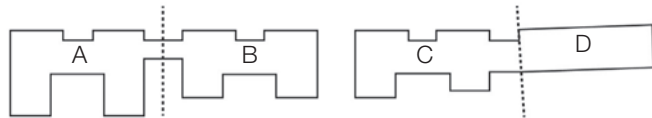
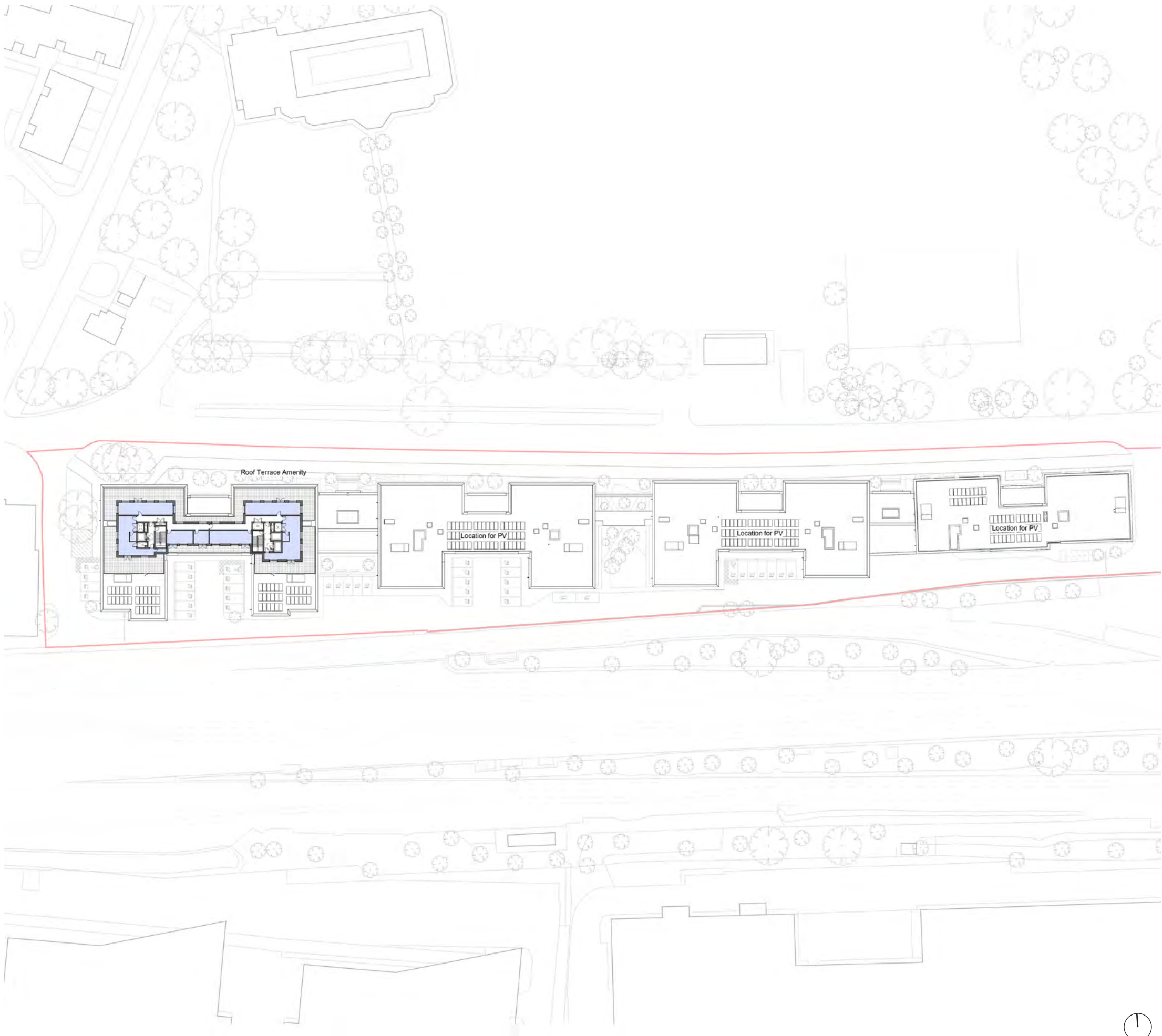


4.7 General Arrangement Masterplan Ninth to Tenth Floor Site Plan

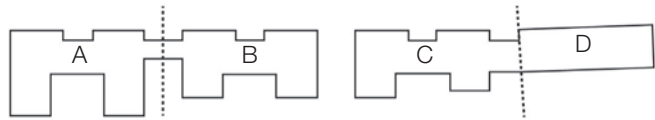
- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment



