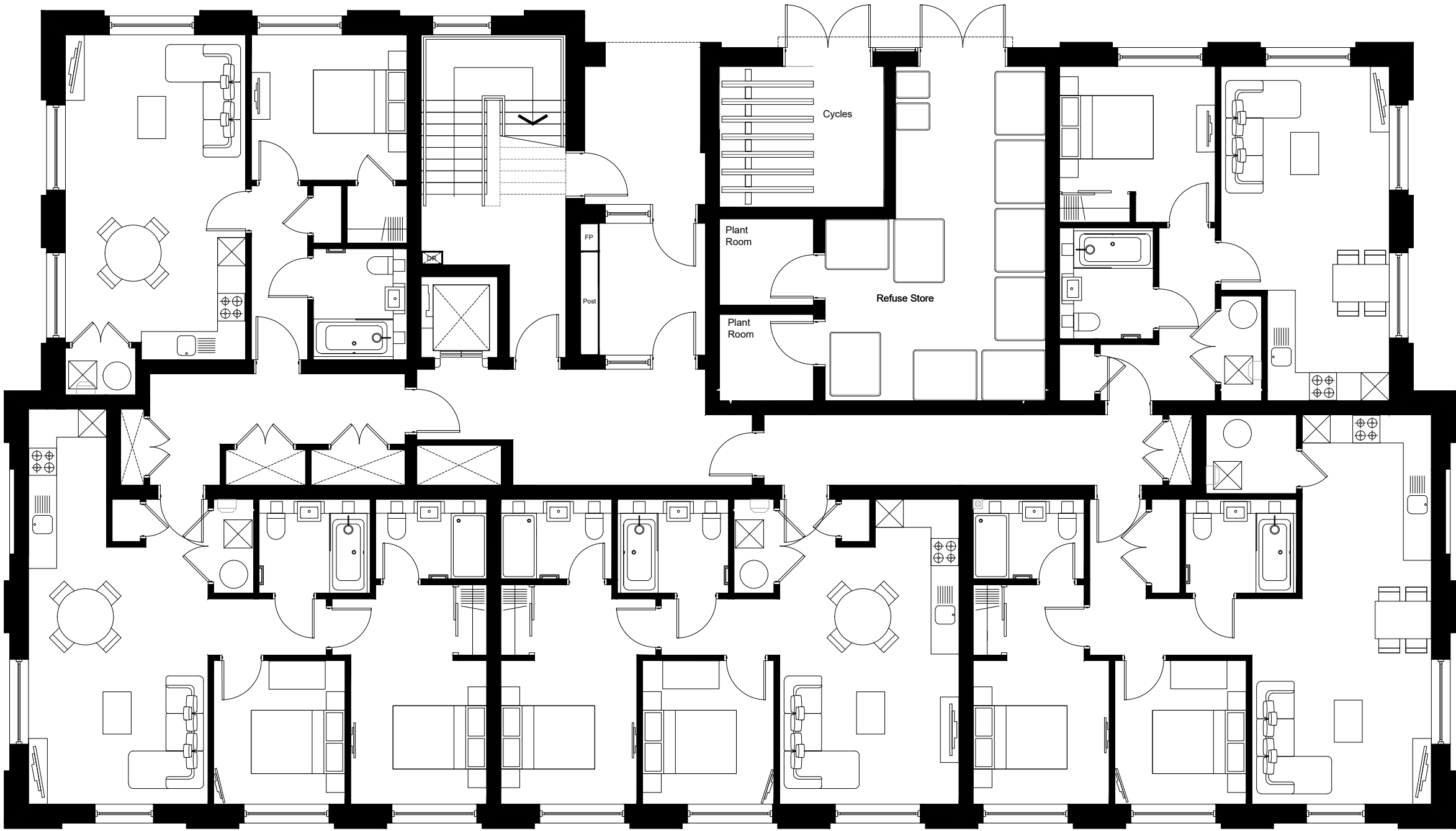
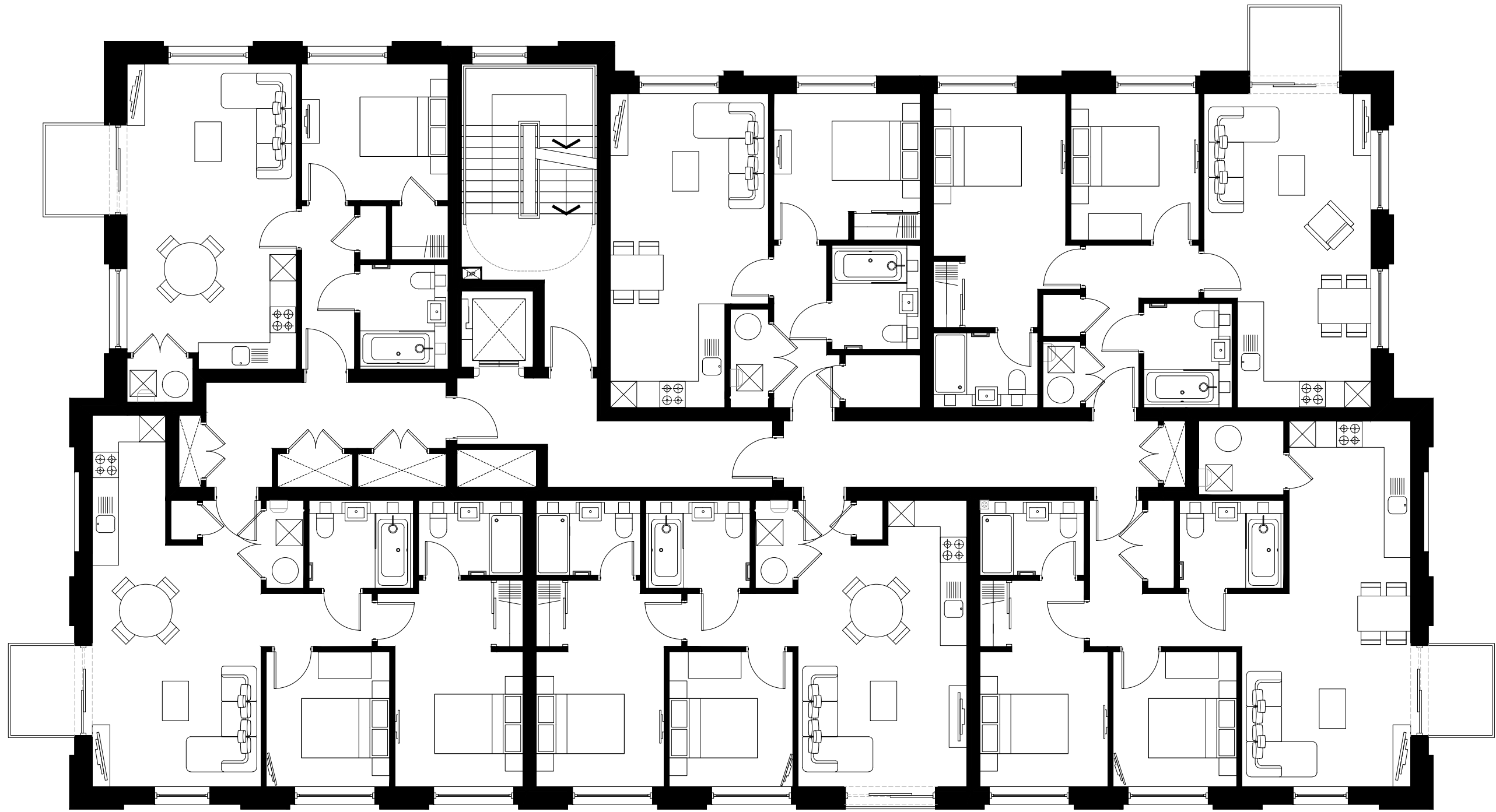
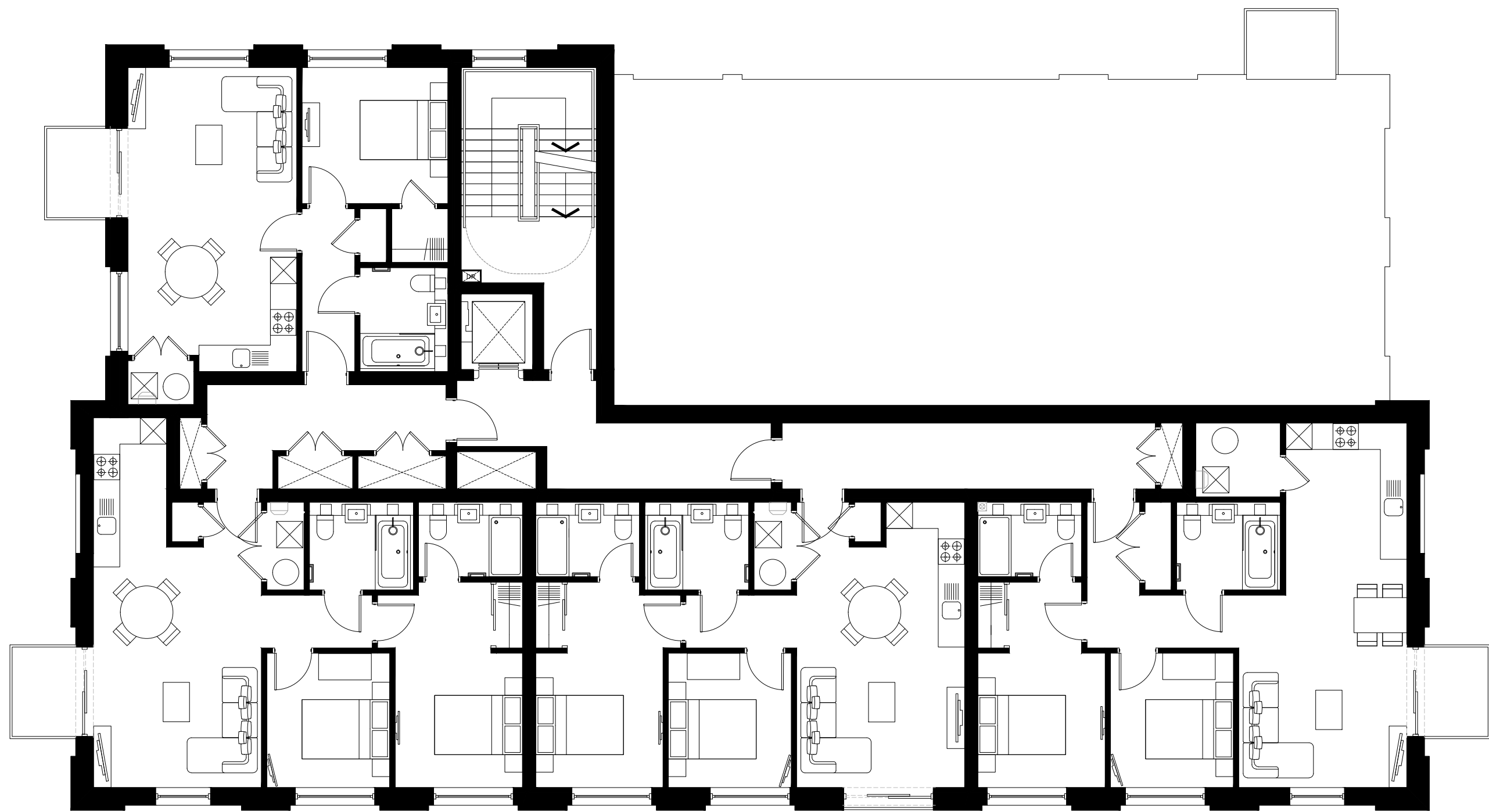




