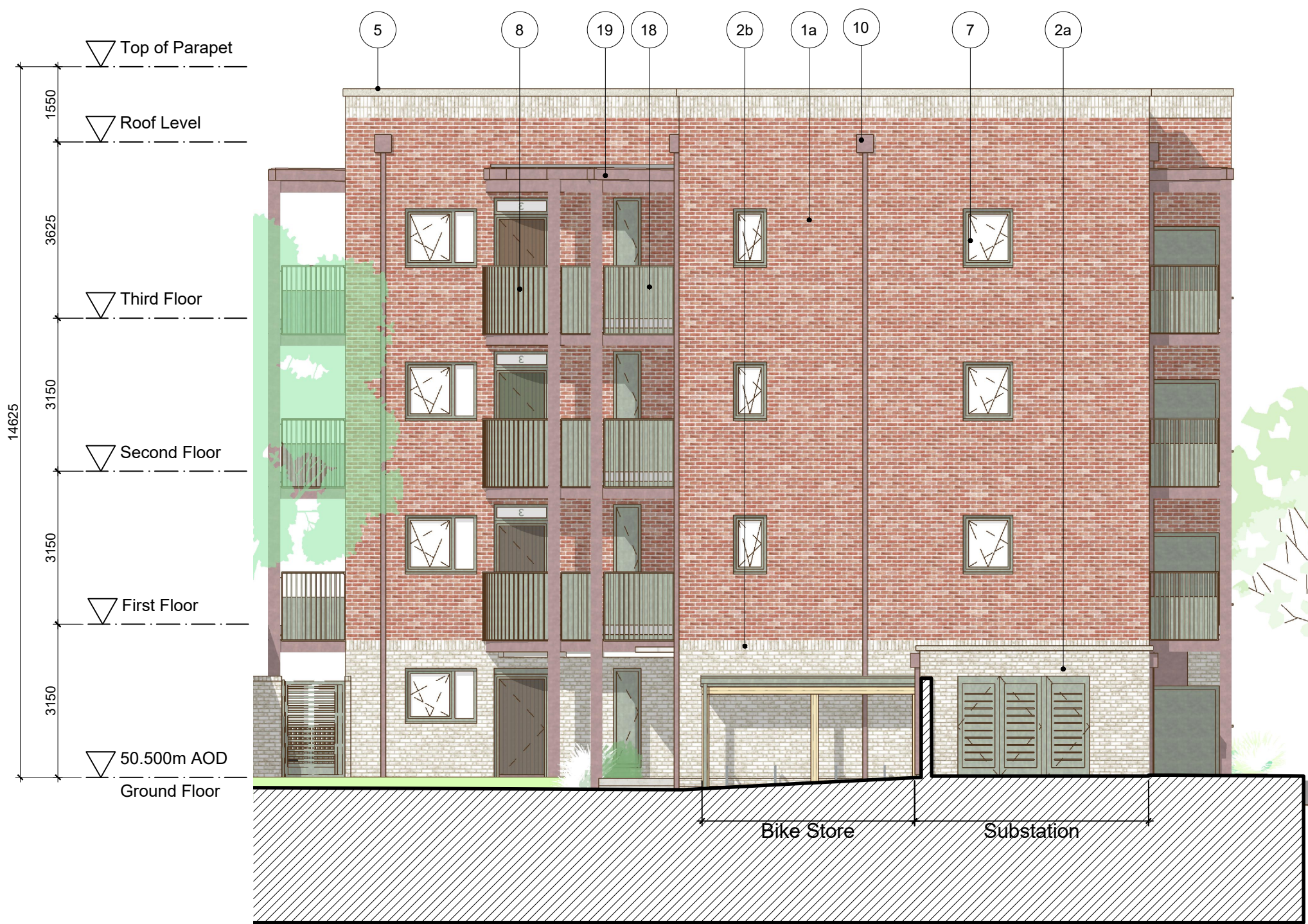




West Elevation 3



East Elevation 4



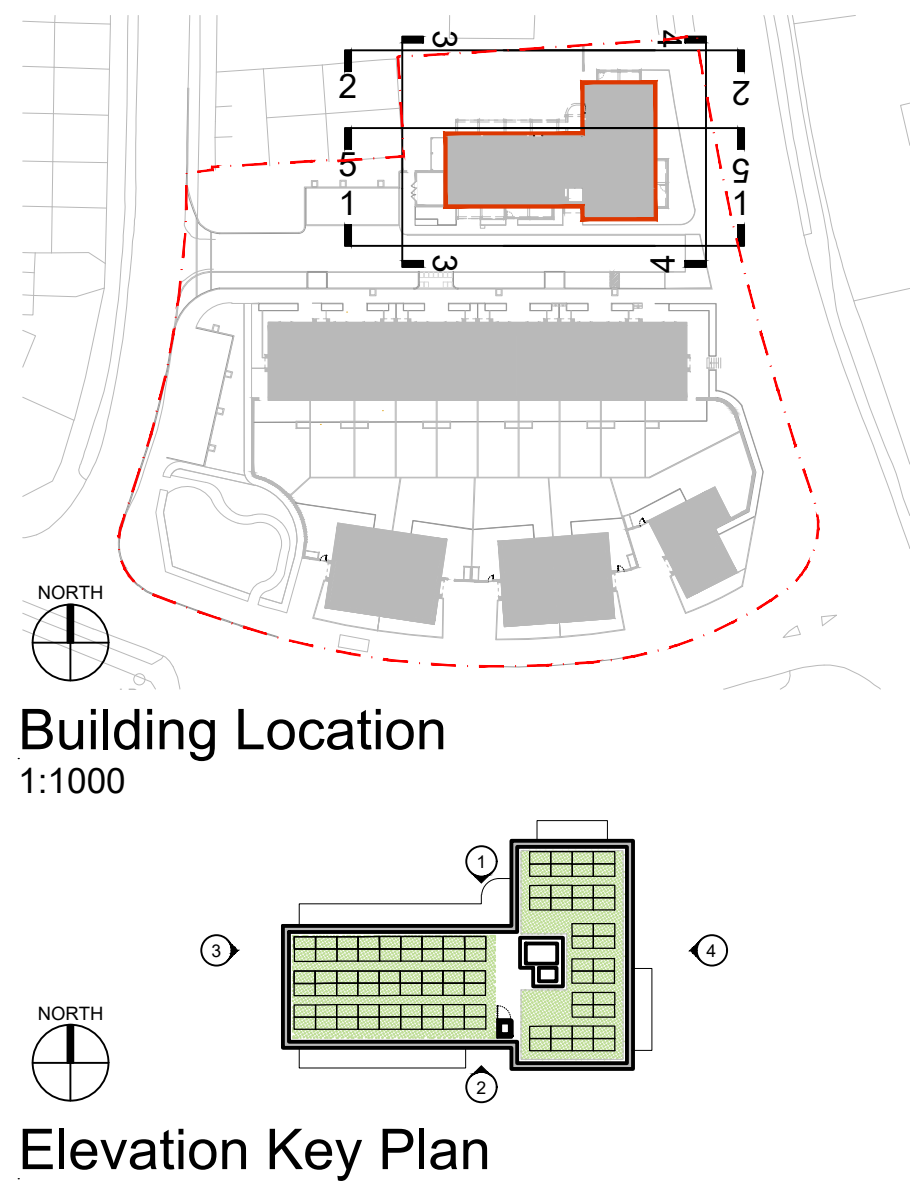
North Section/Elevation 5



South Elevation 1

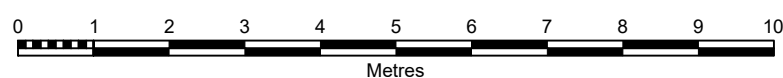


North Elevation 2



Rev	Date	Drawn	Description
A	05.04.23	ALA	Initial Issue For Planning
B	05.05.23	TBO	Issue For Planning
C	03.11.23	DEG	Planning Amendments (see notes)
D	21.11.23	DEG	Drainage, Site Levels & FFL Coordination
E	13.06.26	KDU	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 Detail - As primary facing brick, laid as a soldier course above window openings.	5 Private Entrance Porch/Canopy - Double leaf of projecting brick reveal (primary brick with upturned pre-cast canopy).
2a Secondary Facing Brick Detail - Light grey multi-faceted brick in stretcher bond, with light grey coloured mortar and banded handle panels.	7 Windows, Rooflights, External Patios & Balcony door frames - Aluminium composite frames & accessories. Colour: RAL 6021 Pale Green. Brick reveal to joints max 150mm from front face of external brickwork.
3 Stone Chisel Window Sill - As secondary facing brick, laid as a soldier course at first floor level below primary facing brick, or below coping at parapet level.	8 Private Front Doors - PAS24 SBD compliant doors with integrated fixed glazed sidelight and/or fanlight. Door Colour: RAL 6021 Pale Green. To match windows.
5 Reconstituted Stone Coping - 150mm deep reconstituted stone coping to parapets to external brick walls. Natural white to match window surround (3).	9 Roof - Metal Standing Seam - Vertical metal standing seam in subtle red/brown colour.
