

READING BOROUGH COUNCIL
DATE
17 OCT 2002
ENVIRONMENTAL SERVICES

021318

500 - 600 Longwater Avenue (Plot 17) GreenPark

06 March 2002

SCALE 1 : 2500 @ A1

500 - 600 Longwater Avenue (Plot 17) • 12664 • TP 002 B

Site Location

GreenPark

SBT

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APPROXIMATE BOUNDARY OF DEPOT SITE 2 UNDER REPLACEMENT MINERALS LOCAL PLAN FOR BERKSHIRE

CHANGE OF AREA TO BE PROVIDED IN AREA H

AREA WITHIN WHICH MASTERPLANNING OF FLOOD STORAGE IS UNDER DEVELOPMENT. PruPIM UNDERTAKES TO PROVIDE NET ADDITION TO FLOOD STORAGE FROM AREAS r, t, u, AND v OF + 0.42 ACRES AS TABULATED RIGHT.

ORIGINAL FLOOD RELIEF CHANNEL CONTOUR

REVISED 37.8m CONTOUR

FOUDRY BROOK

M4 MOTORWAY CORRIDOR

AREA H

1 2 3 4 5 6 7 8 9 10 11 12 13 14

a b c d e f g h i j k l m n p q r s t u v w x y z

NOTES

1. The flood management regime is to provide nominally 16Ha of land at or below the 37.80m contour in addition to the 80m Flood Relief corridor indicated on the plan.

2. Calculation of Flood Plain Compensation Areas and Comparison with previous study by Foster & Partners is tabulated below.

	F&P analysis Sept. 1997 (SK036 Rev 03)		PBA analysis March 2002	
Area	Add (acres)	Subtract (acres)	Add (acres)	Subtract (acres)
a.	1.37	–	0.81	–
b.	0.71	–	0.62	–
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h.	–	0.68	–	0.59
i.	0.45	–	0.45	–
j.	0.25	–	0.25	–
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l.	–	0.07	–	–
m.	1.00	–	0.45	–
n.	–	0.02	–	0.06
o.	9.36	–	0.40	–
p.	–	0.40	–	0.53
q.	0.68	–	0.43	–
r.	–	0.16	X + 0.42	X
s.	0.01	–		
t.	–	1.07		
u.	–	0.49		
v.	1.92	–		
w.	0.33	–	0.33	–
x.	0.26	–	0.26	–
y.	1.22	–	1.22	–
z.	0.76	–	0.76	–
Area B	21.60	–	22.83	–
M4 ditch	–	–	0.34	–
RFC ditch (Plot 14)	–	–	0.14	–
TOTALS	44.38	4.94	33.23 + X	3.84 + X
Reconciliation	Net flood storage = 44.38 – 4.94 = 39.44 acres = 15.96 Ha, say 16 Ha		Net flood storage = (33.23 + X)–(3.84 + X) = 29.39 acres = 11.89 Ha	
Remarks	Above reconciliation included in S.106 agreement for GreenPark		Balance of area required to be obtained in Area H = 39.44 – 29.39 acres = 10.05 acres = 4.07 Ha	

Additions and subtractions are all relative to the '80m corridor' indicated.

KEY

Floodplain additions at 37.8m AOD or below relative to 80m corridor. The cumulative area of the additions is required to exceed the cumulative area of the subtractions by nominally 16Ha. See Note 1.

Floodplain subtractions relative to 80m corridor.

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'PLAN C'

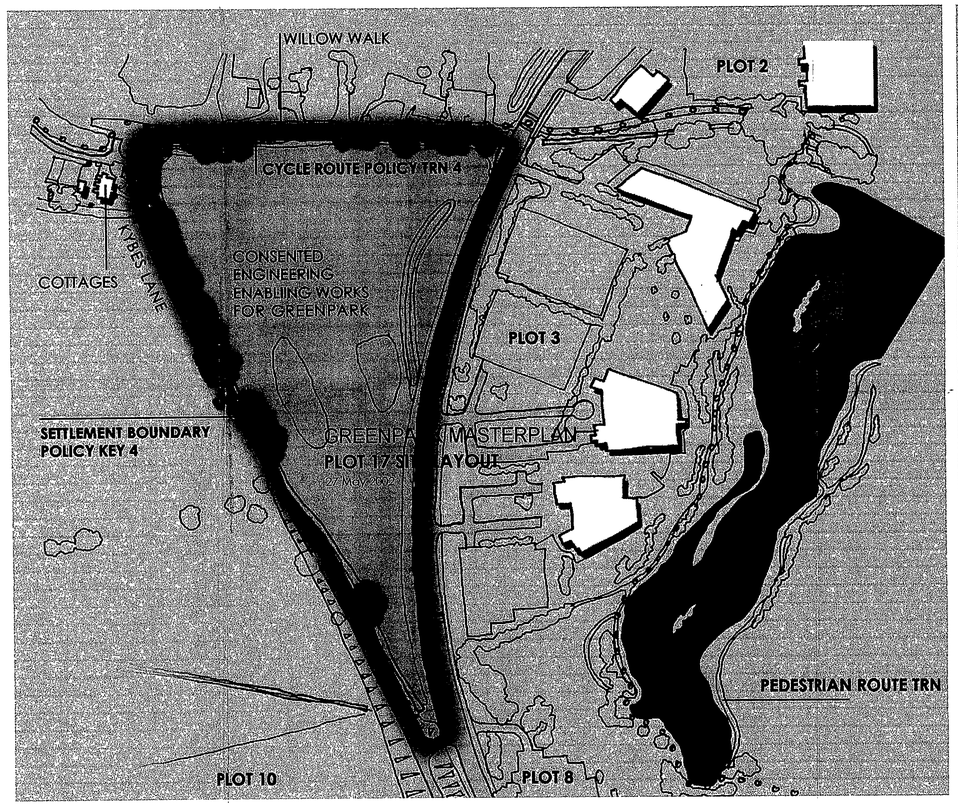
Mark	Revision	Chkd	Date	Drawn
C	Configuration of Area H revised		05.03.02	SMM
B	Banks of Relief Channel amended due to footpath modifications by EDCO	FD	07.11.01	SMM
A	Trout lakes storage area – outline amended	FD	27.09.99	LS
	First Issue	FD	15.07.99	CWT

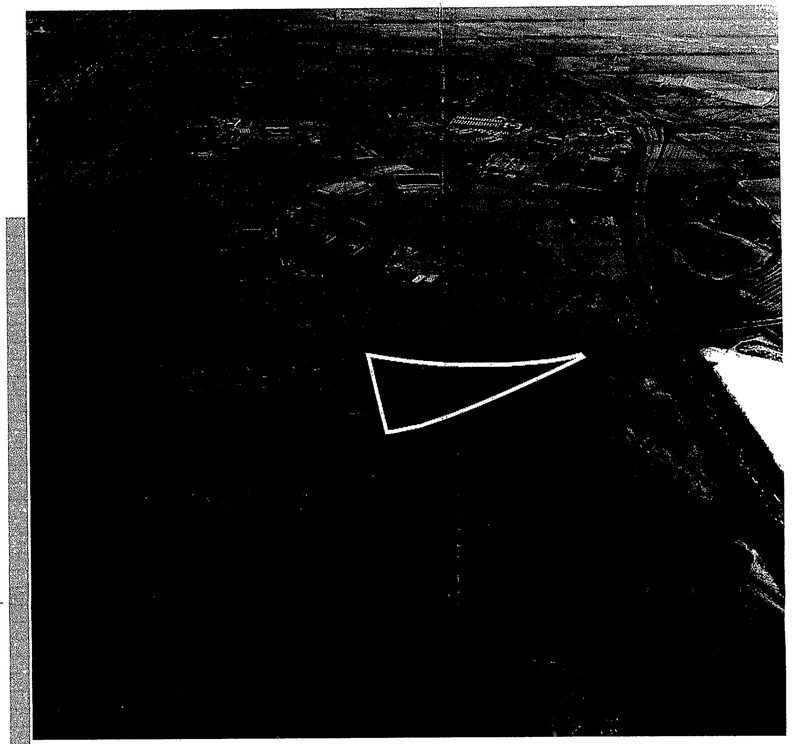
GreenPark
FLOOD STORAGE STRATEGY

Client
PRUDENTIAL PROPERTY INVESTMENT MANAGERS LIMITED

pba peter brett associates CONSULTING ENGINEERS
16 WESTCOTE ROAD READING BERKSHIRE RG30 2DE TEL 0118 950 0761 FAX 0118 959 7498

Scales 1:2000
Machine Ref. J:\02942\HIGHWAYS\
Cad Ref. \5200\29425296
Drawing No. 2942/956_02 C





The identified area is located to the west of Longwater Avenue and to the east of Kybes Lane. It has been used for soil storage, enabling works and flood storage related to Green Park.

The area is located within the settlement boundary as defined in Policy Key 4 of the existing Reading Borough Local Plan. Kybes Lane, which is on an embankment, forms a physical boundary to this plot.

The site forms part of the existing planning permission for the northern sector of Green Park for enabling works and flood storage. It is well served by highway and public transport from 100 Longwater Avenue and is within walking distance of the amenities of Green Park. This site is regarded as a logical first and independent phase of the proposed extension to Green Park.

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Site Analysis

GreenPark

SBT

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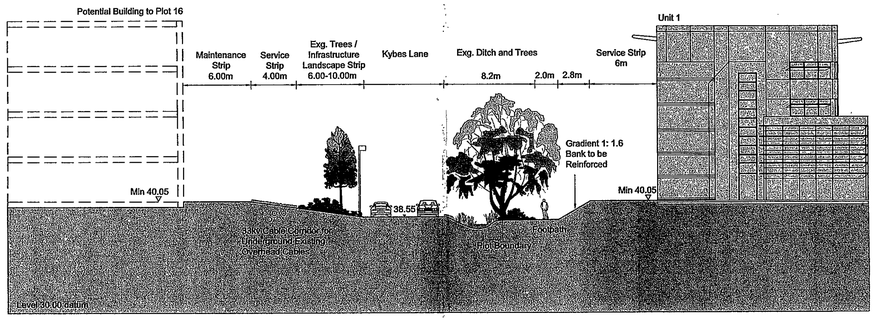

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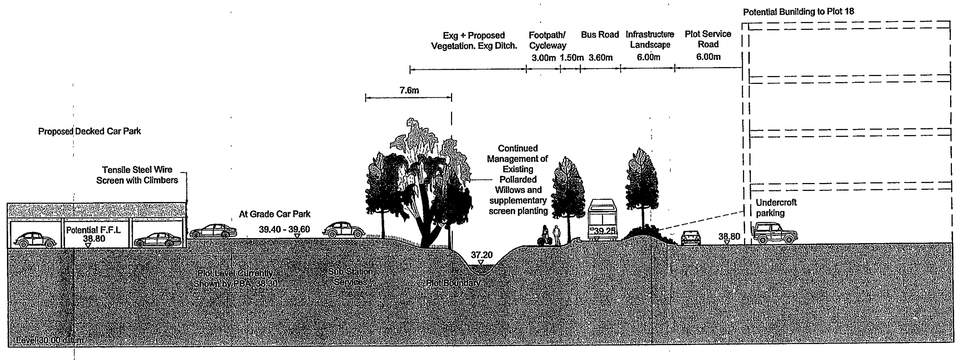

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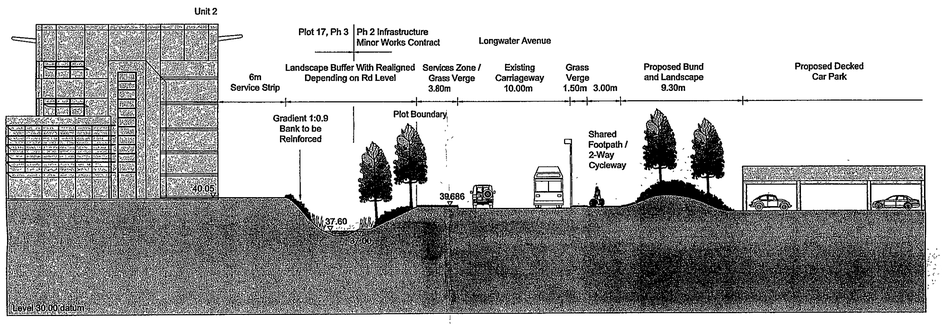

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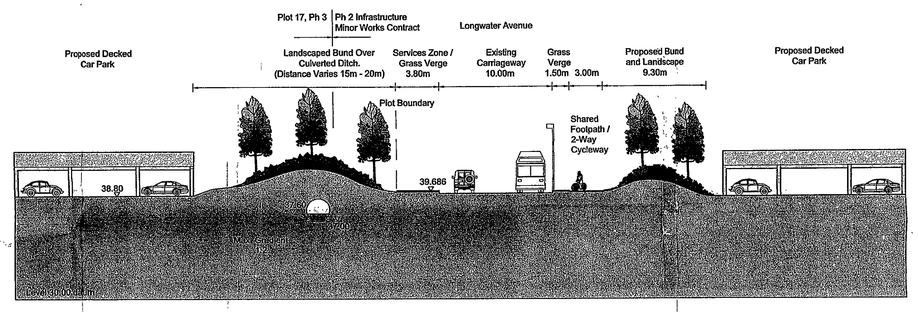

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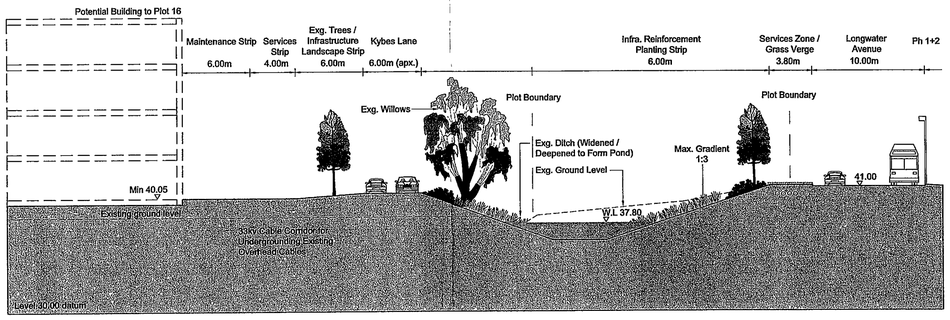

SECTION E-E

READING BOROUGH COUNCIL
DATE
17 OCT 2002
ENVIRONMENTAL SERVICES

no.	revision	date	by	check
C	Sections adjusted to Incorporate proposed Plot 17 buildings and landscape	13.03.02	CLH	AMC
B	Sections adjusted to Incorporate proposed Plot 17 buildings and landscape	21.02.01	CLH	AMC
A	Consented development boundary adjusted to allow 2.0m strip to Longwater Ave.	07.02.01	AMC	MNB

DO NOT SCALE

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status: PLANNING

project: 500-600 LONGWATER AVE. (PLOT 17)

client: PPIM Ltd.

architect: SBT

engineer: PBA

EDCO Design

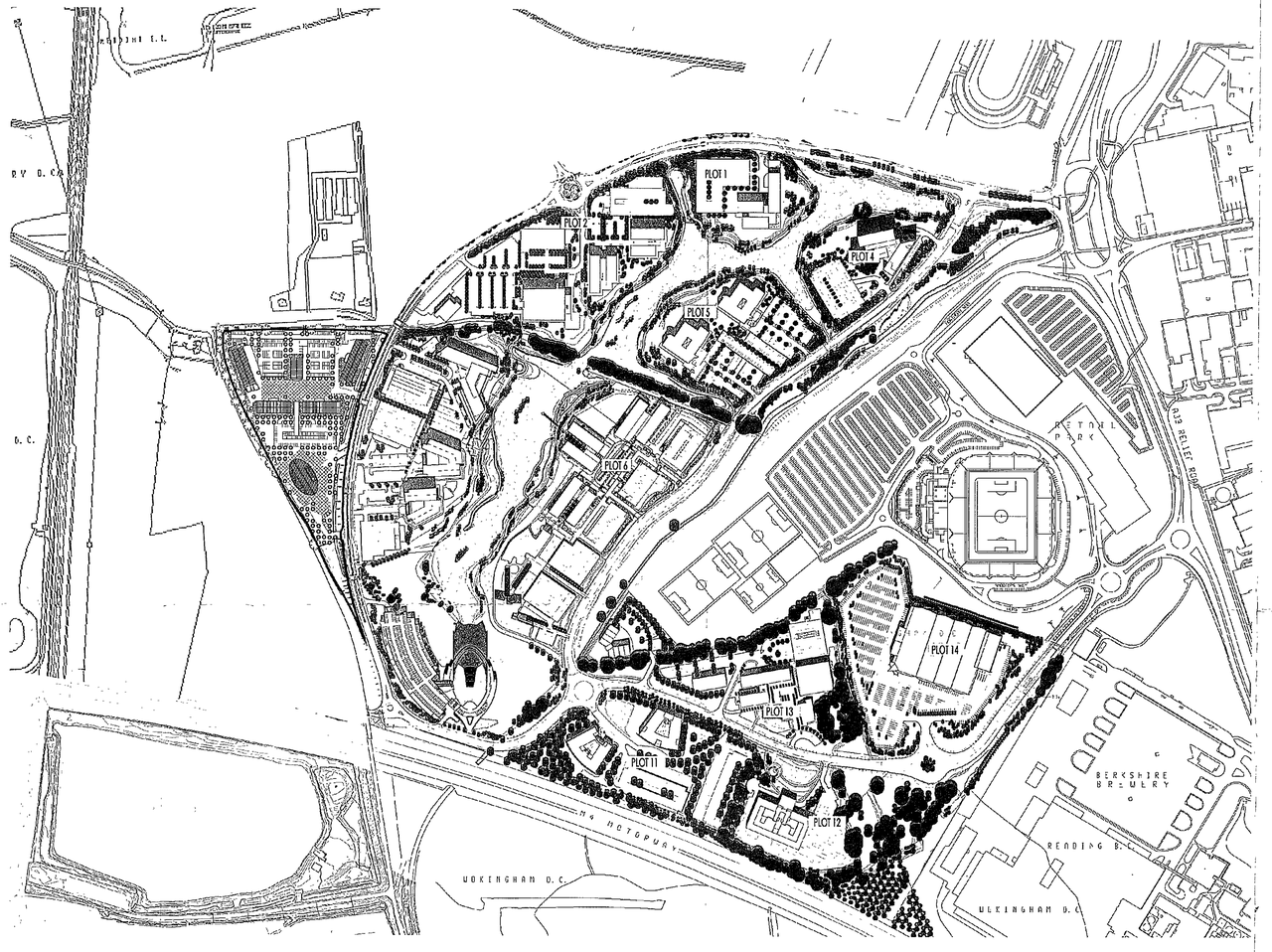
021311

EDCO Design Limited
Chartered Landscape Architects
16 West Barnes Lane
London
SW20 0BU
tel: 020 8944 1940
fax: 020 8944 1117
E.mail: mail@edcodesign.com

INDICATIVE LANDSCAPE CROSS SECTIONS

scale 1:250 @ A1 drawn by AMC/CLH date 02/2002 checked AMC

C114-002 rev C



READING BOROUGH COUNCIL
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17 OCT 2002
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021311

500 -600 Longwater Avenue (Plot 17) GreenPark

06 March 2002

500 - 600 Longwater Avenue (Plot 17) • 12664 • TP 005 B

Context within Masterplan

GreenPark

SBT

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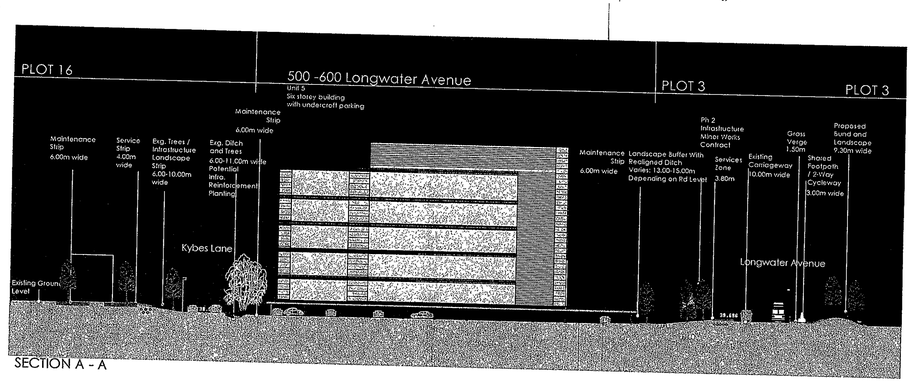