4.8 General
Arrangement
Masterplan
Eleventh Floor Site Plan

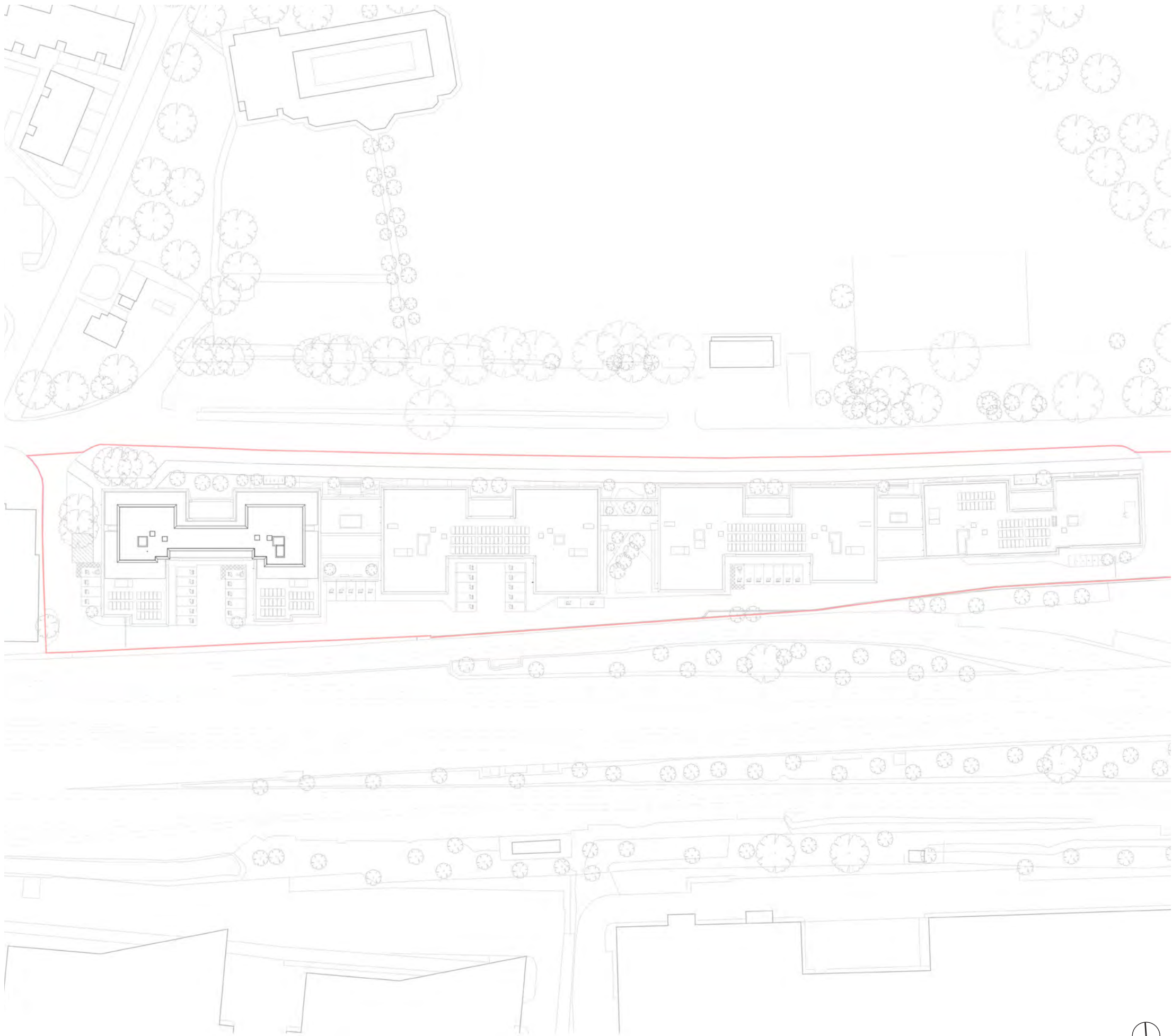
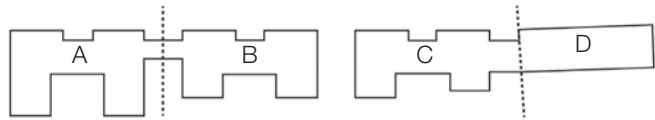


- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment

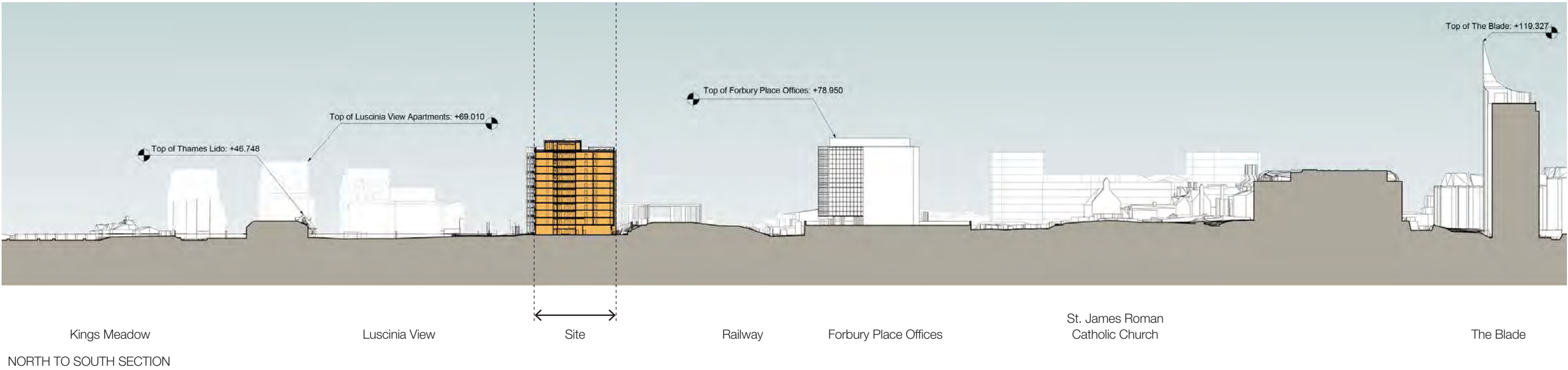
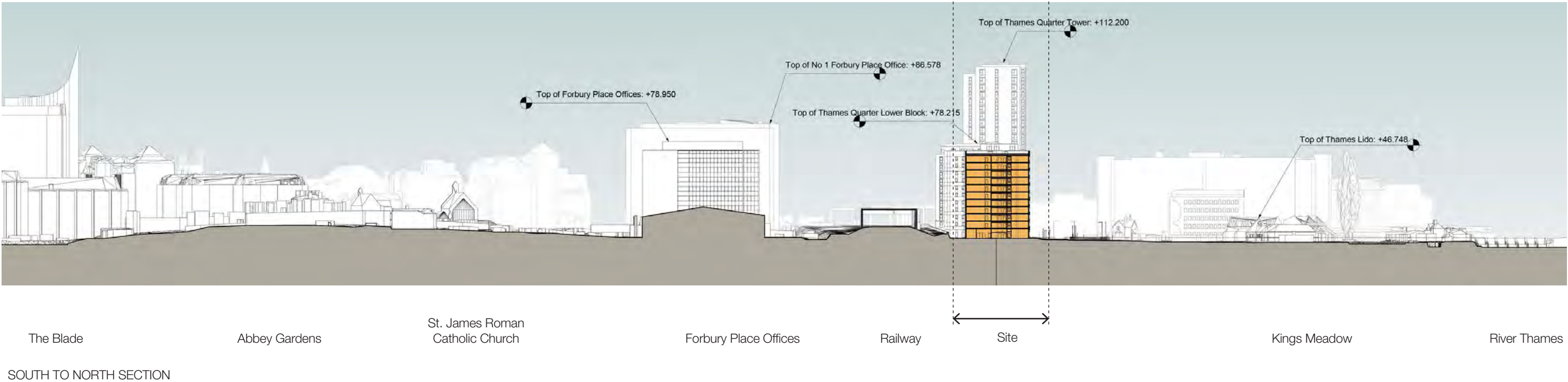


4.9 General
Arrangement
Masterplan
Roof Level Site Plan

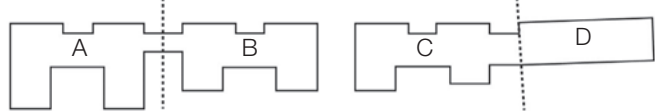
- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment



