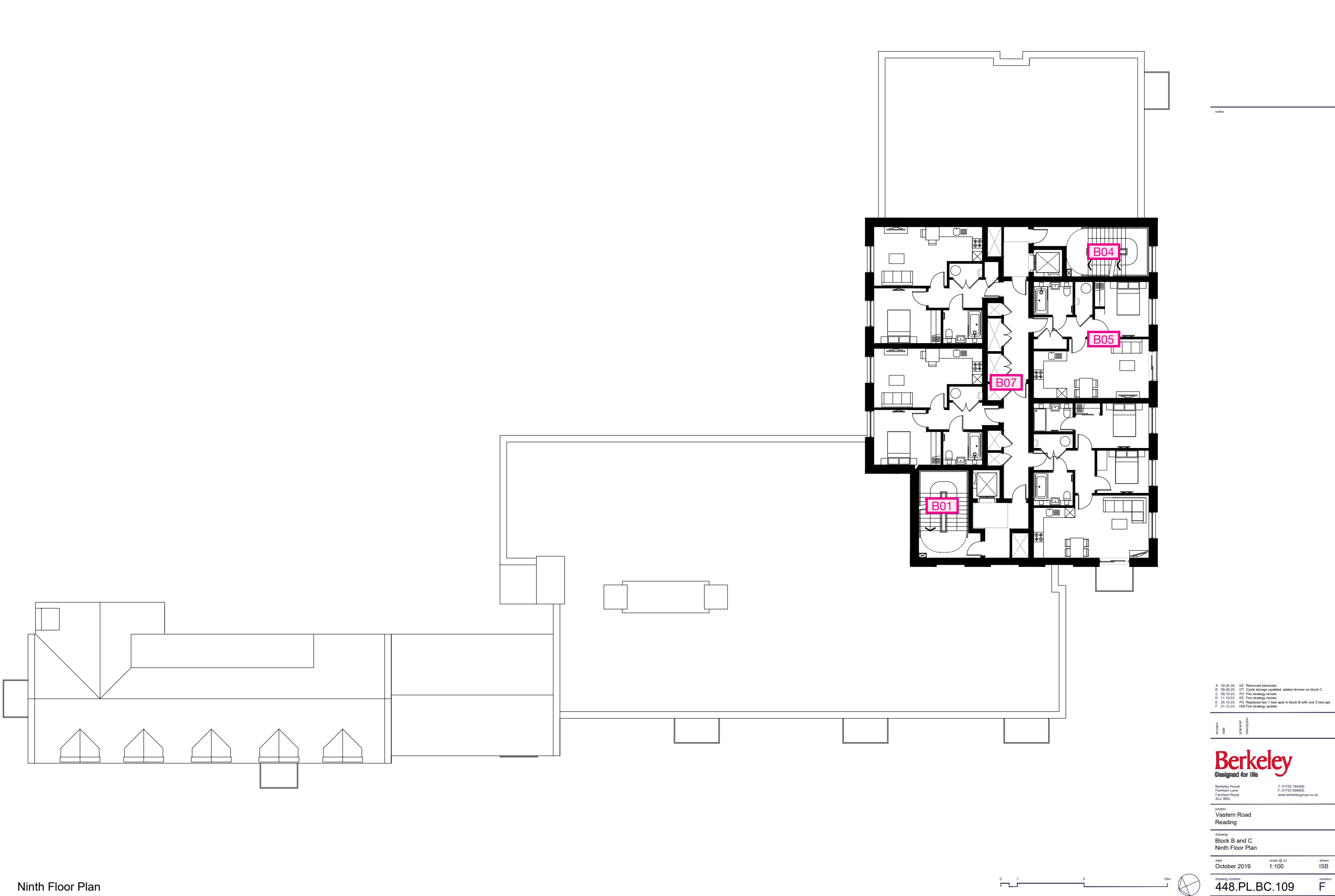


Seventh Floor Plan

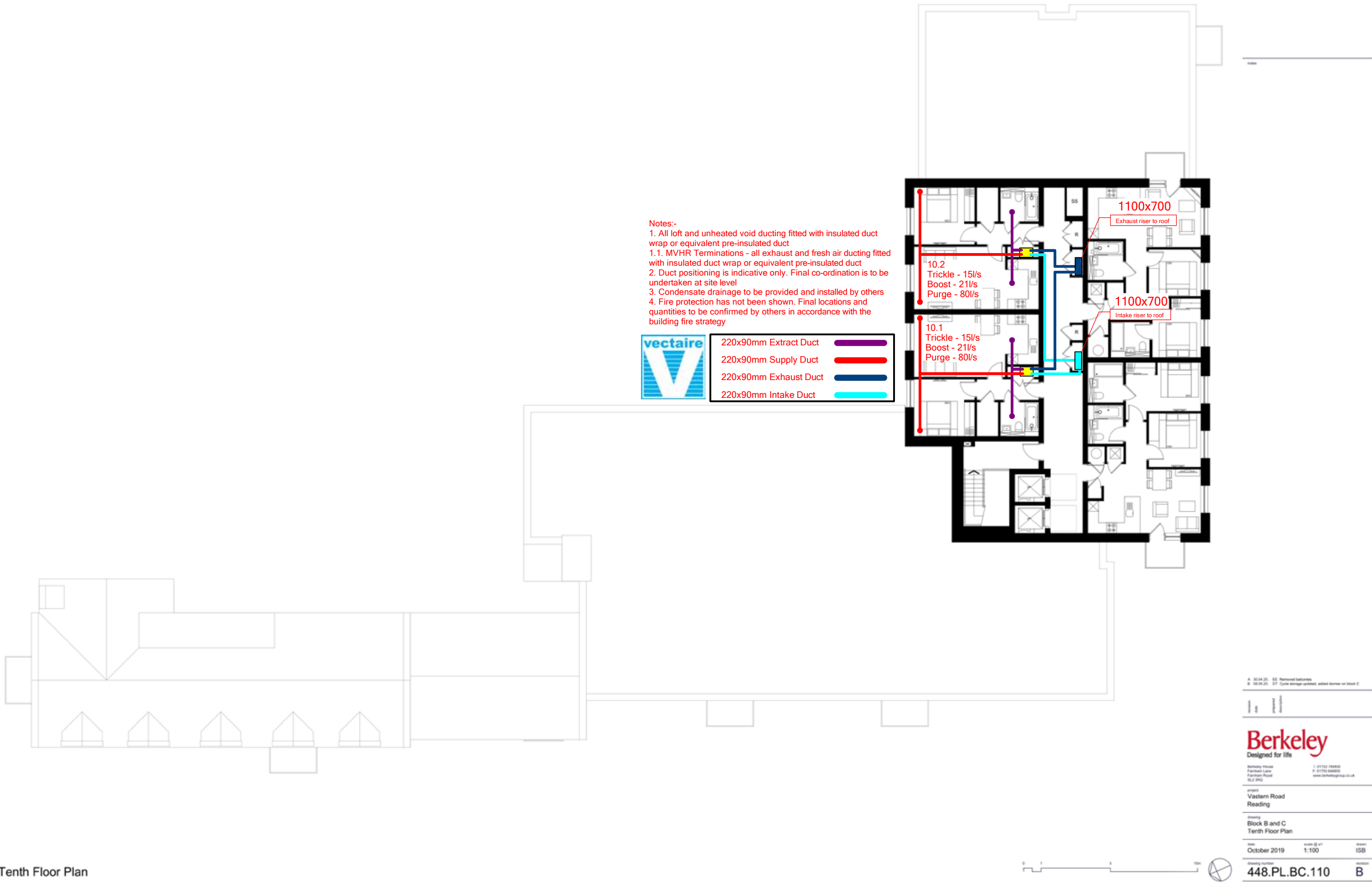




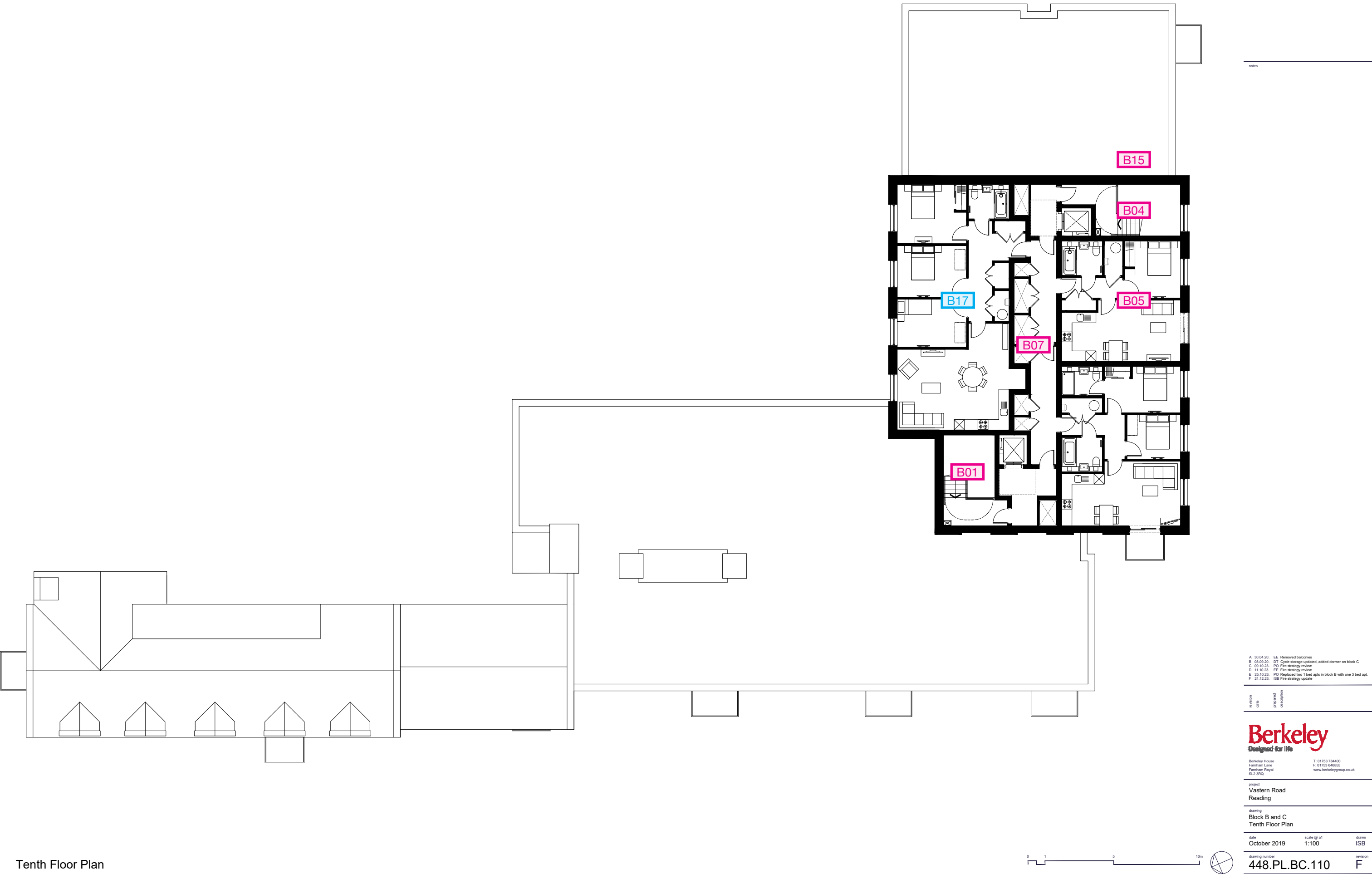