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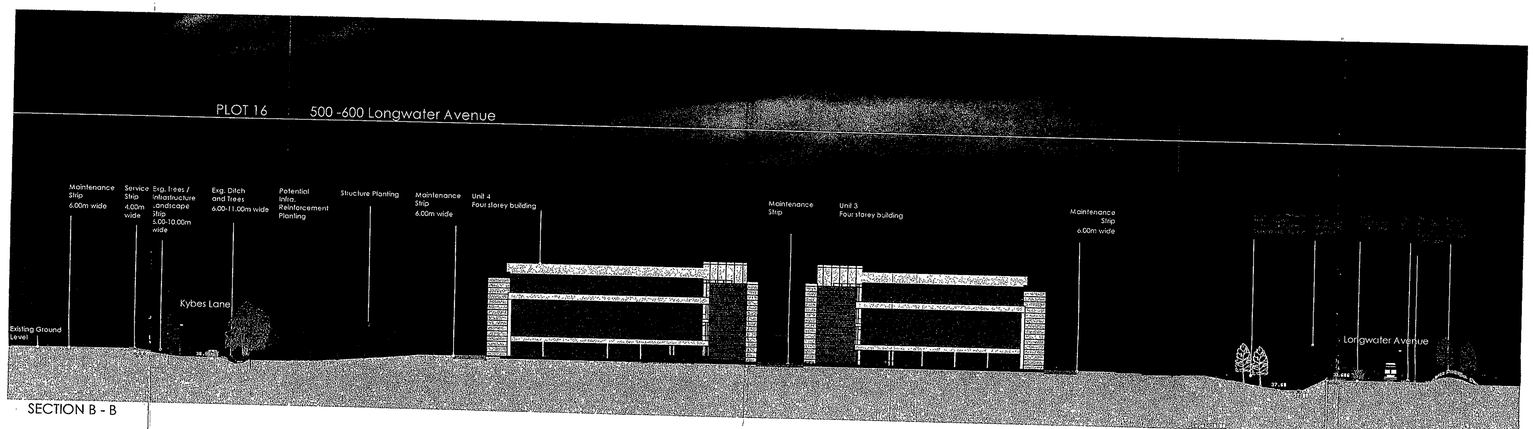

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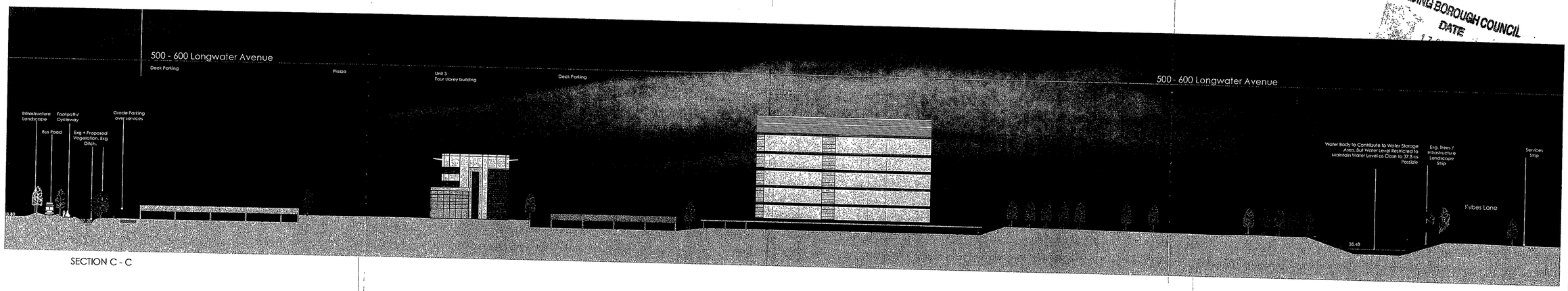

SECTION C - C

READING BOROUGH COUNCIL
DATE

021311

500 - 600 Longawter Avenue (Plot 17) GreenPark

06 March 2002

SCALE 1 : 500

500 -600 Longwater Avenue (Plot 17) 12664 TP 003 B

Illustrative Sections

GreenPark

SBT

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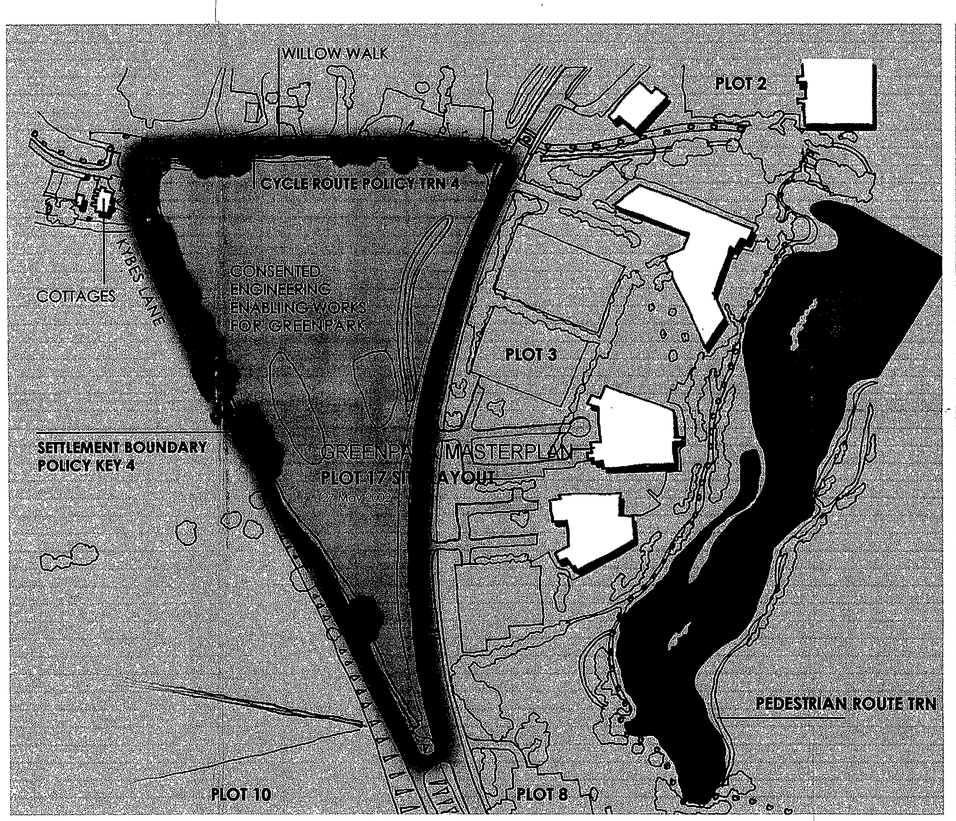

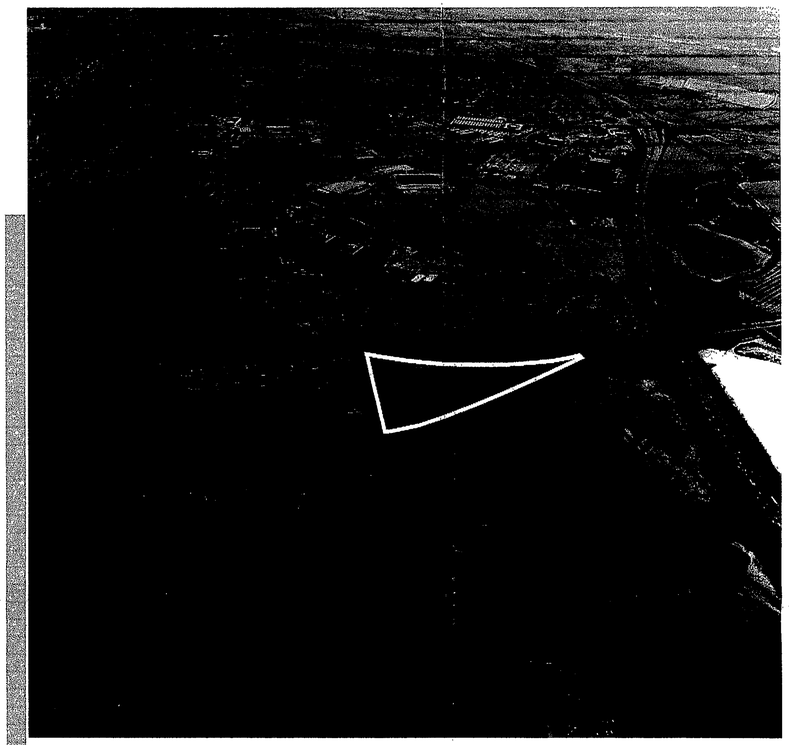

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Site Analysis

GP GreenPark | SBT

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A1

KEY

- Indicative north
- Existing Trees: Mostly willow with some mixed understorey
- Proposed Structure Planting: Transplant areas, species based on existing infrastructure planting mix, including willow
- Proposed Trees: Mostly semi-mature, native stock
- Proposed Trees: 'Boxed' (or potentially fastigiate species) used on the plazza and raised deck on unit 6.
- Proposed Groundcover Planting: Mostly evergreen shrubs / perennials interplanted with accent plants.
- Proposed Grass
- Proposed Slab Paving
- Proposed Block Paving
- Proposed Tarmac Surfacing
- Proposed Footpath / Cycleway Widths shown are indicative
- Bus Stops

(A) Boundary planting on bund wraps around edge of two storey split level car park, reducing its visual impact, as for existing screen bunds

(B) Grass and trees framing views in locations where proposed buildings address Longwater Avenue.

(C) The plazza is lined with an avenue of boxed (or fastigiate) trees, complementing a simple grid pattern of slab paving. The decked car parks are screened with tensile wire trellis / climbers and trees.

(D) Raised pedestrian deck over undercroft parking, with simple grid of slab paving as for the northern plazza, with boxed trees and other planting where loadings permit

(E) Proposed ditch to eastern boundary, culverted where necessary under entrances / where gradient is excessive, seeded with wildflowers on banks. Note: ditches to north and western boundaries are existing.

(F) Proposed water body / wetland area to southern end of site, planted with marginal species to banks.

(G) Ramp down to undercroft car parking. Turning head at entrance for service vehicles.

This drawing should be read in conjunction with EDCO drawing C114-002 'Indicative Landscape Sections'

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A	General amendments to accord with SBT Fillyout	14.03.02	AMC	TE

DO NOT SCALE

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status: PLANNING

project: 500-600 LONGWATER AVE. (PLOT 17)

client: PPIM

architect: SBT

engineer: -

EDCO Design

02 13 11

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16 West Barnes Lane
London
SW20 0BU

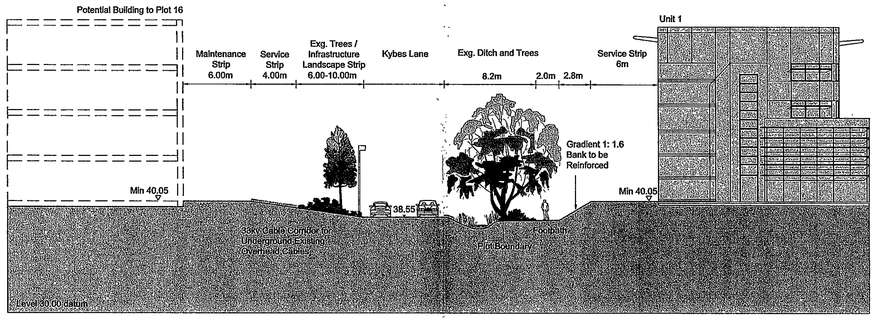
tel: 020 8944 1940
fax: 020 8944 1117
E.mail: mail@edcodesign.com

INDICATIVE LANDSCAPE PROPOSALS

-

scale 1:1000 @ A1 | drawn by AMC | date 02/02 | checked TE

C114-003 | rev A



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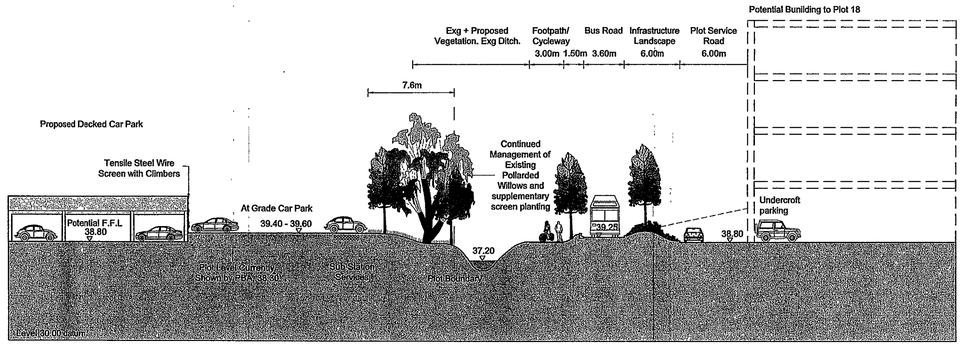

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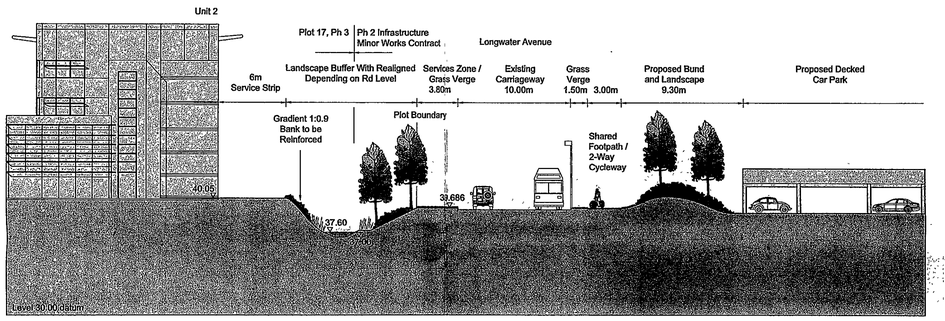
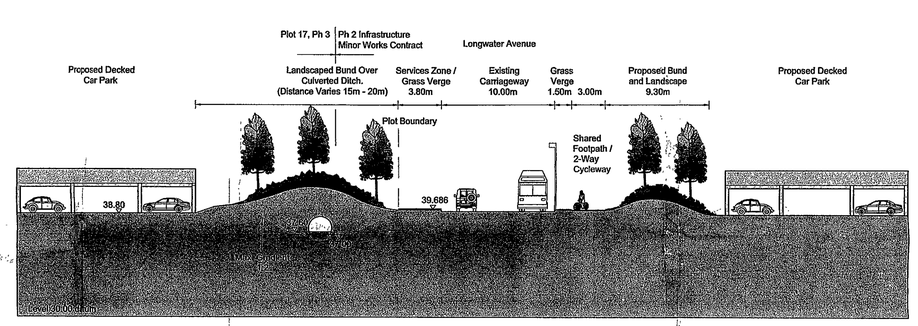


SECTION C-C



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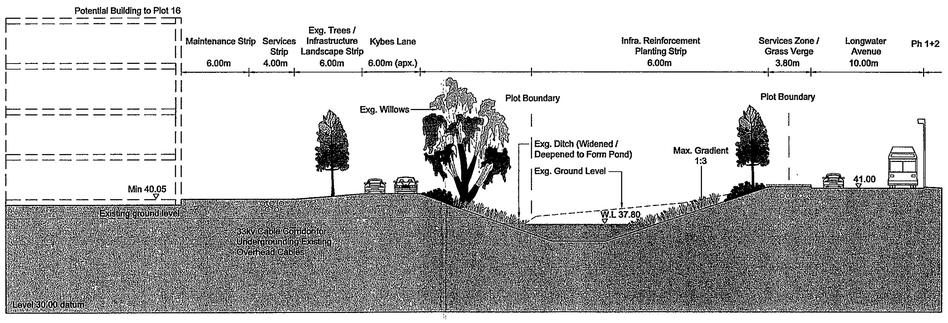

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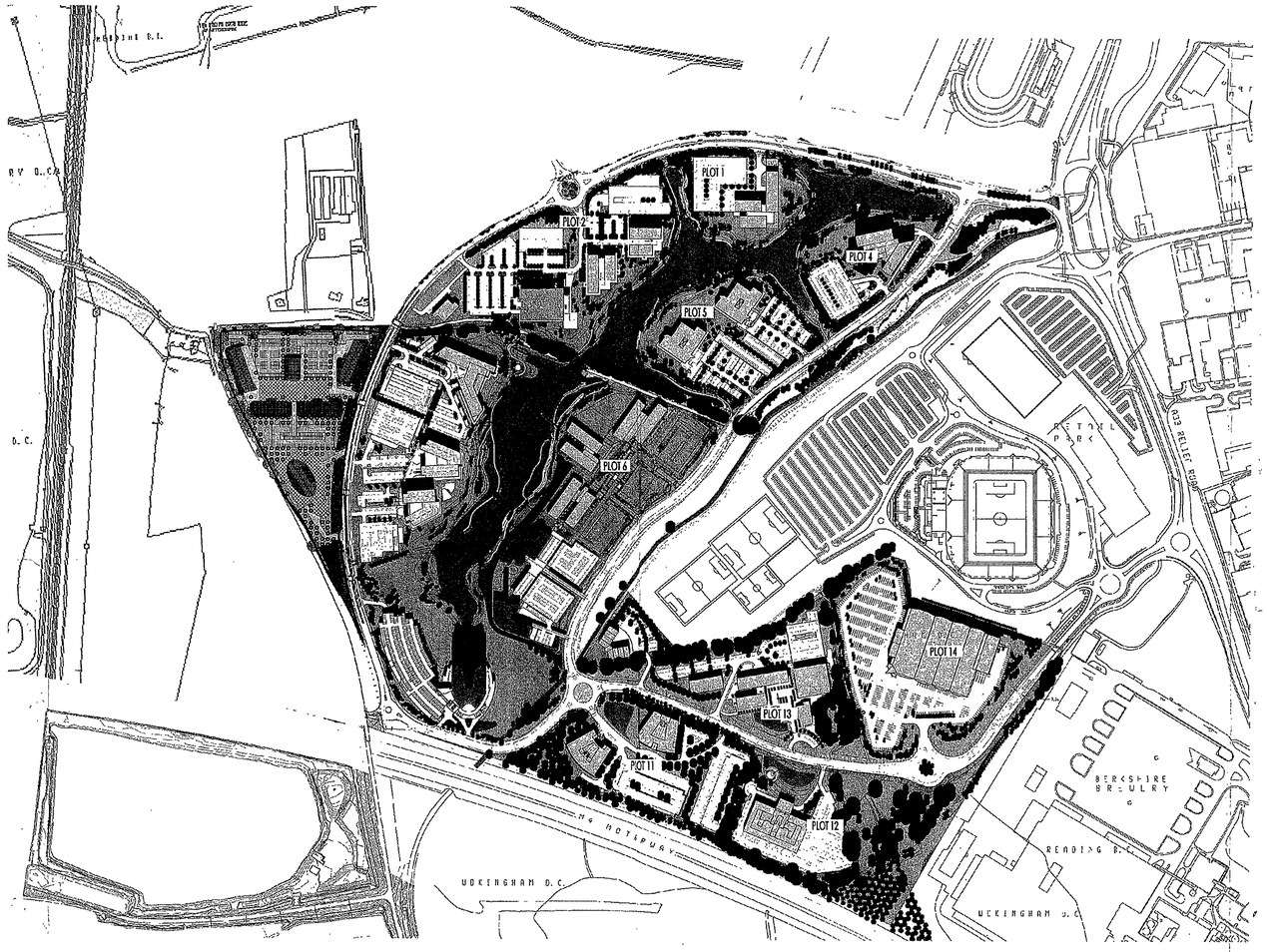
C114-002 rev C



