

136 – 137 Friar Street, Reading

Planning Statement

ON BEHALF OF ARUN SERVICED APARTMENTS LTD

July 2023

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1. Introduction

- 1.1 This Planning Statement has been prepared, on behalf of Arun Serviced Apartments Ltd. (**“the Applicant”**), in support of a detailed planning application submitted to Reading Borough Council (**“the Council”**) at 136 – 137 Friar Street, Reading (**“the Site”**) for:

*Demolition of rear part of building, retention of front façade and roof plane, and construction of five storey rear extension and dormer windows to retained front roof plane to accommodate a Class C1 hotel use and retention of ground floor Class E commercial, business and service use (**“the Proposed Development”**).*

Application Documentation

- 1.2 The planning application documentation submitted for approval comprises the following:

- Planning application forms/certificates.
- Site location plan.
- A full set of existing and proposed drawings – see attached schedule at **Appendix A**.

- 1.3 The drawings should be read in conjunction with a range of technical documents and supporting material submitted with the application as follows:

- Planning Statement
- Design and Access Statement
- Noise Assessment Report
- Daylight/Sunlight Report
- Historic Environment Assessment
- BREEAM Pre-Assessment
- Bat Scoping Assessment Report
- Drainage Strategy Report
- Energy Strategy Report

- 1.4 These documents have been scoped with regard to the Council's Validation Checklist (November 2021).
- 1.5 This Planning Statement describes the Site and its surroundings (Section 2); sets out the relevant planning history (Section 3); presents the Proposed Development in more detail (Section 4); makes an assessment of the Proposed Development against the development plan and other material considerations (Section 5); before concluding with a final planning balance that demonstrates the proposed development is sustainable development that accords with the development plan and therefore should be granted without delay.
- 1.6 The relevant planning fee will be paid directly by the Applicant.

2. Site Context

- 2.1 The Site (the redline area) measures approximately 9m x 30m and is located on the southern side of Friar Street in the middle of a terrace of buildings. The site is within the defined town centre of Reading.
- 2.2 The existing three-storey building on the Site consists of a retail use on the ground floor, with ancillary storage space on the first and second floor. The building has an attractive façade comprising of grey/orange brickwork which is characteristic of the Reading vernacular, although it is noted that the façade was constructed in the mid-20th century rather than being original Victorian brickwork.
- 2.3 The general street scene is characteristic of a primary shopping area, predominantly of a mixture of buildings of varying time periods and designs, that are predominantly of three/four stories in stature with a varying commercial use at the ground floor level. There are however notable exceptions such as the Novotel/Ibis hotel complex directly opposite the site standing 13 storeys in stature and 30-31 Friar Street at 6 storeys tall.
- 2.4 Furthermore, directly adjacent to the Site, planning permission has been granted on the 24th May 2023 for a comprehensive re-development of 138-144 Friar Street for a seven storey hotel building.
- 2.5 The Site is generally unconstrained by higher order designations. It is located within Flood Zone 1 and is not within a conservation area.

Surrounding Area

- 2.6 The Site has excellent accessibility to public transport. Reading Central railway station is a short 200m walking distance away providing regular and direct services to across the country including London, Oxford, Bristol, and Birmingham. The Site is also walking distance from bus stops in the town centre, which provides services out of Reading to other major towns and cities such as Oxford and Slough.
- 2.7 Being within the town centre, the Site is in an accessible walking distance of many other amenities including commercial, sports, leisure and recreation facilities across the town centre.
- 2.8 Further information regarding the Site and the surrounding area is contained within the Design and Access Statement submitted with this application.

3. Planning History

3.1 The relevant planning application history of the Site is set out in Table 1 below.

Planning Reference	Description	Decision
220215	Ground floor extension to existing shop.	Full Permission 26/04/2022 <i>Not implemented</i>
150068	Change of use of first and second floor Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bedroom apartments. Prior Notification under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Approval 12/03/2015	Approved 12/03/2015 <i>Not implemented</i>

3.2 Other minor historic applications to the retail frontage and signage are noted. A further historic application 890499 for a three-storey rear extension is also noted in the planning history, however there are no documents available on the Council's website and in any event it does not appear to ever have been implemented.

Pre-application

3.3 The Site was subject to preapplication advice from the Council dated 6th October 2022 for a larger scheme seeking a six-storey extension to accommodate the proposed apart-hotel.