Ninth Floor Plan



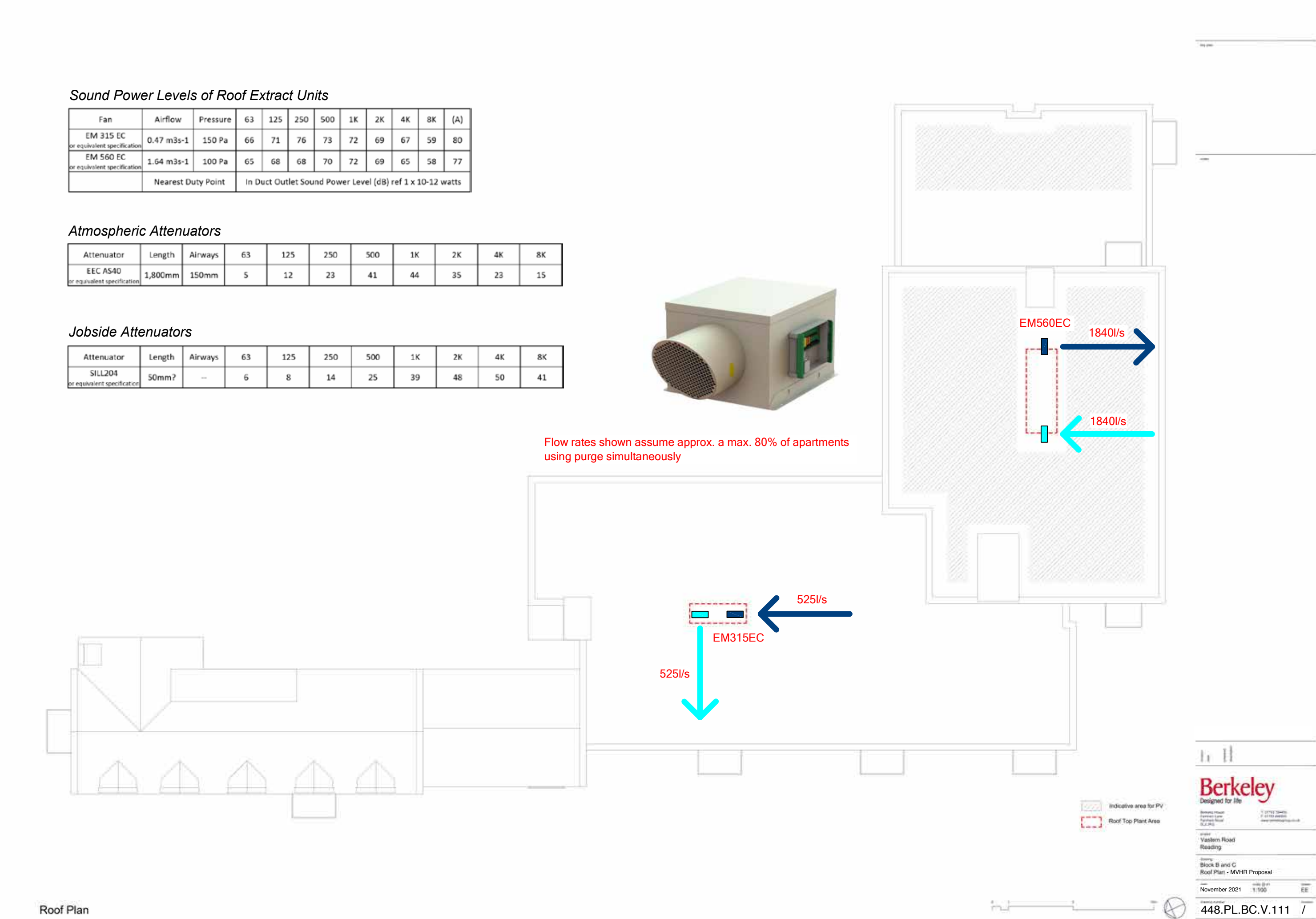
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