

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 20th July 2022

ITEM NO.

Ward: Emmer Green

App No.: 220304/REG3

Address: Land at Lowfield Road, Caversham

Proposal: Retention of 28 no. (2 bedroom) self-contained temporary accommodation units with associated access, car parking, communal amenity space, refuse and bicycle storage, a play area and landscaping for Temporary permission (10 years)

Applicant: Reading Borough Council

Major Application 13 week target decision date: 02/06/22

Extension of time until: 25/07/22

RECOMMENDATION:

GRANT planning permission.

Conditions to include:

1. Temporary permission (10 Years). Site to be returned to former condition thereafter
2. Approved plans
3. Accommodation only to be used by those that are homeless
4. Replacement planting (5 yrs.)
5. Street lighting as approved
6. Secure refuse storage & collection (as specified)
7. Vehicle parking (as specified)
8. Cycle parking (as specified)
9. Litter collection
10. Bird/ bat boxes to be maintained and replaced if damaged
11. Playground to be retained
12. Refuse details (as specified)
13. Sustainable drainage (as specified)
14. Unidentified contamination

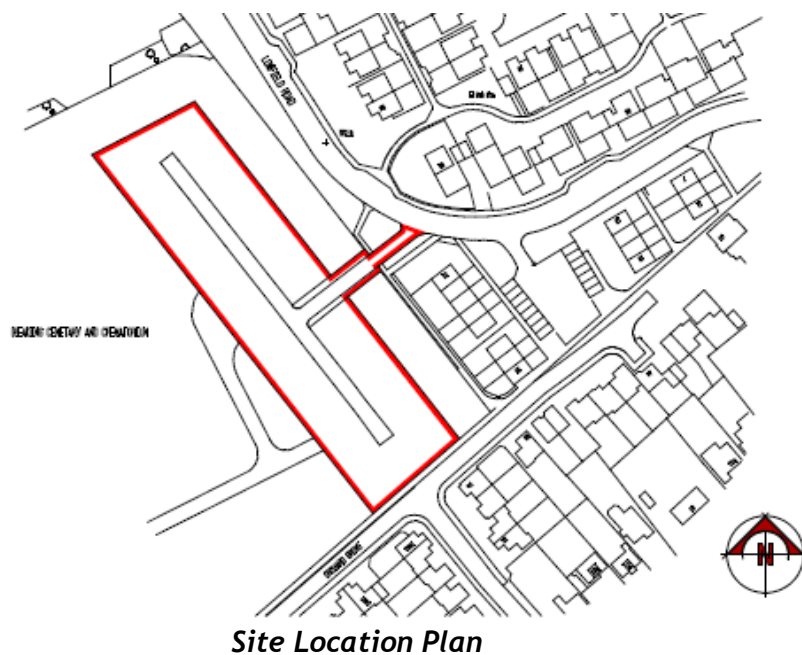
Informatives to include:

1. Terms & conditions
2. Positive and proactive approach

1. INTRODUCTION

- 1.1 The application site (approx. 0.6 hectare in area) is situated on the west side of Lowfield Road adjacent to the Reading Crematorium and Henley Road Cemetery. It lies adjacent to Caversham Park, a Registered Park and Garden. There is open land within Caversham Park to the north and a meadow within the crematorium land to the west.

- 1.2 Planning permission was granted on for the development for a temporary period of 5 years. This has now expired and the development currently unauthorised. This application seeks to retain the development for a further 10 years. Prior to the initial temporary approval, the site comprised vacant uneven ground with grass and scrub vegetation. There was a central surfaced road and the remnants of concrete pads on either side where mobile homes were positioned as part of the previous use of the site until 2006.
- 1.3 The site is allocated for housing development under Policy CA1c of the Reading Borough Local Plan. The front of the site is designated an area of biodiversity interest and to the north is Caversham Park which is a Major Landscape Feature under Policy EN13 of the Reading Borough Local Plan (2019).





Site photographs

2. PROPOSAL

- 2.1 Temporary planning permission for 10 years is sought for 28 no. (2 bedroom) two-storeys in height temporary accommodation units arranged either side of the existing access road. These units provide accommodation for homeless households.