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Context within Masterplan

GP GreenPark

SBT

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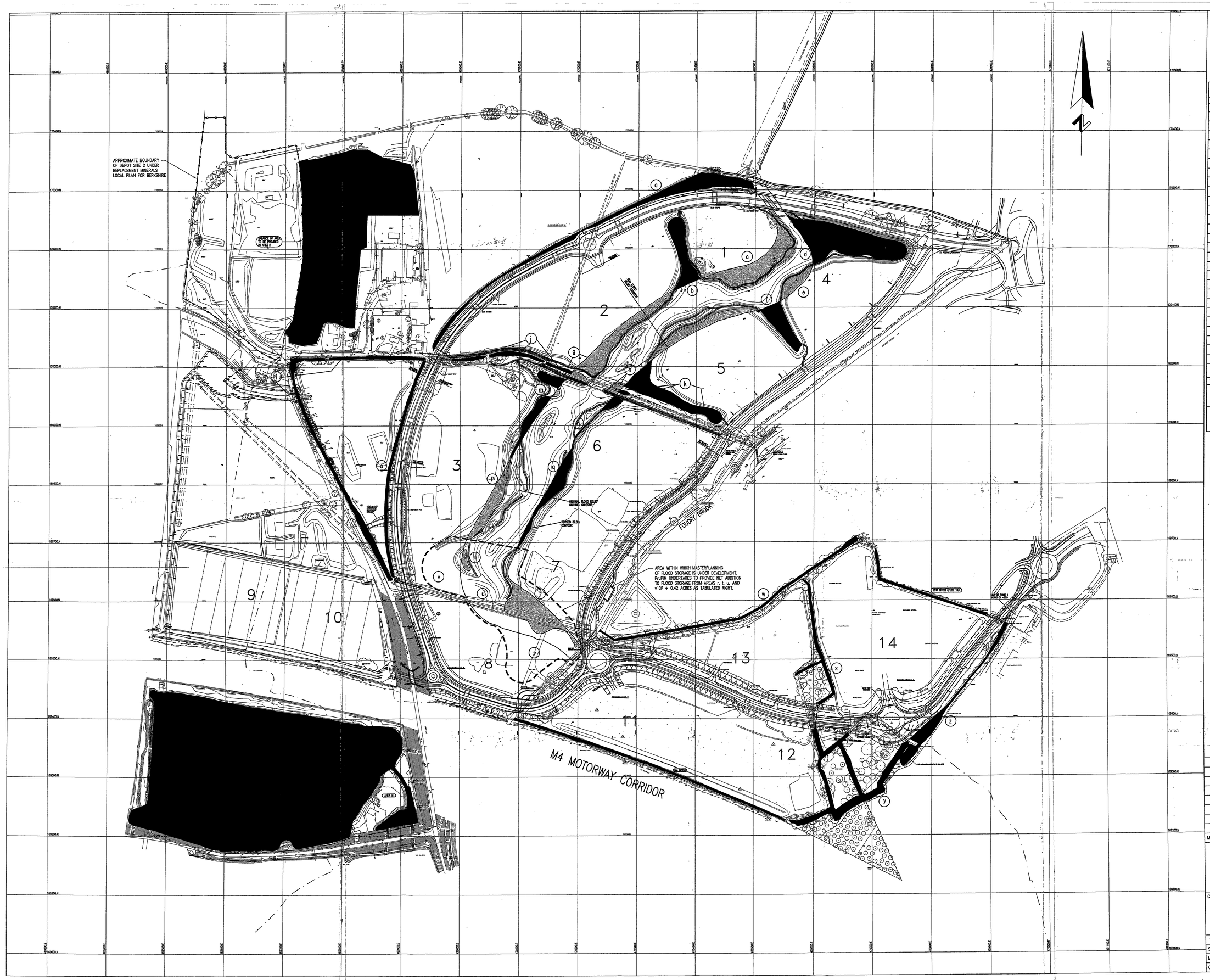

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peter brett associates
CONSULTING ENGINEERS
16 WESTCOTE ROAD READING BERKSHIRE RG30 2DE TEL 0118 950 0761 FAX 0118 959 7498

Scales 1:2000
Machine Ref. J:\02942\HIGHWAYS\.
Cad Ref. \5200\29425296
Drawing No. 2942/956_02 C

APPROXIMATE BOUNDARY OF DEPOT SITE 2 UNDER REPLACEMENT MINERALS LOCAL PLAN FOR BERKSHIRE

BALANCE OF AREA TO BE PROVIDED W. AREA H

AREA H

AREA WITHIN WHICH MASTERPLANNING OF FLOOD STORAGE IS UNDER DEVELOPMENT. PrePM UNDERTAKES TO PROVIDE NET ADDITION TO FLOOD STORAGE FROM AREAS r, t, u, AND v OF + 0.42 ACRES AS TABULATED RIGHT.

FOUDRY BROOK

ORIGINAL FLOOD RELIEF CHANNEL CONTOUR

REVISED 37.8m CONTOUR

M4 MOTORWAY CORRIDOR

NEW BRIDGE

NEW CULVERT

NEW STEPS

NEW FOOTPATH

NEW CYCLE TRACK

NEW ROAD

NEW FOOTBRIDGE

NEW RAMP

NEW BUS STOPS

NEW PEDESTRIAN CROSSING

NEW TRAFFIC SIGNALS

NEW ROUNDABOUT

NEW ACCESS

NEW BUS ROUTE

NEW CAR PARK

NEW CYCLE PARKING

NEW SUBWAY

NEW TOILETS

NEW SHELTER

NEW SEATING

NEW BIN

NEW BOLLARD

NEW SIGN

NEW LIGHTING

NEW FENCE

NEW HEDGE

NEW TREES

NEW SHRUBS

NEW GRASS

NEW WATER

NEW WETLAND

NEW WOODLAND

NEW MEADOW

NEW ORCHARD

NEW ALLOTMENTS

NEW PLAY AREA

NEW SPORTS PITCH

NEW TENNIS COURT

NEW BOWLING GREEN

NEW GOLF COURSE

NEW GOLF DRIVING RANGE

NEW GOLF PRACTICE NET

NEW GOLF PRACTICE GREEN

NEW GOLF PRACTICE BUNKER

NEW GOLF PRACTICE TEE

NEW GOLF PRACTICE FAIRWAY

NEW GOLF PRACTICE ROUGH

NEW GOLF PRACTICE WATER

NEW GOLF PRACTICE SAND

NEW GOLF PRACTICE GRASS

NEW GOLF PRACTICE TREES

NEW GOLF PRACTICE SHRUBS

NEW GOLF PRACTICE HEDGE

NEW GOLF PRACTICE FENCE

NEW GOLF PRACTICE LIGHTING

NEW GOLF PRACTICE SIGN

NEW GOLF PRACTICE BOLLARD

NEW GOLF PRACTICE BIN

NEW GOLF PRACTICE SEATING

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NEW GOLF PRACTICE GOLF DRIVING RANGE

NEW GOLF PRACTICE GOLF PRACTICE NET

NEW GOLF PRACTICE GOLF PRACTICE GREEN

NEW GOLF PRACTICE GOLF PRACTICE BUNKER

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NEW GOLF PRACTICE GOLF PRACTICE WATER

NEW GOLF PRACTICE GOLF PRACTICE SAND

NEW GOLF PRACTICE GOLF PRACTICE GRASS

NEW GOLF PRACTICE GOLF PRACTICE TREES

NEW GOLF PRACTICE GOLF PRACTICE SHRUBS

NEW GOLF PRACTICE GOLF PRACTICE HEDGE

NEW GOLF PRACTICE GOLF PRACTICE FENCE

NEW GOLF PRACTICE GOLF PRACTICE LIGHTING

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NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE SHELTER

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NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE SUBWAY

NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE CAR PARK

NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE CYCLE PARKING

NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE BUS ROUTE

NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE ACCESS

NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE ROUNDABOUT

NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE TRAFFIC SIGNALS

NEW GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE GOLF PRACTICE PEDESTRIAN CROSSING

NEW GOLF PRACTICE GO



A1

KEY

- Indicative north
- Existing Trees: Mostly willow with some mixed understorey
- Proposed Structure Planting: Transplant areas, species based on existing infrastructure planting mix, including willow
- Proposed Trees: Mostly semi-mature, native stock
- Proposed Trees: 'Boxed' (or potentially fastigiate species) used on the piazza and raised deck on unit 6.
- Proposed Groundcover Planting: Mostly evergreen shrubs / perennials interplanted with accent plants.
- Proposed Grass
- Proposed Slab Paving
- Proposed Block Paving
- Proposed Tarmac Surfacing
- Proposed Footpath / Cycleway Widths shown are indicative
- Bus Stops

(A) Boundary planting on bund wraps around edge of two storey split level car park, reducing its visual impact, as for existing screen bunds

(B) Grass and trees framing views in locations where proposed buildings address Longwater Avenue.

(C) The piazza is lined with an avenue of boxed (or fastigiate) trees, complementing a simple grid pattern of slab paving. The decked car parks are screened with tensile wire trellis / climbers and trees.

(D) Raised pedestrian deck over undercroft parking, with simple grid of slab paving as for the northern piazza, with boxed trees and other planting where loadings permit

(E) Proposed ditch to eastern boundary, culverted where necessary under entrances / where gradient is excessive, seeded with wildflowers on banks. Note: ditches to north and western boundaries are existing.

(F) Proposed water body / wetland area to southern end of site, planted with marginal species to banks.

(G) Ramp down to undercroft car parking. Turning head at entrance for service vehicles.

This drawing should be read in conjunction with EDCO drawing C114-002 'Indicative Landscape Sections'

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no.	revision	date	by	check
A	General amendments to accord with SBT layout	14.03.02	AMC	TE

DO NOT SCALE

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status: PLANNING

project: 500-600 LONGWATER AVE. (PLOT 17)

client: PPIM

architect: SBT

engineer: -

EDCO Design

021311

EDCO Design Limited
Chartered Landscape Architects
16 West Barnes Lane
London
SW20 0BU

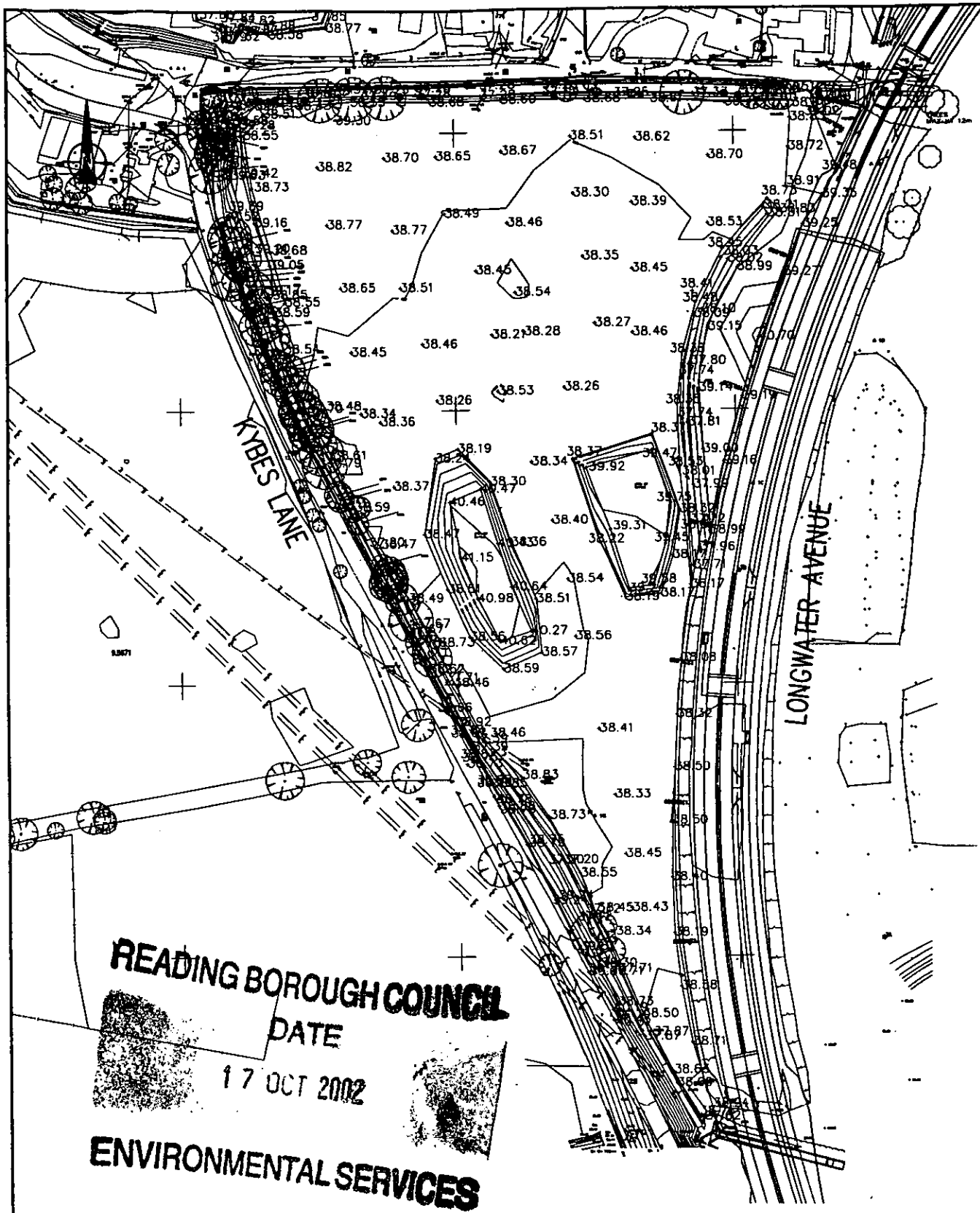
tel: 020 8944 1940
fax: 020 8944 1117
E.mail: mail@edcodesign.com

INDICATIVE LANDSCAPE PROPOSALS

-

scale 1:1000 @ A1 | drawn by AMC | date 02/02 | checked TE

C114-003 | rev A



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'PLAN B1'

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Client: PRUDENTIAL PROPERTY INVESTMENT MANAGERS LIMITED

GreenPark
Plot 17 - Topographical Plan

Date	13/03/2002
A4 Scale	1 : 2000
Drawn	SMM
Checked	

Drawing Number: 11321/110/001

Revision: -

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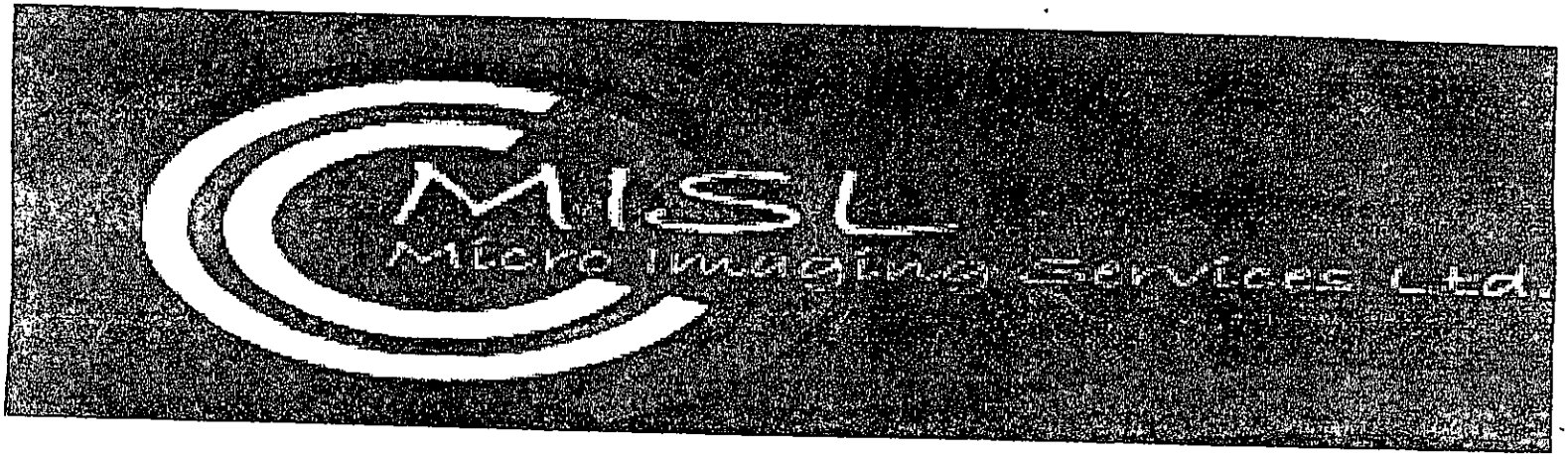

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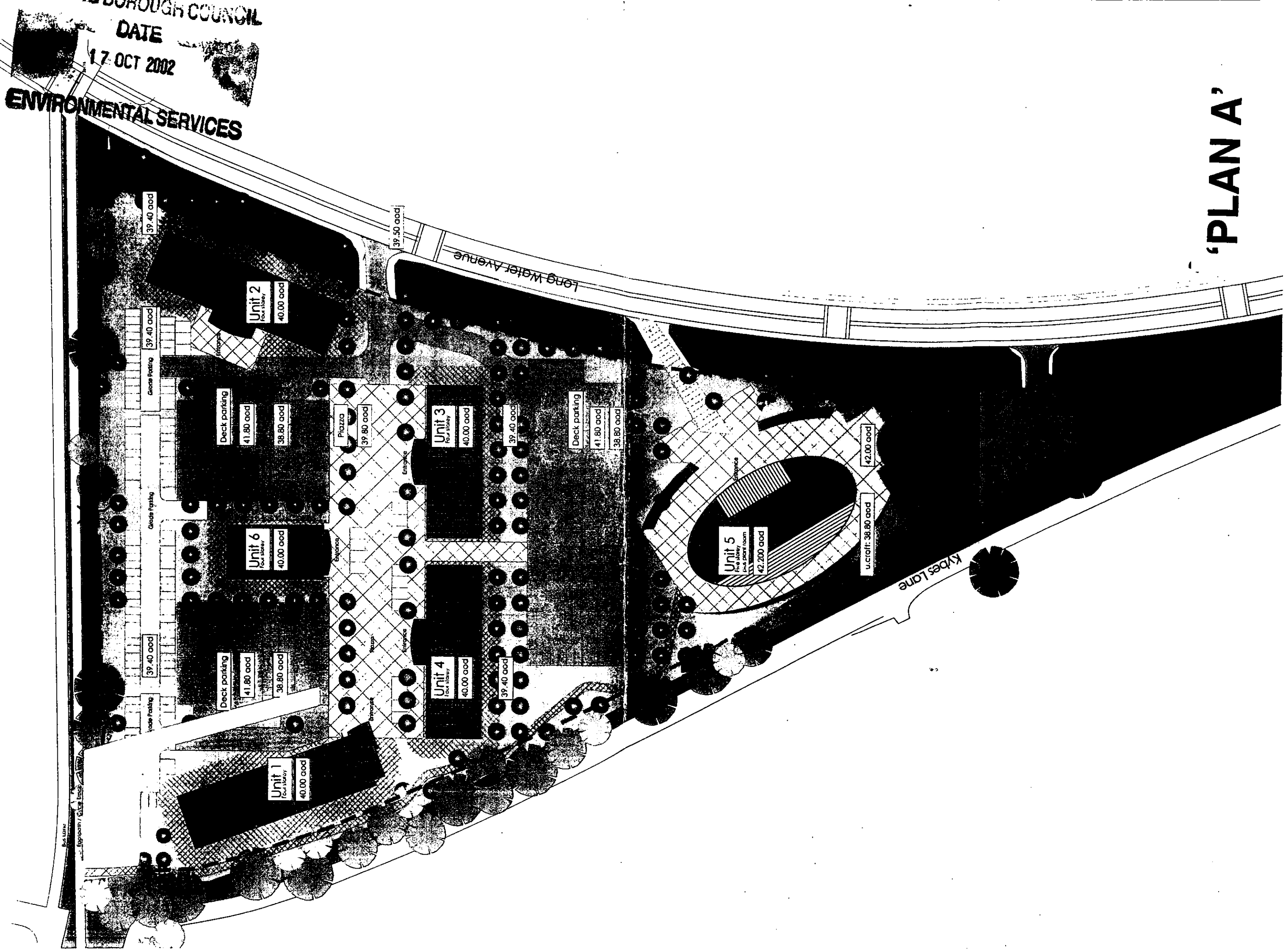
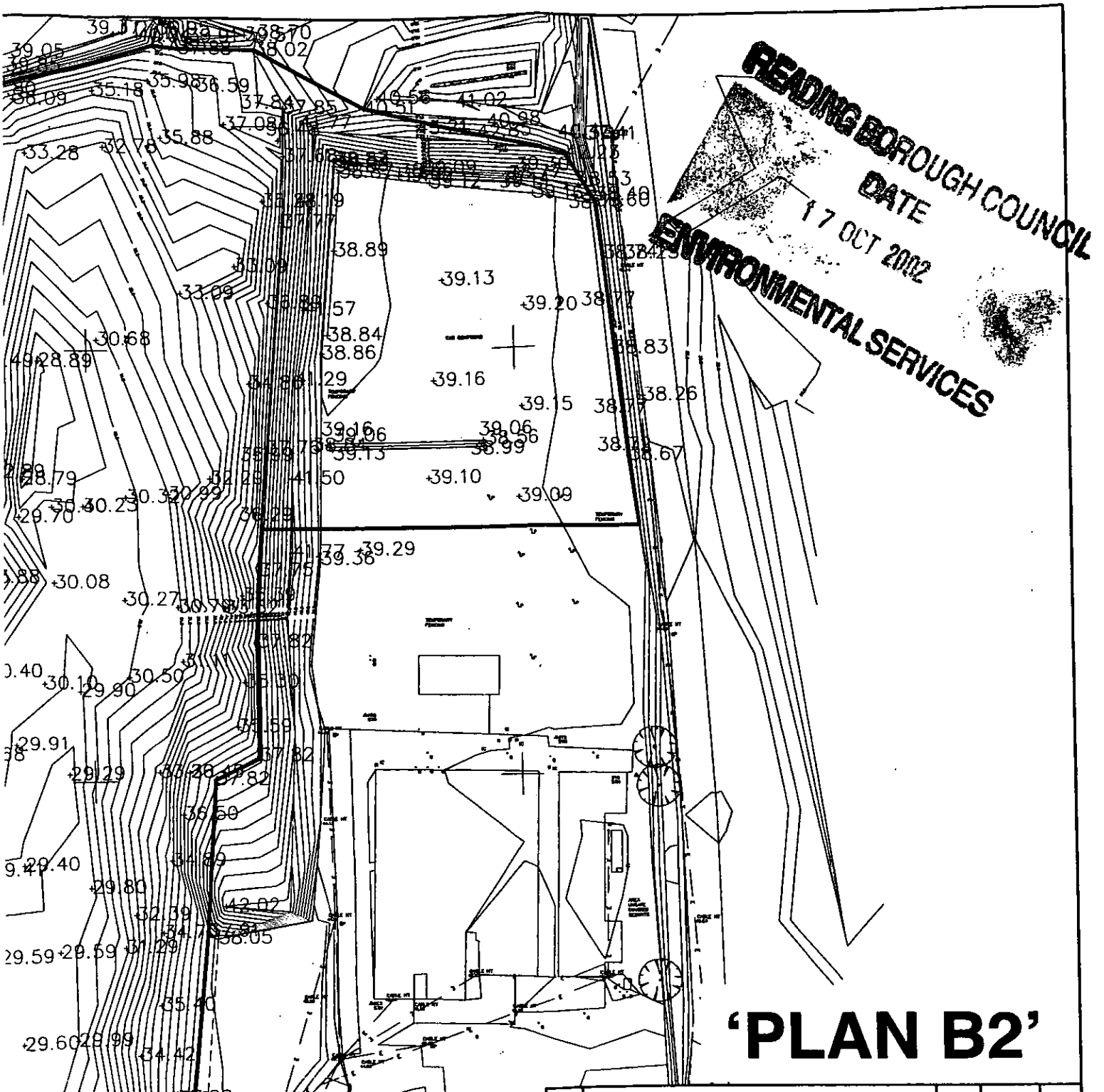
'PLAN A'





