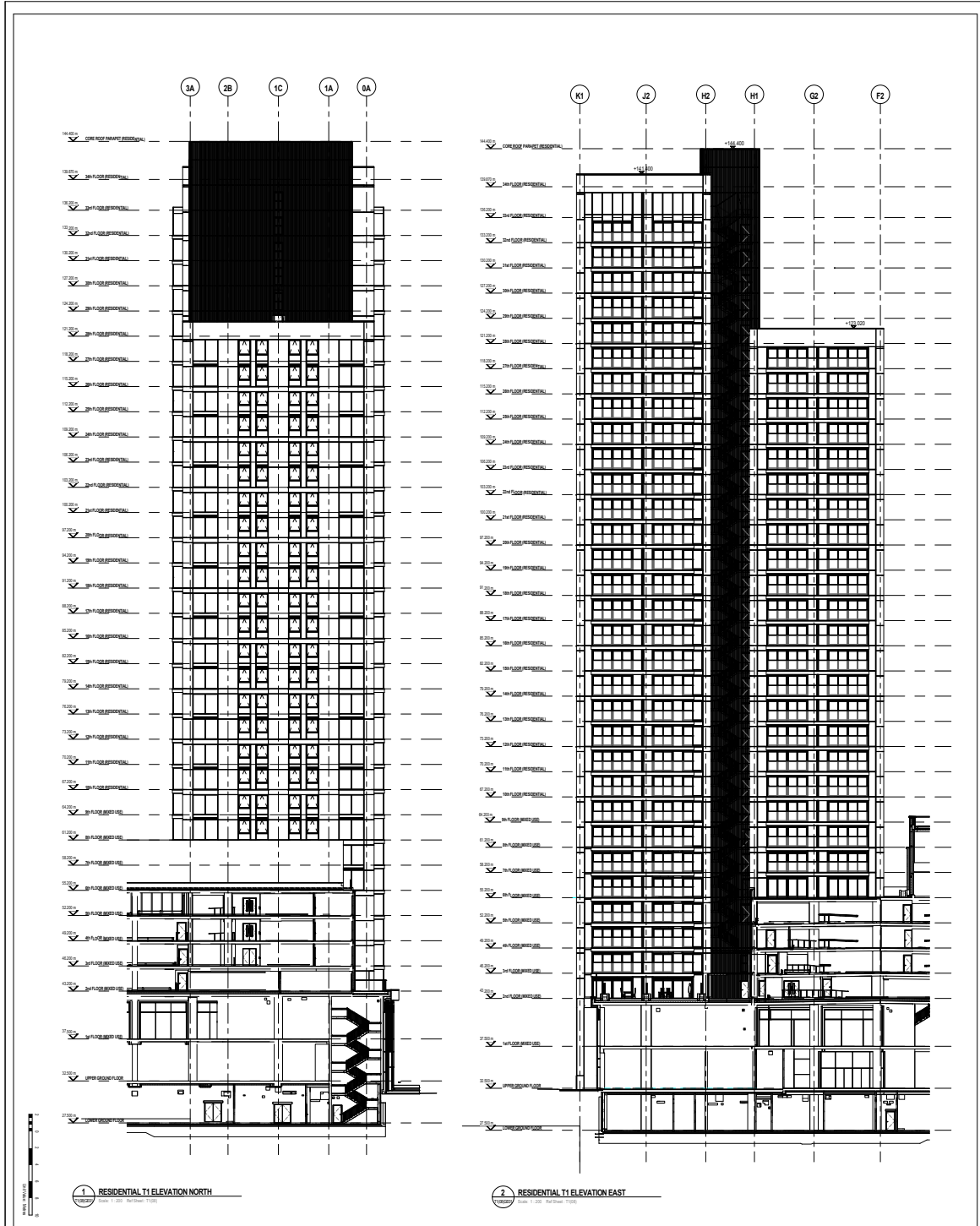


PROPOSED_ELEVATIONS_-_TOWER_1-534742



1 RESIDENTIAL T1 ELEVATION NORTH
 Scale: 1:200 (Ref Sheet: T1/05)

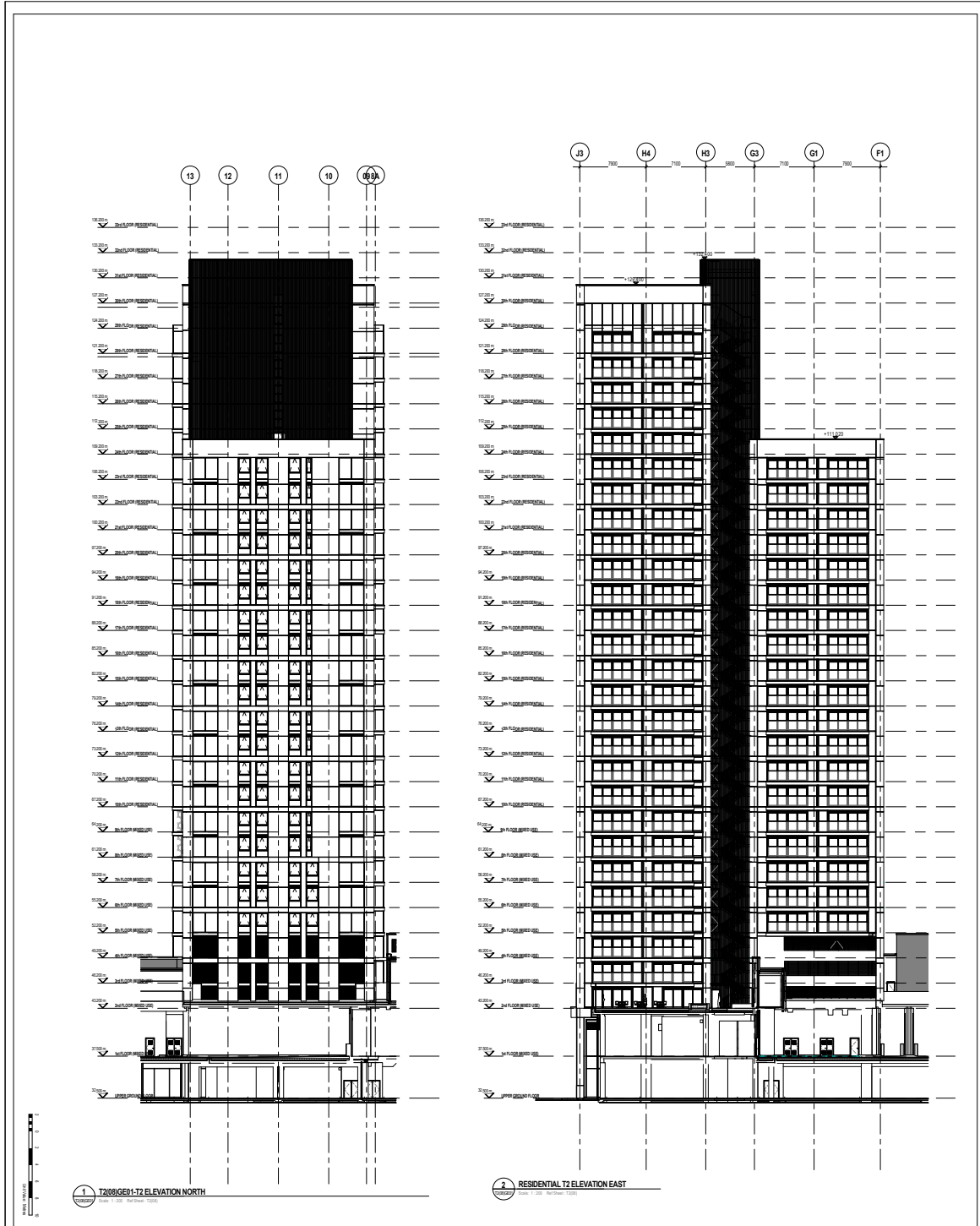
2 RESIDENTIAL T1 ELEVATION EAST
 Scale: 1:200 (Ref Sheet: T1/05)

Legend:

001	01.03.18	WALLS	01
002	01.03.18	WALLS	02
003	01.03.18	WALLS	03
004	01.03.18	WALLS	04
005	01.03.18	WALLS	05
006	01.03.18	WALLS	06
007	01.03.18	WALLS	07
008	01.03.18	WALLS	08
009	01.03.18	WALLS	09
010	01.03.18	WALLS	10
011	01.03.18	WALLS	11
012	01.03.18	WALLS	12
013	01.03.18	WALLS	13
014	01.03.18	WALLS	14
015	01.03.18	WALLS	15
016	01.03.18	WALLS	16
017	01.03.18	WALLS	17
018	01.03.18	WALLS	18
019	01.03.18	WALLS	19
020	01.03.18	WALLS	20
021	01.03.18	WALLS	21
022	01.03.18	WALLS	22
023	01.03.18	WALLS	23
024	01.03.18	WALLS	24
025	01.03.18	WALLS	25
026	01.03.18	WALLS	26
027	01.03.18	WALLS	27
028	01.03.18	WALLS	28
029	01.03.18	WALLS	29
030	01.03.18	WALLS	30
031	01.03.18	WALLS	31
032	01.03.18	WALLS	32
033	01.03.18	WALLS	33
034	01.03.18	WALLS	34
035	01.03.18	WALLS	35
036	01.03.18	WALLS	36
037	01.03.18	WALLS	37
038	01.03.18	WALLS	38
039	01.03.18	WALLS	39
040	01.03.18	WALLS	40
041	01.03.18	WALLS	41
042	01.03.18	WALLS	42
043	01.03.18	WALLS	43
044	01.03.18	WALLS	44
045	01.03.18	WALLS	45
046	01.03.18	WALLS	46
047	01.03.18	WALLS	47
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049	01.03.18	WALLS	49
050	01.03.18	WALLS	50
051	01.03.18	WALLS	51
052	01.03.18	WALLS	52
053	01.03.18	WALLS	53
054	01.03.18	WALLS	54
055	01.03.18	WALLS	55
056	01.03.18	WALLS	56
057	01.03.18	WALLS	57
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061	01.03.18	WALLS	61
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077	01.03.18	WALLS	77
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093	01.03.18	WALLS	93
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095	01.03.18	WALLS	95
096	01.03.18	WALLS	96
097	01.03.18	WALLS	97
098	01.03.18	WALLS	98
099	01.03.18	WALLS	99
100	01.03.18	WALLS	100

Client: Victoria Square Development
Architect: Hoare Lea
Structural Engineer: Dorman
Quantity Surveyor: Gillespies
Planning Consultant: Bennoy

PROPOSED_ELEVATIONS_-_TOWER_2-534747



<p>Envirow GROUP ARCHITECTS CONSULTANTS INTERIOR DESIGNERS</p> <p>100, Victoria Square Woking, Surrey GU24 0JH Tel: +44 (0)1483 252 200</p>	<p>Hoare Lea CONSULTANTS</p> <p>153, Abchurch Lane London EC4A 3DF Tel: +44 (0)20 7633 2000</p>	<p>Domini CONSULTANTS</p> <p>96-97, Queen Victoria Road Woking, Surrey GU24 0JH Tel: +44 (0)1483 252 200</p>	<p>Woking Landlord CONSULTANTS</p> <p>Woking Landlord 100, Victoria Square Woking, Surrey GU24 0JH Tel: +44 (0)1483 252 200</p>	<p>Planning CONSULTANTS</p> <p>100, Victoria Square Woking, Surrey GU24 0JH Tel: +44 (0)1483 252 200</p>	<p>Site Plan</p>
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APPENDIX 10
CONTEXTUAL ANALYSIS – WOKING

CARDINAL PLACE - BLOCKS E, F & K

1.1 As illustrated in the images below a number of the windows and rooms tested will fall short of the BRE recommended values in the existing situation.

1.2 Of the windows and rooms tested:

VSC

- 3% fall in the 0-5% bracket
- 30% fall in the 5-15% bracket
- 35% fall in the 15-27% bracket
- 32% fall in the 27%+ bracket

APSH

- 60% fall in the 0-5 bracket;
- 19% fall in the 5-15 bracket
- 3% fall in the 15-270 bracket
- 18% fall in the 20-25+ bracket

NSL

- 2% fall in the 0-20% bracket
- 10% fall in the 20-40% bracket
- 11% fall in the 40-60% bracket
- 25% fall in the 60-80% bracket
- 52% fall in the 80-100% bracket