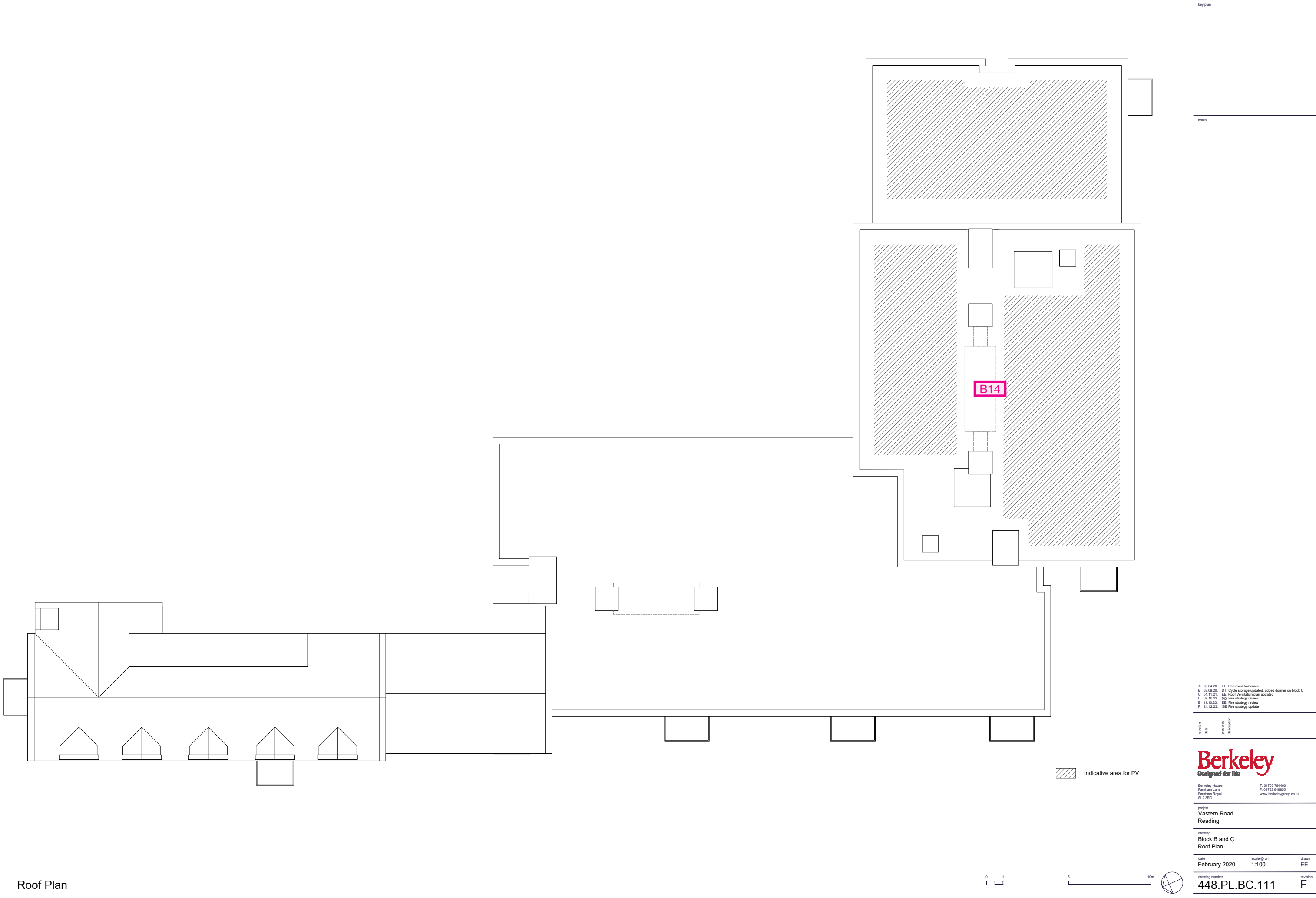
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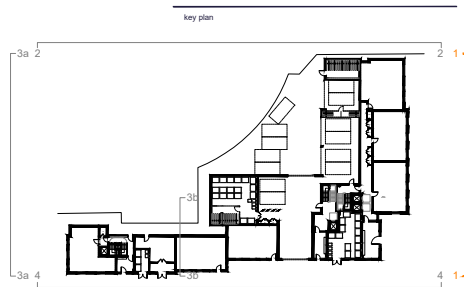
Tenth Floor Plan