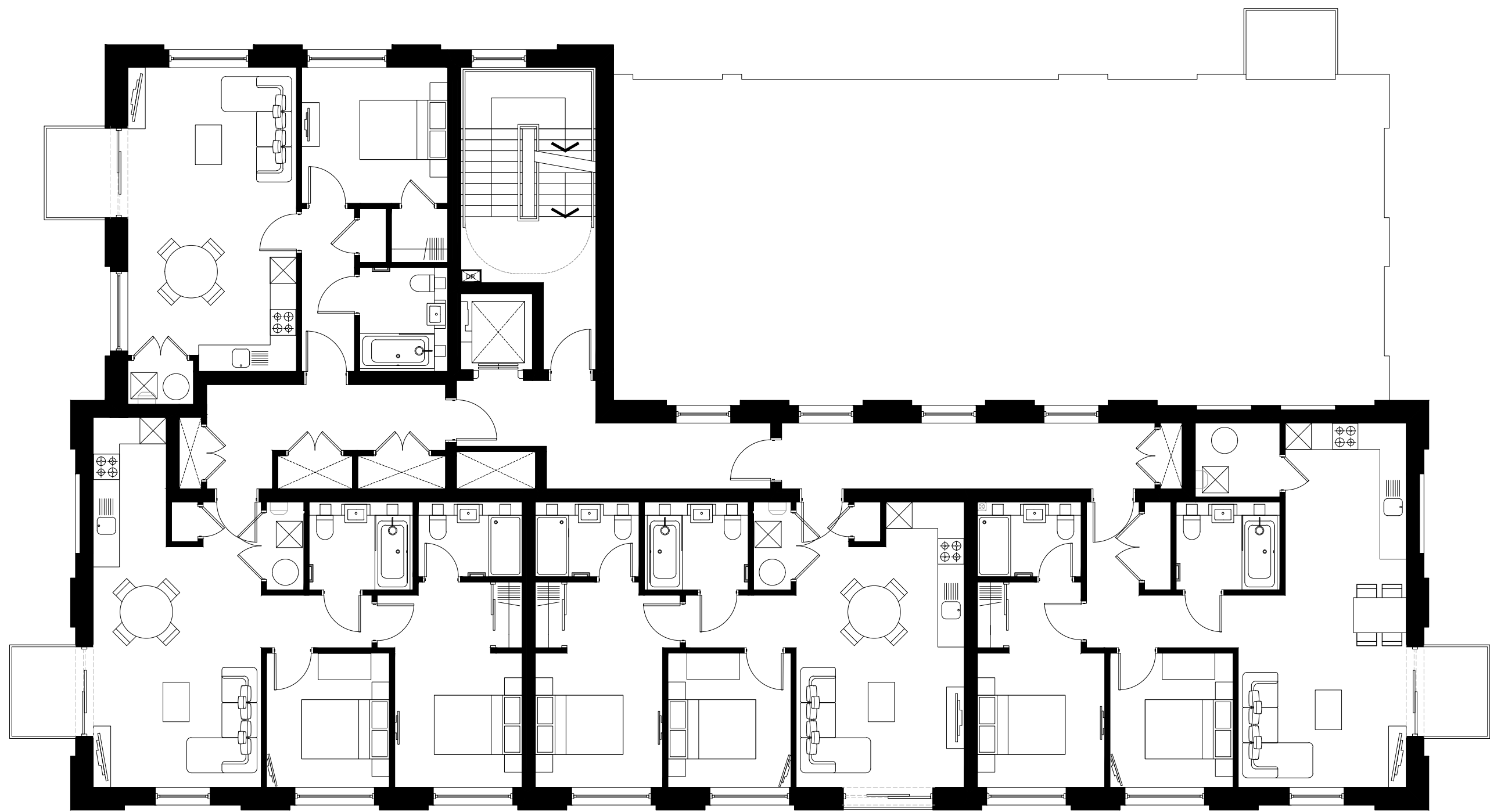
Ground Floor



First Floor



Second Floor



Third Floor

A	28.02.20	EE	Added balcony on third floor plan
B	30.04.20	EE	Removed balcony
C	09.10.23	PO	Fire strategy review
D	11.10.23	PO	Added riser doors, moved balcony
E	15.12.23	EE	Fire strategy updated
F	29.02.24	EE	Refuse store updated

revision	date	prepared	description
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Berkeley
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Berkeley House
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Farnham Royal
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project
Vastern Road
Reading

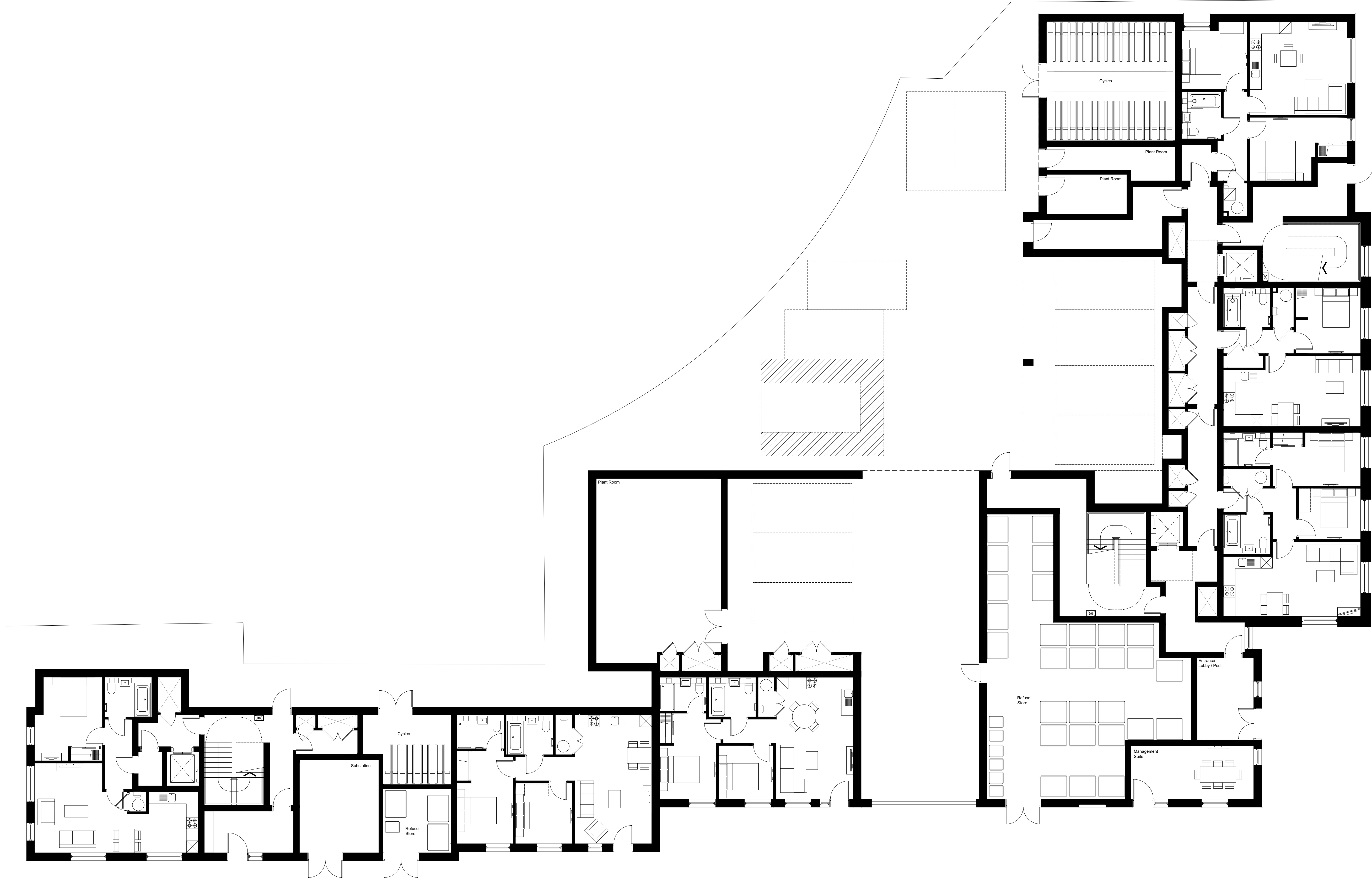
drawing
Block A
Ground - Third Floor

date	February 2020	scale @ a1	1:100	drawn	EE
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drawing number	448.PL.A.100	revision	F
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0 1 5 10m





- A 30.04.20 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 09.10.23 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

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

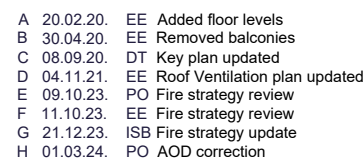
drawn
ISB

drawing number
448.PL.BC.100

revision
I

Ground Floor Plan





revision	date	prepared	description
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project
Vastern Road
Reading