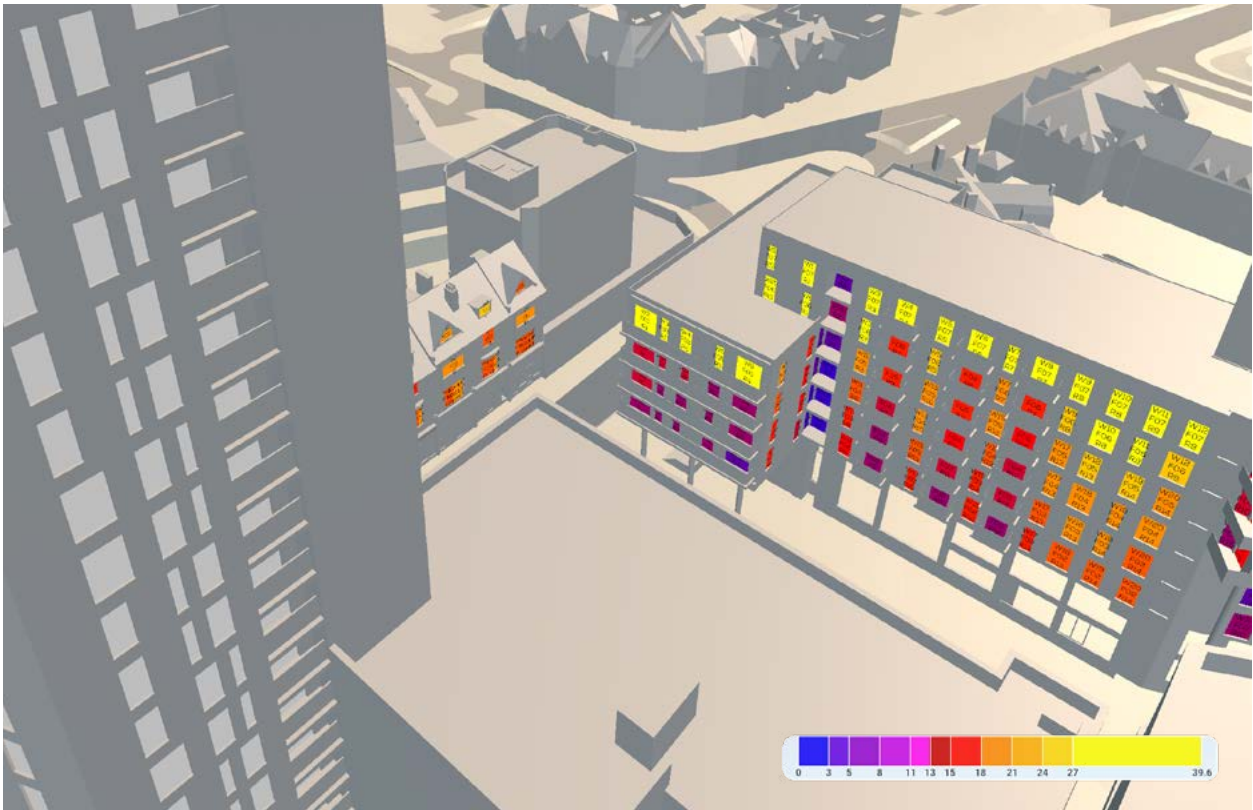


Fig. 01: Cardinal VSC

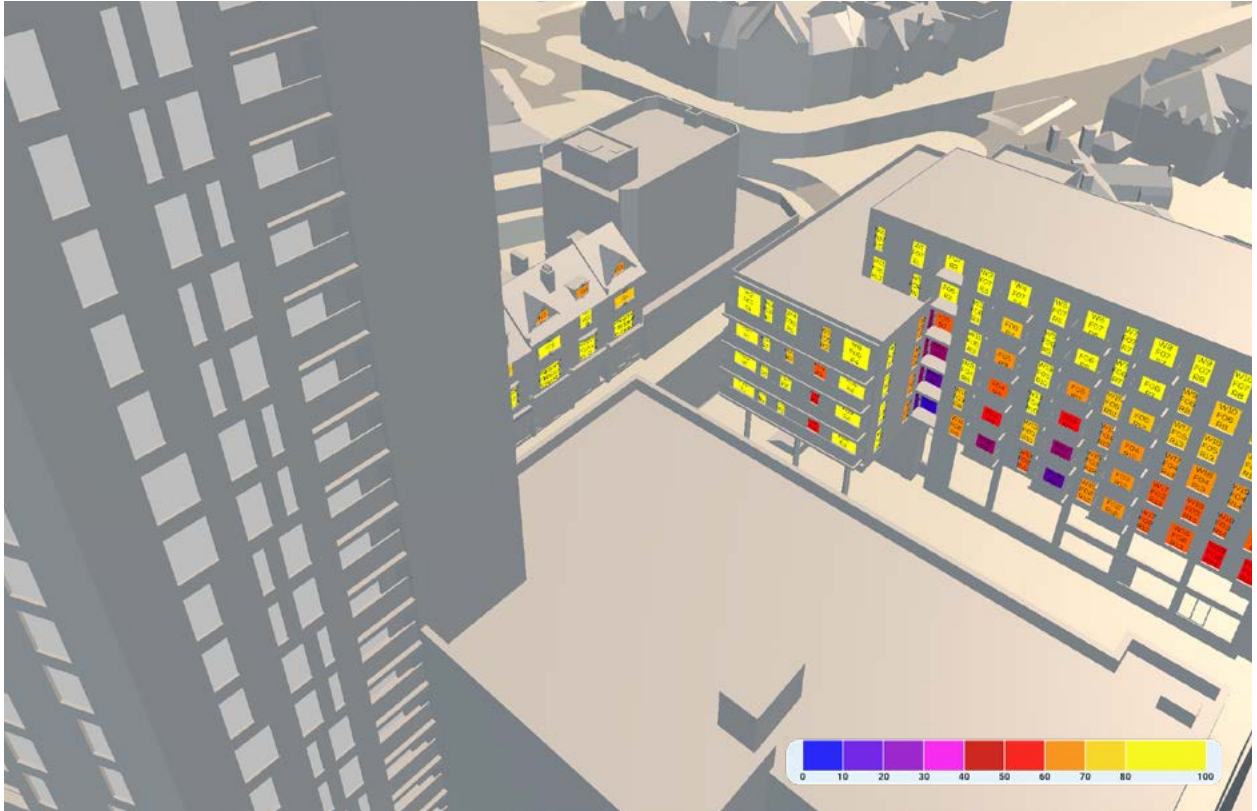


Fig. 02: Cardinal NSL

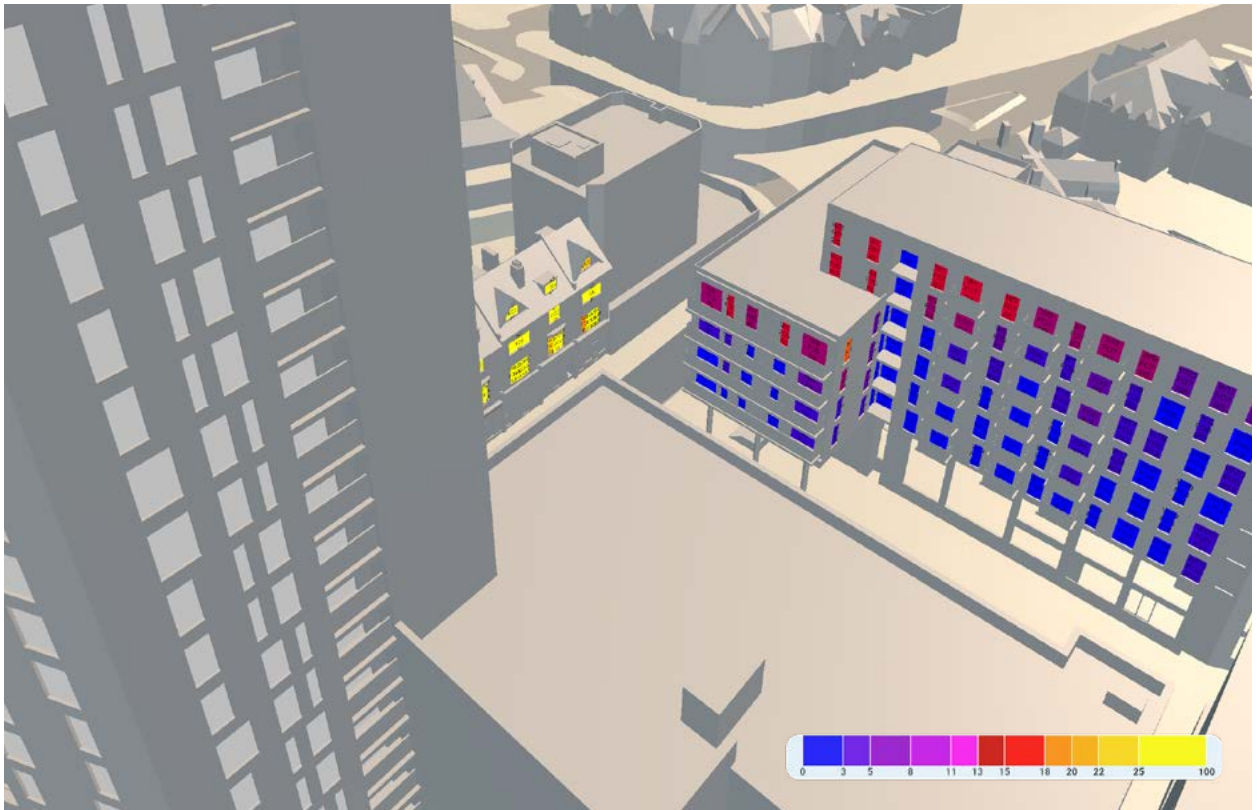


Fig. 03: Cardinal APSH

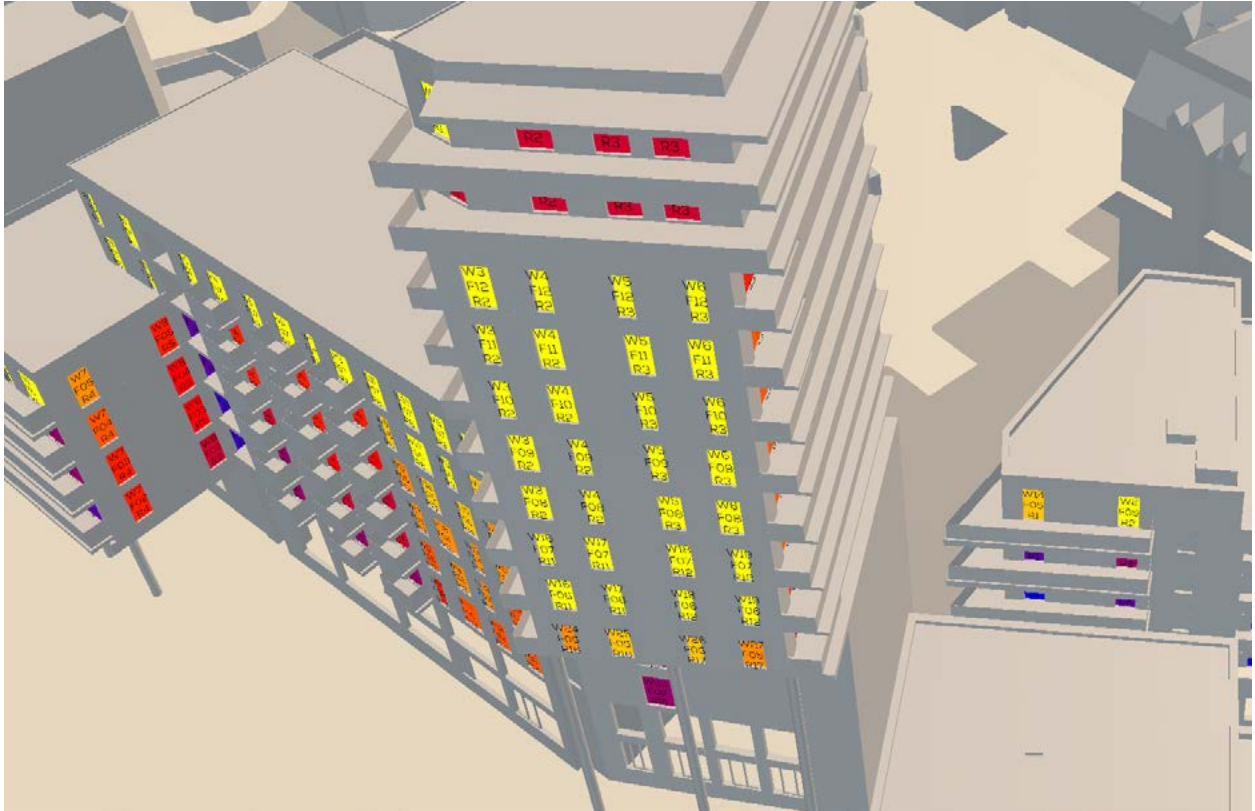


Fig. 05: Cardinal VSC

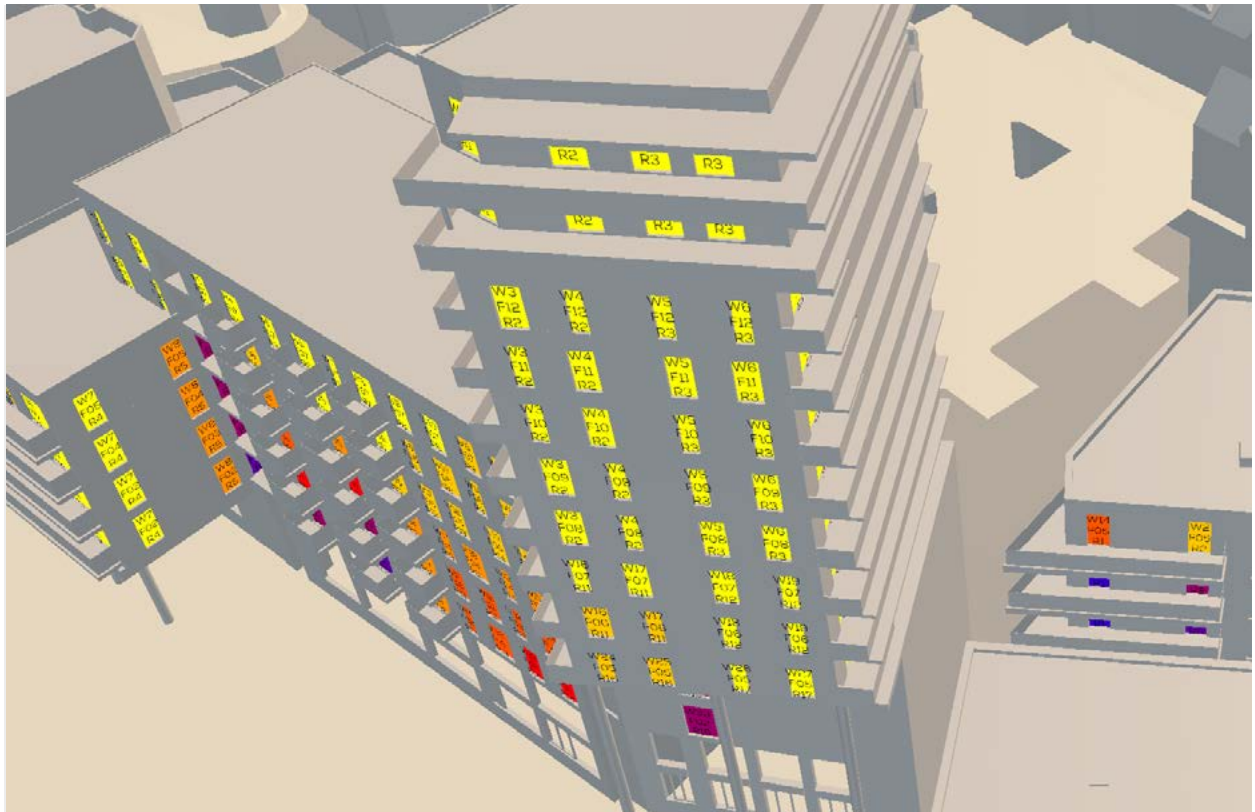


Fig. 04: Cardinal NSL

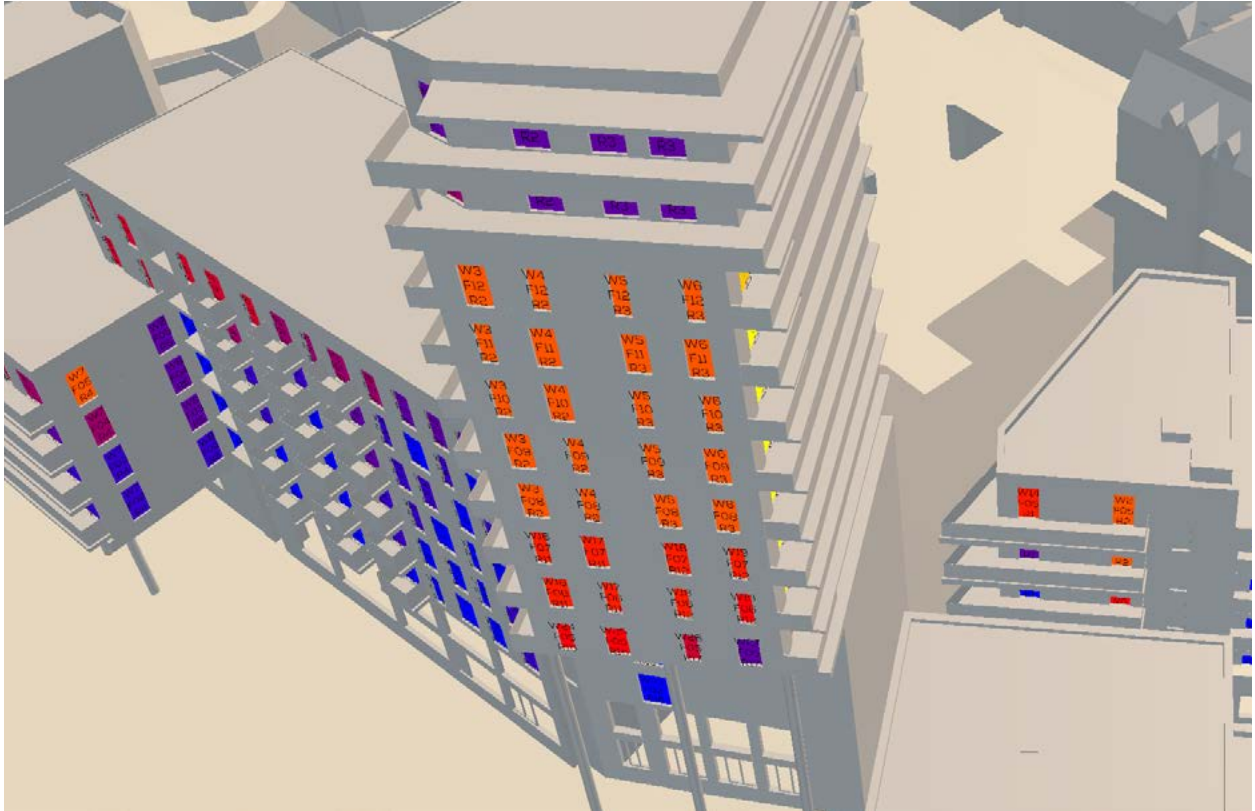


Fig. 06: Cardinal APSH

CARDINAL PLACE - BLOCK A

1.7 As illustrated in the images below a number of the windows and rooms tested will fall short of the BRE recommended values in the existing situation.

1.8 Of the windows and rooms tested:

VSC

- 21% fall in the 0-5% bracket
- 24% fall in the 5-15% bracket
- 29% fall in the 15-27% bracket
- 31% fall in the 27%+ bracket

APSH

- 32% fall in the 0-5 bracket;
- 23% fall in the 5-15 bracket
- 28% fall in the 15-270 bracket
- 17% fall in the 20-25+ bracket

NSL

- 21% fall in the 0-20% bracket
- 17% fall in the 20-40% bracket
- 17% fall in the 40-60% bracket
- 15% fall in the 60-80% bracket
- 30% fall in the 80-100% bracket



Fig. 07: Cardinal VSC



Fig. 08: Cardinal NSL

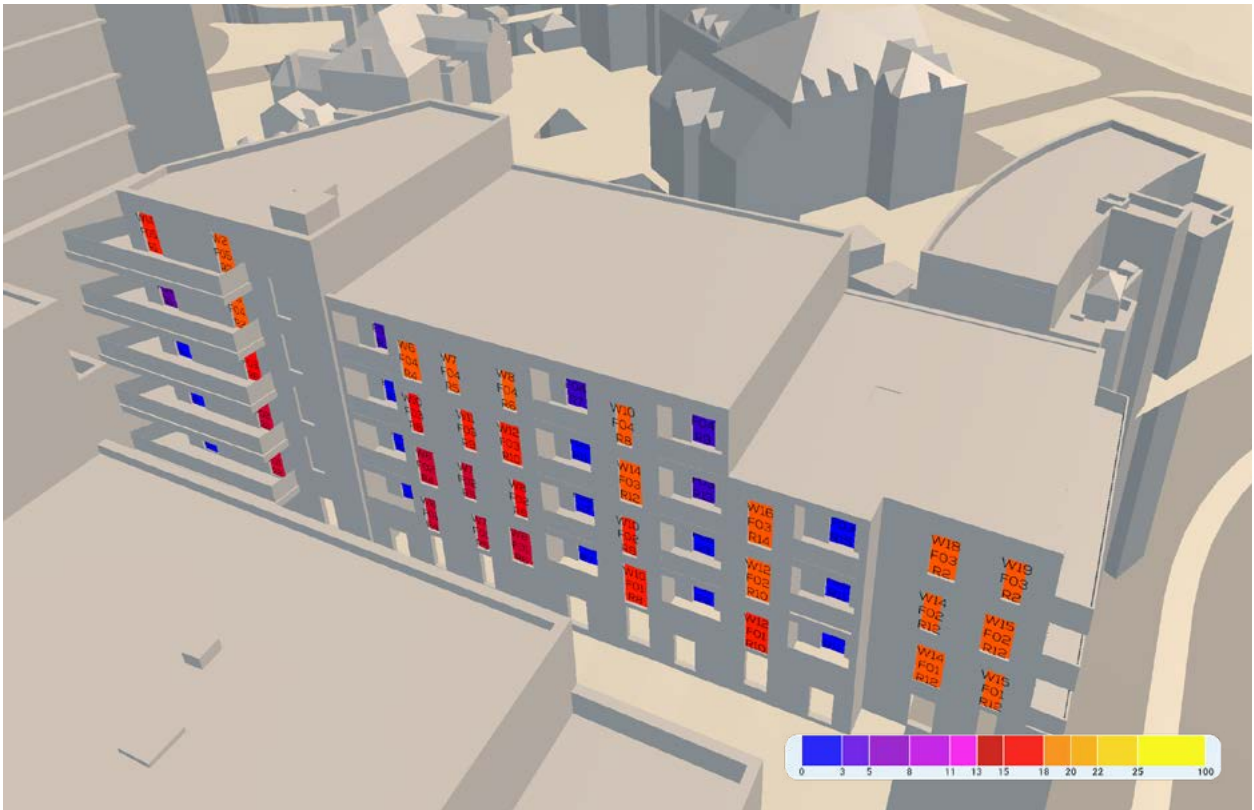


Fig. 09: Cardinal APSPH

3-11 GUILDFORD ROAD

5.3 As illustrated in the images above and below a number of the windows and rooms tested will fall short of the BRE recommended values in the existing situation.

