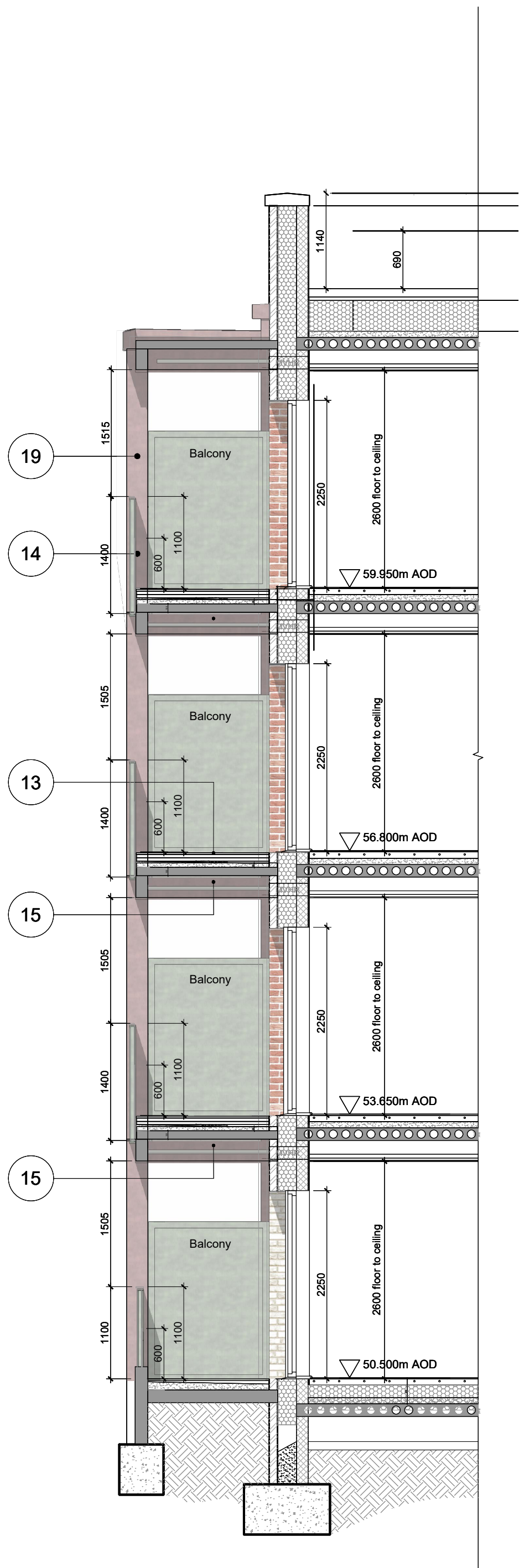


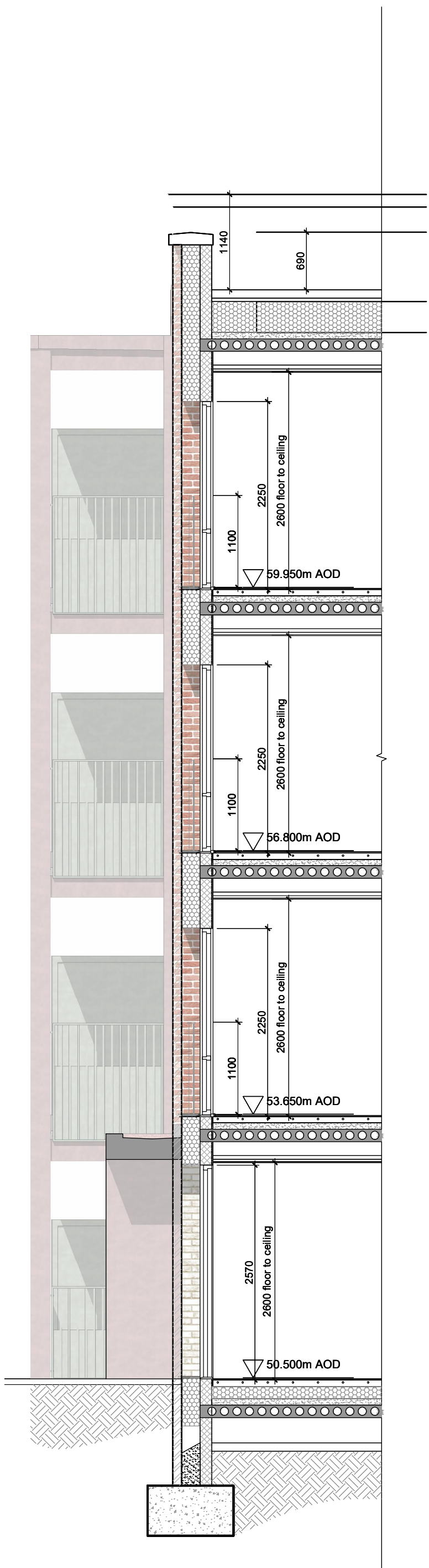
Note: Refer to drawing series
DR 250 GA Block Elevations
for complete block elevations