- 2.2 The layout is the same as that approved under application 160762 with 7 blocks of 4 modular units, each comprising 2 first floor units stacked above 2 ground floor units. The communal amenity space and car parking located adjacent to each block would be retained.
- 2.3 Each block is clad externally with a natural timber finish and single ply membrane roof (slate grey colour); UPVC windows and doors and painted metal staircases. Canopies are provided above the door at the top of the external staircase. The two floor blocks are 5 metres in height with a footprint of approx. 126 square metres.
- 2.4 Each residential unit has a Gross Internal Area of 50.6 square metres comprising a double or twin sized bedroom at either end with a hall, shower room, kitchen-diner and living room between. The bedrooms will be 12.2 sqm. and the living areas approx. 24.4 sqm.
- 2.5 The existing access from Lowfield Road is used to gain vehicular and pedestrian access into the site. A total of 32 car parking spaces, with one space allocated per unit plus four visitor spaces will be provided. Bicycle sheds are within the amenity area for each block. Each unit is allocated a shed which has sufficient space to accommodate 2 no. bicycles. All ground floor units will be provided with ramps for the safe access/egress of pushchairs or wheelchairs.
- 2.6 The site layout also incorporates shared amenity spaces adjacent to each of the individual seven blocks to include play space, drying areas and refuse bin storage. A landscaped communal recreation/play area for use by all residents is provided at the southern end of the site to include various children's play equipment.
- 2.7 The site's perimeter is occupied by an established tree/hedgerow belt which largely screens the site from the adjacent cemetery and nearby Caversham Park. Two communal amenity green spaces at either end of the site. Within the communal garden there is storage and refuse areas and a hard surfacing area for drying. Standard street lighting columns are installed at intervals along the entrance road and central access.
- 2.8 The application is being reported to your meeting because the applicant and land owner is Reading Borough Council (Regulation 3 Application). It is also a major application as it relates to more than 10 dwellings and is on a site more than 0.5 hectares.

3. PLANNING HISTORY

170689 - Discharge of conditions 5 (site contamination assessment), 10 (construction noise & dust control), 13 (tree & vegetation protection), 15 (hard landscaping & boundary treatment) and 22 (sustainable drainage scheme) of planning permission 160762 - Conditions Discharged

160762 - Temporary permission (5 years) for 28 no. (2 bedroom) temporary accommodation units with vehicular access, car parking, communal amenity space, refuse and bicycle storage, a play area, and landscaping - Application Permitted

930753 Use of land as mobile home site for period of 5 years - Application Permitted

4. CONSULTATIONS

4.1 Statutory:

SuDS Officer: No objection subject to condition

4.2 Non-statutory:

RBC Environmental Protection & Nuisance: No objections

RBC Transport Strategy: No objections subject to conditions

RBC Natural Environment Officer (Trees & Landscape): No objection subject to condition

RBC Natural Environment (Ecology): No objection subject to condition

RBC Parks/ Playground Officer: No objections

RBC Archaeology: No objections

4.3 Neighbour Notification:

Properties at Nos. 1-17 (All) and 34-47 (All) Orchard Grove; 13-35 (Odds) and 20-58 (Evens) Lowfield Road; and 1-4 (All) Galsworthy Drive plus Reading Crematorium & Henley Road Cemetery and BBC - Caversham Park were consulted on 18/03/22. In addition, two site notices were displayed at the entrance to the site.

2 objections have been received which relate to the following matters:

- Properties are not in keeping with the character of the surrounding area
- Disappointed at the continued breach of planning control
- Planning permission would not have been supported otherwise it would have been applied for. It is an attempt to get the application 'through the back door'
- Accommodation units produce a huge amount of light pollution because they are high up
- Properties overlook into Orchard Grove
- Due to the density of development, this results in noise pollution. The noise is not appropriate from the nearby graveyard

