



The Old Power Station

Vastern Road, Reading

NMA Comparison Booklet

July 2024

Rev B

Berkeley
Designed for life

River Thames

The Turbine Hall
Block D

Cafe

The Generator
Block D

Christchurch Wharf
Block E

The Coal Drop Building
Block F

The Goods Office
Block C



Contents

Approved & Proposed Drawings

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



THE OLD
POWER
STATION
VASTERN ROAD, READING

**ILLUSTRATIVE
MASTERPLAN**

Date: January 2020

448.PL.SL.002.1

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





Updates:

1. Terrace added to the flat roof above the under-croft vehicle access.
2. Outbuilding and terrace to apartment removed.

THE OLD
POWER
STATION
VASTERN ROAD, READING
**ILLUSTRATIVE
MASTERPLAN**

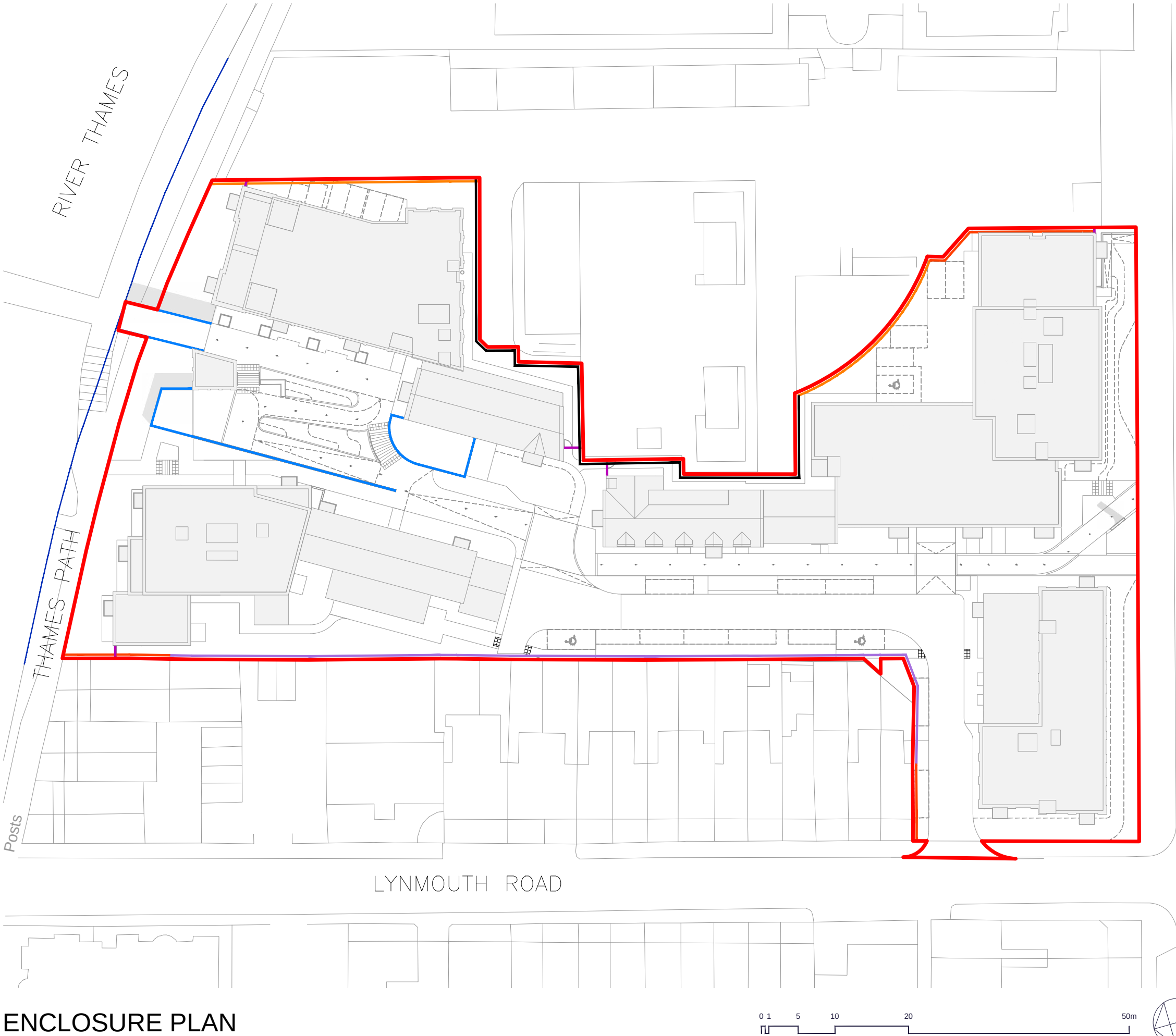
Date: January 2020

448.PL.SL.002 J

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- notes
