

PROJECT: 19977 - NORMAN PLACE, READING
REPORT TITLE: EXISTING VS. CUMULATIVE
ADDRESS: THAMES COURT
DATE: 26/11/2024
SCHEME IR: IR19
DRAWING No.: 19977-REL06-IS06-NSL5

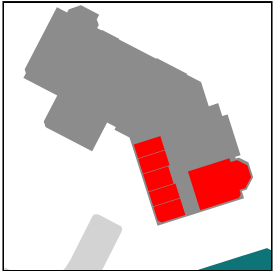
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THAMES COURT								
F02	R1	RESIDENTIAL	LKD	56.0	99.7	99.8	-0.1	-0.1
F02	R4	RESIDENTIAL	BEDROOM	12.6	99.9	99.9	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	11.0	97.6	97.6	0.0	0
F02	R6	RESIDENTIAL	UNKNOWN	12.4	98.5	98.5	0.0	0
F02	R7	RESIDENTIAL	UNKNOWN	11.5	97.6	97.6	0.0	0

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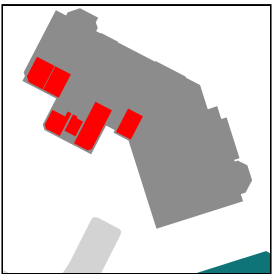
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THAMES COURT								
F02	R9	RESIDENTIAL	LKD	22.6	93.5	91.4	0.5	2.3
F02	R10	RESIDENTIAL	UNKNOWN	11.5	84.4	79	0.6	6.5
F02	R12	RESIDENTIAL	BEDROOM	5.6	95.7	95.7	0.0	0
F02	R13	RESIDENTIAL	BEDROOM	10.1	99.6	99.6	0.0	0
F02	R14	RESIDENTIAL	BEDROOM	12.2	85.6	85.2	0.1	0.5

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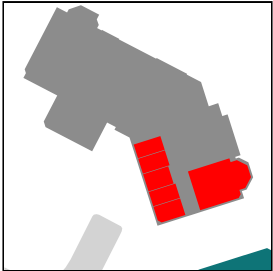
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THAMES COURT								
F03	R1	RESIDENTIAL	LKD	55.9	99.7	99.8	-0.1	-0.1
F03	R4	RESIDENTIAL	BEDROOM	12.6	99.9	99.9	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	11.0	97.6	97.6	0.0	0
F03	R6	RESIDENTIAL	UNKNOWN	12.4	98.5	98.5	0.0	0
F03	R7	RESIDENTIAL	UNKNOWN	11.5	97.6	97.6	0.0	0

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KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THAMES COURT								
F03	R9	RESIDENTIAL	LKD	22.6	99.9	99.6	0.1	0.4
F03	R10	RESIDENTIAL	UNKNOWN	11.5	95.2	90.6	0.5	4.8
F03	R12	RESIDENTIAL	BEDROOM	5.6	86	85.9	0.0	0.1
F03	R13	RESIDENTIAL	BEDROOM	10.1	99.6	99.6	0.0	0
F03	R14	RESIDENTIAL	BEDROOM	12.2	89.9	89.5	0.0	0.4

APPENDIX 04

LANDSCAPE CHARACTER AREAS PLAN

3.6 Landscape character areas

The emerging scheme provides an excellent opportunity to create a publicly accessible landscape at ground floor whilst also creating private external space for residents. Located on the southern bank of the River Thames, the proposals provide some unique character areas which should be celebrated.

The emerging proposals create three key character areas within the public realm which include a new publicly accessible square which overlooks the river, a residential street along the eastern boundary and new active frontage with streetscape enhancements along Vastern Road.

There are also two amenity gardens for residents. Each of the spaces has a different character which is driven by elevation, sunlight and overshadowing, privacy and use. Further detail is provided on the following pages.

