SOURCES OF INFORMATION

IR06-20221103-CRTKL

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
THE ORACLE, READING

DRAWING NAME:
PLAN VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
EP	NTS	SP	-	NOV22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2137	01	01	04	

gia
2 Commercial St.
Manchester
M15 4RQ
t 0161 672 5101
mail@gia.uk.com
www.gia.uk.com
MANCHESTER • LONDON

SOURCES OF INFORMATION

IR06-20221103-CRTKL

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
THE ORACLE, READING

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
EP	NTS	SP	-	NOV22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2137	01	01	05	

gia
2 Commercial St.
Manchester
M15 4RQ
t 0161 672 5101
mail@gia.uk.com
www.gia.uk.com
MANCHESTER • LONDON

SOURCES OF INFORMATION

IR06-20221103-CRTKL

.

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
THE ORACLE, READING

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
EP	NTS	SP	-	NOV22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2137	01	01	06	

gia
2 Commercial St.
Manchester
M15 4RQ
t 0161 672 5101
mail@gia.uk.com
www.gia.uk.com
MANCHESTER • LONDON

Appendix 04

Results and Window Maps

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
NEW CENTURY PLACE																					
F00	R1	RESIDENTIAL	STUDIO-APT	W1/F00	32.8	32.5	0.3	0.9%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			STUDIO-APT	W2/F00	32.9	32.5	0.4	1.2%	YES												
			STUDIO-APT	W3/F00	32.9	32.6	0.3	0.9%	YES												
	R2	RESIDENTIAL	STUDIO-APT	W4/F00	32.8	32.5	0.3	0.9%	YES	99.6	94.4	1.1	5.3%	YES	36	7	33	7	8.3%	0.0%	YES
			STUDIO-APT	W5/F00	27.4	24.8	2.6	9.5%	YES												
			STUDIO-APT	W6/F00	26	23.4	2.6	10.0%	YES												
	R3	RESIDENTIAL	STUDIO-APT	W7/F00	24.4	22.2	2.2	9.0%	YES	87.7	59.1	4.0	32.6%	NO	28	8	23	8	17.9%	0.0%	YES
	R4 (3)	RESIDENTIAL	STUDIO-APT	W8/F00	22.7	21	1.7	7.5%	YES	79.2	55.7	3.9	29.6%	NO	27	8	22	8	18.5%	0.0%	YES
	R5 (3)	RESIDENTIAL	STUDIO-APT	W9/F00	20.1	19.4	0.7	3.5%	YES	87.3	74.3	2.8	15.0%	YES	28	10	25	10	10.7%	0.0%	YES
			STUDIO-APT	W10/F00	18.6	18.5	0.1	0.5%	YES												
	R6 (3)	RESIDENTIAL	STUDIO-APT	W11/F00	18.1	18.1	0	0.0%	YES	36.6	36.6	0.0	0.0%	YES	29	9	29	9	0.0%	0.0%	YES
F01	R1	RESIDENTIAL	STUDIO-APT	W1/F01	34.7	34.3	0.4	1.2%	YES	99.3	99.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			STUDIO-APT	W2/F01	34.7	34.3	0.4	1.2%	YES												
			STUDIO-APT	W3/F01	34.7	34.3	0.4	1.2%	YES												
	R2	RESIDENTIAL	STUDIO-APT	W4/F01	34.6	34.2	0.4	1.2%	YES	99.8	98	0.4	1.8%	YES	44	9	41	9	6.8%	0.0%	YES
			STUDIO-APT	W5/F01	30	27.3	2.7	9.0%	YES												
			STUDIO-APT	W6/F01	28.7	26.1	2.6	9.1%	YES												
	R3	RESIDENTIAL	STUDIO-APT	W7/F01	27.2	24.9	2.3	8.5%	YES	89.5	66	3.3	26.3%	NO	33	9	29	9	12.1%	0.0%	YES
	R4 (3)	RESIDENTIAL	STUDIO-APT	W8/F01	25.5	23.8	1.7	6.7%	YES	80.9	61.6	3.2	23.8%	NO	32	9	28	9	12.5%	0.0%	YES
	R5 (3)	RESIDENTIAL	STUDIO-APT	W9/F01	23.2	22.5	0.7	3.0%	YES	87.8	76.6	2.4	12.8%	YES	31	12	29	12	6.5%	0.0%	YES
			STUDIO-APT	W10/F01	21.9	21.8	0.1	0.5%	YES												
	R6 (3)	RESIDENTIAL	STUDIO-APT	W11/F01	21.7	21.7	0	0.0%	YES	38.9	38.9	0.0	0.0%	YES	32	12	32	12	0.0%	0.0%	YES
F02	R1	RESIDENTIAL	STUDIO-APT	W1/F02	33.7	33.1	0.6	1.8%	YES	97.5	97.5	0.0	0.0%	YES	43	11	42	11	2.3%	0.0%	YES
			STUDIO-APT	W2/F02	27.3	27.2	0.1	0.4%	YES												
	R2	RESIDENTIAL	STUDIO-APT	W3/F02	36.3	35.9	0.4	1.1%	YES	96.8	95.6	0.3	1.3%	YES	13	0	11	0	15.4%	0.0%	YES
			STUDIO-APT	W4/F02	19.5	17.6	1.9	9.7%	YES												
	R3	RESIDENTIAL	KITCHEN (1)	W5/F02	35.9	33.8	2.1	5.8%	YES	99.6	99.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	STUDIO-APT	W6/F02	19.7	19.2	0.5	2.5%	YES	81.7	72.4	1.8	11.4%	YES	39	9	35	9	10.3%	0.0%	YES
			STUDIO-APT	W7/F02	29.5	27.8	1.7	5.8%	YES												
	R5 (3)	RESIDENTIAL	STUDIO-APT	W8/F02	27.8	27	0.8	2.9%	YES	87.9	77.3	2.3	12.0%	YES	38	13	37	13	2.6%	0.0%	YES
			STUDIO-APT	W9/F02	26.8	26.7	0.1	0.4%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
NEW CENTURY PLACE (CONTINUED)																					
	R6 (3)	RESIDENTIAL	STUDIO-APT	W10/F02	26.9	26.8	0.1	0.4%	YES	46.4	46.4	0.0	0.0%	YES	36	13	36	13	0.0%	0.0%	YES
F03	R1	RESIDENTIAL	STUDIO-APT	W1/F03	36.2	35.5	0.7	1.9%	YES	97.5	97.5	0.0	0.0%	YES	48	13	47	13	2.1%	0.0%	YES
			STUDIO-APT	W2/F03	33.2	33.1	0.1	0.3%	YES												
	R2	RESIDENTIAL	BEDROOM	W3/F03	20.5	18.7	1.8	8.8%	YES	84.6	84.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W4/F03	25.8	25.5	0.3	1.2%	YES												
	R3	RESIDENTIAL	KITCHEN	W5/F03	37.5	35.5	2	5.3%	YES	99.1	99.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	STUDIO-APT	W6/F03	35.1	33.3	1.8	5.1%	YES	96.7	92.2	0.9	4.7%	YES	48	13	44	13	8.3%	0.0%	YES
	R5	RESIDENTIAL	STUDIO-APT	W7/F03	35.2	34	1.2	3.4%	YES	99.7	98.9	0.2	0.8%	YES	48	14	45	14	6.3%	0.0%	YES
			STUDIO-APT	W8/F03	35	34.4	0.6	1.7%	YES												
	R6 (3)	RESIDENTIAL	STUDIO-APT	W9/F03	35.1	34.7	0.4	1.1%	YES	99	96	0.6	3.1%	YES	46	14	44	14	4.3%	0.0%	YES
GEORGE HOTEL																					
F00	R1	HOTEL	BEDROOM	W1/F00	18.3	18.3	0	0.0%	YES	81.7	81.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	HOTEL	BEDROOM	W2/F00	15.4	15.4	0	0.0%	YES	71.8	71.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	HOTEL	BEDROOM	W3/F00	11.3	11.2	0.1	0.9%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	HOTEL	BEDROOM	W1/F01	24.7	24.7	0	0.0%	YES	92.9	92.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	HOTEL	BEDROOM	W2/F01	25	24.8	0.2	0.8%	YES	96.2	96.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	HOTEL	BEDROOM	W3/F01	22	21.8	0.2	0.9%	YES	89.8	89.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	HOTEL	BEDROOM	W4/F01	16	15.4	0.6	3.7%	YES	97.9	97.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	HOTEL	BEDROOM	W5/F01	21.1	20.6	0.5	2.4%	YES	78.2	75.4	0.4	3.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	HOTEL	BEDROOM	W6/F01	17.7	17.6	0.1	0.6%	YES	70.2	67.9	0.3	3.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	HOTEL	BEDROOM	W1/F02	31.8	31.4	0.4	1.3%	YES	97.6	97.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	HOTEL	BEDROOM	W2/F02	31.8	31.2	0.6	1.9%	YES	97.7	97.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	HOTEL	BEDROOM	W3/F02	29.6	29	0.6	2.0%	YES	96.3	96.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	HOTEL	BEDROOM	W4/F02	19.6	18.4	1.2	6.1%	YES	97.5	97.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	HOTEL	BEDROOM	W5/F02	26.7	25.7	1	3.7%	YES	94.1	90.7	0.6	3.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	HOTEL	BEDROOM	W6/F02	26.5	25.6	0.9	3.4%	YES	94.7	91.3	0.4	3.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F03	R1	HOTEL	BEDROOM	W1/F03	36.6	35.5	1.1	3.0%	YES	97.5	97.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	HOTEL	BEDROOM	W2/F03	36.4	35.3	1.1	3.0%	YES	97.3	97.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	HOTEL	BEDROOM	W3/F03	35.3	34.3	1	2.8%	YES	97	97	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	HOTEL	BEDROOM	W4/F03	25.9	24.4	1.5	5.8%	YES	97.9	97.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