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 - 2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE DRAWINGS AND DOCUMENTS
 - 3. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION
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KEY

APPLICATION AREAS & CONTOURS

- OUTLINE PLANNING APPLICATION
- SITE BOUNDARY

BOUNDARY TYPES

- EXISTING BOUNDARIES RETAINED
- EXISTING BOUNDARIES INCREASED TO 1.8M
- PROPOSED 2.0M BRICK WALL
- PROPOSED 3.0M BLAST WALL
- PROPOSED 2.4M PALISADE FENCE
- PROPOSED 1.1M METAL RAILINGS

A 06/12/23 TN Site Layout and Building Footprints Updated

revision	date	prepared	description

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Berkeley House
Farnham Lane
Farnham Royal SL2 3RQ

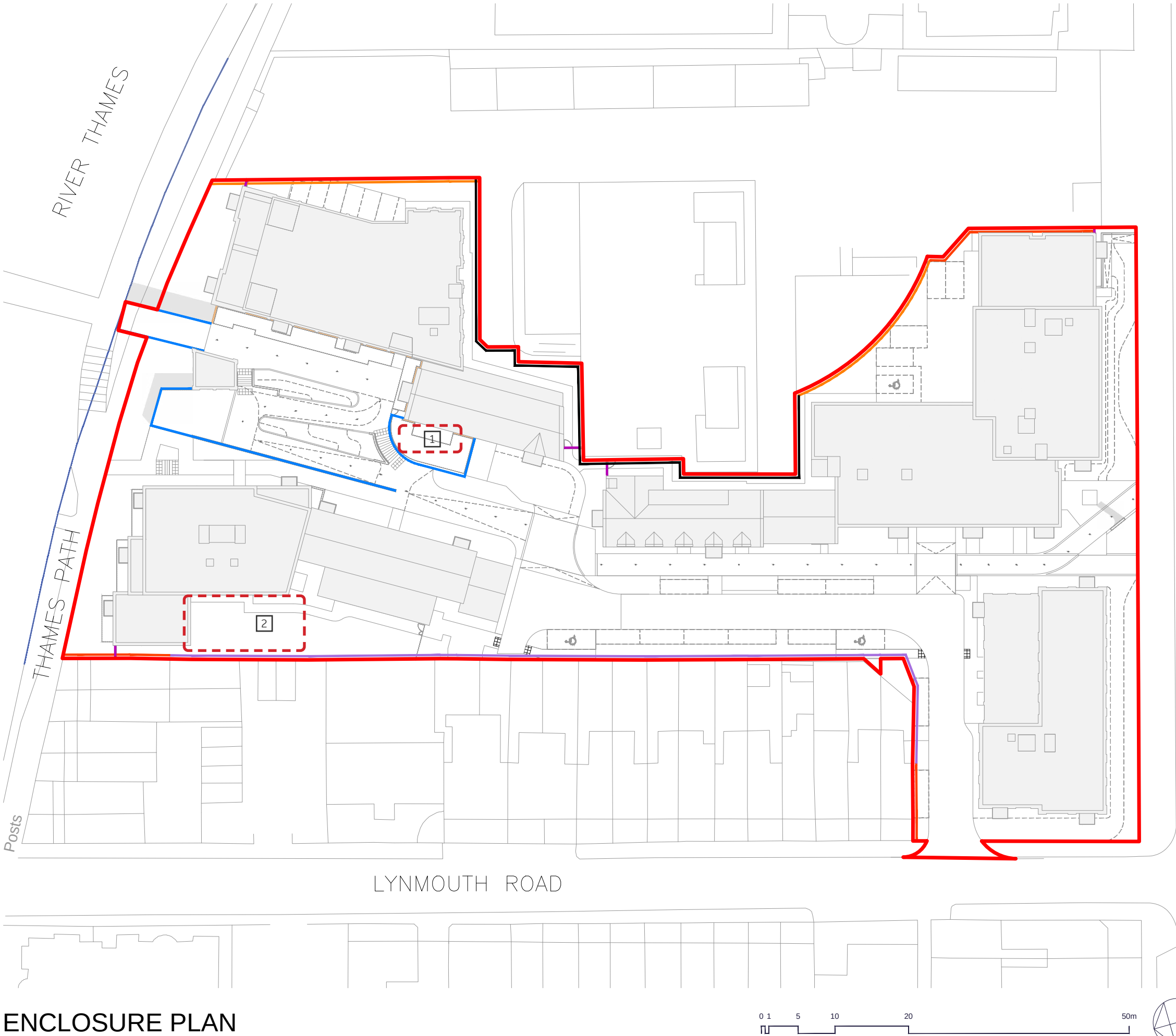
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project
VASTERN ROAD