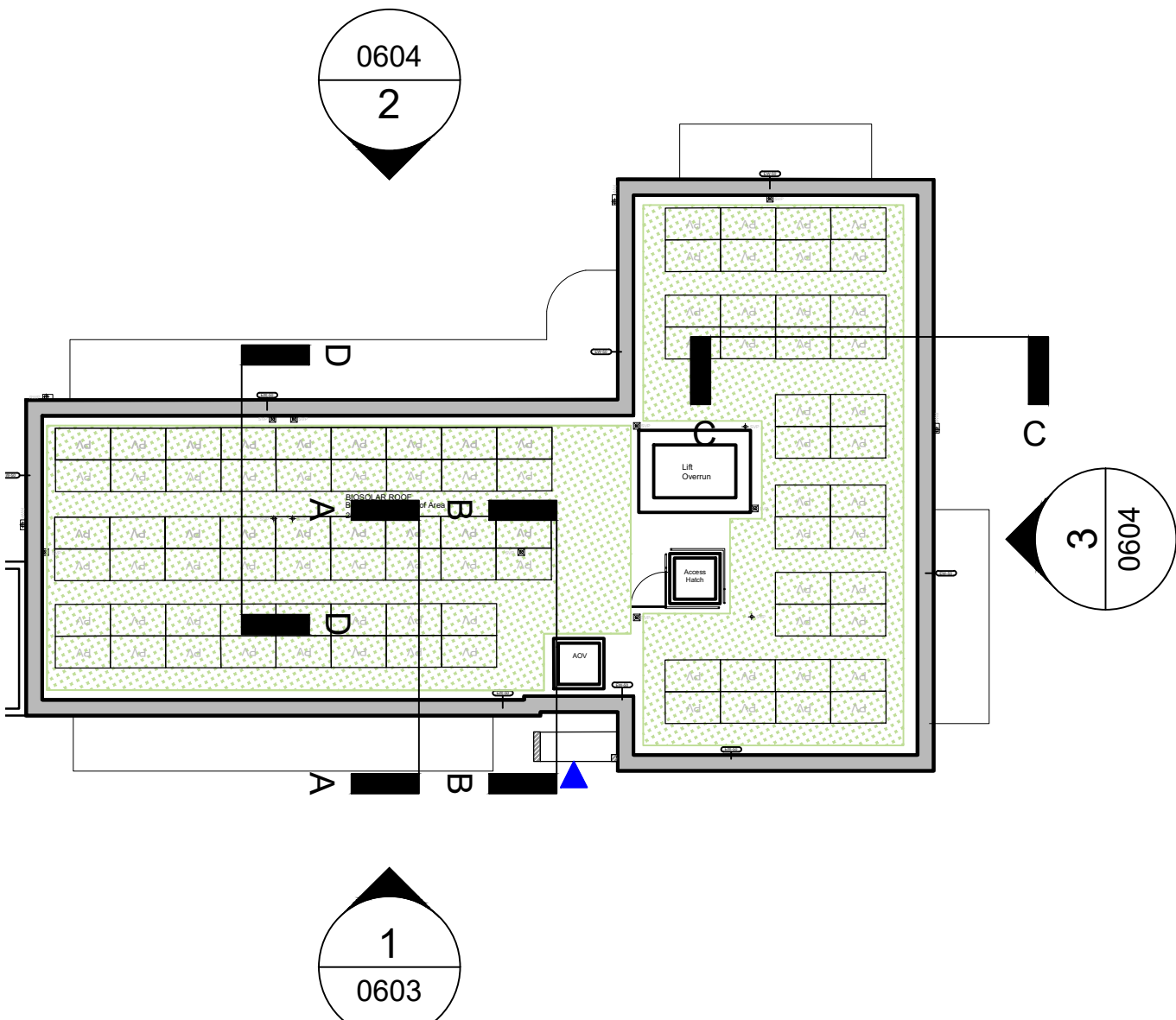
Block A
Detail Elevation 1 - Balcony & Communal Entrance