DUKESBRIDGE CHAMBERS																					
F00	R11	RESIDENTIAL	LKD	W36/F00	22.1	19	3.1	14.0%	YES	100	100	0.0	0.0%	YES	78	19	74	16	5.1%	15.8%	YES
			LKD	W39/F00	27.7	26.7	1	3.6%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	19.9	19.9	0	0.0%	YES	66	66	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F01	18.8	18.8	0	0.0%	YES												
	R2	RESIDENTIAL	LKD	W3/F01	18.6	18.6	0	0.0%	YES	43.4	43.4	0.0	0.0%	YES	38	11	38	11	0.0%	0.0%	YES
			LKD	W4/F01	18.6	18.6	0	0.0%	YES												
	R3	RESIDENTIAL	LKD	W5/F01	18.9	18.9	0	0.0%	YES	30	30	0.0	0.0%	YES	34	10	34	10	0.0%	0.0%	YES
	R4	RESIDENTIAL	BEDROOM	W6/F01	19.1	19.1	0	0.0%	YES	53.4	53.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W7/F01	19.2	19.2	0	0.0%	YES	63.3	63.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	LKD	W8/F01	19.4	19.4	0	0.0%	YES	24.8	24.8	0.0	0.0%	YES	34	11	34	11	0.0%	0.0%	YES
	R7	RESIDENTIAL	UNKNOWN	W9/F01	19.6	19.5	0.1	0.5%	YES	52	44	1.1	15.3%	YES	35	10	35	10	0.0%	0.0%	YES
	R8	RESIDENTIAL	UNKNOWN	W10/F01	20.6	20.6	0	0.0%	YES	70.6	70.5	0.0	0.2%	YES	37	9	37	9	0.0%	0.0%	YES
	R9	RESIDENTIAL	UNKNOWN	W11/F01	21.1	21.1	0	0.0%	YES	63.8	63.7	0.0	0.2%	YES	37	9	37	9	0.0%	0.0%	YES
	R10	RESIDENTIAL	UNKNOWN	W12/F01	22	21.9	0.1	0.5%	YES	75.8	75.8	0.0	0.1%	YES	40	10	40	10	0.0%	0.0%	YES
	R11	RESIDENTIAL	UNKNOWN	W13/F01	21.8	21.8	0	0.0%	YES	76.1	76	0.0	0.1%	YES	35	9	35	9	0.0%	0.0%	YES
	R12	RESIDENTIAL	UNKNOWN	W14/F01	20.9	20.9	0	0.0%	YES	34.8	34.8	0.0	0.0%	YES	37	12	37	12	0.0%	0.0%	YES
	R13	RESIDENTIAL	UNKNOWN	W15/F01	20.7	20.6	0.1	0.5%	YES	39.9	39.9	0.0	0.0%	YES	34	11	34	11	0.0%	0.0%	YES
	R14	RESIDENTIAL	UNKNOWN	W16/F01	20.8	20.6	0.2	1.0%	YES	46.8	46.5	0.0	0.6%	YES	37	12	37	12	0.0%	0.0%	YES
	R15	RESIDENTIAL	UNKNOWN	W17/F01	21.5	21.2	0.3	1.4%	YES	40.5	40.3	0.0	0.3%	YES	39	13	38	12	2.6%	7.7%	YES
	R16	RESIDENTIAL	UNKNOWN	W18/F01	21.8	20.2	1.6	7.3%	YES	78.8	75.7	0.4	3.9%	YES	43	11	40	8	7.0%	27.3%	YES
	R17	RESIDENTIAL	UNKNOWN	W19/F01	8.9	8.9	0	0.0%	YES	100	100	0.0	0.0%	YES	69	24	68	23	1.4%	4.2%	YES
			UNKNOWN	W20/F01	22.3	22	0.3	1.3%	YES												
			UNKNOWN	W21/F01	28.2	26.3	1.9	6.7%	YES												
			UNKNOWN	W22/F01	32.1	29.4	2.7	8.4%	YES												
			UNKNOWN	W23/F01	20.5	19.1	1.4	6.8%	YES												
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	25.2	25.2	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F02	25.3	25.3	0	0.0%	YES												
			BEDROOM	W19/F02	11.3	11.3	0	0.0%	YES												
	R2	RESIDENTIAL	LKD	W3/F02	25	25	0	0.0%	YES	72.1	72.1	0.0	0.0%	YES	51	14	51	14	0.0%	0.0%	YES
			LKD	W4/F02	23.4	23.4	0	0.0%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
DUKESBRIDGE CHAMBERS (CONTINUED)																					
	R3	RESIDENTIAL	LKD	W5/F02	24.7	24.7	0	0.0%	YES	40.6	40.6	0.0	0.0%	YES	44	12	44	12	0.0%	0.0%	YES
	R4	RESIDENTIAL	BEDROOM	W6/F02	24.8	24.8	0	0.0%	YES	81.5	81.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W7/F02	24.7	24.7	0	0.0%	YES	85.2	85.2	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	LKD	W8/F02	24.8	24.7	0.1	0.4%	YES	33.6	33.5	0.0	0.2%	YES	42	12	42	12	0.0%	0.0%	YES
	R7	RESIDENTIAL	UNKNOWN	W9/F02	23.9	23.6	0.3	1.3%	YES	66.1	56.4	1.4	14.8%	YES	43	14	42	13	2.3%	7.1%	YES
	R8	RESIDENTIAL	UNKNOWN	W10/F02	25	24.7	0.3	1.2%	YES	85.6	82.8	0.2	3.2%	YES	44	14	42	12	4.5%	14.3%	YES
	R9	RESIDENTIAL	UNKNOWN	W11/F02	25.4	25.2	0.2	0.8%	YES	71.2	71.2	0.0	0.1%	YES	45	14	44	13	2.2%	7.1%	YES
	R10	RESIDENTIAL	UNKNOWN	W12/F02	26.2	26.1	0.1	0.4%	YES	85.2	85.1	0.0	0.1%	YES	48	14	48	14	0.0%	0.0%	YES
	R11	RESIDENTIAL	UNKNOWN	W13/F02	26.1	25.9	0.2	0.8%	YES	83.1	83.1	0.0	0.0%	YES	42	12	42	12	0.0%	0.0%	YES
	R12	RESIDENTIAL	UNKNOWN	W14/F02	25.5	25.2	0.3	1.2%	YES	48.4	48.4	0.0	0.0%	YES	45	14	44	13	2.2%	7.1%	YES
	R13	RESIDENTIAL	UNKNOWN	W15/F02	25.3	25	0.3	1.2%	YES	51.5	51.5	0.0	0.0%	YES	46	13	46	13	0.0%	0.0%	YES
	R14	RESIDENTIAL	UNKNOWN	W16/F02	25.4	25	0.4	1.6%	YES	63.7	61.9	0.3	2.7%	YES	43	14	42	13	2.3%	7.1%	YES
	R15	RESIDENTIAL	UNKNOWN	W17/F02	26.4	25.4	1	3.8%	YES	70.5	66.8	0.8	5.3%	YES	45	15	42	12	6.7%	20.0%	YES
	R16	RESIDENTIAL	UNKNOWN	W18/F02	26.5	24.3	2.2	8.3%	YES	96.2	96.2	0.0	0.0%	YES	54	19	52	17	3.7%	10.5%	YES
F03	R1	RESIDENTIAL	BEDROOM	W1/F03	31.4	31.3	0.1	0.3%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F03	32.5	32.2	0.3	0.9%	YES												
			BEDROOM	W19/F03	15.4	15.4	0	0.0%	YES												
	R2	RESIDENTIAL	LKD	W3/F03	32.1	31.8	0.3	0.9%	YES	100	100	0.0	0.0%	YES	62	19	61	18	1.6%	5.3%	YES
			LKD	W4/F03	29.4	29	0.4	1.4%	YES												
	R3	RESIDENTIAL	LKD	W5/F03	31.1	30.7	0.4	1.3%	YES	70.9	69.9	0.2	1.4%	YES	56	16	55	15	1.8%	6.3%	YES
	R4	RESIDENTIAL	BEDROOM	W6/F03	31.2	30.7	0.5	1.6%	YES	98.4	98.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W7/F03	31	30.4	0.6	1.9%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	LKD	W8/F03	31	30.1	0.9	2.9%	YES	62.9	61.3	0.3	2.5%	YES	53	16	52	15	1.9%	6.3%	YES
	R7	RESIDENTIAL	UNKNOWN	W9/F03	28.8	28	0.8	2.8%	YES	80.3	80.3	0.0	0.0%	YES	53	16	50	13	5.7%	18.8%	YES
	R8	RESIDENTIAL	UNKNOWN	W10/F03	29.7	28.9	0.8	2.7%	YES	94.8	93	0.1	1.8%	YES	51	15	49	13	3.9%	13.3%	YES
	R9	RESIDENTIAL	UNKNOWN	W11/F03	30	29.3	0.7	2.3%	YES	86.2	86.2	0.0	0.0%	YES	52	17	49	14	5.8%	17.6%	YES
	R10	RESIDENTIAL	UNKNOWN	W12/F03	30.7	30.1	0.6	2.0%	YES	95.9	95.2	0.1	0.7%	YES	52	16	50	14	3.8%	12.5%	YES
	R11	RESIDENTIAL	UNKNOWN	W13/F03	30.8	30.1	0.7	2.3%	YES	98	96.1	0.3	1.9%	YES	52	16	50	14	3.8%	12.5%	YES
	R12	RESIDENTIAL	UNKNOWN	W14/F03	30.5	29.1	1.4	4.6%	YES	94	90.8	0.5	3.4%	YES	55	18	50	13	9.1%	27.8%	YES
	R13	RESIDENTIAL	UNKNOWN	W15/F03	30.5	28.3	2.2	7.2%	YES	82.3	81.4	0.2	1.1%	YES	54	18	50	14	7.4%	22.2%	YES
	R15	RESIDENTIAL	UNKNOWN	W17/F03	33.9	30.9	3	8.8%	YES	98.1	98.1	0.0	0.0%	YES	59	20	58	19	1.7%	5.0%	YES