drawing
ENCLOSURE PLAN

date February 2020 scale @ A3 1:500 drawn TN

drawing number 448.PL.SL.003 revision A



ENCLOSURE PLAN

notes

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- PROPOSED 2.4M PALISADE FENCE
- PROPOSED 1.1M METAL RAILINGS

Updates:

1. Terrace added to to the flat roof above the under-croft vehicle access.
2. Outbuilding and terrace to apartment removed.

B 23/07/23 TN NMA architectural update
A 06/12/23 TN Site Layout and Building Footprints Updated

revision	date	prepared	description

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project
VASTERN ROAD

drawing
ENCLOSURE PLAN

date	scale @ A3	drawn
February 2020	1:500	TN

drawing number	revision
448.PL.SL.003	B

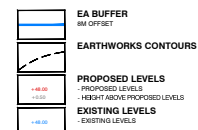


notes

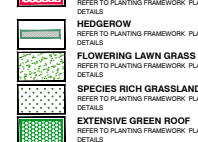
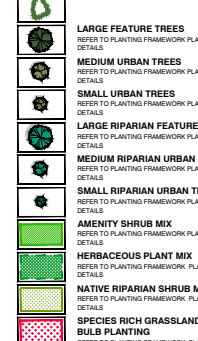
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KEY

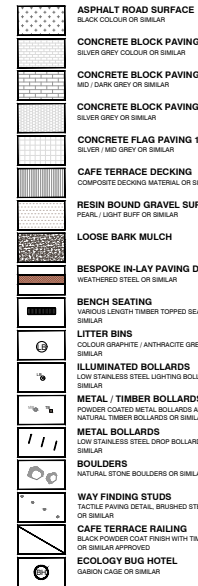
APPLICATION AREAS & CONTOURS



SOFT LANDSCAPE

 EXISTING TREES RETAINED

PROPOSED HARD LANDSCAPE & BOUNDARY TREATMENTS



N	01/03/24	TN	Vastern Road Plaza Reverted
M	21/02/24	TN	Refuse store amended
G	07/03/24	TN	Township width amended
K	03/03/24	TN	Architectural Layout Updates
J	25/10/23	TN	Condition 42 Update - Fire Rerps Up
H	11/05/22	TN	Green Roof Added to Cafe
G	28/04/24	TN	Approved Towsipat Ramp Updated
F	12/01/21	TN	Tree Species Updates
E	21/09/20	TN	Vehicle Layout Updates
D	25/06/20	TN	Minor Layout Changes
C	25/06/20	TN	Minor Road Amendments
B	20/04/20	TN	Minor amendments to cycle footpath
A	10/02/20	TN	Minor amendments to tree planting

revision	prepared
date	description

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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
448.LA.101





LANDSCAPE GENERAL ARRANGEMENT PLAN

Updates:

- 1. Terrace added to the flat roof above the under-croft vehicle access.
- 2. Outbuilding and terrace to apartment removed.



