

Reading Borough Council
Civic Offices
Bridge Street
READING
RG1 2LU

Our Ref L.448.033.EE

02nd March 2026

Dear Sir/Madam

Proposal: Application under Section 96a of the Town and County Planning Act 1990 (as amended) to make non-material amendments to permission 200188 (allowed on appeal under APP/E0345/W/21/3276463 on 17/03/2022) for Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road), including an increase from 4 to 5 storeys of the western wing of Block B, amendments to the top two floors of Blocks D & E, changes to the unit mix and various other associated alterations (amended description) as approved under App. Ref. 231673 (from 27th March 2024), to amend the drawings listed under condition 47.

Location: 55 Vastern Road, Reading, RG1 8BU.

Background

Pre-application advice was sought in relation to amendments of the drawings listed under condition 47 of the approval above, pre-app. advice ref. PL/25/1473 as received on 20th January 2026, attached within the appendices of this letter.

The proposed changes have been introduced as part of the detailed design progress rationalising the required ducting routes and glazing to comply with the planning approved requirements and in line with the current Building Regulations.

The planning approved documents listed under condition 47, proposed MVHR ducting through the roof of Block B. Changes to Building Regulations and implementation of the requirements for Higher Risk Buildings under the Building Safety Act, mean that supplying air vertically, from the roof to all lower floors of the building is no longer tenable in fire risk terms. We are therefore proposing the revised strategy to supply air horizontally, from the rear elevations of Block B.

Specialist acoustic, noise & vibration consultants "24 Acoustics" have been appointed to undertake an on-site noise and vibration assessments of the SSE equipment, to test if the revised proposals will satisfy the noise requirements from the existing SSE equipment. Undertaken testing and measurements have confirmed that noise levels from the SSE site are lower than anticipated. The noise assessment confirms that noise levels measured are deemed acceptable and well below the NANR 45 criteria.

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The feedback received from the pre-application advice ref. PL/25/1473 is summarised as below:

- Building Control officer agrees with the proposed approach of routing ducts horizontally through external walls rather than vertically from the roof, is a reasonable approach owing to the Building Safety Act and would provide a simpler and more robust solution.
- Environmental Protection officer fully understands the need to change the location of the MVHR intakes, as set out in our submission. However, they raise a few queries:
 1. Will this apply to those facades near to Vastern Road? I note that your submission references the north, east and west facades, but not the south (Vastern Road) one. It is unclear why this is, with this being required to be clarified in your submission? It is advised if this is proposed near to Vastern Road, then the levels of pollutants at that facade should be taken into account, as filtration may be required.
 2. The covering letter also refers to reduction in the thickness of the secondary glazing. The need for this is not presently understood, as it has not been explained. Moreover, this matter does not appear to have been addressed in the noise information? This duly calls into question the validity of the results presented in your submission.
 3. Given this was agreed at the planning appeal to be made as robust as possible, to ensure the noise from the transformers does not cause disturbance to the occupiers, officers consider it important to ensure the acoustic protection remains of an equal level to the originally permitted development.

Applicant's response:

1. Condition 47 is related to the noise, specifically the treatment of the facades of Blocks B and C that would be affected by noise emanating from the SSE equipment. Details of glazing specifications and mechanical ventilation with heat recovery are therefore only related to the north, east and west facades, as the south (Vastern Road) is not part of this application. We note the officer's recommendation and would like to reassure them that the air quality has been assessed at planning stage within the approved Air Quality Assessment ref. 47500/3001 from December 2019, by Peter Brett Associates LLP. The assessment confirmed that the site is in an area of low pollution and considered suitable for the proposed redevelopment without the need for on-site specific mitigation in relation to air quality and the development is in accordance with the requirements of relevant local and national guidance, policy and legislation in relation to Air Quality.
2. Paragraph 3.6 in the report Appendix A from 31 May 2025 clarifies that the glazing used during noise assessment measurements is a 6mm thick secondary glazing. Therefore, all the measurements have considered the proposed reduced glazing thickness and confirm that the proposed glazing satisfies the planning requirements.
3. As per the above, it is demonstrated that the acoustic protection will remain of an equal level to the originally permitted development.

Further to the above, we are proposing the amendment to the drawings listed under condition 47 as displayed in the table below:

Drawing Name	Approved drawing reference:	Changing to:	Amendment
Block B and C			
MVHR Proposal Glazing and Ventilation Plans	448.PL.BC.V.100.B	448.PL.BC.V.100.C	Glazing thickness updated in line with the report R10314-22 Rev 0
MVHR Proposal First Floor Plan	448.PL.BC.V.101.B	448.PL.BC.V.101.C	Ventilation ducting updated.
MVHR Proposal Second Floor Plan	448.PL.BC.V.102.B	448.PL.BC.V.102.C	Ventilation ducting updated.
MVHR Proposal Third Floor Plan	448.PL.BC.V.103.B	448.PL.BC.V.103.C	Ventilation ducting updated.
MVHR Proposal Fourth Floor Plan	448.PL.BC.V.104.B	448.PL.BC.V.104.C	Ventilation ducting updated.
MVHR Proposal Fifth Floor Plan	448.PL.BC.V.105.B	448.PL.BC.V.105.C	Ventilation ducting updated.
MVHR Proposal Sixth Floor Plan	448.PL.BC.V.106.B	448.PL.BC.V.106.C	Ventilation ducting updated.
MVHR Proposal Seventh Floor Plan	448.PL.BC.V.107.B	448.PL.BC.V.107.C	Ventilation ducting updated.
MVHR Proposal Eighth Floor Plan	448.PL.BC.V.108.B	448.PL.BC.V.108.C	Ventilation ducting updated.
MVHR Proposal Ninth Floor Plan	448.PL.BC.V.109.B	448.PL.BC.V.109.C	Ventilation ducting updated.
MVHR Proposal Tenth Floor Plan	448.PL.BC.V.110.B	448.PL.BC.V.110.C	Ventilation ducting updated.
MVHR Proposal Roof Plan	448.PL.BC.V.111.B	448.PL.BC.V.111.C	Ventilation ducting updated.
New drawings			
MVHR Proposal Southeast Elevation	-	448.PL.BC.V.201	Ventilation bricks added on the elevation.
MVHR Proposal Northeast Elevation	448.PL.BC.V.202	448.PL.BC.V.202.A	Ventilation bricks added on the elevation and dashed line for rooftop equipment omitted.
MVHR Proposal Section A-A and B-B	-	448.PL.BC.V.303	Rooftop equipment omitted.

We therefore propose the wording of the condition to be amended as below:

“47. Prior to the first occupation of the relevant residential unit (s) within Block B - The Goods Warehouse all glazing and ventilation details shown on the following approved plans shall have been provided in full:

Block B and C - MVHR Proposal Glazing and Ventilation Plans 448.PL.BC.V.100 Rev C
Block B and C - MVHR Proposal First Floor Plan 448.PL.BC.V.101 Rev C
Block B and C - MVHR Proposal Second Floor Plan 448.PL.BC.V.102 Rev C
Block B and C - MVHR Proposal Third Floor Plan 448.PL.BC.V.103 Rev C
Block B and C - MVHR Proposal Fourth Floor Plan 448.PL.BC.V.104 Rev C
Block B and C - MVHR Proposal Fifth Floor Plan 448.PL.BC.V.105 Rev C
Block B and C - MVHR Proposal Sixth Floor Plan 448.PL.BC.V.106 Rev C
Block B and C - MVHR Proposal Seventh Floor Plan 448.PL.BC.V.107 Rev C
Block B and C - MVHR Proposal Eighth Floor Plan 448.PL.BC.V.108 Rev C
Block B and C - MVHR Proposal Ninth Floor Plan 448.PL.BC.V.109 Rev C
Block B and C - MVHR Proposal Tenth Floor Plan 448.PL.BC.V.110 Rev C
Block B and C - MVHR Proposal Roof Plan 448.PL.BC.V.111 Rev C
Block B and C - MVHR Proposal Southeast Elevation 448.PL.BC.V.201
Block B and C - MVHR Proposal Northeast Elevation 448.PL.BC.V.202 Rev A
Block B and C - MVHR Proposal Section A-A and B-B 448.PL.BC.V.303

As all received on xx/xx/2026 (*Officer to insert the date of receipt*)

The provided glazing and ventilation details shall be retained and maintained as such thereafter.

Reason: In order to safeguard the amenity of occupants in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.”

Please find enclosed the following required information to support this amendment:

- Location Plan
- Report R10314-23 Rev 1 Vastern Road - MVHR Assessment from 27 February 2026
- Appendices : Pre-application response PL/25/1473
Comparison drawings 'Approved' vs 'Now proposed'

Drawings:

- 448.PL.BC.V.100.C Block BC MVHR Proposal Glazing and Ventilation Plans
- 448.PL.BC.V.101.C Block BC MVHR Proposal First Floor Plan
- 448.PL.BC.V.102.C Block BC MVHR Proposal Second Floor Plan
- 448.PL.BC.V.103.C Block BC MVHR Proposal Third Floor Plan
- 448.PL.BC.V.104.C Block BC MVHR Proposal Fourth Floor Plan
- 448.PL.BC.V.105.C Block BC MVHR Proposal Fifth Floor Plan
- 448.PL.BC.V.106.C Block BC MVHR Proposal Sixth Floor Plan

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- 448.PL.BC.V.107.C Block BC MVHR Proposal Seventh Floor Plan
- 448.PL.BC.V.108.C Block BC MVHR Proposal Eighth Floor Plan
- 448.PL.BC.V.109.C Block BC MVHR Proposal Ninth Floor Plan
- 448.PL.BC.V.110.C Block BC MVHR Proposal Tenth Floor Plan
- 448.PL.BC.V.111.C Block BC MVHR Proposal Roof Plan
- 448.PL.BC.V.201 Block BC MVHR Proposal Southeast Elevation
- 448.PL.BC.V.202.A Block BC MVHR Proposal Northeast Elevation
- 448.PL.BC.V.303 Block BC MVHR Proposal Section A-A and B-B

I trust that the above and enclosed is sufficient to allow for the approval of the non-material amendment and I look forward to hearing from you in due course.

Yours sincerely,



Eva Erjavec RIBA
Architect

APPENDIX 1

Pre-application response PL/25/1473 (20th January 2026)

Civic Offices, Bridge Street, Reading, RG1
2LU

Henry Meredith
Development Manager
Berkeley Homes (Oxford & Chiltern) Ltd
Berkeley House
Mill Lane
Taplow
Maidenhead
SL6 0AG

Please quote this reference when
contacting us: PL/25/1473

Date: 20th January 2026

Via email only to

Your contact is: Jonathan Markwell, Principal Planning Officer

WITHOUT PREJUDICE

Dear Mr Meredith,

TOWN AND COUNTRY PLANNING ACT 1990

Enquiry Reference & Address: PL/25/1473 – 55 Vastern Road, Reading, RG1

Proposal: Pre-application advice for alterations to the ventilation termination point from roof level to the north, east and west facades of Block B, change the thickness of the secondary glazing and associated works to the mechanical ventilation heat recovery system. This is required due to changes to Building Regulations and the implementation of the requirements for Higher Risk Buildings under the Building Safety Act. In practice, this will involve altering the wording of condition 47 (glazing and ventilation for north and west elevation units within Block B) to permission 231673 (granted on 27/03/2024), which links back to the original permission 200188 (allowed on appeal under APP/E0345/W/21/3276463 on 17/03/2022).

Information considered: Email from Berkeley Homes 'RE: 55 Vastern Rd, Reading (PL/25/1473) - MVHR pre-app', dated and received 28/10/2025, which also included the following attachments: Letter by Berkeley Homes Ref L.448.029.EE, dated 24/10/2025; Letter/Report by 24 Acoustics 'Re: Blocks B and C Vastern Road – MVHR' Ref R10314-22 Rev 0, dated 15/09/2025; 448.PL.BC.V.100 Rev C Block BC MVHR Proposal Glazing and Ventilation Plans; 448.PL.BC.V.101 Rev C Block BC MVHR Proposal First Floor Plan; 448.PL.BC.V.102 Rev C Block BC MVHR Proposal Second Floor Plan; 448.PL.BC.V.103 Rev C Block BC MVHR Proposal Third Floor Plan; 448.PL.BC.V.104 Rev C Block BC MVHR Proposal Fourth Floor Plan; 448.PL.BC.V.105 Rev C Block BC MVHR Proposal Fifth Floor Plan; 448.PL.BC.V.106 Rev C Block BC MVHR Proposal Sixth Floor Plan; 448.PL.BC.V.107 Rev C Block BC MVHR Proposal Seventh Floor Plan; 448.PL.BC.V.108 Rev C Block BC MVHR Proposal Eighth Floor Plan; 448.PL.BC.V.109 Rev C Block BC MVHR Proposal Ninth Floor Plan; 448.PL.BC.V.110 Rev C Block BC MVHR Proposal Tenth Floor Plan; 448.PL.BC.V.111 Rev C Block BC MVHR Proposal Roof Plan; 448.PL.BC.V.200 Block BC MVHR Proposal Southwest Elevation; 448.PL.BC.V.201 Block BC MVHR Proposal Southeast Elevation; 448.PL.BC.V.202 Block BC MVHR Proposal Northeast Elevation; 448.PL.BC.V.202 Rev A Block BC MVHR Proposal Northeast Elevation; 448.PL.BC.V.303 Block BC MVHR Proposal Section A-A and B-B; 448.PL.SL001 Rev B Site Location Plan S106 Boundary.

Thank you for your recent enquiry and my apologies for the delay in being in a position to respond, owing to capacity issues.