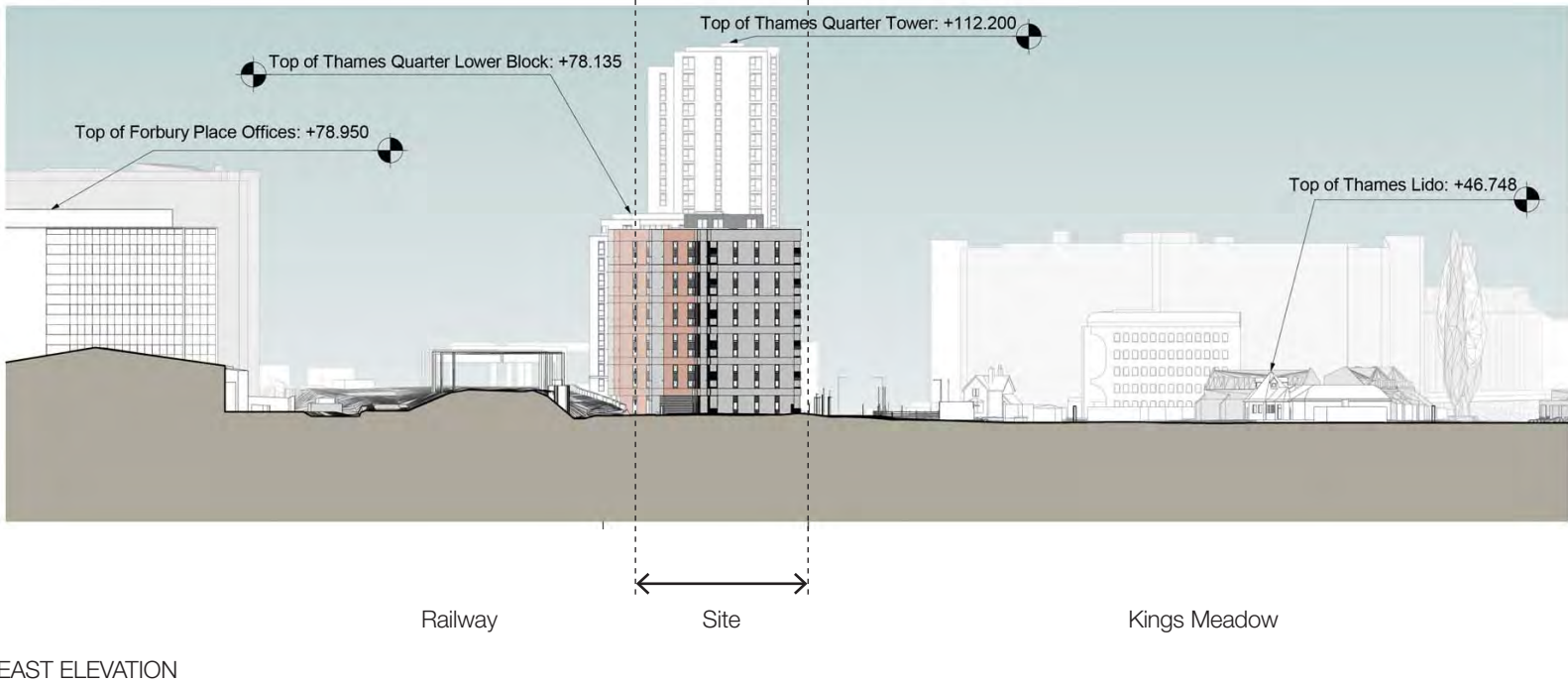
4.10 Masterplan Site Sections



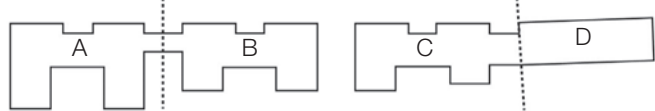
The adjacent site sections illustrate the relationship of the new building proposals within the local context.



4.11 Masterplan Site Elevation



The adjacent site elevations illustrate the relationship of the new building proposals within the local context.

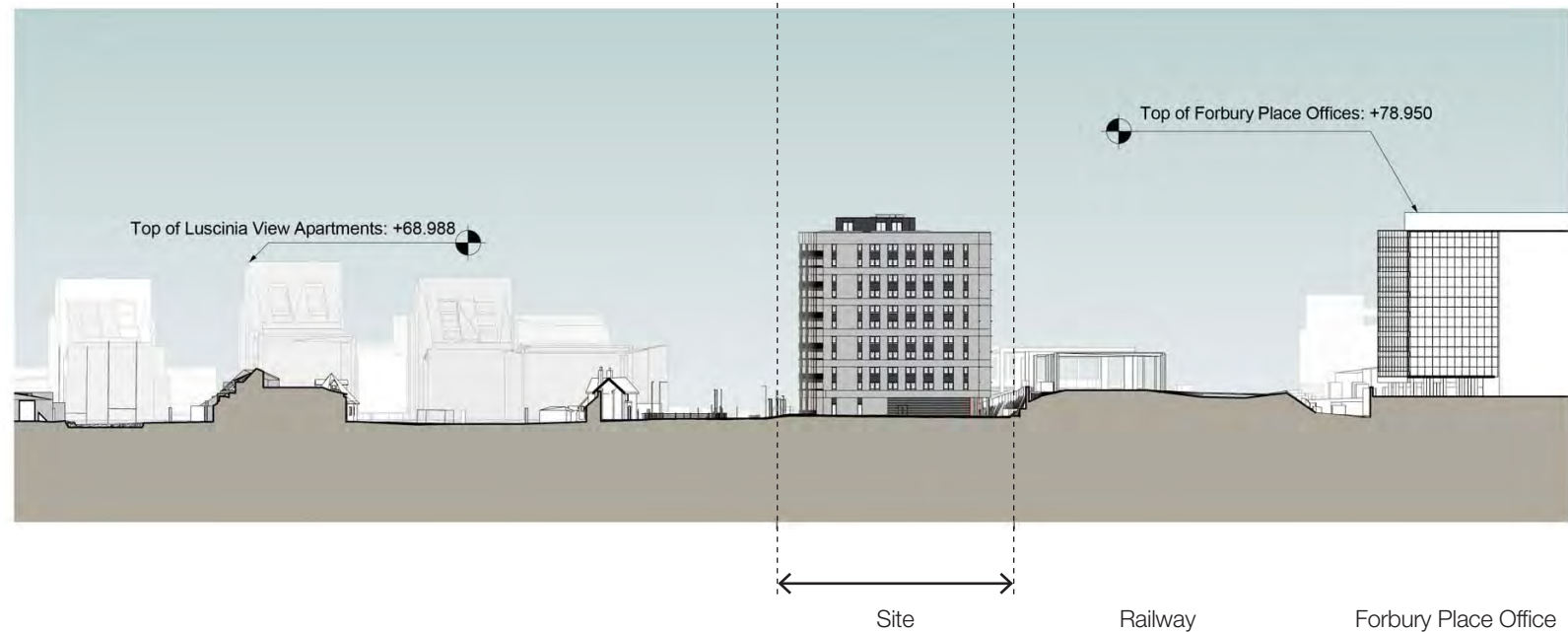


4.12 Masterplan

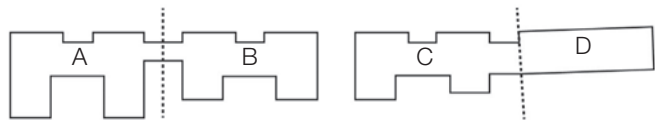
Site Elevations



SOUTH ELEVATION



WEST ELEVATION



4.13 General Arrangement Plan Block AB Ground Floor Layout

Apartment and amenity layouts are shown illustratively.