NOTES:
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KEY

APPLICATION AREAS & CONTOURS

- EA BUFFER
- BM OFFSET
- EARTHWORKS CONTOURS
- PROPOSED LEVELS
- HEIGHT ABOVE PROPOSED LEVELS
- EXISTING LEVELS
- EXISTING LEVELS

SOFT LANDSCAPE

EXISTING TREES RETAINED

- LARGE FEATURE TREES
- MEDIUM URBAN TREES
- SMALL URBAN TREES
- LARGE RIPARIAN FEATURE TREES
- MEDIUM RIPARIAN URBAN TREES
- SMALL RIPARIAN URBAN TREES
- AMENITY SHRUB MIX
- HERBACEOUS PLANT MIX
- NATIVE RIPARIAN SHRUB MIX
- SPECIES RICH GRASSLAND WITH BULB PLANTING
- HEDGEROW
- FLOWERING LAWN GRASS MIX
- SPECIES RICH GRASSLAND MIX
- EXTENSIVE GREEN ROOF

PROPOSED HARD LANDSCAPE & BOUNDARY TREATMENTS

- ASPHALT ROAD SURFACE
- CONCRETE BLOCK PAVING 1
- CONCRETE BLOCK PAVING 2
- CONCRETE BLOCK PAVING 3
- CONCRETE FLAG PAVING 1
- CAFE TERRACE DECKING
- RESIN BOUND GRAVEL SURFACE
- LOOSE BARK MULCH
- BESPOKE IN-LAY PAVING DETAIL
- BENCH SEATING
- LITTER BINS
- ILLUMINATED BOLLARDS
- METAL TIMBER BOLLARDS
- METAL BOLLARDS
- BOULDERS
- WAY FINDING STUDS
- CAFE TERRACE RAILING
- ECOLOGY BUG HOTEL

O	23/07/24	TN	NAMA Building Layouts Updated
M	01/08/24	TN	Urban Road Price Reviewed
K	21/08/24	TN	Refuse store amended
J	01/09/24	TN	Footpath width amended
I	20/09/24	TN	Architectural Layout Updates
H	11/09/22	TN	Green Roof Added to Cafe
G	28/06/22	TN	Approved Footpath Frame Updated
F	12/07/21	TN	Tree Species Updates
E	22/08/20	TN	Vehicle Layout Updates
D	26/06/20	TN	Minor Layout Changes
C	08/06/20	TN	Minor Road Amendments
B	20/04/20	TN	Minor amendments to cycle layout
A	10/02/20	TN	Minor amendments to tree planting

revision	date	prepared	checked
0			



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project
VASTERN ROAD

drawing
LANDSCAPE GENERAL ARRANGEMENT
PLAN

date
January 2024

scale @ A3 (A2)
1:250 (1:500)

drawing number
448.LA.101

revision
0

drawn
TN

revision
0



NOTES:
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CHARTERS FOR CLARIFICATION