Key:

Vastern Road

MEWS Street

Waterfront Square

Podium garden

Kitchen garden

Biodiverse green roofs

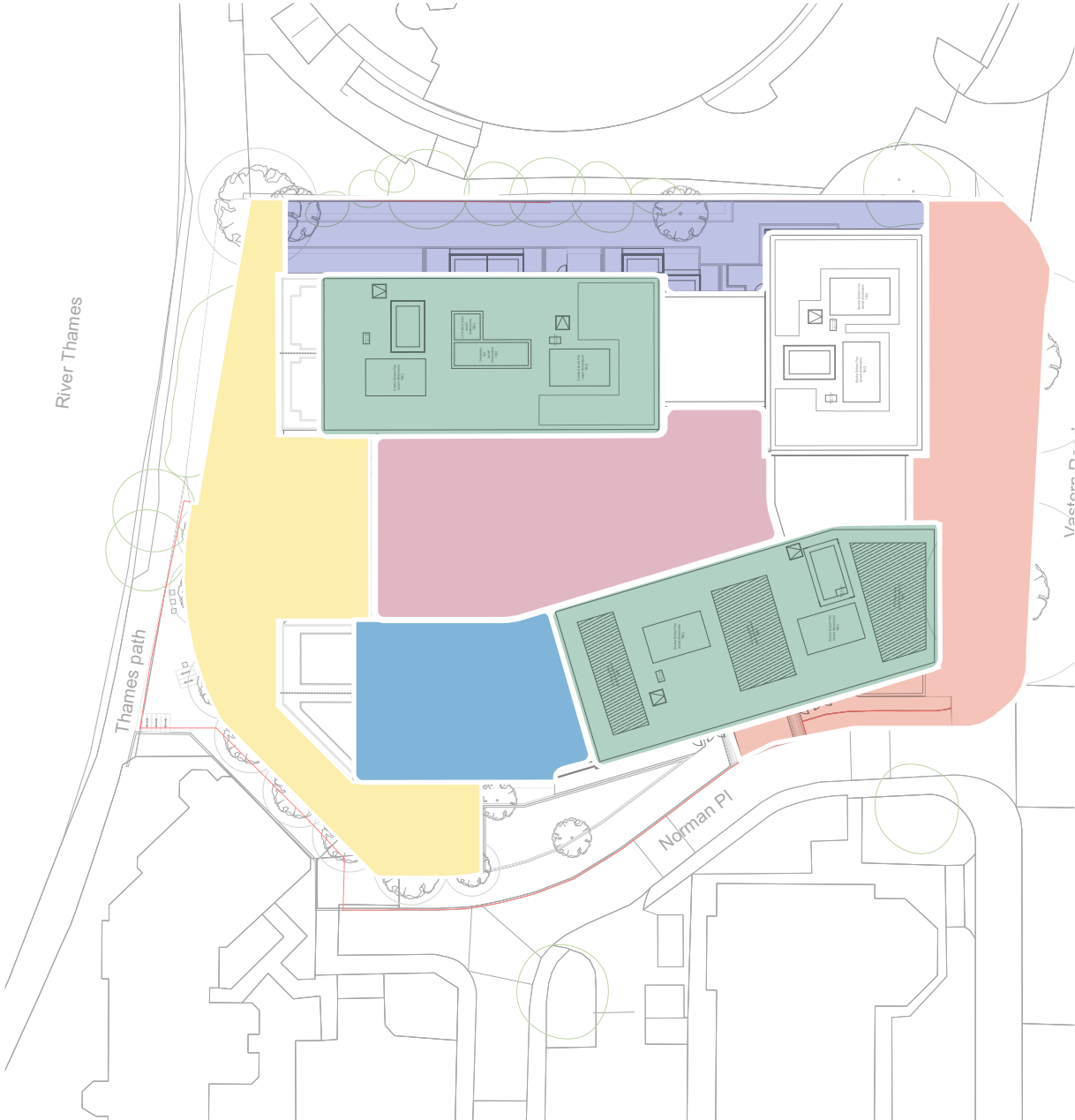


Diagram illustrating the landscape character spatial arrangement