Officer comment: These points will be discussed and considered in the report

5. RELEVANT POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 5.2 NPPF Paragraph states the need for Local Planning Authorities to *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed... Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed”*.
- 5.3 The following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaption to Climate Change
CC4: Decentralised Energy
CC5: Waste Minimisation and Storage
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
CC9: Securing Infrastructure
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
H6: Accommodation for Vulnerable People
H10: Private and Communal Outdoor Space
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging
EN1: Protection and Enhancement of the Historic Environment
EN12: Biodiversity and the Green Network
EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
EN14: Trees, Hedges and Woodland
EN16: Pollution and Water Resources
EN18: Flooding and Drainage
CA1: Sites for Development in Caversham and Emmer Green
CA2: Caversham Park

Supplementary Planning Guidance/Documents

- Revised Parking Standards and Design (2011)
- Revised Sustainable Design and Construction (2019)
- Planning Obligations Under S106, April (2015)
- Affordable Housing Supplementary Planning Document (2021)
- Reading Borough Council Tree Strategy (2020)

Other documents

Reading Borough Council Corporate Plan 2021/22

Reading 2050 Vision

Homelessness Strategy 2020-2025

6. APPRAISAL

6.1 The main issue to be considered are:

- a) Principle of Development and Housing Need
- b) Housing policy and mix
- c) Effects on the character of the area, adjacent registered park and garden and local landscape feature;
- d) Impacts on amenities of neighbouring occupiers;
- e) Amenities of future occupants;
- f) Access, traffic & highways issues;
- g) The Natural Environment
- h) Sustainability
- i) Sustainable Urban Drainage Systems (SuDS)
- j) Community Infrastructure Levy

a) Principle of Development and Housing Need

6.2 The Council's Homelessness Strategy 2020-2025, supporting the Corporate Plan, acknowledges the success of the previous strategy (in reducing the need to house homeless households) that, in combination with the Homelessness Reduction Act 2017 that required a duty to refer households at risk of homelessness by other bodies, secured more proactive intervention. This has been combined with increased use of the private rental sector, facilitated by the Council's Rent Guarantee Scheme and Deposit Guarantee Scheme, reducing the need for the statutory housing of households (i.e. reliance on alternative solutions). One of the strategy's listed successes against the previous 2015-2020 strategy's aims includes the provision of the dedicated temporary accommodation under the modular housing at the application site.

6.3 The number of households that the Council has a statutory duty to house has accordingly reduced since the original temporary consent for the facility, but a statutory duty remains to house 147 households as of 2020/21. The Homelessness Strategy notes that while the rate of households housed in Bed and Breakfast (B&B) emergency accommodation has significantly reduced, there remains a necessity for this solution in the absence of any alternative accommodation available. The Homelessness Strategy notes that this has in part been reduced by alternative

temporary accommodation such as at the application site, but also the use of Council controlled sites hosting short-term temporary accommodation while awaiting redevelopment, that are inherently not a long-term solution for supplying (temporary) accommodation.

- 6.4 Where suitable private solutions or permanent affordable accommodation is not available, the use of dedicated temporary accommodation is necessary and, failing this, emergency B&B accommodation as a last resort. B&B accommodation is unsuitable, unsettling and disruptive for homeless households. The Reading Homeless Strategy 2020-2025 notes that *"...perhaps our biggest [challenge] is sustaining our reductions in emergency Bed and Breakfast placements"*.
- 6.5 To overcome this and to ensure the Council fulfils its duty to accommodate these households the site at Lowfield Road remains critical in both providing temporary accommodation and reducing the reliance on B&B accommodation.
- 6.6 The Council's rationale for the scheme to be temporary remains the availability of funding. Realistically, it would not be feasible to develop permanent housing on such a limited budget, particularly compared with the existing modular housing now already in place.
- 6.7 The proposal forms part of the Council's housing strategy as the temporary use of this site seeks to provide suitable temporary accommodation to meet the Council's ongoing statutory obligations. Overall, this remains an effective short-term solution to alleviate the chronic levels of homelessness given the restricted availability of funding.