Background

The original planning application was refused by the LPA partly on the basis of the amenity impact on future occupiers from noise emanating from the neighbouring SSE equipment:

The proposed development has failed to demonstrate that a suitable quality of accommodation can be provided for all future occupiers as the mitigation measures submitted would not be sufficient to minimise the impact of nearby noise pollution thereby contrary to Policies CC8, EN16 and CR6 of the Reading Borough Local Plan (2019).

At the time of the public inquiry significant discussions and negotiations between the parties ultimately resulted in this not being contested at appeal, with the 5th Statement of Common Ground (Inquiry document 17). In these regards, the Inspector commented as follows in the subsequent decision:

8. The Fifth Addendum SoCG refers to noise matters, and specifically the treatment of the facades of Blocks B and C that would be affected by noise emanating from the SSE equipment. The appellant prepared detailed plans showing the glazing specifications and Mechanical Ventilation with Heat Recovery that could be used. The Council concluded that the mitigation measures proposed would be sufficient to minimise the impact of nearby noise pollution. As a result, the Reason for Refusal relating to the effect of the proposal on the living conditions of future residents would be overcome. The amendments made are minor, meaning that acceptance of the revised scheme would not prejudice the interests of interested parties. Therefore, subject to a condition specifying the revised glazing and ventilation details, I do not consider that it is necessary to consider this matter further.

As such, this was viewed as an important consideration in this case. That importance remains, noting that the scheme is now in the process of being built out.

It is also acknowledged that earlier in 2025 you previously submitted a s96a application for similar works as now proposed. Application PL/25/0838 was withdrawn following negative officer feedback, summarised as follows:

My colleague has significant concerns with the proposals and considers the justification provided to seek to deviate from the original permission to be clearly insufficient. As a reminder, in the lead up and during the course of the public inquiry as part of the original permission, this matter was extensively investigated and scrutinised. Ultimately, a series of mitigation measures were put in place to resolve this matter – the end result being condition 47. My colleague considers that the now proposed approach would reduce the noise mitigation measures at the site, which officers consider may ultimately be to the detriment of future residential amenity. It is advised that you will need to explain in much more detail why this is the case, as the original noise assessment, subsequent discussions and eventually proposed mitigation was subject to a huge amount of scrutiny. More specifically, as means of starting points, why would the noise now have reduced? Is there sufficient justification to evidence that these measurements are the correct ones and the previous ones were not? In summary, a far higher level of evidence to persuade officers to deviate from the evidenced position at original application / appeal stage. In such instances the onus is firmly on you to fully demonstrate this to officers. The information submitted to date is insufficient to persuade officers, which means the application is not able to be agreed and will instead be refused.

Advice

On the basis of the background context referenced above, it is clear that this is a sensitive matter. Accordingly, I have sought and received observations from both RBC Building Control and RBC Environmental Protection colleagues, to help inform this advice.

My Building Control colleague agrees that your proposed approach, of routing ducts horizontally through external walls rather than vertically from the roof, is a reasonable approach, owing to the Building Safety Act. It is acknowledged by Building Control that where ducts pass through floors and walls, they require suitable 'fire stopping'. Smoke and fire dampers would also be required within the ductwork at these points. It is considered by Building Control that, although not impossible to achieve vertically, running ducts horizontally would provide a much simpler and more robust solution.

My Environmental Protection colleague fully understands your need to change the location of the MVHR intakes, as set out in your submission. However, queries continue to be raised, such as will this apply to those facades near to Vastern Road? I note that your submission references the north, east and west facades, but not the south (Vastern Road) one. It is unclear why this is, with this being required to be clarified in your submission? My Environmental Protection colleague advises that if this is proposed near to Vastern Road, then the levels of pollutants at that facade should be taken into account, as filtration may be required.

Separately, my Environmental Protection colleague notes that the noise information submitted, regarding the MVHR intakes, shows that the MVHR intakes do not lead to noise that exceeds the internal NNR45 criteria at each third octave band. However, the covering letter also refers to reduction in the thickness of the secondary glazing. The need for this is not presently understood, as it has not been explained. Moreover, this matter does not appear to have been addressed in the noise information? This duly calls into question the validity of the results presented in your submission.

My Environmental Protection colleague therefore continues (in the context of the previous NMA application, as referenced in the background section above) to have significant concerns about the acoustic protection being downgraded. Given this was agreed at the planning appeal to be made as robust as possible, to ensure the noise from the transformers does not cause disturbance to the occupiers, officers consider it important to ensure the acoustic protection remains of an equal level to the originally permitted development.

These comments by Building Control and Environmental Protection colleagues have been carefully considered by Planning Officers. It concluded that your proposed approach, as demonstrated in your submission, could now receive in-principle support from officers. This is primarily owing to the challenges you have identified with respect to adhering to the Building Safety Act. However, in order to pursue this further, it is considered that each and every matter raised by my Environmental Protection colleague will need to be demonstrated and satisfied in full. In short, all matters need to be addressed comprehensively, in order to enable officers to then be able to be satisfied with your new proposed approach. The onus very much remains on you, as the applicant, to demonstrate all matters in full to the satisfaction of all officers, in order to enable all matters to be considered and (hopefully) accepted by the Local Planning Authority.

It will be for you to decide whether to seek to satisfy these matters prior to any future submission (whereby [follow-up pre-application advice](#) can be sought by you), or for them to be incorporated with any future application (and be assessed at application stage only).

Should the above be able to be satisfied, I can advise that from a procedural perspective, a section 96a application to alter the wording of condition 47 would be the appropriate application type to advance matters. As well as the newly proposed plans, a supporting statement illustrating a comparison of the 'approved' and 'now proposed' plans should be detailed, with the suggested use of annotations and 'bubbles' (around the areas where alterations are proposed) to assist in the practical assessment of the proposals. This supporting statement should also detail precisely how you wish to alter the wording of the condition, in order to frontload such discussions at application stage.

Please see the [Council's website](#) in terms of submitting documentation for section 96a applications (e.g. the Council's validation checklist), although I am aware that you are already familiar with this type of application.

Concluding comments and next steps

As per the above, it is considered that this feedback hopefully provides you with a route-map towards advancing these proposals further, and ultimately, successfully from your perspective too. I can reiterate that all matters should be explained in as transparent and comprehensive manner as possible, to help support your proposals.

Please note that the advice contained within this letter is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council, in the event of a formal application for planning permission. This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council.

Yours sincerely



Jonathan Markwell
Principal Planning Officer (sent via email only)



APPENDIX 2

Approved drawings
vs.
now proposed drawings

Approved

Triple Glazing:
9.5mm glass - 6mm airgap - 4mm glass -14mm airgap - 4mm glass
Secondary Glazing:
200mm airgap - 8.8mm acoustic laminated glass
Ventilation:
All atmospheric termination on the roof.
No atmospheric termination on the facade.

- Roof Top Plant
- Plot Number correlating to Accommodation Schedule

Sound Power Levels of Roof Extract Units

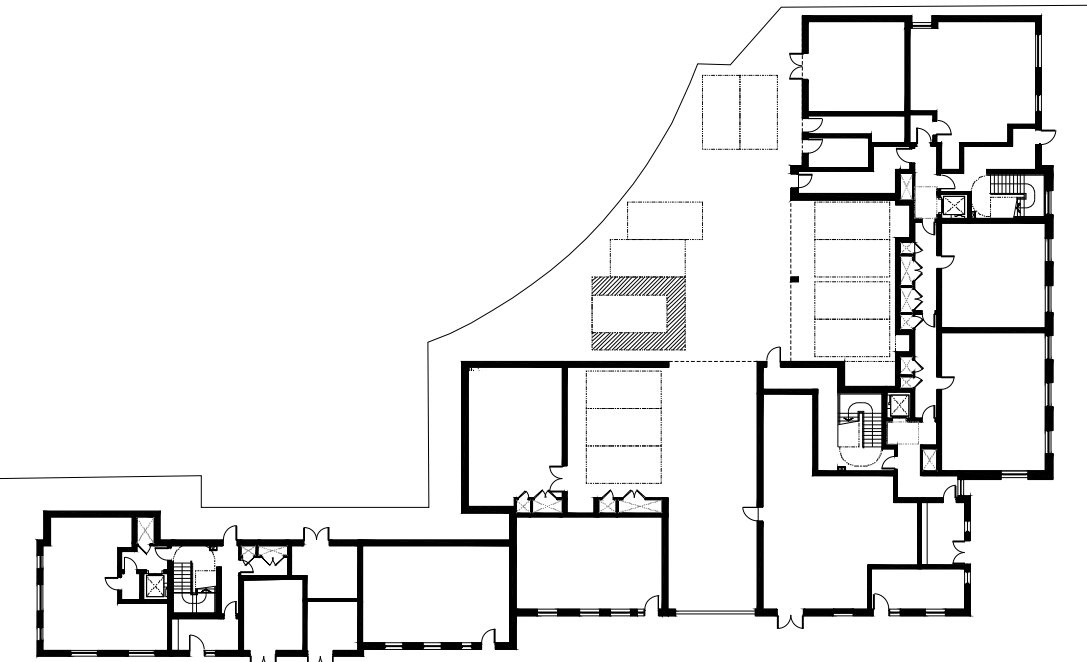
Fan	Airflow	Pressure	63	125	250	500	1K	2K	4K	8K	(A)
EM 315 EC or equivalent specification	0.47 m3s-1	150 Pa	66	71	76	73	72	69	67	59	80
EM 560 EC or equivalent specification	1.64 m3s-1	100 Pa	65	68	68	70	72	69	65	58	77
Nearest Duty Point		In Duct Outlet Sound Power Level (dB) ref 1 x 10-12 watts									

Atmospheric Attenuators

Attenuator	Length	Airways	63	125	250	500	1K	2K	4K	8K
EEC AS40 or equivalent specification	1,800mm	150mm	5	12	23	41	44	35	23	15

Jobside Attenuators

Attenuator	Length	Airways	63	125	250	500	1K	2K	4K	8K
SILL204 or equivalent specification	50mm?	--	6	8	14	25	39	48	50	41