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
DUKESBRIDGE CHAMBERS (CONTINUED)																					
			UNKNOWN	W18/F03	35	32	3	8.6%	YES												
F04	R1	RESIDENTIAL	LKD	W1/F04	32.4	32.1	0.3	0.9%	YES	96.4	96.4	0.0	0.0%	YES	53	20	51	18	3.8%	10.0%	YES
			LKD	W2/F04	32.6	31.1	1.5	4.6%	YES												
			LKD	W7/F04	31.5	31.5	0	0.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W3/F04	32.5	31	1.5	4.6%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W4/F04	32.1	30.1	2	6.2%	YES												
	R3	RESIDENTIAL	UNKNOWN	W5/F04	33.9	32.3	1.6	4.7%	YES	98.7	98.7	0.0	0.0%	YES	58	18	55	15	5.2%	16.7%	YES
	R4	RESIDENTIAL	UNKNOWN	W6/F04	34.7	33.2	1.5	4.3%	YES	98.7	98.7	0.0	0.0%	YES	59	20	55	16	6.8%	20.0%	YES
TOWNSEND HOUSE																					
F00	R3	HEALTHCARE	BEDROOM	W6/F00	19.9	18	1.9	9.5%	YES	32.9	32.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	HEALTHCARE	LKD	W7/F00	23.9	22.1	1.8	7.5%	YES	70.5	70.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W8/F00	16.7	16.4	0.3	1.8%	YES												
F01	R5	HEALTHCARE	LKD	W6/F01	34.2	32.6	1.6	4.7%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W7/F01	34.9	33	1.9	5.4%	YES												
			LKD	W8/F01	21.5	19.6	1.9	8.8%	YES												
	R6	HEALTHCARE	BEDROOM	W9/F01	25.3	23.5	1.8	7.1%	YES	89.6	89.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W10/F01	20.6	20.2	0.4	1.9%	YES												
F02	R1	HEALTHCARE	LKD	W1/F02	34.7	32.9	1.8	5.2%	YES	98.7	98.7	0.0	0.0%	YES	67	23	67	23	0.0%	0.0%	YES
			LKD	W12/F02	36.3	36.3	0	0.0%	YES												
			LKD	W13/F02	36.3	36.3	0	0.0%	YES												
	R2	HEALTHCARE	BEDROOM	W2/F02	35.1	33.2	1.9	5.4%	YES	97.8	97.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W3/F02	35.1	33.2	1.9	5.4%	YES												
	R3	HEALTHCARE	BEDROOM	W4/F02	35.1	33.3	1.8	5.1%	YES	93.8	92.5	0.2	1.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	HEALTHCARE	BEDROOM	W5/F02	35.2	33.3	1.9	5.4%	YES	94.9	94.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	HEALTHCARE	LKD	W7/F02	35.2	33.2	2	5.7%	YES	94.1	94	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W8/F02	35.3	33.3	2	5.7%	YES												
			LKD	W9/F02	23.1	21.3	1.8	7.8%	YES												
	R7	HEALTHCARE	BEDROOM	W10/F02	29.8	28	1.8	6.0%	YES	91.5	91.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W11/F02	25.1	24.7	0.4	1.6%	YES												