KEY

APPLICATION AREAS & CONTOURS

- EA BUFFER
- BM OFFSET
- EARTHWORKS CONTOURS

SOFT LANDSCAPE

- EXISTING TREES RETAINED
- LARGE FEATURE TREES
REFER TO PLAN FOR LOCATIONS
Liquidambar styraciflua
Platanus x hispanica
- MEDIUM SIZED TREES
REFER TO PLAN FOR LOCATIONS
Acer campestre Multi-Stem
Betula pendula
Carpinus betulus
Liquidambar styraciflua
Ulmus 'New Horizon'
- SMALL SIZED TREES
REFER TO PLAN FOR LOCATIONS
Carpinus betulus 'Frans Fontaine'
Corylus avellana
Sorbus aucuparia 'Asplenifolia'
- 25 YEAR CANOPY COVER
OPTIMUM CANOPY COVER FOR TREE AFTER 25 YEARS
- AMENITY SHRUB MIX
UNIMIX - 100% Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Desmodium illinoense 'Evergold'
Cercis canadensis 'Forest Idol'
Cornus alternifolia
Nelly Dwarford
Halea chrysanthra
Halea royal standard
Lonicera argentea 'Hidcote'
Pyrus bursifolia 'Duff's Dwarf'
Rosa rugosa
Salix nemoralis 'Cordifolia'
- HERBACEOUS PLANT MIX
UNIMIX - 20% Vegetated Garden
POTENTIAL SPECIES INCLUDE:
Asperula cynodactylus
Betonica officinalis
Dianthus barbatus
Euphrasia pulchellum 'Fendleri'
Euphrasia pulchellum
Euphrasia pulchellum var. nobilis
Lupinus micranthus
Rosa rugosa 'Silver Carpet'
- NATIVE SHRUB MIX
UNIMIX - 100% Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Acer campestre
Cornus sanguinea
Corylus avellana
Cotoneaster integerrimus
Ilex aquifolium
Prunella padra
Rhamnus cathartica
Rosa rugosa
Viburnum lantana
Viburnum lantana
- SPECIES RICH GRASSLAND WITH BULB PLANTING
UNIMIX - 50% Other Mixed Grassland
POTENTIAL SPECIES INCLUDE:
Agrostis alba
Nardus pseudonardus
- HEDGEROW
UNIMIX - 100% Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Corylus sanguinea 'Jesse Hughes'
Pyrus bursifolia
- FLOWERING LAWN GRASS MIX
UNIMIX - 100% Other Mixed Grassland
POTENTIAL SPECIES INCLUDE:
Ely Seed Mix or similar
- SPECIES RICH GRASSLAND MIX
UNIMIX - 100% Other Mixed Grassland
POTENTIAL SPECIES INCLUDE:
Ely Seed Mix or similar
- EXTENSIVE GREEN ROOF
UNIMIX - 100% Extensive Green Roof
POTENTIAL SPECIES INCLUDE:
ERT Seed Mix or similar

L	01/03/24	TN	Vastern Road Plaza Revisted
K	01/03/24	TN	Township South Amendment
J	03/01/24	TN	Architectural Layout Updates
I	25/10/23	TN	Final Regulation Control Update
H	11/05/22	TN	Final Regulation Control Update
G	28/04/22	TN	Approved Township Plan Updated
F	13/03/21	TN	Tree Species Changes
E	21/09/20	TN	Minor Layout Updates
D	20/06/20	TN	Minor amendments to road layout
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

revision	date	prepared	description
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project
VASTERN ROAD

drawing
LANDSCAPE PLANTING FRAMEWORK
PLAN

date
January 2024

scale (A3 to A0)
1:250 (1:500)

drawn
TN

drawing number
448.LA.102

revision
K

LANDSCAPE PLANTING FRAMEWORK PLAN





LANDSCAPE PLANTING FRAMEWORK PLAN

Updates:
1. Terrace added to the flat roof above the under-croft vehicle access.
2. Outbuilding and terrace to apartment removed.