5.4 Of the windows and rooms tested:

VSC

- 0% fall in the 0-5% bracket
- 24% fall in the 5-15% bracket
- 76% fall in the 15-27% bracket
- 0% fall in the 27%+ bracket

APSH

- 0% fall in the 0-5 bracket;
- 0% fall in the 5-15 bracket
- 4% fall in the 15-20 bracket
- 96% fall in the 20-25+ bracket

NSL

- 0% fall in the 0-20% bracket
- 4% fall in the 20-40% bracket
- 11% fall in the 40-60% bracket
- 41% fall in the 60-80% bracket
- 44% fall in the 80-100% bracket

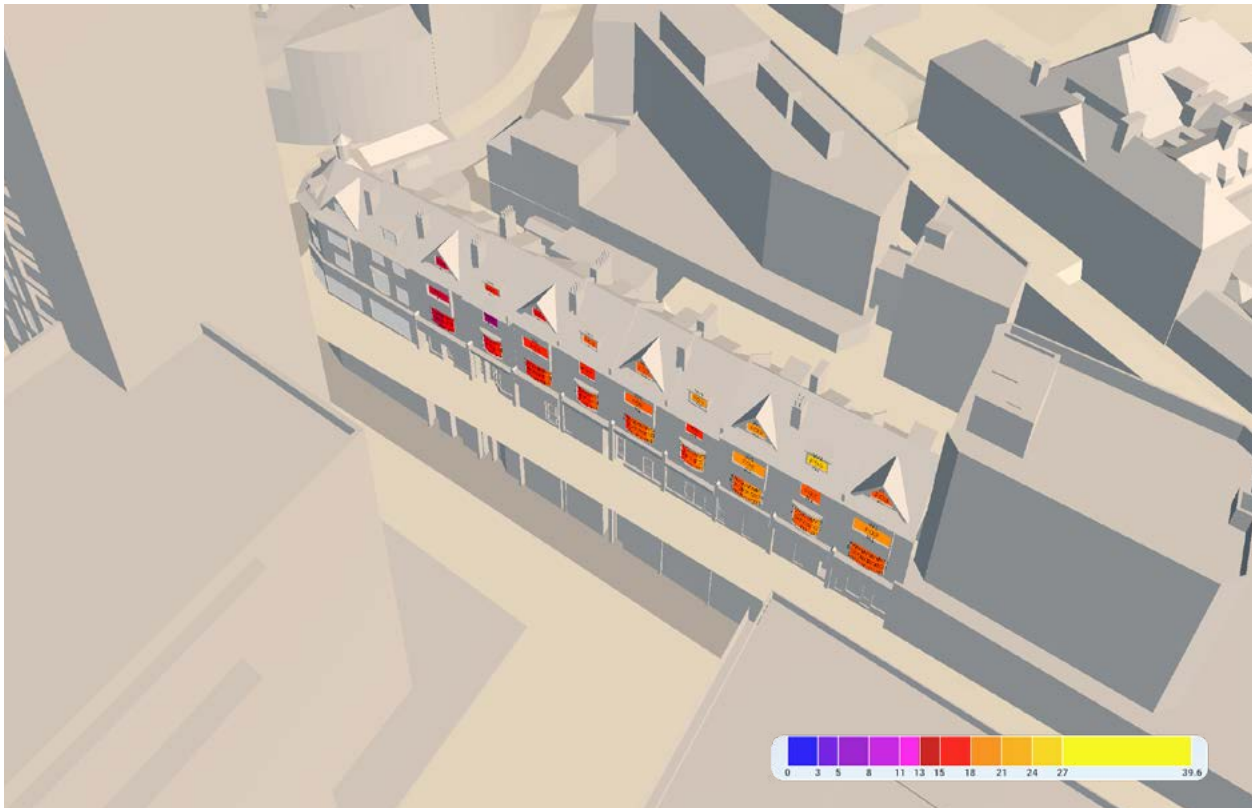


Fig. 10: 3-11 Guildford Road VSC



Fig. 11: 3-11 Guildford Road NSL

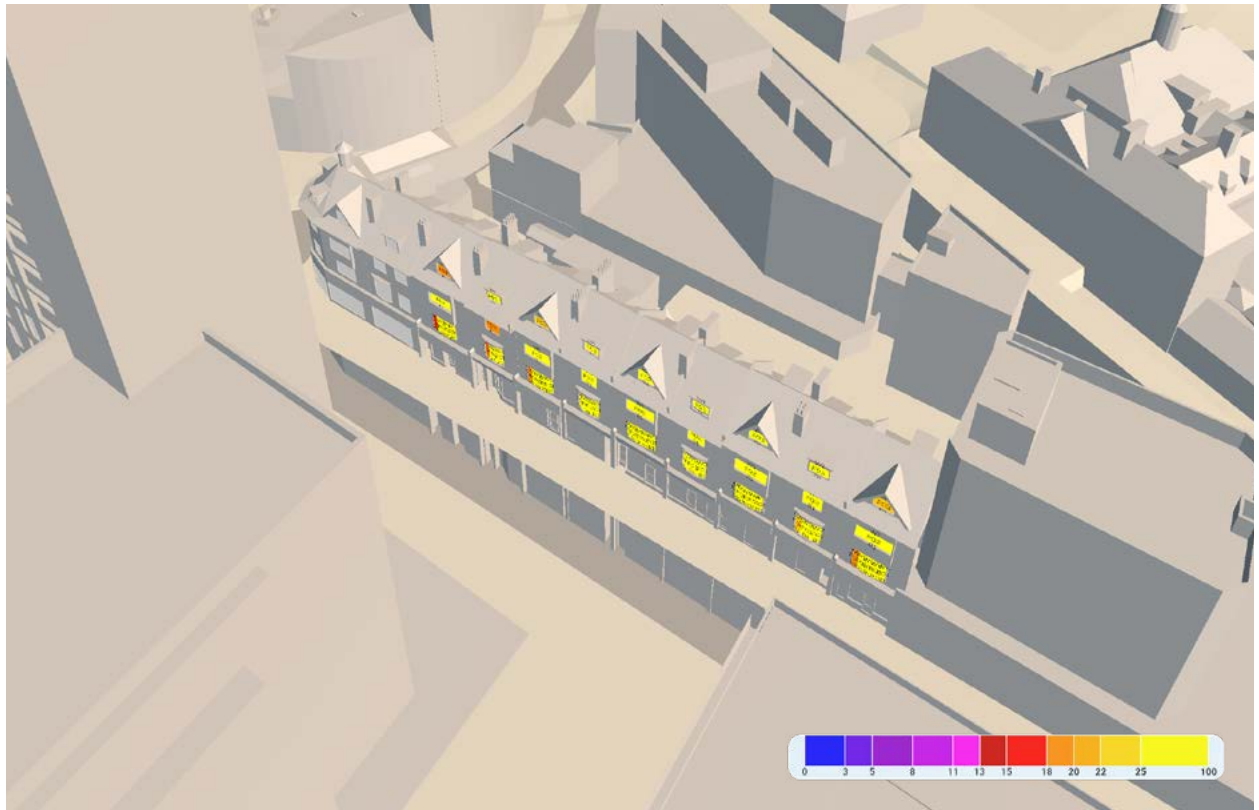


Fig. 12: 3-11 Guildford Road APSPH

CHAPEL STREET & HIGH STREET

5.5 As illustrated in the images above and below a number of the windows and rooms tested will fall short of the BRE recommended values in the existing situation.

5.6 Of the windows and rooms tested:

VSC

- 3% fall in the 0-5% bracket
- 22% fall in the 5-15% bracket
- 64% fall in the 15-27% bracket
- 11% fall in the 27%+ bracket

APSH

- 71% fall in the 0-5 bracket;
- 17% fall in the 5-15 bracket
- 4% fall in the 15-20 bracket
- 8% fall in the 20-25+ bracket

NSL

- 8% fall in the 0-20% bracket
- 6% fall in the 20-40% bracket
- 15% fall in the 40-60% bracket
- 31% fall in the 60-80% bracket
- 40% fall in the 80-100% bracket

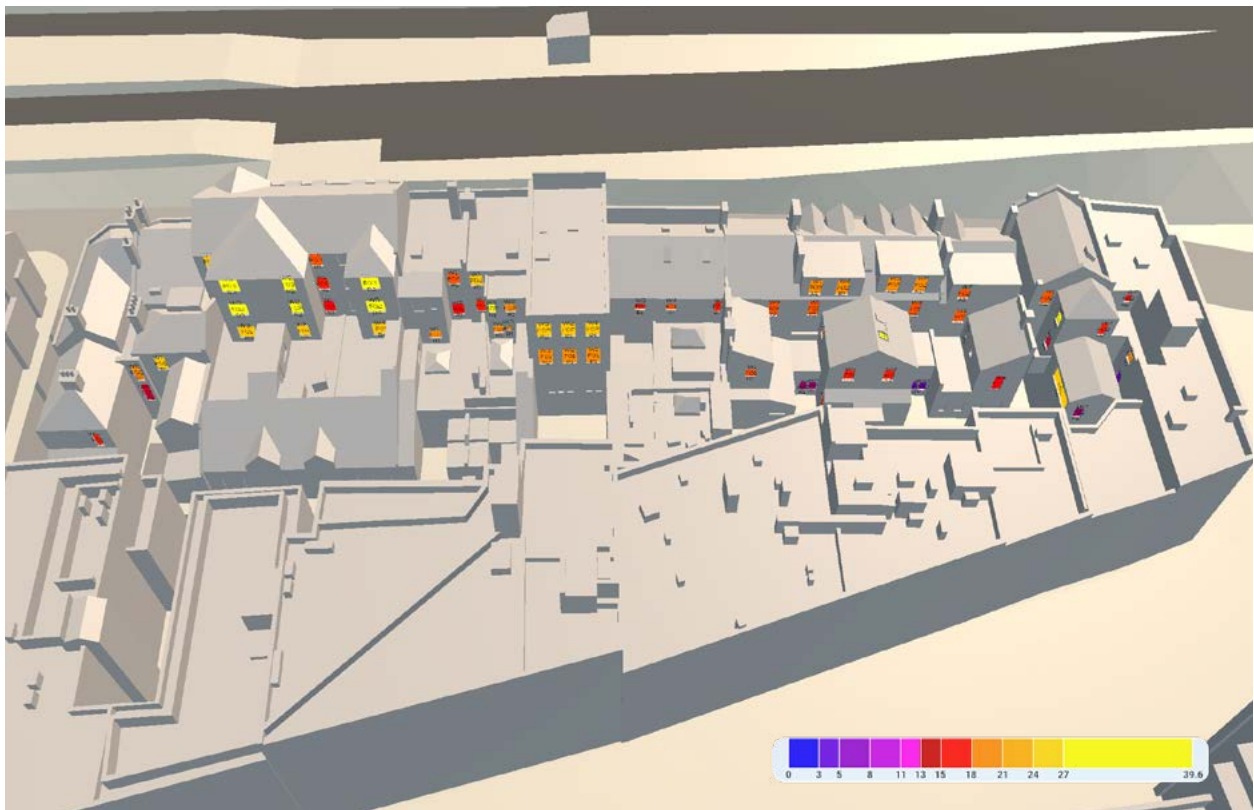


Fig. 13: Chapel Street (rear) VSC

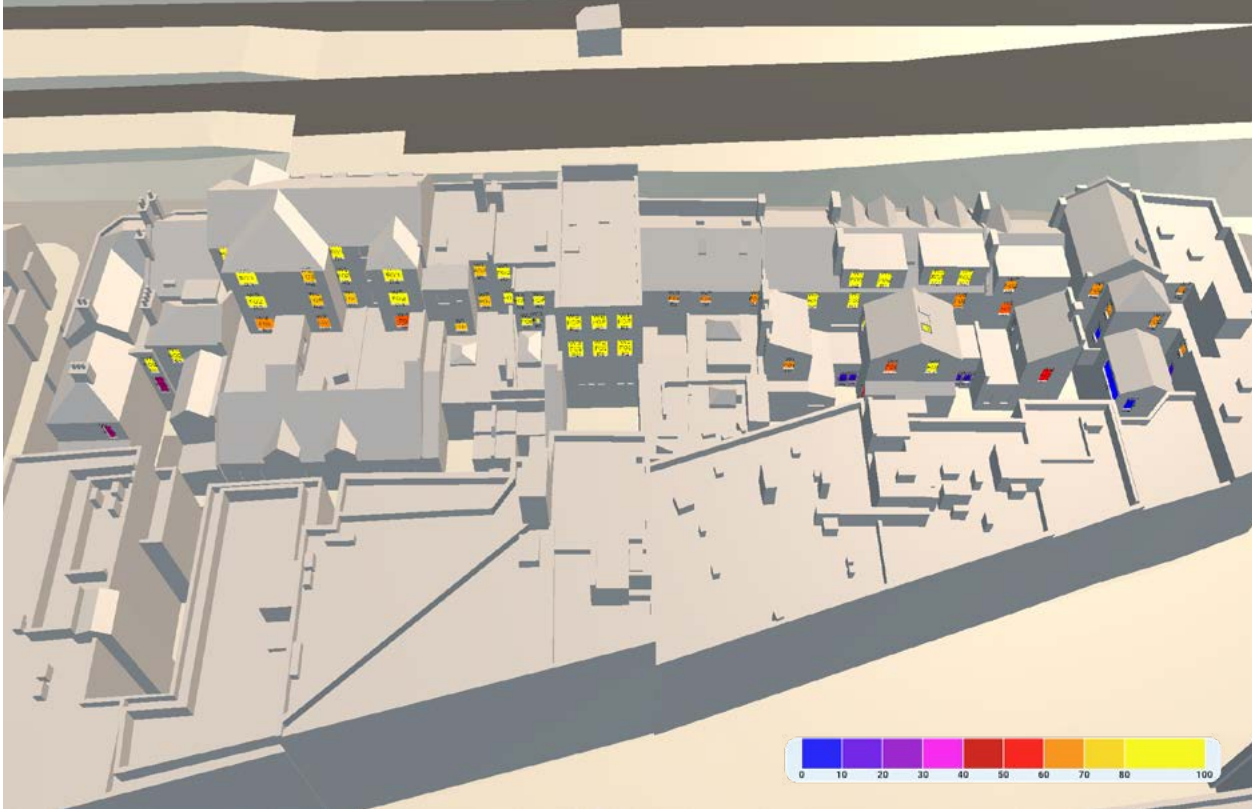


Fig. 14: Chapel Street (rear) NSL

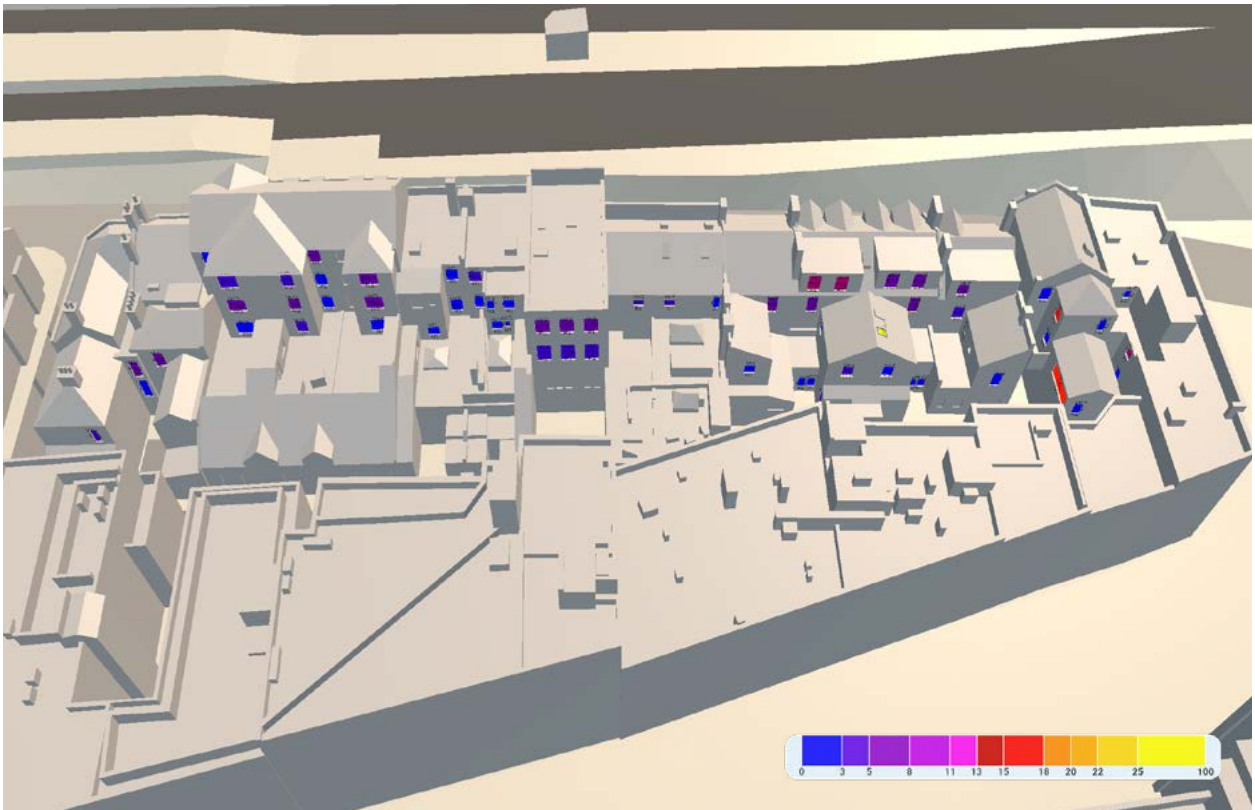


Fig. 15: Chapel Street (rear) APSH

APPENDIX 11
CONTEXTUAL ANALYSIS – READING



**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

HYBRID APPLICATION FOR PLANNING PERMISSION

To: DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application No: 192032
Application type: Hybrid

Applicant: SH Reading Master LLP

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St.

AND

GRANT OUTLINE planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping.

Date: 22 July 2021

RE

Head of Planning, Development
& Regulatory Services



Reading
Borough Council
Working better with you

At: Station Hill North Reading RG1 1NB

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 22 July 2021

RE

Head of Planning, Development
& Regulatory Services

31, 49-51 AND 53 GRAYFRIARS ROAD

- 5.1 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North scheme.