3.4 Overall, the pre-application had a positive response in relation to the principle of development, however the Council did raise concern over the various design elements of the pre-application scheme, in particular the height of the proposal and the wish to retain the frontage of the existing building.

- 3.5 In response to the pre-application advice received, a reduced scheme for a five storey extension has been put forward as part of this planning application.

Adjacent Site

- 3.6 It is a material consideration that at 138 – 143 Friar Street, directly adjacent to the Site, the following planning application has been granted by the Council on 24th May 2023:

221235 - Demolition of No's 138-141 & 142-143 Friar St, partial demolition of No. 144 Friar St and erection of ground, mezzanine and 1st to 6th floor (7 storey) hotel building with 163 bedspaces (Class C1), with ancillary ground floor lounge, bar and restaurant and associated works.

- 3.7 The granting of this permission demonstrates the Council's acceptance of the principle of increased bulk and massing of buildings within the Friar Street area.

- 3.8 It is also noted that an application at 1-15 Queen Victoria Street and 147-148 Friar Street Reading has been submitted to the Council, but is currently undetermined, for the following development:

210223 – Part demolition of rear of site. Repair and refurbishment of listed building. Change of use of upper floors from office (Use Class E(g)) to apart hotel (Use Class C1). Erection of a three - storey rear extension with mansard. Erection of a part-single, part-two storey rear addition (Use Class E(a) or (b)). Alterations to ground floor principle façade. Creation of public square, and associated works.

4. Proposed Development

- 4.1 The Proposed Development involves the demolition of the rear part of building, retention of front façade and roof plane, and construction of a five storey rear extension and dormer windows to retained front roof plane to accommodate a Class C1 use apart-hotel, along with the retention of the ground floor Class E commercial, business and service use.
- 4.2 The existing two site accesses off Friar Street at ground level are proposed to be retained by the development. One will access the apart-hotel and the other the commercial unit. Furthermore, as with the existing site, no parking is proposed.
- 4.3 The Proposed Development will comprise of fourteen individual self-serviced rooms spread across four floors with gross internal areas (GIA) ranging from 23m² to 26m². The Apart-Hotel is proposed to have a concierge area and garden terrace on the first floor, along with a green roof.
- 4.4 The design of the Proposed Development includes:
 - a. Retention of the active commercial Friar Street frontage at ground floor level;
 - b. Retention of the attractive grey/orange brick façade typical of the Reading vernacular;
 - c. Sufficient storage for waste and other facilities;
 - d. Traditionally styled pitched roof dormer windows; and
 - e. Five-storey rear extension including bronze clad mansard roof.
- 4.5 More detail of the Proposed Development and justification of its design is contained within the Design and Access Statement.

5. Planning Appraisal

- 5.1 The combined effect of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), as reflected at paragraphs 2 and 47 of the Framework, is that planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 5.2 This section provides an assessment of the Proposed Development against the development plan and any other relevant material considerations (including the Framework).

Development Plan

- 5.3 The statutory development plan of the Council comprises:
- Reading Borough Local Plan 2013 - 2036 and Policies Map (Adopted November 2019) (“**the Local Plan**”)
 - The Central and Eastern Berkshire Minerals and Waste Plan (Adopted January 2023)

Other Material Considerations

- 5.4 The Framework sets out the Government’s planning policies for England and how these are expected to be applied. It is therefore a material consideration, to which significant weight should be attached in determining the application.
- 5.5 At the heart of the Framework (paragraph 11) is the “presumption in favour of sustainable development”, which positively pursues the achievement of development that secures net gains across the three objectives of sustainability. For decision-taking, development proposals that accord with an up to date development plan should be approved without delay.
- 5.6 Other material considerations include:
- Planning Practice Guidance (“**the PPG**”)
 - Parking Standards and Design (2011)
 - Planning Obligations Under S106 SPD (2015)
 - Sustainable Design and Construction SPD (2019)

5.7 The Council conducted a review of the Local Plan which was published in March 2023, to consider whether policies in the Local Plan adopted in 2019 required an update. This review concluded that 45 of the 90 policies in the Local Plan required updating and therefore recommended that a partial update of the Local Plan be undertaken.