Roof Plan



Roof Plan



notes

- A 20.02.20 EE Added floor levels
- B 20.04.20 EE Revised balconies
- C 20.04.20 EE Key plan updated
- D 04.11.21 EE Roof ventilation plan updated

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drawing
Block B and C
Southwest Elevation

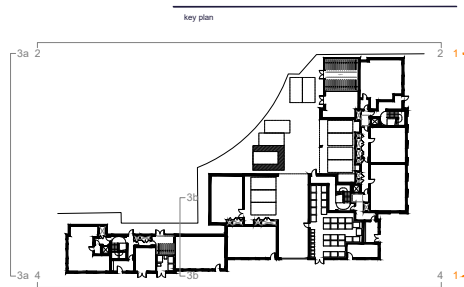
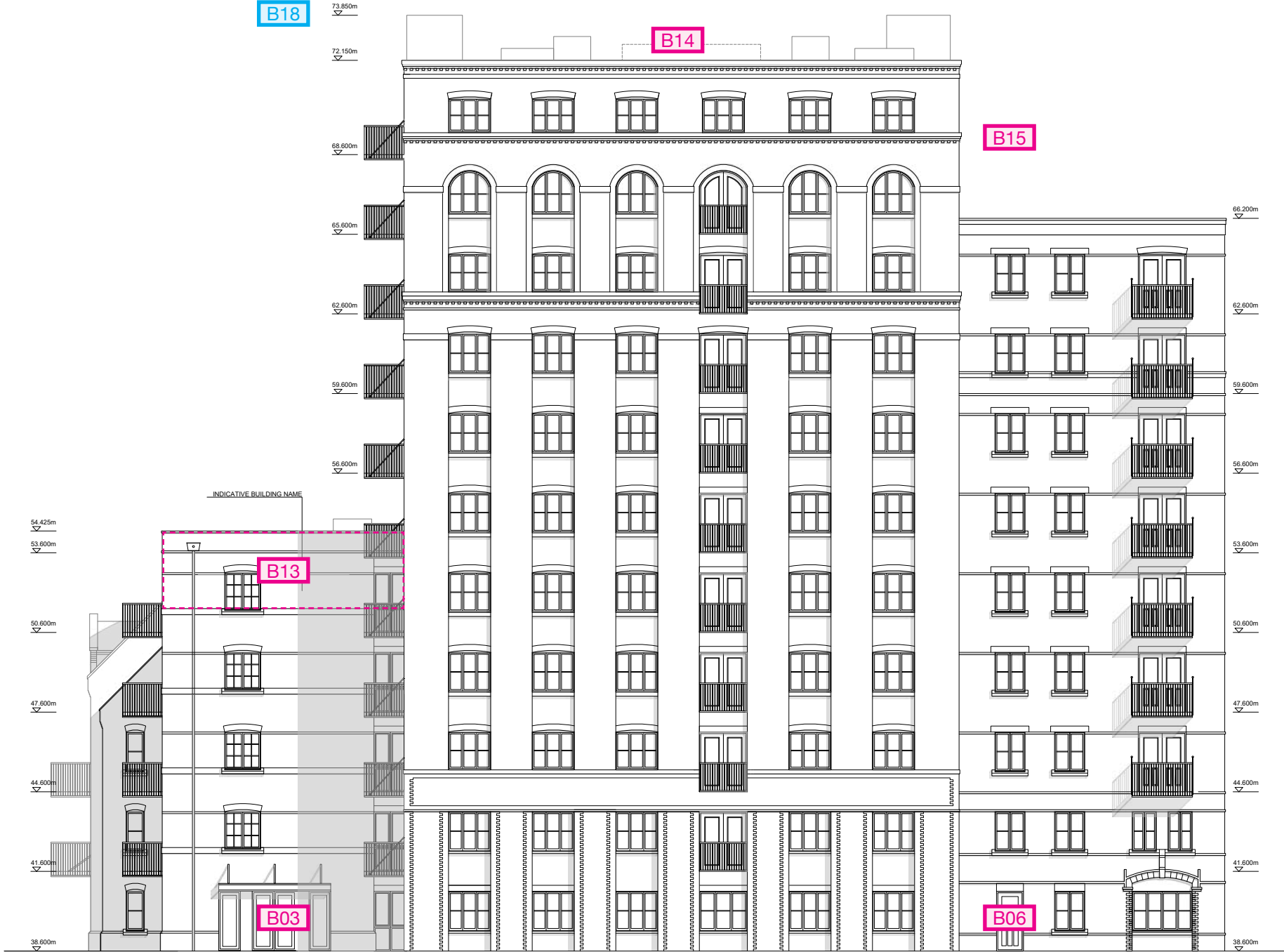
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October 2019