(1) KITCHEN SMALLER THAN 13m2

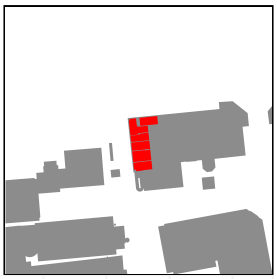
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

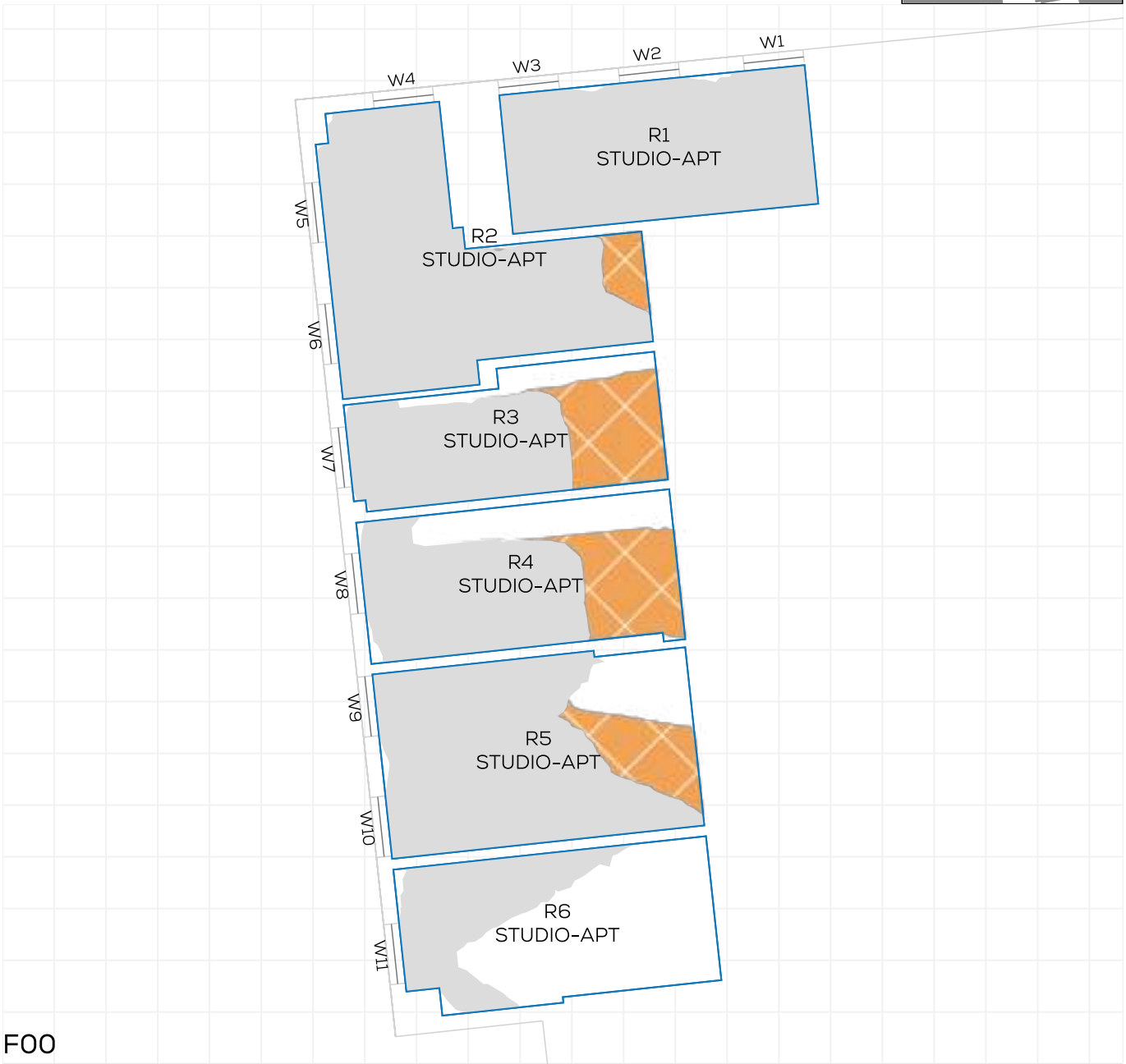
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: NEW CENTURY PLACE
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD1