drawing
Block B and C
Southwest Elevation

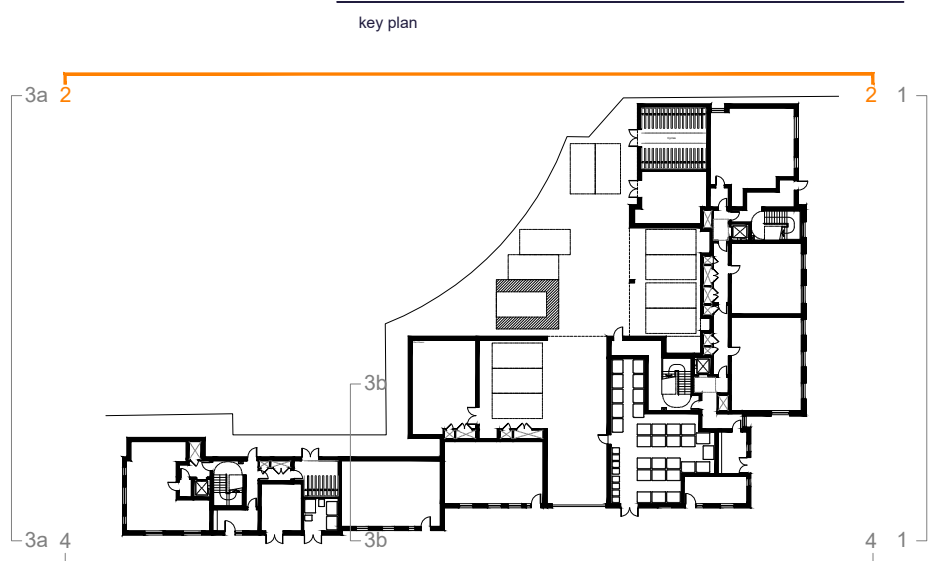
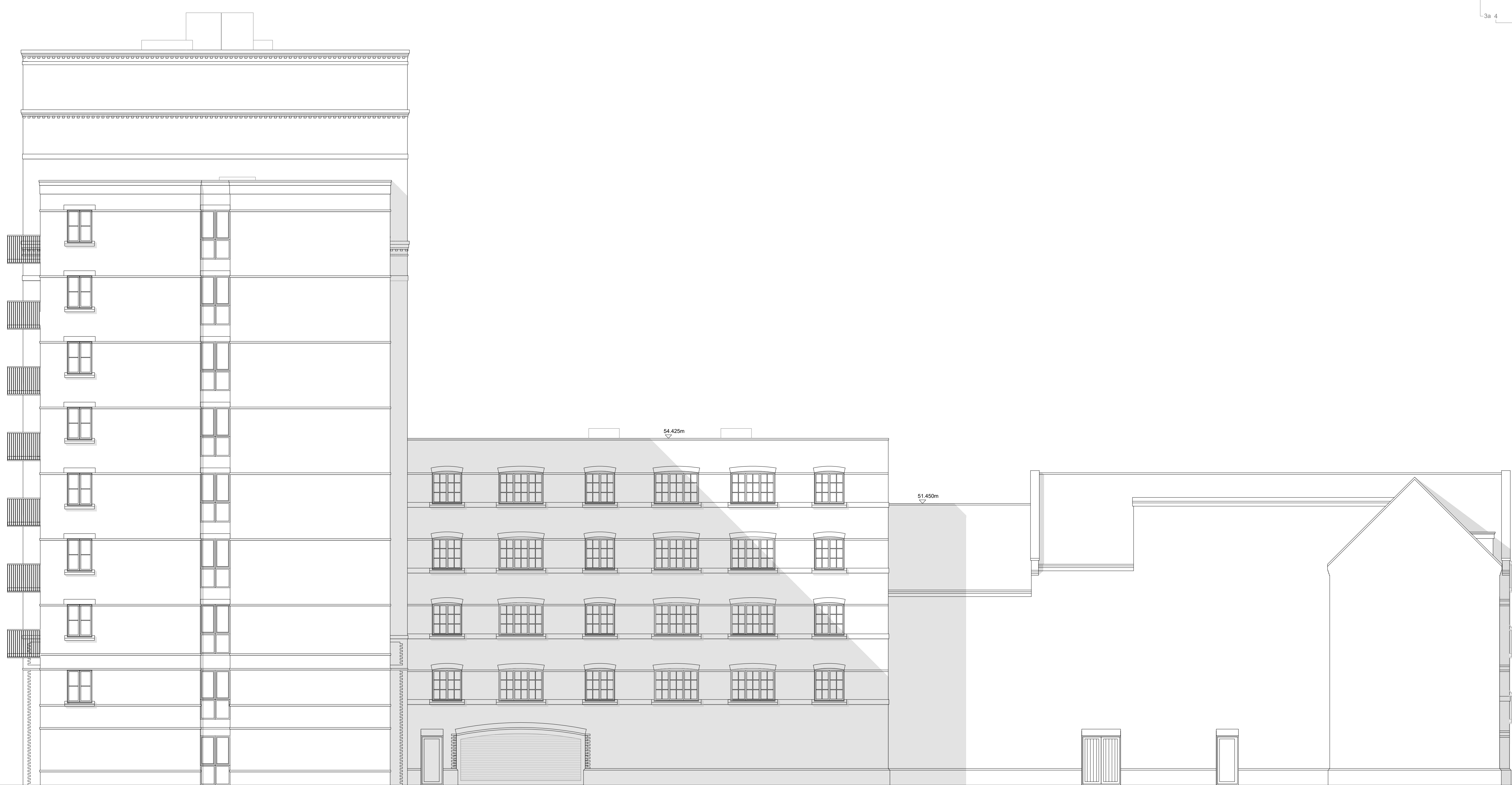
date	scale @ a1	drawn
October 2019	1:100	ISB

drawing number
448.PL.BC.200

Southwest Elevation 1-1



73.850m
▽
72.150m
▽
68.600m
▽
65.600m
▽
62.600m
▽
59.600m
▽
56.600m
▽
53.600m
▽
50.600m
▽
47.600m
▽
44.600m
▽
41.600m
▽
38.600m
▽



notes

A	20.02.20	EE	Added floor levels and door, removed balcony
B	30.04.20	EE	Removed balconies
C	08.09.20	DT	Added door, key plan updated, added dormer on block C
D	04.11.21	EE	Road Ventilation plan updated
E	09.10.23	PO	Fire strategy review
F	11.10.23	EE	Fire strategy review
G	21.12.23	ISB	Fire strategy update
H	01.03.24	PO	ADD correction

revision	date	prepared	description
----------	------	----------	-------------

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project
Vastern Road
Reading

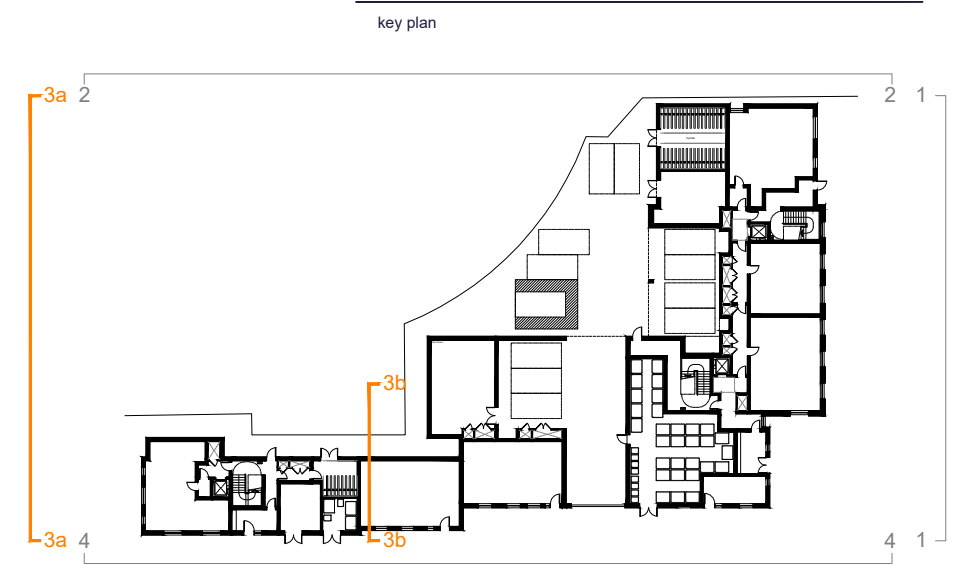
drawing
Block B and C
Southeast Elevation

date	scale @ a1	drawn
October 2019	1:100	ISB

drawing number	revision
448.PL.BC.201	H

Southeast Elevation 2-2

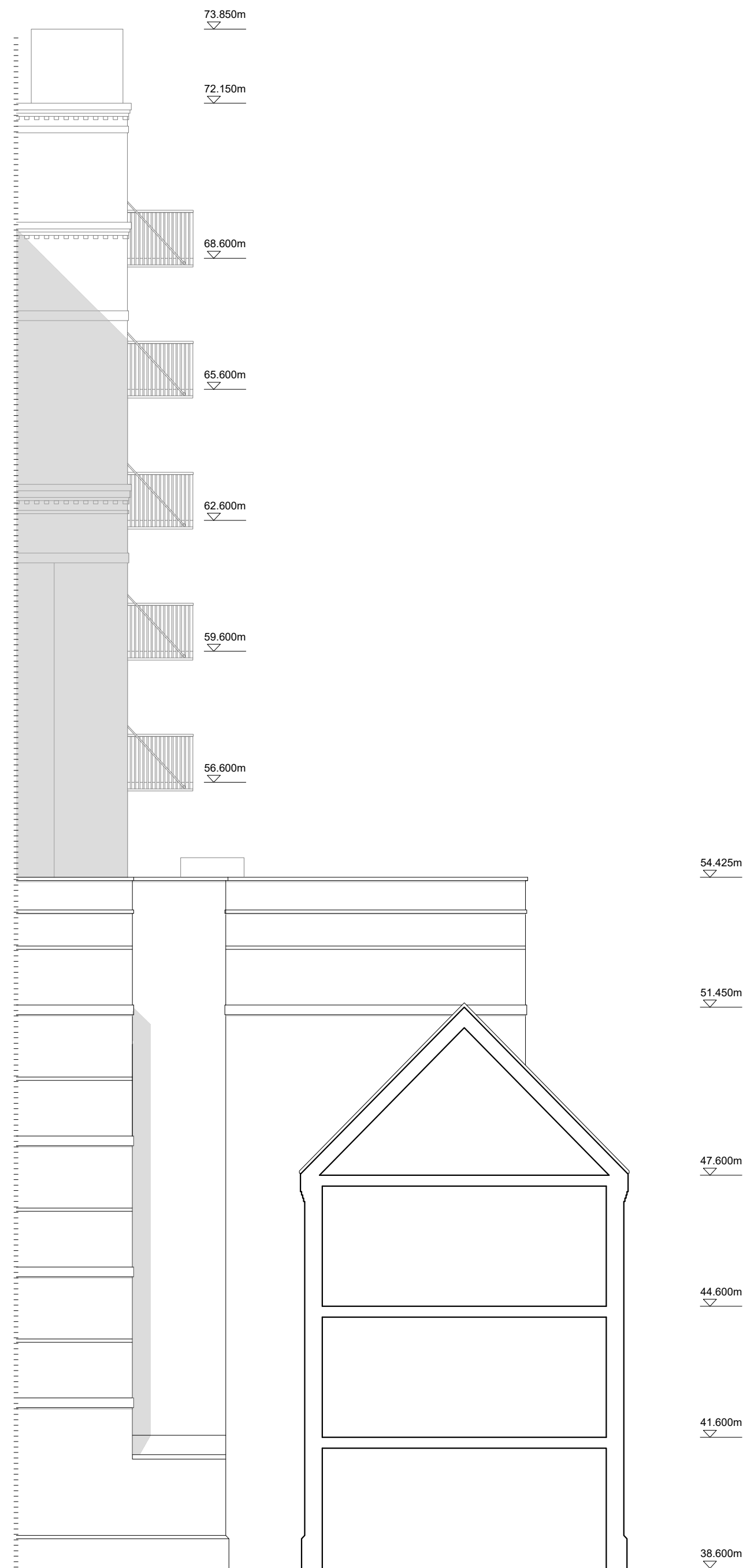




notes



Elevation 3a-3a



Elevation 3b-3b

A	20.02.20	EE	Added floor levels and new elevation 3b-3b
B	30.04.20	EE	Removed balconies
C	10.05.20	EE	Cycle storage added and wall updated
D	08.09.20	DT	Cycle storage updated, key plan updated, added dormer
E	04.11.21	EE	Roof ventilation plan updated
F	09.10.23	PO	Fire strategy review
G	11.10.23	EE	Fire strategy review
H	21.12.23	ISB	Fire strategy update
I	01.03.24	PO	ADD correction

revision	date	prepared	description

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project
Vestern Road
Reading

drawing
Block B and C
Northeast Elevation

date
February 2020

scale @ a1
1:100

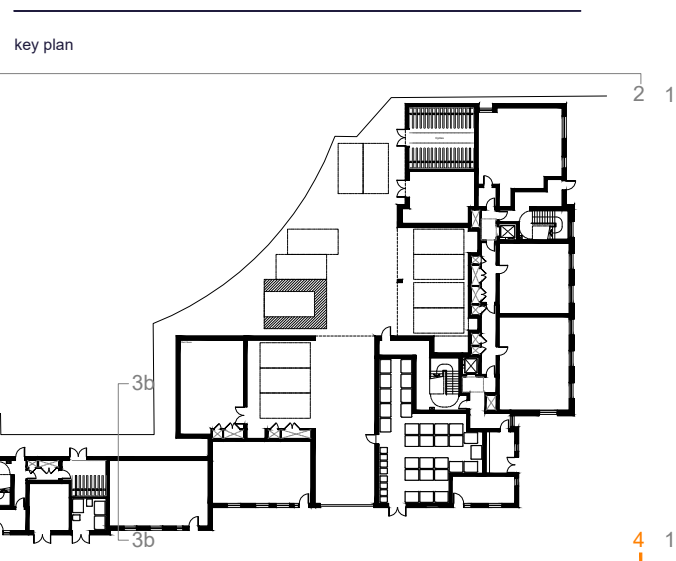
drawn
EE

drawing number
448.PL.BC.202

revision
I

Northeast Elevation





notes

73.850m

72.150m

68.600m

65.600m

62.600m

59.600m

56.600m

53.600m

50.600m

47.600m

44.600m

41.600m

38.600m

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	Road Ventilation plan updated
E	09.10.23	PO	Fire strategy review
F	11.10.23	CE	Fire strategy review
G	21.12.23	ISB	Fire strategy update
H	01.03.24	PO	ADD correction

revision	date	prepared	description
----------	------	----------	-------------

38.600m

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project
Vastern Road
Reading

