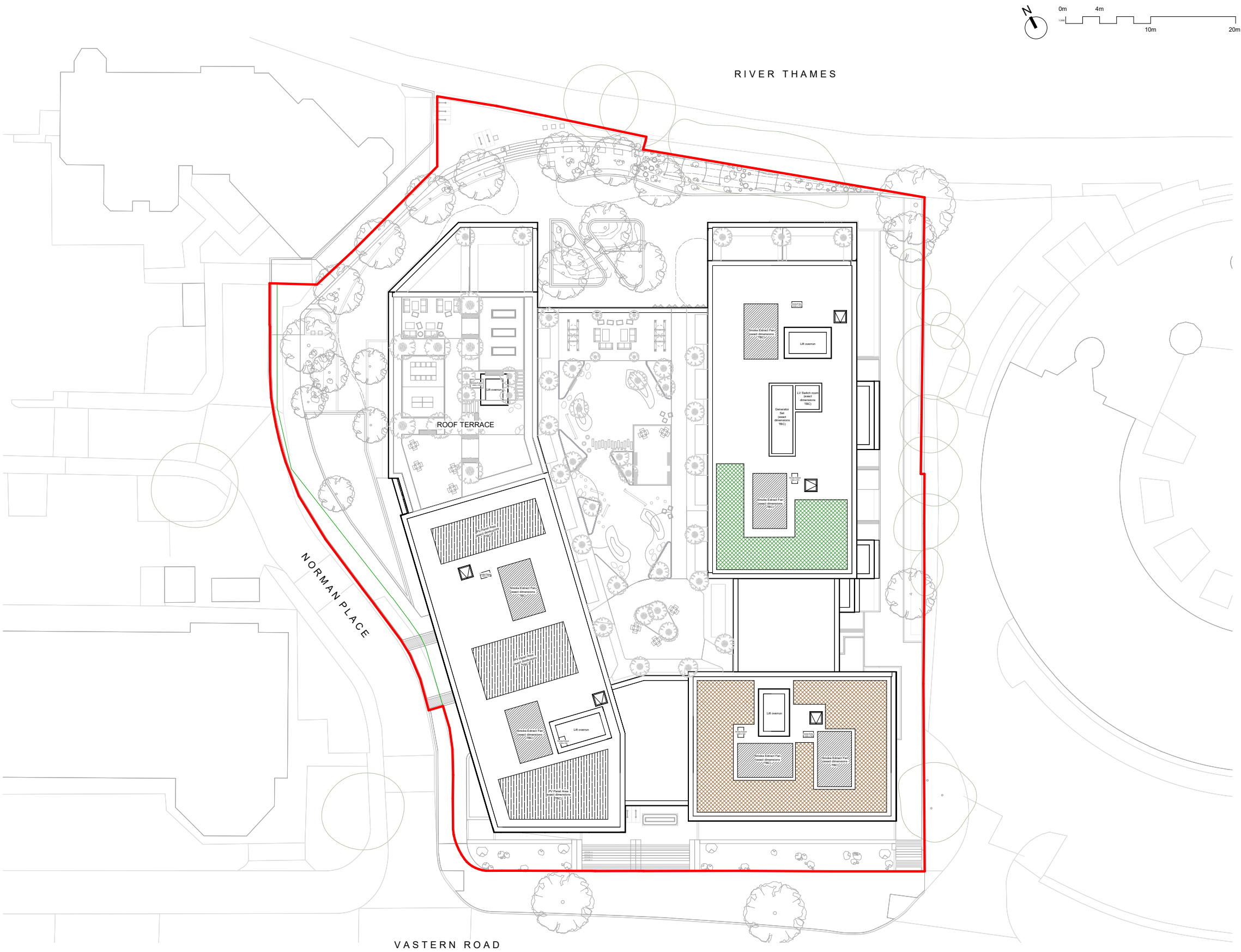




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C = Contract

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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

- Key
- Planning application boundary
 - Smoke fan
 - Proposed location for PV array
 - Proposed biodiverse green roof location
 - Proposed brown roof location



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Roof Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-RF-DR-A-0211

Proposed status

For Planning

Revision

PL1

Discipline

Architecture

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1 South Elevation
Scale: 1 : 200

2 East Elevation
Scale: 1 : 200

General Notes

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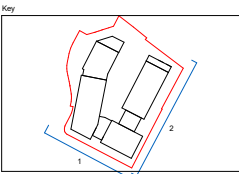
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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL 1	Planning Submission	19/07/24	HC	CJ