Ground Floor
1:500



First Floor
1:500



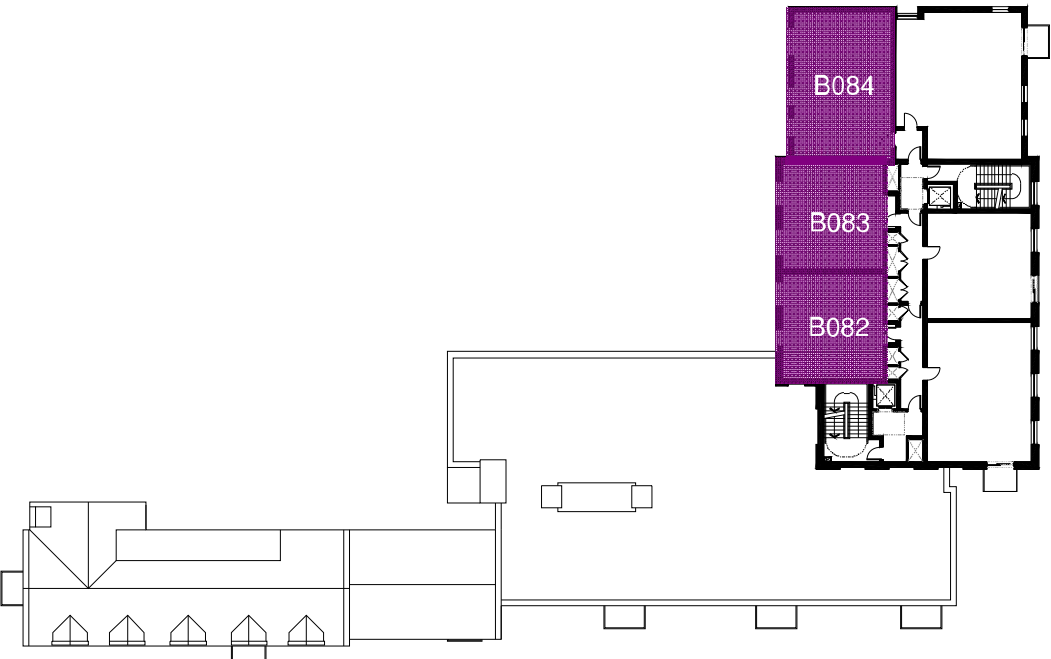
Second Floor
1:500



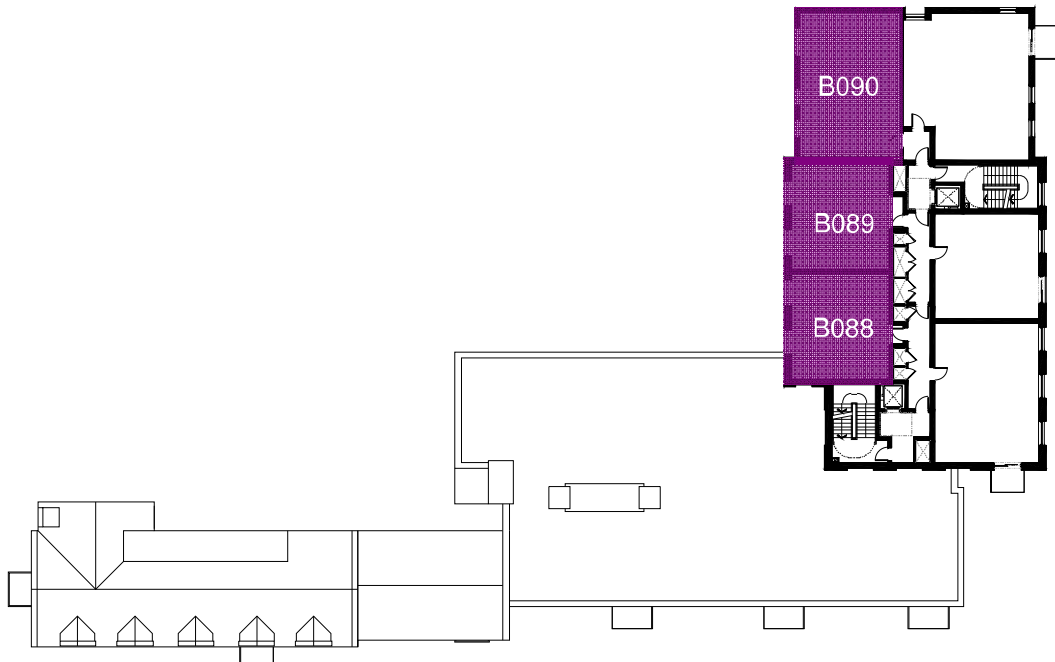
Third Floor
1:500



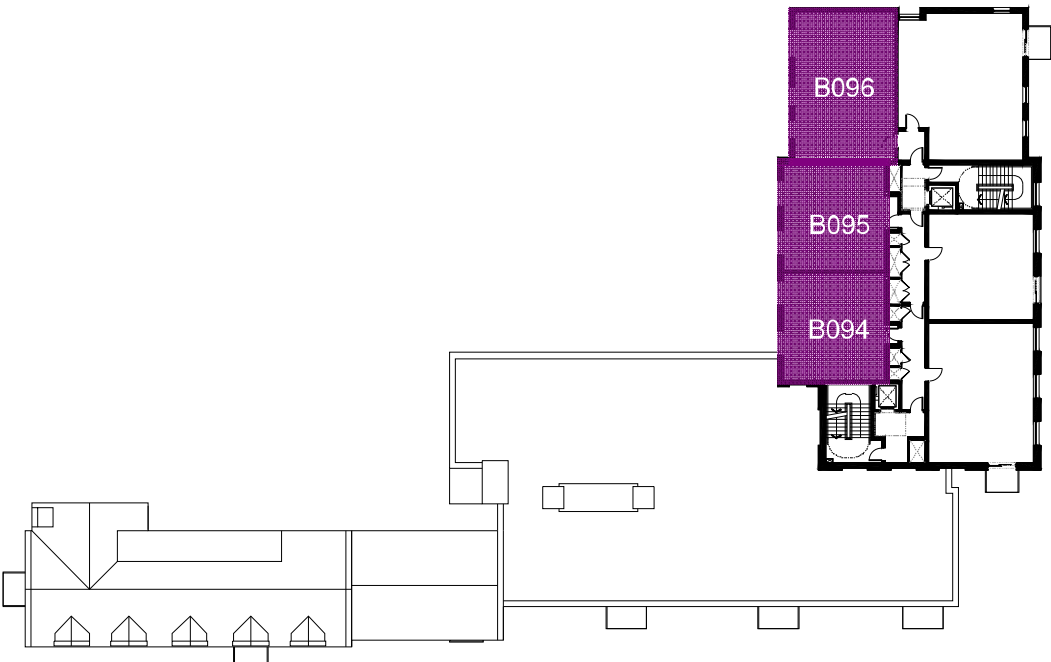
Fourth Floor
1:500



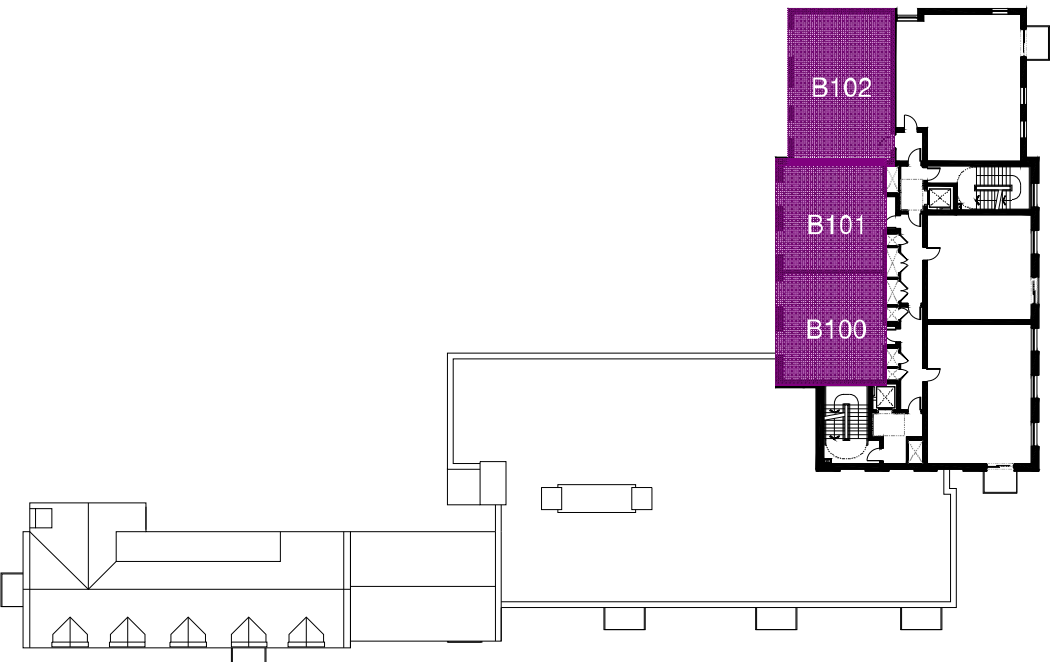
Fifth Floor
1:500



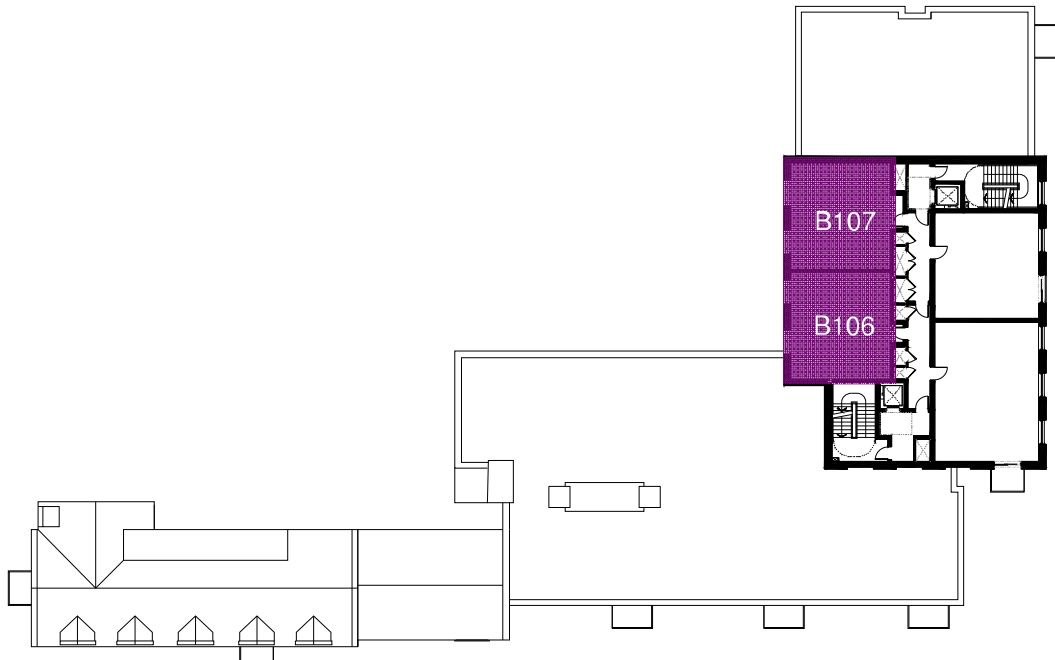
Sixth Floor
1:500



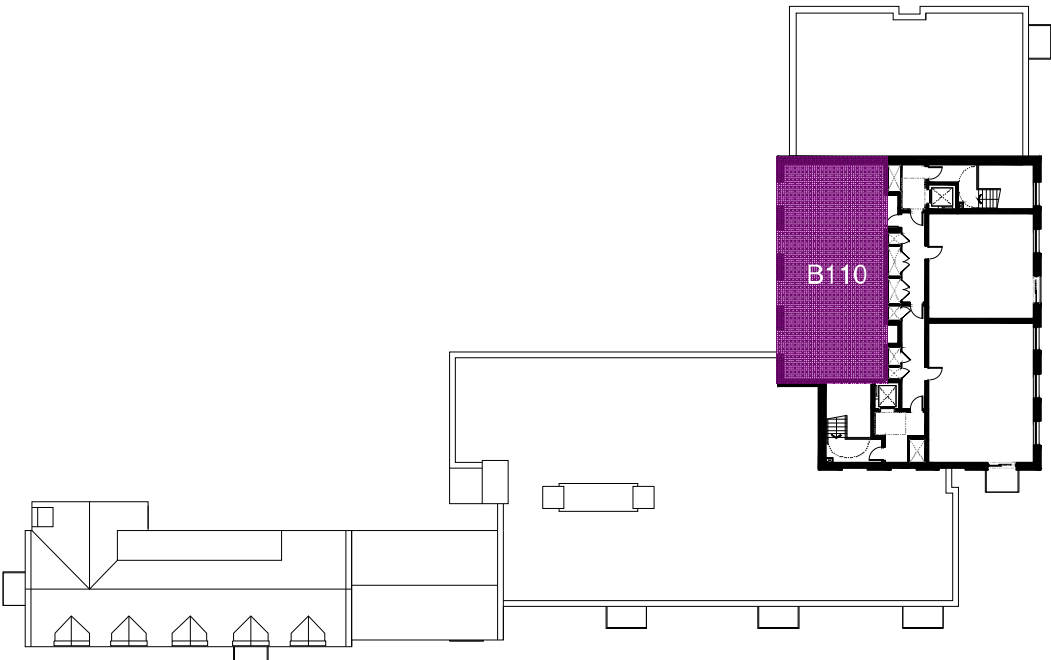
Seventh Floor
1:500



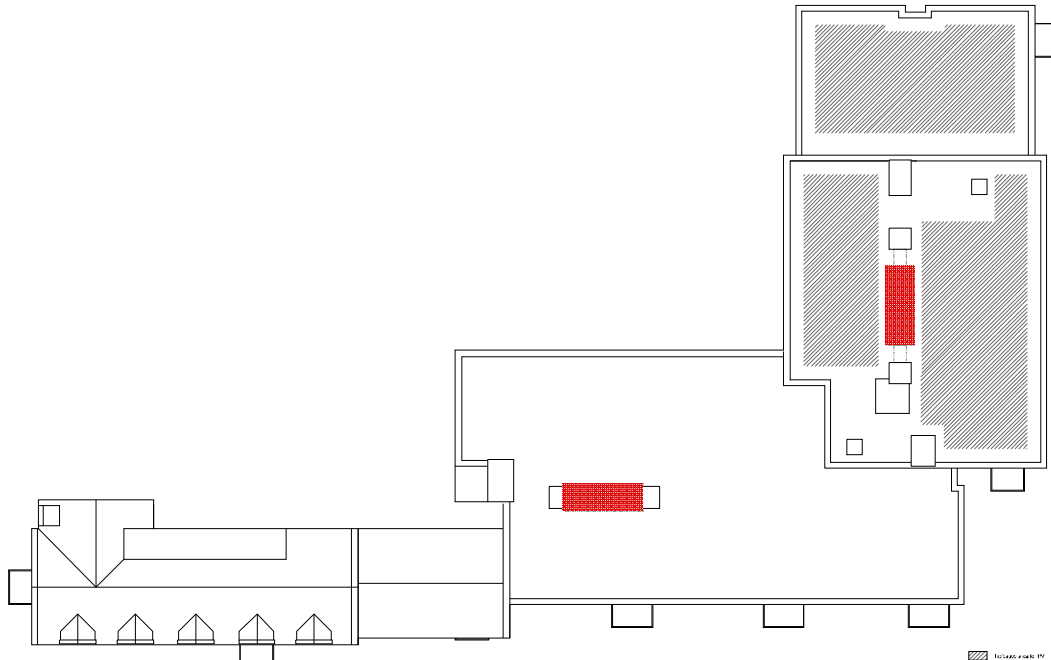
Eighth Floor
1:500



Ninth Floor
1:500



Tenth Floor
1:500



Location of Roof Top Plant
1:500



key plan

notes

A 13.11.23 EE Fire Strategy update

B 09.01.24 EE Fire Strategy update

revision

date

projected

completion

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project

Vastern Road
Reading

drawing

Block B and C - MVHR Proposal
Glazing and Ventilation Plans

date

November 2021

scale @ a1

1:500

drawn

EE

drawing number

448.PL.BC.V.100

revision

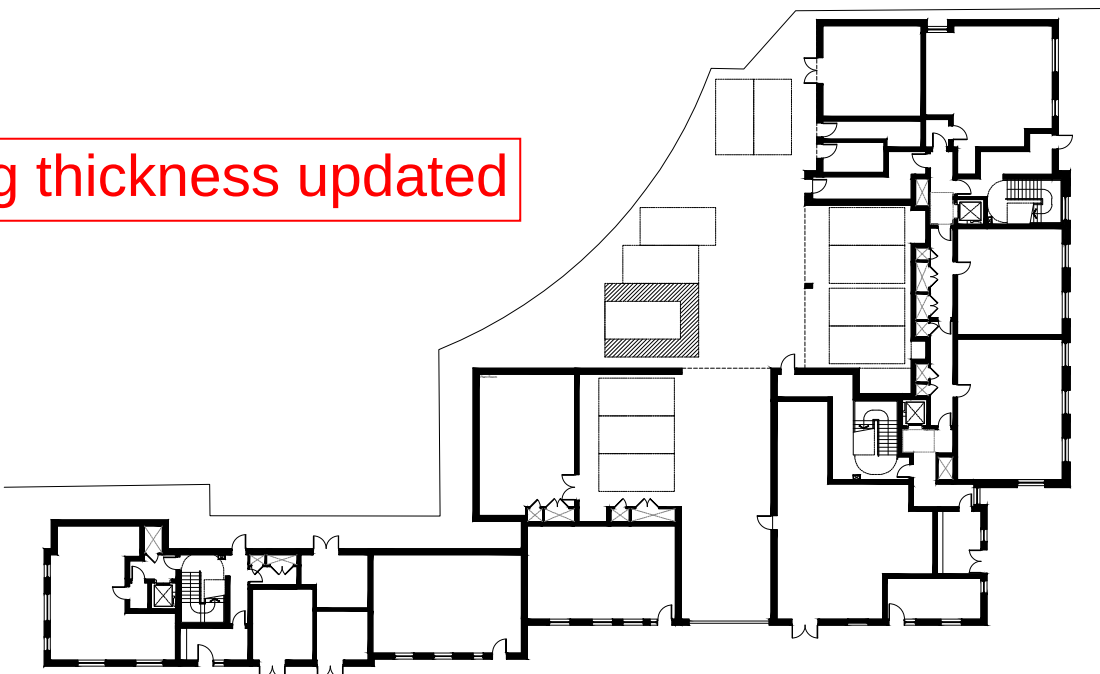
B

New proposed

Triple Glazing:
9.5mm glass - 6mm airgap - 4mm glass -14mm airgap - 4mm glass
Secondary Glazing:
200mm airgap 6mm acoustic laminated glass
Ventilation:
No atmospheric termination on the roof.
All atmospheric termination on the facade.