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'PLAN B2'

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GreenPark
Area H
Topographical Plan

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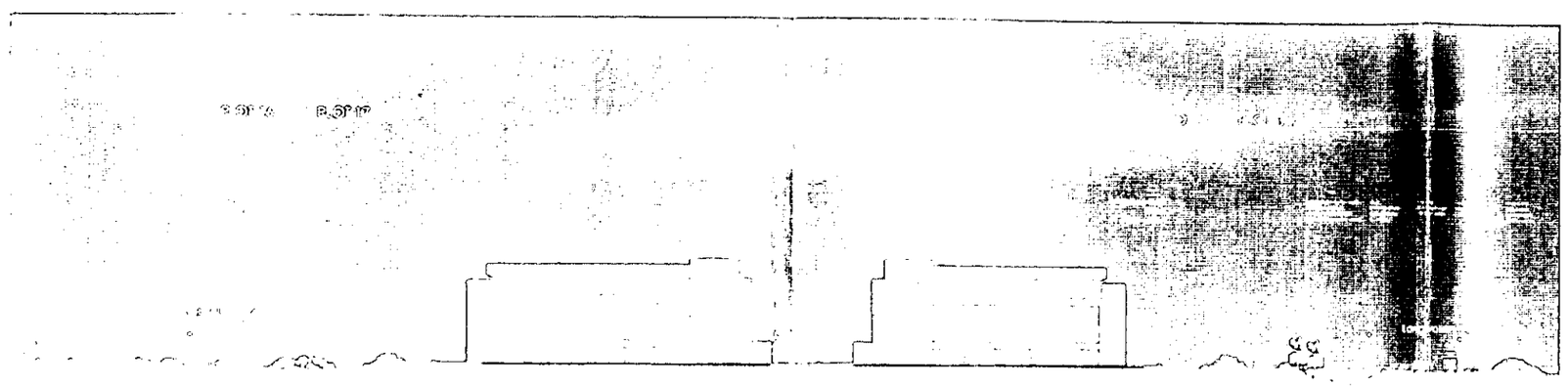

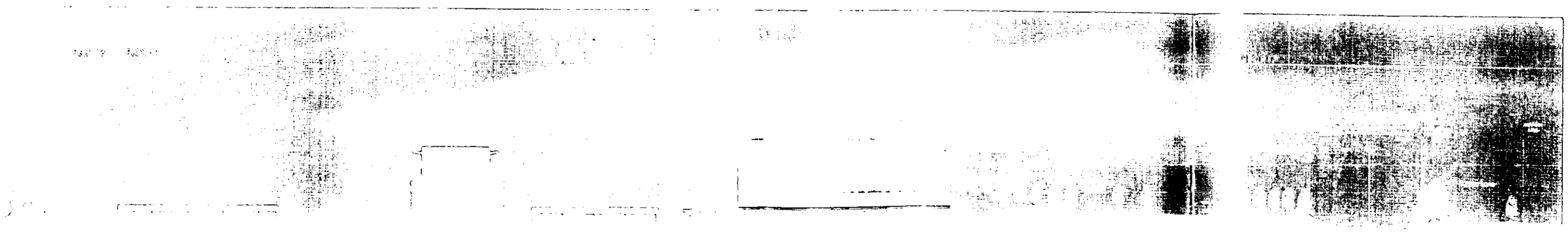

GreenPark Plot 17
Option 4 Sketch Sections

SCALE

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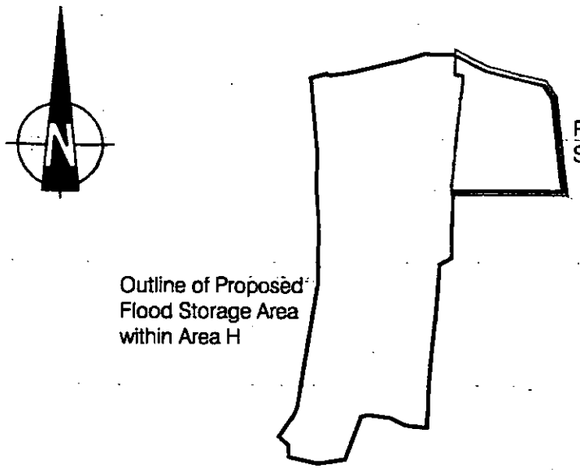
'PLAN D'



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Plot 1
Longwater Avenue
Plot 2
Plot 4
Plot 5
B & Q
A33
Plot 17
Kybes Lane
Plot 3
Plot 6
Reading - Basingstoke Mainline
Park and Ride
Madejski Stadium
Brook Drive
Plot 7
Plot 9
Plot 10
Plot 8
Plot 14
Plot 13
South Oak Way
Plot 11
M4 MOTORWAY
Plot 12

'PLAN E'

Mark	Revision	Drawn	Date	Chkd

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GreenPark
Prudential Property
Investment Managers Ltd
Flood Risk Assessment

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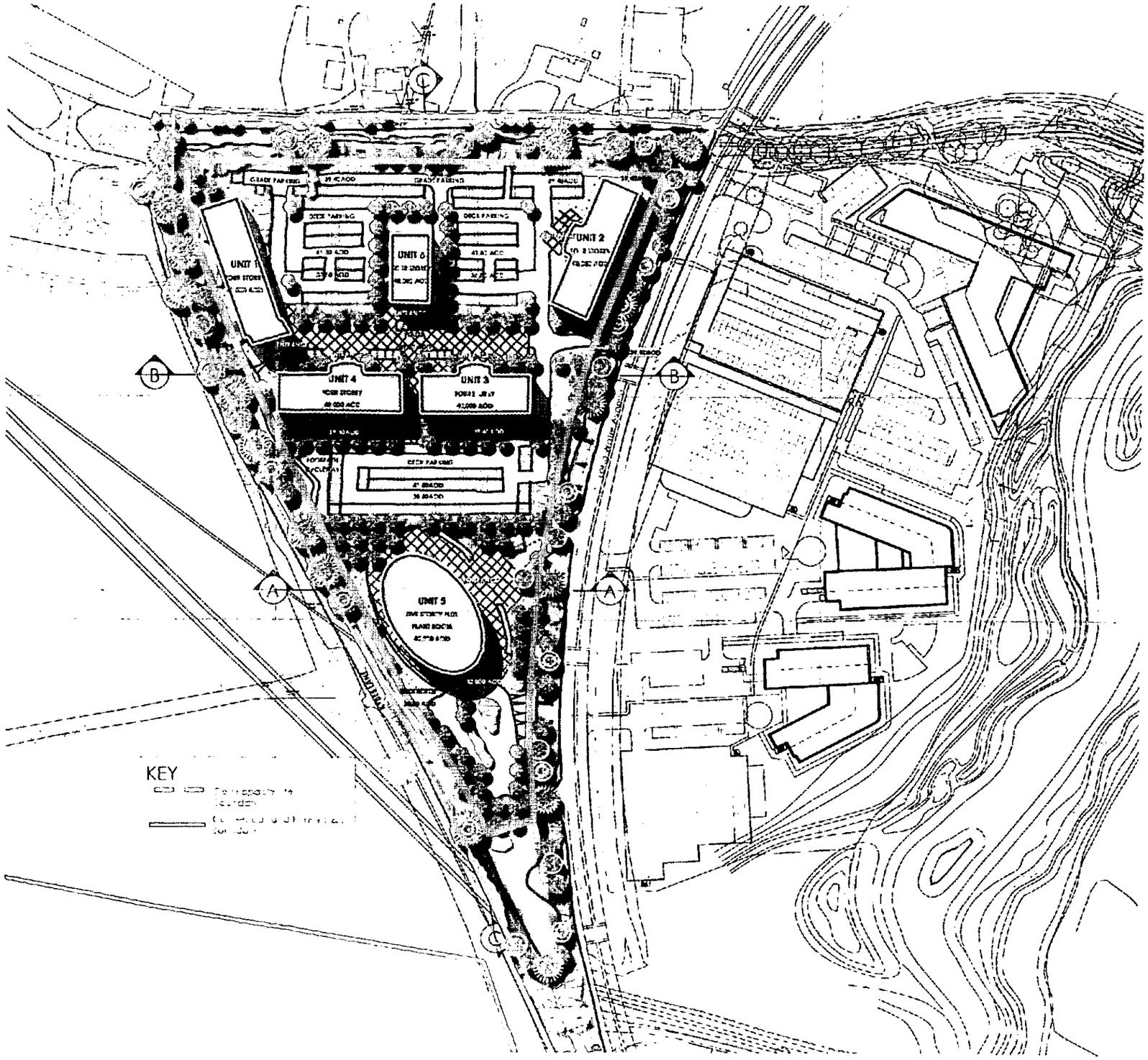
Green Park: Plot 17 Option 4

		Gross external area	Approx. floor division m2	ft2	car parking (1:30m2)
Unit 1	GF		1075	11567	
	FF		1045	11244	
	SF		1015	10921	
	TF		1015	10921	
		4150			138
Unit 2	GF		537	5778	
			537	5778	
	FF		522	5617	
			522	5617	
	SS		507	5455	
			507	5455	
	TF		507	5455	
			507	5455	
		4150			138
Unit 3	GF		535	5757	
			430	4627	
	FF		515	5541	
			410	4412	
	SF		500	5380	
			400	4304	
	TF		500	5380	
			400	4304	
		3690			123
Unit 4	GF		435	4681	
			435	4681	
	FF		420	4519	
			420	4519	
	SF		410	4412	
			410	4412	
	TF		410	4412	
			410	4412	
		3350			112
Unit 6	GF		530	5703	
			510	5488	
			480	5165	
			480	5165	
		2000			67
Unit 5	GF		1100	11836	
	FF		950	10222	
	SF		950	10222	
	TF		1100	11836	
	FF		1100	11836	
		5200			173
Whole plot		22540 m2		242530 ft2	

Density	28054 ft2/acre	
Developable Plot	8.65 acres	3.5030 h
Gross Plot	10.42 acres	4.3128 h



500 - 600 Longwater Avenue (Plot 17) GreenPark

500 600 Longwater Avenue (Plot 17) 12664 1P C01 B

Illustrative Scheme Design

06 March 2002

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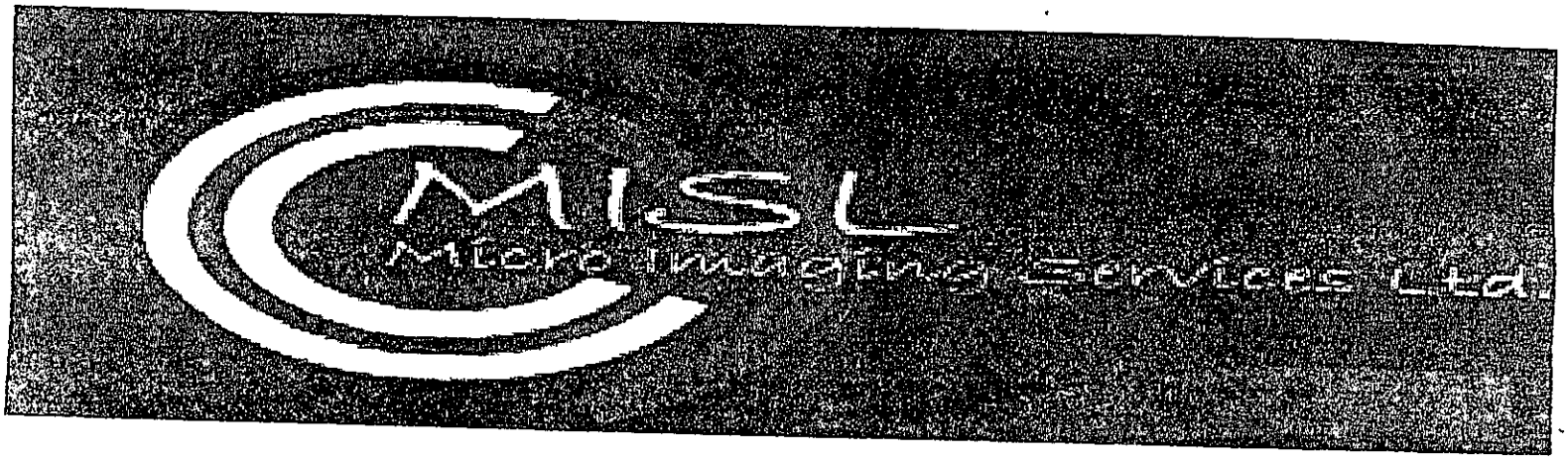

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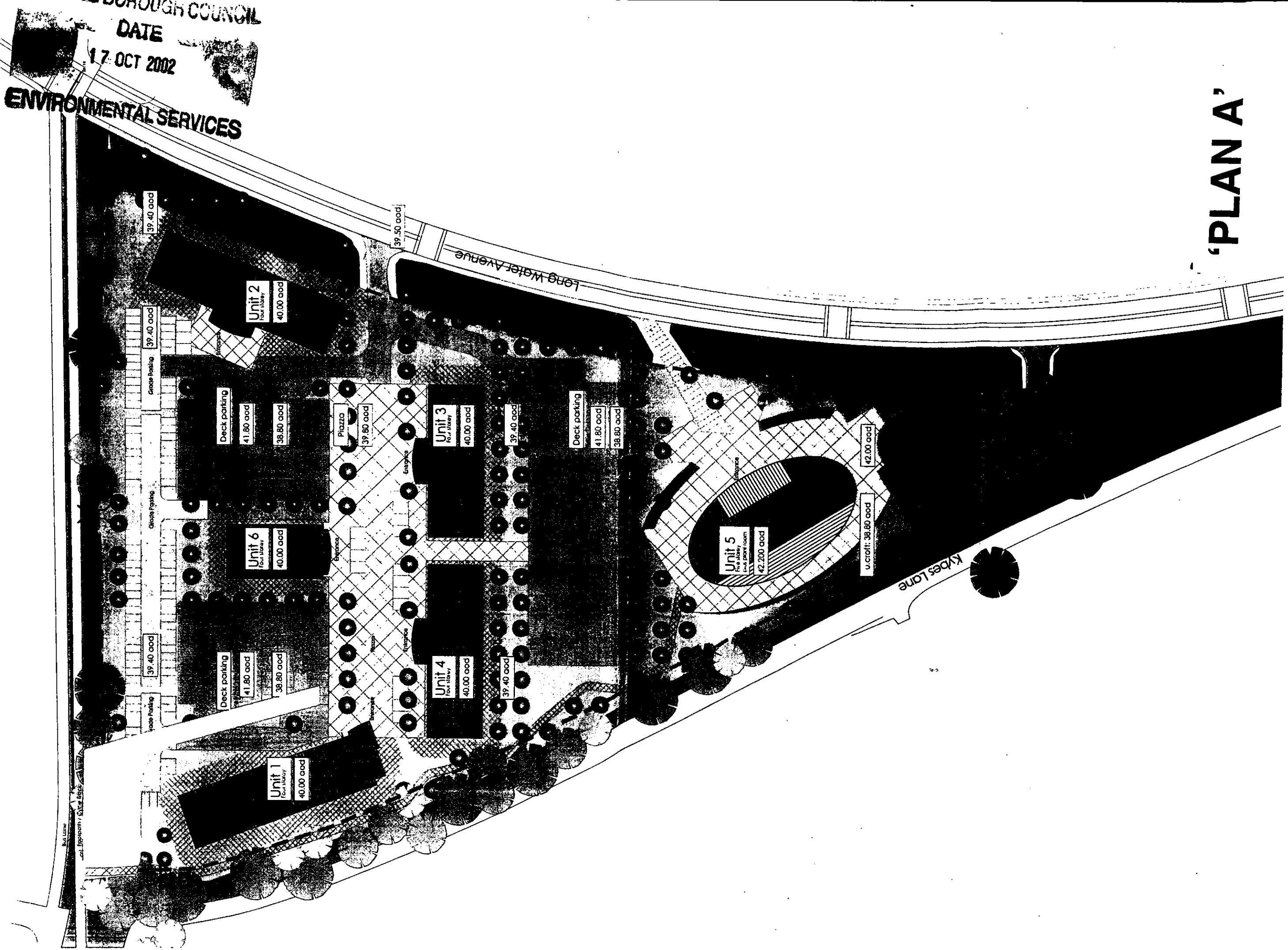
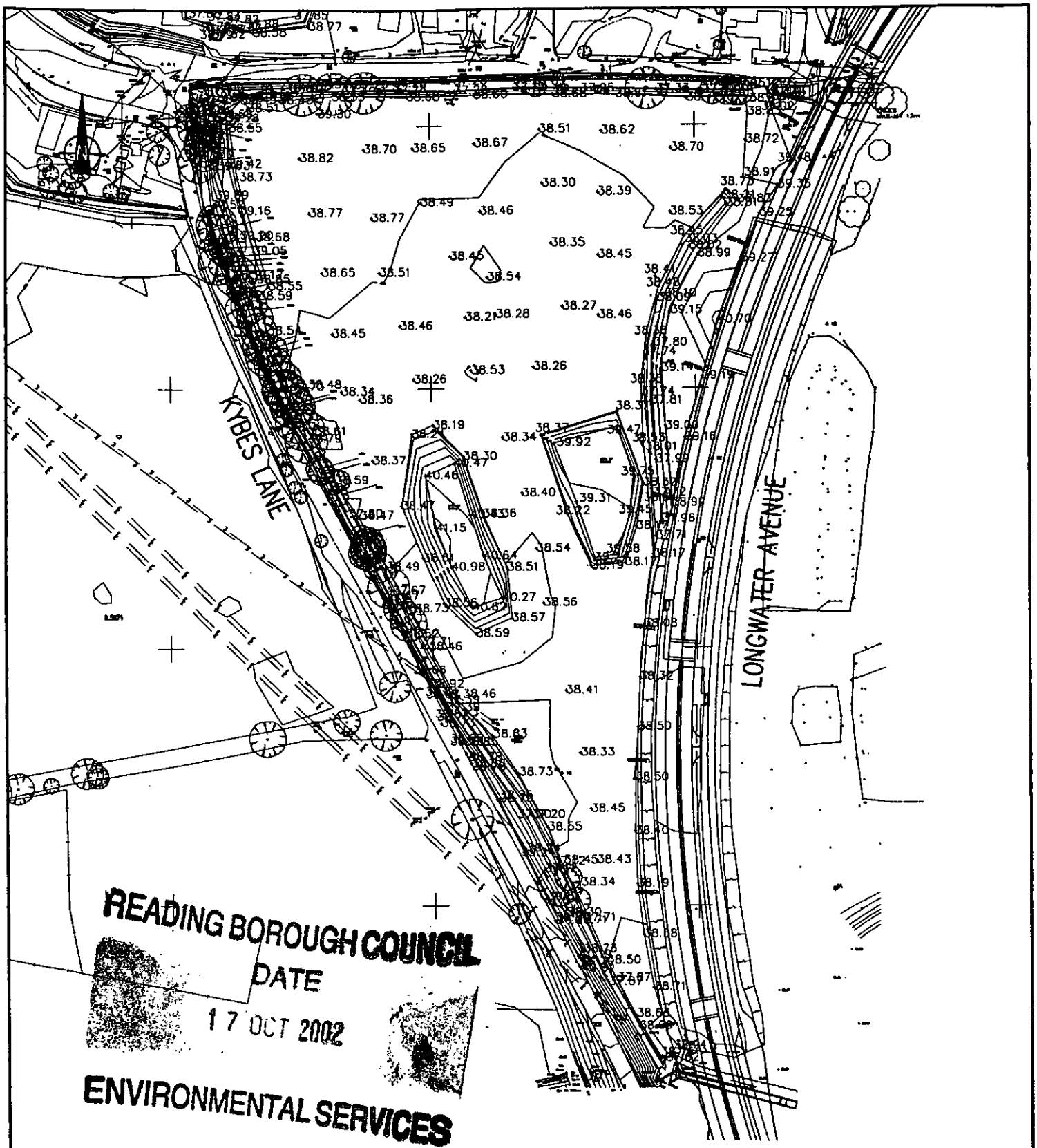
'PLAN A'