Material Legend

	Green (Green pre-cast or similar)
	Grey brick
	White brick
	Dark grey brick



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

South Elevation & East Elevation

Scale @ A1	First issue date
1:200	19/07/24

Drawing number

A4012-ASA-ZZ-ZZ-DR-A-0401

Proposed status	Revision
For Planning	PL 1

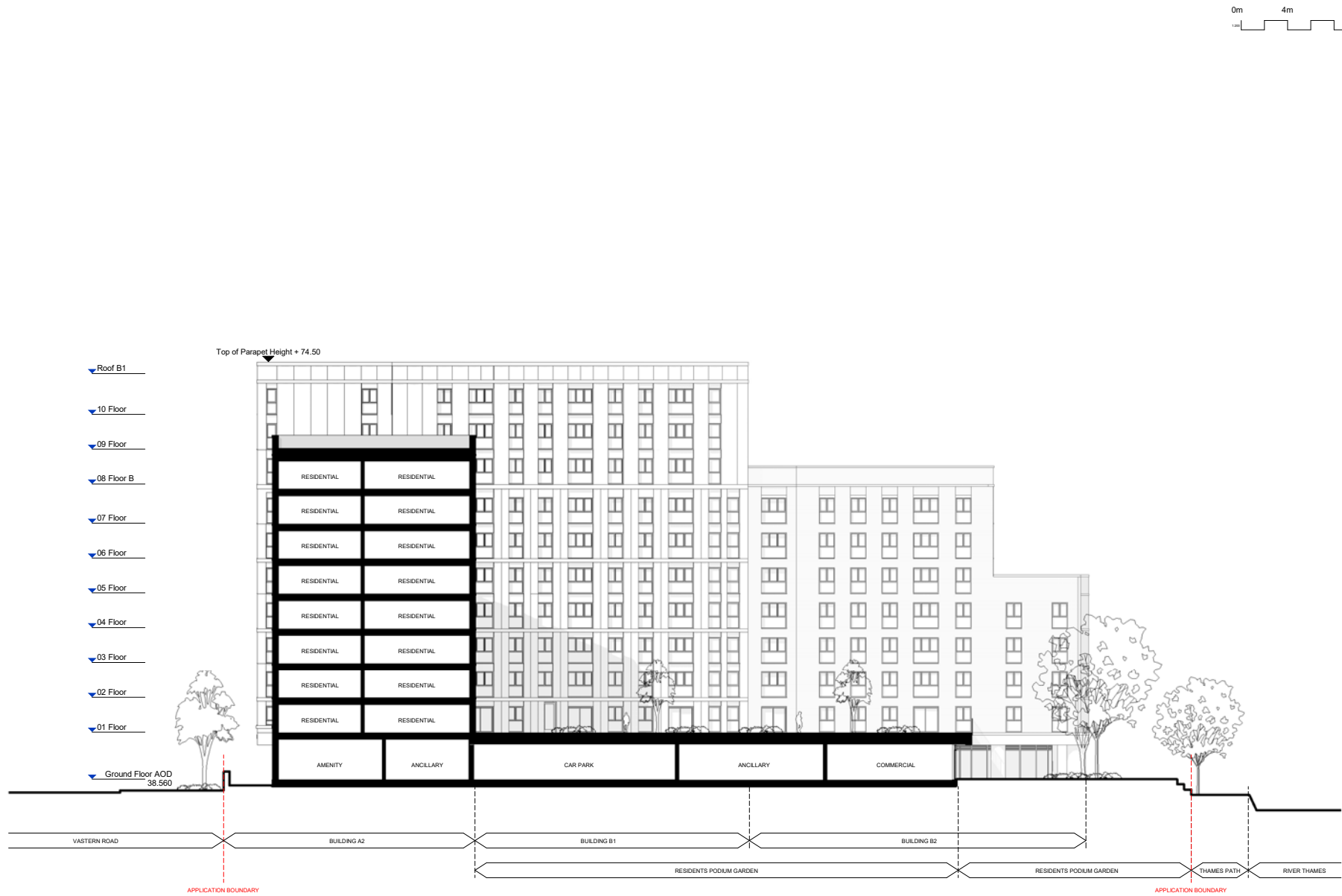
Discipline

Architecture

Assael

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info@assael.co.uk





1 Buildings B1 & B2 East Elevation
Scale: 1 : 200

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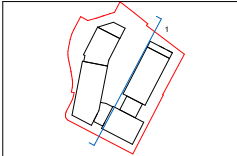
Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Material Legend