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





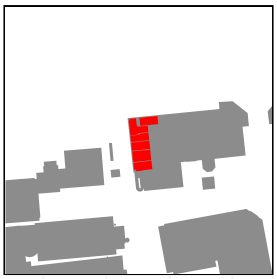
F00

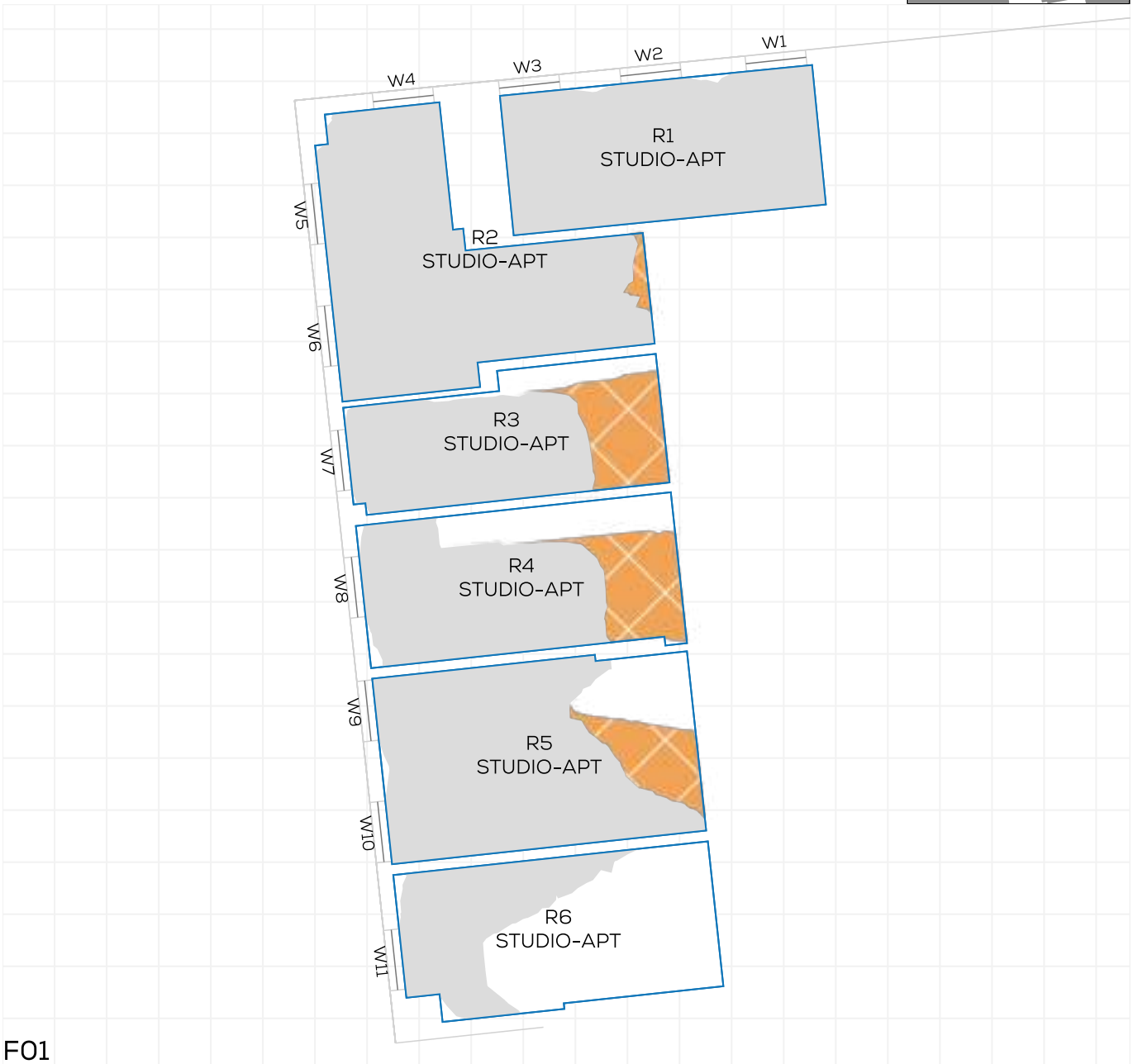
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
NEW CENTURY PLACE								
F00	R1	RESIDENTIAL	STUDIO-APT	15.9	99.2	99.2	0.0	0
F00	R2	RESIDENTIAL	STUDIO-APT	21.4	99.6	94.4	1.1	5.3
F00	R3	RESIDENTIAL	STUDIO-APT	13.9	87.7	59.1	4.0	32.6
F00	R4	RESIDENTIAL	STUDIO-APT	16.8	79.2	55.7	3.9	29.6
F00	R5	RESIDENTIAL	STUDIO-APT	21.5	87.3	74.3	2.8	15
F00	R6	RESIDENTIAL	STUDIO-APT	17.0	36.6	36.6	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: NEW CENTURY PLACE
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD2