b) Housing policy and mix

- 6.8 Policy H3 of the Local Plan deals predominantly with the thresholds and levels of provision of affordable housing associated with various types and scales of development. The proposal is for a 100% affordable site. Policy H3 of the Local Plan states that the Council *"will assess the site size, suitability and type of units to be delivered in relation to the current evidence of identified needs. An appropriate tenure mix will be sought which will include social rented, affordable rent, intermediate rent and shared ownership."*
- 6.9 Although Policy H2 of the Local Plan suggests that at least 50% of dwellings should be of 3 bedrooms or more, having regard to all other material considerations, in this case, the specific nature of the proposals, designed to meet a particular need is considered to be a significant material consideration. The scale and temporary nature of this development is also noted and this means that the overall mix and balance of housing in the area would not be altered in the long term and that there would continue to be a range of permanent dwelling types to meet the requirements for different people at different stages of their life.
- 6.10 Policy CA1c of the Reading Borough Local Plan allocates the application site for housing development and states that is suitable for residential development of 24-36 dwellings. The policy supporting text identifies that there is potential for allocated sites such as the application site to accommodate other uses which have

not been anticipated by the Local Plan. This includes the potential for specialist housing provision for groups such as vulnerable people. Differing uses for these sites could reduce the amount of housing allocated for the site. This will be appropriate provided that it does not harm the chances of delivering sufficient housing to meet the targets set out in local policy.

c) Effects on the character of the area, adjacent registered park and garden and local landscape feature

- 6.11 Policy CC7 seeks to ensure that development is of a high design quality that maintains and enhances the character and appearance of the area in which it is located. Layout, landscape, density, scale and materials will be assessed.
- 6.12 Policy EN1 states that Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.
- 6.13 Policy EN13 states that planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature.
- 6.14 The site (pre-development) was a 'transitional' space located between an area of open space to the north and west and residential to the east and south. As such, strong focus has been given to site landscaping. Timber cladding for the units is considered an acceptable material as it is noted that a number of properties within the locality have clad detailing.
- 6.15 The height of the buildings and their natural appearance will ensure minimal impact to the nearby 'Major Landscape Feature' of Caversham Park (including Reading Crematorium and Henley Road Cemetery) which is a Registered Park and Garden. It should be noted that, prior to the current development, the site had remained derelict for 10 years and had contributed little visually to the setting of Caversham Park. The temporary proposals, as originally approved, were determined to enhance the site's appearance and this would remain the case.
- 6.16 In summary, the proposal responds positively to its local context by providing a design which is suitable for the site given its transitional location between Caversham Park and an established residential area. In terms of impacts upon the adjacent landscape and heritage designation, the existing vegetation will largely screen the development from Caversham Park, particularly given the low rise scale of the development and additional landscaping. The proposals represent a temporary improvement to the site and are considered acceptable on a temporary basis.

d) Impacts on amenities of neighbouring occupiers

- 6.17 Policy CC7 of the Local Plan states that development should respond positively to their local context and create safe and accessible environments where fear of crime

does not undermine quality of life or community cohesion. It should address the needs of all in society and be visually attractive with high quality built forms and spaces.

- 6.18 Policy CC8 of the Local Plan seeks to safeguard residential amenities and living environments and in particular whether developments will cause significant detrimental impact to the living environment of existing or new residential properties in terms of privacy, noise and disturbance, lighting or crime and safety etc.
- 6.19 The situation on site has not altered in this respect and remains enclosed with an established belt of hedgerow along all boundaries which screens much of the site from most nearby properties. As a result and due to the separation distances it remains the case that there will be no significant overlooking from the bedroom or living room windows of the top floor units. The retention of the units would therefore have no effect on the privacy of the nearest properties on the west side of Lowfield Road (which are located more than 25 metres to the east) or those in Orchard Grove beyond the footpath to the south (40m plus). Access to sunlight and daylight for these properties would not be harmed. It is noted that a neighbour raised concerns over light pollution; from the objection this is assumed to be lights from the dwellings themselves rather than the existing street lights. There was also concern of overlooking into properties at Orchard Grove and the noise generated from these dwellings. Whilst neighbours may notice additional light and noise pollution compared to when the site was vacant, the light is considered to be reasonable within the context of the residential use of the site and the dwellings are sufficiently distant from neighbouring dwellings.
- 6.20 It is concluded that in retaining the dwellings for a further ten years, there would be limited dominant visual or overbearing effects from the development and no other significant harm through noise or disturbance caused to the detriment of the amenities of the nearest neighbouring occupiers in these respects.