	Green (Green pre-cast or similar)
	Grey brick
	White brick
	Dark grey brick

Key



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Courtyard Elevations 2

Scale @ A1	First issue date
1:200	19/07/24

Drawing number

A4012-ASA-ZZ-ZZ-DR-A-0403

Proposed status	Revision
For Planning	PL1

Discipline

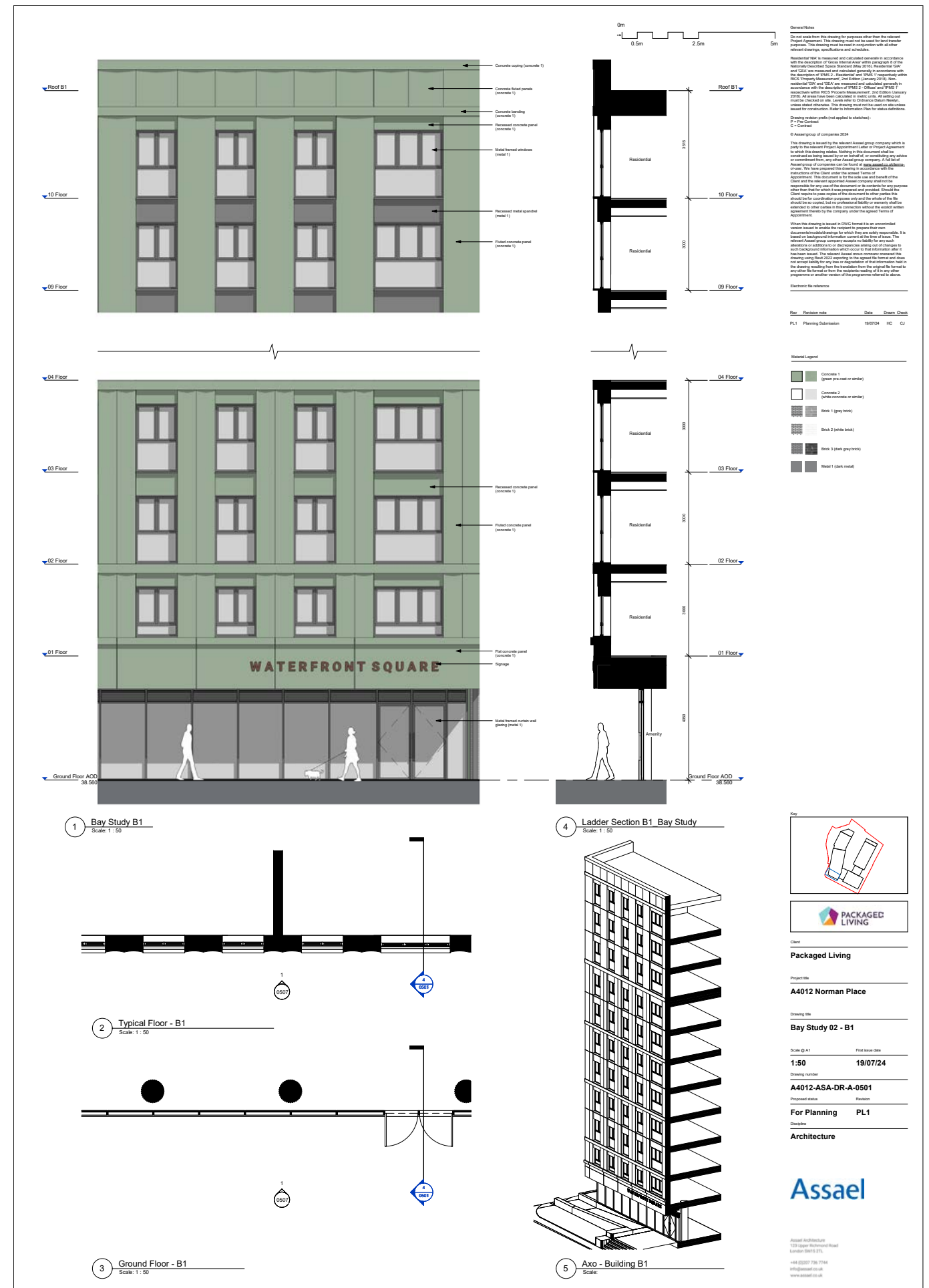
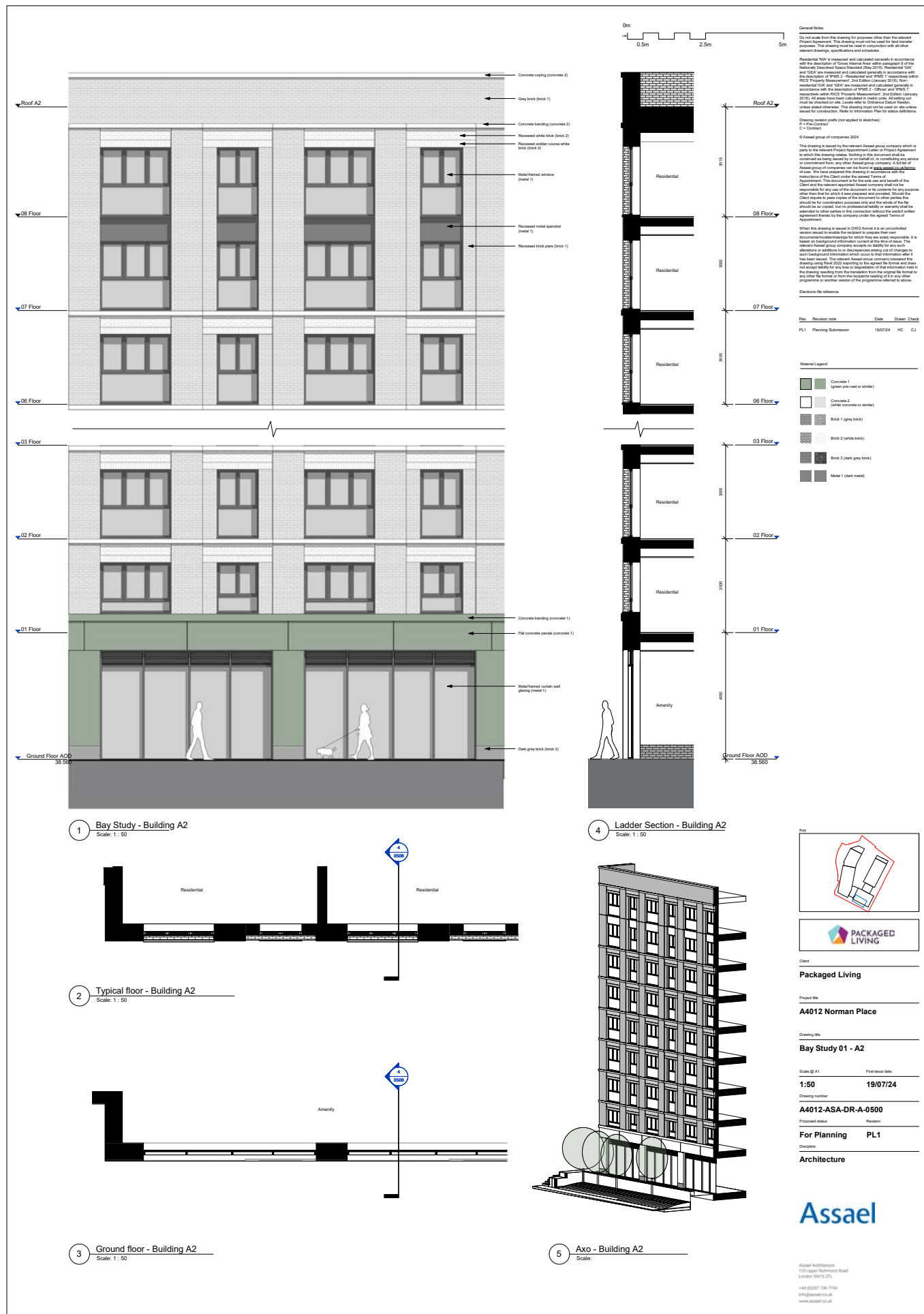
Architecture

