

Phasing Plan (Elder Version 2 – August 2026)
20- 30 Greyfriars Road, Reading
Planning Permission PL/24/1501

Development: Demolition of the existing building and the erection of a part-7, part-13 storey co-living building (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.

Phase 1 – Site Clearance, Demolition & Initial Groundworks

This phase shall comprise:

- Establishment of the construction site, including hoarding and welfare facilities.
- Disconnection, diversion and protection of existing services and utilities as required.
- Site investigation, soil investigation and archaeological testing.
- Site clearance works.
- Demolition of existing buildings, structures and hardstanding.
- Removal of demolition arisings and clearance of the site.
- Site remediation works (where required).
- Earthworks, excavation and ground preparation.
- Bulk fill and ground improvement works.

The GIA of the areas to be demolished under Phase 1 is as shown on the Existing Plans as follows:

- GFR-DAA-ZA-B1-DR-A-01100B1-P1
- GFR-DAA-ZA-00-DR-A-01100-P1
- GFR-DAA-ZA-01-DR-A-01101-P1
- GFR-DAA-ZA-02-DR-A-01102-P1
- GFR-DAA-ZA-03-DR-A-01103-P1
- GFR-DAA-ZA-04-DR-A-01104-P1
- GFR-DAA-ZA-05-DR-A-01105-P1
- GFR-DAA-ZA-06-DR-A-01106-P1
- GFR-DAA-ZA-07-DR-A-01107-P1

Phase 2 – Main Groundworks & Substructure

This phase shall comprise:

- Installation of foundations, piling and pile caps where required.
- Construction of all substructure elements, including ground beams, retaining structures and basement works (if applicable).
- Installation of below-ground drainage, attenuation features and utility infrastructure.
- Formation of access routes, working platforms and associated enabling works.

This Phase of works does not create any chargeable GIA floorspace.

Phase 3 – Superstructure and Remaining Development Works

This phase shall comprise:

- Construction of the superstructure of the approved development.
- Installation of external walls, roofs, windows and doors.
- Internal fit-out works and building services installation.
- Hard and soft landscaping, boundary treatments and all other external works.
- Testing, commissioning and completion of the development ready for occupation and use.

This Phase and the above works will create all of the chargeable GIA floorspace for the approved development, as shown on, and in accordance with, the approved plans listed in condition 2.

Phasing Sequence

Phase 1 shall be completed prior to the commencement of Phase 2. Phase 2 shall be completed prior to the commencement of Phase 3. No part of the development shall be occupied until the works relevant to Phase 3 have been completed in accordance with the approved plans and associated planning conditions.