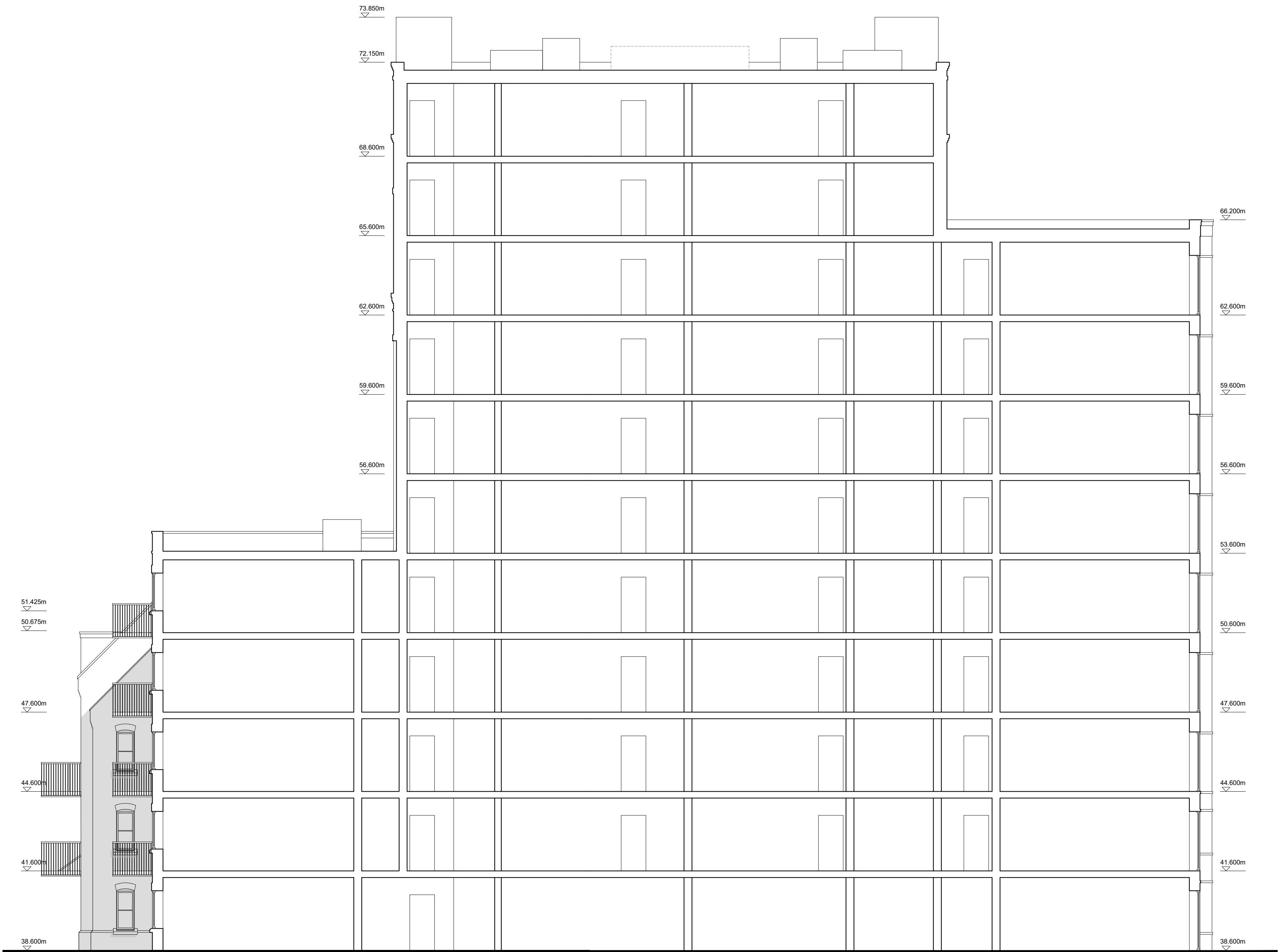
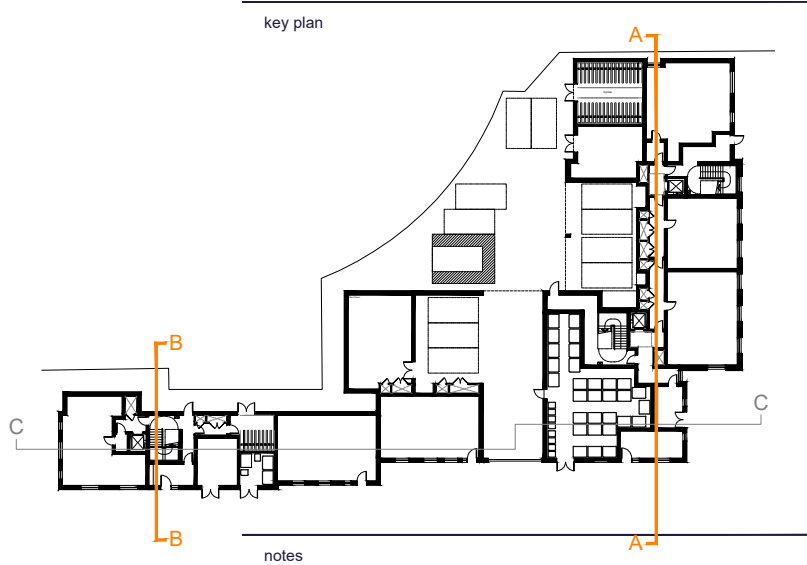
drawing
Block B and C
Northwest Elevation

date	scale @ a1	drawn
October 2019	1:100	ISB

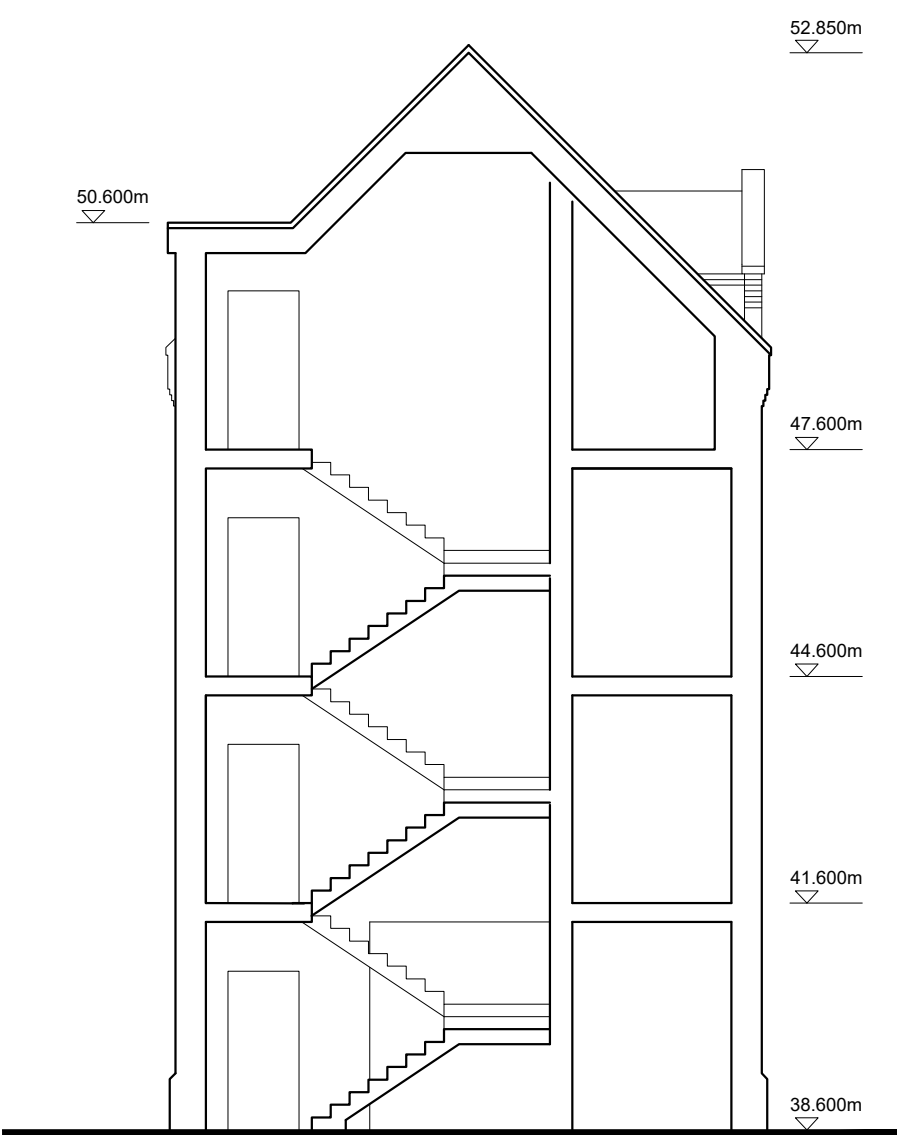
drawing number	revision
448.PL.BC.203	H

Northwest Elevation 4-4





Section A-A



Section B-B

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	Road Ventilation plan updated
E	09.10.23	PO	Fire strategy review
F	11.10.23	EE	Fire strategy review
G	21.12.23	ISB	Fire strategy update
H	01.03.24	PO	ADD correction

