

9 UPPER CROWN STREET/ READING/ RG1 2SS

UPPER CROWN STREET AREA SCHEDULES



Area Schedules

Date: June 2023

Ref: 222-SCHEDULE-REV2

Site address: 9 Upper
Crown Street, Reading,
RG1 2SS



COLONYARCHITECTS.COM

A collaborative of architects and
designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG75AJ

+44 (0)1183800328

design@colonyarchitects.com

AREA SCHEDULE

NIA AREA AND UNIT MIX

The proposed Net Internal Areas (NIA) and unit mix by bed type. A full schedule of areas, including NDSS standards for bedrooms and storage can be found on the next page.

Building 1 (private)		
Total Private NIA	407.5	sqm
Total 1 Beds	0	0%
Total 2 Beds	0	0%
Total 3 Beds	4	100%
Total Private Units	4	
Building 2 (private)		
Total Private NIA	1723.5	sqm
Total 1 Beds	13	46%
Total 2 Beds	11	40%
Total 3 Beds	4	14%
Total Private Units	28	
Building 3 (affordable)		
Total Private NIA	720.8	sqm
Total 1 Beds	9	64%
Total 2 Beds	5	36%
Total 3 Beds	0	0%
Total Affordable Units	14	
NIA / Unit Mix Summary		
Total NIA Area	2851.8	sqm
Total 1 Beds	22	48%
Total 2 Beds	16	35%
Total 3 Beds	8	17%
Total Units	46	

PRIVATE / AFFORDABLE SPLIT

30% of the scheme will be affordable housing. This affordable provision will be provided by Building 3.

Private/Affordable Unit Mix		
No. Private Units	32	70%
No. Affordable Units	14	30%
Total Units	46	

Standards

All proposed dwellings will meet the M4(2) standards for accessibility and adaptability, and 5% will meet the M4(3) standards for wheelchair users.

GIA AREAS

The existing and proposed Gross Internal Areas (GIA).

Areas includes covered basement only, bin store and substation.

Existing Gross Internal Area			
Gross Internal Area	GIA	1855	sqm
Proposed C3 Gross Internal Areas			
Building 1			
Gross Internal Area	GIA	430	sqm
Building 2			
Gross Internal Area	GIA	2058	sqm
Building 3			
Gross Internal Area	GIA	952	sqm
Communal Elements			
Basement Parking	GIA	191	sqm
Bin Store	GIA	54	sqm
Cycle Store	GIA	30	sqm
Proposed C3 Total GIA			
Gross Internal Area	GIA	3715	sqm

SUI GENERIS GIA AREAS

GIA areas considered Sui Generis, and excluded from the main schedules.

Proposed Sui Generis GIA			
Basement Sui Generis	GIA	1655	sqm
Substation Sui Generis	GIA	49	sqm

GEA AREAS

The existing and proposed Gross External Areas (GEA).

Areas includes covered basement only, bin store and substation.

Existing Gross External Area			
Gross External Area	GEA	1990	sqm
Proposed C3 Gross External Areas			
Building 1			
Gross External Area	GEA	477	sqm
Building 2			
Gross External Area	GEA	2237	sqm
Building 3			
Gross External Area	GEA	1073	sqm
Communal Elements			
Basement Parking	GEA	191	sqm
Bin Store	GEA	59	sqm
Cycle Store	GEA	35	sqm
Proposed C3 Total GEA			
Gross External Area	GEA	4072	sqm

SUI GENERIS GEA AREAS

GEA areas considered Sui Generis, and excluded from the main schedules.

Proposed Sui Generis GEA			
Basement Sui Generis	GEA	1688	sqm
Substation Sui Generis	GEA	57	sqm

NDSS SCHEDULE

Building	Number	Name	Level	Type	NIA	NDSS Bed 1 Area	NDSS Bed 1 Width	NDSS Bed 2 Area	NDSS Bed 2 Width	NDSS Bed 3 Area	NDSS Bed 3 Width	NDSS Storage
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 2	B2-01	1b 2p	00FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-02	1b 2p	00FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-03	1b 2p	00FFL	Private	50.3 m²	14.2 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.7 m²
Building 2	B2-04	2b 3p	00FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-05	1b 2p	00FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-06	1b 2p	00FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-07	2b 4p	00FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-08	2b 4p	00FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-09	1b 2p	01FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-10	1b 2p	01FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-11	2b 3p	01FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-12	2b 3p	01FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-13	1b 2p	01FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-14	1b 2p	01FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-15	2b 4p	01FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-16	2b 4p	01FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-17	1b 2p	02FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-18	1b 2p	02FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-19	2b 3p	02FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-20	2b 3p	02FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-21	1b 2p	02FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-22	1b 2p	02FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-23	2b 4p	02FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-24	2b 4p	02FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-25	3b 5p	03FFL	Private	86.1 m²	12.6 m²	3.00 m	11.6 m²	2.90 m	9.4 m²	2.60 m	2.6 m²
Building 2	B2-26	3b 5p	03FFL	Private	86.1 m²	12.6 m²	3.00 m	11.6 m²	2.90 m	9.4 m²	2.60 m	2.6 m²
Building 2	B2-27	3b 5p	03FFL	Private	87.1 m²	13.6 m²	2.80 m	11.7 m²	3.00 m	8.7 m²	2.60 m	3.3 m²
Building 2	B2-28	3b 5p	03FFL	Private	87.1 m²	13.6 m²	2.80 m	11.7 m²	3.00 m	8.7 m²	2.60 m	3.3 m²
Building 3	B3-01	2b 3p	00FFL	Affordable	66.2 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-02	1b 1p	00FFL	Affordable	37.4 m²	11.5 m²	2.90 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-03	1b 1p	00FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-04	2b 3p	01FFL	Affordable	62.9 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-05	1b 2p	01FFL	Affordable	50.6 m²	14.8 m²	4.10 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.2 m²
Building 3	B3-06	1b 1p	01FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-07	2b 3p	02FFL	Affordable	62.9 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-08	1b 2p	02FFL	Affordable	50.6 m²	14.8 m²	4.10 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.2 m²
Building 3	B3-09	1b 1p	02FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-10	2b 3p	03FFL	Affordable	62.9 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-11	1b 2p	03FFL	Affordable	50.6 m²	14.8 m²	4.10 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.2 m²
Building 3	B3-12	1b 1p	03FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-13	2b 4p	04FFL	Affordable	71.6 m²	13.2 m²	3.38 m	11.8 m²	2.75 m	0.0 m²	0.00 m	3.7 m²
Building 3	B3-14	1b 2p	04FFL	Affordable	51.4 m²	13.2 m²	3.38 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.0 m²



COLONYARCHITECTS.COM

A collaborative of architects and
designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG75AJ

+44 (0)1183800328

design@colonyarchitects.com