The ground floor level of Block A / Block B, houses both a reception and amenity space accessed via the main entrance directly off Napier Road.

A number of residential units line the northern edge of the building facing onto Kings Meadow, with a proposed gym space added to the north-west corner of the building.

The related support spaces are concealed beyond the amenity and residential units, these include bike and refuse stores either side of the central amenity zone.

Drawing Key:

- 1

Entrance

2

Reception

3

Office

4

Lift + Stair Core

5

Residents Lounge Space

6

Gym

7

Toilets

8

Parcel Store

9

Cinema Room

10

Residents Post Boxes

11

Cycle Store

12

Bin Store

13

Switch Room

14

Comms Room

15

Generator Room

16

Substation

17

Sprinkler

18

Domestic Cold Water

19

Store

Amenity Space

Plant Space

Green Roof

1 Bed Apartment

1 Bed Apartment Accessible

2 Bed Apartment

2 Bed Apartment Accessible

3 Bed Apartment



Ground Floor



4.14 General Arrangement Plan Block AB Typical Lower Layout

Apartment interior layouts are shown indicatively.



Levels 2 - 6



- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment



Level 1

4.15 General Arrangement Plan Block AB Typical Upper Layout

Apartment and amenity interior layouts are shown indicatively.



Level 9 - 10 (Level 10 does not include the terrace)



- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment

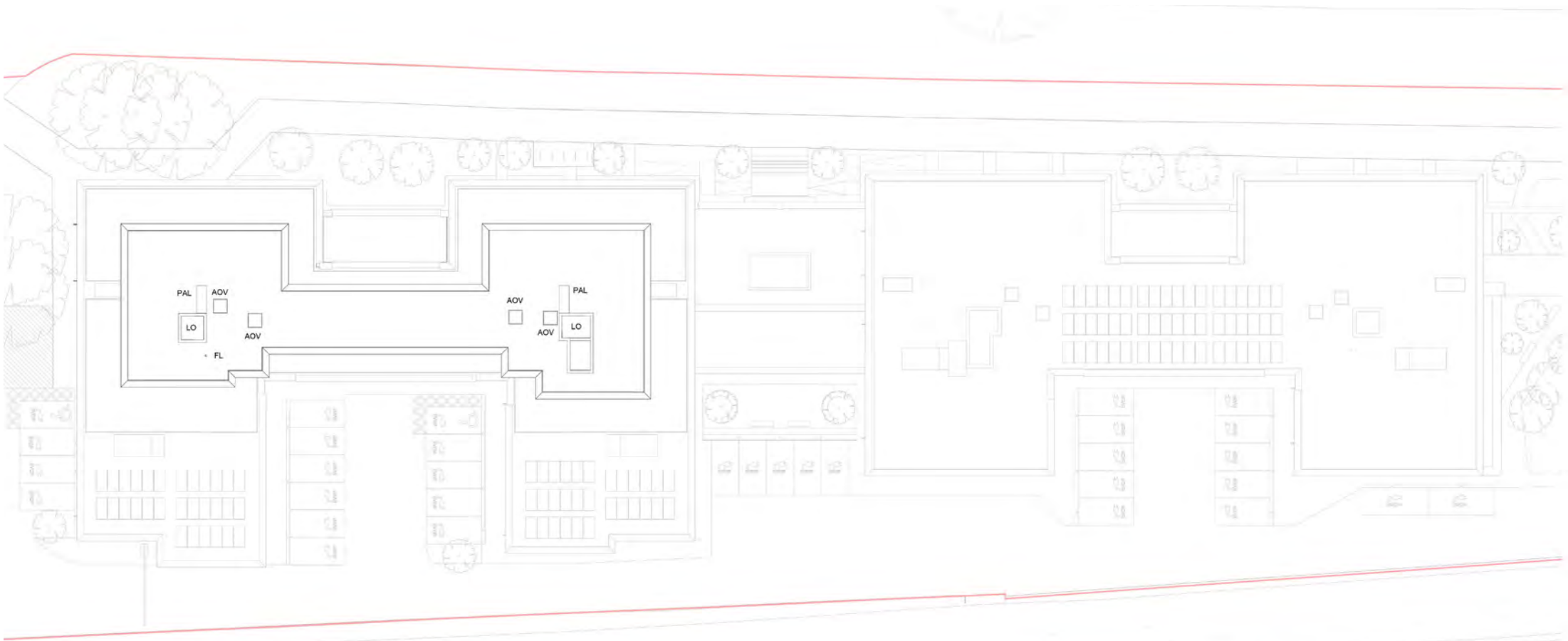


Level 7 - 8 (Level 8 does not include the terrace)