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GreenPark
Plot 17 - Topographical Plan

Date	13/03/2002
A4 Scale	1 : 2000
Drawn	SMM
Checked	

Drawing Number: 11321/110/001

Revision: -

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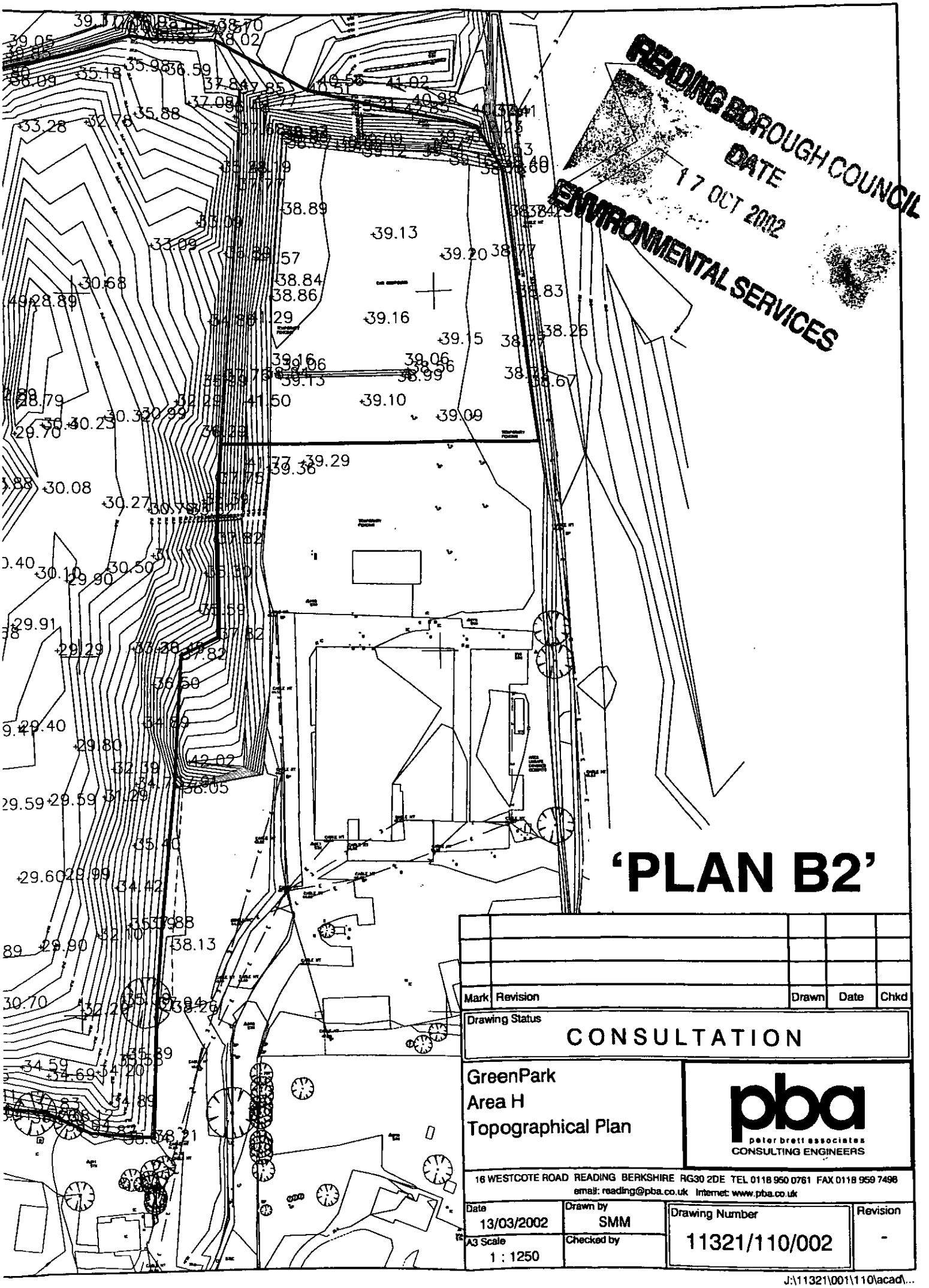

'PLAN B2'

Mark	Revision	Drawn	Date	Chkd

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GreenPark
Area H
Topographical Plan

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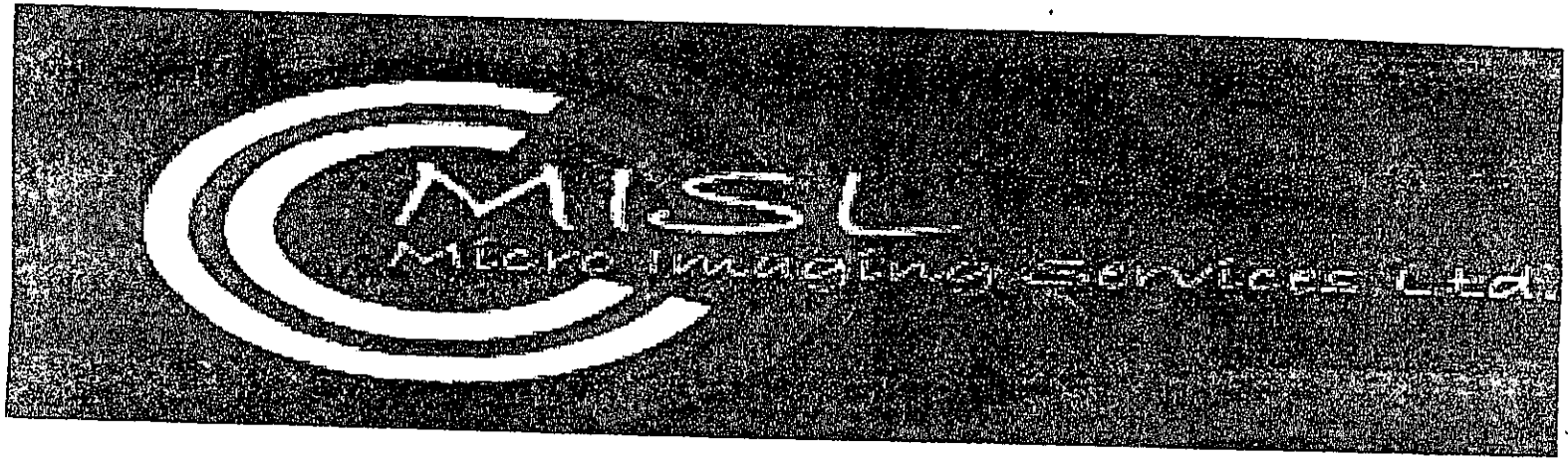

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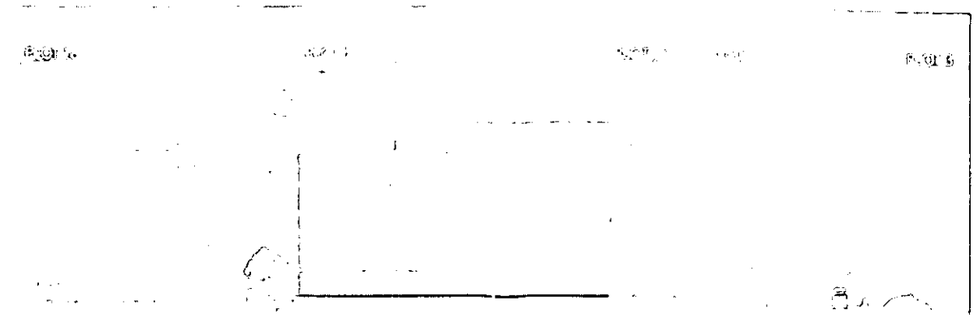

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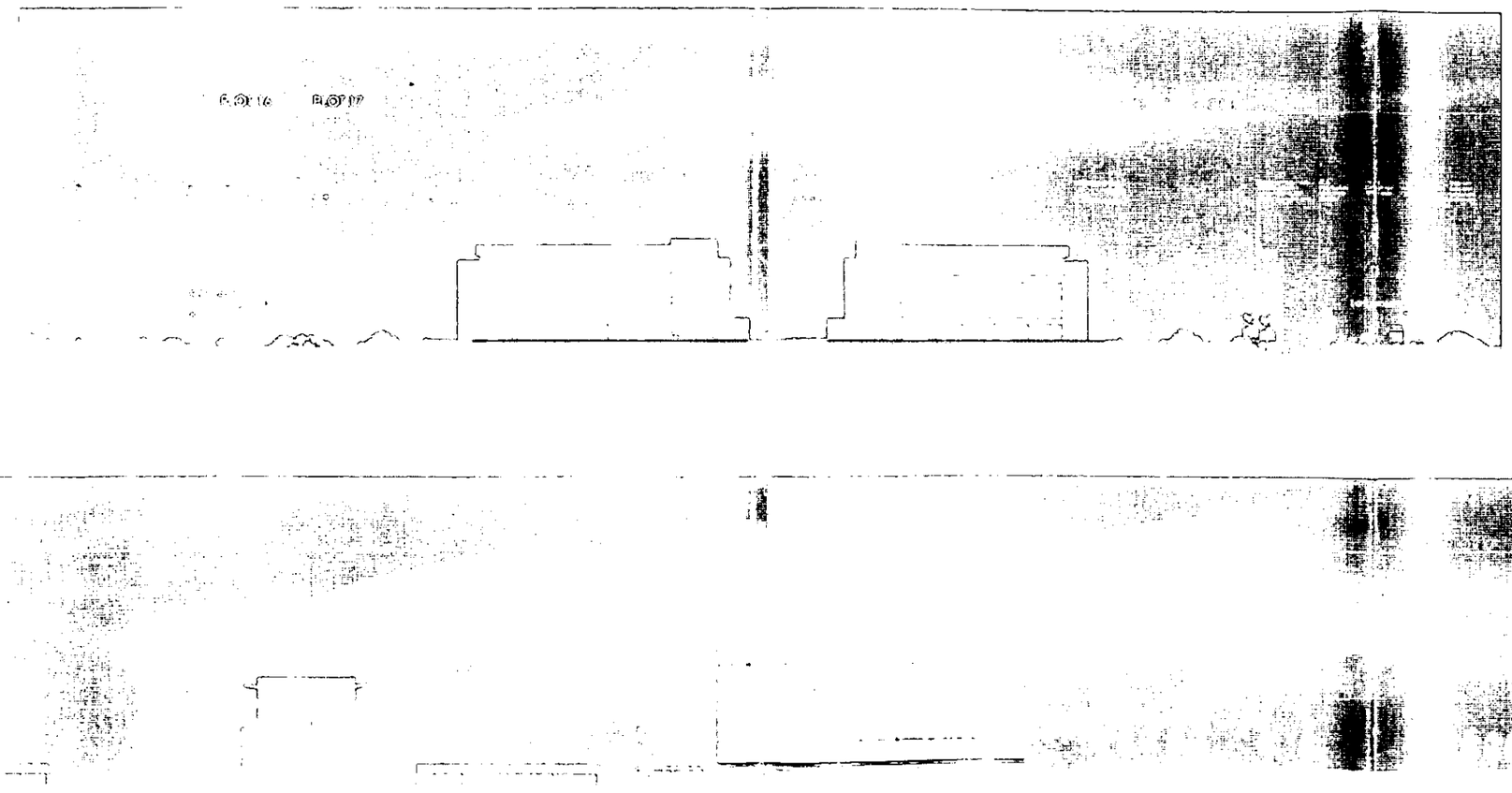

GreenPark Plot 17
Option 4 Sketch Sections

SCALE

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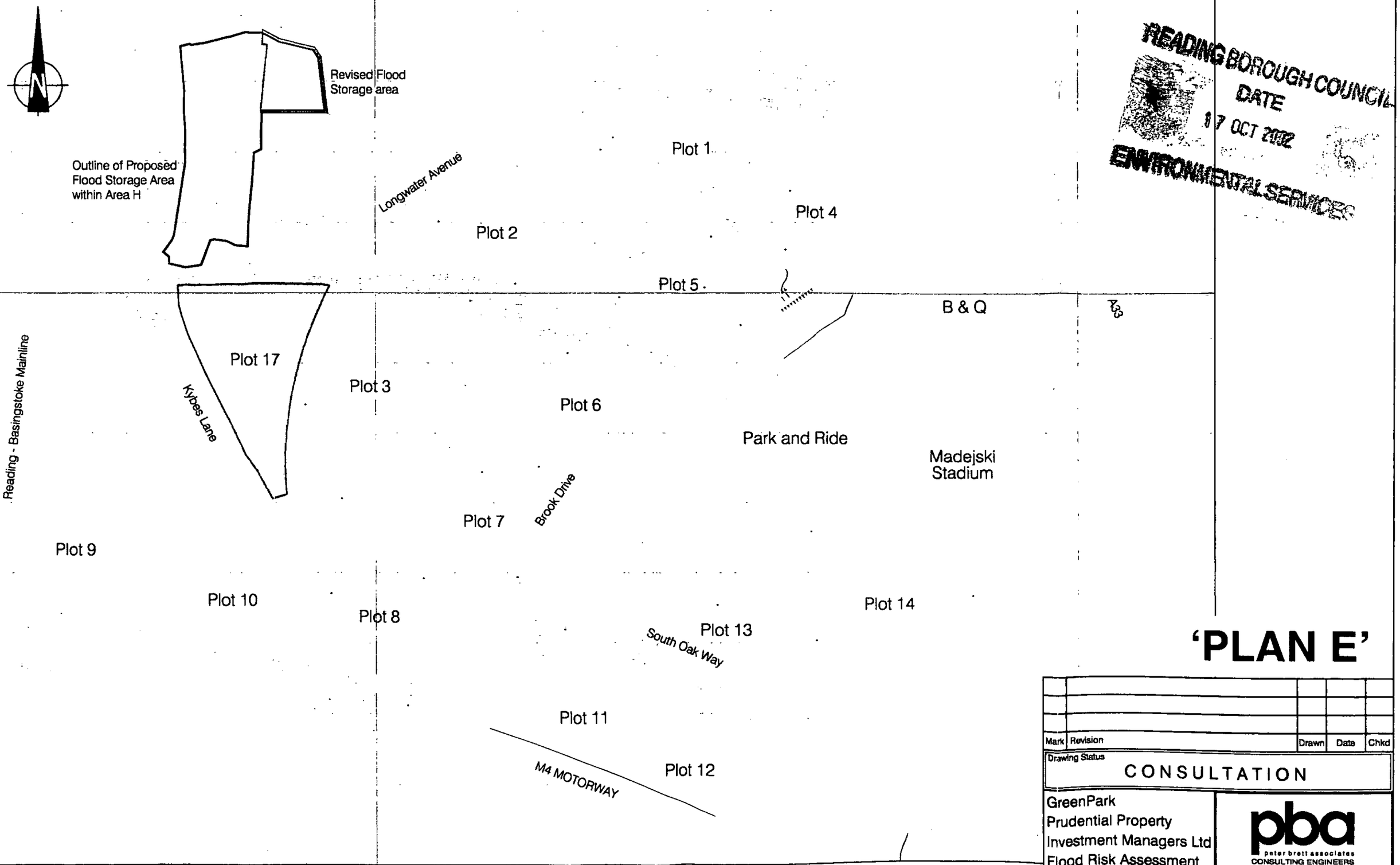
'PLAN D'



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'PLAN E'

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Investment Managers Ltd
Flood Risk Assessment

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LOCATION PLAN

1:5000

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'PLAN A'

Long Water Avenue

Kybes Lane

Unit 1 Four storey 40.00 aod

Unit 2 Four storey 40.00 aod

Unit 3 Four storey 40.00 aod

Unit 4 Four storey 40.00 aod

Unit 5 Five storey Incl plant room 42.200 aod

Unit 6 Four storey 40.00 aod

Deck parking 41.80 aod 38.80 aod

Grade Parking 39.40 aod

Plaza 39.80 aod

Entrance 39.40 aod

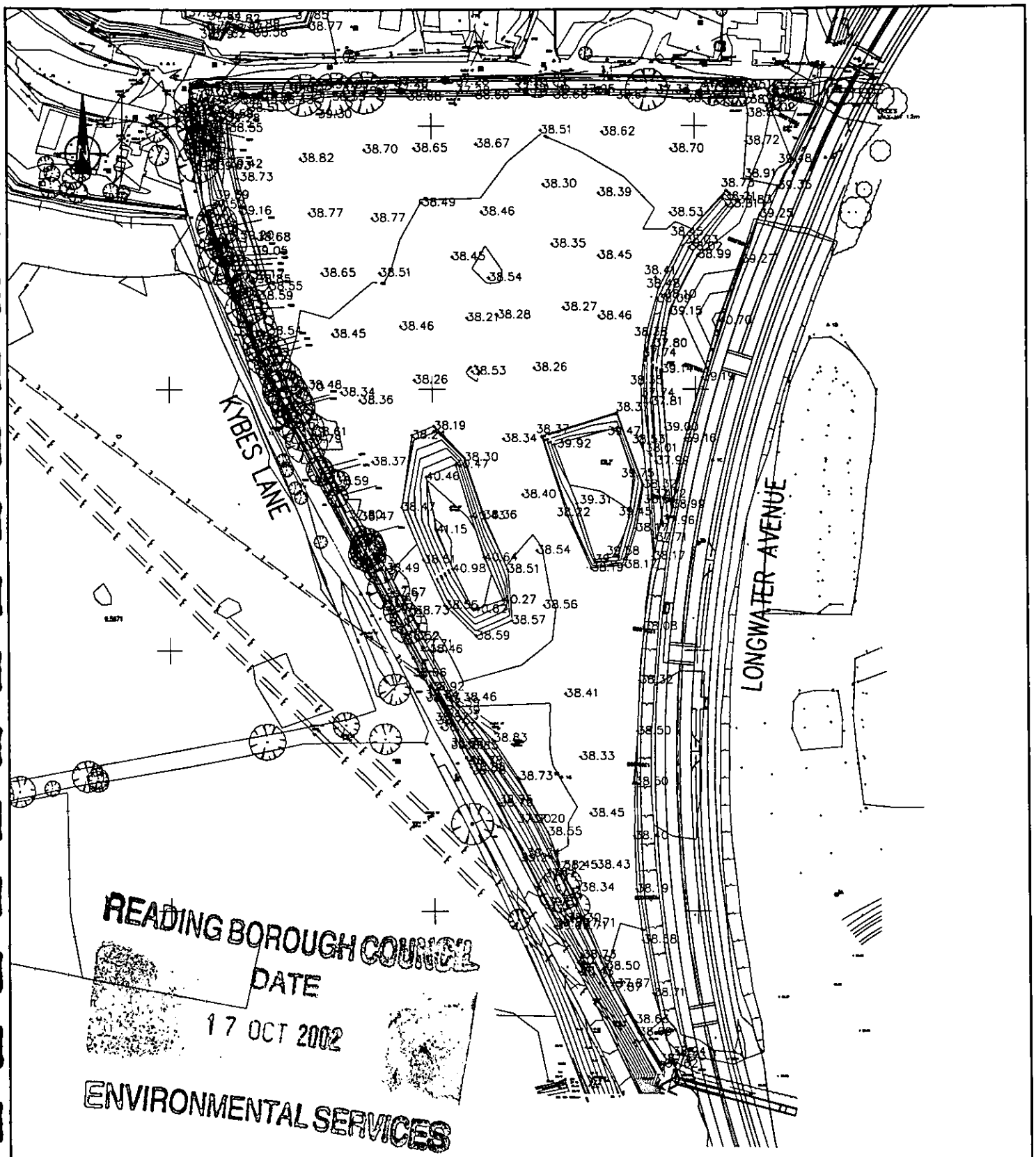
39.50 aod

42.00 aod

u.croft: 38.80 aod

Bus Lane

Footpath / Cycle Track



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GreenPark
Plot 17 - Topographical Plan