NOTES

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KEY

APPLICATION AREAS & CONTOURS

- EA BUFFER
- BM OFFSET
- EARTHWORKS CONTOURS

SOFT LANDSCAPE

- EXISTING TREES RETAINED
- LARGE FEATURE TREES
REFER TO PLAN FOR LOCATIONS
Liquidambar styraciflua
Platanus x hispanica
- MEDIUM SIZED TREES
REFER TO PLAN FOR LOCATIONS
Acer campestre Multi-Stem
Betula pendula
Corylus avellana
Liquidambar styraciflua
Ulmus 'New Horizon'
- SMALL SIZED TREES
REFER TO PLAN FOR LOCATIONS
Carpinus betulus 'Frans Fontaine'
Corylus avellana
Sorbus aucuparia 'Asplenifolia'
- 25 YEAR CANOPY COVER
OPTIMUM CANOPY COVER FOR TREE AFTER 25 YEARS
- AMENITY SHRUB MIX
UNIMIX - 1100 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Desmodium illinoense 'Evergold'
Ceanothus velutinus 'Blueberry'
Gaultheria phillyifolia
Helleborus
Hedera helix
Lonicera xylosteum
Pyrus ioensis
Rosa rugosa
Salix purpurea
Spiraea alba
Viburnum cinnamomeum
- HERBACEOUS PLANT MIX
UNIMIX - 200 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Aster sp. 'Bluebird'
Dianthus barbatus
Eupatorium sp.
Epimedium sp.
Euphorbia sp.
Lupinus sp.
Nigella sp.
Rosa sp.
Salix sp.
Spiraea sp.
Viburnum sp.
- NATIVE SHRUB MIX
UNIMIX - 100 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Acer campestre
Corylus avellana
Crataegus sp.
Hedera helix
Lonicera xylosteum
Pyrus ioensis
Rosa rugosa
Salix purpurea
Spiraea alba
Viburnum cinnamomeum
- SPECIES RICH GRASSLAND WITH BULB PLANTING
UNIMIX - 100 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Aster sp. 'Bluebird'
Dianthus barbatus
Eupatorium sp.
Epimedium sp.
Euphorbia sp.
Lupinus sp.
Nigella sp.
Rosa sp.
Salix sp.
Spiraea sp.
Viburnum sp.
- HEDGEROW
UNIMIX - 100 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Corylus avellana
Hedera helix
Lonicera xylosteum
Pyrus ioensis
Rosa rugosa
Salix purpurea
Spiraea alba
Viburnum cinnamomeum
- FLOWERING LAWN GRASS MIX
UNIMIX - 100 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Aster sp. 'Bluebird'
Dianthus barbatus
Eupatorium sp.
Epimedium sp.
Euphorbia sp.
Lupinus sp.
Nigella sp.
Rosa sp.
Salix sp.
Spiraea sp.
Viburnum sp.
- SPECIES RICH GRASSLAND MIX
UNIMIX - 100 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Aster sp. 'Bluebird'
Dianthus barbatus
Eupatorium sp.
Epimedium sp.
Euphorbia sp.
Lupinus sp.
Nigella sp.
Rosa sp.
Salix sp.
Spiraea sp.
Viburnum sp.
- EXTENSIVE GREEN ROOF
UNIMIX - 1111 Mixed Shrub
POTENTIAL SPECIES INCLUDE:
Aster sp. 'Bluebird'
Dianthus barbatus
Eupatorium sp.
Epimedium sp.
Euphorbia sp.
Lupinus sp.
Nigella sp.
Rosa sp.
Salix sp.
Spiraea sp.
Viburnum sp.

REVISION

revision	date	proposed	description
M	23/07/24	TN	MM Architectural Update - Tree species amended near Block B
L	02/03/24	TN	Vastern Road Plaza Reverted
J	02/03/24	TN	Township walls amended
J	03/03/24	TN	Architectural Layout Update
I	29/12/23	TN	Fire Regulation Layout Update
A	11/06/22	TN	UNIMIX Categories and Green Roof
G	28/04/22	TN	Approved Township Plan Update
F	13/03/21	TN	Tree Species Change
E	21/09/20	TN	Minor Layout Updates
D	22/06/20	TN	River Consideration 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

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project
VASTERN ROAD

drawing
LANDSCAPE PLANTING FRAMEWORK
PLAN

date
January 2024

scale (B1:1)

1:250 (1:500)

drawing number
448.LA.102

revision
M



Context Elevation - Site Section 1-1



Updates:
3. Rood access window added to block B elevation.

C 23.07.24 EE Rood access window added on block B
B 09.11.23 EE Fire Strategy update
A 27.02.20 EE Added key

revision	date	prepared	checked

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project
Vastern Road
Reading

drawing
Context Elevation
Site Section

date February 2020 scale @ A1 1:200 drawn ISB

drawing number 448.PL.202 revision C

Context Elevation - Site Section 1-1