scale
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drawn
ISB

448.PL.BC.200

D



notes

- A 20.02.20 EE Added floor levels
- B 20.04.20 EE Revised balconies
- C 20.04.20 EE Key plan updated
- D 04.11.21 EE Roof ventilation plan updated
- E 11.10.23 EE Fine strategy review
- F 11.10.23 EE Fine strategy review
- G 01.03.24 EE Fine strategy review
- H 01.03.24 PO ADO correction

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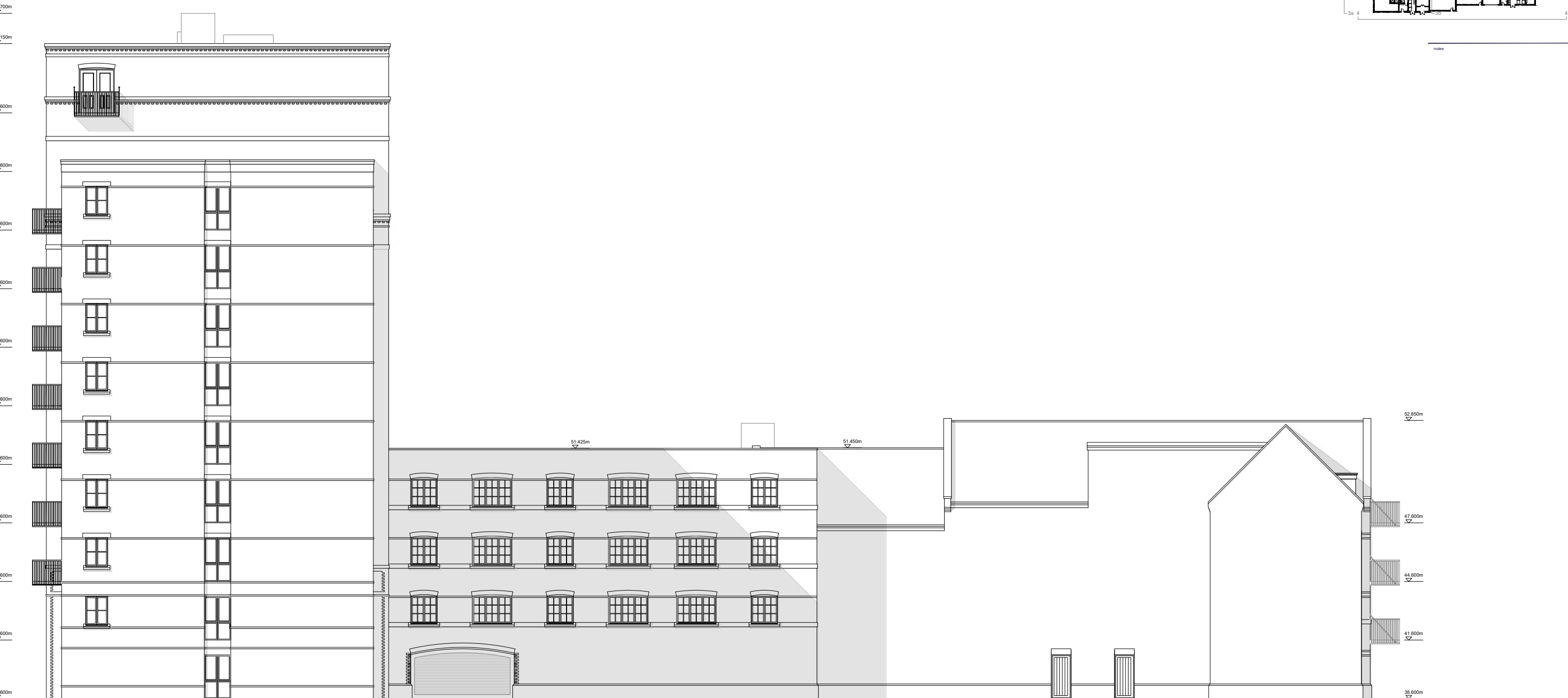
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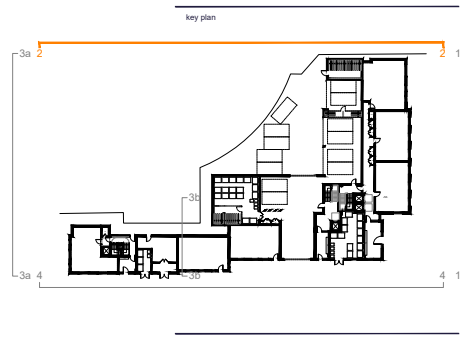
drawn
ISB