Date	13/03/2002
A4 Scale	1 : 2000
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Drawing Number: 11321/110/001

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Outline of Proposed Flood Storage Area within Area H

'PLAN B2'

Mark	Revision	Drawn	Date	Chkd

Drawing Status
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GreenPark
Area H
Topographical Plan

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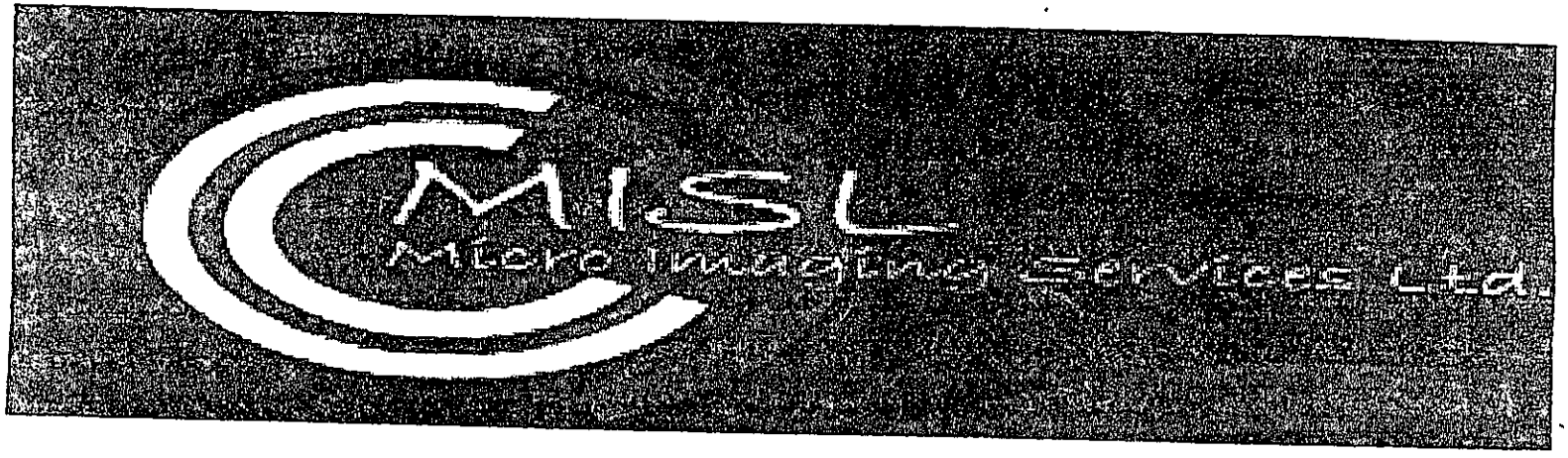

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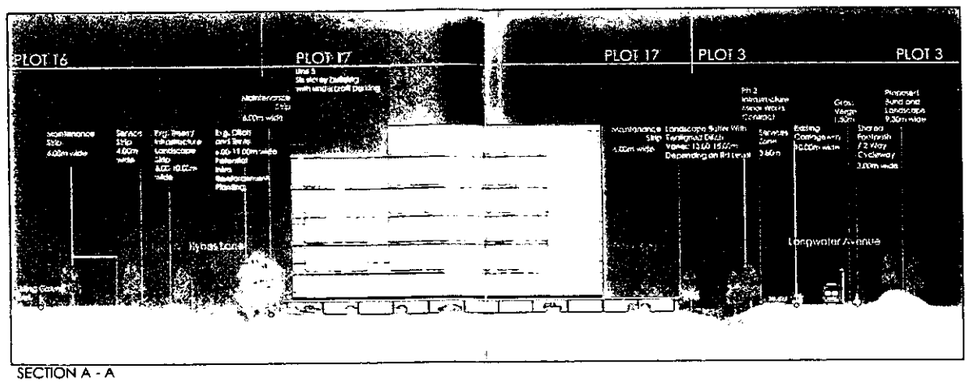
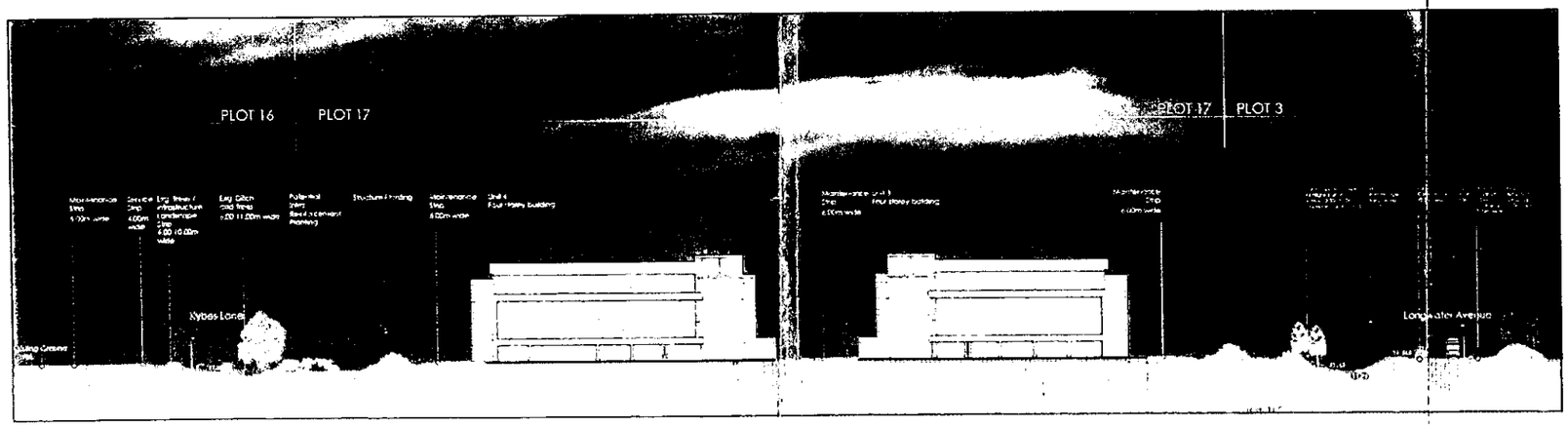
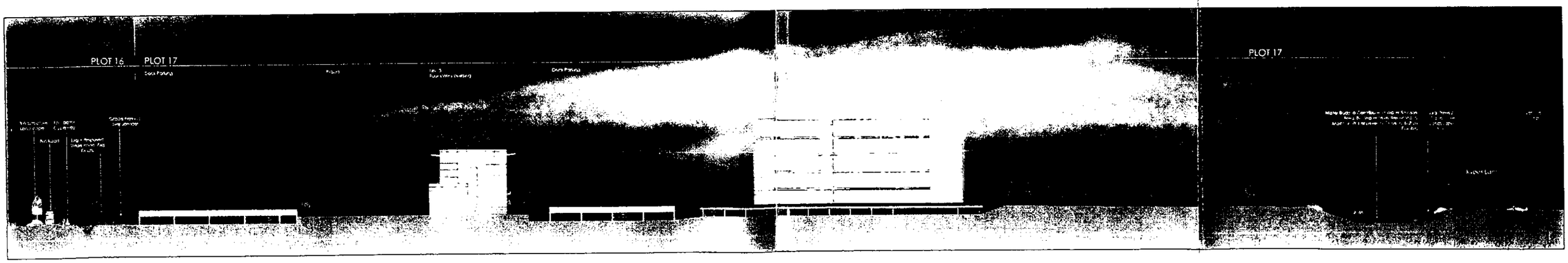


SECTION A - A





SECTION C - C

Option 4 Sketch Sections 12664 SK 002 A

GreenPark Plot 17

Option 4 Sketch Sections

1 March 2002

SCALE 1 : 500

SBT

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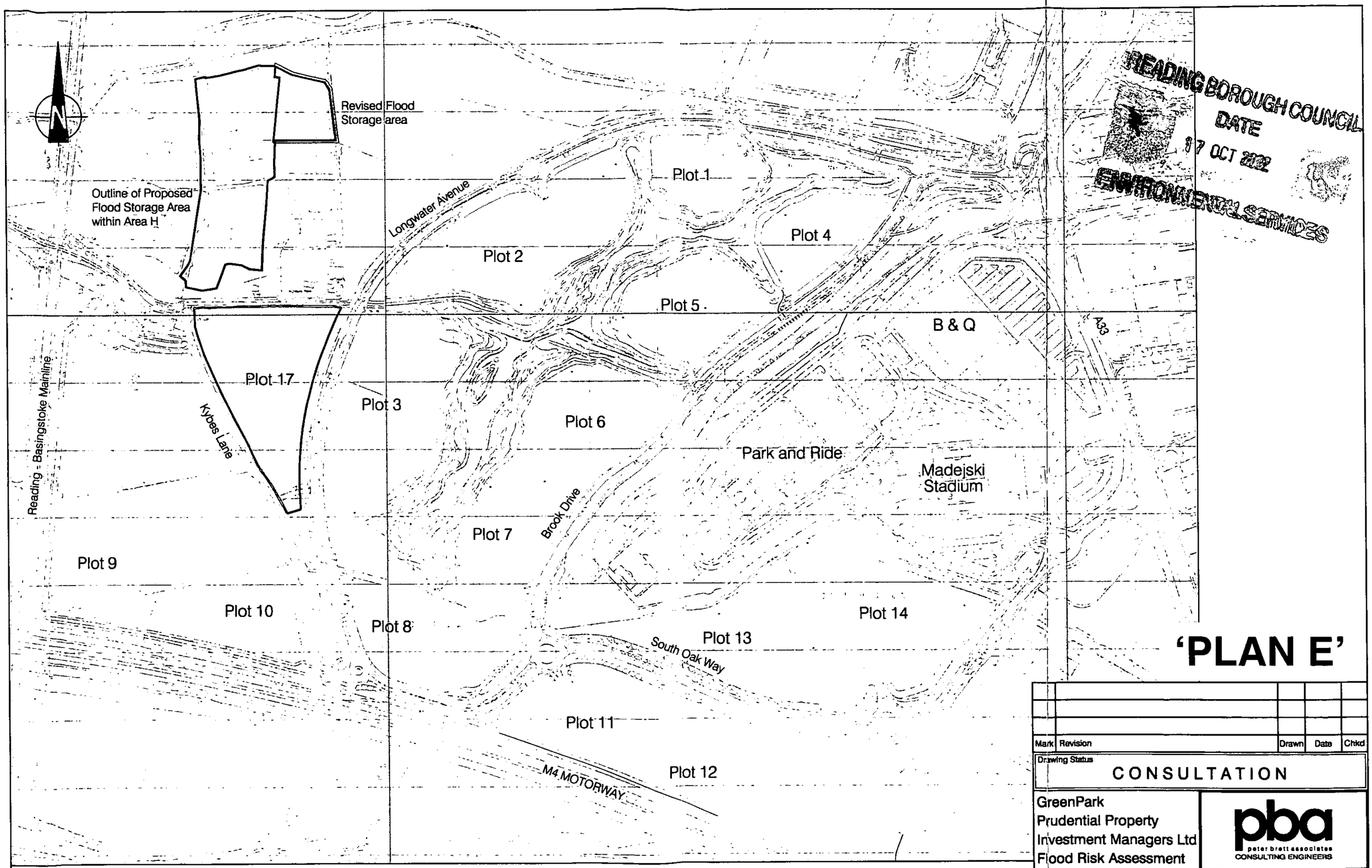

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'PLAN E'

Mark	Revision	Drawn	Date	Chkd

Drawing Status
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Flood Risk Assessment

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CONSULTING ENGINEERS
16 WESTCOTE ROAD READING BERKSHIRE RG30 2DE TEL 0118 950 0761 FAX 0118 959 7498
email: reading@pba.co.uk internet: www.pba.co.uk

Date	Drawn by	Drawing Number	Revision
14/03/02	SMM	11321/110/004	-
A3 Scale 1 : 5000	Checked by		

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Utilities Note
The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

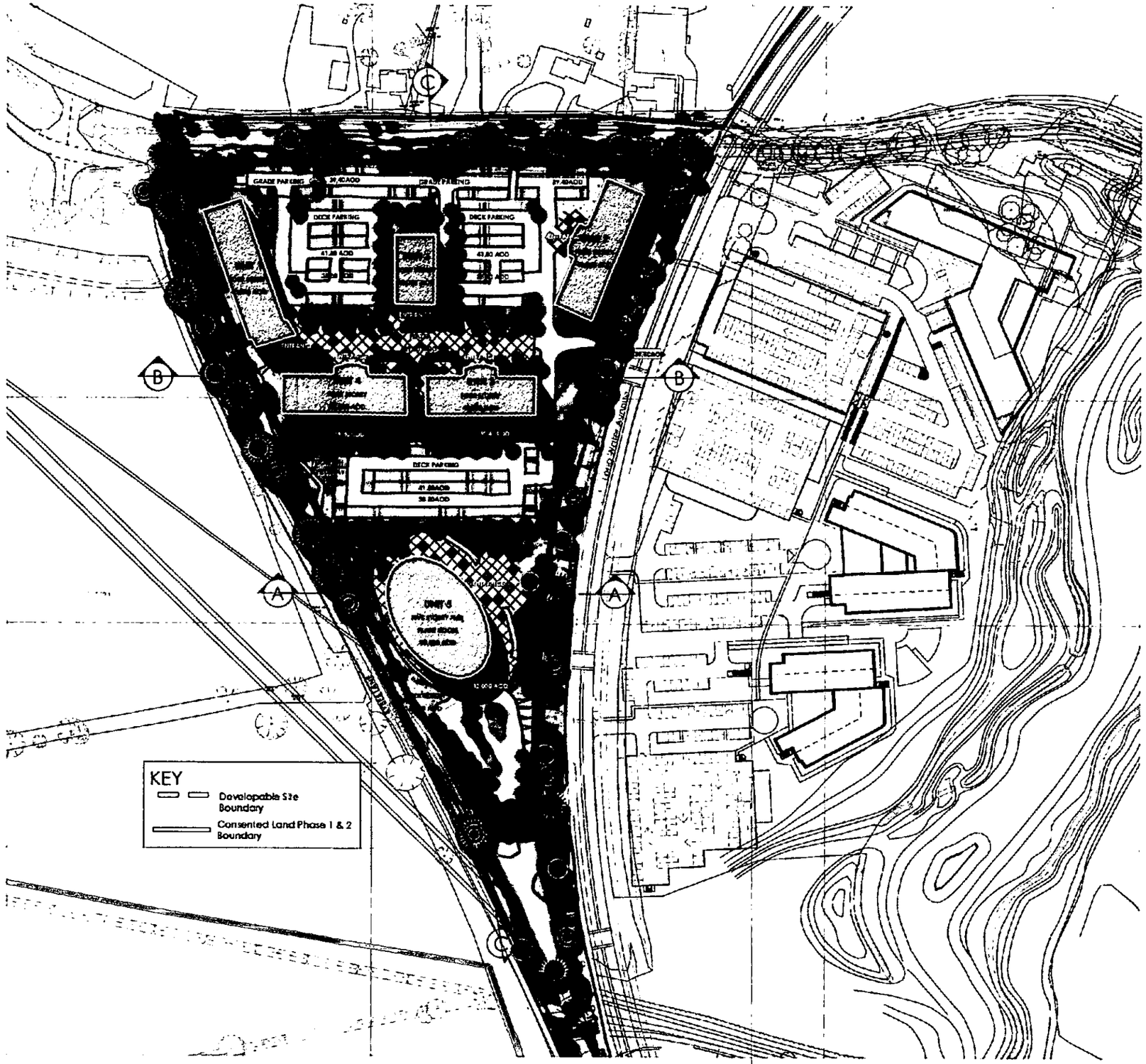
LOCATION PLAN
1:5000

READING BOROUGH COUNCIL
PLANNING SERVICES

Green Park: Plot 17 Option 4

			Gross external area	Approx. floor division m2	ft2	car parking (1:30m2)
	Unit 1	GF		1075	11567	
		FF		1045	11244	
		SF		1015	10921	
		TF		1015	10921	
			4150			138
	Unit 2	GF		537	5778	
				537	5778	
		FF		522	5617	
				522	5617	
		SS		507	5455	
				507	5455	
		TF		507	5455	
				507	5455	
			4150			138
	Unit 3	GF		535	5757	
				430	4627	
		FF		515	5541	
				410	4412	
		SF		500	5380	
				400	4304	
		TF		500	5380	
				400	4304	
			3490			123
	Unit 4	GF		435	4681	
				435	4681	
		FF		420	4519	
				420	4519	
		SF		410	4412	
				410	4412	
		TF		410	4412	
				410	4412	
			3350			112
	Unit 6	GF		530	5703	
				510	5488	
				480	5165	
				480	5165	
			2000			67
	Unit 5	GF		1100	11836	
		FF		950	10222	
		SF		950	10222	
		TF		1100	11836	
		FF		1100	11836	
			5200			173
	Whole plot		22540 m2		242530 ft2	

Density	28054	ft2/acre	
Developable Plot	8.65	acres	3.5000 h
Gross Plot	10.42	acres	4.3128 h



021311W

500 - 600 Longwater Avenue (Plot 17) GreenPark

06 March 2002

SCALE 1 : 1000

500 - 600 Longwater Avenue (Plot 17) 12664 TP 001 B

Illustrative Scheme Design

GP Green Park

SBT

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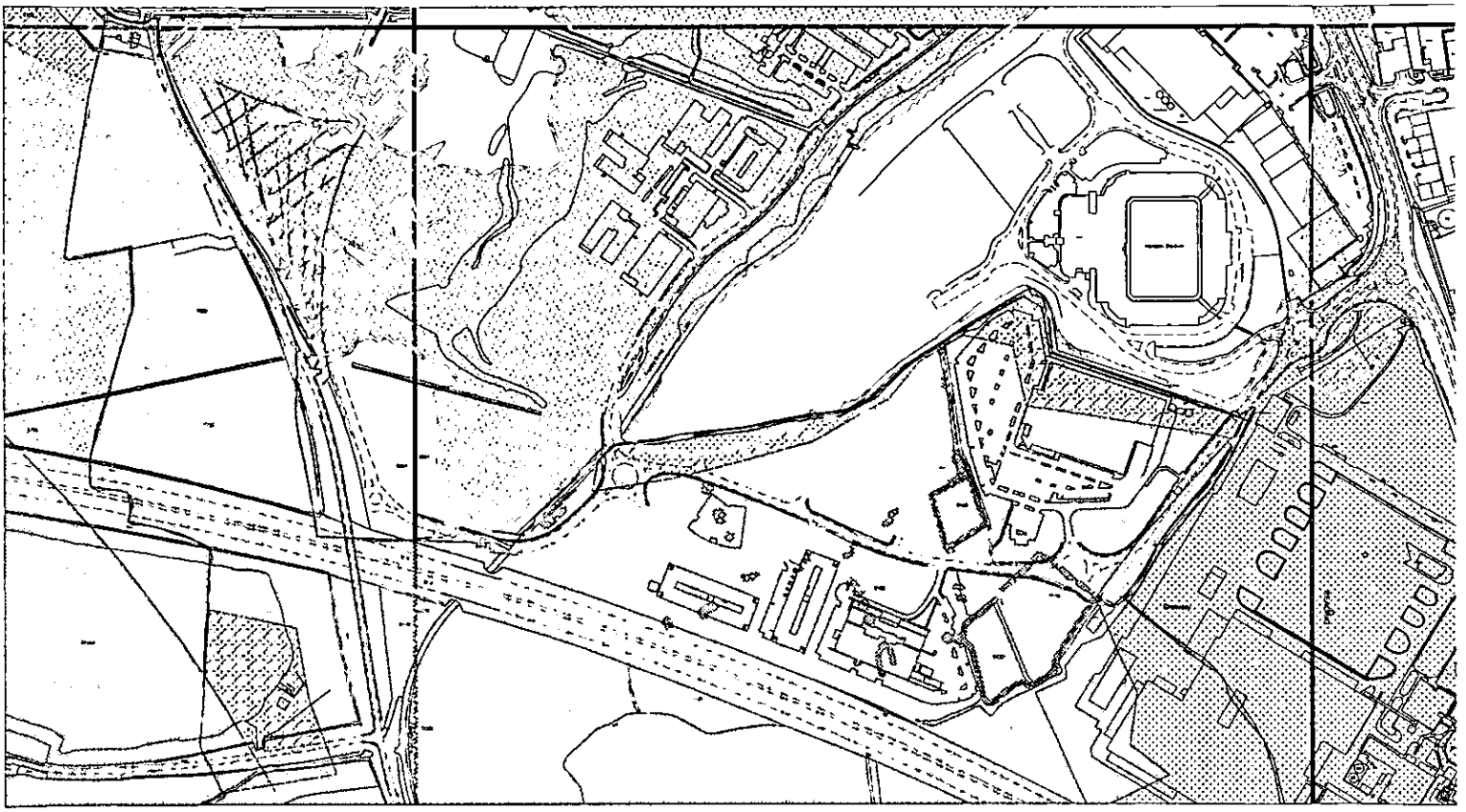
District Boundary
Flood Zone
Mineral Site Cons. Area
Area of Arch. potential
LALP
Rural Area
Countryside