revision	date	prepared	description

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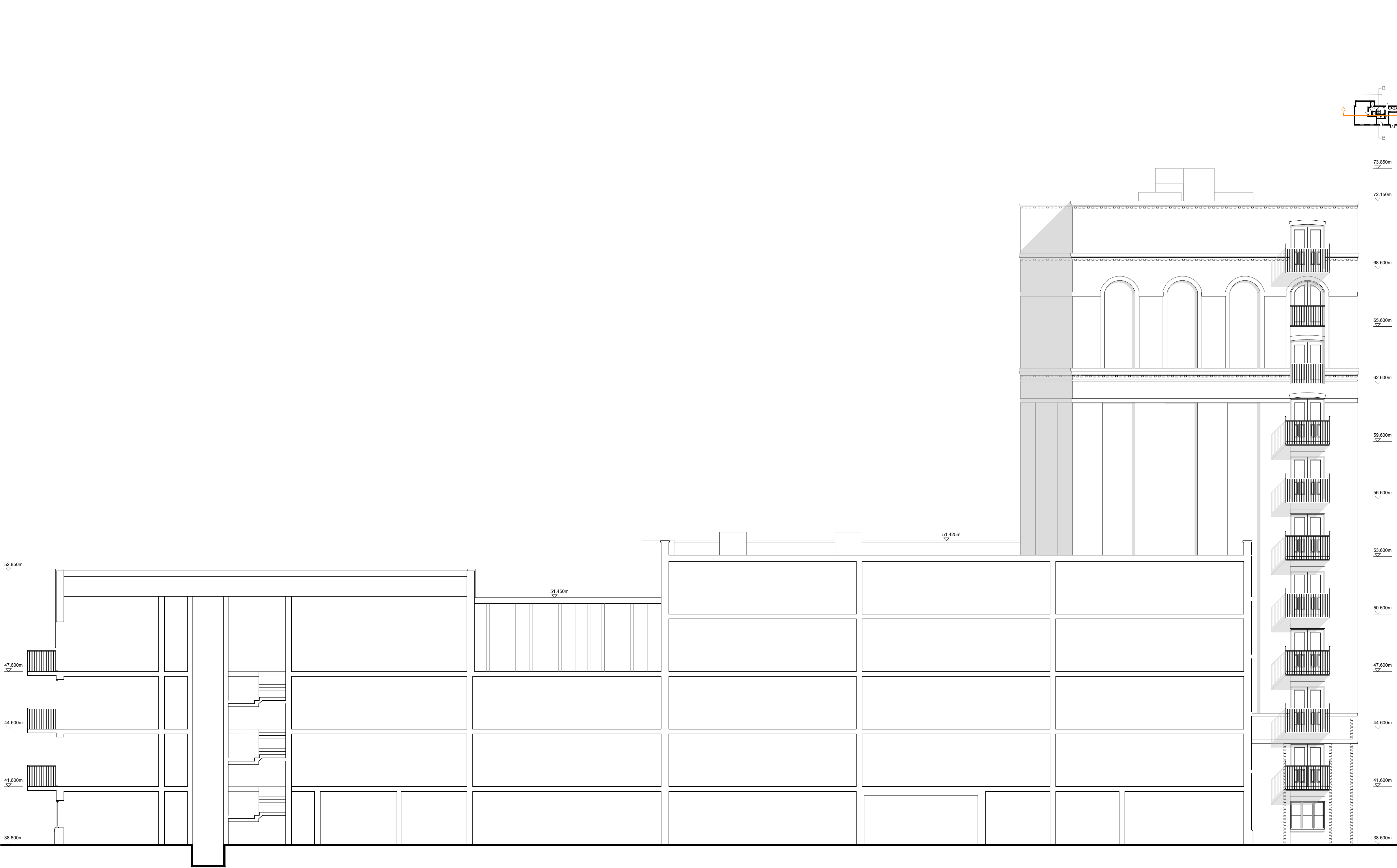
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project
Vastern Road
Reading

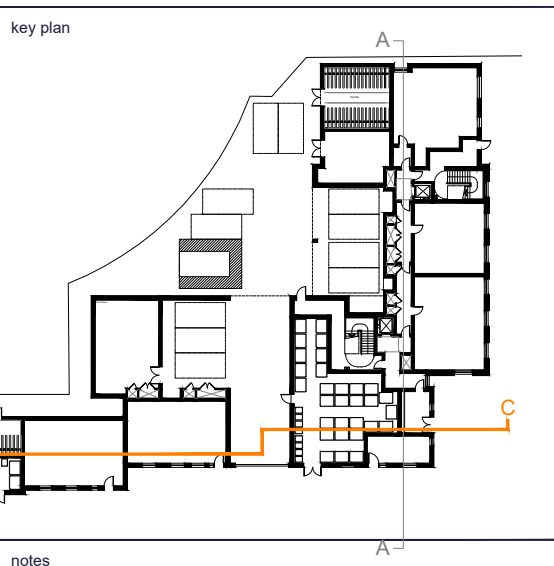
drawing
Block BC
Section A-A and B-B

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.BC.300	H



Section C-C



revision		date	prepared	description
A	27.02.20	EE	Added floor levels	
B	30.04.20	EE	Removed balconies	
C	08.09.20	DT	Key plan updated	
D	04.11.21	EE	Road Ventilation plan updated	
E	09.10.23	PO	Fire strategy review	
F	11.10.23	EE	Fire strategy review	
G	21.12.23	ISB	Fire strategy update	
H	01.03.24	PO	ADD correction	

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Berkeley House

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project

Vastern Road

Reading

drawing

Block BC

Section C-C

date

October 2019

scale @ a1

1:100

drawn

EE

drawing number

448.PL.BC.301

revision

H

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	09.10.23	PO	Fire strategy review
E	02.11.23	PO	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

revision	date	prepared	description
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project
Vastern Road
Reading

drawing
Block D
Ground Floor Plan

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.D.100	H

Ground Floor Plan





A 08.09.20 DT Structure updated, balconies removed
B 22.10.20 DT Energy center added
C 09.10.23 PO Fire strategy review
D 18.12.23 EE Fire strategy update
M 04.03.24 PO Terrace annotation

revision	date	prepared	description
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project
Vastern Road
Reading

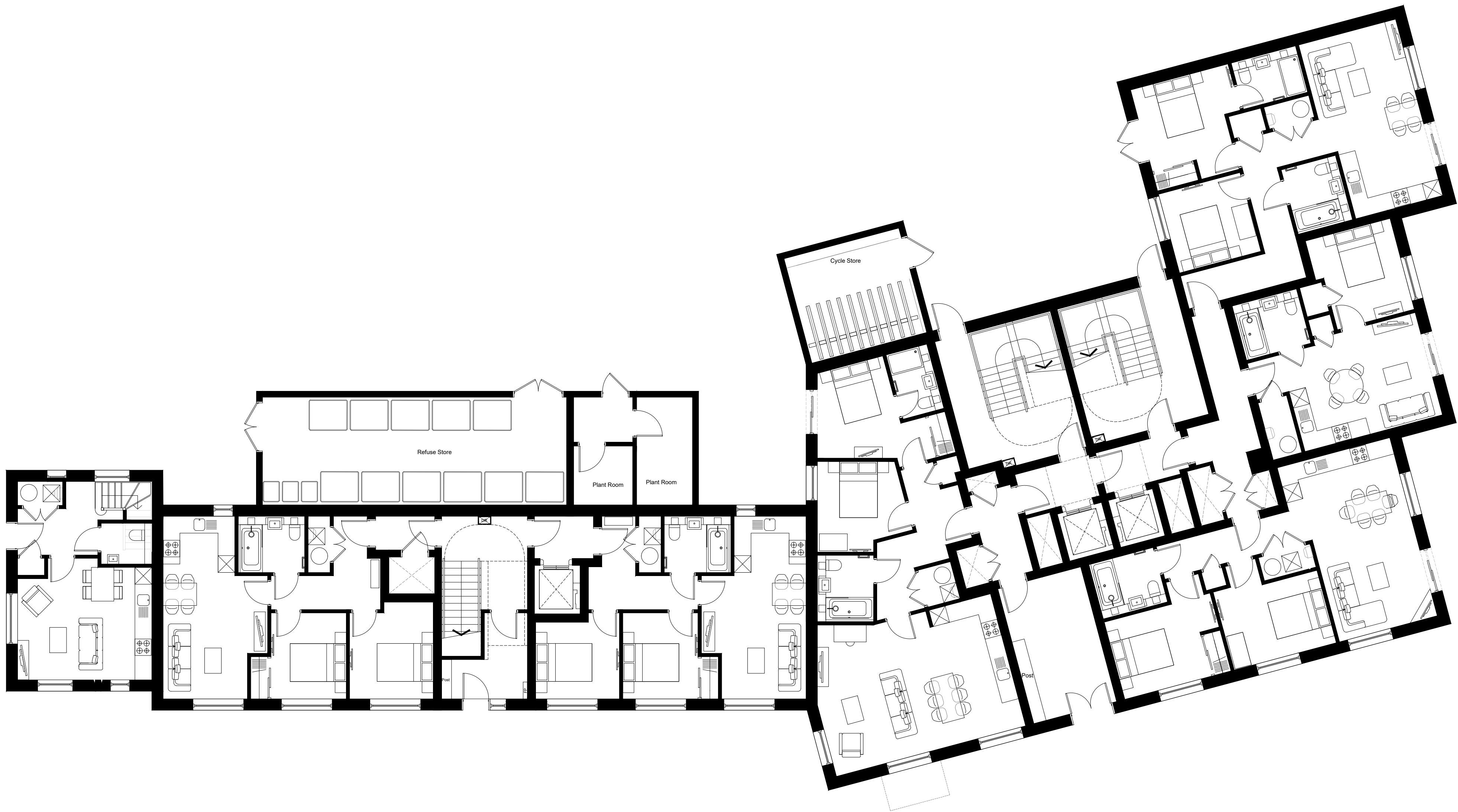
drawing
Block D
Eighth Floor Plan

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.D.108	E



Eighth Floor Plan



A	30.04.20	EE	Cycle and refuse store modified. Added windows.
B	04.10.23	EE	Fire strategy review
C	01.11.23	PO	Replaced door with window
D	19.12.23	ISB	Fire strategy update
E	21.02.24	EE	Refuse store update
F	29.02.24	EE	Refuse store update

revision	date	prepared	description
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project
Vastern Road
Reading