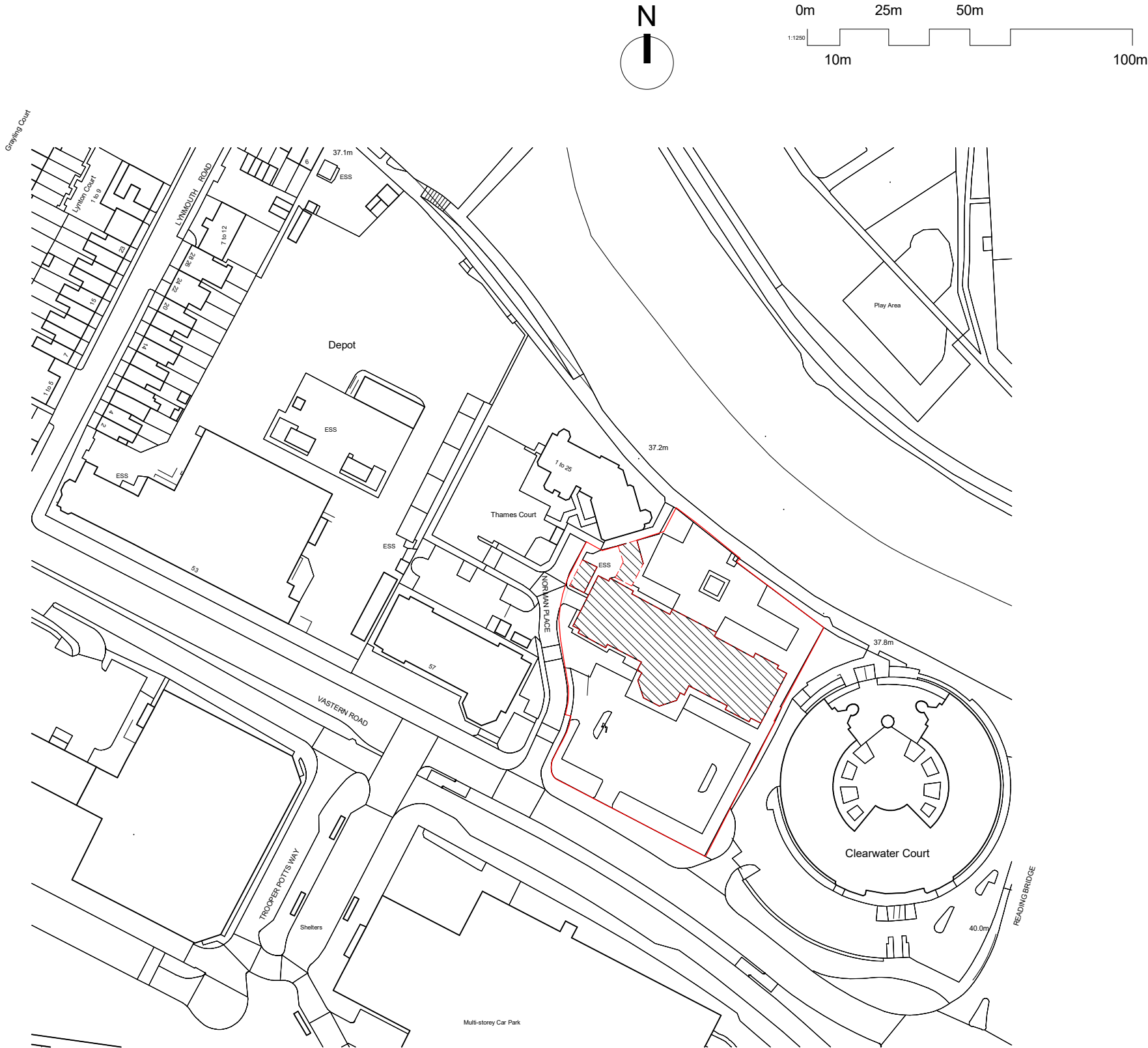
Assael

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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