B045 Plot Number correlating to Accommodation Schedule

Glazing thickness updated



Ground Floor
1:500



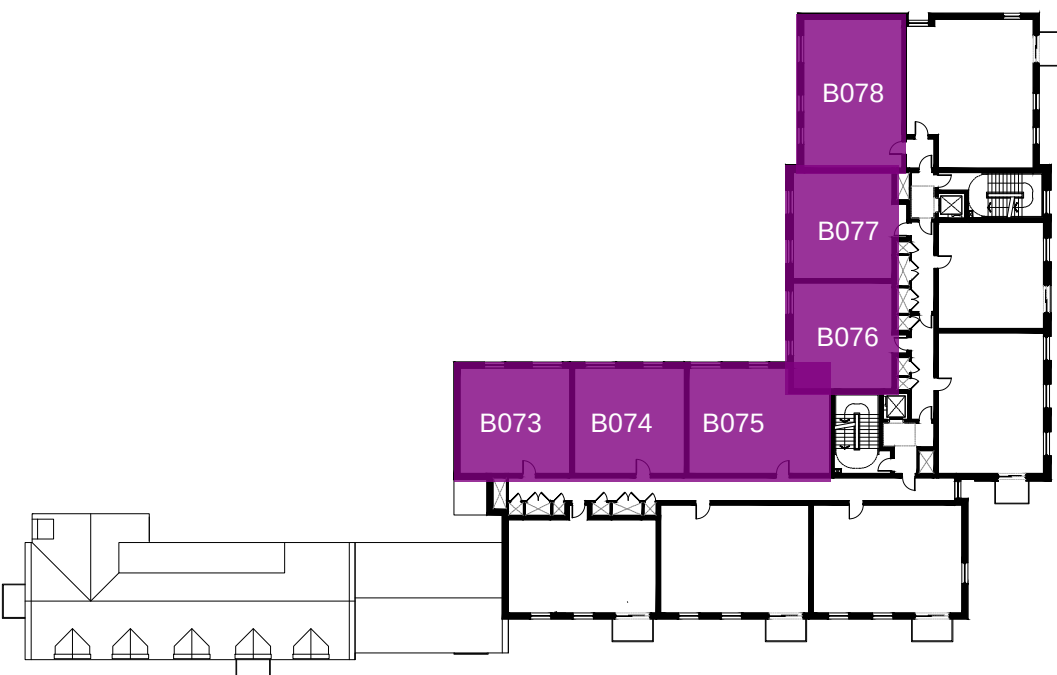
First Floor
1:500



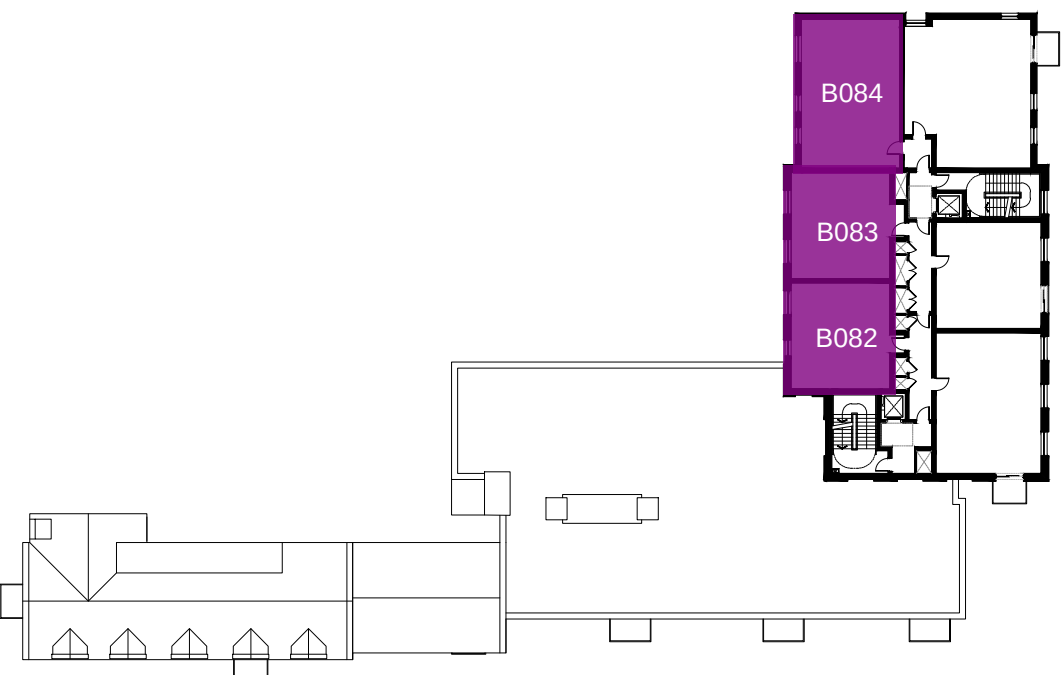
Second Floor
1:500



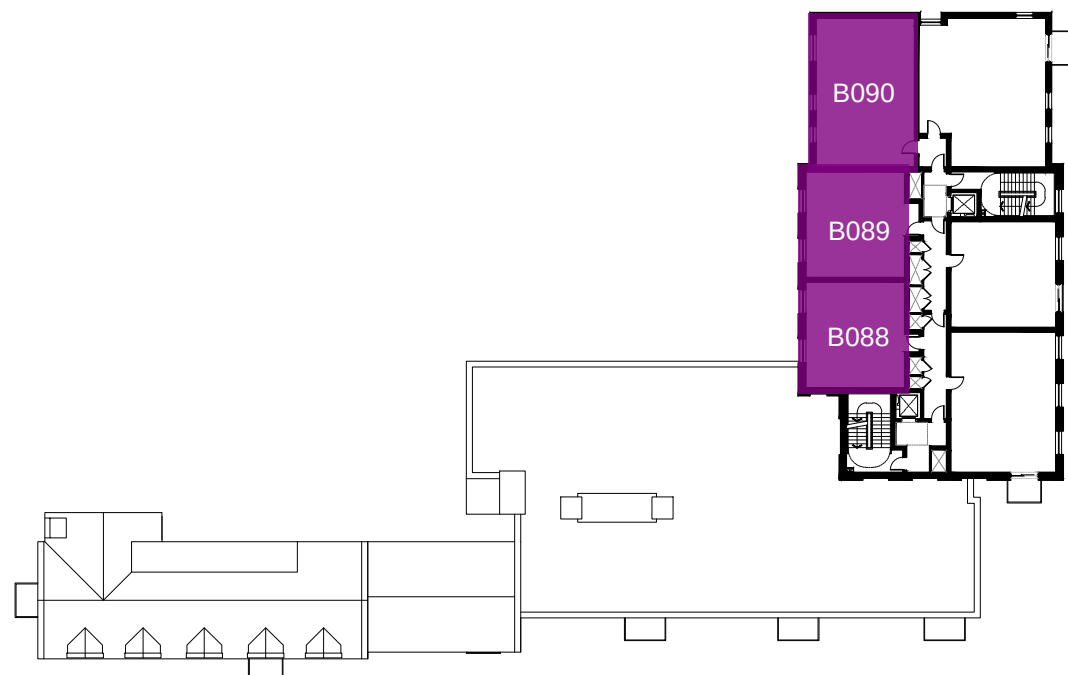
Third Floor
1:500



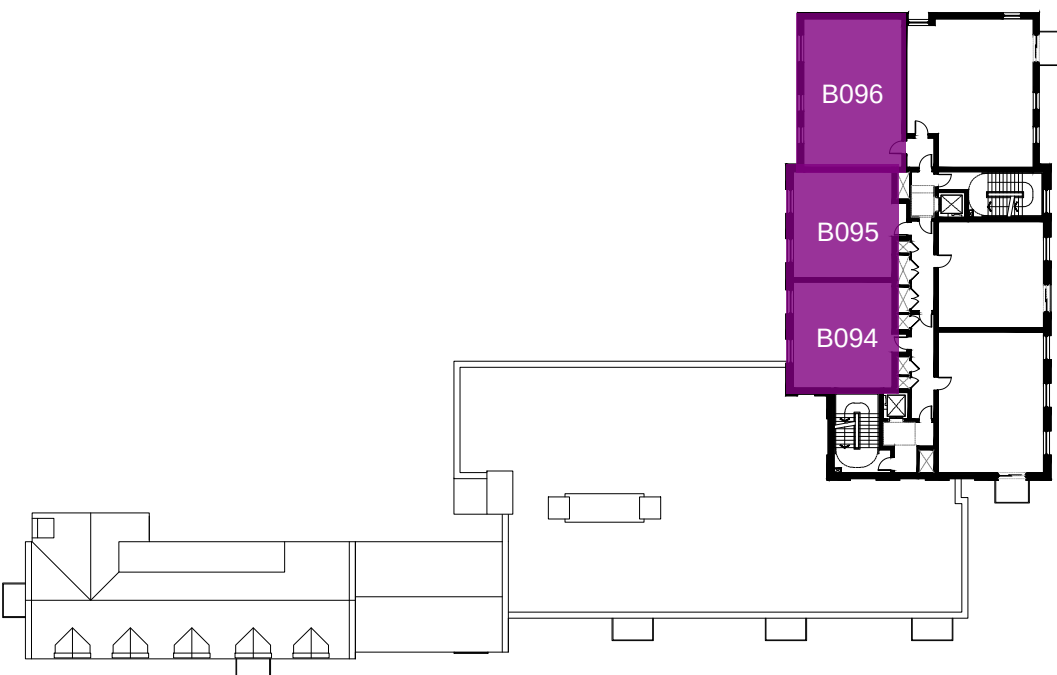
Fourth Floor
1:500



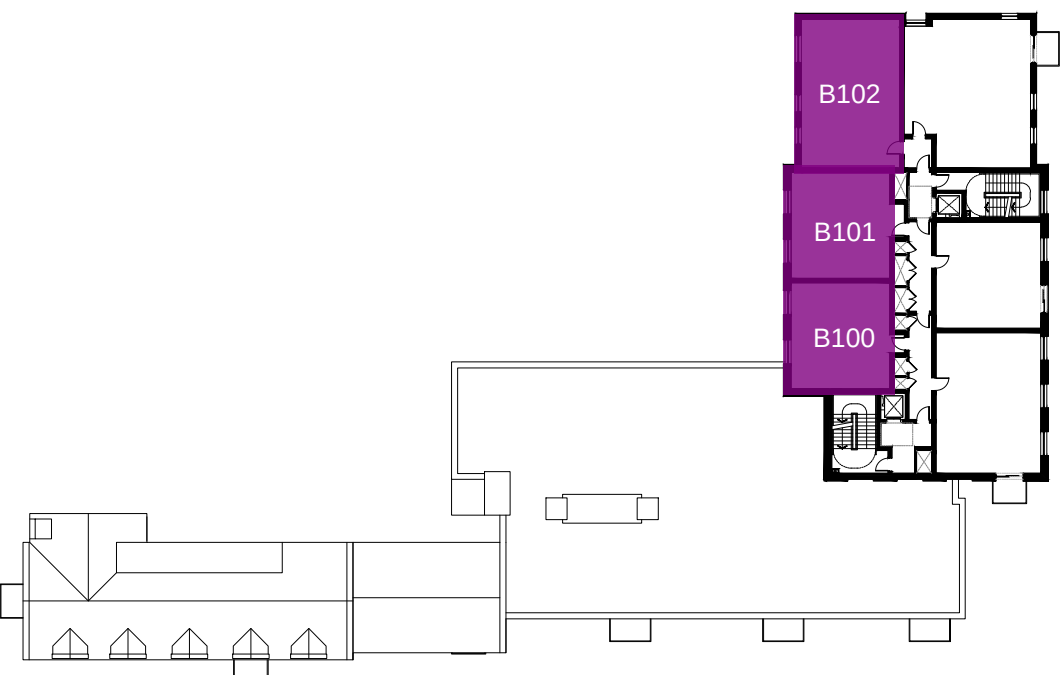
Fifth Floor
1:500



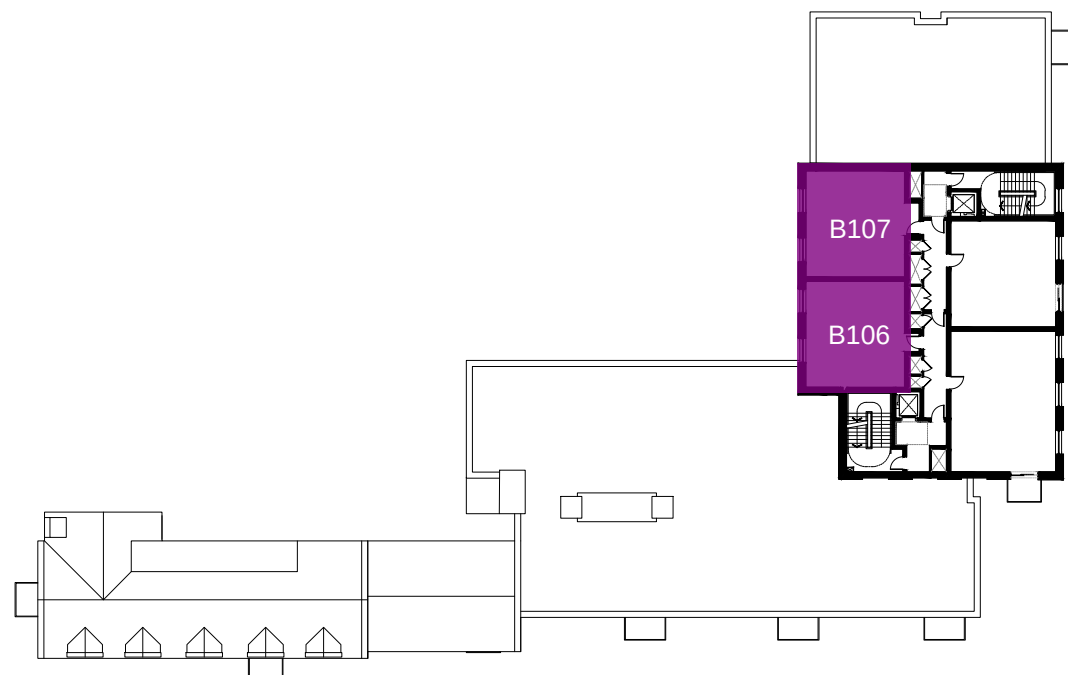
Sixth Floor
1:500



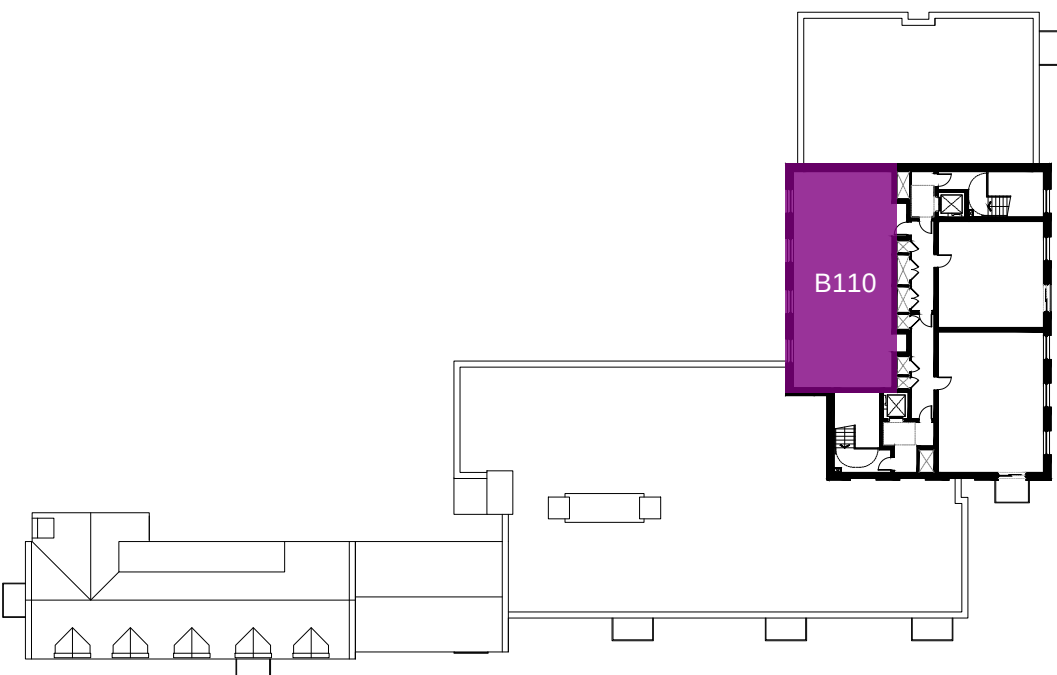
Seventh Floor
1:500



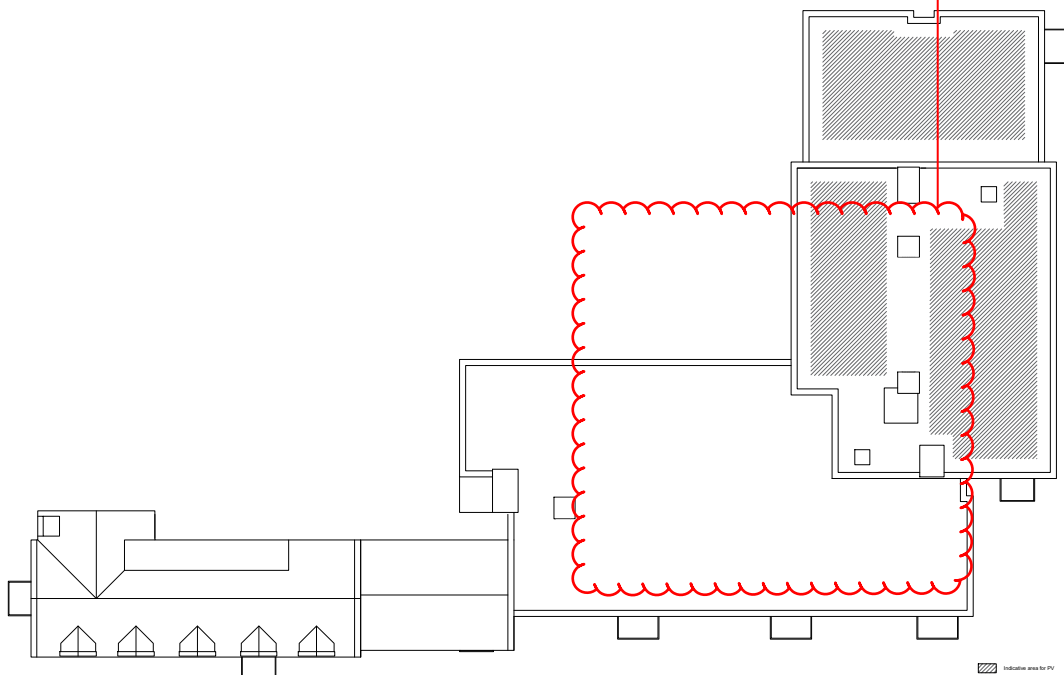
Eighth Floor
1:500



Ninth Floor
1:500



Tenth Floor
1:500



roof equipment omitted
as not required

Location of Roof Top Plant
1:500



key plan

notes

A 13.11.23 EE Fire Strategy update	
B 05.01.24 EE Fire Strategy update	
C 02.02.25 CA Work in progress	

revision	date	prepared	description

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project	
Vastern Road Reading	

drawing	
Block B and C - MVHR Proposal Glazing and Ventilation Plans	

date	scale @ a1	drawn
November 2021	1:500	EE

drawing number	revision
448.PL.BC.V.100	C

Approved

key plan

notes



First Floor Plan

revision
date
project
description

Berkeley
Designed for life