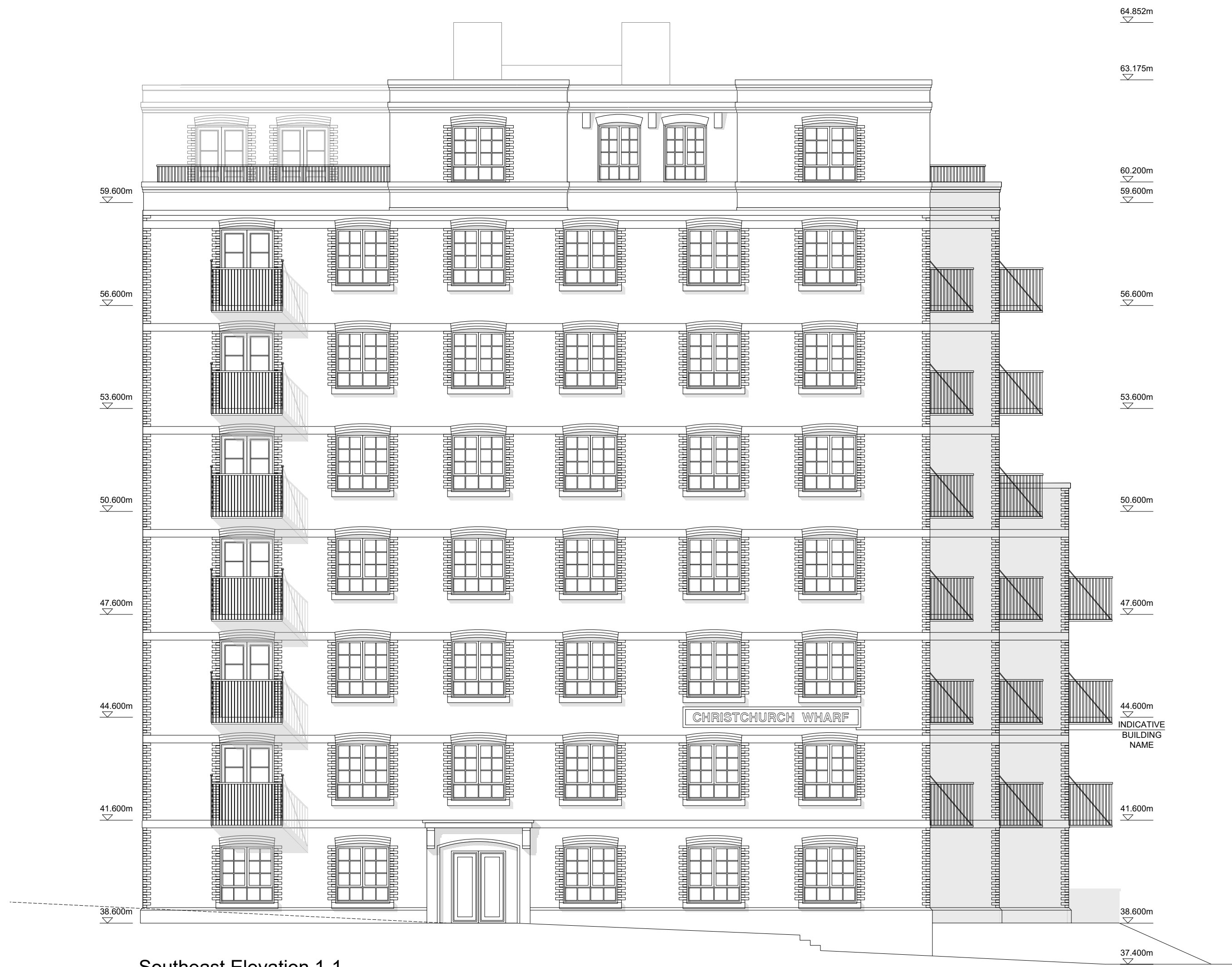
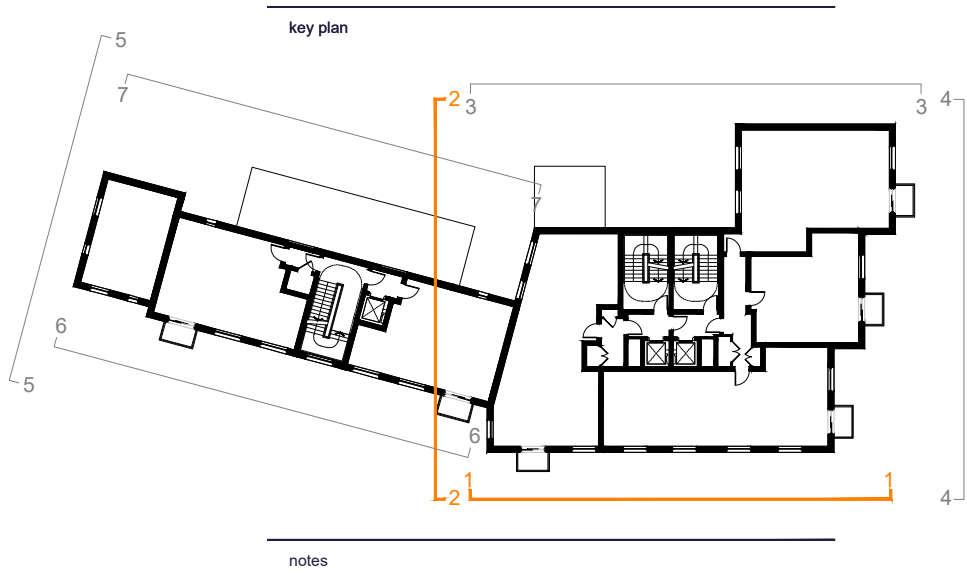
drawing
Block E,F and G
Ground Floor Plan

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.EFG.100	F



Ground Floor Plan



Southeast Elevation 1-1



Southwest Elevation 2-2

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	18.12.23	BS	Fire strategy update
F	01.03.24	PO	Uppermost floor ACO level amendment

revision	date	prepared	description
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project
Vastern Road
Reading

drawing
Block E
Southeast and Southwest Elevation

date
October 2019

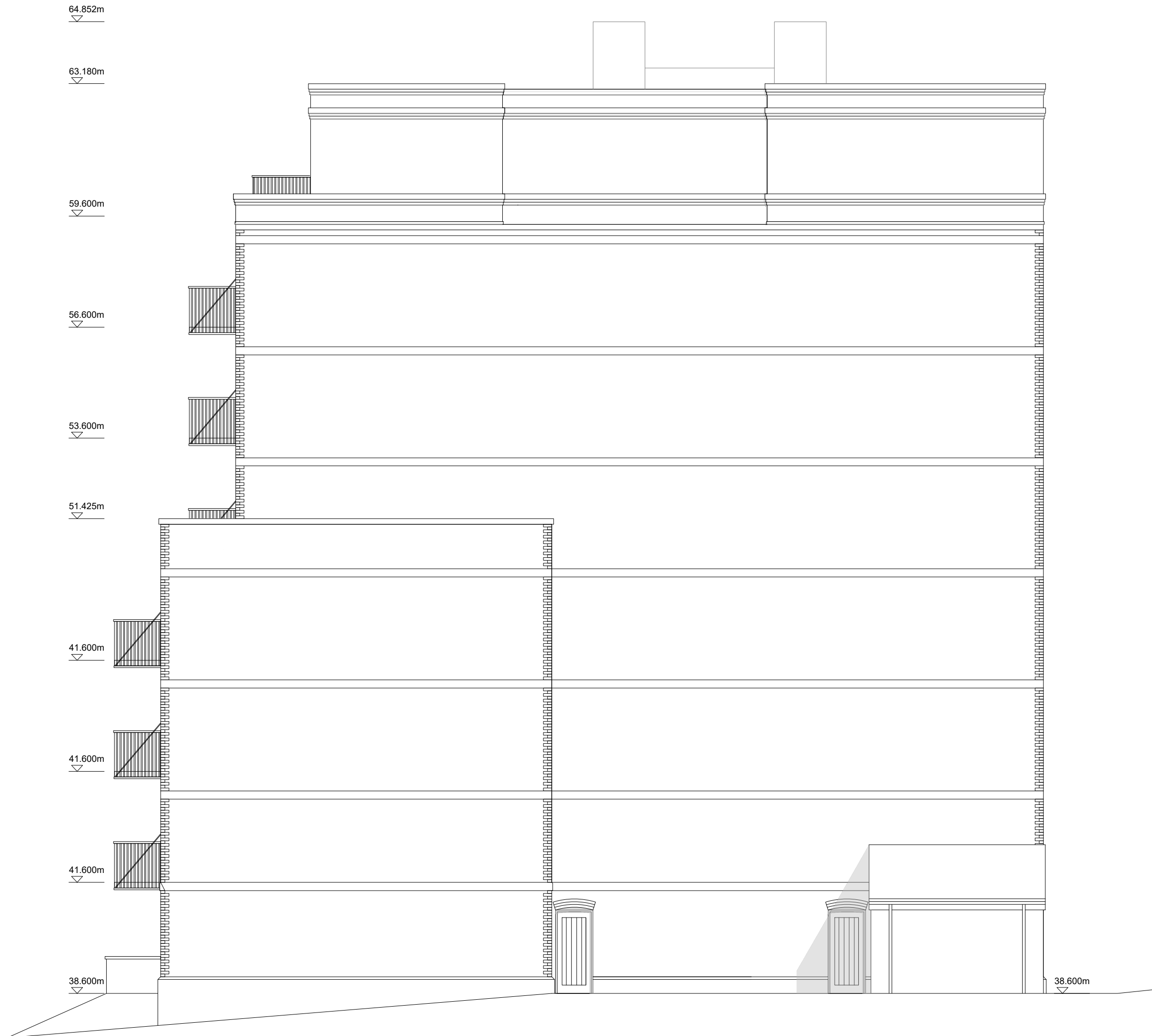
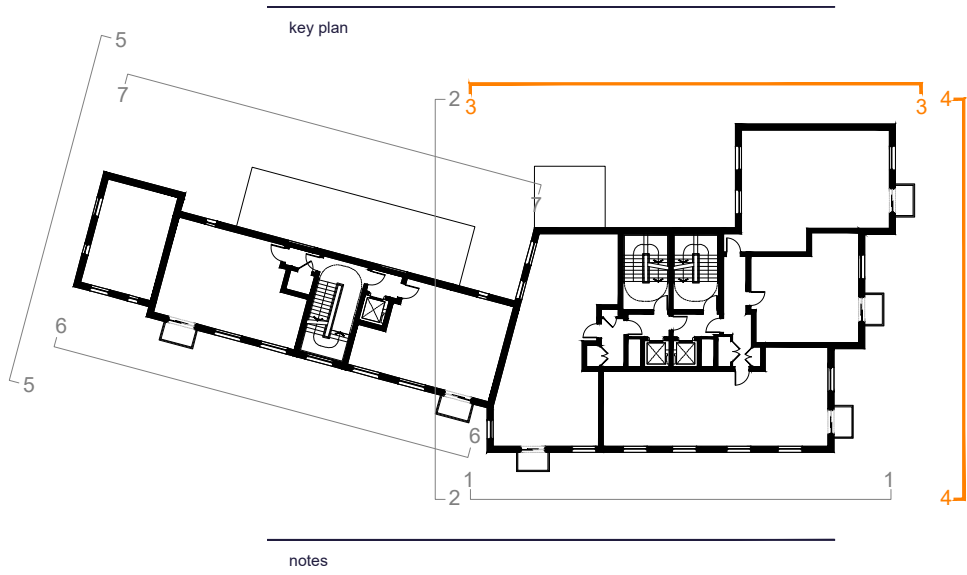
scale @ a1
1:100

drawn
EE

drawing number
448.PL.EFG.200

revision
F





Northwest Elevation 3-3



Northeast Elevation 4-4

A	25.02.20	EE	Added floor levels
B	30.04.20	EE	Cycle and refuse store modified
C	10.10.23	EE	Fire strategy update
D	01.11.23	PO	Added balcony to penthouse terrace, replace doors balconies with windows
E	08.11.23	EE	Top elevation update
F	19.12.23	EE	Fire strategy update
G	01.03.24	PO	Uppermost floor ACO level amendment

revision	date	prepared	description

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Farnham Royal
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project
Vastern Road
Reading