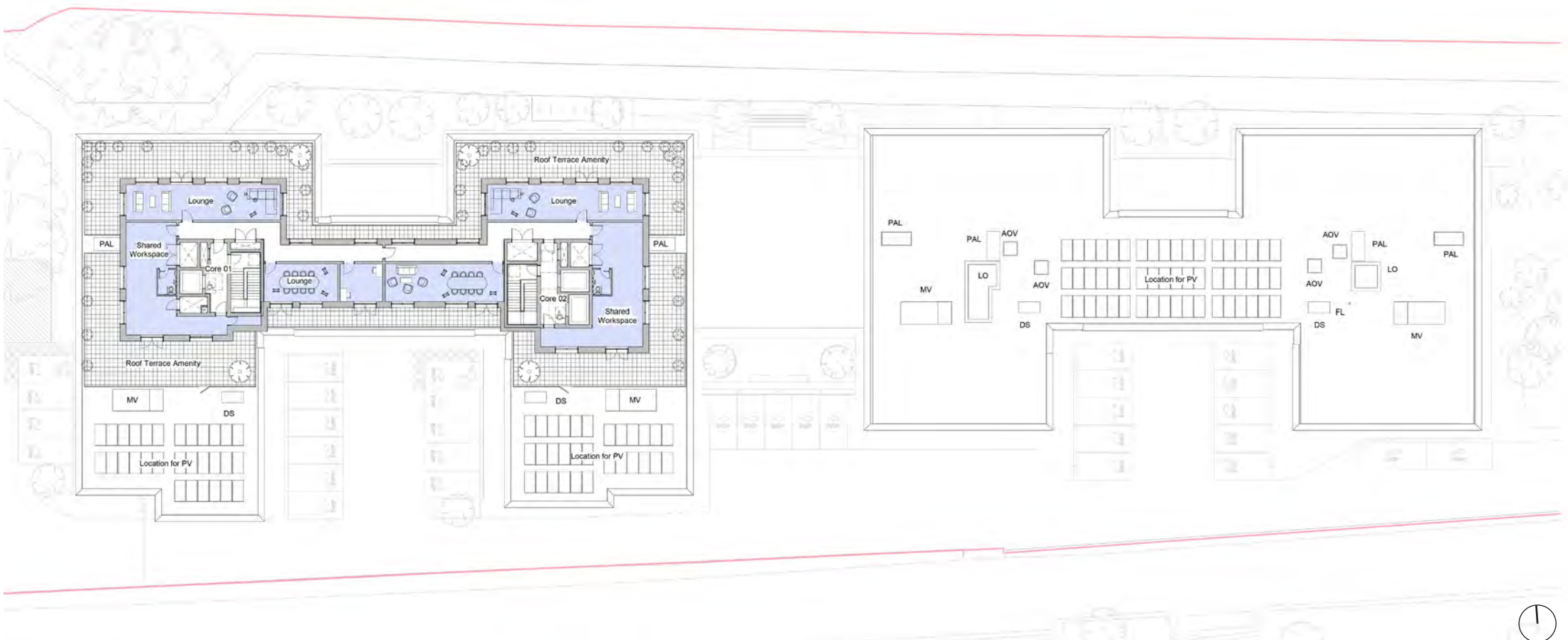
4.16 General Arrangement Plan Block AB Roof Layout

Amenity interior layouts are shown indicatively.



Roof

- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment



Level 11

4.17 General Arrangement Plan

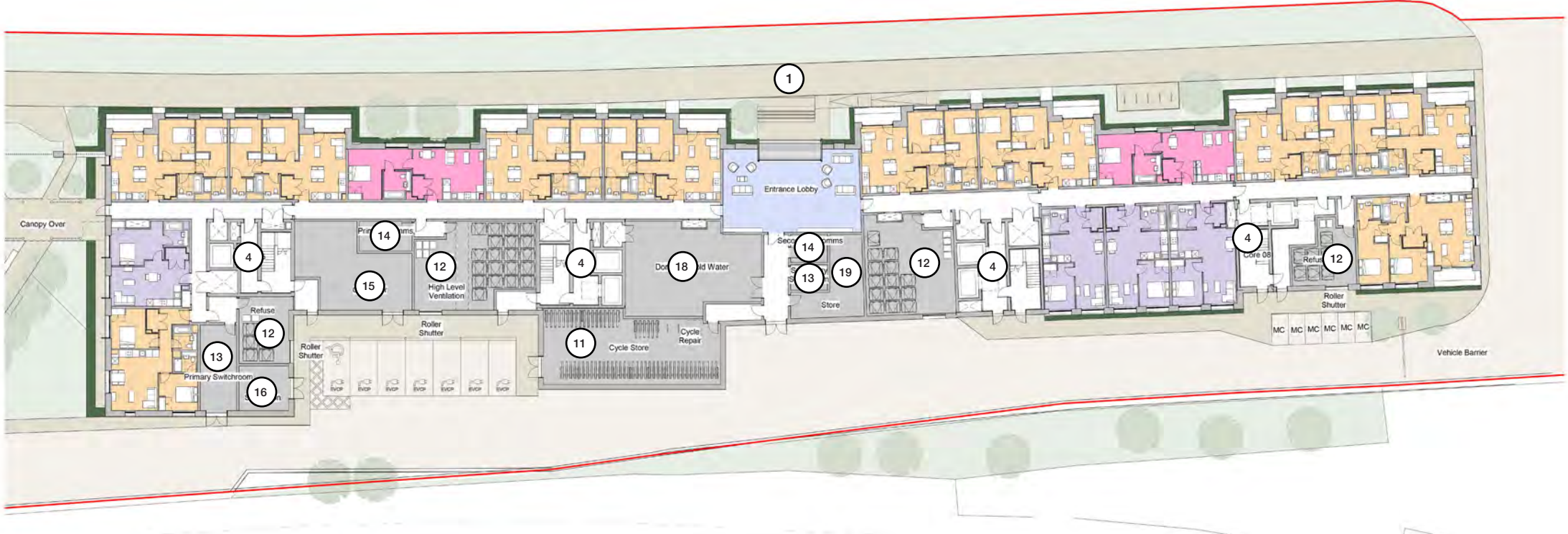
Block CD Ground Floor Layout

Apartment and amenity interior layouts are shown indicatively.

The ground floor level of Block C / Block D, houses both a reception and amenity space accessed via the main entrance directly off Napier Road.

A number of residential units line the northern edge of the building facing onto Kings Meadow.

Back of House spaces are generally located to the South side of the development, beyond the amenity and residential units. These include bike and refuse stores either side of the central amenity zone.



Ground Floor

Drawing Key:

- | | | | |
|----|------------------------|--|--|
| 1 | Entrance | | |
| 2 | Reception | | |
| 3 | Office | | |
| 4 | Lift + Stair Core | | |
| 5 | Residents Lounge Space | | |
| 6 | Gym | | |
| 7 | Toilets | | |
| 8 | Parcel Store | | |
| 9 | Cinema Room | | |
| 10 | Residents Post Boxes | | |
| 11 | Cycle Store | | |
| 12 | Bin Store | | |
| 13 | Switch Room | | |
| 14 | Comms Room | | |
| 15 | Generator Room | | |
| 16 | Substation | | |
| 17 | Sprinkler | | |
| 18 | Domestic Cold Water | | |
| 19 | Store | | |



4.18 General Arrangement Plan Block CD Typical Lower Layout

Apartment and amenity interior layouts are shown indicatively.



Levels 2 - 6



- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment



Level 1



4.19 General Arrangement Plan Block CD Typical Upper Layout

Apartment and amenity interior layouts are shown indicatively.