	10 Rainwater Goods - All Rainwater pipe, hoppers, gutters, butts fixed from a back parapet. Finest 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 Blockstar system on flat roofs. Specification Bc.
	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 translucent metal panel balustrade to comply with BS5891 means of escape.
	15 Steel Frame - Load bearing painted steel balcony and access deck structure. Red/Brown colour tone to complement brickwork, final colour TBC.
	16 Balcony & Deck soffits - Polyester Powder coated metal soffit tray, colour: TBC.
	17 Communal Entrance Doorset - Aluminium composite doorset, PAS24 SBD compliant. Frame colour: RAL 6021 Pale Green, to match window.
	18 Perforated Metal Screen - RAL to match window frame.
	19 Deck Access Balustrades - Polyester Powder coated metal railings, RAL 6021 Pale Green, to match window frames. Flat bar vertical railings and top rail, with translucent metal panel balustrade to comply with BS5891 means of escape.
	20 External Gate - Aluminium composite gate. Frame colour: RAL 6021 Pale Green, to match windows.

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 downstand 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 balcony 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

Proposed Elevations	HTA-A_DR_0250	E
drawing title: Block A	drawing number	revision
Reading Borough Council		
Dwyer Road		
client / project		
1:100	RBC-DRR	DEG
scale @ A1	project number	originated by
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