Berkeley House
Farnham Lane
Farnham Royal
SL2 3RQ

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www.berkeleygroup.co.uk

project
Vastern Road
Reading

drawing
Block B and C - MVHR Proposal
First Floor Plan

date
October 2019

scale @ a1
1:100

drawn
ISB

drawing number
448.PL.BC.V.101

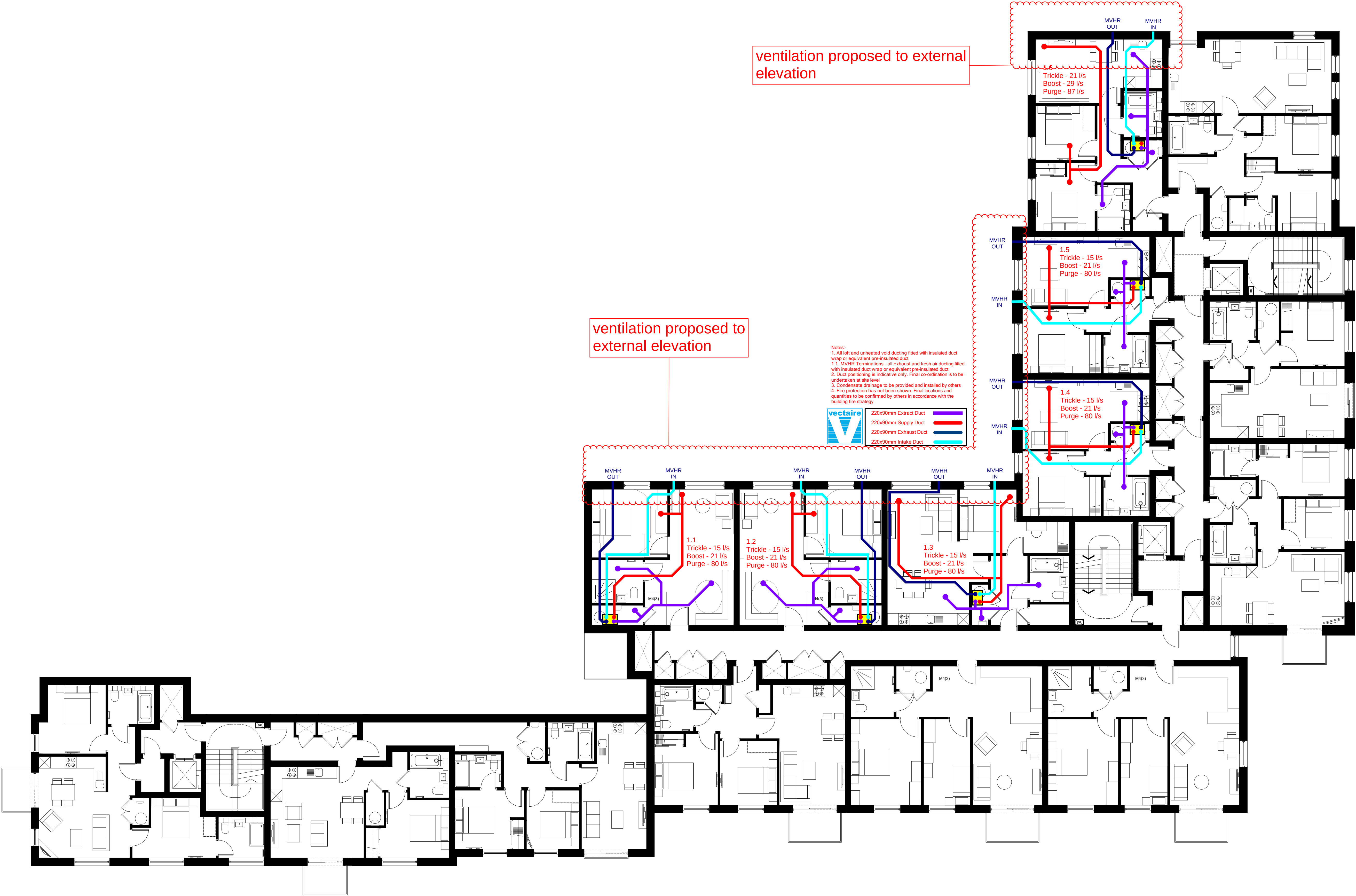
revision
B



New proposed

key plan

notes



- Notes:-
- 1. All loft and unheated void ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
 - 3. Condensate drainage to be provided and installed by others
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	220x90mm Extract Duct
	220x90mm Supply Duct
	220x90mm Exhaust Duct
	220x90mm Intake Duct

First Floor Plan

revision	date	prepared	description
Berkeley House Farnham Lane Farnham Royal SL2 3RQ			
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project Vastern Road Reading			
drawing Block B and C - MVHR Proposal First Floor Plan			
date	scale @ a1	drawn	revision
October 2019	1:100	ISB	
drawing number 448.PL.BC.V.101			revision C

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key plan

notes



Second Floor Plan

revision

date

project

description

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Block B and C - MVHR Proposal