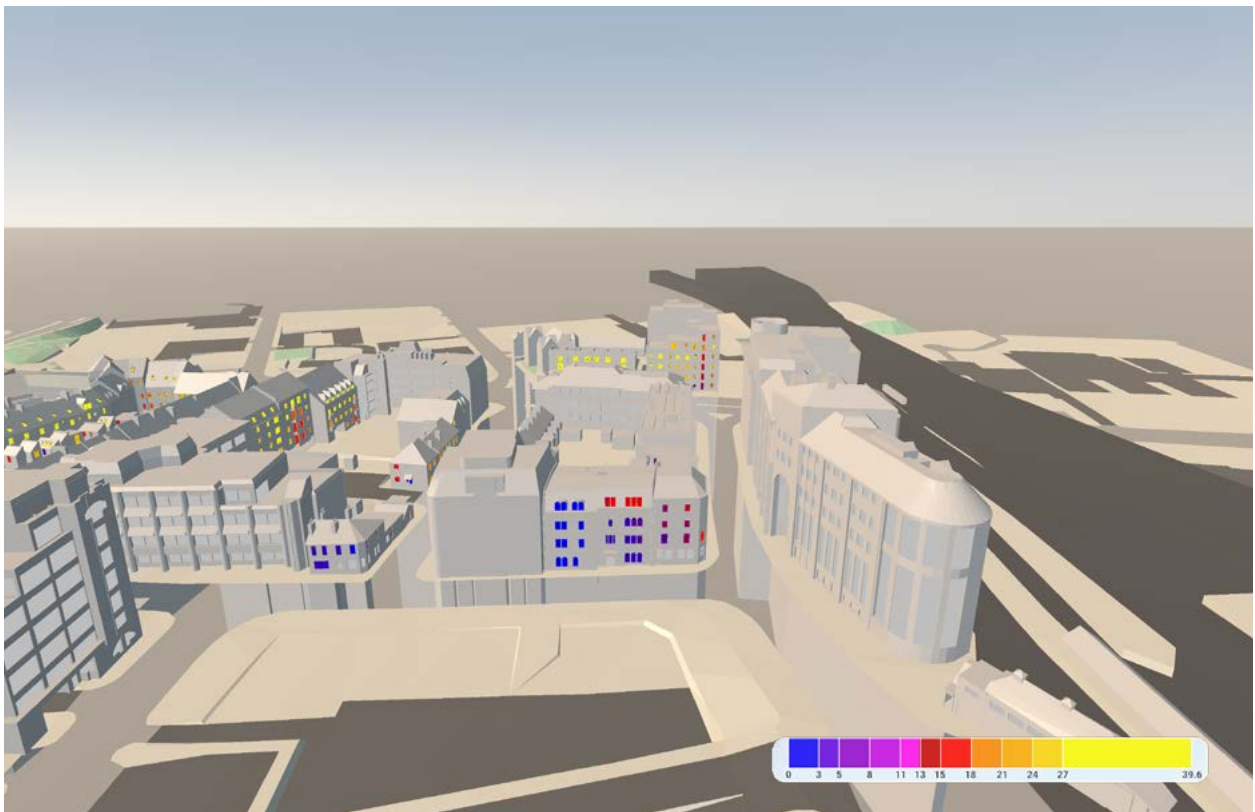


Fig. 01: 31, 49-51 and 53 Grayfriars Road, Reading VSC

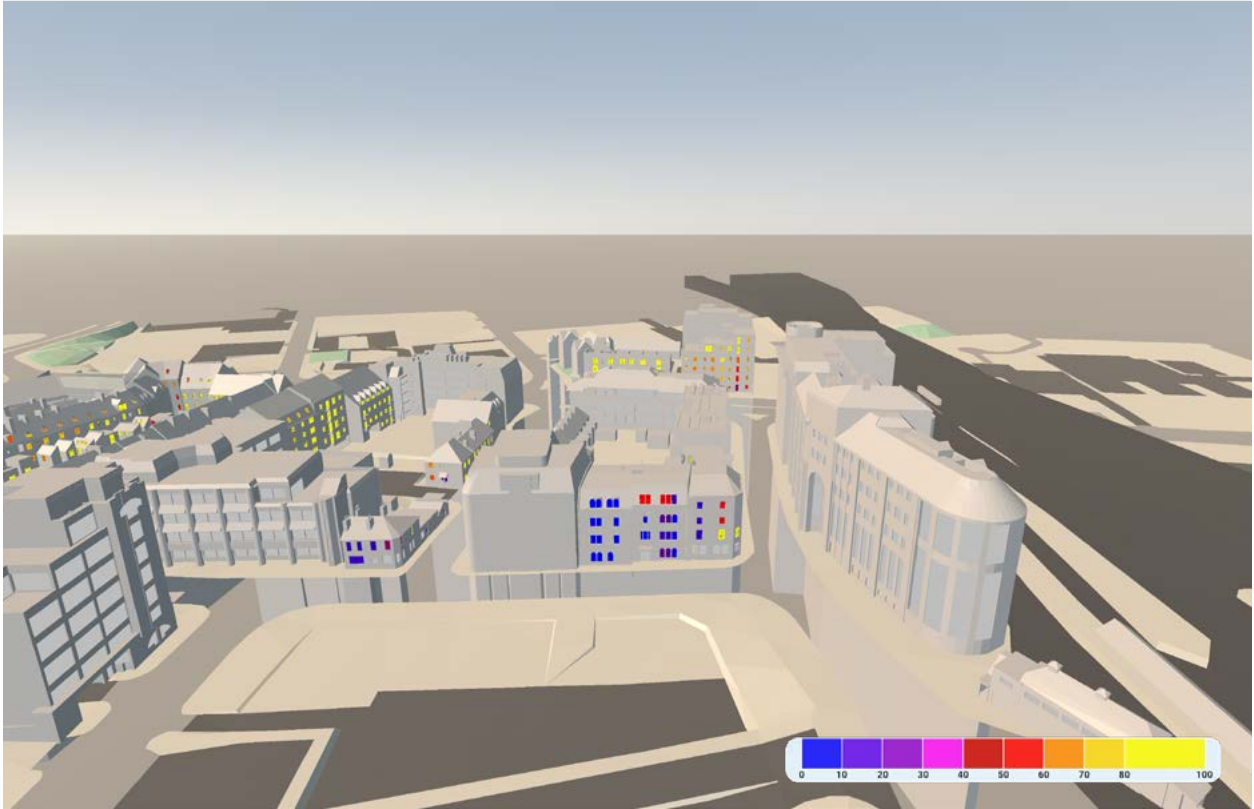


Fig. 02: 31, 49-51 and 53 Grayfriars Road, Reading NSL

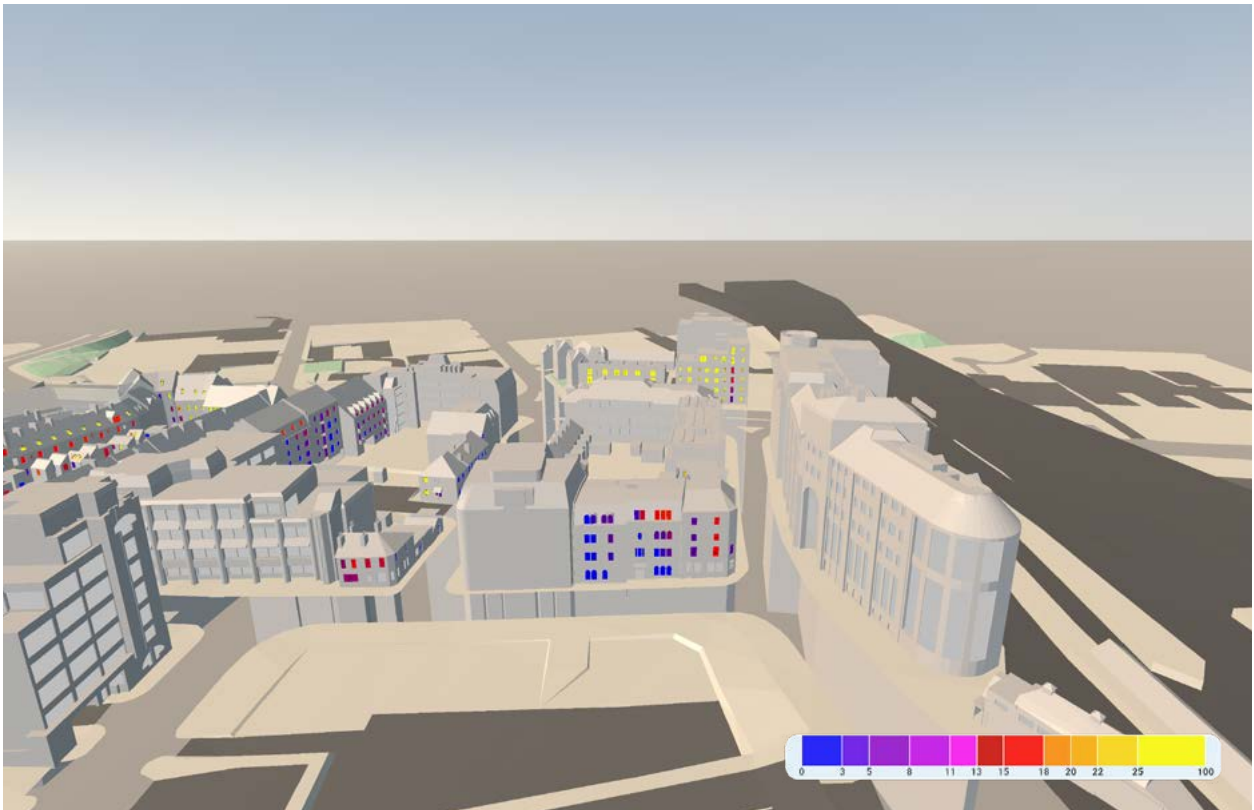


Fig. 03: 31, 49-51 and 53 Grayfriars Road, Reading AP SH

CAVERSHAM ROAD AND TUDOR ROAD

- 5.2 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

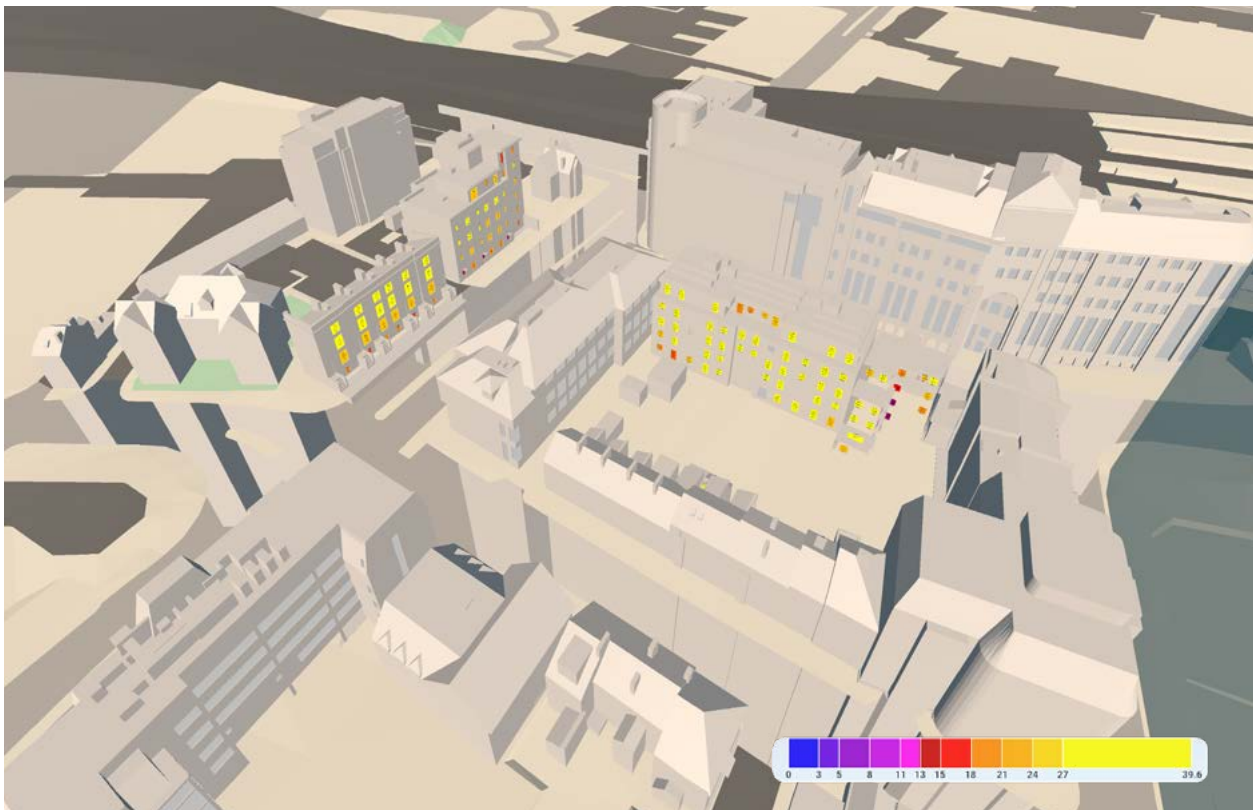


Fig. 04: Caversham Road and Tudor Road, Reading VSC

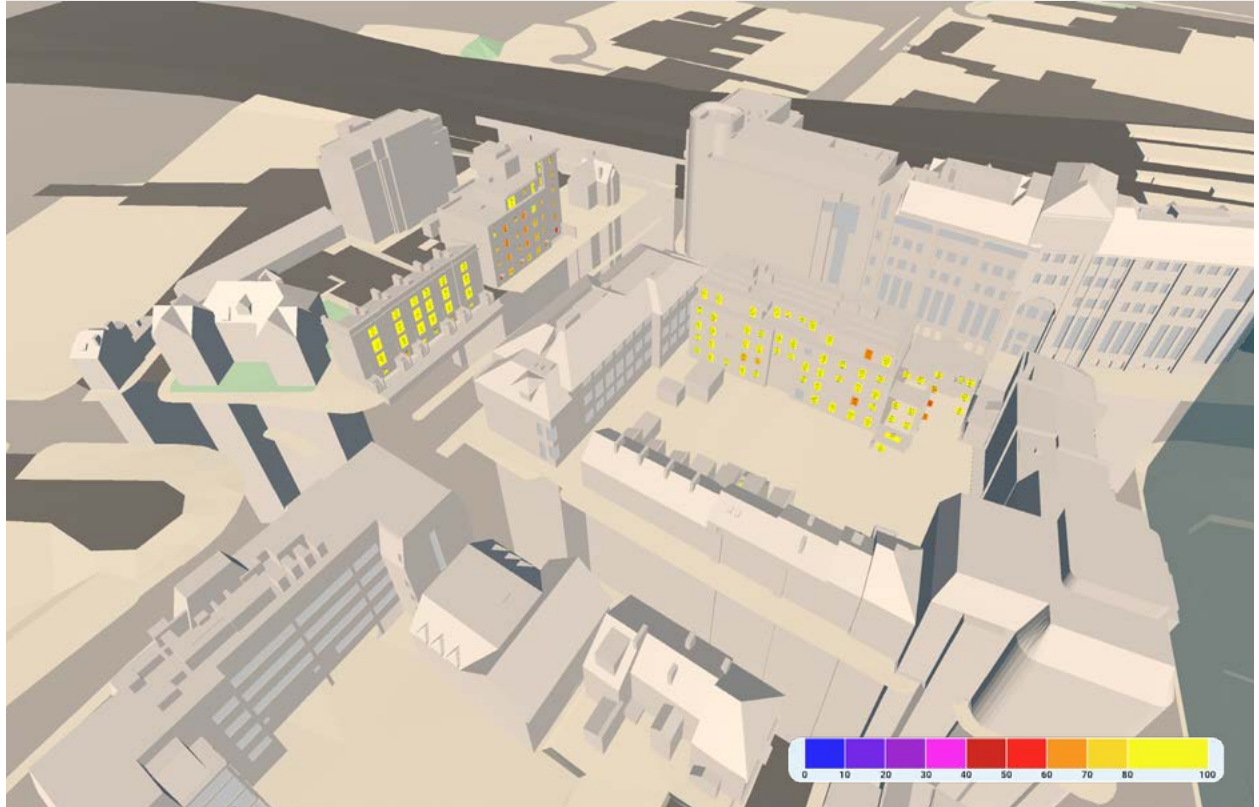


Fig. 05: Caversham Road and Tudor Road, Reading NSL

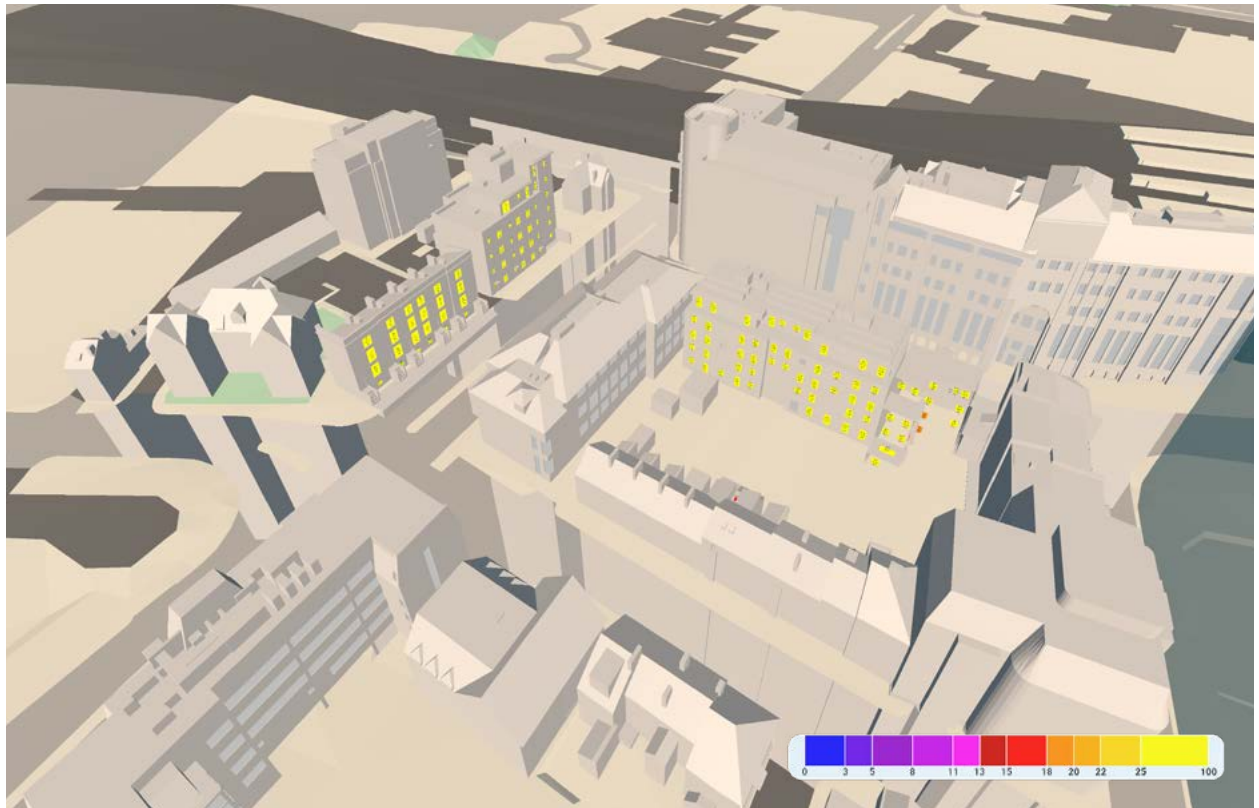


Fig. 06: Caversham Road and Tudor Road, Reading APSH

CAVERSHAM ROAD

- 5.3 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