Level 9 - 10 (Level 10 does not include the terrace)



- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment

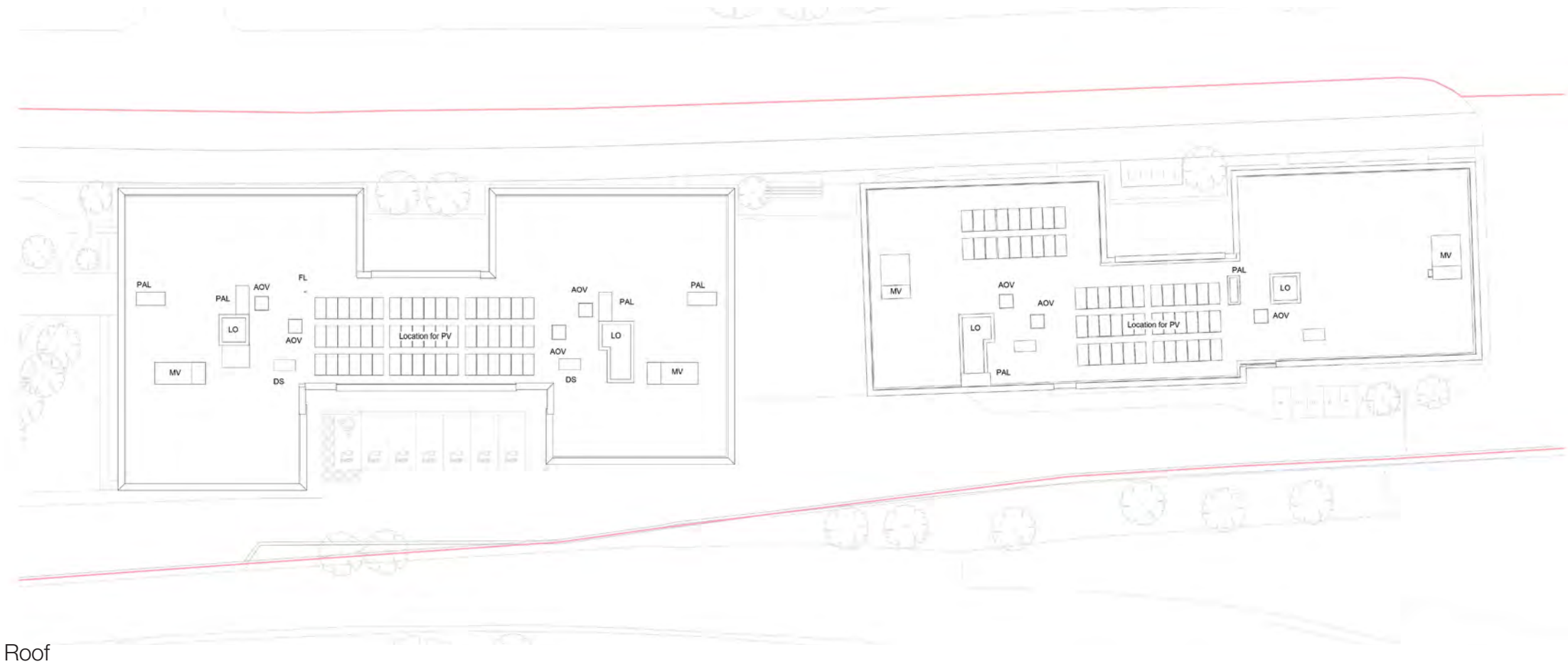


Level 7 - 8 (Level 8 does not include the terrace)



4.20 General Arrangement Plan Block CD Roof Layout

Amenity interior layouts are shown indicatively.



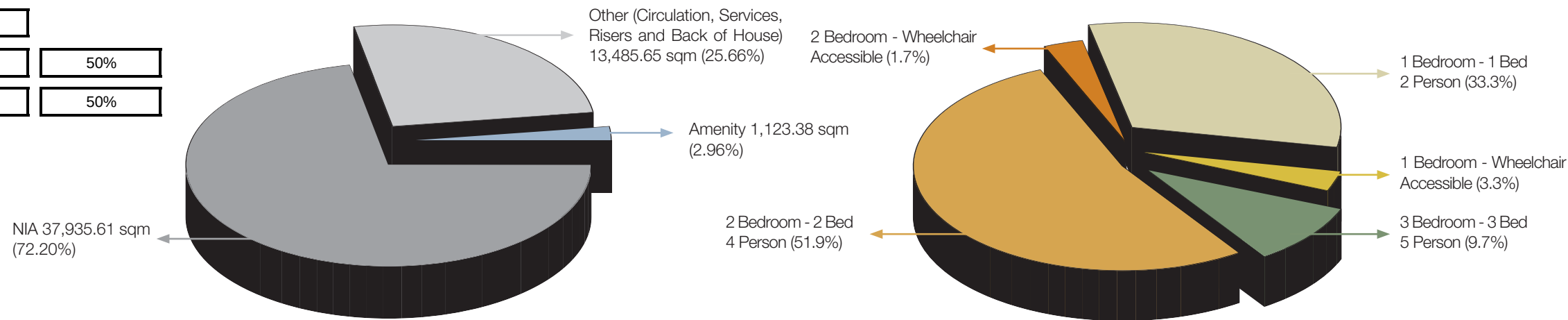
- Amenity Space
- Plant Space
- Green Roof
- 1 Bed Apartment
- 1 Bed Apartment Accessible
- 2 Bed Apartment
- 2 Bed Apartment Accessible
- 3 Bed Apartment



4.21 Area Schedule

Level	Floor - Floor	Areas												
		GIA		NSA Excludes Amenity		N:G	Amenity		1 Bedroom - 1 Bed 2 person	1 Bedroom - Wheelchair Accessible	2 Bedroom - 2 Bed 4 Person	2 Bedroom - Wheelchair Accessible	3 Bedroom - 3 Bed 5 Person	Dwellings / Floor
		m	SQM	SQFT	SQM	SQFT	%	SQM	SQFT					
Totals	39.5	16,036.99	172,622.12	11,263.60	121,241.37	70.24	779.56	8,391.14	79	0	78	10	10	177
Block A									44.6%	0%	44.1%	5.6%	5.6%	-
Totals	35.6	13,408.09	144,324.64	9,810.43	105,599.47	73.17	244.26	2,629.17	21	9	91	0	20	141
Block B									14.9%	6.4%	64.5%	0%	14.2%	-
Totals	35.6	13,172.33	141,786.94	9,578.67	103,104.80	72.72	99.57	1071.77	41	9	65	0	26	141
Block C									29.1%	6.4%	46.1%	0%	18.4%	-
Totals	35.6	9,927.24	106,856.83	7,282.91	78,393.24	73.36	0.00	0.00	51	1	65	0	0	117
Block D									43.6%	1%	55.6%	0%	0%	-
Phase 1 - Total Units		29,445.07	316,946.75	21,074.03	226,840.84	71.57	1,023.81	11,020.31	100	9	169	10	30	318
Amenity Percentage									31.4%	2.8%	53.1%	3.1%	9.4%	-
Phase 2 - Total Units		23,099.57	248,643.78	16,861.58	181,498.05	73.00	99.57	1,071.77	92	10	130	0	26	258
Amenity Percentage									35.7%	3.9%	50.4%	-	10.1%	-
P1 & 2 Combined Totals		52,544.64	565,590.53	37,935.61	408,338.88	72.20	1,123.38	12,092.08	192	19	299	10	56	576
Amenity Percentage						2.96			33.3%	3.3%	51.9%	1.7%	9.7%	-