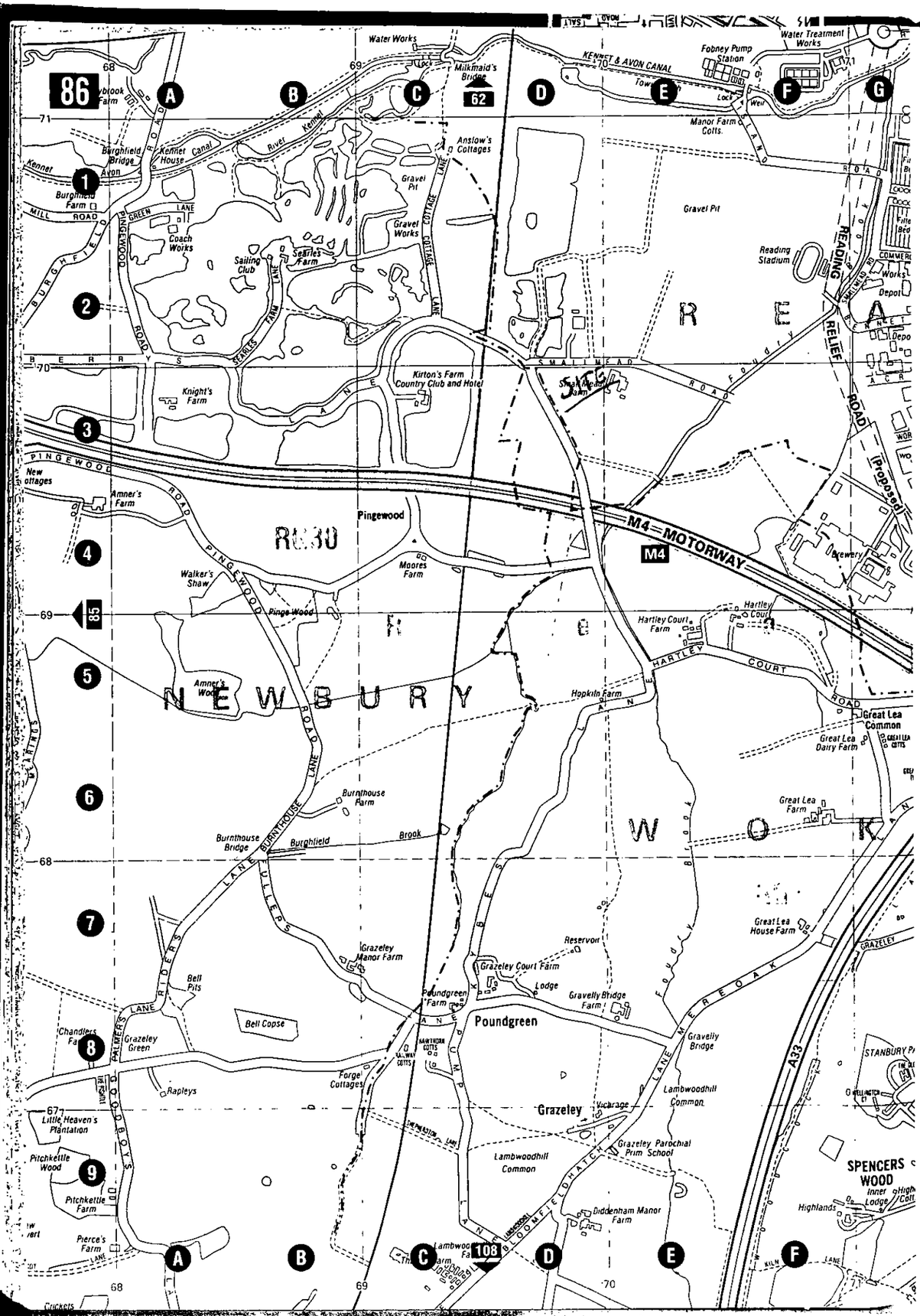
Consultees - neighbours (roads)
- landscape
- highways

* Highways initial - expecting cons. towards J11 & Mereoak.
cycle track?

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN


86
87
Water Works
Water Treatment Works
Fobney Pump Station
KENNET & AVON CANAL
Milkmaid's Bridge
62
63
Manor Farm Cotts.
Burghfield Bridge
Kennet House
Canal
River Kennet
Avon
Burghfield Farm
MILL ROAD
PANGBOURNE ROAD
BURGHFIELD
Coach Works
Sailing Club
Searles Farm
SEARLES FARM LANE
Gravel Pit
Gravel Works
COTTAGE LANE
Anslow's Cottages
Gravel Pit
Reading Stadium
READING ROAD
SMALLMEAD ROAD
Fobney
Kirton's Farm Country Club and Hotel
Knight's Farm
Sewage Works
Warehouse
Superstore
Skillcentre
Factory
Whitley Pk Inf. & Jun Schs
MANOR FARM RD
BUCKLAND RD
BRIGHAM RD
KINGSBRIDGE RD
DUNTHORPE RD
CRESSINGHAM ROAD
TORRINGTON ROAD
PAGODA WAY
John Rabson Recreation Grd
Leisure Cen.
Tennis Cts
Whitley Wood Sec School
Playground
WHITLEY
Reading Girls Sch.
Play. Fld.
Tennis Courts
Playing Field
Play Fld.
The Ridgeway Prim. Sch.
Playing Fld.
SHINFIELD ROAD
A327
ELM ROAD
WILDERNESS RD.
Redhatch Copse
Sibley Hall
Reservoir (Covered)
Winnersh Prim. Sch.
Comm. Cen.
Surgery
Cars Leisure Cen.
Superstore
Tennis Courts
Rec Gnd
Playing Field
Crosfields School
Tennis Cts
Cycle Hiway
Prim. Sch.
Rushy
LWR. EARLEY WY.
WEST
Upperwood Farm (University of Reading)
New Covert
St. John's Copse
Brown's Green
Oldhouse Farm
Shinfield Grange
Applied Research Station (University)
Pearman's Copse
PEARMANS LANE
Meteorological Off College
European Weather Centre
WHITLEY WOOD
Nores Hill
Shire Hall
Geoffrey Field Inf & Jun Schs
Hotel
Playground
Rec. Gnd.
Tennis Cts
Little Lea Farmhouse
Deppt.
Land End Farm (Reading Univ.)
Reservoir
Horticultural Sta. & Nursery (Reading University)
Junction 11
M4
M4 MOTORWAY
LOWER EARLEY B3270 WAY
WHITLEY WOOD B3270
Nursery Corner
Food Research Inst (Reading Univ.)
Caravan Park
Church Lane Farm
Cattle Breeding Cen.
Animal & Grassland Research Inst
Hall
HOLLOW LANE
CHURCH LANE
SHINFIELD
Schoolgreen
Parrot Farm
ARBORFIELD A327 ROAD
READING RD.
Pumping Station
Lodge
Arborfield Bridge
Shinfield County Infants School
Shinfield Inf. & Jun C. of E. Schs
Cattle Grid
Rec Gnd
Tennis Cts
Piggery
Tanner's Copse
Round Islands
Rounds Copse
MILKINGBARN LANE
LODDON
Moor Copse
Pheasantry
Oldhouse Farm
THREE MILE CROSS
May's Farm
Ryeish Green
Ryeish Green Sec. School
Playing Field
Pavilion
Ryeish Farm
Nullis Farm
Wilders Grove Farm
High Copse Farm
High Copse
Caravan Park
STANBURY PARK
CLARES GREEN
Rec Gnd
Cemy
CROFT
HYDE END ROAD
B3349
Burley Lodge Stud
Hyde End Farm
BASINGSTOKE RD
Cattle Grid
CHAPEL
HUNTERS WAY
BARRACKS LA
Nursery Corner
Food Research Inst (Reading Univ.)
Caravan Park
Church Lane Farm
Cattle Breeding Cen.
Animal & Grassland Research Inst
Church Farm
Hall
HOLLOW LANE
CHURCH LANE
SHINFIELD
Schoolgreen
Parrot Farm
ARBORFIELD A327 ROAD
READING RD.
Pumping Station
Lodge
Arborfield Bridge
Shinfield County Infants School
Shinfield Inf. & Jun C. of E. Schs
Cattle Grid
Rec Gnd
Tennis Cts
Piggery
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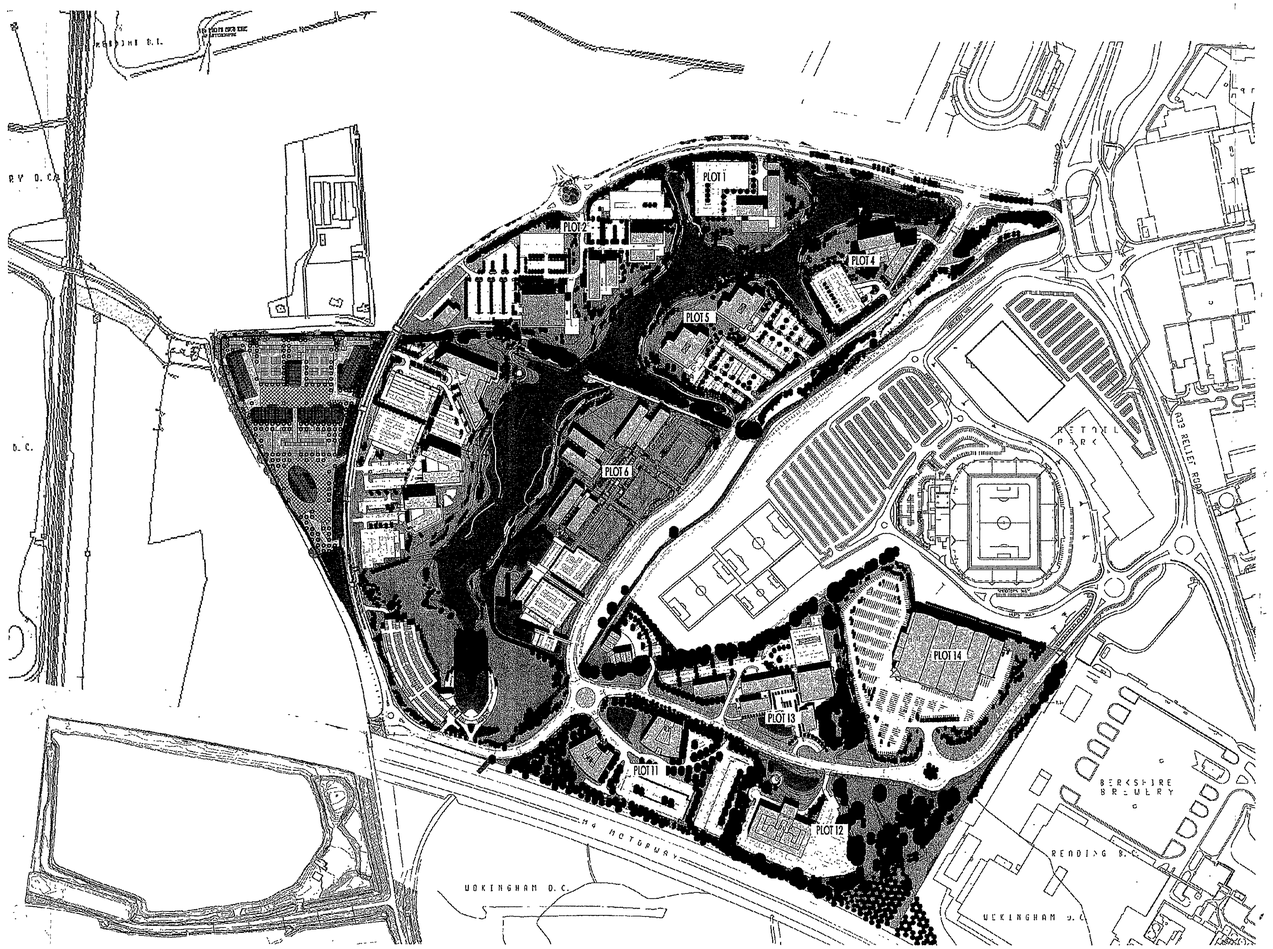
B3349
Burley Lodge Stud
Hyde End Farm
BASINGSTOKE RD
Cattle Grid
CHAPEL
HUNTERS WAY
BARRACKS LA
Shinfield Grange
Reservoir
Land End Farm (Reading Univ.)
Junction 11
M4
M4 MOTORWAY
LOWER EARLEY B3270 WAY
WHITLEY WOOD B3270



READING BOROUGH COUNCIL
DATE
17 OCT 2002
ENVIRONMENTAL SERVICES

021311

500 -600 Longwater Avenue (Plot 17) GreenPark

06 March 2002

500 - 600 Longwater Avenue (Plot 17) • 12664 • TP 005 B

Context within Masterplan

GP GreenPark

SBT

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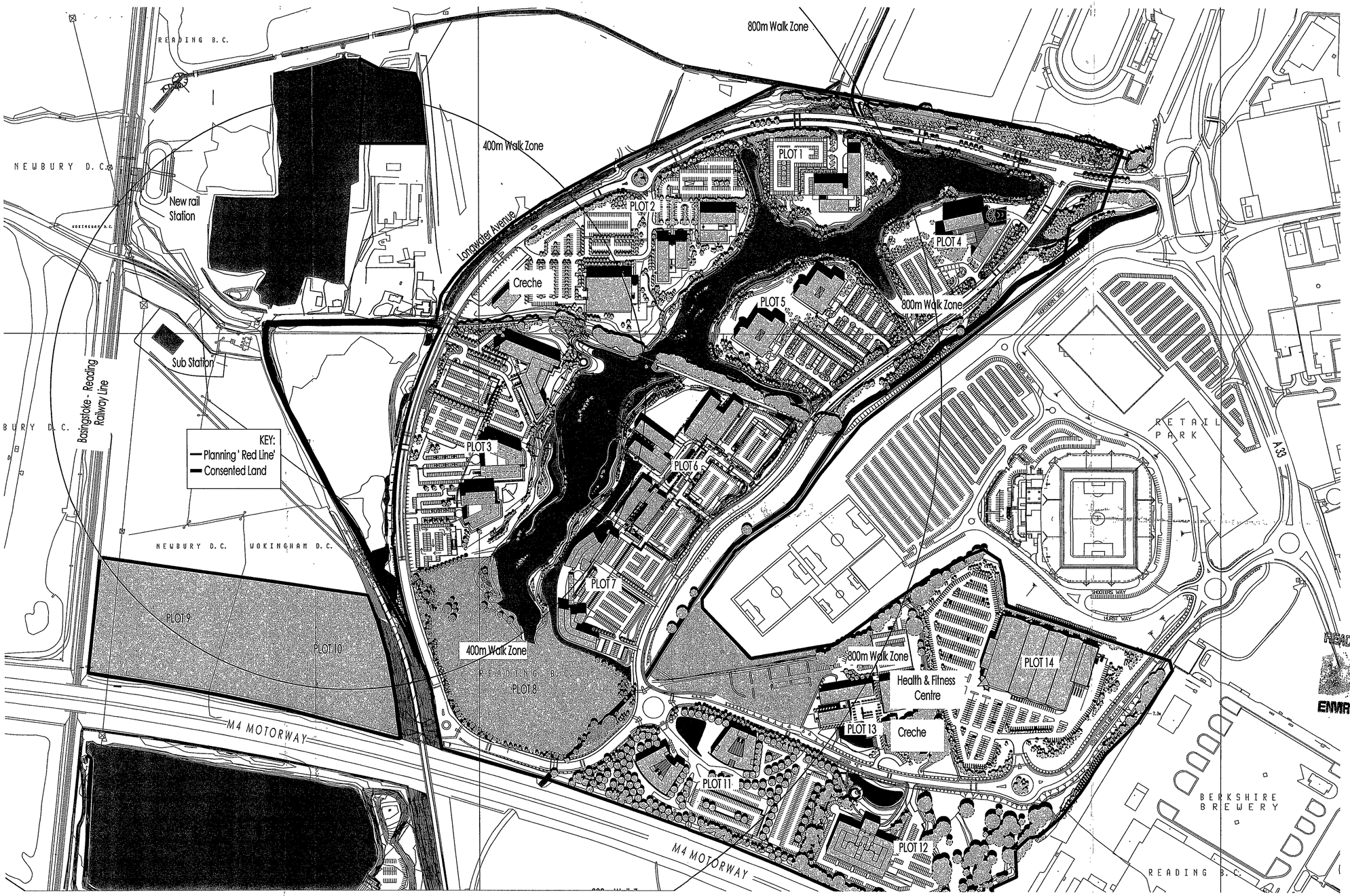

READING BOROUGH COUNCIL
DATE
17 OCT 2002
ENVIRONMENTAL SERVICES

021311

500 - 600 Longwater Avenue (Plot 17) GreenPark

06 March 2002

SCALE 1 : 2500 @ A1

500 - 600 Longwater Avenue (Plot 17) • 12664 • TP 002 B

Site Location

GreenPark

SBT

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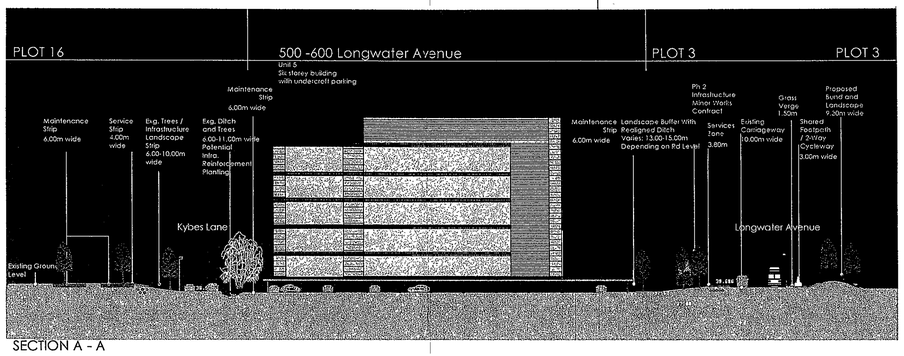
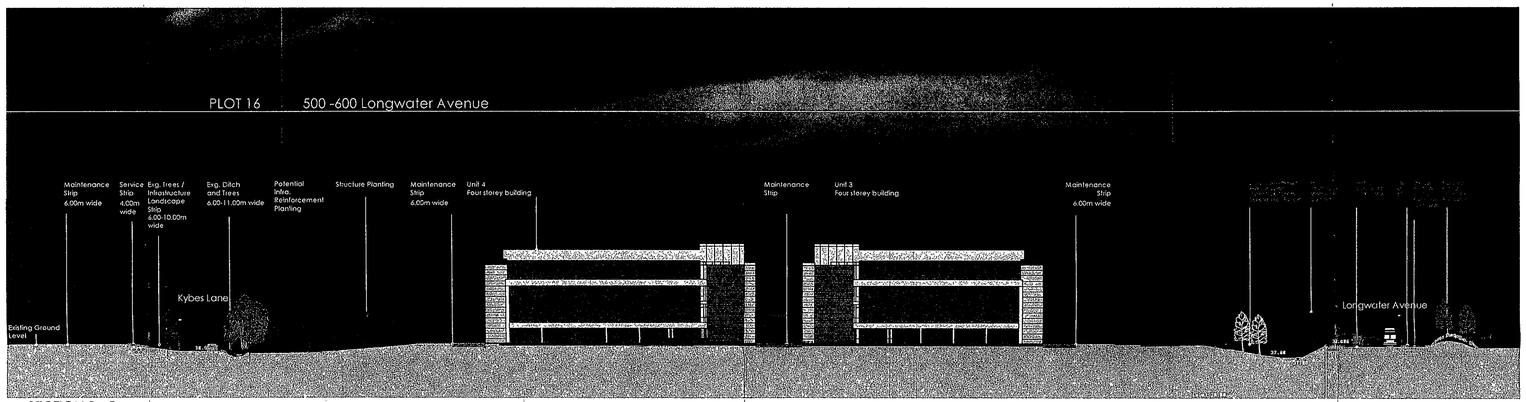
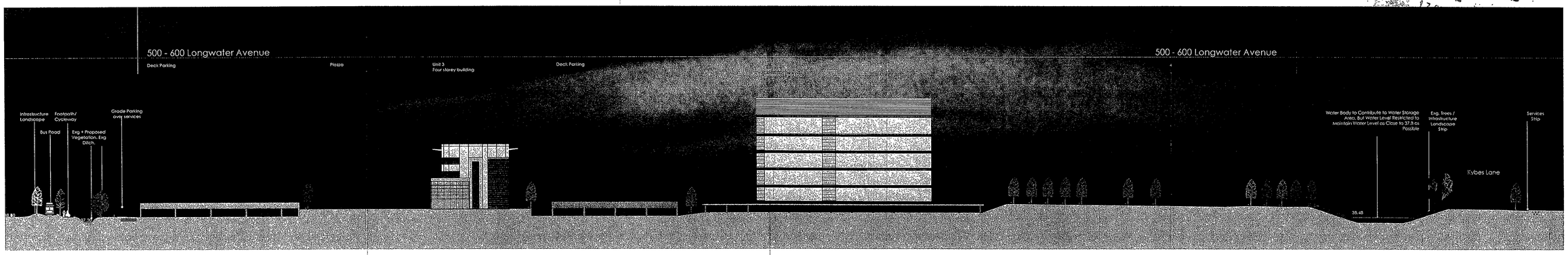