e) Amenities of future occupants

- 6.21 Policy CC8 of the Local Plan seeks to safeguard residential amenities and living environments of existing or new residential properties in terms of privacy, noise and disturbance, lighting or crime and safety etc. Policy CC7 of the Core Strategy considers how the urban design objectives of a development should create safe and accessible environments that are usable and understood by all who use them and with good high quality built form and spaces.
- 6.22 Policy H10 states that dwellings will be provided with functional private or communal (in the case of flats) outdoor open space that allows for suitable sitting-out areas, children's play areas, refuse storage and drying space. These outdoor areas will respect the size and character of other similar spaces in the area.

- 6.23 The layout and landscaping scheme would continue to provide a visually attractive and safe environment for occupants. Parking and communal amenity areas are located immediately adjacent to each block, providing adequate provision of outdoor amenity space including passive surveillance of these areas and parked vehicles.
- 6.24 In terms of National Space Standards, a two bedroom (4 person) flat would need to have a minimum floor area of 70sqm and a two bedroom (3 person) flat would need to be 61sqm. Each unit is 50.6sqm, falling short of the National Space Standards however, it is noted that these standards apply to permanent dwellings and are not strictly applicable to this type of development which is intended to be occupied by households for a temporary period.
- 6.25 In summary, the proposal would continue to provide suitable living accommodation for the temporary occupiers of these units and as such is in accordance with Policy H5 of the Reading Borough Local Plan (2019).

f) Access, traffic & highways issues

- 6.26 Policy TR5 of the Local Plan states that development should contribute to the provision of a balanced transport network and improved accessibility generally with alternatives to the use of private cars (such as walking, cycling and the use of public transport).
- 6.27 Policy TR3 of the Local Plan requires that development should not be detrimental to the safety of users of the transport network including pedestrians and cyclists.
- 6.28 The site's existing access from Lowfield Road would continue to be used to gain vehicular and pedestrian access into the site.
- 6.29 There are 32 no. car parking spaces to be retained, providing one space per unit plus 4 no. visitor spaces. This is in accordance with the Revised Parking Standards and Design Supplementary Planning Document (SPD) which applies a maximum of 1.5 parking spaces per dwelling plus 1 space per 4 dwellings for visitor parking.
- 6.30 Bicycle sheds are located within the amenity area for each block. Each unit is allocated a shed which has sufficient space to accommodate 2 no. bicycles. This exceeds local guidance which requires a minimum of 0.5 cycle spaces per unit.
- 6.31 In accordance with local policy, all ground floor units are provided with ramps for the safe access/egress of pushchairs or the mobility impaired.
- 6.32 The Transport Officer has confirmed that this layout remains acceptable, subject to conditions that the vehicle and cycle parking is secured via condition.

g) The Natural Environment

- 6.33 Policy EN12 of the Reading Borough Local Plan states that *“On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.”*
- 6.34 Policy EN14 states that *“New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough”*
- 6.35 The Ecology report submitted with the original application concluded that the development will not adversely affect any ecological designations within the area and recommends mitigation measures during construction ensured the proposals would not impact protected species. No further surveys were required as part of planning permission 160762 and circumstances have not changed on site to suggest that any further surveys should be required for the retention of this development. Landscaping has also been provided in accordance with the details of the previous permission.
- 6.36 The landscaping scheme including the mitigation measures and ecological enhancements expressed ensured the proposal would not have an adverse impact upon local flora and fauna and it is not considered the retention of the 28 no. units at the site would alter these conclusions. However, a condition will be applied to ensure that replacement planting is provided over the 10 year period and that bird and bat boxes are retained and maintained on site to comply with Policies EN12 and EN14 of the Reading Borough Local Plan (2019).