- Key**
- Planning application boundary
 - ▨ To be demolished



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Demolition Plan

Scale @ A3

1 : 1250

First Issue date

19/07/24

Drawing number

A4012-ASA-XX-GF-DR-A-0050

Proposed status

For Planning

Revision

PL1

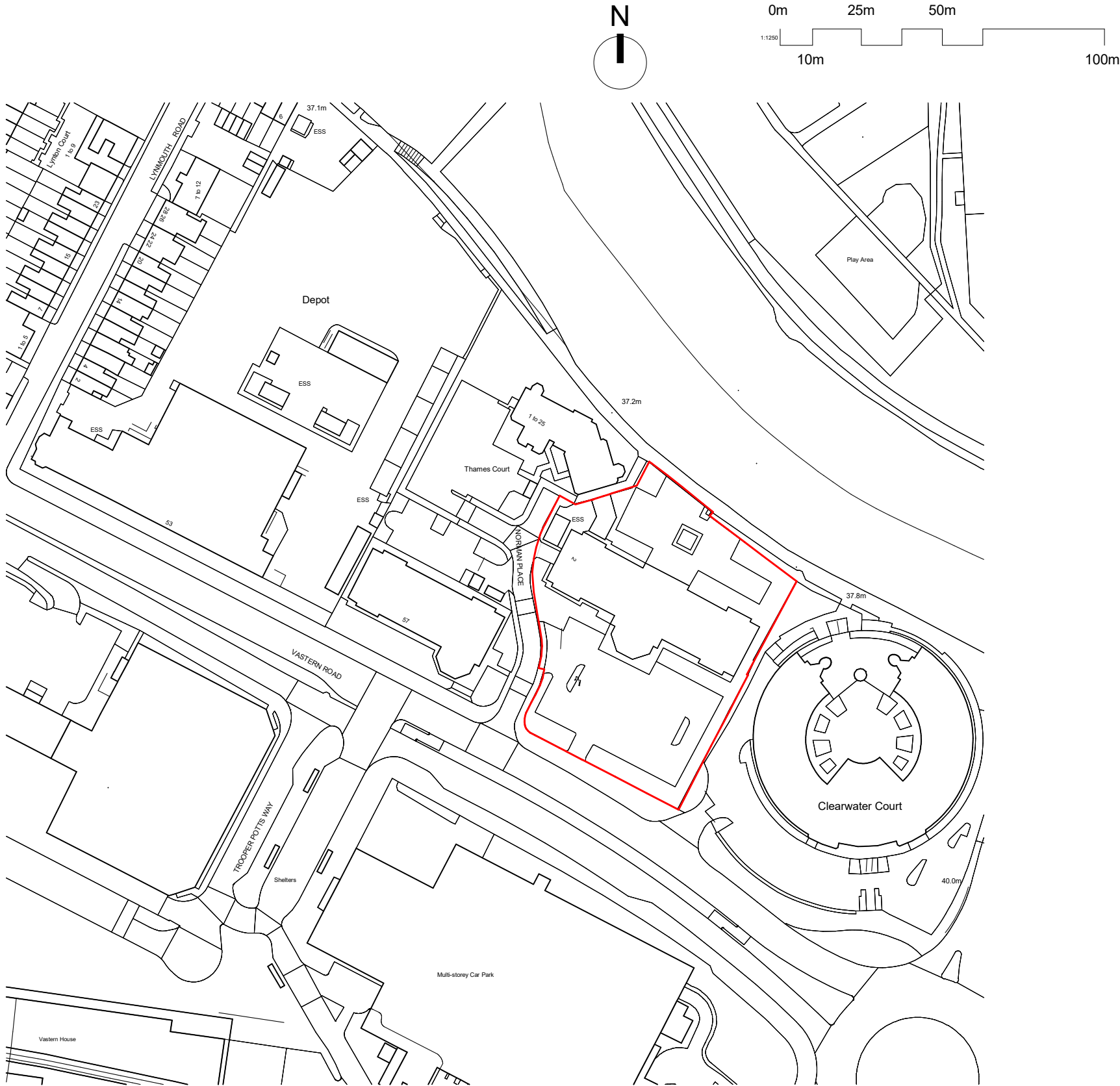
Discipline

Architecture

Assael

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London SW15 2TL

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info@assael.co.uk
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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key
— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Site Location Plan