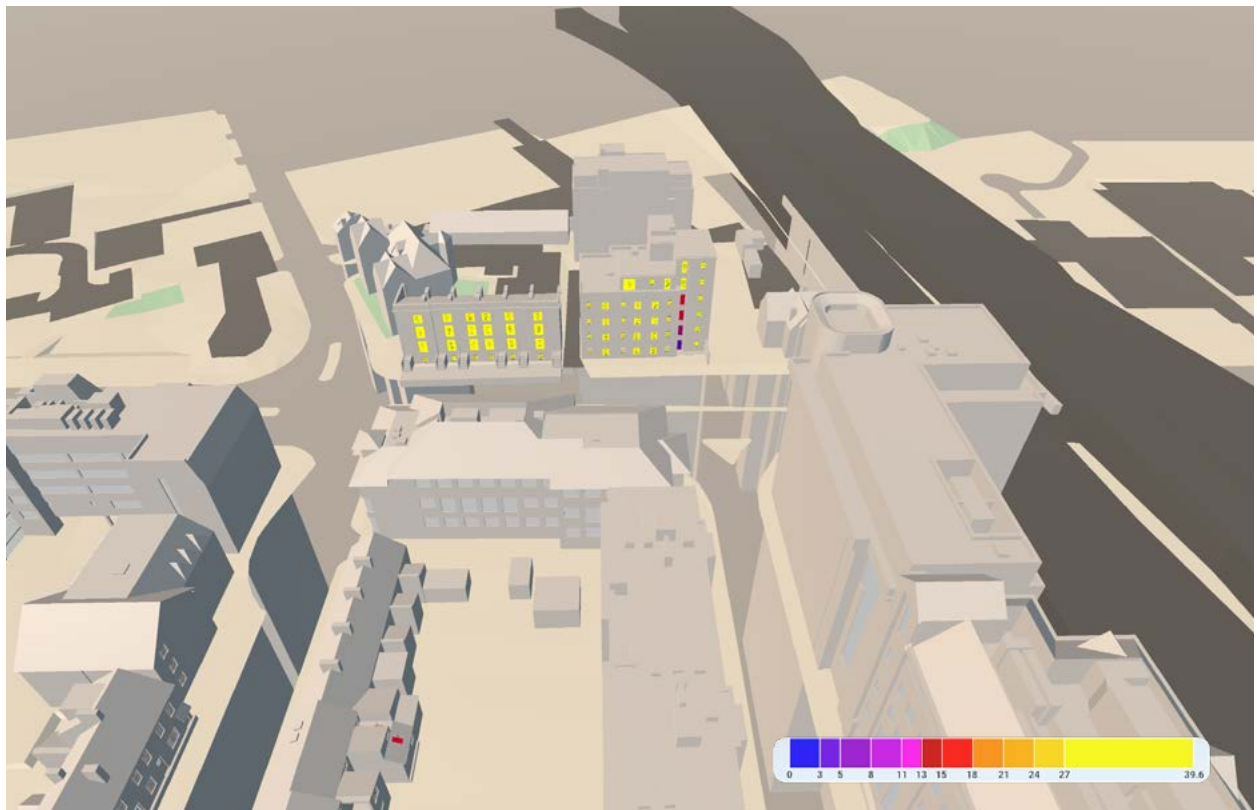


Fig. 07: Caversham Road, Reading VSC

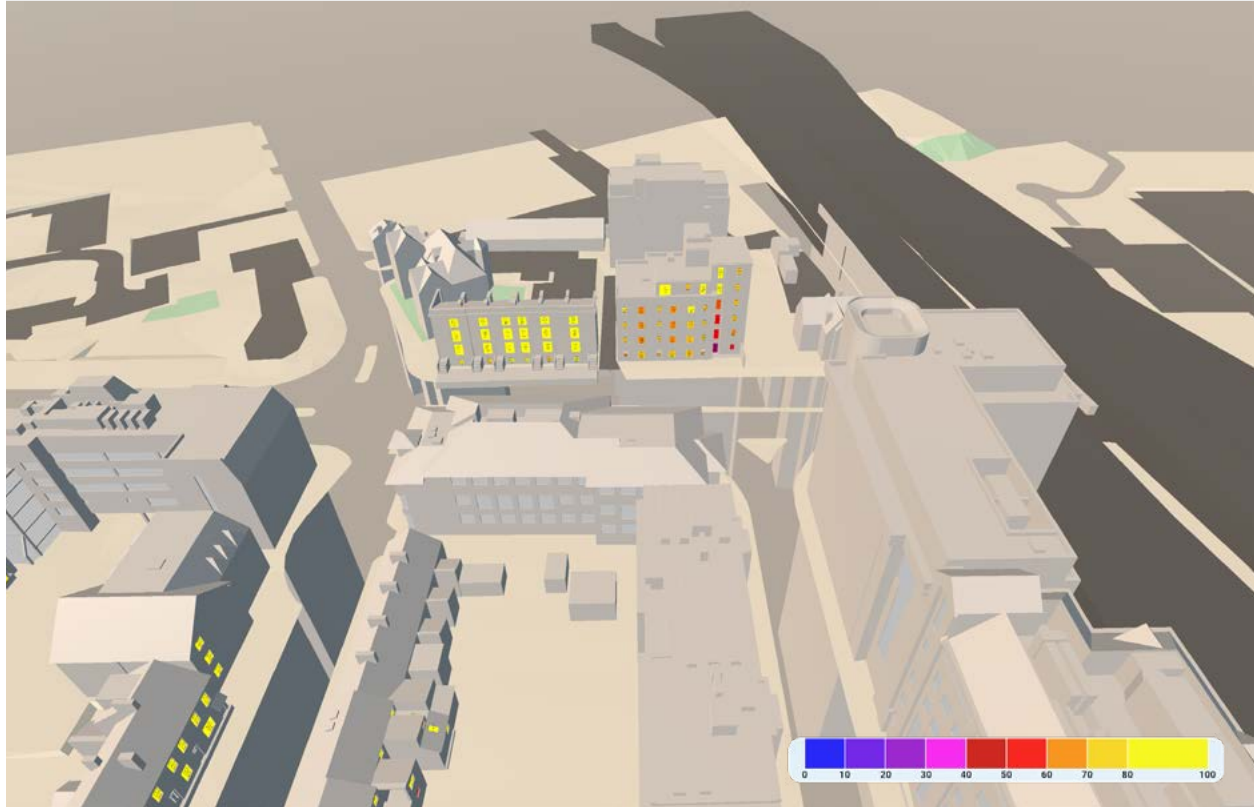


Fig. 08: Caversham Road, Reading NSL

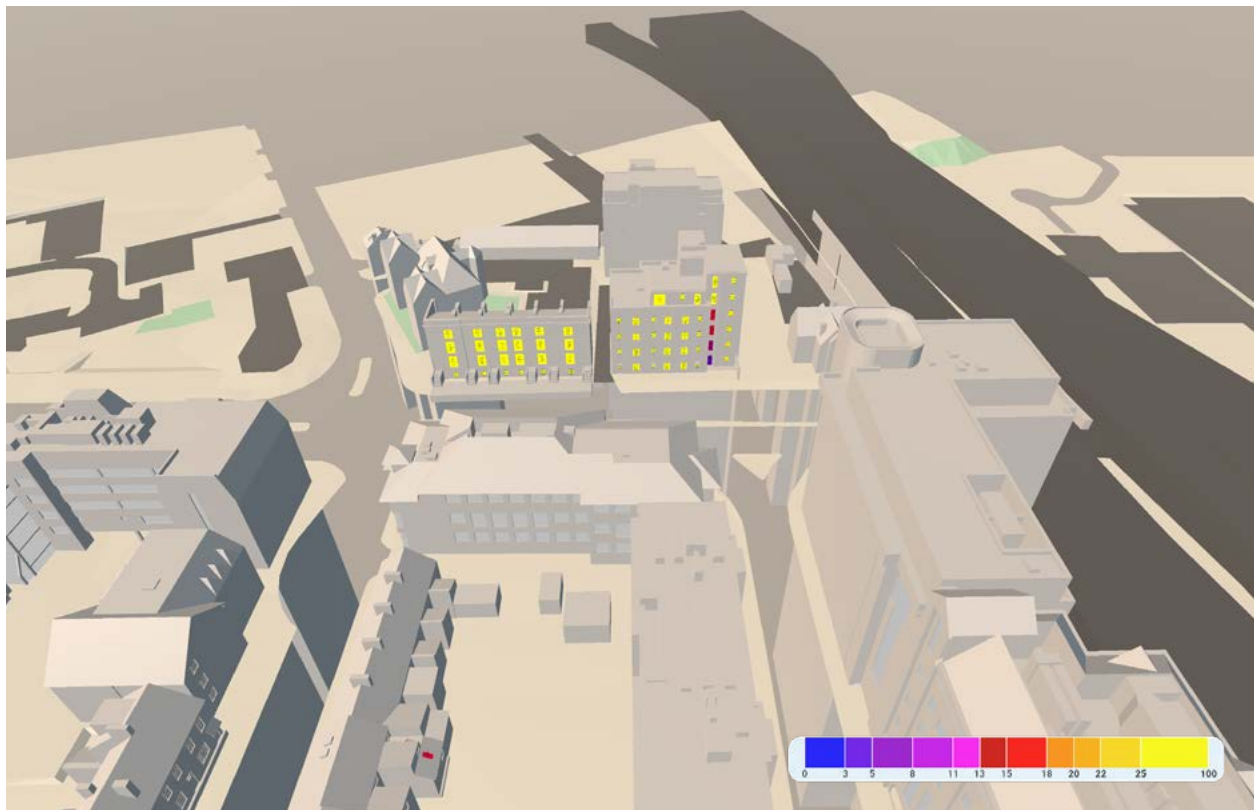


Fig. 09: Caversham Road, Reading APSH

FRIAR STREET

- 5.4 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

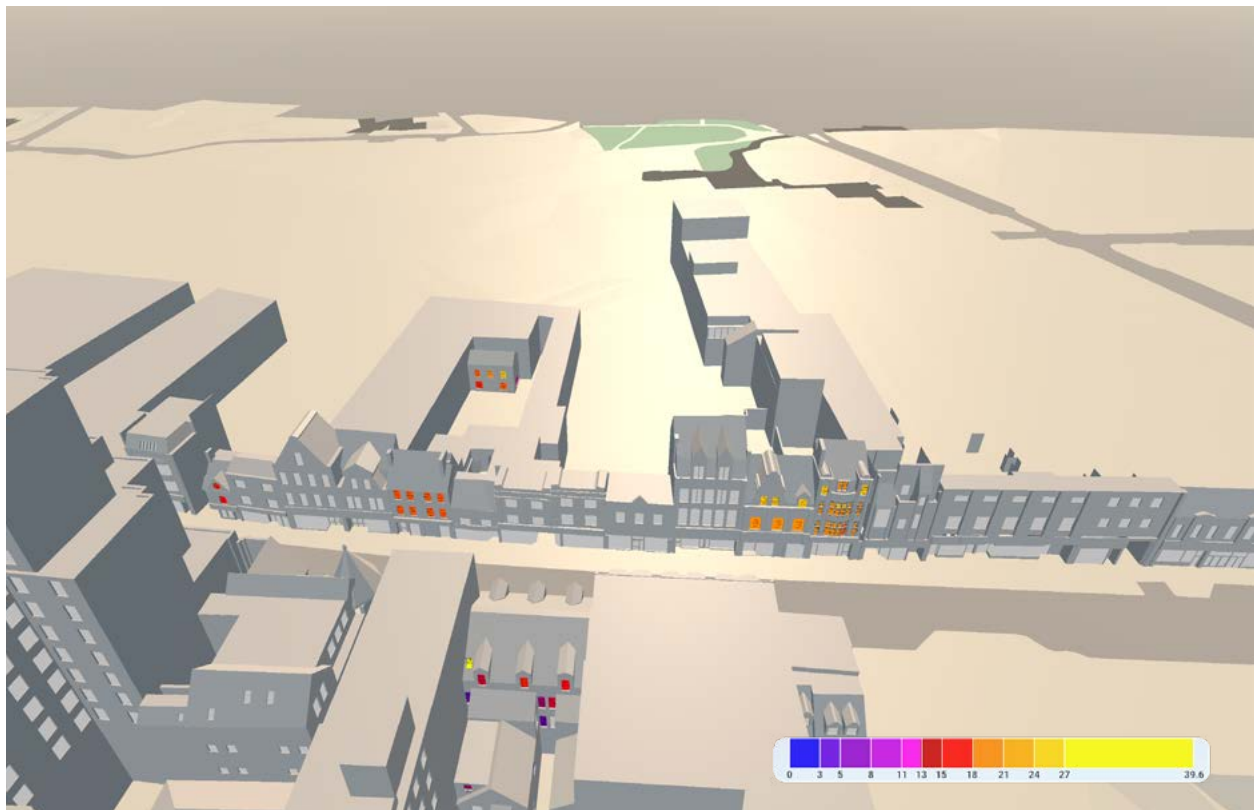


Fig. 10: Friar Street, Reading VSC

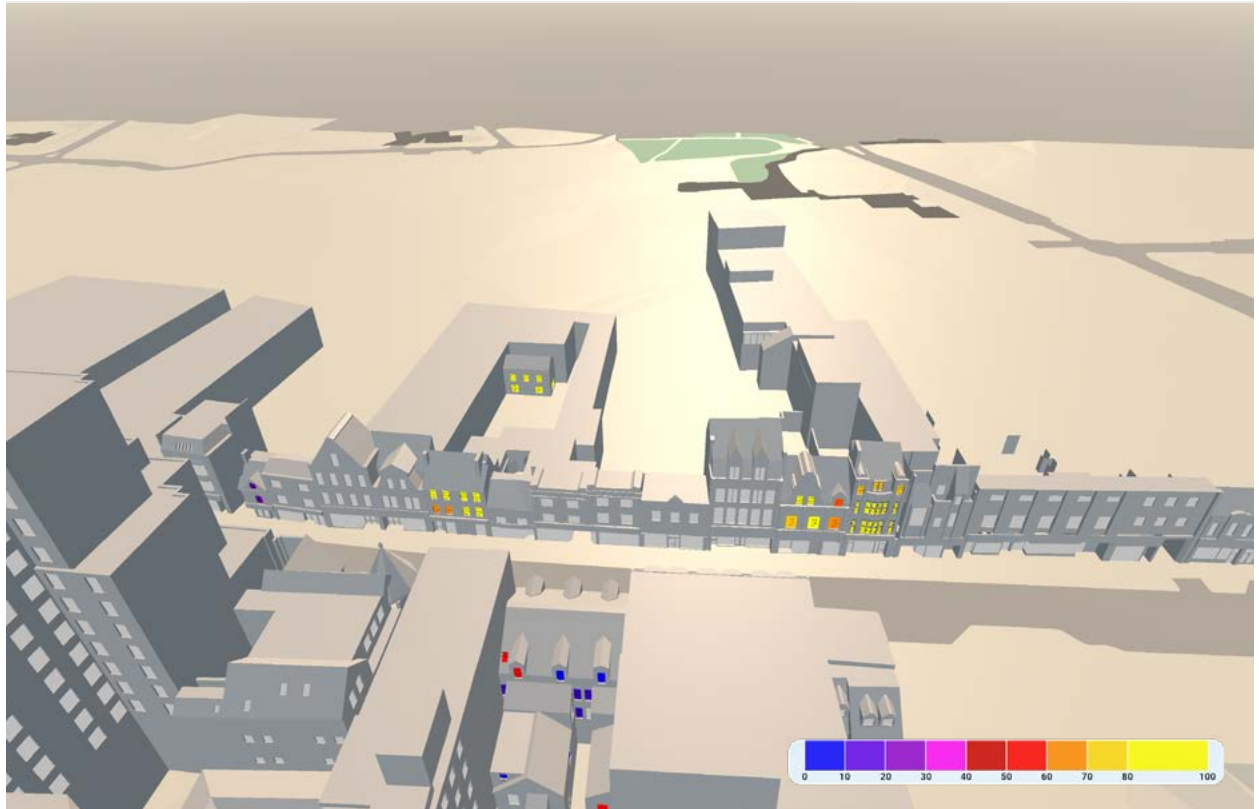


Fig. 11: Friar Street, Reading NSL

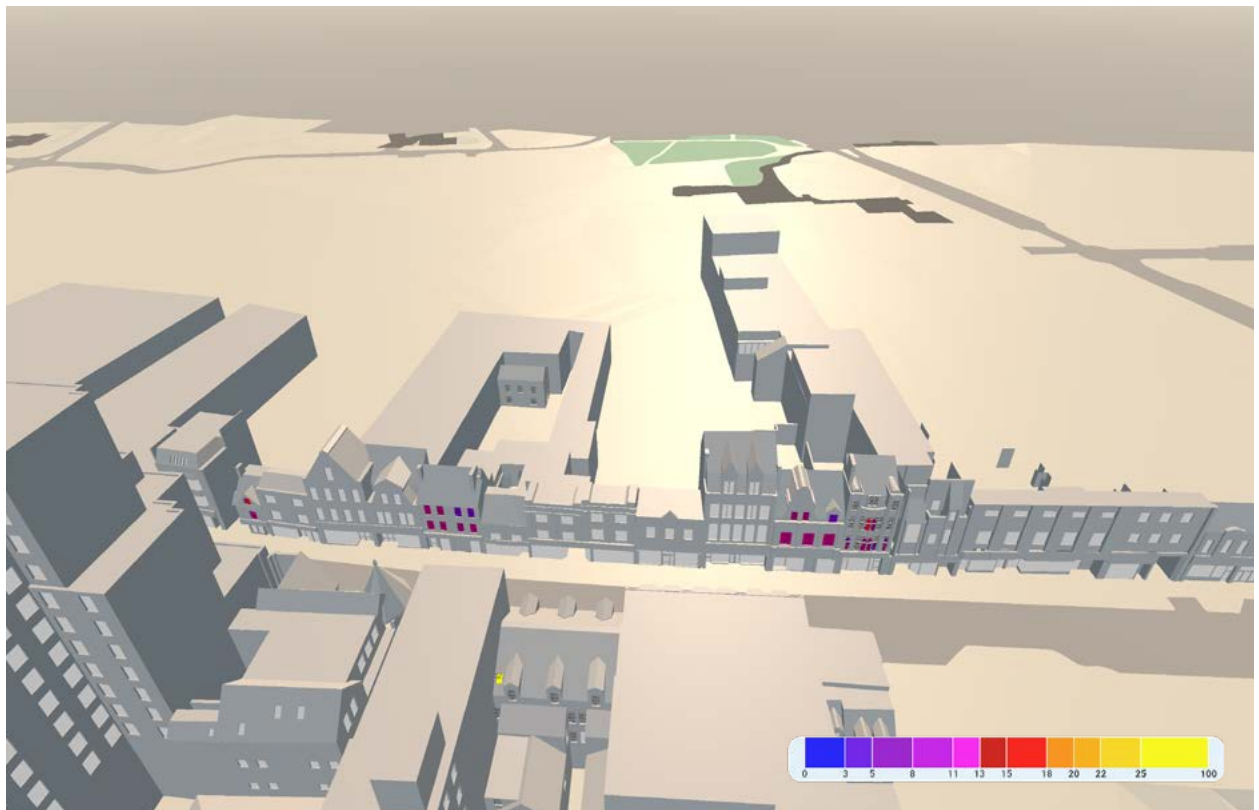


Fig. 12: Friar Street, Reading APSH

FRIAR STREET AND SACKVILLE STREET

- 5.5 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

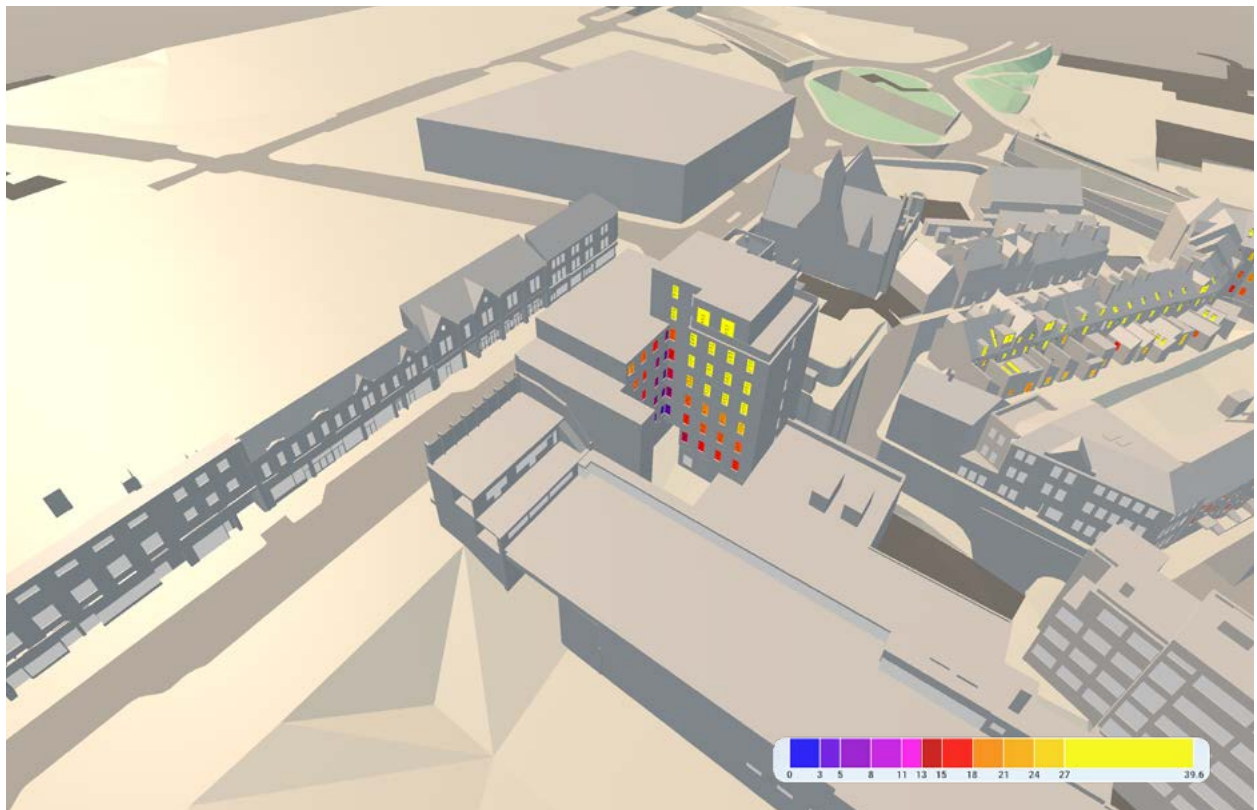


Fig. 13: Friar Street and Sackville Street, Reading VSC