Second Floor Plan

date

October 2019

scale @ a1

1:100

drawn

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drawing number

448.PL.BC.V.102

revision

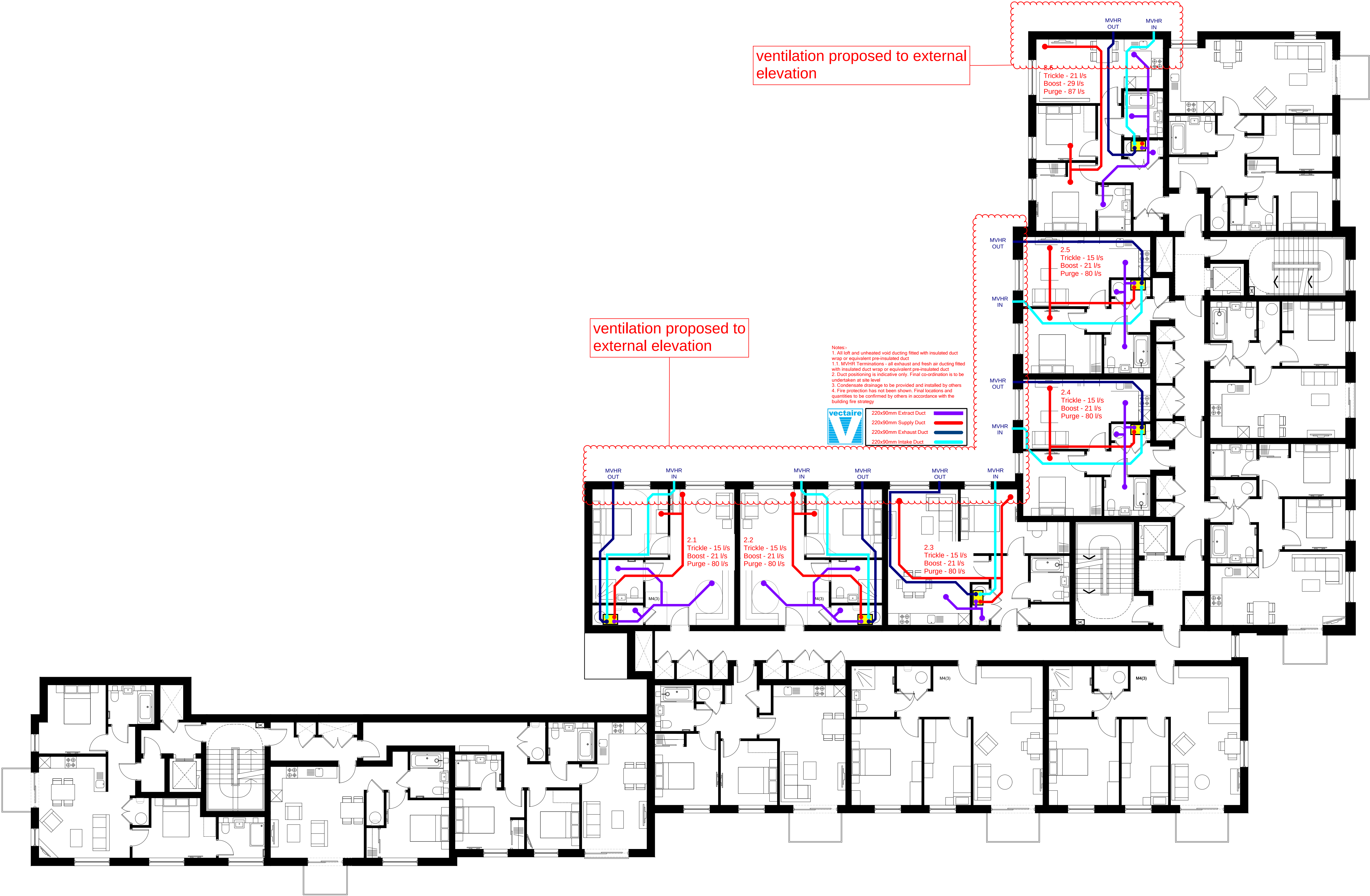
B



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notes



Second Floor Plan

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Block B and C - MVHR Proposal
Second Floor Plan

date	scale @ a1	drawn	revision
October 2019	1:100	ISB	

drawing number
448.PL.BC.V.102

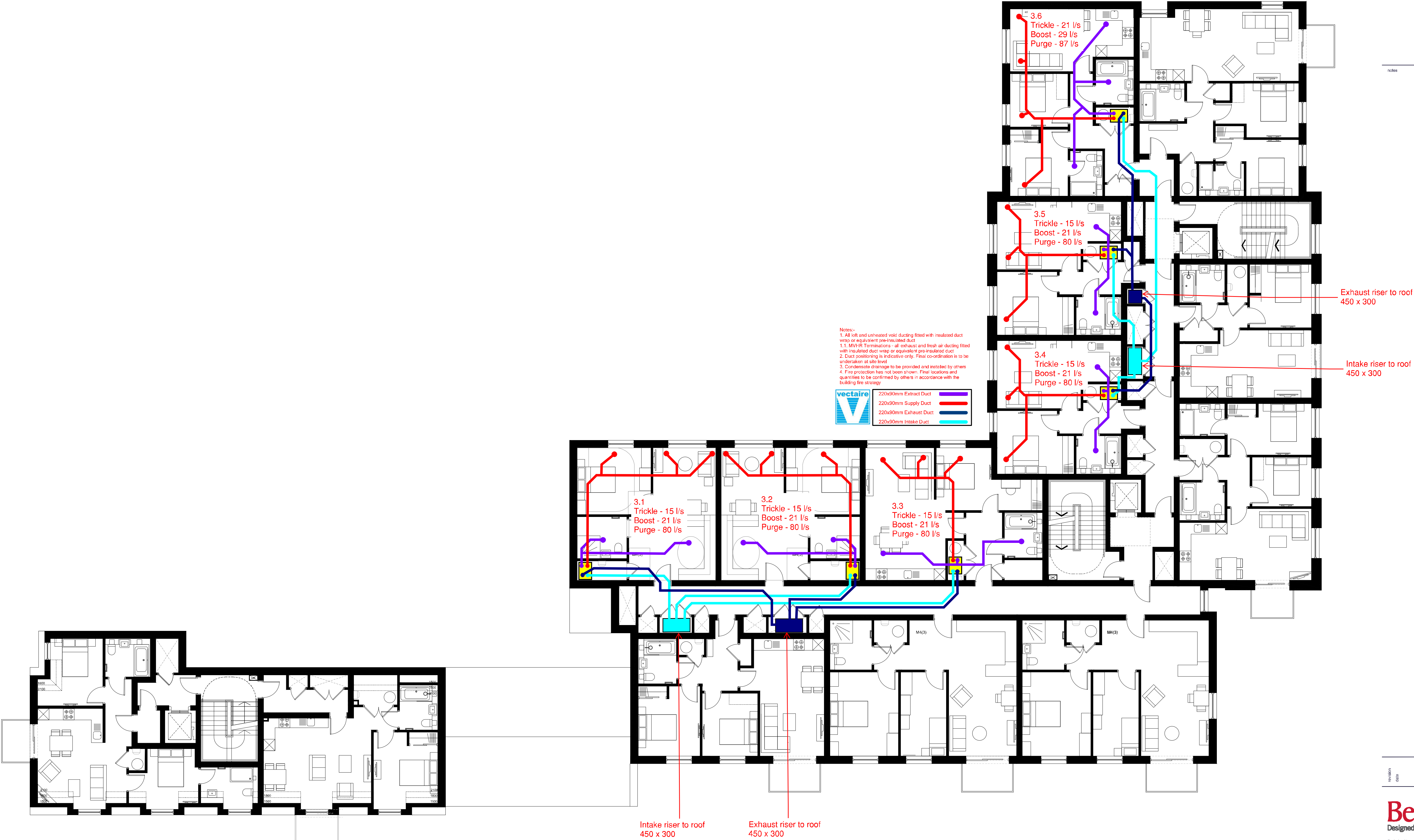
revision
C



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key plan

notes



Third Floor Plan

revision
date
project
description

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drawing
Block B and C - MVHR Proposal
Third Floor Plan

date
October 2019

scale @ a1
1:100

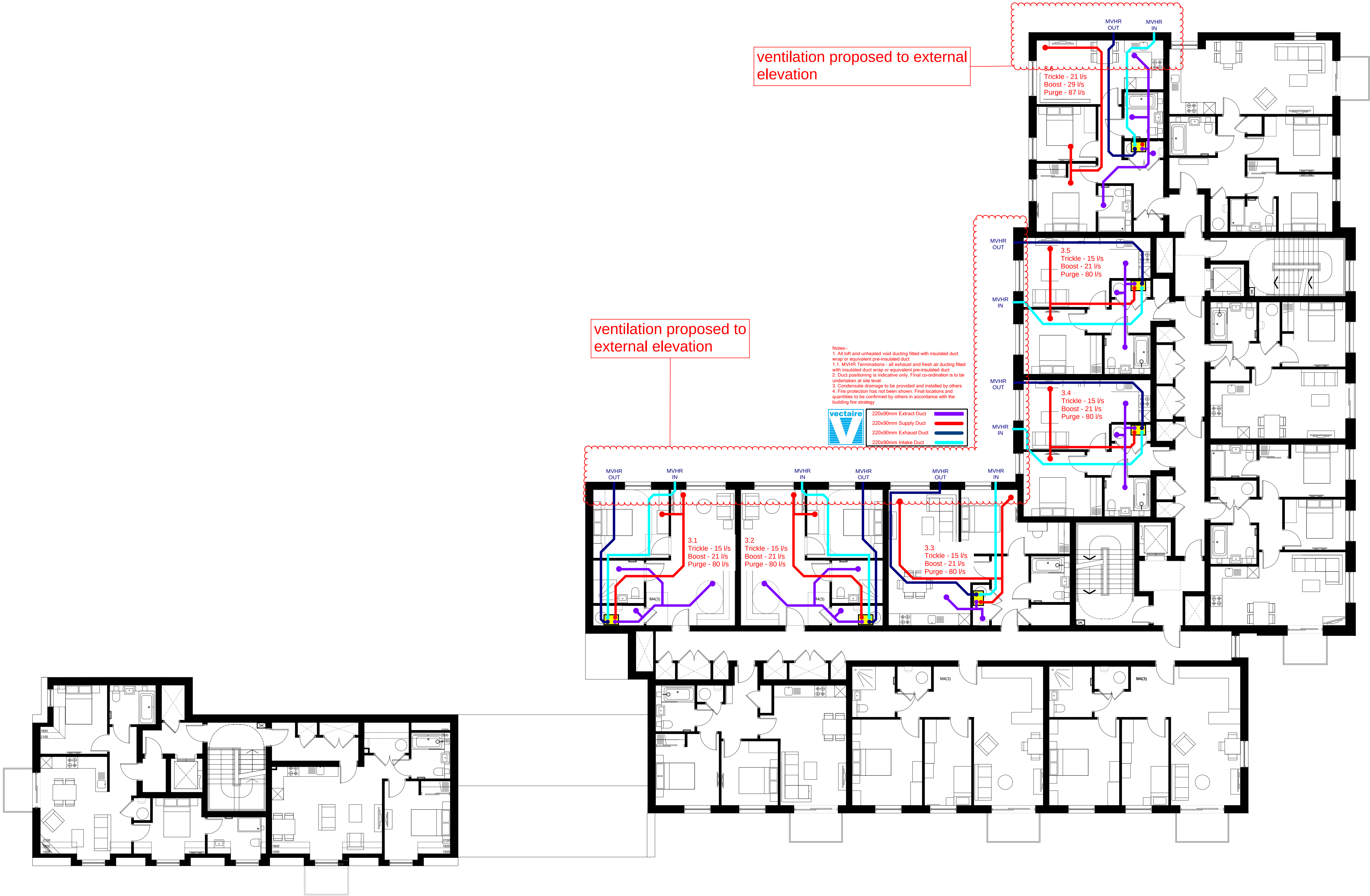
drawn
ISB

drawing number
448.PL.BC.V.103

revision
B



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Third Floor Plan



key plan

notes

revision	date	proposed	description

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Block B and C - MVHR Proposal
Third Floor Plan

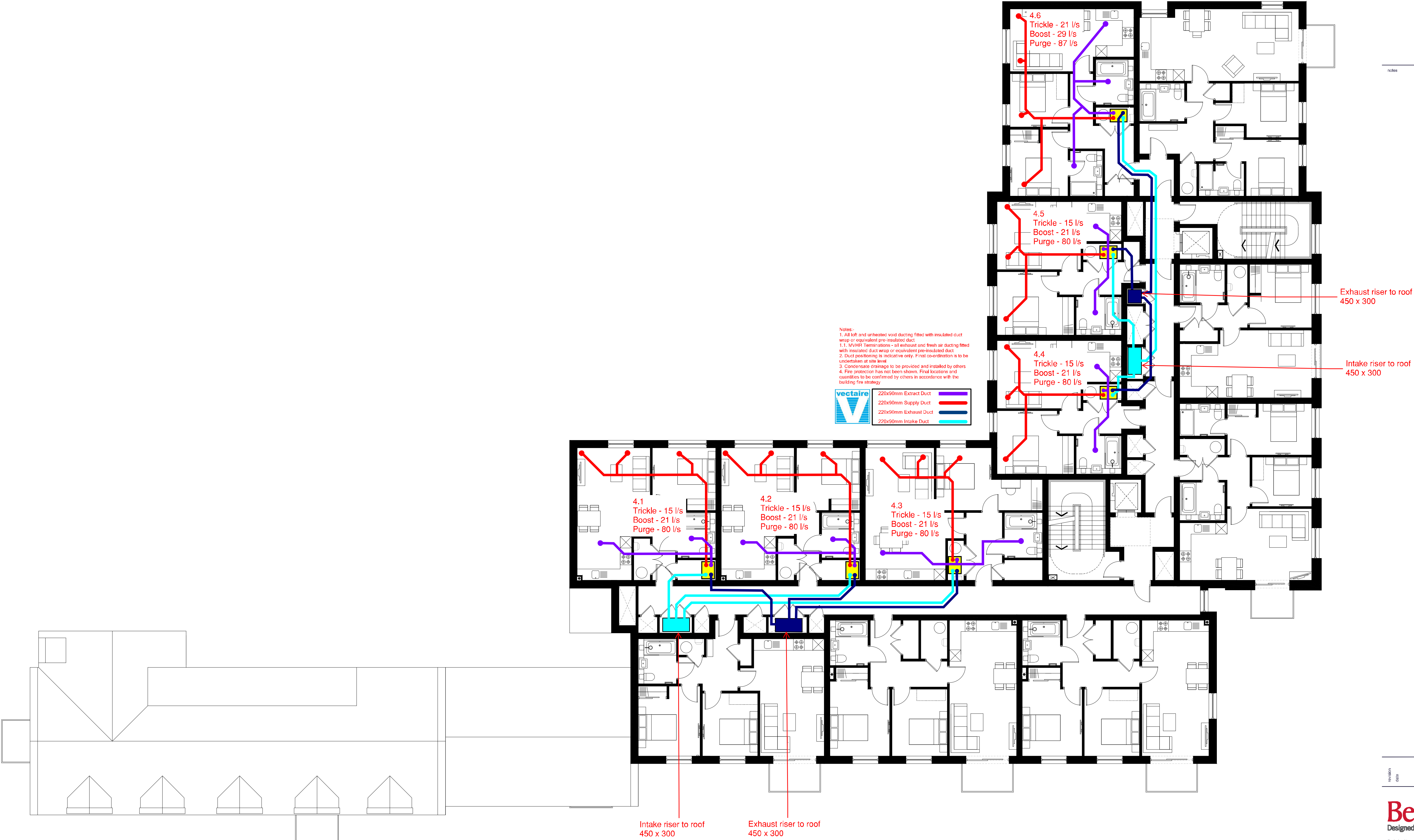
date	scale @ a1	drawn
October 2019	1:100	ISB