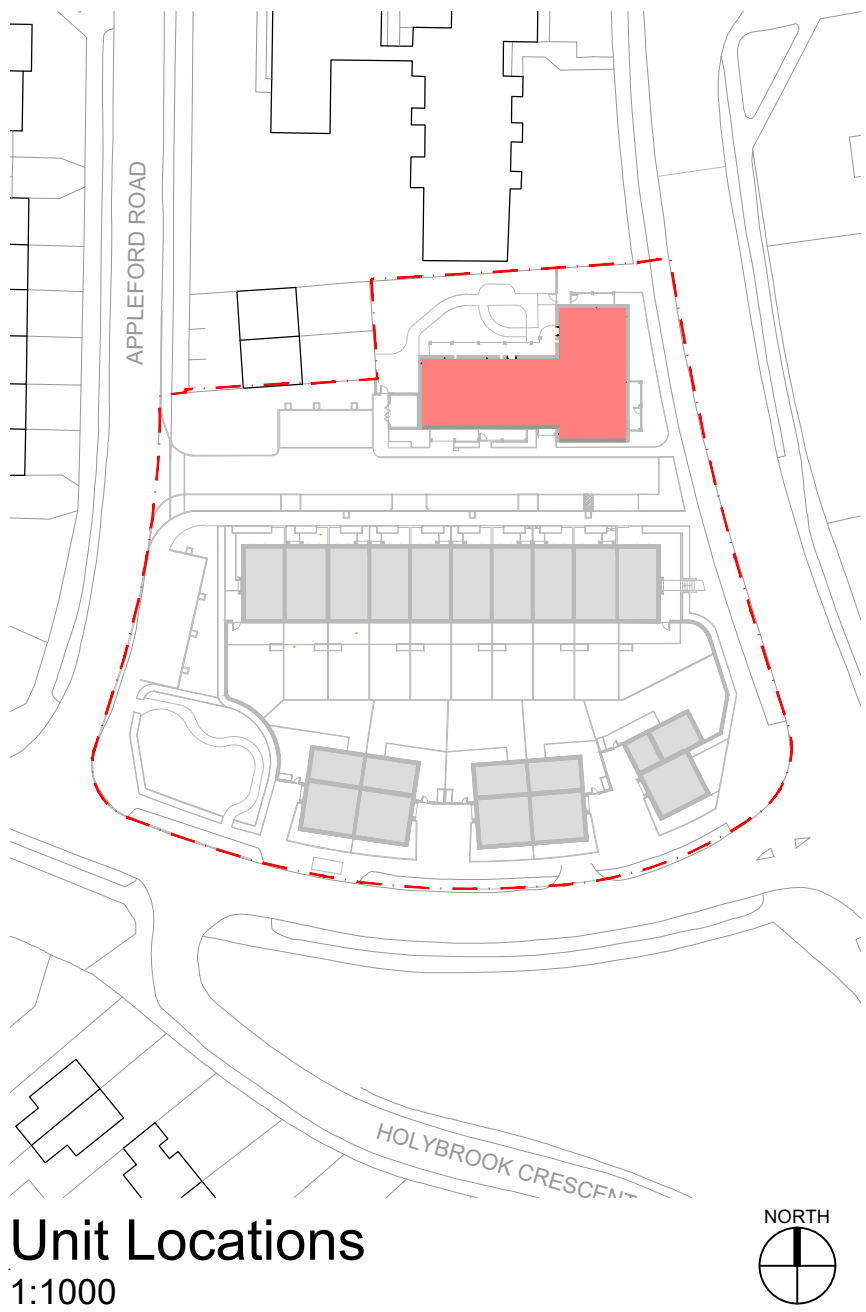
Block A
Detail Section AA
Balcony Section



