

KEY

- Application area
- 2.4m High black weldmesh security swing gate with fence
- 2.4m High black weldmesh security fence with gates
- Proposed soft landscape
- Brushed concrete service yard
- Tarmac
- Well consolidated gravel
- Natural block paving to vehicle areas
- Charcoal block paving to pedestrian areas
- Tactile paving to dropped kerb areas
- Brushed concrete footpaths
- Car parking space
- Accessible parking
- Cycle shelters
- DK Drop kerb
- B Bollards
- Double EV charging
Total provided:
- Proposed trees
- Proposed raised arm barrier
- Existing substation
- New substation
- AC Condenser Compound on concrete base to M&E specification. To be provided with gully drainage

Architecture

Landscape

Town Planning

Masterplanning

Urban Design

PRC

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Client: V7 ASSET MANAGEMENT

Project Name: MEADOW ROAD, READING

Drawing Title: PROPOSED SITE PLAN

Job No: 11677 Status: Project Stage: PL

First Issue Date: 20-JAN-25 Scale: As indicated Lead/Checked: ME

Project: Originator: Zone: Level: Type: Role: Drg No: Rev:

MEAD - PRC - / - / - / - / - PL010

BIM File Name: MEAD-PRC-ZZ-ZZ-M3-A-000000



Area Schedule							
Unit	GIA GF sqm	GIA FF sqm	Total GIA sqm / sqft	Total GEA sqm / sqft	CIH M	FF%	Car Parking
1	165	-	165 / 1,776	184 / 1,980	7	-	2
2	175	-	175 / 1,883	188 / 2,023	7	-	2
3	263	-	263 / 2,830	287 / 3,089	7	-	3
4	186	-	186 / 2,002	206 / 2,217	7	-	3
5	177	-	177 / 1,905	192 / 2,066	7	-	2
6	189	-	189 / 2,034	205 / 2,206	7	-	3
7	203	-	203 / 2,185	225 / 2,421	7	-	3
8	390	70	460 / 4,951	499 / 5,371	7.5	15	4
9	431	77	508 / 5,468	551 / 5,930	7.5	15	5
10	658	116	774 / 8,331	820 / 8,826	7.5	15	7
11	750	132	882 / 9,493	936 / 10,075	7.5	15	7
Total	-	-	3,998 / 43,034	4,293 / 46,209			40

Site Area: 2.2 acres / 0.89 hectare
Site density: 44% based on Total GIA

NOTES:

Car Parking:

A total provision of 40 car parking spaces are proposed throughout the development.

This includes:

- 29 no. Standard marked car parking spaces
- 11no. Disabled bays

Electric Car Charging:

A total provision of 11 double electric vehicle charging points are provided to serve 22 vehicles.

All remaining car parking spaces are to be provided with ducting for the future provision of charging points, providing 100% of spaces with active and future electric vehicle charging facilities.

Cycle Parking:

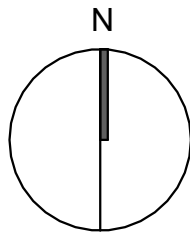
A total provision of 24 cycle parking spaces are proposed throughout the development, provided in secured and covered shelters.

This is broken down as:

- Units 1-9 are provided with 2no. secure covered cycle shelters each with 4no. Sheffield cycle stands, providing a total of 16 cycle parking space
- Unit 10 is provided with 4 cycle parking spaces provided by 2 Sheffield cycle stands in a secure covered shelter
- Unit 11 is provided with 4 cycle parking spaces provided by 2 Sheffield cycle stands in a secure covered shelter

Service Yards:

All service yards to be concrete laid on prepared sub base



0 10 20 30 40 50m
Scale 1:500