drawing number	revision
448.PL.BC.V.103	C

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key plan

notes



Fourth Floor Plan

revision
date
project
description

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Block B and C - MVHR Proposal
Fourth Floor Plan

date
October 2019

scale @ a1
1:100

drawn
ISB

drawing number
448.PL.BC.V.104

revision
B

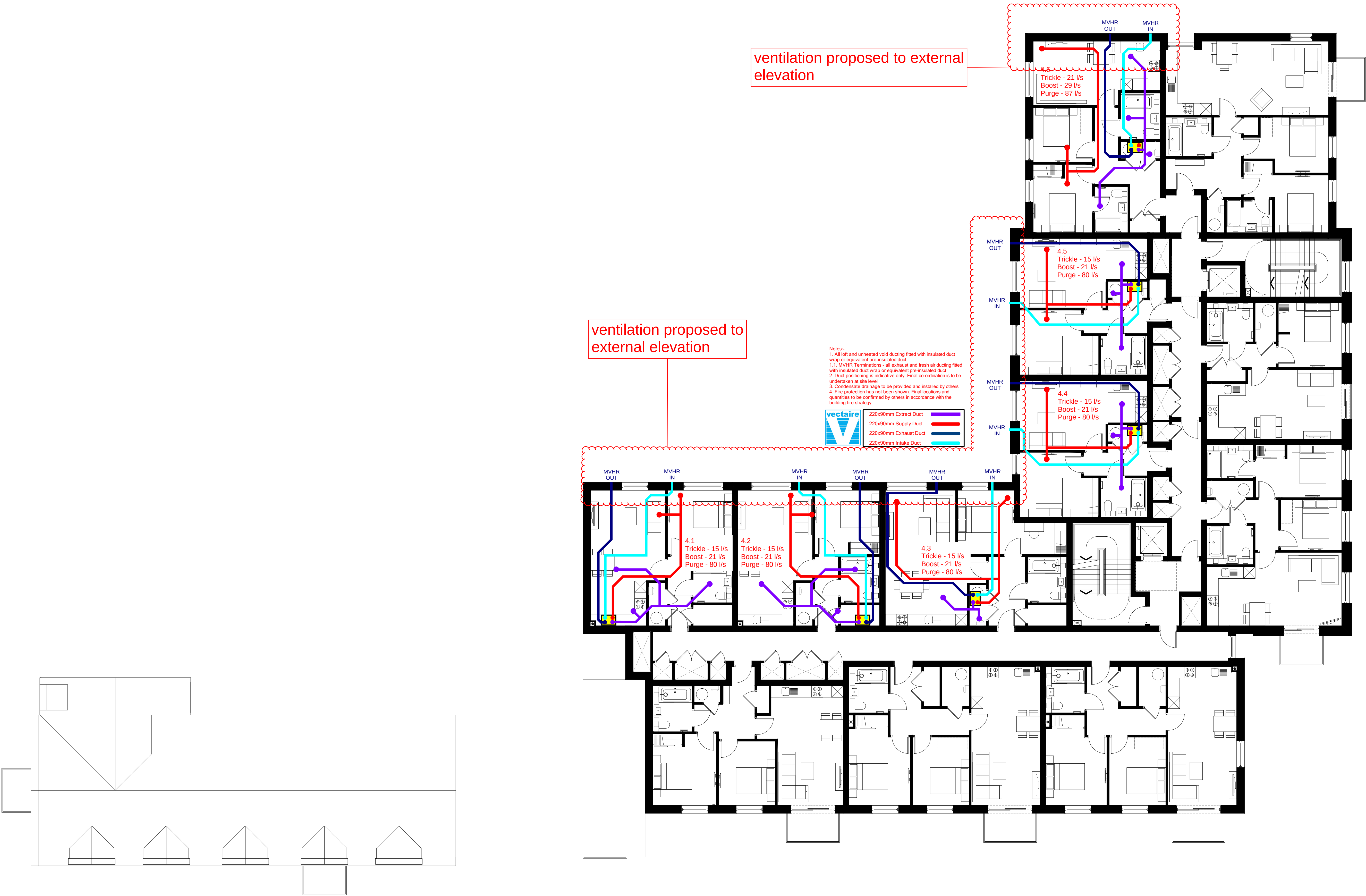
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New proposed

key plan

notes



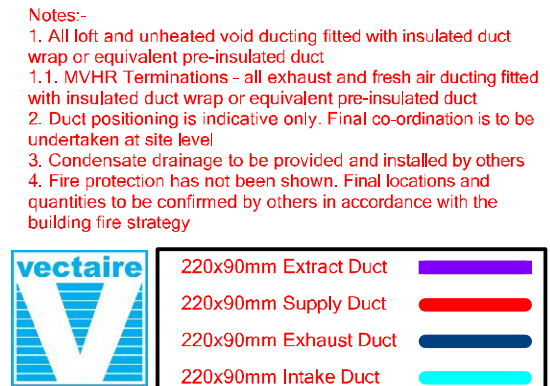
Fourth Floor Plan

revision	date	proposed	description
Berkeley Designed for life			
Berkeley House Farnham Lane Farnham Royal SL2 3RQ			
T: 01753 784400 F: 01753 646855 www.berkeleygroup.co.uk			
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date	October 2019	scale @ a1 1:100	drawn ISB
drawing number	448.PL.BC.V.104		revision C



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notes



Fifth Floor Plan



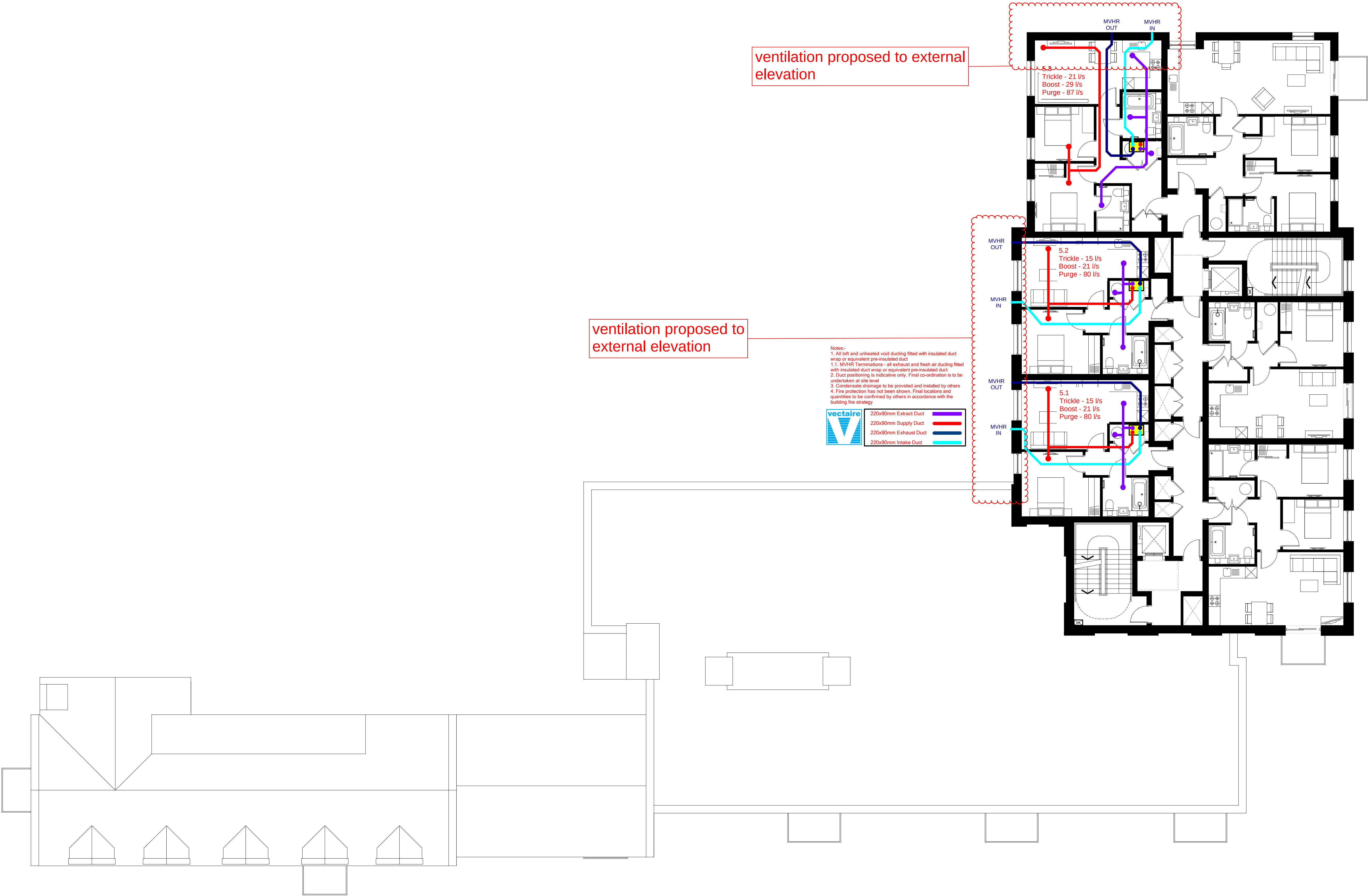
Berkeley
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Vastern Road
Reading