Scale @ A3

1 : 1250

First Issue date

19/07/24

Drawing number

A4012-ASA-XX-GF-DR-A-0100

Proposed status

For Planning

Revision

PL1

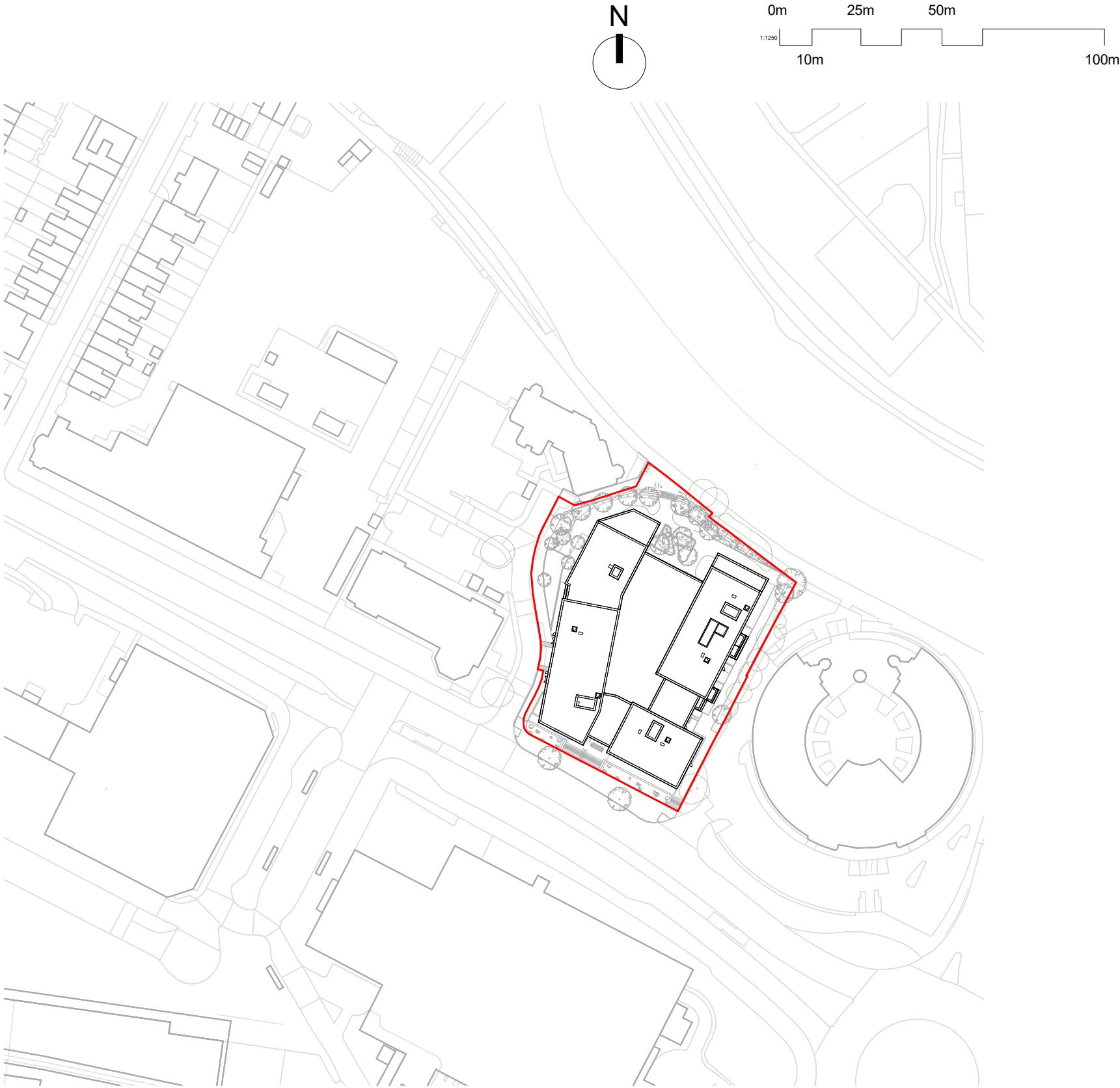
Discipline

Architecture

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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Proposed Site Plan