drawing
Block E
Northwest and Northeast Elevation

date
October 2019

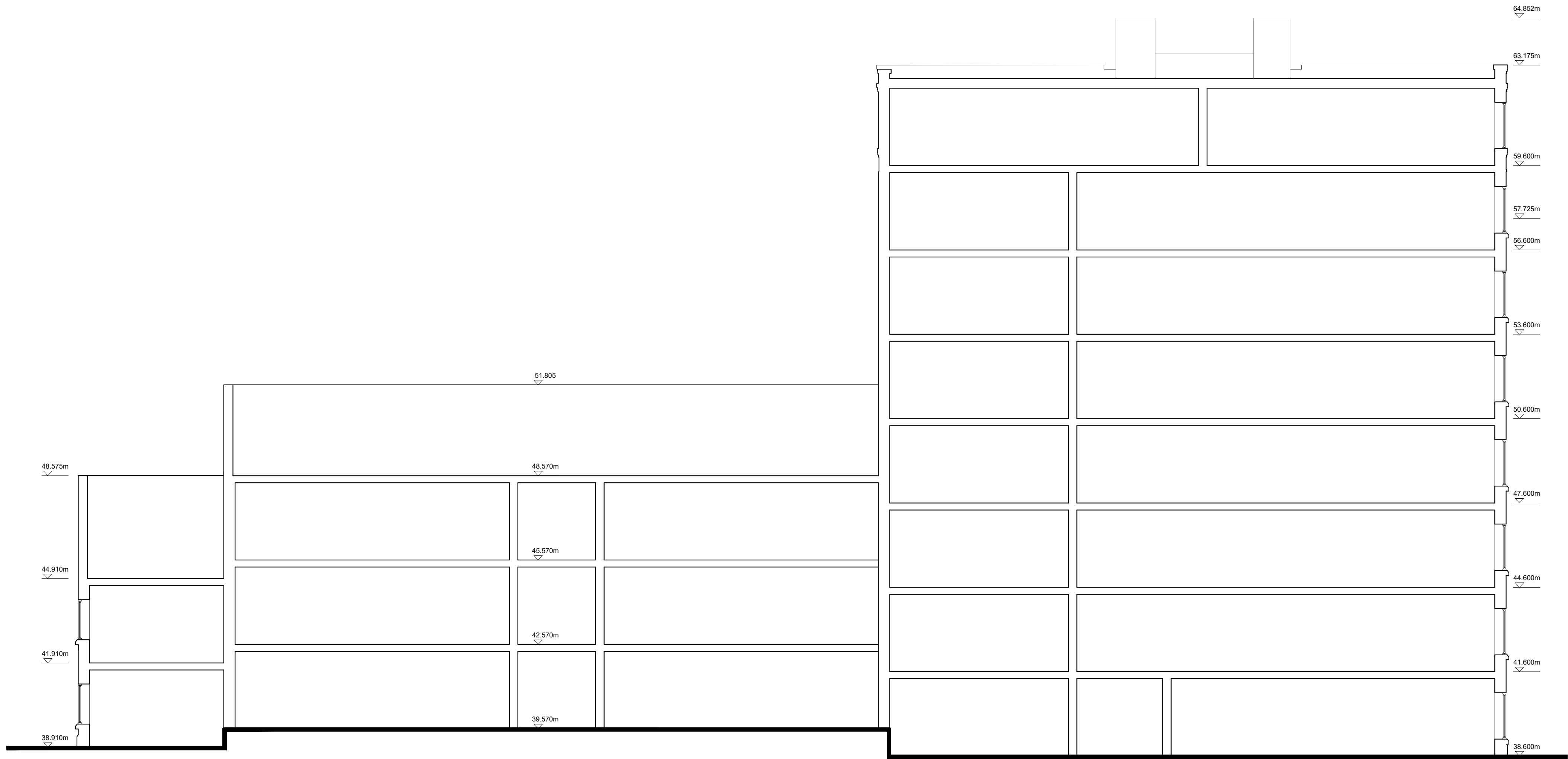
scale @ a1
1:100

drawn
EE

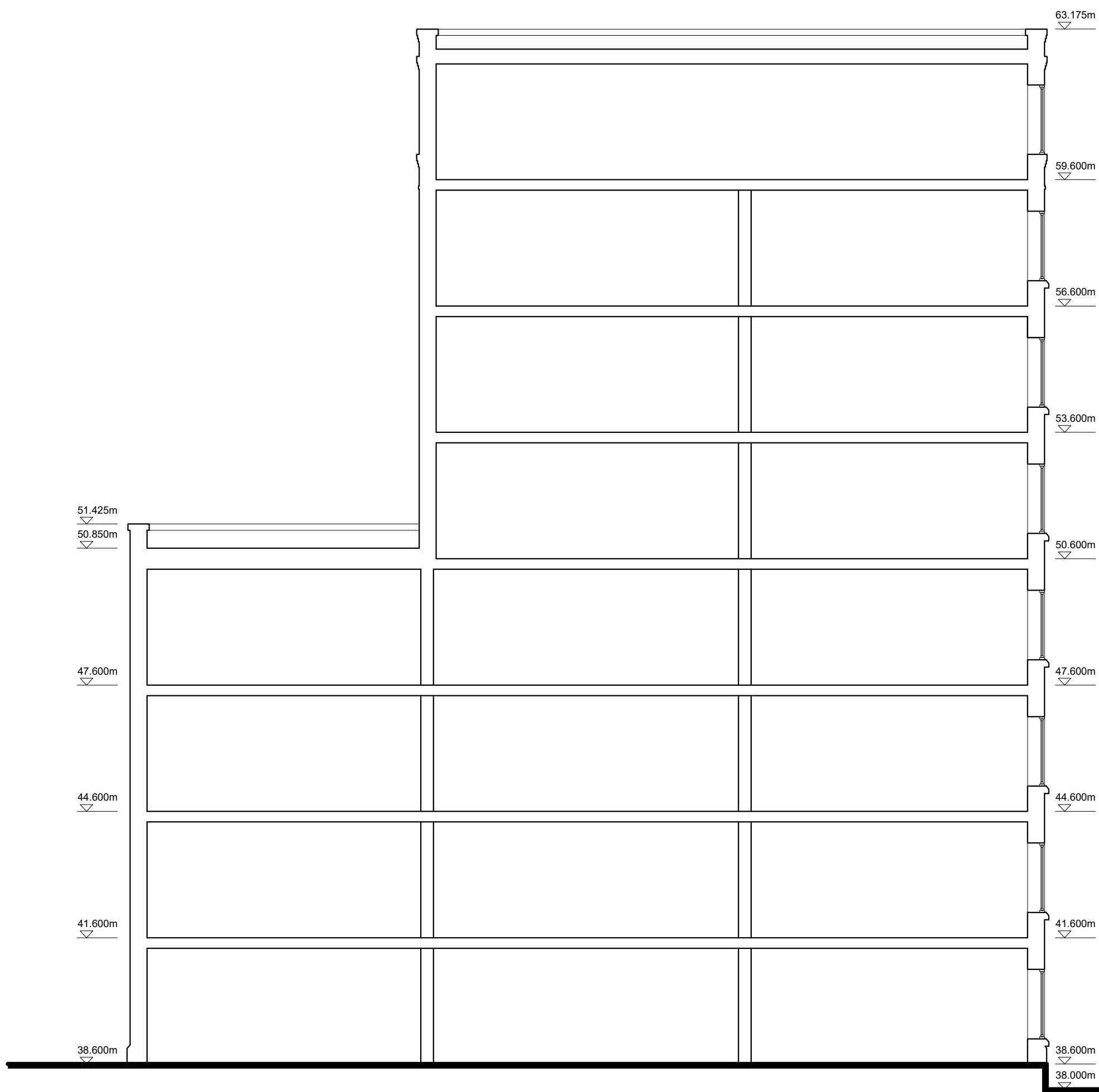
drawing number
448.PL.EFG.201

revision
G

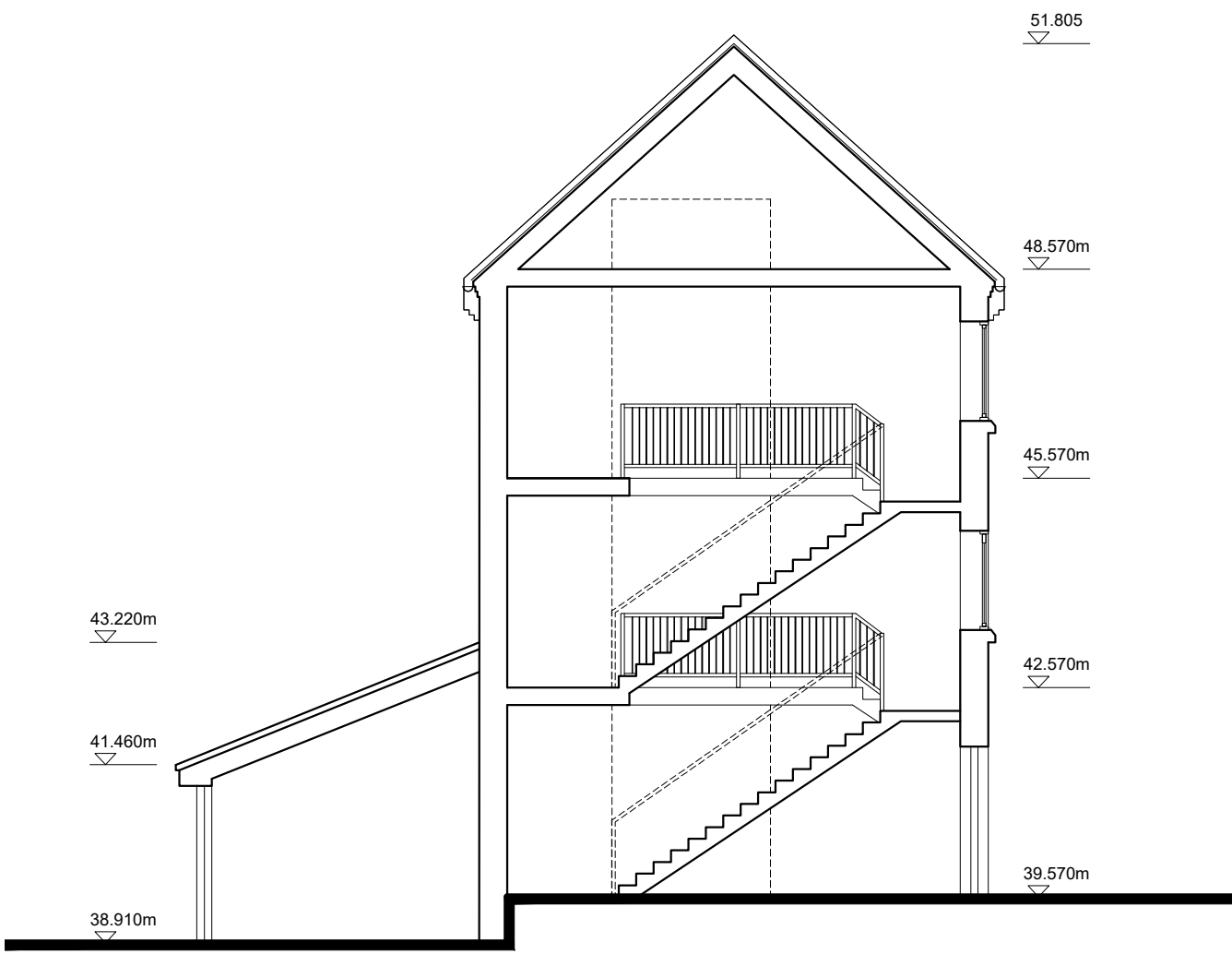




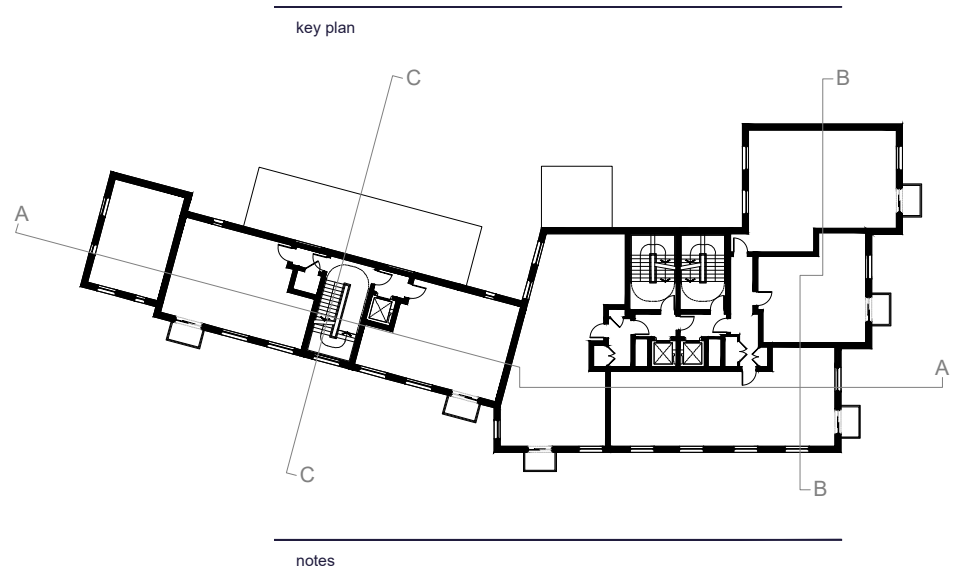
Section A-A



Section B-B



Section C-C



A 25.05.20 EE Added floor levels
B 30.04.20 EE Cycle and refuse store modified
C 25.10.23 EE Fire strategy review
D 19.12.23 SB Fire strategy update
E 01.03.24 PO Uppermost floor ACO level amendment