5.8 The first stage of the Local Plan Update has been undertaken by the Council, with a call for sites consultation concluding on 8th June 2023.

Planning Policy Designations

5.9 The proposals map of the Local Plan, identifies that the Site is subject to the following planning policy designations:

- Air Quality Management Area
- Area of Archaeological Potential
- Central Core in the Town Centre
- Designated Primary Frontage in Central Reading
- Office Core
- Primary Shopping Area

5.10 The Site is also situated within Flood Zone 1, as identified on the governments Flood Map for Planning. The Site is not within a designated Conservation Area, however the Site falls within the setting of a number of listed buildings as expanded upon later in this Planning Statement.

Sustainable Development

5.11 At paragraph 8, the Framework identifies three overarching objectives of sustainable development – economic, social and environmental – which are interdependent and should be pursued in mutually supportive ways.

5.12 Local planning authorities should consider development proposals in a positive and creative way; and work proactively with applicants to improve the economic, social and environmental conditions of the area by approving sustainable development wherever possible (Framework paragraph 38).

5.13 As expanded upon elsewhere in this Planning Statement and other information submitted with this application, the Proposed Development is wholly sustainable, delivering the following economic, social and environmental benefits:

Economic Role

- A significant capital investment.
- Diversification of a primary shopping area improving its vitality and viability.
- Support of wider local economy through the facilitation of the net import of workers.
- Spending by visitors in local shops, restaurants, businesses and on other services.
- Construction job opportunities.

Social Role

- A well-designed development which would respect the character of the area.
- An accessible location within walking distance of services and amenities.
- Great opportunities to use public transport.

Environmental Role

- Regeneration and effective use of a brownfield site.
- Enhancement of the townscape and appearance of the area.
- Accessible location by walking, cycling and public transport.
- Improved surface water drainage and runoff rates, reducing any flood risk.

5.14 The Proposed Development will fulfil the economic, social and environmental objectives of sustainable development.

5.15 Making an assessment below of the impacts of the Proposed Development, this Planning Statement will conclude that it accords with the development plan, taking account of other relevant material considerations including the Framework which weighs heavily in its favour. Planning permission should therefore be granted without delay.

Principle of Development

5.16 It is confirmed through the Proposals Map that the Site is situated within designated area of Central Reading. Local Plan Policy RL1 identifies and defines the network of centres located throughout the Borough, and sets out that Central Reading is the Borough's regional centre situated at the top of this spatial hierarchy of centres. The Policy seeks to ensure the vitality and viability the centres are maintained and enhanced along with recognising that Central Reading is anticipated to see the greatest levels of development and change throughout the Local Plan period.

5.17 Given that this is the case, the principle of re-development at the Site is considered acceptable, subject to further detailed policy considerations.

Acceptability of Proposed Hotel Use

5.18 The Proposals Map identifies that the Site falls within Central Reading and the defined Central Core. Local Plan Policy CR1 sets out that within Central Reading main town centre uses (as defined in Annex 2 of the NPPF), which include the Proposed Development, will take place in the Central Core and retail development will occur in the primary shopping area.

5.19 The Proposed Development supports the objectives of Policy CR4 in seeking for the Central Core to be the prime focus for major leisure, cultural and tourism development.

5.20 Policy CR6 specifically sets out that serviced apartments with a hotel use, such as the Proposed Development, should be located within the Central Core.

5.21 Overall, the Proposed Development, retaining the Class E ground floor unit and introducing a hotel use within the town centre, is an appropriate use for the Site in accordance with the adopted Local Plan.

Retention of Retail Space

- 5.22 Policy CR11a of the Local Plan sets out that along Friar Street and Station Road there will be active retail and leisure uses on the ground floor, with a mix of uses on higher floors.
- 5.23 Policy CR7 requires that uses on the ground floor along the designated primary frontages are within one of the following use classes: A1, A2, A3, A4, A5, C1, D1, D2¹ or related sui generis uses.
- 5.24 Given the Proposed Development would retain the flexible Class E unit and active frontage on the ground floor of Friar Street, Policies CR7 and CR11a are satisfied.