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H



Southeast Elevation 2-2



revision
date
prepared
checked
designed

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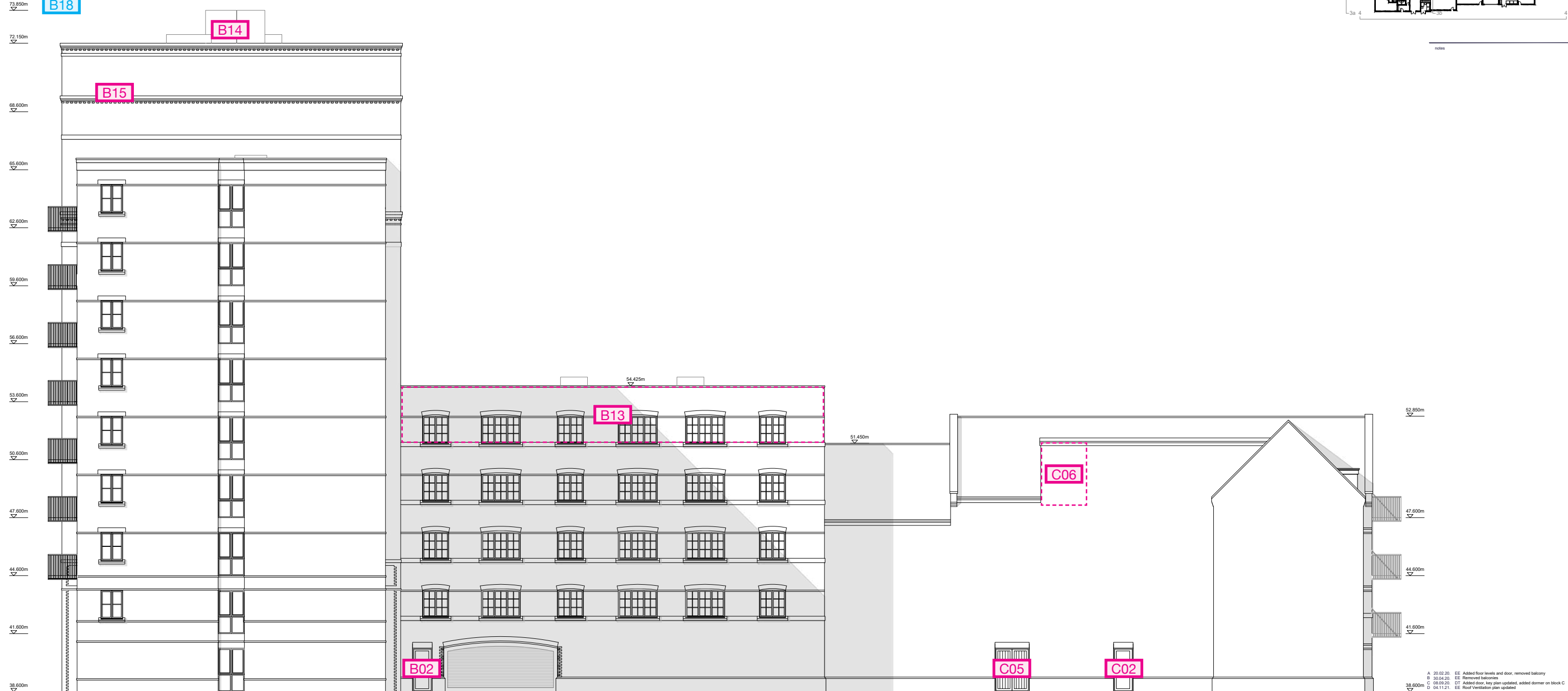
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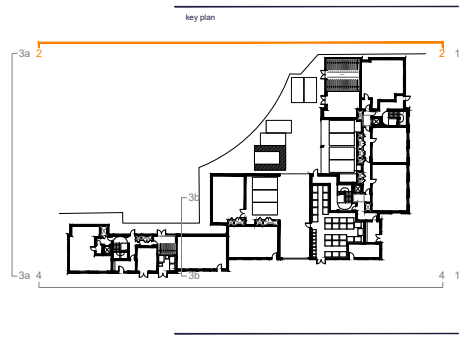
drawing
Block B and C
Southeast Elevation

date
October 2019
scale (B 1)
1:100
drawn
ISE
checked
D

448.PL.BC.201



Southeast Elevation 2-2



revision
date
prepared
checked
designed

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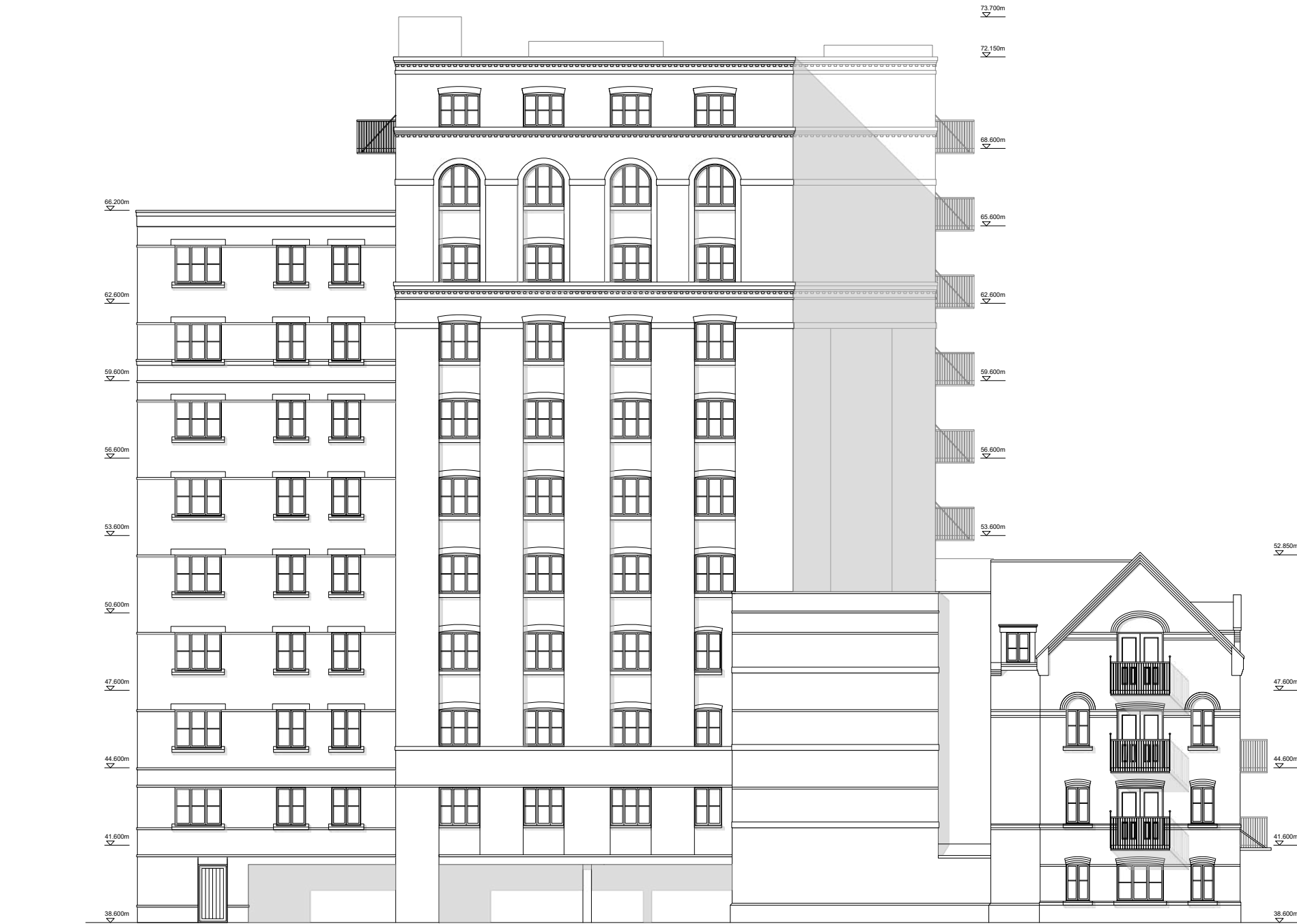
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Reading