revision	date	prepared	description

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project
Vastern Road
Reading

drawing
Block EFG
Section A-A, B-B and C-C

date
October 2019

scale @ a1
1:100

drawn
EE

drawing number
448.PL.EFG.300

revision
E





River Thames

Vasterly Road

Lynmouth Road

The Turbine Hall
Block D

The Generator
Block D

The Goods Office
Block C

The Goods Warehouse
Block B

Christchurch Wharf
Block E

The Coal Drop Building
Block F

The Railway Warehouse
Block A

Cafe

THE OLD
POWER
STATION
VASTERLY ROAD, READING

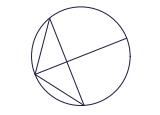
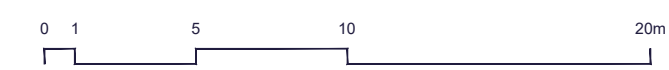
**ILLUSTRATIVE
MASTERPLAN**

Date: January 2020

448.PL.SL.002 I

Berkeley
Designed for life

Berkeley Homes (Oxford & Chiltern) Ltd
Mill Lane
Taplow
SL6 0AG





NOTES

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KEY

APPLICATION AREAS & CONTOURS

- EA BUFFER
- 1M OFFSET
- EARTHWORKS CONTOURS
- PROPOSED LEVELS
- PROPOSED LEVELS
- HEIGHT ABOVE PROPOSED LEVELS
- EXISTING LEVELS
- EXISTING LEVELS

SOFT LANDSCAPE

- EXISTING TREES RETAINED
- LARGE FEATURE TREES
- REFER TO PLANTING FRAMEWORK PLAN FOR DETAILS
- MEDIUM URBAN TREES
- REFER TO PLANTING FRAMEWORK PLAN FOR DETAILS
- SMALL URBAN TREES
- REFER TO PLANTING FRAMEWORK PLAN FOR DETAILS
- LARGE RIPARIAN FEATURE TREES
- REFER TO PLANTING FRAMEWORK PLAN FOR DETAILS
- MEDIUM RIPARIAN URBAN TREES
- REFER TO PLANTING FRAMEWORK PLAN FOR DETAILS
- SMALL RIPARIAN URBAN TREES
- REFER TO PLANTING FRAMEWORK PLAN FOR DETAILS
- AMENITY SHRUB MIX
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS
- HERBACEOUS PLANT MIX
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS
- NATIVE RIPARIAN SHRUB MIX
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS
- SPECIES RICH GRASSLAND WITH BULB PLANTING
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS
- HEDGEROW
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS
- FLOWERING LAWN GRASS MIX
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS
- SPECIES RICH GRASSLAND MIX
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS
- EXTENSIVE GREEN ROOF
- REFER TO PLANTING FRAMEWORK PLANS FOR DETAILS

PROPOSED HARD LANDSCAPE & BOUNDARY TREATMENTS

- ASPHALT ROAD SURFACE
- BLACK COLOUR OR SIMILAR
- CONCRETE BLOCK PAVING 1
- SILVER GREY COLOUR OR SIMILAR
- CONCRETE BLOCK PAVING 2
- MID / DARK GREY OR SIMILAR
- CONCRETE BLOCK PAVING 3
- SILVER GREY OR SIMILAR
- CONCRETE FLAG PAVING 1
- SILVER / MID GREY OR SIMILAR
- CAFE TERRACE DECKING
- COMPOSITE DECKING MATERIAL OR SIMILAR
- RESIN BOUND GRAVEL SURFACE
- PEARL / LIGHT BUFF OR SIMILAR
- LOOSE BARK MULCH
- BESPOKE IN-LAY PAVING DETAIL
- WEATHERED STEEL OR SIMILAR
- BENCH SEATING
- VARIABLE LENGTH TIMBER TOPPED SEATING OR SIMILAR
- LITTER BINS
- COLOR GRAPHITE / ANTHRACITE GREY OR SIMILAR
- ILLUMINATED BOLLARDS
- LOW STAINLESS STEEL LIGHTING BOLLARDS OR SIMILAR
- METAL / TIMBER BOLLARDS
- POWDER COATED METAL BOLLARDS AND NATURAL TIMBER BOLLARDS OR SIMILAR
- METAL BOLLARDS
- LOW STAINLESS STEEL DROP BOLLARDS OR SIMILAR
- BOULDERS
- NATURAL STONE BOULDERS OR SIMILAR
- WAY FINDING STUDS
- TACTILE PAVING DETAIL, BRUSHED STEEL DETAIL OR SIMILAR
- CAFE TERRACE RAILING
- BLACK POWDER COAT FINISH WITH TIMBER TOP OR SIMILAR APPROVED
- ECOLOGY BUG HOTEL
- GABION CAGE OR SIMILAR

N	01/03/24	TN	Vastern Road Plaza Reverted
M	21/02/24	TN	Before stone amended
L	07/02/24	TN	Township with amended
K	03/01/24	TN	Architectural Layout Updates
J	25/10/23	TN	Condition 42 Update - Fire Regs Update
H	11/05/22	TN	Green Roof Added to Cafe
G	28/04/22	TN	Approved Township Ramp Updated
F	12/01/21	TN	Tree Species Updates
E	21/09/20	TN	Vehicle Layout Updates
D	25/09/20	TN	Minor Layout Changes
C	08/06/20	TN	Minor Road Amends
B	28/04/20	TN	Minor amends to cycle footway
A	10/02/20	TN	Minor amends to tree planting

revision

date

prepared

description

Berkeley

Designed for life

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project

VASTERN ROAD

drawing

LANDSCAPE GENERAL ARRANGEMENT PLAN

date	scale @ a1 (a3)	drawn
January 2020	1:250 (1:500)	TN
drawing number		revision
448.LA.101		N

LANDSCAPE GENERAL ARRANGEMENT PLAN





LANDSCAPE PLANTING FRAMEWORK PLAN



NOTES

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K E Y

APPLICATION AREAS & CONTOURS

- EA BUFFER 6M OFFSET
- EARTHWORKS CONTOURS

SOFT LANDSCAPE

- EXISTING TREES RETAINED
- LARGE FEATURE TREES
REFER TO PLAN FOR LOCATIONS
Liriodendron tulipifera
Platanus x hispanica
Quercus robur
- MEDIUM SIZED TREES
REFER TO PLAN FOR LOCATIONS
Acer campestre Multi Stem
Betula pendula
Carpinus betulus
Liquidamber styraciflua
Ulmus 'New Horizon'
- SMALL SIZED TREES
REFER TO PLAN FOR LOCATIONS
Carpinus betulus 'Frans Fontaine'
Sorbus aucuparia
Tilia cordata
- 25 YEAR CANOPY COVER
OPTIMUM CANOPY COVER FOR TREE AFTER 25 YEARS
- AMENITY SHRUB MIX
UKHAB - 1160 Introduced Shrub
POTENTIAL SPECIES INCLUDE
Carex obovata 'Emerald'
Deschampsia cespitosa 'Goldstar'
Geranium 'Johnson's Blue'
Helle 'Champagne'
Holcus 'Royal Standard'
Launaea angustifolia 'Hidcoter'
Polygonum persicaria 'Gold Ball'
Rosa rugosa
Salix nemoralis 'Goldflame'
Saxifraga oppositifolia
- HERBACEOUS PLANT MIX
UKHAB - 231 Vegetated Garden
POTENTIAL SPECIES INCLUDE
Asplenium scolopendrium
Blechnum spicant
Dryopteris affinis cristata
Epidendrum pulchellum
Euphorbia angustifolia var. *robusta*
Liriodendron tulipifera
Stachys byzantina 'Silver Carpet'
- NATIVE SHRUB MIX
UKHAB - 100 Mixed Shrub
POTENTIAL SPECIES INCLUDE
Acer campestre
Cornus sanguinea
Corylus avellana
Crataegus laevigata
Ilex aquifolium
Prunus padus
Rhamnus cathartica
Rosa acicularis
Viburnum lantana
Viburnum opulus
- SPECIES RICH GRASSLAND WITH BULB PLANTING
UKHAB - 024 Other Neutral Grassland
POTENTIAL SPECIES INCLUDE
Hieracium non-scripta
Mercurialis perennis
Mercurialis perennis
- HEDGEROW
UKHAB - 1160 Introduced Shrub
POTENTIAL SPECIES INCLUDE
Eucalyptus nitens 'Green Regent'
Fagus sylvatica
- FLOWERING LAWN GRASS MIX
UKHAB - 024 Other Neutral Grassland
EL1 Seed Mix or similar
- SPECIES RICH GRASSLAND MIX
UKHAB - 024 Other Neutral Grassland
EMS Seed Mix or similar
- EXTENSIVE GREEN ROOF
UKHAB - 1111 Extensive Green Roof
ERTF Seed Mix or similar

revision	date	prepared	description
L	01/03/24	TN	Vastern Road Plaza Reverted
K	07/02/24	TN	Township with amended
J	03/01/24	TN	Architectural Layout Updates
I	25/10/23	TN	Fire Regulation Layout Update
H	11/05/22	TN	UKHAB Categories and Green Roof
G	28/04/22	TN	Approved Township Ramp Updated
F	12/01/21	TN	Tree Species Changes
E	21/09/20	TN	Minor Layout Updates
D	22/06/20	TN	Potential Species Planting Update
C	08/06/20	TN	Minor amendments to road layout
B	20/05/20	TN	Minor amendments
A	10/02/20	TN	Minor amendments to tree planting

Berkeley
Designed for life

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project
VASTERN ROAD

drawing
LANDSCAPE PLANTING FRAMEWORK PLAN

date	scale @ a1 (a3)	drawn
January 2024	1:250 (1:500)	TN
drawing number	revision	
448.LA.102	K	