



Doc No: RBC-ALR-HTA-A_SC_0010

Client: Reading Borough Council

Job No: RBC-ALR

Rev F

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

Amethyst Lane, Reading
Schedule of Accommodation

PROPOSED - Accommodation Schedule																							Waste & Recycling			
	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	Refuse (3 x 240l per house)
		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			
Houses		3B5PH	House	Type A	3	4	5	Dual	8	32	40	110.4	883.2			25	93.0	744.2		8			16	5760		
		3B5PH	House	Type B	2	4	5	Dual	4	16	20	95.3	381.2			25	59.7	238.8		4			8	2880		
		3B6PH	House	Type A	2	5	6	Dual	6	30	36	103	618			25	42.2	253.4		6			12	4320		
		4B8PH	House	Type A	3	6	8	Triple	3	18	24	143	429			25	43.8	131.3		3			6	2160		
Houses Totals		21								96	120	2311.4		2462.1	93.9%	1367.7			213.4	0	21	0	0	42	21	15120

*Refer to GA Site Plan for plot garden areas

Summary

Unit Total	21	Dwellings
Site Area	0.589	Hectares
Density	35.7	Dwellings / Hectare
	163.0	Hab Rooms / Hectare
Parking	1.00	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
21	0	0	18	3
	0.0%	0.0%	85.7%	14.3%

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 visitor spaces, 1 larger minibus 'drop-off' point, and 1 dedicated delivery vehicle space to the North of the facility

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