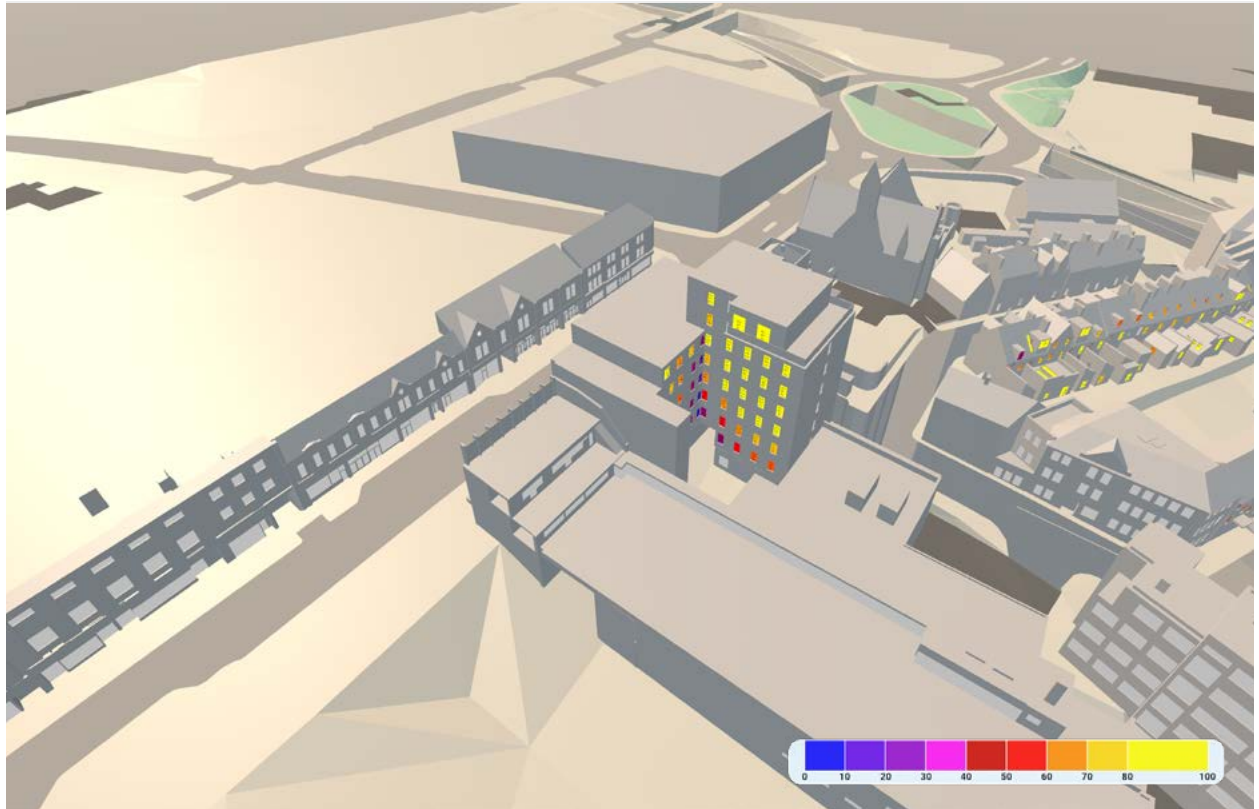


Fig. 14: Friar Street and Sackville Street, Reading NSL

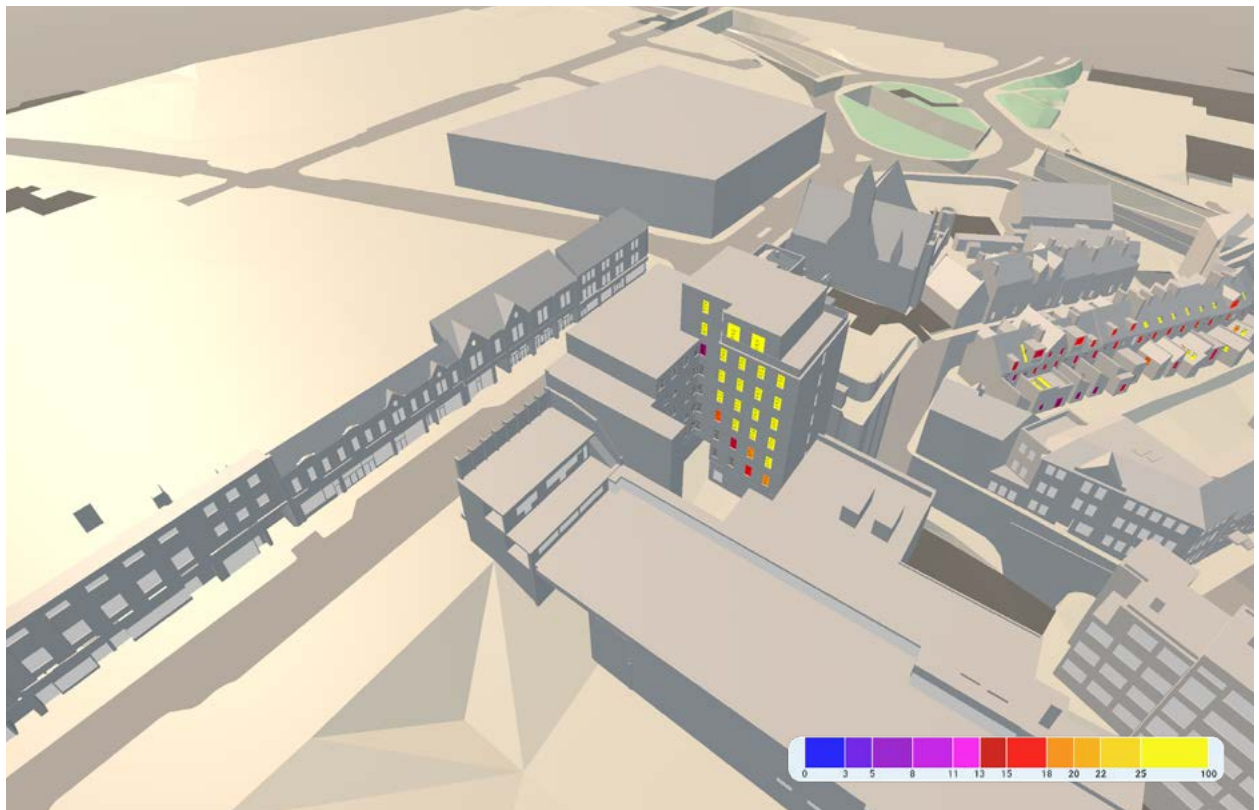


Fig. 15: Friar Street and Sackville Street, Reading APSH

SACKVILLE STREET AND VACHEL ROAD

- 5.6 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

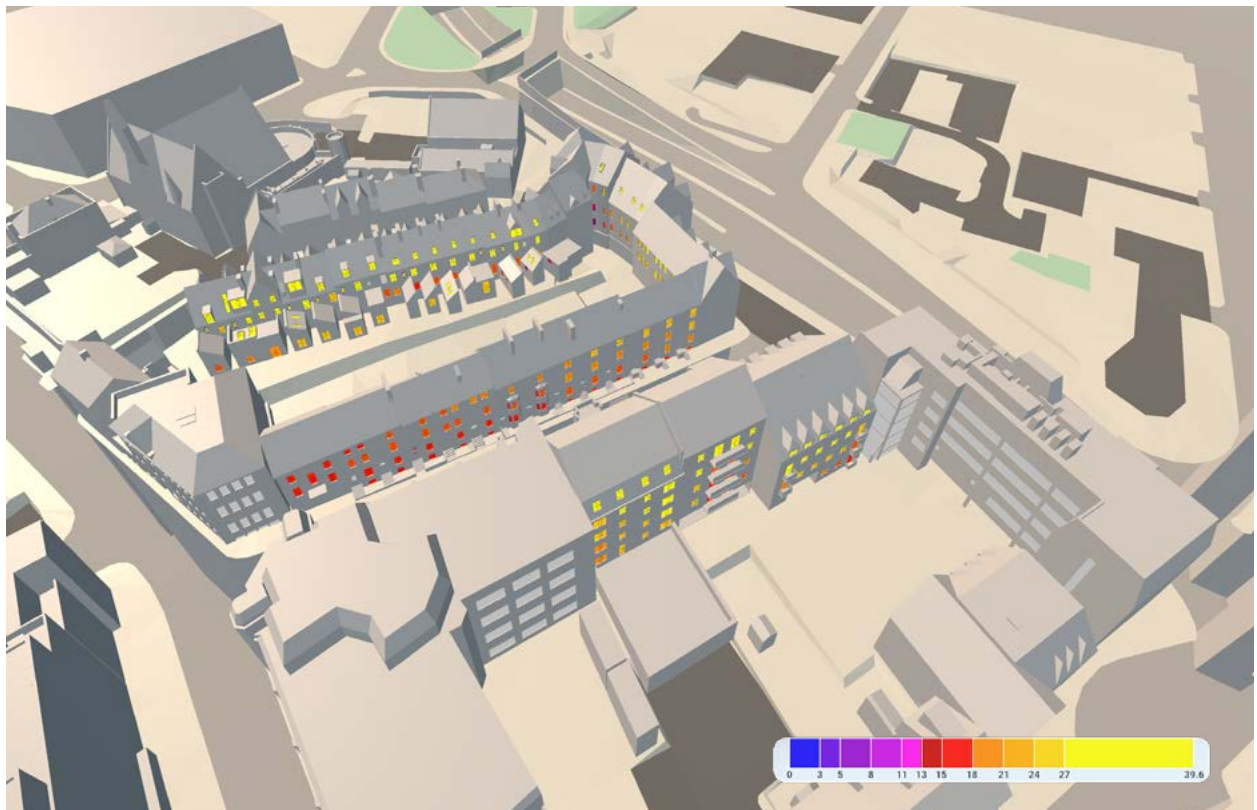


Fig. 16: Sackville Street and Vachel Road, Reading VSC

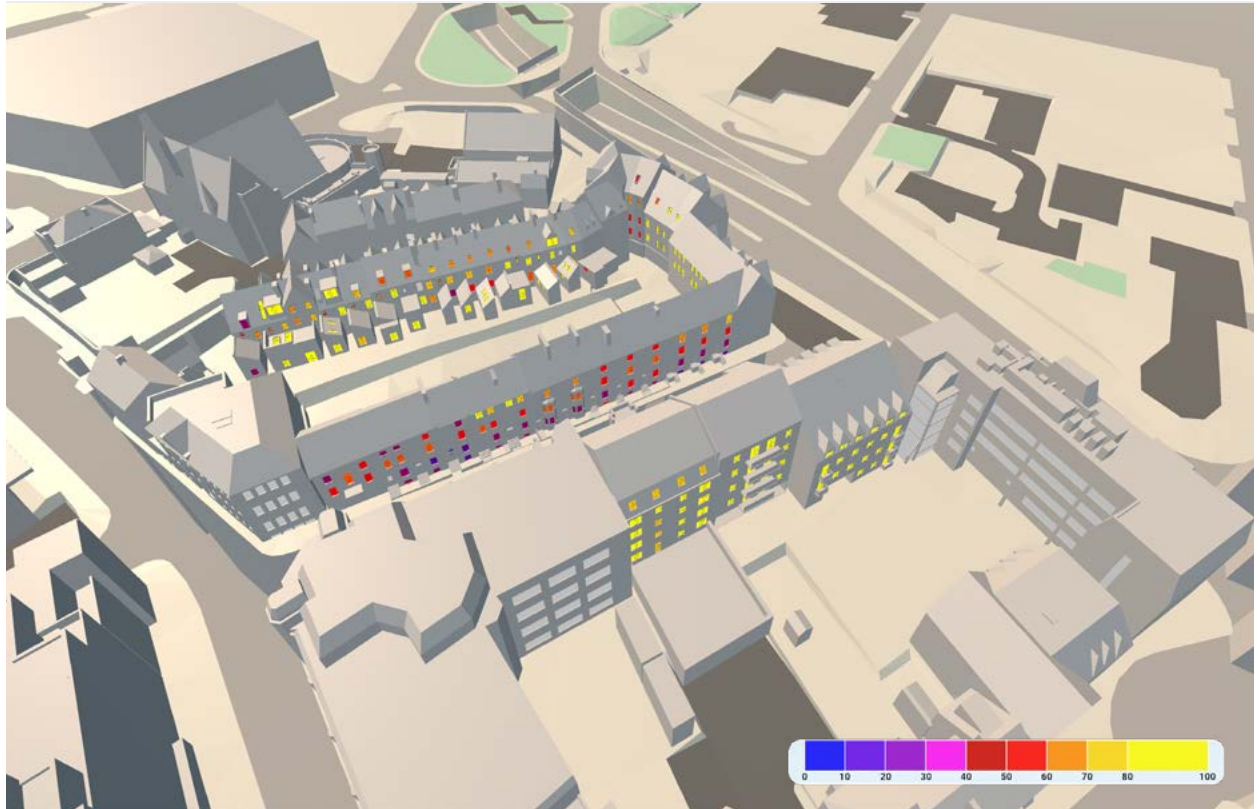


Fig. 17: Sackville Street and Vachel Road, Reading NSL

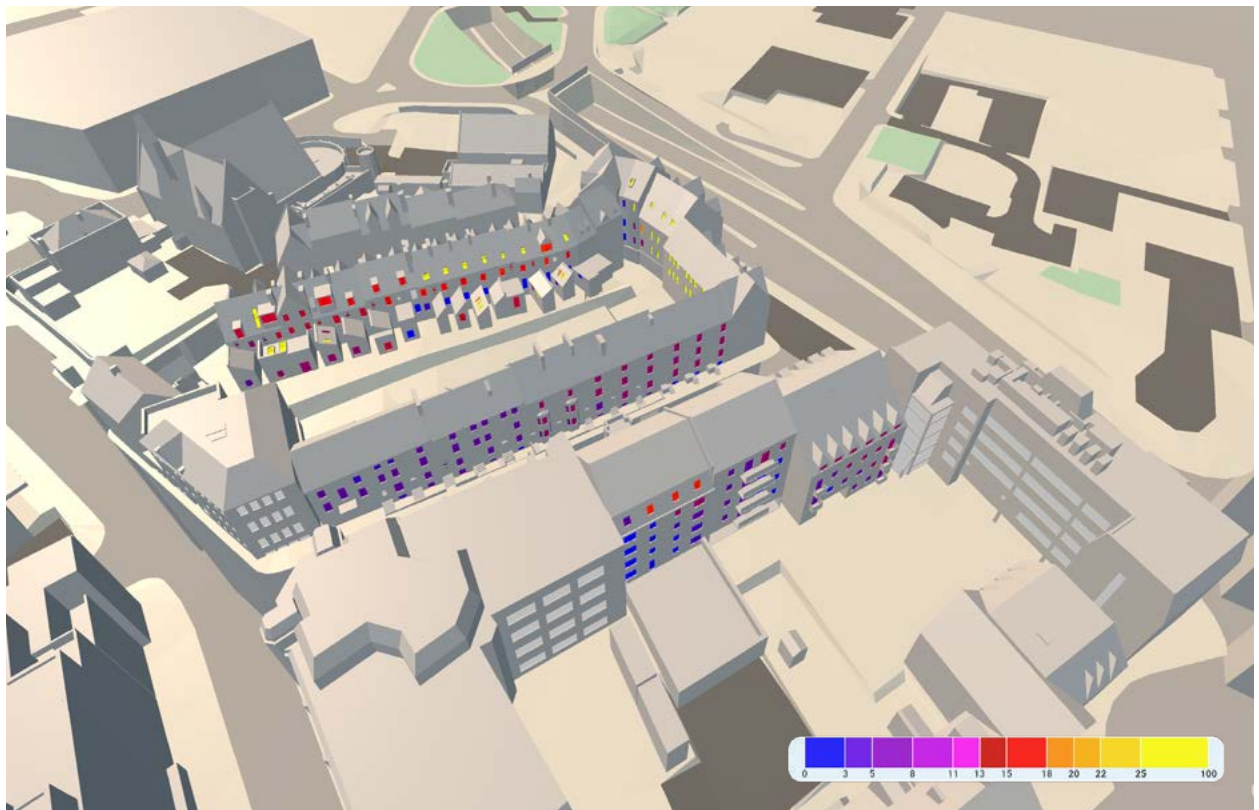


Fig. 18: Sackville Street and Vachel Road, Reading APSH

VACHEL ROAD

- 5.7 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

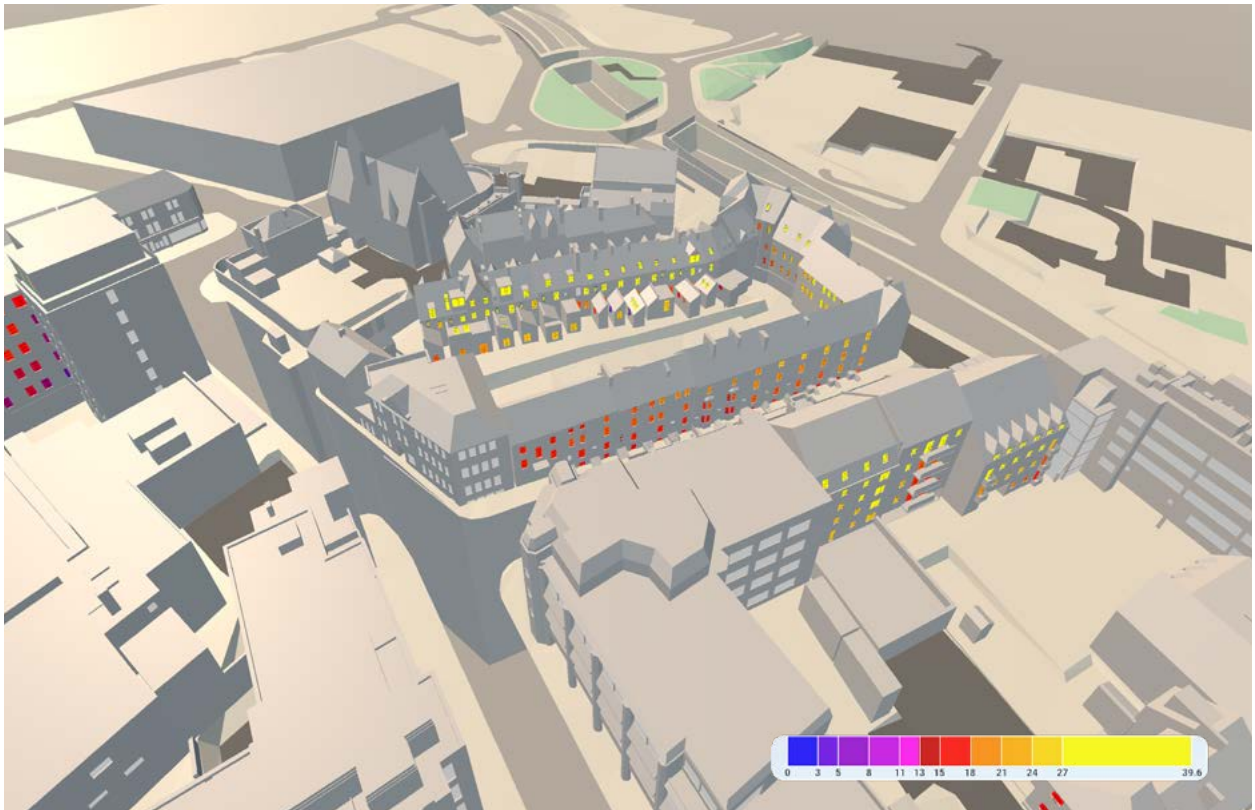


Fig. 19: Vachel Road, Reading VSC