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F01

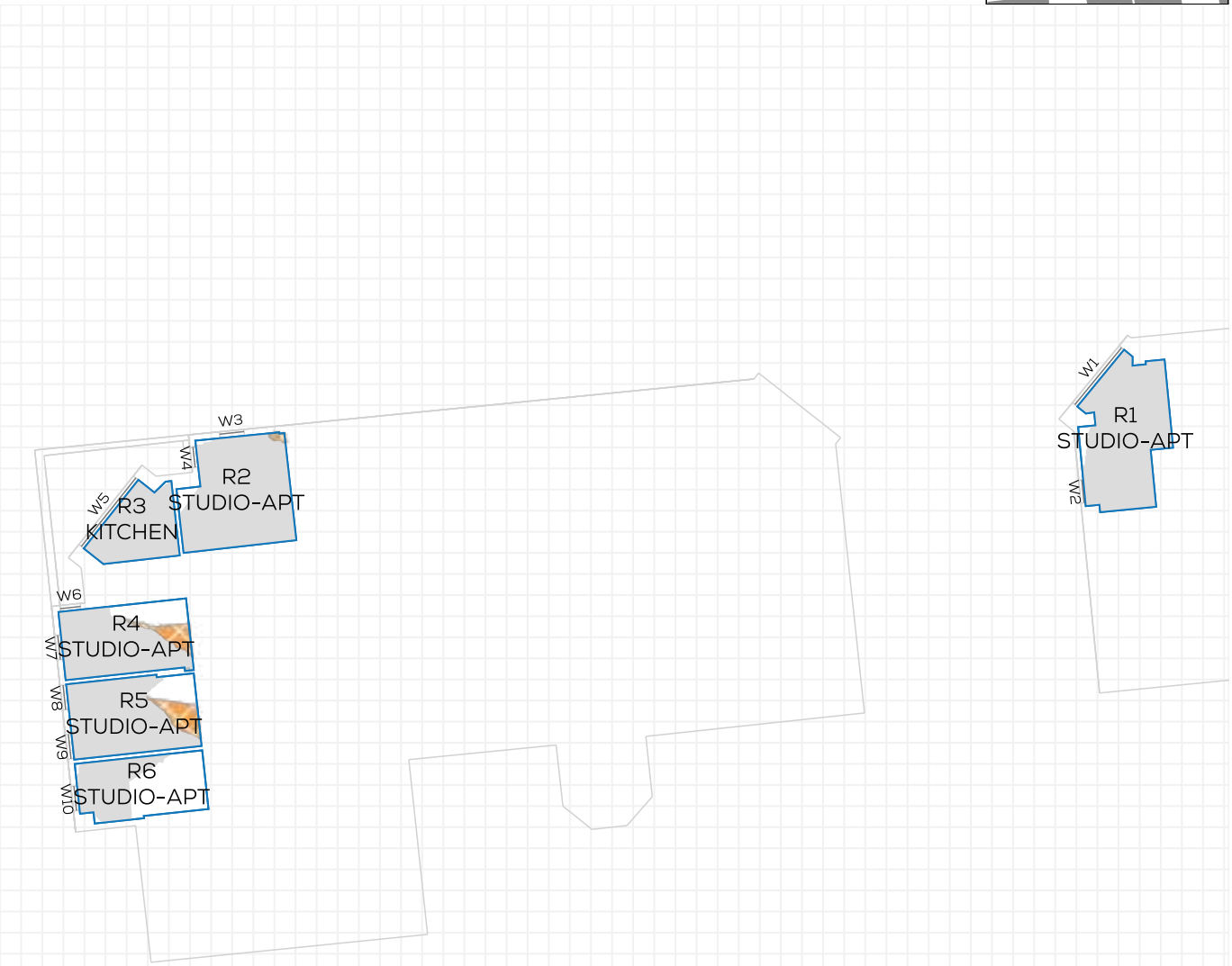
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
NEW CENTURY PLACE								
F01	R1	RESIDENTIAL	STUDIO-APT	16.2	99.3	99.3	0.0	0
F01	R2	RESIDENTIAL	STUDIO-APT	21.4	99.8	98	0.4	1.8
F01	R3	RESIDENTIAL	STUDIO-APT	13.9	89.5	66	3.3	26.3
F01	R4	RESIDENTIAL	STUDIO-APT	16.8	80.9	61.6	3.2	23.8
F01	R5	RESIDENTIAL	STUDIO-APT	21.5	87.8	76.6	2.4	12.8
F01	R6	RESIDENTIAL	STUDIO-APT	17.0	38.9	38.9	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: NEW CENTURY PLACE
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD3

