



Doc No: RBC-ALR-HTA-A_SC_0010
Client: Reading Borough Council
Job No: RBC-ALR

Amethyst Lane, Reading
Schedule of Accommodation

Rev G

REV	-	08/11/2022	PRELIM
REV	A	09/11/2022	Amended to 21 homes to accommodate existing tree and ecology constraints
REV	B	01/12/2022	Unit Areas & Respite Centre Updated
REV	C	10/01/2023	Updated to reflect Pre-App 01 Layout
REV	D	03/02/2023	Updated to reflect Pre-App 02 comments
REV	E	05/04/2023	2 additional car spaces, minor respite amends, DRAFT issue for PLANNING
REV	F	05/05/2023	FOR PLANNING
REV	G	03/11/2023	Planning Amendments

PROPOSED - Accommodation Schedule																									
	Storey	Unit Type (Note: Mix and tenure tbc by client)								Habitable Rooms	Occupants	Areas				Private External Space			Communal Amenity Space	Tenure (Note: Mix and tenure tbc by client)				Cycle Storage Required	Car Parking
		Unit	Use	Type	Storeys	Habitable Rooms	Occupants	Aspect	Quantity	Total Hab Rooms	Total Occupants	NIA sqm.	Total NIA sqm.	Total GIA (not including respite)		NIA/GIA %	ER min. sqm.	Average garden*	Total sqm.	Total sqm.	Private	Social Rent	Affordable Rent		
Houses		3B5PH	House	Type B	2	4	5	Dual	4	16	20	96	384				25	59.7	238.8		4				8
	3B6PH	House	Type A	2	5	6	Dual	6	30	36	102	612	25				52.7	316.3	6					12	
	4B8PH	House	Type A	3	6	8	Triple	3	18	24	144	432	25				63.4	190.1	3					6	
	4B8PH	House	Type C	2	5	8	Dual	4	20	32	145	580	25				102.2	408.6	4					8	
Houses Totals		17								84	112	2008		2104	95.4%	1153.8			209.3	0	17	0	0	34	18

*Refer to GA Site Plan for plot garden areas

Summary

Unit Total	17	Dwellings
Site Area	0.589	Hectares
Density	28.9	Dwellings / Hectare
	142.6	Hab Rooms / Hectare
Parking	1.06	Ratio - spaces per home
Social Rent	100.0%	%
Afordable Rent	0.0%	%
Shared Ownership	0.0%	%

Unit Mix

Total	1 Bed	2 Bed	3 Bed	4 Bed
17	0	0	10	7
	0.0%	0.0%	58.8%	41.2%

Note:

Mix and tenure tbc by client

Respite - SUMMARY Accommodation Schedule							
	Total GIA (sqm)	Associated Amenity (sqm)	No. of Storeys	No. of Bedrooms**	Car Parking Spaces*	Cycle Parking Spaces	Refuse
RESPITE CENTRE	526.4	443.3	1	6	7	4	2 x 1280l Eurobins + 1 x 240l bin

*Note: Car Parking includes 3 staff spaces, 2 visitior spaces, 1 larger minibus 'drop-off' point, and 1 dedlcated delivery vehicle space to the North of the facility

**Note: All bedrooms and communal spaces design as APD M4(3) Wheelchair Aecessible compliant accommodation

Waste & Recycling
Refuse (3 x 240l per house)
2880
4320
2160
2880
12240