h) Sustainability

- 6.37 Policy CC3 requires that new development maximises the use of energy efficiency and conservation measures in their design, layout and orientation and incorporates sustainable urban drainage facilities that minimise the size of impermeable areas so that peak run-off is reduced where possible and no greater than the original conditions of the site.
- 6.38 The proposed development is of modular construction. The construction methods for this type of development have improved significantly in recent years. Each unit is designed and engineered with particular attention to thermal and acoustic performance and have fire resistant walls. This means each unit is better insulated and is warmer, safer and quieter. All fenestrations will be installed with double glazed UPVC for optimum thermal performance and solar heat gain efficiency.
- 6.39 Whilst Policy CC4 states that *“Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.”*

- 6.40 No on-site energy provision is proposed due to the temporary nature of the proposal and limited funding. However, Officers consider that as far as practicable, sustainability measures have been incorporated into the temporary development.
- 6.41 The measures identified above confirm that the retained development would comply for the most part with the objectives of Policies CC2 and CC3 of the Local Plan which in this instance is accepted in light of the identified urgent need for this type of accommodation to remain on site.

i) Sustainable Urban Drainage Systems (SuDS)

- 6.42 Foul and surface water drainage systems were provided in accordance with the original planning permission. However, the original design was intended for temporary units for a period of 5 years. Given the proposal would see the retention of the dwellings for a further period of 10 years, a more comprehensive SuDS strategy was required compared to the previous. A maintenance / management plan has also been submitted alongside the updated drainage strategy to ensure that all parts of the drainage are satisfactorily maintained so that they are effective for the life span of the planning permission.
- 6.43 The drainage report recommended two additional soakaways to be provided in addition to the 7 that are already on site. This is because there is significant flooding forecast in two of the soakaways in the 30 year storm event and five of the soakaways in the 100 year storm event. However, as the scheme is for a temporary period of an additional 10 years, it is proposed that the flood risk in the 30 year event only is addressed. This requires the addition of two overflow soakaways to be of the same design as the original soakaways.
- 6.44 This was deemed acceptable by the Council's SuDS Officer and as such the development is considered acceptable in relation to Policy EN18 of the Reading Borough Local Plan (2019).

j) Community Infrastructure Levy (CIL)

- 6.45 Community Infrastructure Levy charges do not apply to temporary structures and thus there is no requirement in this regard.
- 6.46 Other matters raised in representations

- Disappointed at the continued breach of planning control

Officer comment: It is regrettable that the development has remained without planning permission and this application seeks to rectify the situation for a further 10 years.

- Planning permission would not have been supported for permanent development otherwise it would have been applied for. It is an attempt to get the application ‘through the back door’

Officer comment: this application has been applied for a temporary period and assessed on its merits. Any application for the permanent retention of accommodation on site would also be assessed on its merits.

Equalities Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief and sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

7. CONCLUSION

- 7.1 The retention of the temporary accommodation for a further period of 10 years is considered to be justified in relation to local and national policy and no additional areas of harm are identified as a result of the continued use. There remains a clearly identified and urgent need to provide temporary accommodation for homeless persons and families in the Borough and this should be given significant weight in determining this application. The proposal is considered acceptable in relation to other material considerations and therefore the recommendation is to grant permission subject to conditions.

Case Officer: Connie Davis

Plans/ Documents considered:

Addendum - Drainage Update for Existing Scheme Rev 1 prepared by Callidus Transport & Engineering

Received 5th July 2022

16/007/01A - General Arrangement

BRS64499_05 Rev E - Play Space Detailed Design

16/007/02A - Block, Site & Location Plans

BRS6499_02 Rev G - Detailed Landscape Proposals Plan

BRS6499_01 Rev G - Landscape Masterplan

Ground Investigation Report prepared by Geo-Environmental

Landscape Management Plan prepared by Pegasus Group

Refuse Storage and Collection Strategy prepared by Reading Borough Council

Litter Collection Strategy prepared by Reading Borough Council

Planning, Sustainability and Design & Access Statement

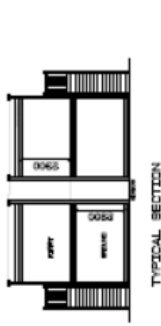
Supporting Letter

Application Form

CIL Form

Received 3rd March 2022

Drawings:



TYPICAL SECTION



SIDE(S)

FACING AWAY FROM ACCESS ROAD

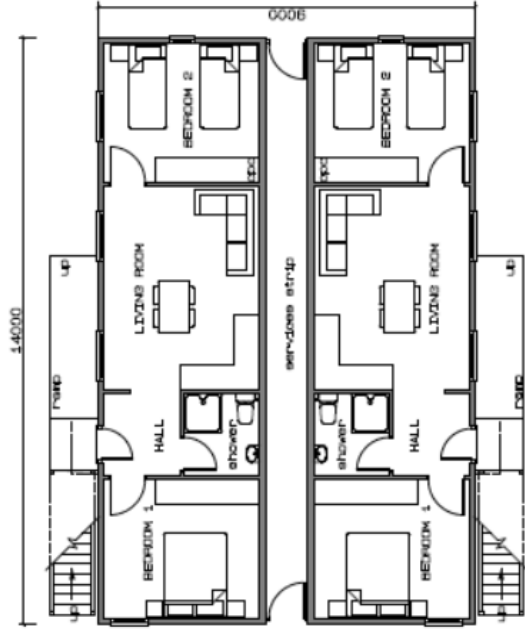


SIDE(S)

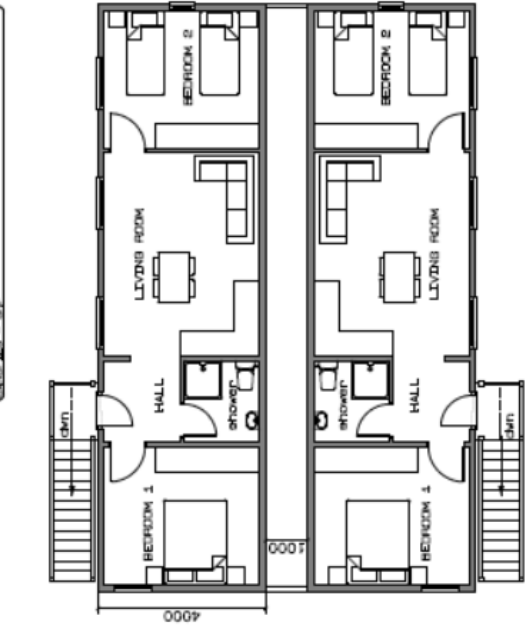
FRONTING ONTO ACCESS ROAD

PROPOSED ELEVATIONS & SECTION (1:100)

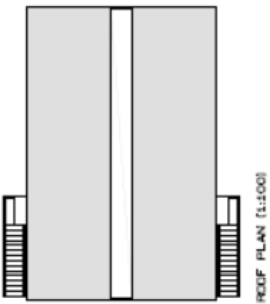
MATERIALS
 WALLS - CLAD WITH KEROLITE - NATURAL TONGER FROTH
 ROOF - ALUMINA STAINLESS STEEL / POLYURETHANE - SLATE GREY
 WINDOWS - ALUMINA STAINLESS STEEL / POLYURETHANE
 DOORS - 10 DOORS, 800 COMPOSITE CONSTRUCTION
 STAIRWAYS - #ADVINT METAL
 RAMPERS - #ADVINT METAL



GROUND FLOOR
 PROPOSED FLOOR PLANS (1:150)



FIRST FLOOR



ROOF PLAN (1:100)

Rev.	Date	Details
1	10/10/2023	NEW WORK, LIFT JOURNAL

Client: READING BOROUGH COUNCIL
 Product: PROPOSED RESIDENTIAL DEVELOPMENT
 AT: LONGFIELD ROAD, READING, BERKSHIRE

Drawing title: GENERAL ARRANGMENT
 Scale: A1
 Date: 10/10/23
 Drawn by: M
 Checked by: M

York Associates
 The Group
 100, Market Street
 Reading, RG1 1PU
 0118 951 1000
 yorkassociates@yorkassociates.com

Project Number: 16/007/01A



PROPOSED STREET SCENE (viewed from internal access road) (1:250)