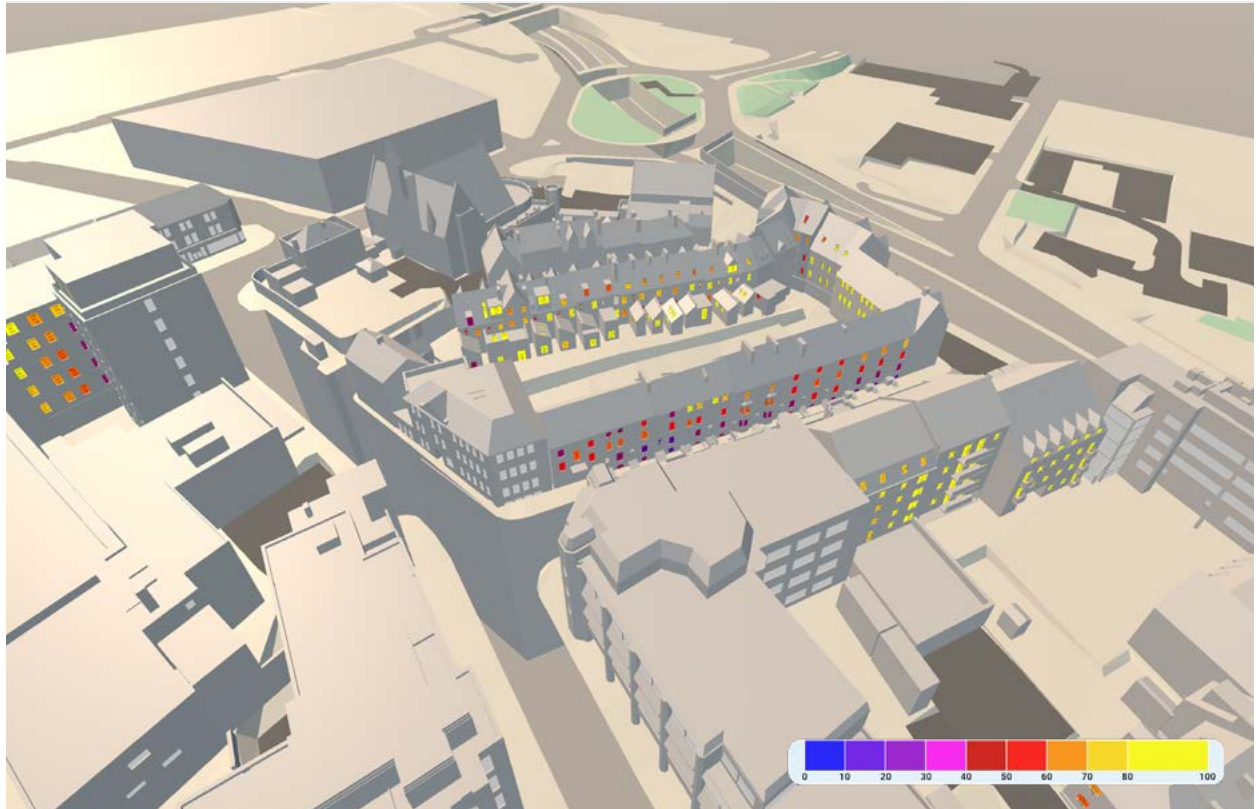


Fig. 20: Vachel Road, Reading NSL

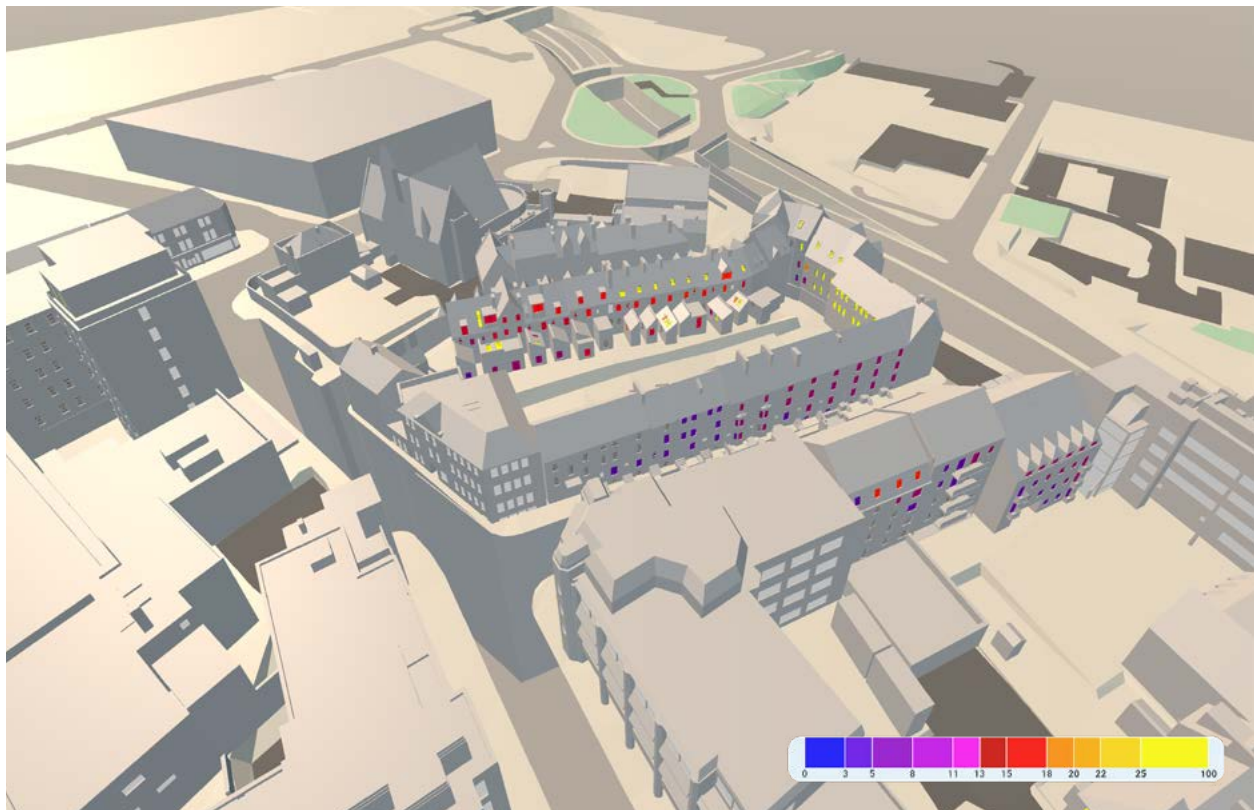


Fig. 21: Vachel Road, Reading APSh

GARRARD STREET AND MERCHANTS PLACE

- 5.8 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

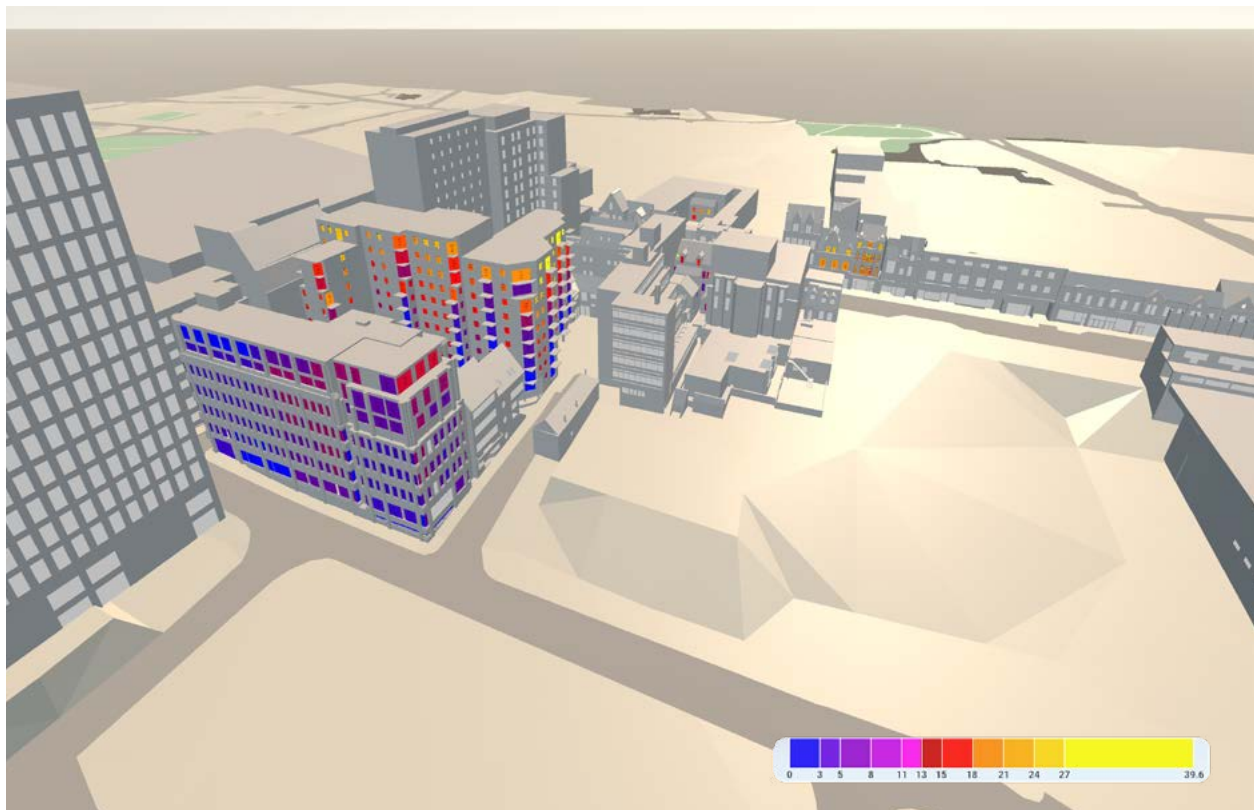


Fig. 22: Garrard Street and Merchants Place, Reading VSC

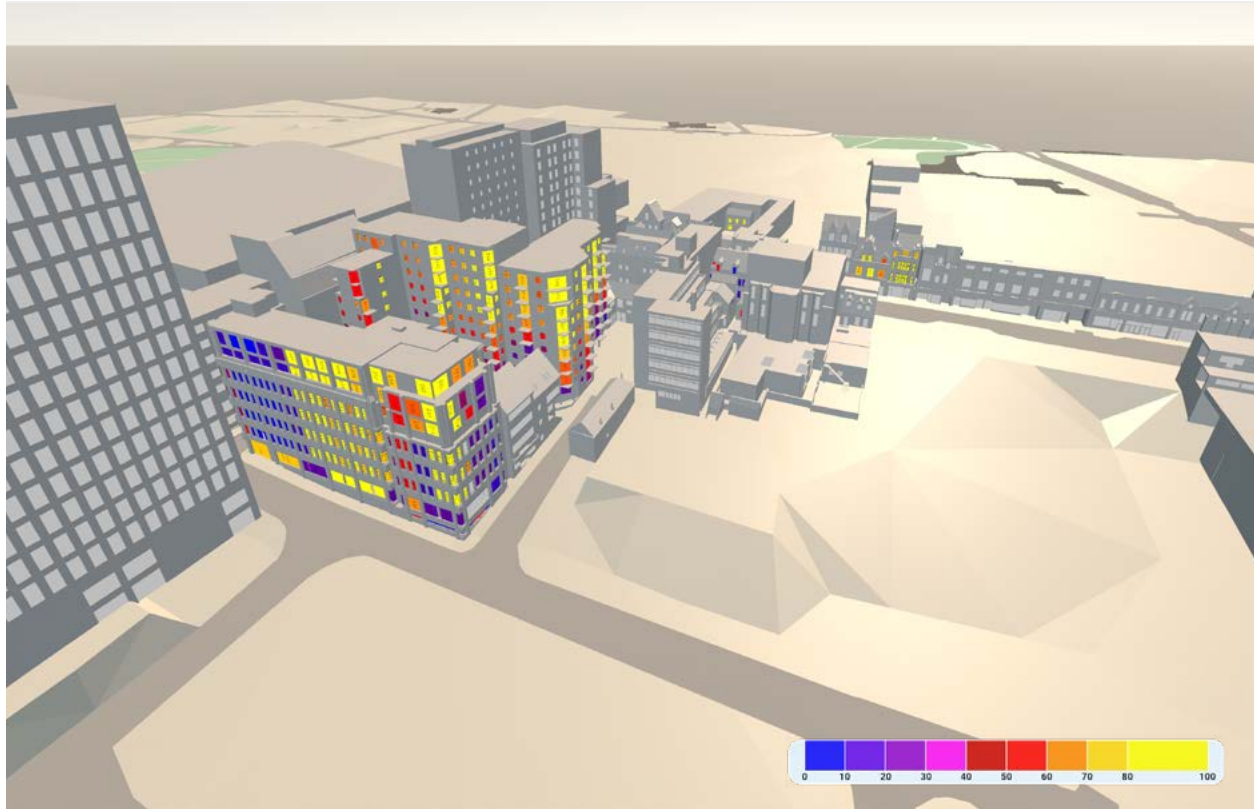


Fig. 23: Garrard Street and Merchants Place, Reading NSL

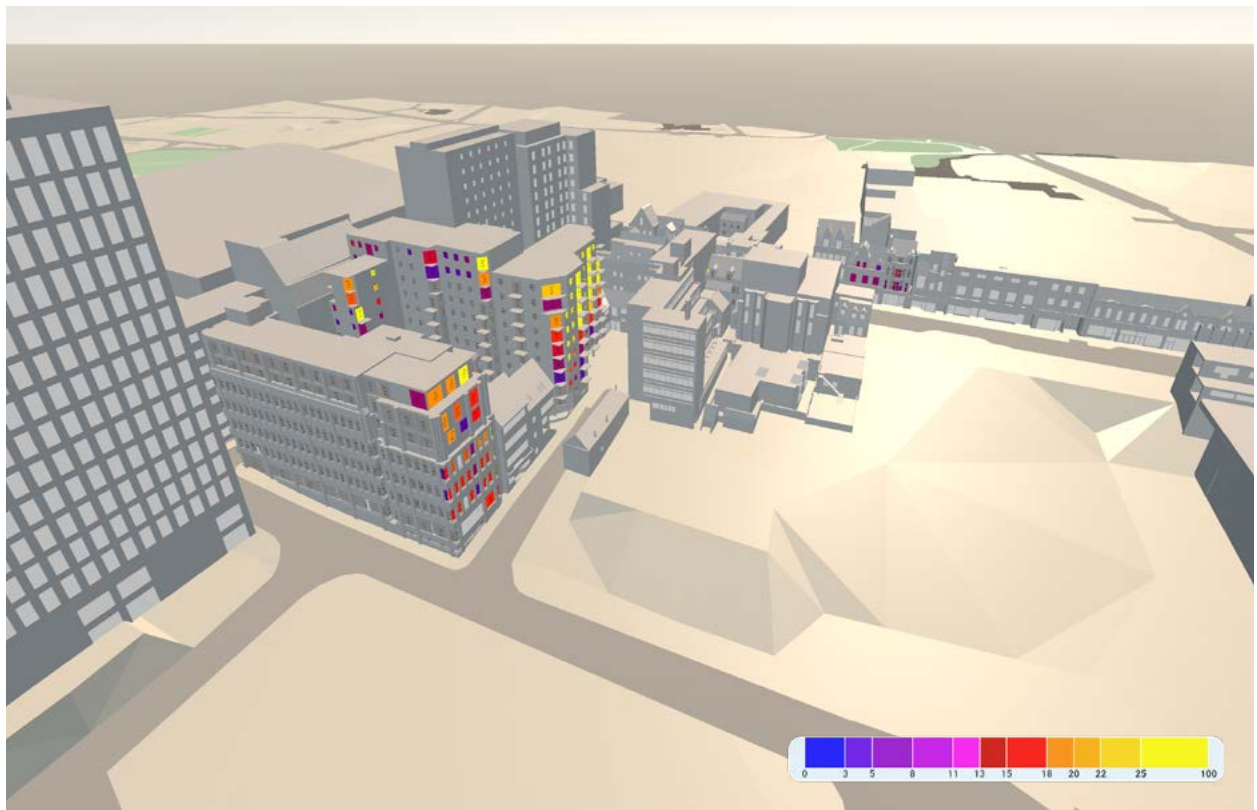


Fig. 24: Garrard Street and Merchants Place, Reading APSh

MERCHANTS PLACE

- 5.9 As illustrated in the images a number of the windows and rooms tested will fall short of the BRE recommended values upon implementation of the Station Hill North Consent..