drawing
Block B and C
Southeast Elevation

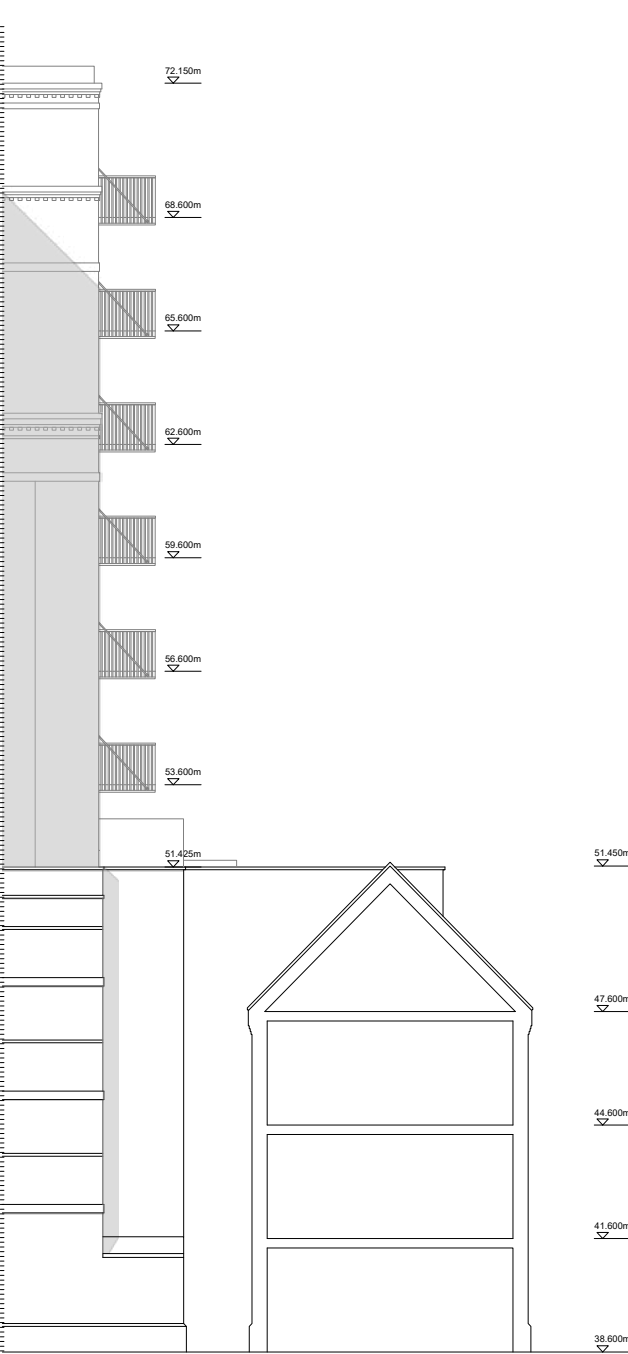
date
October 2019
scale (B 1)
1:100
drawn
ISE
checked
H

448.PL.BC.201



Elevation 3a-3a

Northeast Elevation



Elevation 3b-3b



- A 20.02.20 EE Added floor levels and new elevation 3a-3b
B 20.02.20 EE Revised elevation
C 10.08.20 EE Cycle storage added and wall updated
D 10.08.20 EE Cycle storage updated, key plan updated, added dormer
E 04.11.21 EE Roof ventilation plan updated