Building a Strong, Competitive Economy and Ensuring the Vitality of Town Centres

- 5.25 The Framework sets out that planning decisions should support a positive approach to the growth of town centres (paragraph 86) and that significant weight should be placed on the need to support economic growth and productivity (paragraph 81)
- 5.26 Furthermore, Section 11 of the Framework seek to ensure that planning decisions should promote an effective use of land.
- 5.27 Along with the Proposed Development being an appropriate use to maintain the vitality and viability of the town centre, it brings other significant economic benefits. These include jobs during the construction and operation of the scheme and hotel guest spending in the town centre / local economy.
- 5.28 As the Local Plan identifies Reading as a net-import of labour, short-stay accommodation such as the Proposed Development plays a crucial role in sustaining the town's economic output. These economic benefits carry significant weight and in favour of the Proposed Development.
- 5.29 The Framework promotes the effective use of land to meet the need for development, with paragraph 120c ascribing substantial weight in doing so by using suitable brownfield land such as the Site.

¹ Superseded by amendments to the Use Class Order and introduction of Class E (except Class C1)

Conserving and Enhancing the Historic Environment

Built Heritage

5.30 In regard to the impact of the proposed development on heritage assets, Paragraph 199 of the NPPF states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.31 This approach is followed through Local Plan policies EN1, EN2, EN3, EN4, EN5, and EN6.

5.32 The application is supported by a Historic Environment Desk-Based Assessment by Orion Heritage. This confirms that the Site does not contain any listed buildings and also identifies and assesses how the proposed development would impact the setting of nearby heritage assets. The report concludes that the development would preserve and result in no harm to the setting any designated and non-designated heritage assets as a result of the proposed development.

5.33 It is also noted from the pre-application advice that the Council consider the application building to be a non-designated heritage asset. However, as confirmed by the heritage report in paragraph 4.41, the building is of mid-20th Century construction and therefore has little-no heritage value, albeit an attractive façade.

"It is likely that the extant building dates to the period between the 1912 and 1953 mapping having either been completely re-built or having had a new roof, chimneys and façade added to an earlier building. At the time of the site visit no parts of an earlier building were evident internally or externally and the building is considered to have limited to no value in heritage terms".

Archaeology

5.34 The Historic Environment Desk-Based Assessment by Orion Heritage sets out that the site is considered to have a moderate potential to contain occupation evidence from the Saxon period through to the post medieval and modern periods. The remains from these periods are likely to be of local-regional significance. Given the potential of the site, whilst noting the potential truncation through past development and through the construction process, it is

anticipated that a programme of archaeological evaluation will be required within the area of the proposed building extension, secured by condition.

Achieving Well Designed Places

Design

5.35 Good design is a key aspect of sustainable development – that development should be visually attractive and sympathetic to local character/history, while being able to innovate and respond to change (paragraphs 124 & 127 of the Framework). Development should establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit.

5.36 The Local Plan Policy CR2 sets out that design in central Reading should contribute to the diversity of the central area and that the architectural details and materials used should be high quality and respect the form and quality of the detailing and materials in areas local to the development site. Policy CC7 sets out more generic design requirements of development.

5.37 Against the policy context, the Design and Access Statement explains that the Proposed Development:

- a. Retains the attractive grey/orange brick Victorian styled façade which positively contributes to the Friar Street streetscene;
- b. Introduces traditional pitched roof dormers allowing use of the roof space;
- c. Retains the existing access points from Friar Street;
- d. Is carefully developed so that its height, form and appearance minimise its visual impact from Friar Street, whilst positively contributing to the local area;
- e. Sets back the top floor behind the existing roof ridgeline of Friar Street. In doing so, the top floor is partially screened by the existing roof;
- f. Finishes the top floor in a bronze coloured cladding to visually distinguish it from the brick elevations below.

5.38 The Proposed Development is a carefully designed modern response to the existing building and character of the wider area. It combines both the retention of local character and innovation to provide a building that is fitting of this key location in Reading. As such it is considered that the scheme will respect the existing townscape and built environment in accordance with local and national design policies.

5.39 Importantly the visualisations in section 6 of the Design and Access Statement demonstrate that the additional bulk, mass and height through the five-storey extension would integrate well into the existing streetscene and would not appear intrusive or out of character.

5.40 The approval of application 221235 at 138 – 143 Friar Street for a seven-storey development adjacent to the Site, demonstrates the acceptance of higher density and taller development in this location.