Scale @ A3

1 : 1250

First Issue date

19/07/24

Drawing number

A4012-ASA-XX-GF-DR-A-0150

Proposed status

For Planning

Revision

PL1

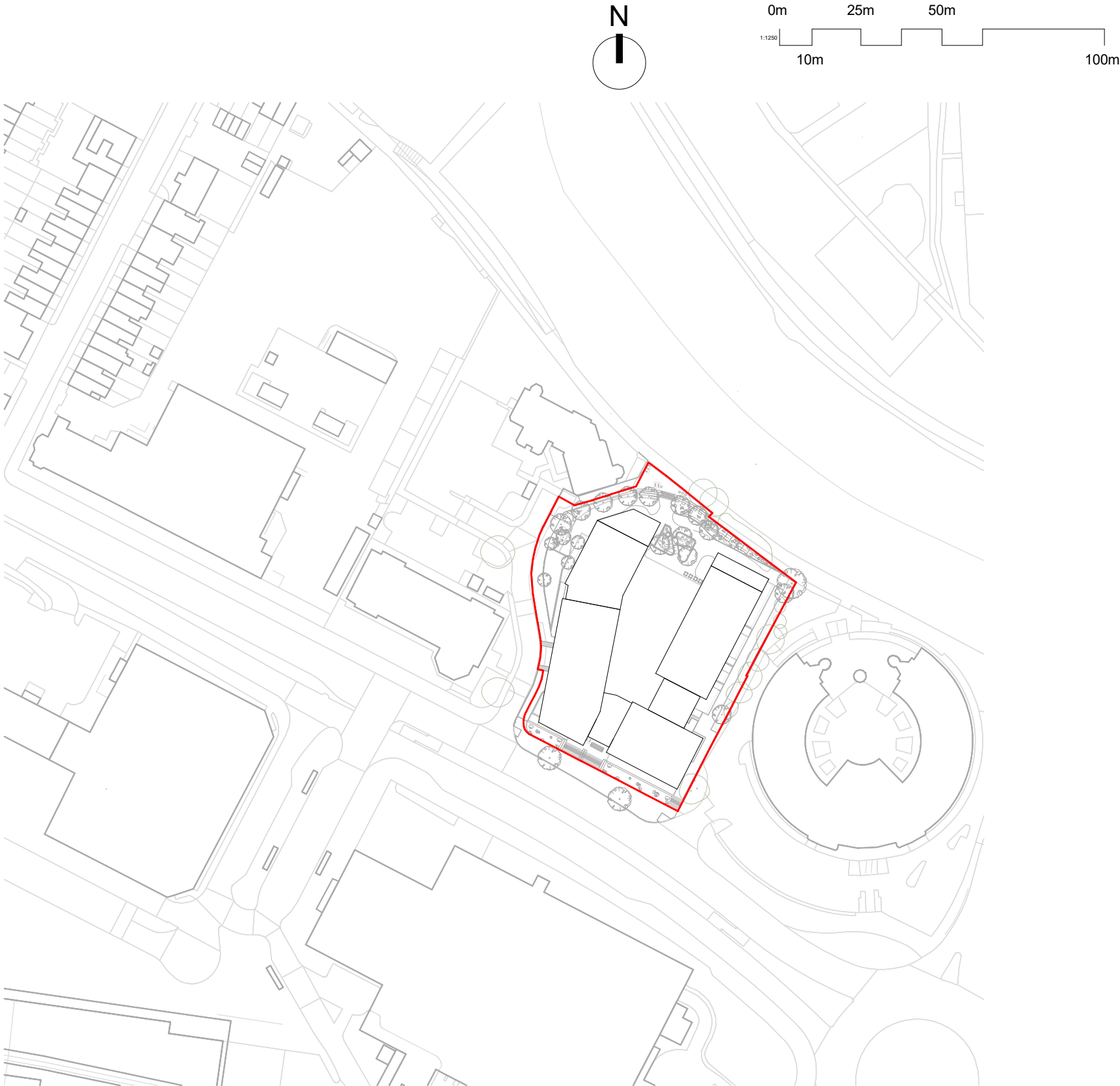
Discipline

Architecture

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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Proposed Block Plan

Scale @ A3	First Issue date
1 : 1250	19/07/24

Drawing number
A4012-ASA-XX-GF-DR-A-0151

Proposed status	Revision
For Planning	PL1

Discipline

Architecture

Assael

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7.6 Summary schedule

Net Area			Gross Area				Unit Mix								Of Which											
Tenure / Use	Building	Core	NIA (sq. m)	NIA (sq. ft)	GIA (sq. m)	GIA (sq. ft)	GEA (sq. m)	GEA (sq. ft)	NIA to GIA	1BS	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	Two storey	Three storey	M4(3) Units	Hab Rooms	% of overall units	Total	% of overall units	Amenity (sq. m)	Amenity (sq. ft)	
Build to Rent	Building A1		3,850.313	41,444	5,225.5	56,247	5,735.7	61,738	73.7%	4	39	5	27	0	0	0	0	0	0	173	27.2%	75	29.5%	0.0	0	
Build to Rent	Building A2		2,630.388	28,313	3,863.9	41,591	4,221.0	45,435	68.1%	4	25	1	4	0	0	12	0	0	0	116	18.2%	46	18.1%	0.0	0	
Build to Rent	Building B1		5,386.900	57,984	7,506.7	80,802	8,060.5	86,762	71.8%	10	22	1	57	4	0	0	0	0	6	239	37.6%	94	37.0%	0.0	0	
Build to Rent	Building B2		2,414.731	25,992	3,236.8	34,841	3,550.1	38,213	74.6%	0	4	8	24	0	0	3	0	0	7	108	17.0%	39	15.4%	0.0	0	
Summary			14,282.332	153,734	19,833.0	213,480	21,567.3	232,148	72.0%	18	90	15	112	4	0	15	0	0	13	636	100.0%	254	100.0%	0.0	0	
										7.1%	35.4%	5.9%	44.1%	1.6%	0.0%	5.9%										
C3 summary			14,282.3	153,734	19,833.0	213,480	21,567.3	232,148	72.0%	18	90	15	112	4	0	15	0	0	13	636	100.0%	254	100.0%	0.0	0	
									67.5%	7.1%	35.6%	5.9%	44.1%	1.6%	0.0%	5.9%										
BTR Amenity	Building B1		0.0	0	508.4	5,472	564.1	6,072																		
Amenity summary			0.0	0	508.4	5,472	564.1	6,072																		
Commercial (E)	Building A1		257.2	2,768	268.1	2,885	277.8	2,990																		
Commercial summary			257.2	2,768	268.1	2,885	277.8	2,990																		
Ancillary summary			0.0	0	363.1	3,909	365.3	3,932																		
Car park summary			0.0	0	576.8	6,209	574.9	6,188																		
Site wide summary			14,539.5	156,502	21,549.3	231,955	23,349	251,331																		

External amenity

	GEA (sq. m)	GEA (sq. ft)
Podium	763.1	8,213
8th floor roof terrace	381.5	4,106
External communal amenity total	1,144.5	12,320
External amenity total	1,145	12,320

Density

Site area (ha.)	0.54
Dwellings /ha.	470
Hab rooms /ha.	1,178

General notes
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The areas listed are approximate only and have been measured from the drawings listed below.