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Reading

drawing
Block B and C
Northeast Elevation

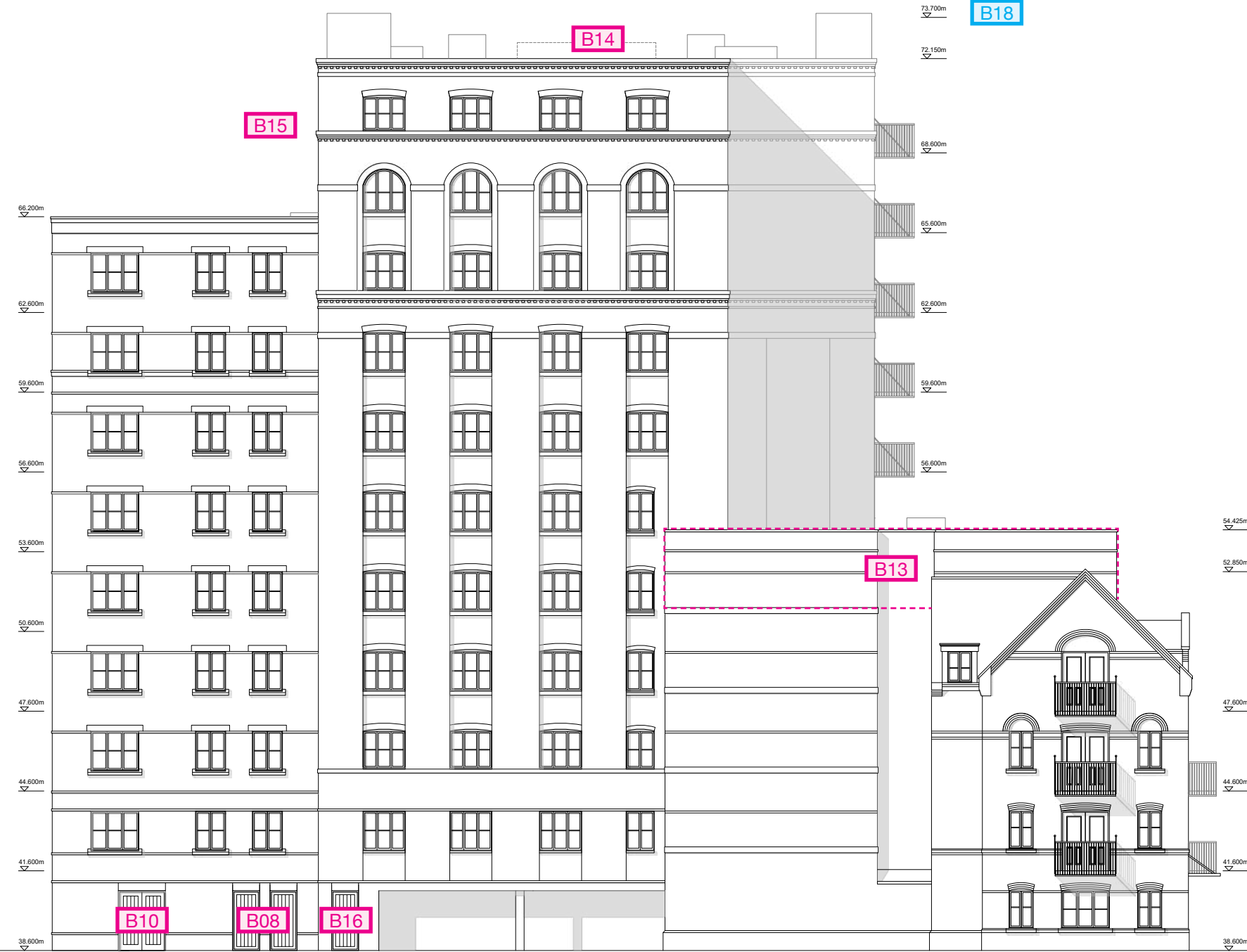
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February 2020

scale (B x)
1:100

drawn
EE

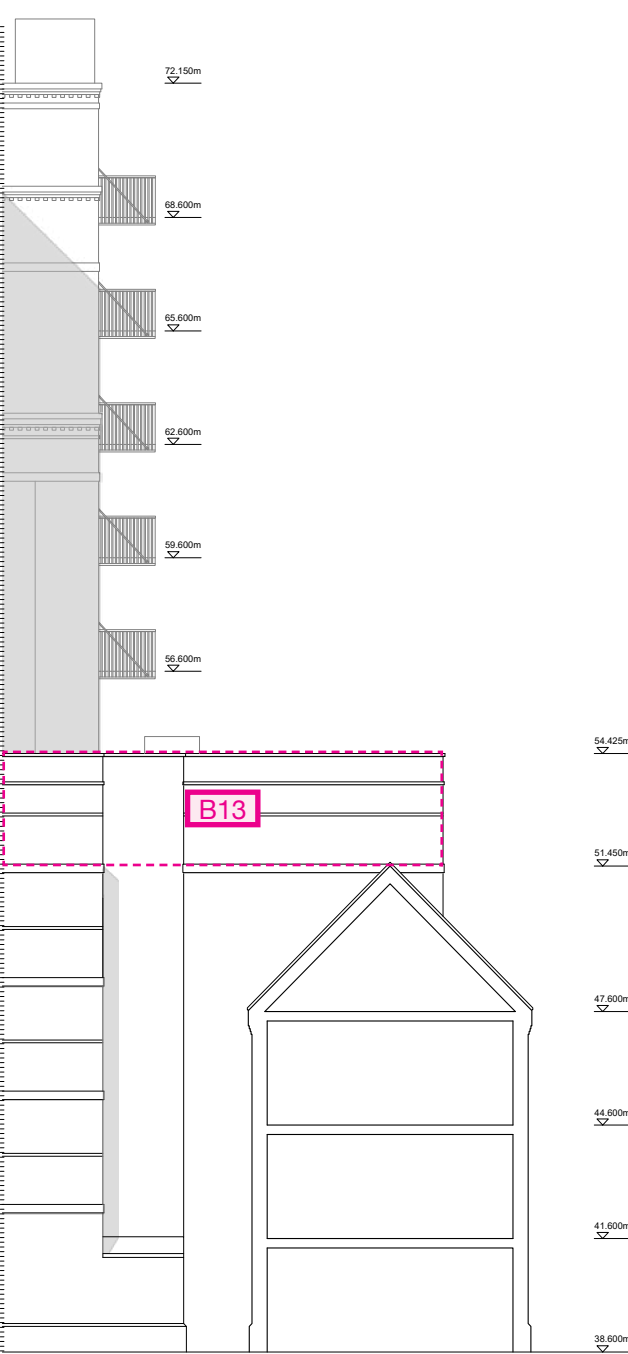
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revision
E



Elevation 3a-3a

Northeast Elevation



Elevation 3b-3b



- A 20.02.20 EE Added floor levels and new elevation 3a-3b
B 20.02.20 EE Revised elevation
C 10.08.20 EE Cycle storage added and wall updated
D 10.08.20 EE Cycle storage updated, key plan updated, added dormer
E 04.11.21 EE Roof ventilation plan updated
F 08.10.20 FFD Fire strategy review
G 11.02.21 EE Fire strategy review
H 21.12.21 EE Fire strategy update

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drawing
Block B and C
Northeast Elevation

date
February 2020

scale (B x)
1:100

drawn
EE

checked
448.PL.BC.202

revision
H