Waste and Refuse

5.41 Policy CC5 details that development should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management.

5.42 The development has self-contained waste and storage areas, with individual rooms being provided with separate general waste and recycling storage areas.

5.43 Waste will be collected from the rooms by staff and kept in the ground floor refuse storage area. Up to once per day a private refuse collection company will remove the refuse from the Site.

Open Space

5.44 Policy EN9 requires development to make provision for appropriate open space based on the needs of the development. Whilst there are no specific standards for hotel accommodation, a roof terrace is provided as part of the Proposed Development to be benefits of residents, meeting the aims of Policy EN9.

Safeguarding Amenity

5.45 Policy CC8 of the Local Plan sets out that development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties. The policy lists a number of different measures of amenity, those relevant to this planning application are assessed below.

Daylight/Sunlight

5.46 The application is accompanied by a Daylight/Sunlight Report, which assesses in detail how the Proposed Development would impact the surrounding reception of light. The report concludes that the Proposed Development

meets the expectations set out in the BRE guidelines, ensuring acceptable daylight and sunlight levels to all neighbouring sensitive receptors are achieved.

Overbearing Impact

- 5.47 The Proposed Development introduces five storeys of built form to the rear of the Site. However, the extension is adjacent to a windowless side wall of the adjacent property at 138-141 Friar Street. Furthermore, there are no rear facing windows on either 134-135 Friar Street or 138-141 Friar Street. As a result, the Proposed Development would not result in an overbearing impact on any existing nearby neighbours.

Privacy and Overlooking

- 5.48 Whilst the Proposed Development introduces balconies up to five storeys high, it has no direct outlook towards any neighbouring habitable areas so avoiding any loss of privacy.
- 5.49 From the front, the buildings on the opposite side of Friar Street are considered to be sufficiently separated, 21m, to avoid any loss of privacy through overlooking. This is a well-established relationship across Friar Street.

Impact of Noise

- 5.50 Policy CR6 sets out that proposals for new residential development within the central area will be required to demonstrate how the issue of potential noise disturbance from neighbouring land uses and other sources, have been considered and if necessary, mitigated.
- 5.51 Policy EN17 states that where noise generating equipment is proposed, the noise source specific level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.
- 5.52 The application is supported by an Environmental Noise Assessment. This confirms that subject to mitigation, the Proposed Development would not result in harm to the amenity of future occupiers of the development, or existing occupiers of other buildings near the Site from either the use of the building or from external plant which can be capped at no more than 10dbA below background level noise. The Proposed Development therefore safeguards the amenity of neighbours and future occupiers from noise, in accordance with the relevant Local Plan policies.

5.53 The Acoustic Report confirms that each room will be fitted with mechanical ventilation to ensure suitable cooling whilst maintaining the acoustic integrity of the façade.

Promoting Sustainable Transport

5.54 Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities. Paragraph 105 of the Framework similarly seeks to make development sustainable through limiting the need to travel and offering a genuine choice of transport modes.

5.55 Given the Site is situated in a highly sustainable and accessible location, no parking is proposed due to the extensive choice of sustainable transport modes available in central Reading. The Proposed Development can be successfully car-free without resulting in a material increase in pressure on existing car parking.

5.56 In relation to cycle parking, the Council's Revised Parking Standards and Design (2011) sets out that for hotel accommodation one cycle space per six staff should be provided. Given the modest size of the development, no more than 6 staff would be employed at any one time once operational. The development makes provision on the roof terrace for appropriate cycle parking.

Conserving and Enhancing the Natural Environment

Air Quality

5.57 The Site is situated within an Air Quality Management Area ("**AQMA**"). Policy EN15 seeks to prevent the local worsening of air quality through development, whilst ensuring that the introduction of sensitive uses into an AQMA will have any detrimental effects on the introduced use mitigated. Policy CR6 also requires that air quality implications of residential development in Central reading to be considered and if necessary mitigated.

5.58 The Proposed Development generates no additional vehicle movements due to the lack of parking; and it has a highly accessible location to sustainable transport modes of train and bus. The Proposed Development would therefore have no material impact on the AQMA.

Ecology and Biodiversity

5.59 Policy EN12 of the local plan sets out that development should not result in a net loss of biodiversity and provide a net gain wherever possible.