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F02

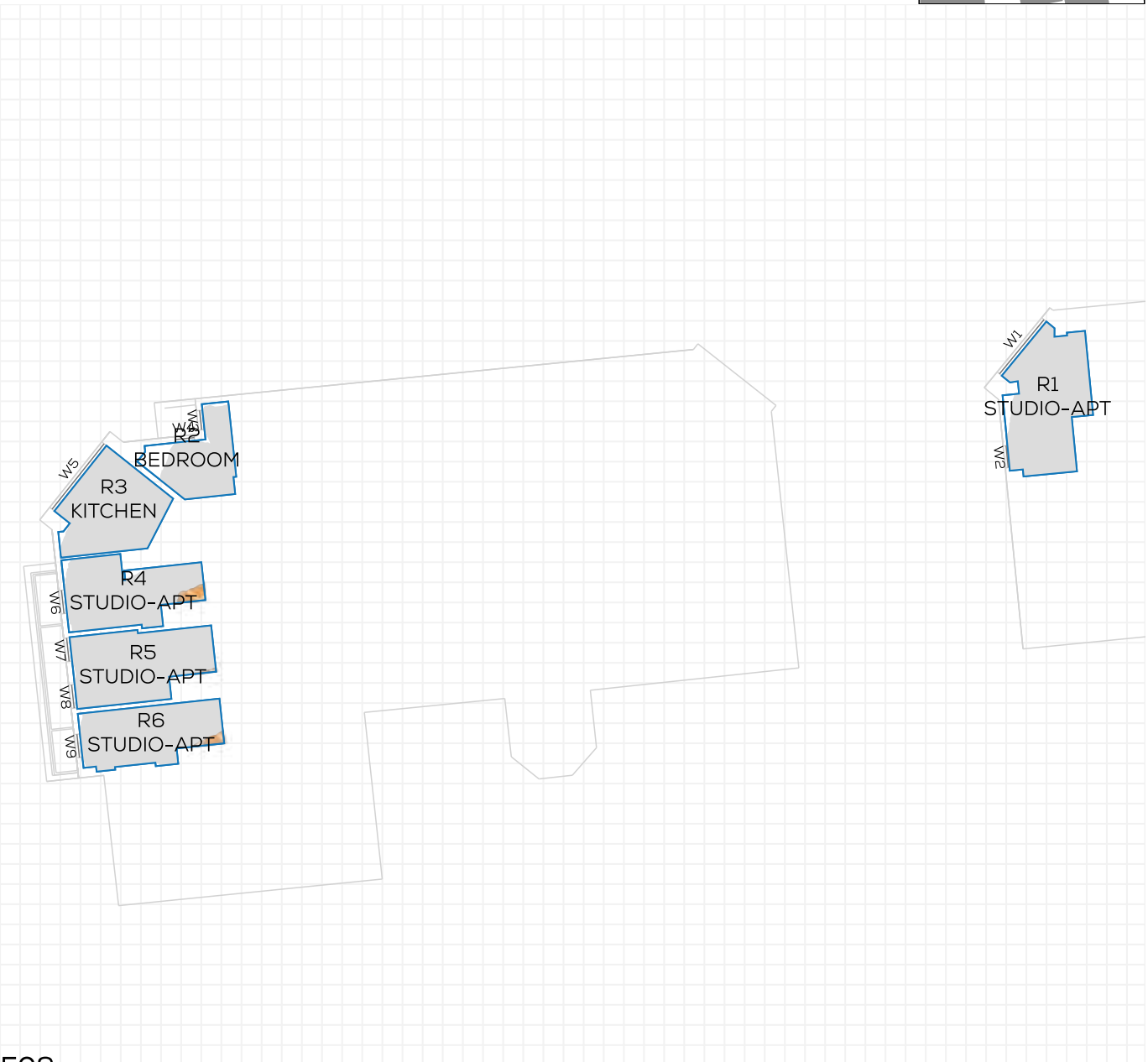
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
NEW CENTURY PLACE								
F02	R1	RESIDENTIAL	STUDIO-APT	25.1	97.5	97.5	0.0	0
F02	R2	RESIDENTIAL	STUDIO-APT	25.4	96.8	95.6	0.3	1.3
F02	R3	RESIDENTIAL	KITCHEN	11.7	99.6	99.6	0.0	0
F02	R4	RESIDENTIAL	STUDIO-APT	19.8	81.7	72.4	1.8	11.4
F02	R5	RESIDENTIAL	STUDIO-APT	21.5	87.9	77.3	2.3	12
F02	R6	RESIDENTIAL	STUDIO-APT	17.0	46.4	46.4	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: NEW CENTURY PLACE
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD4

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



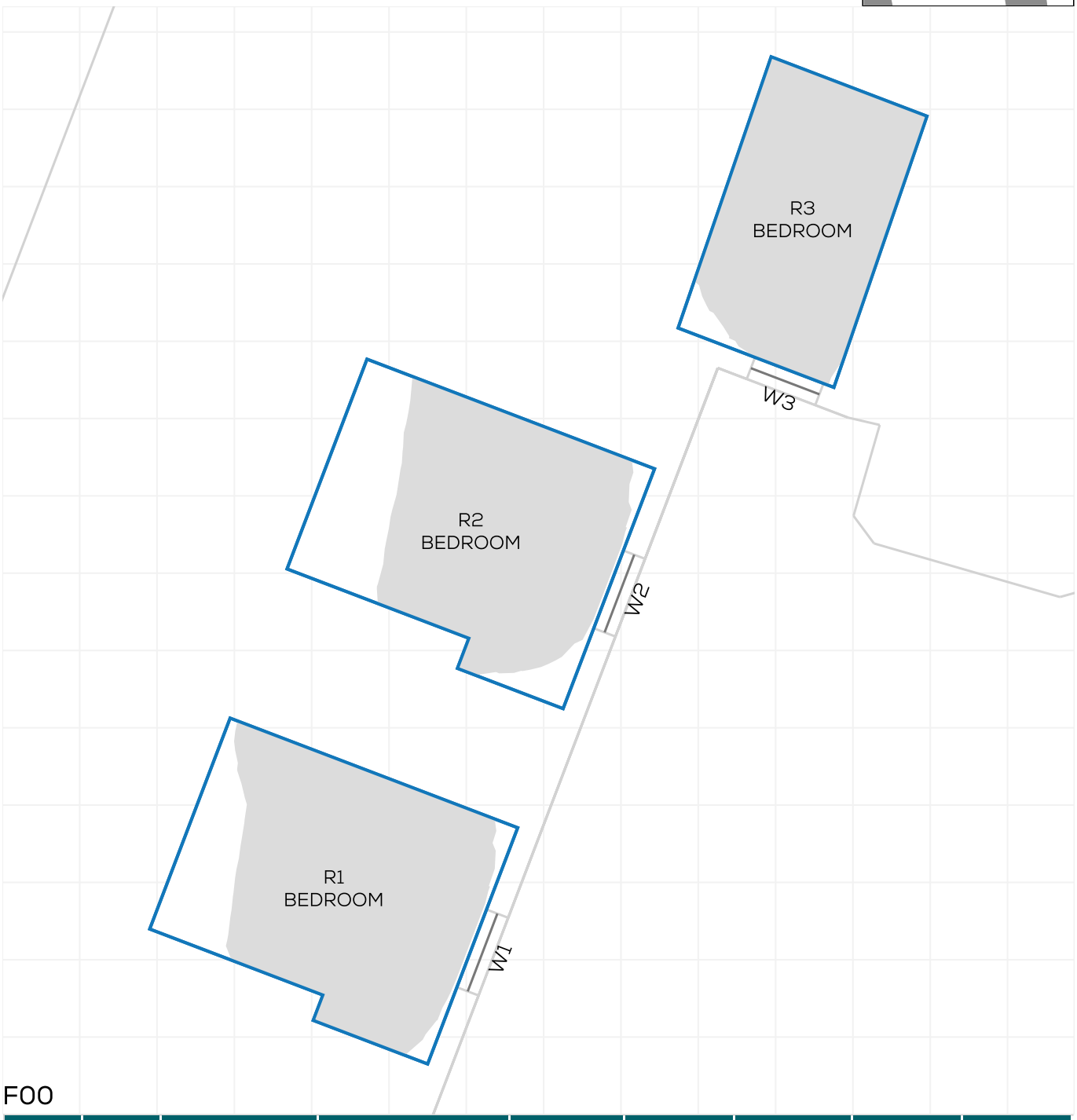
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
NEW CENTURY PLACE								
F03	R1	RESIDENTIAL	STUDIO-APT	25.1	97.5	97.5	0.0	0
F03	R2	RESIDENTIAL	BEDROOM	13.4	84.6	84.6	0.0	0
F03	R3	RESIDENTIAL	KITCHEN	20.3	99.1	99.1	0.0	0
F03	R4	RESIDENTIAL	STUDIO-APT	19.7	96.7	92.2	0.9	4.7
F03	R5	RESIDENTIAL	STUDIO-APT	22.1	99.7	98.9	0.2	0.8
F03	R6	RESIDENTIAL	STUDIO-APT	18.8	99	96	0.6	3.1