Car Parking (Phase 1)	32	39
Car Parking (Phase 2)	7	
Motorcycles	6	
Cycle (Phase 1)	160	50%
Cycle (Phase 2)	129	50%



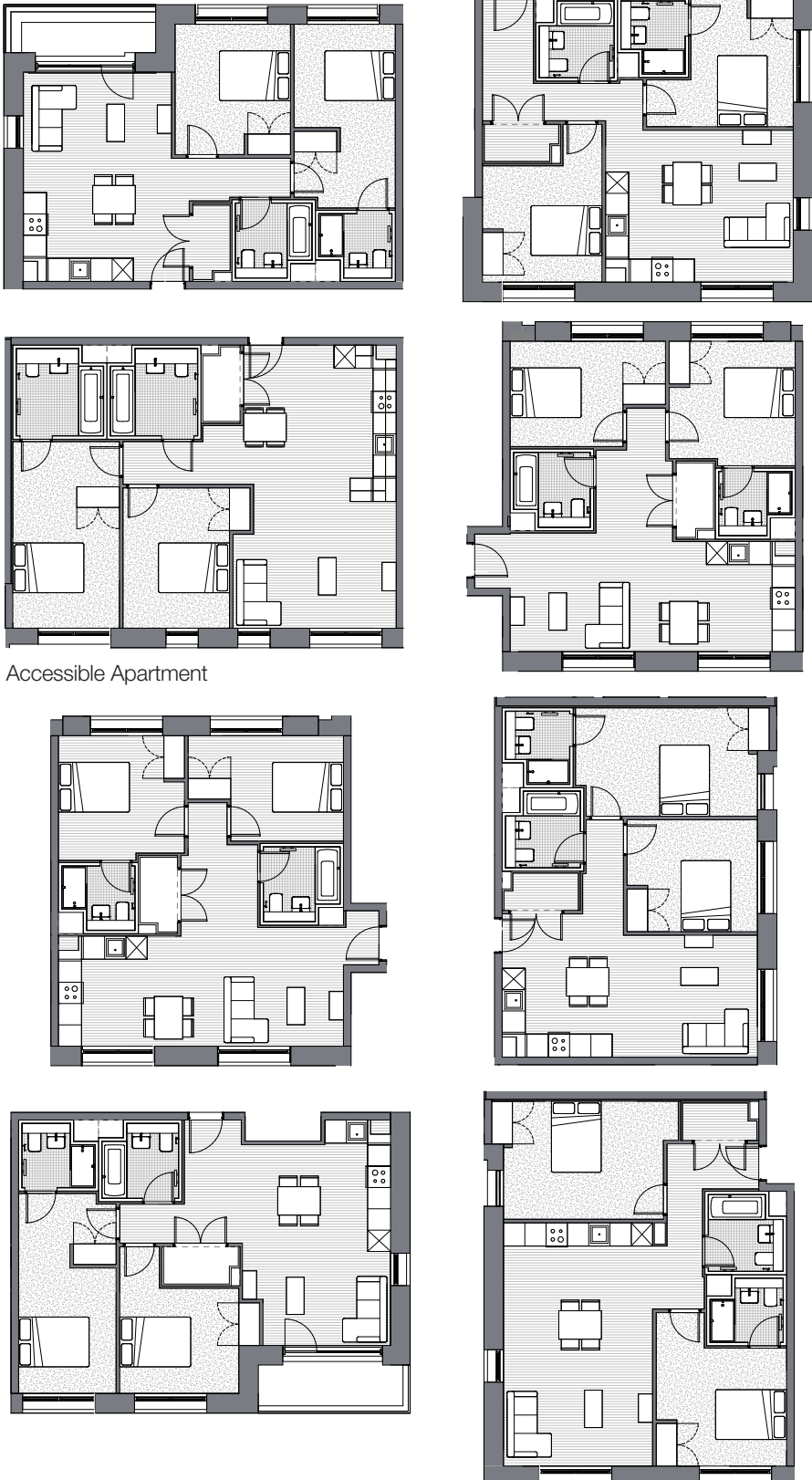
4.22 General Arrangement Typical Apartment Types

Apartments layouts to the nationally described space standard. All layouts shown indicatively.