5.60 The application is supported by a Bat Scoping Assessment, which confirms that the interior and exterior of the application building is of negligible bat roost suitability considering the condition of the building and its context within unsuitable foraging habitat for bats. It is concluded that the Proposed Development will not impact on roosting bats and no further surveys are recommended.

5.61 Furthermore, the introduction of green roof and the roof garden would introduce significant biodiversity enhancements to the Site.

Meeting the Challenge of Climate Change and Flooding

Energy

5.62 Policies CC2, CC3 and CC5 seeks to achieve sustainable construction and the future efficient use of resources, along with adapting to climate change. Policy CC2 also requires all minor non-residential developments to meet the most up-to-date BREEAM 'Very Good' standard as a minimum.

5.63 The application is supported by a design stage BREEAM estimator and an Energy Strategy Assessment. The BREEAM estimator confirms that the policy compliant 'Very Good' standard will be achieved by the Proposed Development. Furthermore, the Energy Strategy sets out that the design and construction of the Proposed Development would achieve a 31% improvement in CO2 emissions over current Building Regulations.

5.64 As such, the Proposed Development would be a highly efficient building with a Very Good BREEAM rating, meeting the requirements of the adopted Local Plan.

Flooding and Drainage

5.65 Policy EN18 requires development to be directed towards areas at lowest risk of flooding, and that smaller schemes (such as the Proposed Development) are encouraged to incorporate SuDS where possible and ensure that runoff rates are no greater than the existing conditions.

5.66 The application site is situated within Flood Zone 1, as confirmed by the Governments Flood Maps for Planning, located in an area of the lowest flood risk. This complies with Local Plan Policy EN18.

5.67 The application is supported by a Drainage Strategy. This confirms due to the location of the Site and nature of the scheme that the drainage scheme will connect to the existing infrastructure whilst reducing surface water runoff by 20% compared to existing conditions. The green roof and garden terrace will reduce the total hard paved areas.

5.68 Accordingly, the Proposed Development complies with Policy EN18 and provides a benefit through the reduction of surface water runoff.

Planning Obligations

5.69 Policy CR6 sets out that apart-hotels will not be granted planning permission unless the following is secured by a planning obligation:

- the duration of occupation of residents is restricted, to ensure the units are used on a short stay basis;
- not to be used as residential flats; and
- information monitoring the implementation of this restriction is regularly supplied.

5.70 These abovementioned obligations are agreed in principle by the Applicant. The exact scope and content of any legal agreement will need to be finalised during the application process.

6. Conclusion

6.1 The Proposed Development is considered to be in accordance with the Local Plan as the statutory development plan.

It also derives further support and is in accordance with the Framework, which carries substantial weight as a material consideration. There are no other material considerations which indicate that planning permission should not be granted.

6.2 The Proposed Development also delivers a range of economic, social and environmental benefits, which include:

- a. Enhanced vitality and viability to the Central Core;
- b. Support of wider economy which is a net importer of labour;
- c. Efficient use of land;
- d. Reduction in surface water runoff; and
- e. Enhancement in biodiversity.

6.3 The Proposed Development is sustainable development, it must benefit from the presumption in paragraph 11 of the Framework, such that planning permission should be granted by the Council without delay.

Appendix A: Drawing Schedule

Drawing Number	Description
195-01-100 rev 1	Location Plan
195-02-100 rev 1	Existing Site Block Plan
195-02-300 rev 1	Proposed Site Block Plan
195-03-100 rev 2	Existing Floor Plan 1
195-03-101 rev 2	Existing Floor Plan 2
195-03-300 rev 3	Proposed Floor Plan 1
195-03-301 rev 3	Proposed Floor Plan 2
195-03-302 rev 3	Proposed Floor Plan 3
195-04-100 rev 1	Existing Section
195-04-300 rev 3	Proposed Section
195-05-100 rev 1	Existing Front Elevation & Street Scene
195-05-101 rev 1	Existing Rear Elevation
195-05-300 rev 3	Proposed Front Elevation
195-05-301 rev 3	Proposed Street Scene
195-05-302 rev 3	Proposed Rear Elevation
195-05-303 rev 3	Proposed East Elevation
195-05-304 rev 3	Proposed West Elevation
195-99-100 rev 1	Existing Floor Areas
195-99-300 rev 2	GIA Proposed Floor Areas
195-99-301 rev 2	GEA Proposed Floor Areas

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