A4012-ASA-XX-GF-DR-A-0200-P06, A4012-ASA-XX-01-DR-A-0201-P05, A4012-ASA-XX-02-DR-A-0202-P04, A4012-ASA-XX-05-DR-A-0205-P05, A4012-ASA-XX-08-DR-A-0208-P05, A4012-ASA-XX-09-DR-A-0209-P05

In this document, the following definitions apply: Residential 'NIA' is measured and calculated generally in accordance with the description of 'Gross Internal Area' within paragraph 8 of the Nationally Described Space Standard (amended May 2016). Residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Residential' and 'IPMS 1' respectively within RICS 'Property Measurement', 2nd Edition (January 2018). Non-residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Offices' and 'IPMS 1' respectively within RICS 'Property Measurement', 2nd Edition (January 2018).

All areas have been calculated in metric units. Areas gives in Imperial units (sq. ft) have been calculated using the conversion factor 10.7639. Construction tolerances, workmanship and design by others may affect the stated areas. Existing buildings and structures may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All measurements exclude window and door reveals prior to RIBA Stage 3, due to the Level Of Information present in the model. All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design and construction processes.

Status	Revision	Date	Dm	Chk
PL1	Planning Submission	03/07/24	HC	CJ

Client
Packaged Living

Project title
A4012 Norman Place Reading

Drawing title
Summary Schedule

Scale @ A3	Issue date
NTS	19/07/24
Drawing number	A4012-ASA-ZZ-ZZ-SH-A-0701
Proposed status	Revision
for Planning	PL1

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7.7 Tree Diversity

Reading Borough Local Authority sets a target ratio of 30:10:10 (family:genus:species) ratio for tree specimens.

The schedule below provides a detailed breakdown of the all proposed trees within the application boundary. In summary:

- Family - does not exceed the target of 30%
- Genus - does not exceed the target of 20%
- Species - equal to or marginally exceed the recommended ration of 10%

A4012-E NORMAN PLACE, READING
Tree diversity schedule

Revision: R0
Date: 12.07.2024
Status: Stage 3

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COMMON NAME	FAMILY	GENUS	SPECIES	CULTIVAR	NUMBER	FAMILY RATIO (%)	GENUS RATIO (%)	SPECIES RATIO (%)
Spaeth Alder	Betulaceae	Alnus	Alnus x spaethii	-	1	22	7	2
Cut Leaved Alder	Betulaceae	Alnus	Alnus glutinosa	Imperialis	3			5
Silver Birch	Betulaceae	Betula	Betula pendula	-	1		2	2
Hornbeam "Frans Fontaine"	Betulaceae	Carpinus	Carpinus betulus	Frans Fontaine	1		2	2
Common Hazel	Betulaceae	Corylus	Corylus avellana	-	4		12	12
Hazel "Zellernus"	Betulaceae	Corylus	Corylus avellana	Zellernus	3			
Giant Dogwood	Cornaceae	Cornus	Cornus contraversa	-	5	19	19	8
Dogwood "Eddie's White Wonder"	Cornaceae	Cornus	Cornus	Eddie's White Wonder	6			10
Star Magnolia	Magnoliaceae	Magnolia	Magnolia stellata	-	3	5	5	5
Burkwood Osmanthus	Oleaceae	Osmanthus	Osmanthus x burkwoodii	-	2	5	3	3
Lilac "Madame Lemoine"	Oleaceae	Syringa	Syringa vulgaris	Madame Lemoine	1		2	2
Scots Pine	Pinaceae	Pinus	Pinus sylvestris	-	4	7	7	7
London Plane	Platanaceae	Platanus	Platanus x hispanica	-	2	3	3	3
Rowan / Mountain Ash	Rosaceae	Sorbus	Sorbus aucuparia	-	2	17	7	3
Wild Service Tree	Rosaceae	Sorbus	Sorbus torminalis	-	2			3
Snowy Mespilus "Robin Hill"	Rosaceae	Amelanchier	Amelanchier arborea	Robin Hill	1		3	2
Serviceberry	Rosaceae	Amelanchier	Amelanchier lamarkii	-	1			2
Crab Apple "Butterball"	Rosaceae	Malus	Malus	Butterball	2			7
Crab Apple	Rosaceae	Malus	Malus sylvestris	-	1	2		
Crab Apple "Evereste"	Rosaceae	Malus	Malus	Evereste	1	2		
White Poplar	Salicaceae	Populus	Populus alba	-	1	2	2	2
Red Maple	Sapindaceae	Acer	Acer rubrum	-	1	20	20	2
Field Maple	Sapindaceae	Acer	Acer campestre	-	7			12
Grey-budded snake-bark maple	Sapindaceae	Acer	Acer rufrinerve	-	4			7

TARGET MAX 30%	TARGET MAX 20%	TARGET MAX 10%
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TOTALS	59	100	100	100
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Document control form

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Checked by	Adam Fothergil - Associate Director

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Status	Revision	Date issued	Prepared by	Checked by
P1	R1	July 2024	CJ	AF