Block A
Detail Section BB
Communal Entrance Section



Block A Apartment
Section Key Plan
1:200

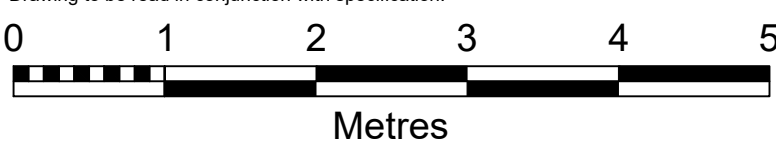


Unit Locations
1:1000
Block A Apartment

Rev	Date	Drawn	Description
A	03.11.23	TBO	Issue for Planning
B	21.11.23	DEG	Planning Amendments (see notes)
C	13.08.25	KDU	Dry Riser Coordination Amend
			Non-material amendment (see notes)

Notes:
Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

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Legend

- 1a Primary Facing Brick - Red multi facing brick in stretcher bond with light grey coloured mortar and buckled handle joints
- 2a Secondary Facing Brick Detail - As primary facing brick, laid as a soldier course above window openings
- 3 Stone Clad Window Surround - Load bearing pre-cast stone surround to window head, jambs and sills, 225mm wide for avoidance of out-silks. To match standard window reveal depth. Colour: Natural White
- 4 Reconstructed Stone Capping - 150mm deep reconstructed stone capping to parapets to external brick walls. Natural white to match window surround (3)
- 5 Private Entrance Porch/Canopy - Double leaf of projecting brick reveal (primary brick) with tapered pre-cast canopy
- 7 Windows, Roofsights, External Patio & Balcony door frames - Aluminium composite frames & doors. Colour: RAL 6021 Pale Green. Brick reveal to jambs min. 150mm from front face of external brickwork
- 8 Private Front Doors - PAS24 SBD compliant doors with integrated fixed glazed designs and/or height. Door Colour: RAL 6021 Pale Green. To match windows
- 9 Roof - Metal Standing Seam - Vertical metal standing seam in subtle red/brown colour
- 10 Rainwater Goods - All Rainwater pipes, hoppers, gutters, boots fed from a brick parapet (vents to be aluminium. Colour to match metal standing seam roof (9)
- 11 Solar PV Panels - Integrated clip-on system to attach to pitched metal roof seams OR Bleedor system on flat roofs. Specification: Ibc
- 12 Signage - Zone for Bespoke Building Entrance Signage. Font, Colour and Material: TBC
- 13 Balcony Deck - Non-combustible porcelain tile. Colour: TBC
- 14 Balcony Balustrades - Polyester Powder coated metal railings. RAL 6021 Pale Green. To match window frames. Flat bar vertical railings and top rail, with infill frame metal panel behind to comply with BS5891 means of escape. Red/brown colour tone to complement brickwork. Final colour: Ibc
- 15 Balcony & Deck Soffits - Polyester Powder coated metal soffit tray, colour: TBC
- 16 Communal Entrance Doorset - Aluminium composite doorset, PAS24 SBD compliant. Frame colour: RAL 6021 Pale Green, to match window
- 17 Perforated Metal Screen - RAL to match window frame
- 18 Deck Access Balustrades - Polyester Powder coated metal railings. RAL 6021 Pale Green, to match window frames. Flat bar vertical railings and top rail, with infill frame metal panel behind to comply with BS5891 means of escape. Red/brown colour tone to complement brickwork. Final colour: Ibc
- 19 External Gate - Aluminium composite gate. Frame colour: RAL 6021 Pale Green, to match windows
- 20

Design Amendments in response to RBC Planning officer comments

- 1) Solar shades removed (not required for overheating strategy)
- 2) Site setting out updated to reflect design development (wall thickness and brick dimension coordination)
- 3) Flat block ground floor deck - introduction of PPC metal soffit downwards to conceal building services
- 4) Dry Riser inlet and outlet position amended to accord with revised fire access strategy

NMA Design Amendments

- 1) Deck and balustrade structural frame changed from pre-cast concrete to painted steel
- 2) Communal window revised to remove Juliette balcony, to include opening lights with fixed lower panes
- 3) Communal entrance component revised to reduce width of door set and omit fixed metal panel in favour of brickwork
- 4) Communal entrance canopy revised to omit pre-cast concrete and match proposed painted steel elsewhere
- 5) Minor amendments to window and door setting out, to reflect plan refinements
- 6) Minor amendments to rainwater pipe hopper locations at roof level

Detail Section and Elevation
drawing title: Block A Apartment Sheet 1
Reading Borough Council
Dwyer Road
client / project

HTA-A_DR_0603
drawing number

1:50
scale @ A1

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FOR PLANNING
status

RBC-DRR
project number

DEG
originated by

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