date	scale @ a1	drawn
October 2019	1:100	ISB

drawing number 448.PL.BC.V.105 revision B

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Fifth Floor Plan

key plan

notes

revision

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Fifth Floor Plan

date

October 2019

scale @ a1

1:100

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ISB

drawing number

448.PL.BC.V.105

revision

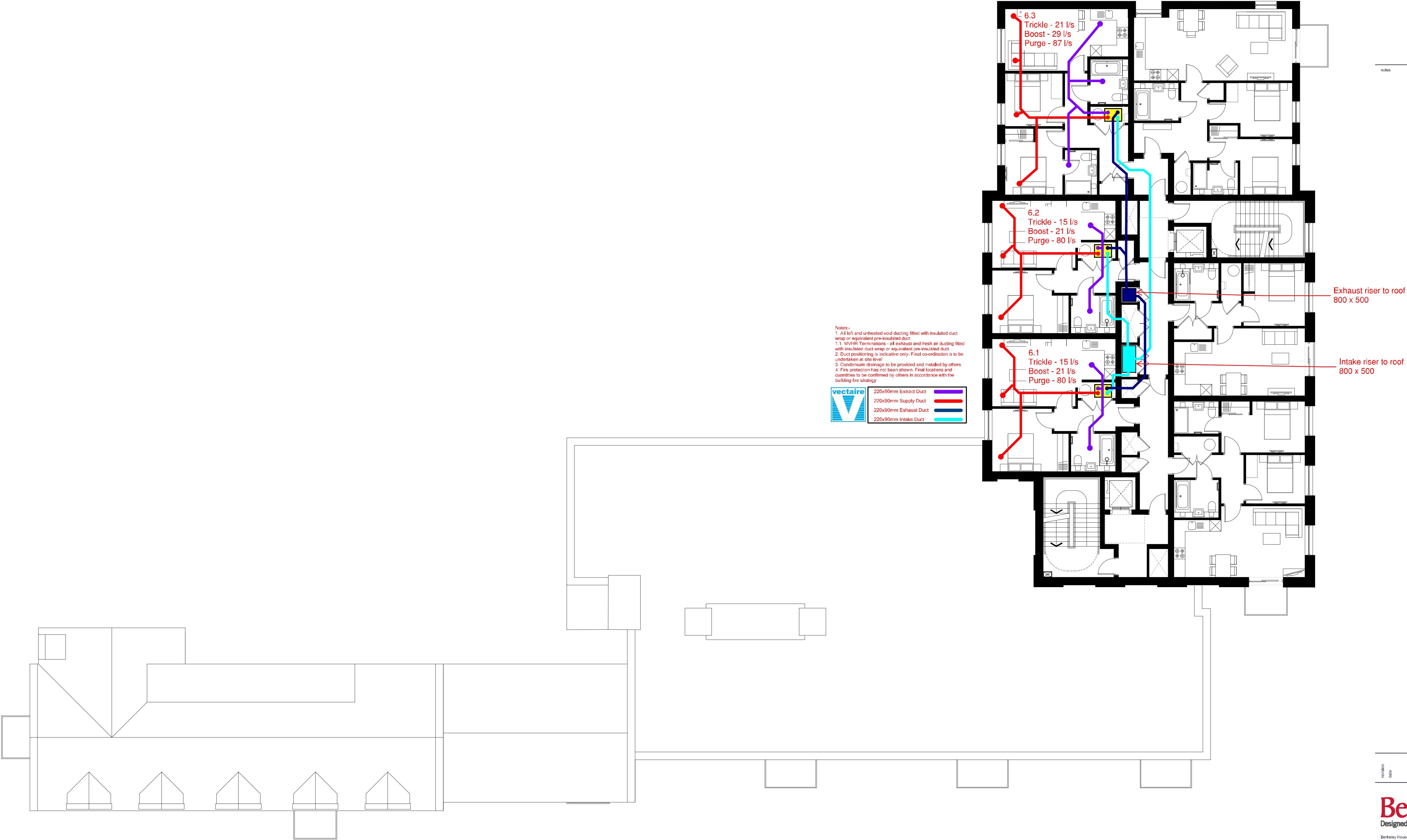
C



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key plan

notes



Sixth Floor Plan

revision
date
projected
completion

Berkeley
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Reading

drawing
Block B and C - MVHR Proposal
Sixth Floor Plan

date
October 2019

scale @ a1
1:100

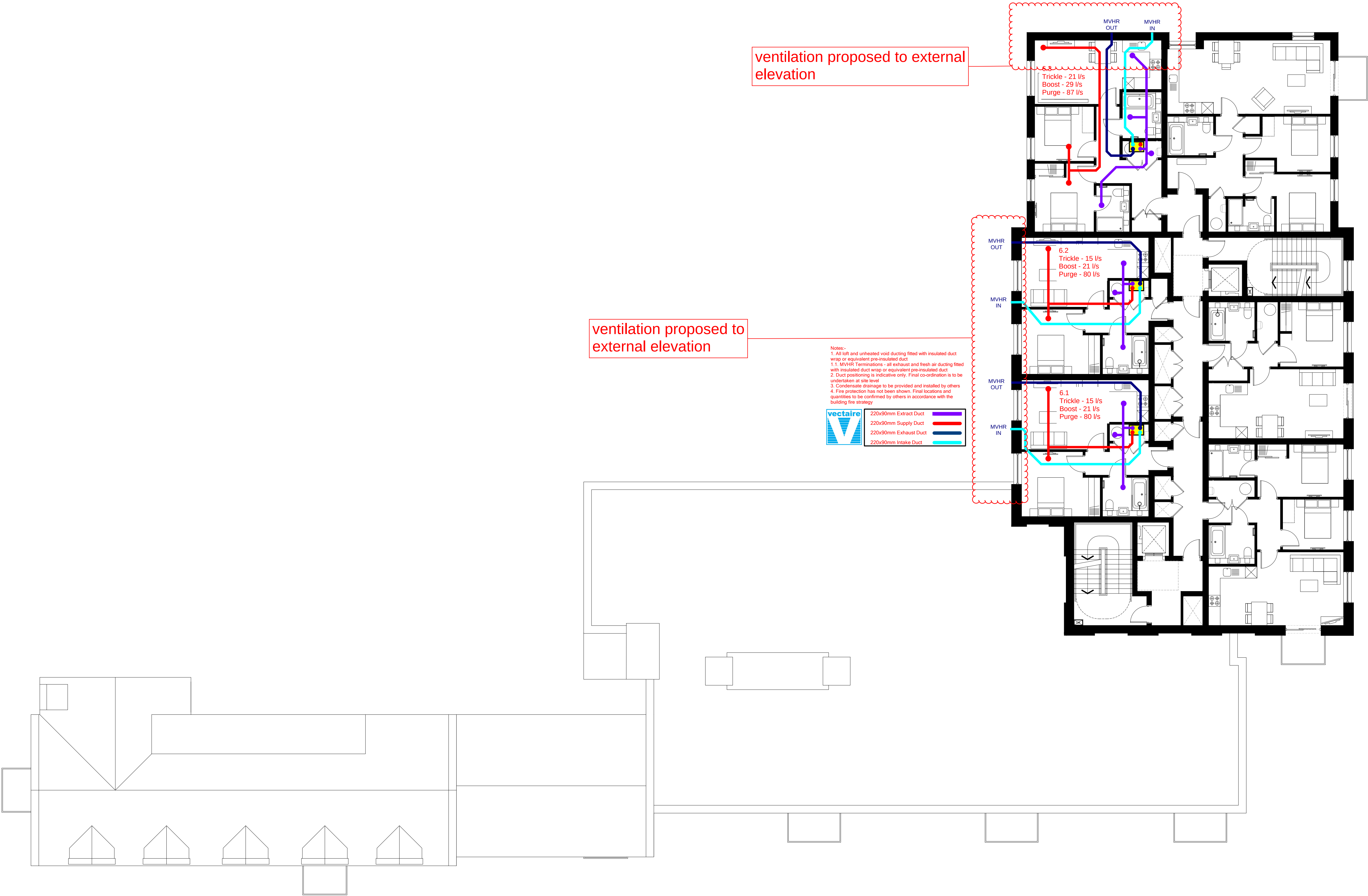
drawn
ISB

drawing number
448.PL.BC.V.106

revision
B



New proposed



Sixth Floor Plan



key plan

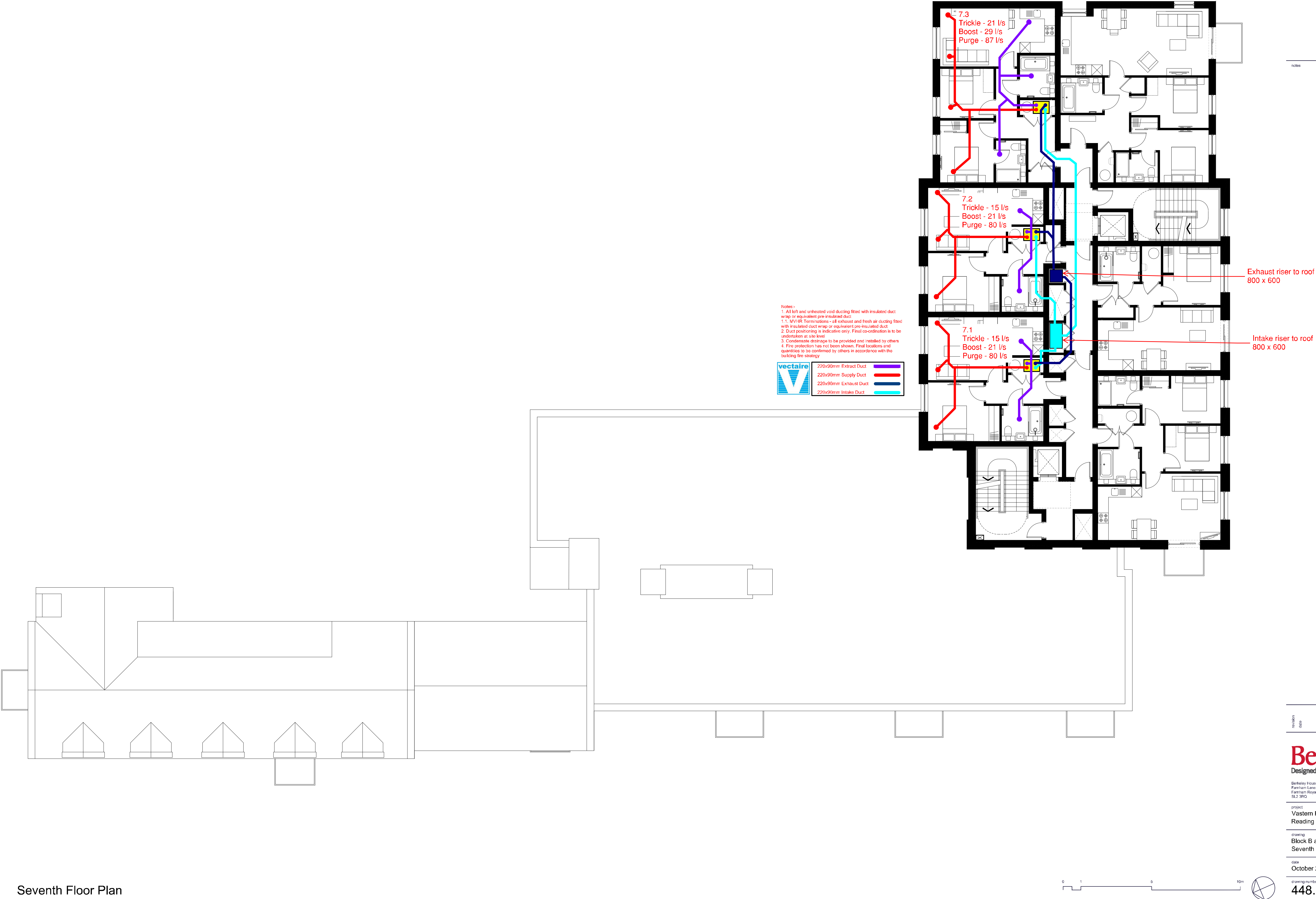
notes

revision	date	prepared	description
Berkeley Designed for life			
Berkeley House Farnham Lane Farnham Royal SL2 3RQ		T: 01753 784400 F: 01753 646855 www.berkeleygroup.co.uk	
project Vastern Road Reading			
drawing Block B and C - MVHR Proposal Sixth Floor Plan			
date October 2019	scale @ a1 1:100	drawn ISB	revision
drawing number 448.PL.BC.V.106			C

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notes



revision
date
projected
completion

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drawing
Block B and C - MVHR Proposal
Seventh Floor Plan

date
October 2019

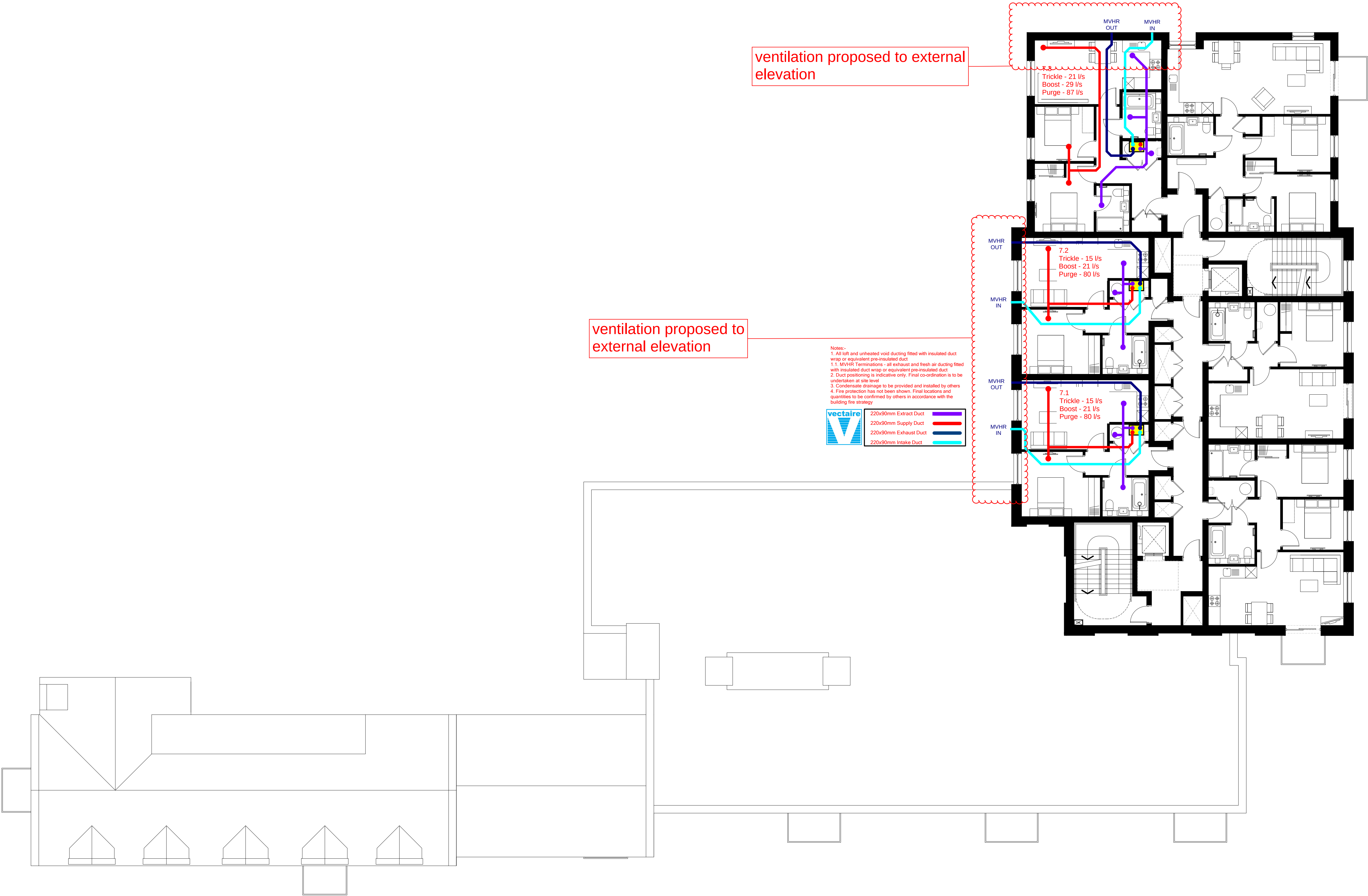
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drawn
ISB

drawing number
448.PL.BC.V.107

revision
B

New proposed



Seventh Floor Plan

key plan

notes

Notes:-

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vectaire

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220x90mm Exhaust Duct	220x90mm Intake Duct

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Berkeley
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Seventh Floor Plan

date	scale @ a1	drawn	revision
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drawing number
448.PL.BC.V.107

revision
C