SECTION A - A



SECTION B - B

READING BOROUGH COUNCIL
DATE



SECTION C - C

021311

500 - 600 Longawter Avenue (Plot 17) GreenPark

06 March 2002

SCALE 1 : 500

500 -600 Longwater Avenue (Plot 17) 12664 TP 003 B

Illustrative Sections

GP GreenPark

SBT

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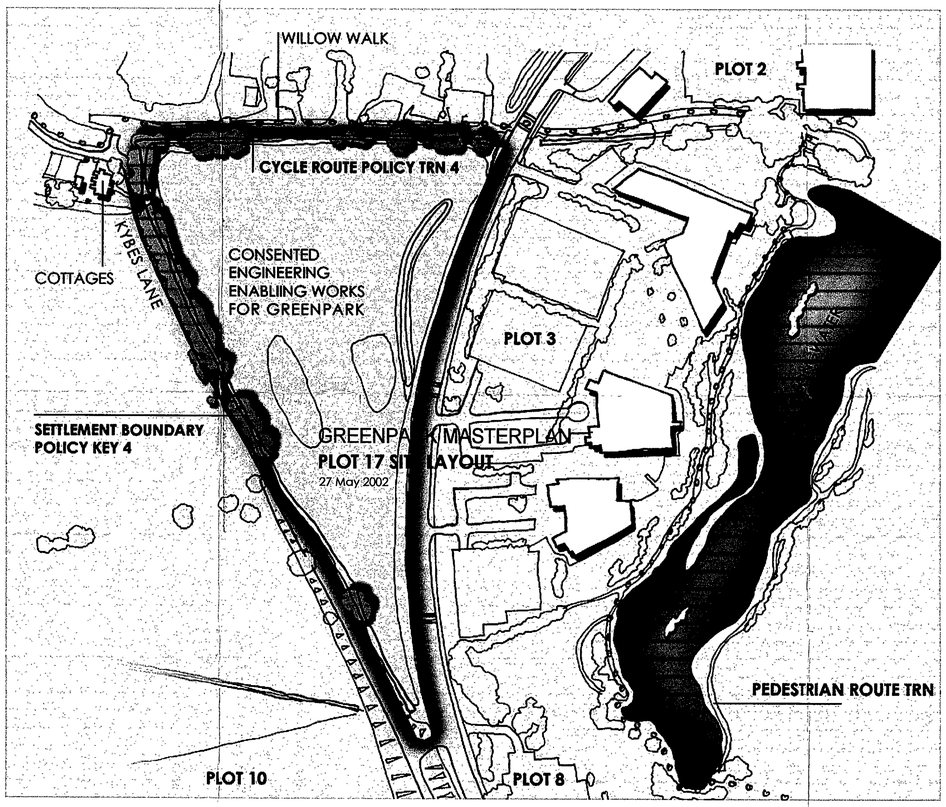

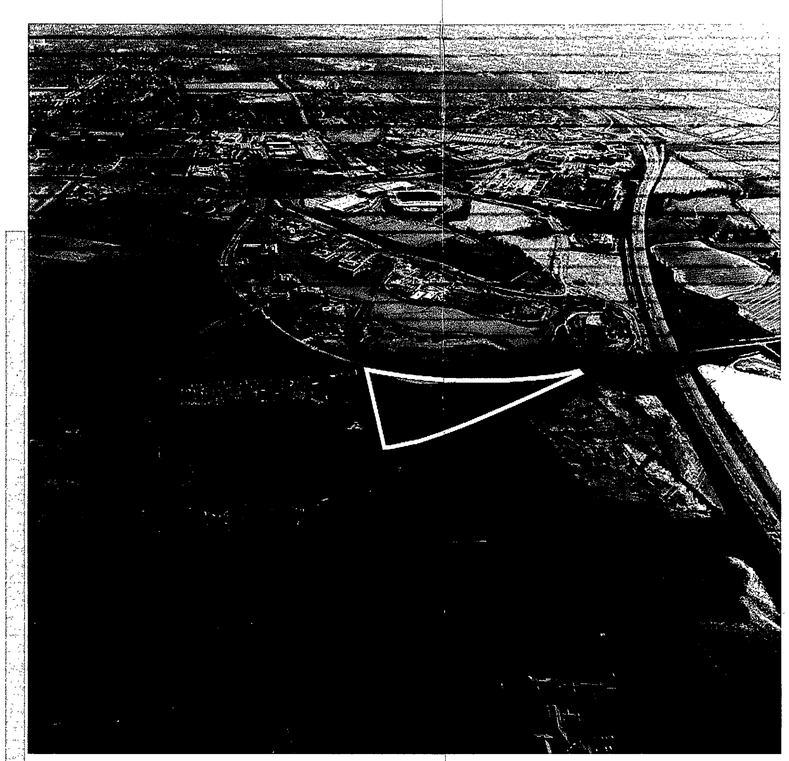

The identified area is located to the west of Longwater Avenue and to the east of Kybes Lane. It has been used for soil storage, enabling works and flood storage related to Green Park.

The area is located within the settlement boundary as defined in Policy Key 4 of the existing Reading Borough Local Plan. Kybes Lane, which is on an embankment, forms a physical boundary to this plot.

The site forms part of the existing planning permission for the northern sector of Green Park for enabling works and flood storage. It is well served by highway and public transport from 100 Longwater Avenue and is within walking distance of the amenities of Green Park. This site is regarded as a logical first and independent phase of the proposed extension to Green Park.

READING BOROUGH COUNCIL
DATE
17 OCT 2002
ENVIRONMENTAL SERVICES

021311

500 - 600 Longwater Avenue (Plot 17) GreenPark

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A1

KEY

- Indicative north
- Existing Trees: Mostly willow with some mixed understorey
- Proposed Structure Planting: Transplant areas, species based on existing infrastructure planting mix, including willow
- Proposed Trees: Mostly semi-mature, native stock
- Proposed Trees: 'Boxed' (or potentially fastigiate species) used on the piazza and raised deck on unit 6.
- Proposed Groundcover Planting: Mostly evergreen shrubs / perennials interplanted with accent plants.
- Proposed Grass
- Proposed Slab Paving
- Proposed Block Paving
- Proposed Tarmac Surfacing
- Proposed Footpath / Cycleway Widths shown are indicative
- Bus Stops

(A) Boundary planting on bund wraps around edge of two storey split level car park, reducing its visual impact, as for existing screen bunds

(B) Grass and trees framing views in locations where proposed buildings address Longwater Avenue.

(C) The piazza is lined with an avenue of boxed (or fastigiate) trees, complementing a simple grid pattern of slab paving. The decked car parks are screened with tensile wire trellis / climbers and trees

(D) Raised pedestrian deck over undercroft parking, with simple grid of slab paving as for the northern piazza, with boxed trees and other planting where loadings permit

(E) Proposed ditch to eastern boundary, culverted where necessary under entrances / where gradient is excessive, seeded with wildflowers on banks. Note: ditches to north and western boundaries are existing.

(F) Proposed water body / wetland area to southern end of site, planted with marginal species to banks.

(G) Ramp down to undercroft car parking. Turning head at entrance for service vehicles.

This drawing should be read in conjunction with EDCO drawing C114-002 'Indicative Landscape Sections'

READING BOROUGH COUNCIL
DATE
17 OCT 2002
ENVIRONMENTAL SERVICES

no.	revision	date	by	check
A	General amendments to accord with SBT layout	14.03 02	AMC	TE

DO NOT SCALE

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status: PLANNING

project: 500-600 LONGWATER AVE. (PLOT 17)

client: PPIM

architect: SBT

engineer: -

EDCO Design

021311

EDCO Design Limited
Chartered Landscape Architects
16 West Barnes Lane
London
SW20 0BU

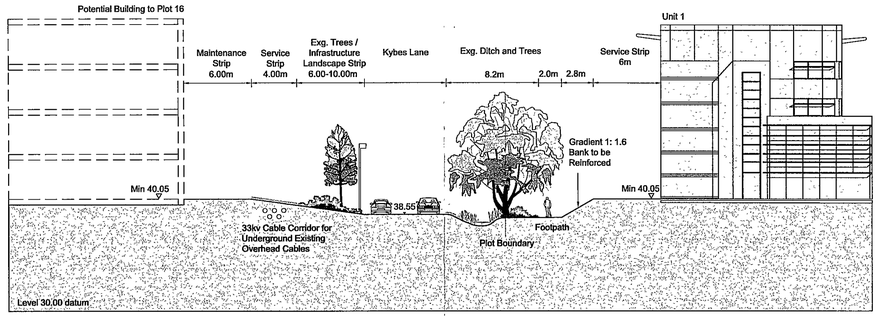
tel: 020 8944 1940
fax: 020 8944 1117
E.mail: mail@edcodesign.com

INDICATIVE LANDSCAPE PROPOSALS

-

scale 1:1000 @ A1 | drawn by AMC | date 02/02 | checked TE

C114-003 | rev A



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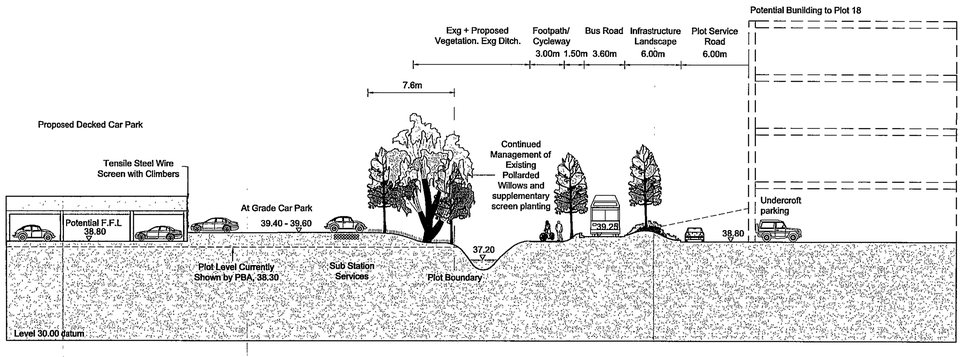

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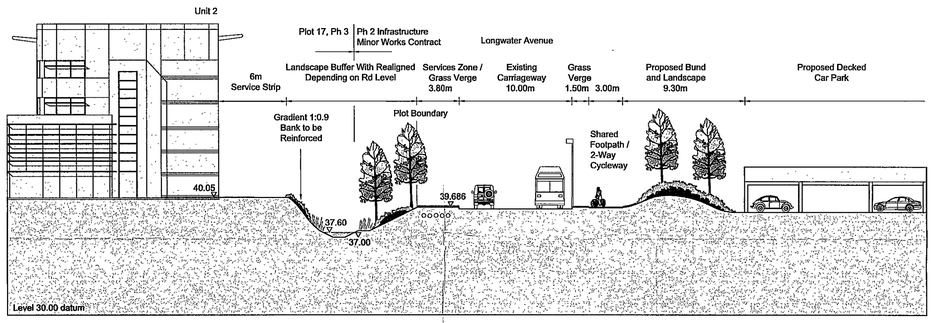
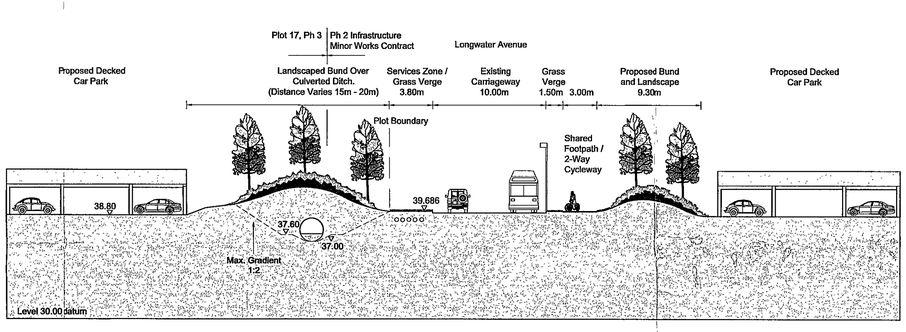
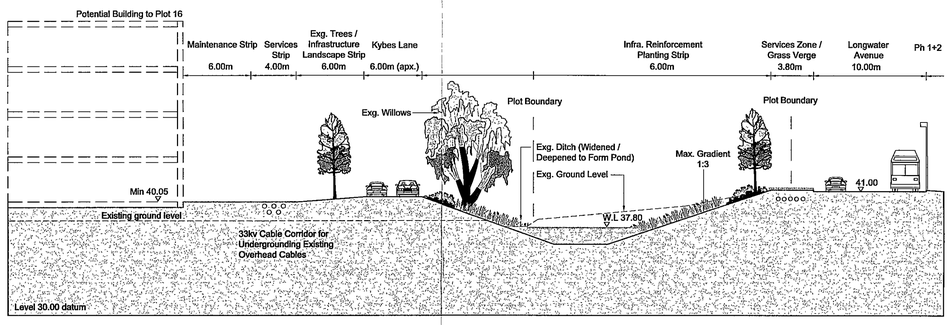


SECTION C-C



SECTION D-D



SECTION E-E

READING BOROUGH COUNCIL
DATE
17 OCT 2002
ENVIRONMENTAL SERVICES

no.	revision	date	by	check
C	Sections adjusted to reflect proposed Plot 17 buildings and landscape	13.03.02	CLH	AMC
B	Sections adjusted to incorporate proposed Plot 17 buildings and landscape	21.02.01	CLH	AMC
A	Consented development boundary adjusted to allow 2 0m strip to Longwater Ave.	07.02.01	AMC	MNB

DO NOT SCALE

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status: PLANNING

project: 500-600 LONGWATER AVE. (PLOT 17)

client: PPIM Ltd.

architect: SBT

engineer: PBA

EDCO Design

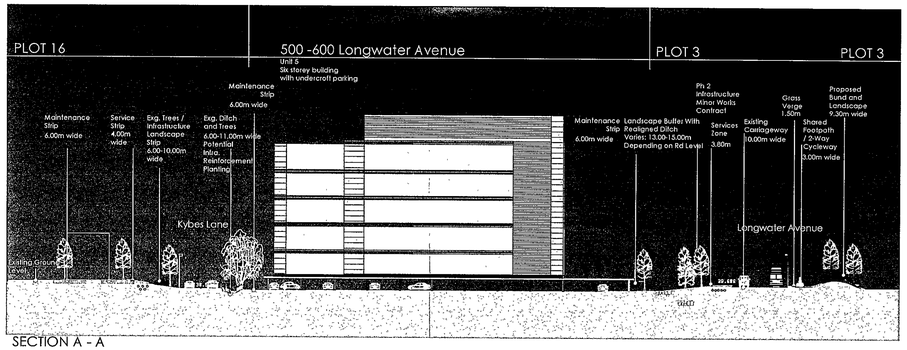
021311

EDCO Design Limited
Chartered Landscape Architects
16 West Barnes Lane
London
SW20 0BU
tel: 020 8944 1940
fax: 020 8944 1117
E.mail: mail@edcodesign.com

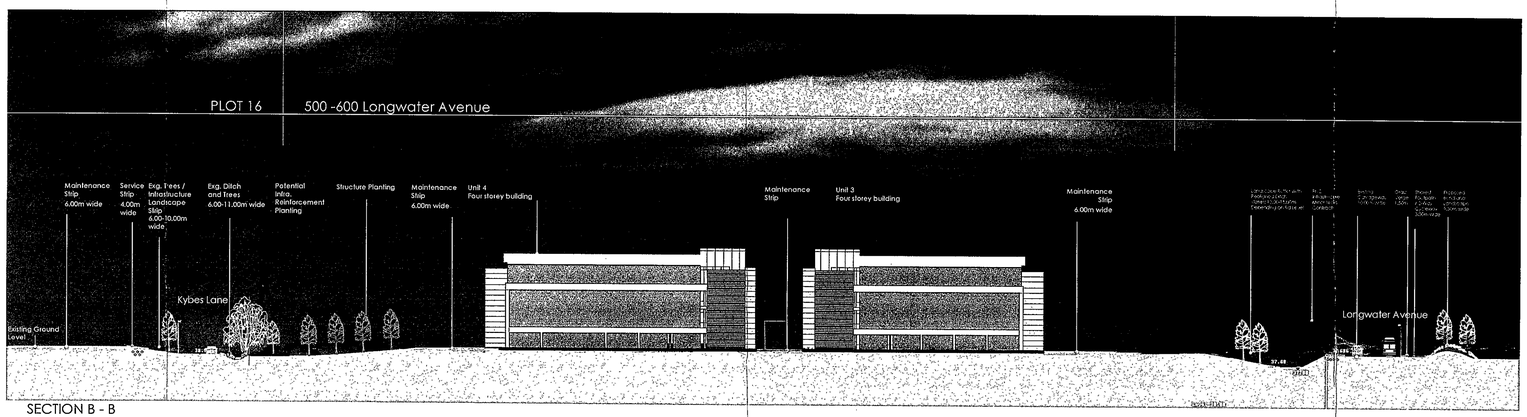
INDICATIVE LANDSCAPE CROSS SECTIONS

scale 1:250 @ A1 | drawn by AMC/CLH | date 02/2002 | checked AMC

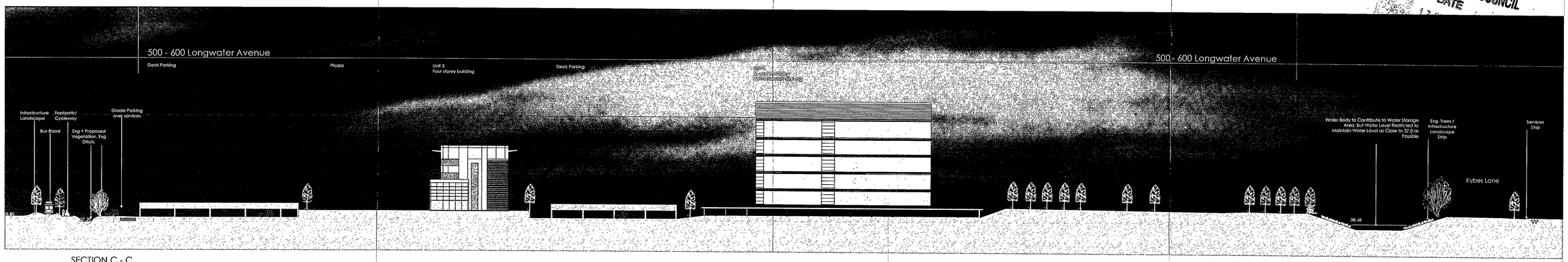
C114-002 | rev C



SECTION A - A



SECTION B - B



SECTION C - C

READING BOROUGH COUNCIL
DATE

021311

500 - 600 Longawter Avenue (Plot 17) GreenPark

06 March 2002

SCALE 1 : 500

500 -600 Longwater Avenue (Plot 17) 12664 TP 003 B

Illustrative Sections

GreenPark

SBT

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