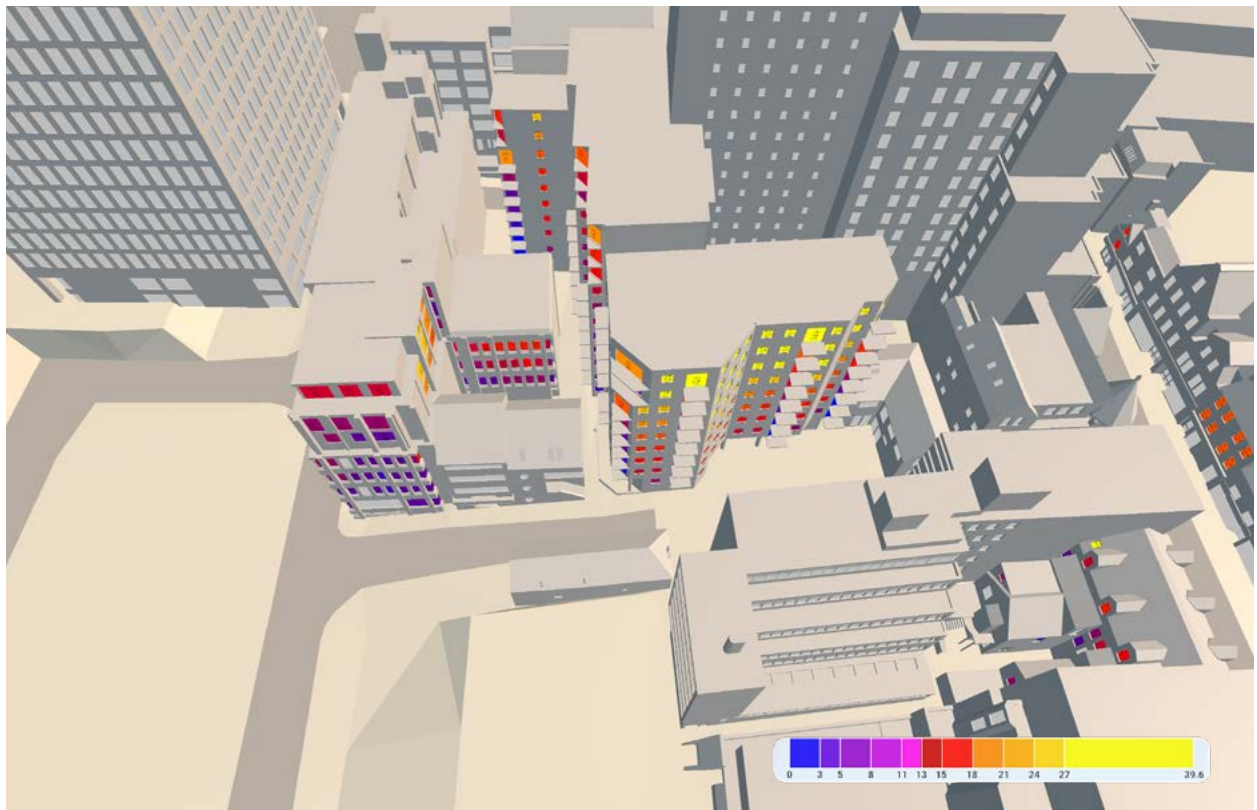


Fig. 25: Merchants Place, Reading VSC

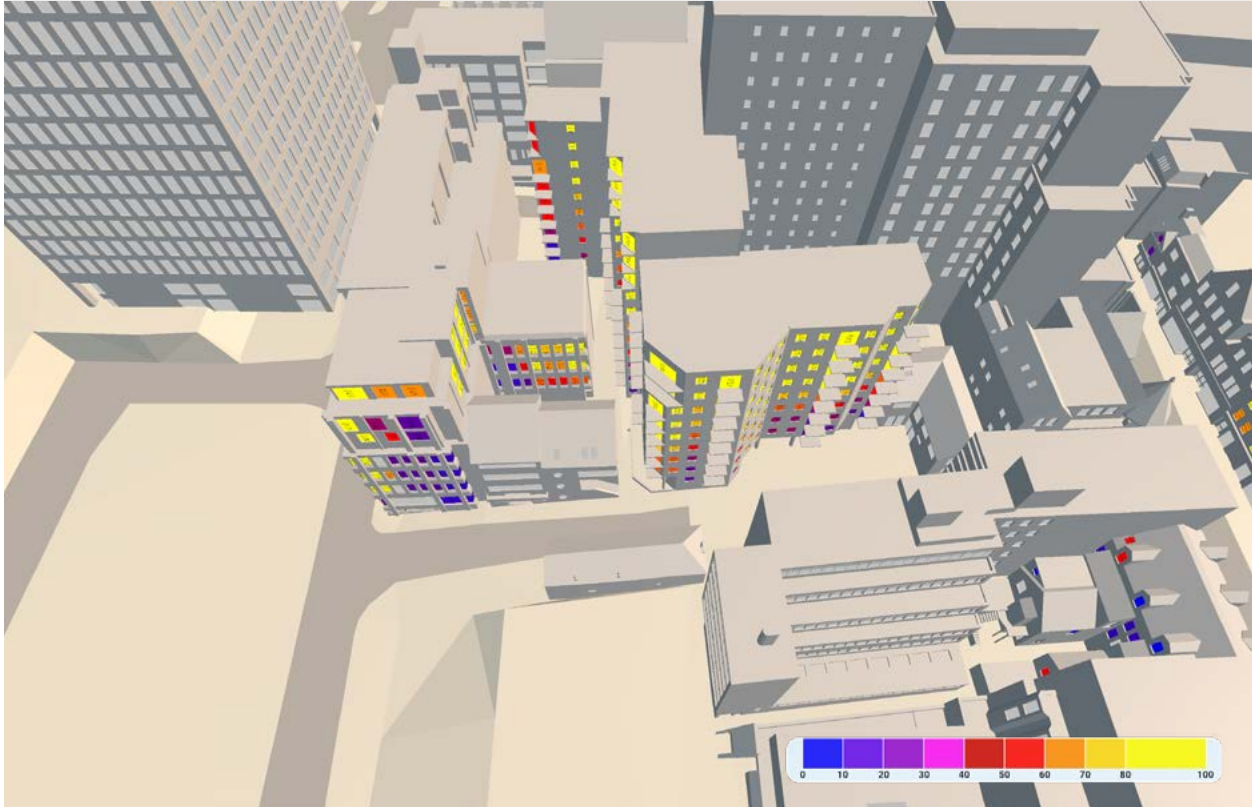


Fig. 26: Merchants Place, Reading NSL

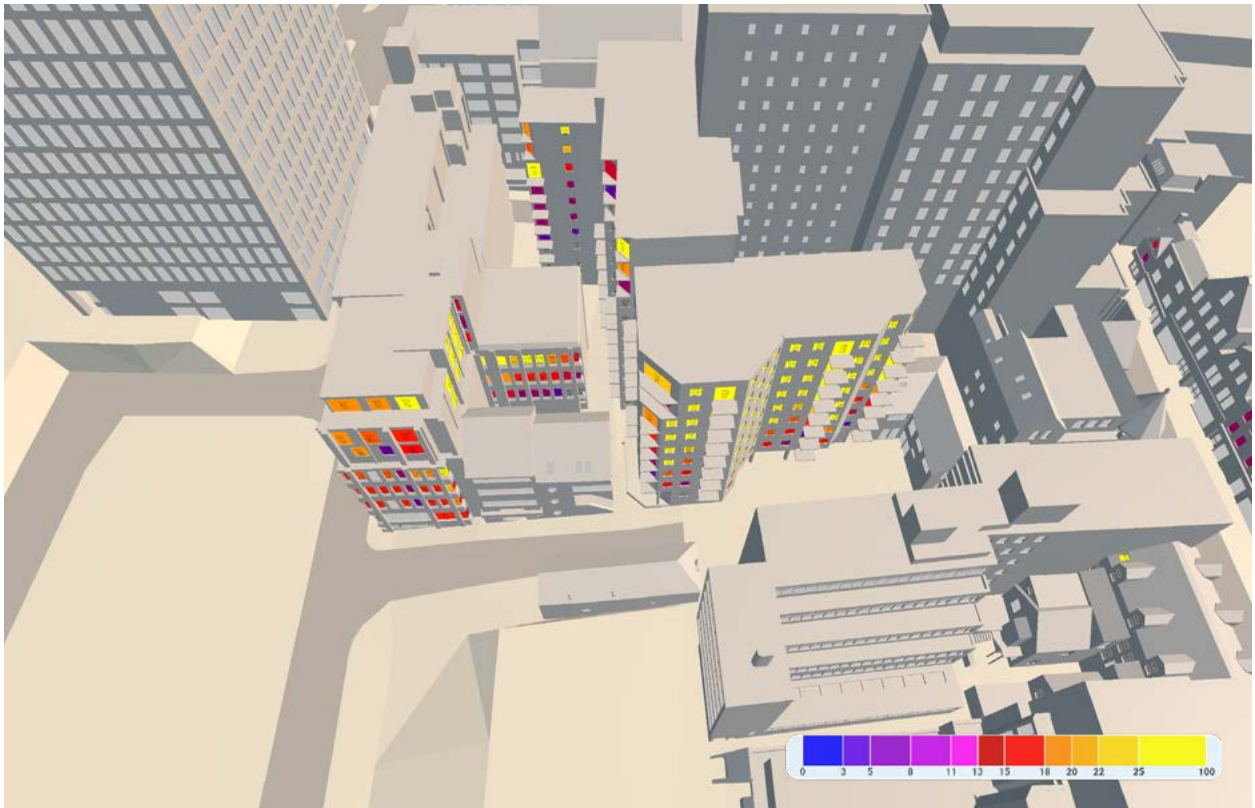


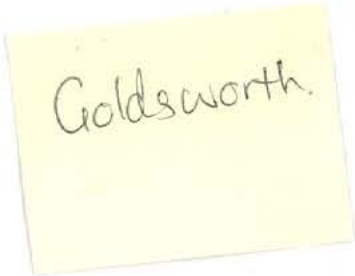
Fig. 27: Merchants Place, Reading APSPH

APPENDIX 12
SECTION 16 NOTICE



Our Ref: L15

The Chief Executive
Goldsworth Road Developments LLP
25 Victoria Street
London
SW1H 0EX



22nd September 2021

Woking, Triangle Scheme – Request for Information (RFI)

Dear Sir/Madam,

Woking Borough Council ('the Council'), are proposing an integrated highways enhancement scheme, to widen the existing A320, improve pedestrian crossing facilities and replace the Victoria Arch Bridge. In order to undertake these highway enhancement works the Council will require to purchase the Triangle (an area of land bounded by Guildford Road, Victoria Road and Station Approach) and additional parcels of land outside the Triangle, which adjoin Guildford Road, Victoria Road, Victoria Arch and Victoria Way.

Ardent Management Ltd have been appointed by Woking Borough Council to undertake enquiries to establish the details of everyone who has an interest in the properties and land affected by the development of the Triangle and surrounding area. This information gathering exercise is required to finalise arrangements for making the proposed Compulsory Purchase Order.

We therefore enclose a Request for Information form (also known as a Section 16 Notice), together with a plan that identifies the project area in which you may have an interest. We would be grateful if you could complete the questionnaire and review the plan, marking any corrections on the plan and/or highlight any other land in which you have an interest. Please then return both documents to us, using the enclosed Freepost envelope. **Alternatively, if it is preferred, an additional electronic copy of the form can be sent and returned via email, providing that an email address is provided to one of the contacts listed below.**

The Notice is served in accordance with the Local Government (Miscellaneous Provisions) Act 1976 and this means you are legally obliged to complete the Notice and return it. **Please respond by 7th October 2021.** Please make every effort to comply with this obligation and if you have any questions regarding the Notice or need any help in completing it, please contact Shivani Kara or Kieran Craddock at Ardent, using the contact details provided below.

This Notice is a formal document and contains legal wording. However, I wish to assure you that its purpose is simply to request information about the ownership and occupation of your property and/or interest in land.

You may wonder why the council is making this request when it may already hold some or all of this information. In making a Compulsory Purchase Order the council are legally required to make every effort to ensure the information is as accurate and up-to-date as possible. This also allows the council to ensure that those potentially affected by the scheme are kept well informed throughout the process.



To Obtain Further Information

If you require additional information, please contact Shivani Kara or Kieran Craddock using the contact details provided below.

Shivani Kara tel. 07513 126 683
ShivaniKara@ardent-management.com

Kieran Craddock tel. 07763 550 905
KieranCraddock@ardent-management.com

Thank you for your cooperation.

Yours faithfully,

A handwritten signature in black ink, appearing to read "A. Pagonis".

Antonia Pagonis
Land Referencing Manager (Ardent)
For and on behalf of Woking Borough Council

Enclosed:

RFI form, plan, pre-paid return envelope



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

This Request For Information form has been issued on behalf of Woking Borough Council on the owner / occupier / land interest

Woking Borough Council ('the Council'), are proposing an integrated highways enhancement scheme, to widen the existing A320, improve pedestrian crossing facilities and replace the Victoria Arch Bridge. In order to undertake these highway enhancement works the Council will require to purchase the Triangle (an area of land bounded by Guildford Road, Victoria Road and Station Approach) and additional parcels of land outside the Triangle, which adjoin Guildford Road, Victoria Road, Victoria Arch and Victoria Way. The proposed site location can be found on the enclosed plan.

The Council requires particulars of persons interested in the land affected by the project.

We kindly request that you complete the attached form and return it using the pre-paid envelope provided. **Alternatively, if it is preferred, an additional electronic copy of the form can be sent and returned via email, providing that an email address is provided to one of the contacts listed below.**

It would be helpful if you are able to provide the information within 14 days from the date shown on the letter.

If sending by post the requested information should be sent to the Council's appointed Referencing team, Ardent Management Limited, using the enclosed pre-paid return envelope.

If you prefer to return the form electronically, please contact Shivani Kara or Kieran Craddock using contact details provided below.

Shivani Kara tel. 07513 126 683
ShivaniKara@ardent-management.com

Kieran Craddock tel. 07763 550 905
KieranCraddock@ardent-management.com

Dated: 22 September 2021

Ardent Management Limited
On behalf of Woking Borough Council

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The Request For Information

Woking Triangle Scheme

In accordance with the proposed Woking Triangle Scheme, please complete the form below. The form is requesting information regarding your property or land interest and/or your occupation of it.

When completing this form please use BLOCK CAPITALS or TYPESCRIPT. If some of the sections are not relevant or you do not know the answer to the questions, please indicate this by 'Not Applicable' or 'Not Known'

Please complete ALL of the sections.

When you have completed this form, please return it using the pre-paid return envelope provided, for the attention of Ardent Management Limited. **Alternatively, please attach a completed copy of the form in an email, using the contact details provided on the first page of this form.**

Section 1 – Address Details

Please provide the full address of your Property/Land

Title Number	Land Registry description/address of land
SY588987	20 Goldsworth Road, Woking (GU21 6JT); Unilateral Notice in relation to 20 Goldsworth Road, Woking (GU21 6JT)

Section 2 – Details of the Freehold Ownership of the Property

Name of the Freehold owner(s)	Address	Town/City	Full Postcode (e.g. N4 2SE)

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Section 3 – Details of the Leasehold Ownership of the Property

If relevant, please provide the contact details of every Leasehold owner of the property.

If the Leaseholders do not live at the property, please enter their contact address. If you do not know their address, please provide a contact telephone number or details of the letting agents that you rent through.

If the leasehold owners do live at the property, please write 'Live in the Property' in the table below.

Name of the Leasehold owner(s)	Address	Town/City	Full Postcode (e.g. N4 2SE)

Section 4 – Details of the Occupiers of the Property

Please provide the details of every Occupier of the property who is over the age of 18 and who is named on a current tenancy agreement or license agreement.

Please include the **full names** of the Occupiers of the Property.

Please also detail who rent is paid to directly.

Name of the Occupier(s)	Who Rent is Paid to

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Section 5 – Mortgage Company Details

If relevant, please provide details of any mortgage you have for the property.

Name of Mortgage Company	Mortgage Company Address

Section 6 - Contact Details

Please provide an email and telephone so that we can contact you if there are queries

Name of principal contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact

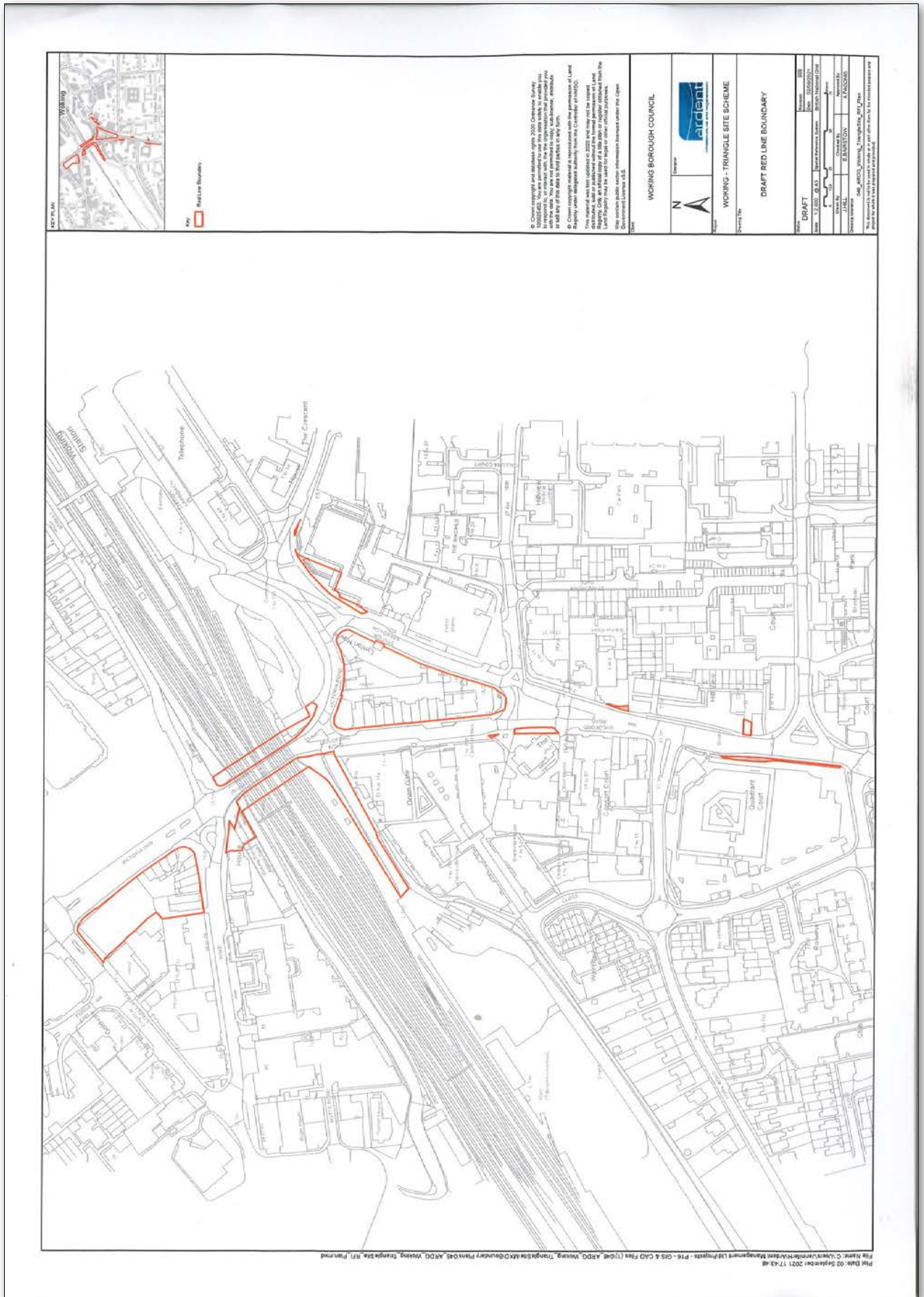
Please print your name and sign below to confirm that the information you have provided is correct to the best of your knowledge.

Before signing, you should be aware that failure to complete and return this Form, or knowingly providing false information within the Form is a criminal offence.

Print Name **Signature**

Date

Thank you for taking the time to complete this form



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gia
CHARTERED SURVEYORS

For further details please contact us on:

LONDON

T 020 7202 1400

E mail@gia.uk.com

The Whitehouse
Belvedere Road
London SE1 8GA

MANCHESTER

T 0161 672 5100

E manchester@gia.uk.com

2 Commercial Street
Manchester
M15 4RQ

BELFAST

T 02892 449 674

E belfast@gia.uk.com

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48-60 High Street
Belfast BT1 2BE

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E bristol@gia.uk.com

33 Bristol
Colston Avenue
Bristol BS1 4UA

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T 020 7202 1400

E hello@giasurveyors.ie

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