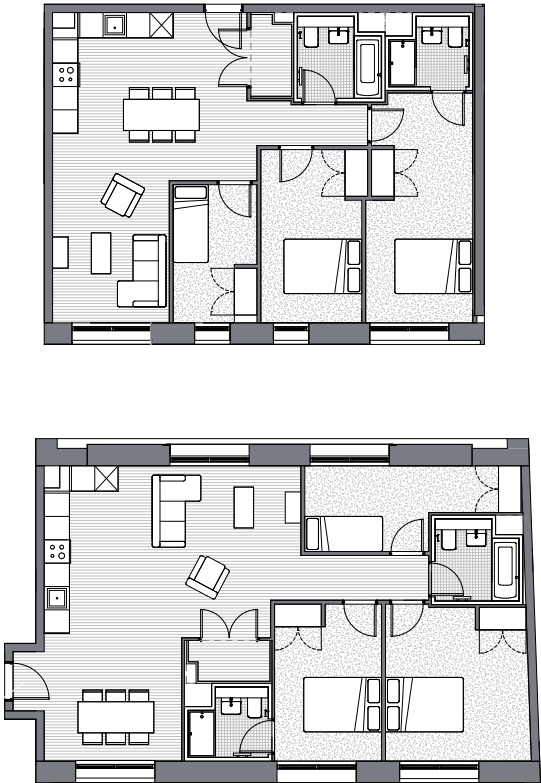
Typical 1 Bed Apartments -



Typical 2 Bed Apartments -



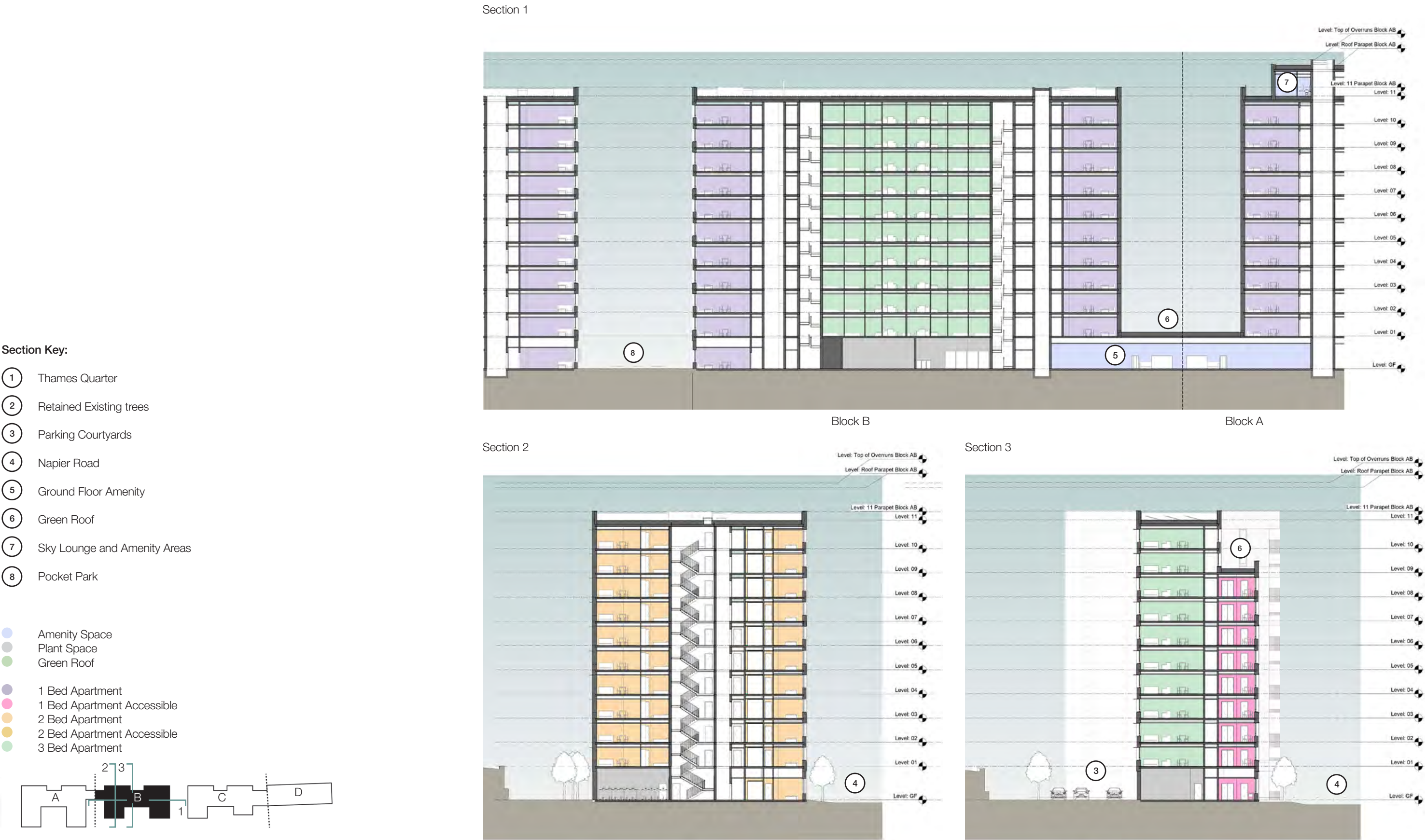
Typical 3 Bed Apartments -



4.23 General Arrangement Section Block A Section



4.24 General Arrangement Section Block B Section



4.25 General Arrangement Section Block C Section

- Section Key:

1

Thames Quarter

2

Retained Existing trees

3

Parking Courtyards

4

Napier Road

5

Ground Floor Amenity

6

Green Roof

7

Sky Lounge and Amenity Areas

8

Pocket Park

- Amenity Space

Plant Space

Green Roof

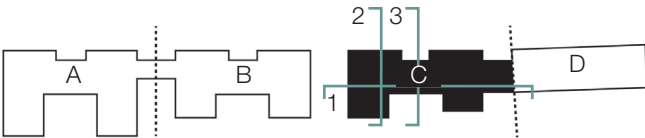
1 Bed Apartment

1 Bed Apartment Accessible

2 Bed Apartment

2 Bed Apartment Accessible

3 Bed Apartment



Section 1



Section 2



Section 3



4.26 General Arrangement Section Block D Section

- Section Key:

1

Thames Quarter

2

Retained Existing trees

3

Parking Courtyards

4

Napier Road

5

Ground Floor Amenity

6

Green Roof

7

Sky Lounge and Amenity Areas

8

Pocket Park

- Amenity Space

Plant Space

Green Roof

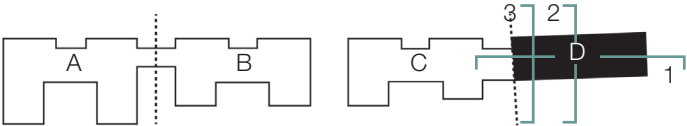
1 Bed Apartment

1 Bed Apartment Accessible

2 Bed Apartment

2 Bed Apartment Accessible

3 Bed Apartment



Section 1



Block D

Block C

Section 2



Section 3



APPEARANCE

5.1 External Appearance

Materiality

Reading has a long history and association with brick. Notable buildings within the town use brick in differing tones, bonds and patterns with varying degrees of articulation and blending illustrated over time and defining specific eras.

Our proposals seek to echo this vernacular in a contemporary manner in the creation of a civic-esque appearance creating a desirable prestigious addition to the townscape.

The proposals will utilise tonal changes in brick, differing brick bonds and mortars to complement the neighbouring context with Thames Quarter, the Lido and the natural setting of Kings Meadow.



5.2 External Appearance

Colour and Tone

Although predominantly a brick town, Reading has a varied streetscape in both colour and materiality. The supporting materiality study highlights this within the immediate context of the site. Composed of a series of images and associated colours within different zones, the study highlights the variety within the local area.

Old and new buildings have developed to create varying orders of streets with the old town characterised by terraced street frontages, varying materials and details. Whilst new more modern developments create homogeneous indented and textured facades to help break down overall mass.