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: GEORGE HOTEL
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD5

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



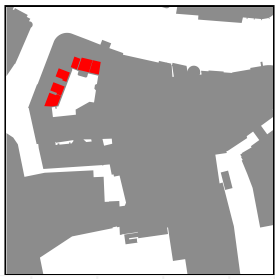
F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
GEORGE HOTEL								
F00	R1	HOTEL	BEDROOM	12.2	81.7	81.7	0.0	0
F00	R2	HOTEL	BEDROOM	12.2	71.8	71.8	0.0	0
F00	R3	HOTEL	BEDROOM	8.0	96.4	96.4	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: GEORGE HOTEL
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD6

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
GEORGE HOTEL								
F01	R1	HOTEL	BEDROOM	16.7	92.9	92.9	0.0	0
F01	R2	HOTEL	BEDROOM	12.2	96.2	96.2	0.0	0
F01	R3	HOTEL	BEDROOM	12.2	89.8	89.8	0.0	0
F01	R4	HOTEL	BEDROOM	8.0	97.9	97.9	0.0	0
F01	R5	HOTEL	BEDROOM	16.1	78.2	75.4	0.4	3.6
F01	R6	HOTEL	BEDROOM	12.5	70.2	67.9	0.3	3.3

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: GEORGE HOTEL
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD7

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

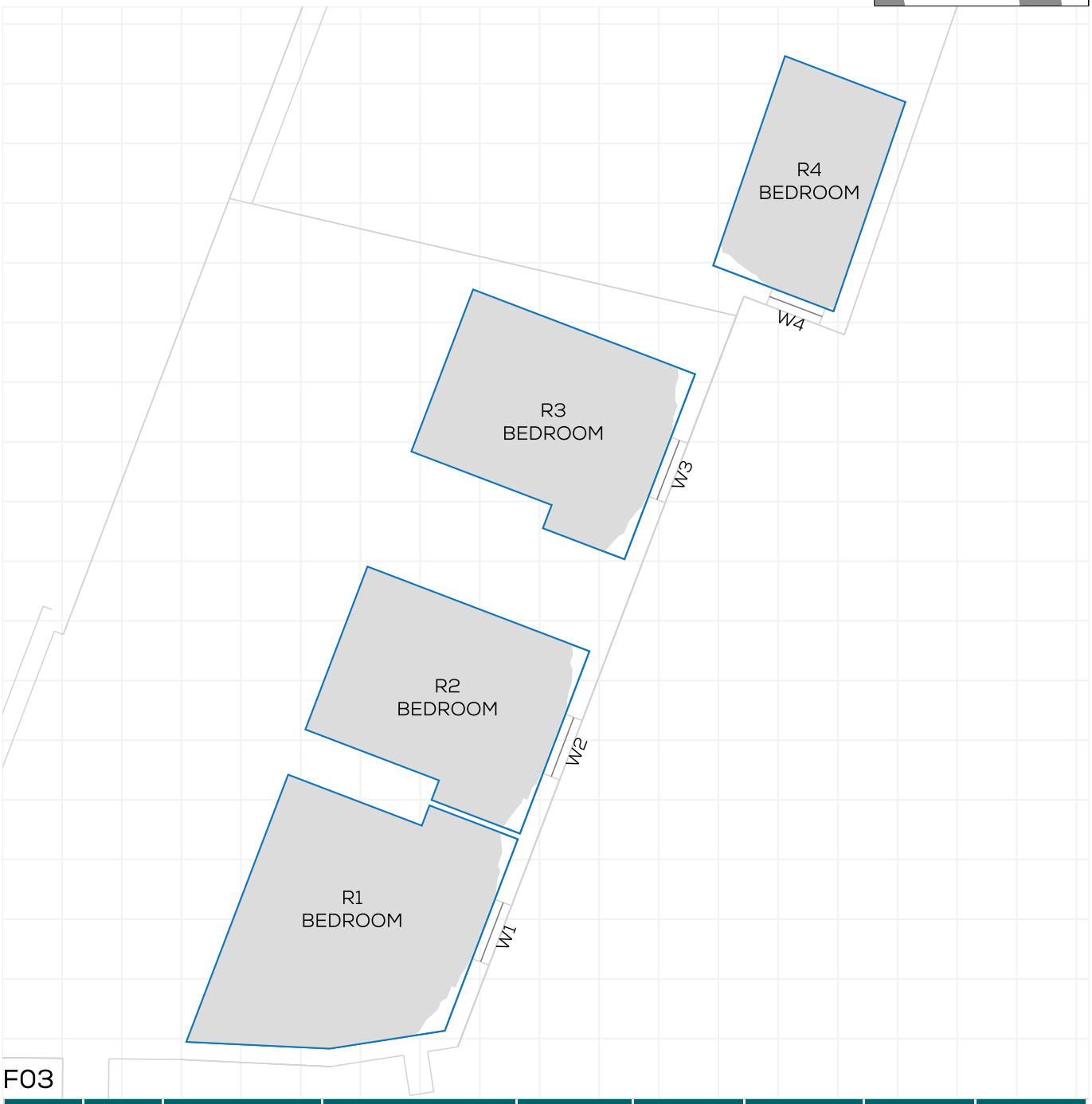
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
GEORGE HOTEL								
F02	R1	HOTEL	BEDROOM	16.7	97.6	97.6	0.0	0
F02	R2	HOTEL	BEDROOM	12.2	97.7	97.7	0.0	0
F02	R3	HOTEL	BEDROOM	12.2	96.3	96.3	0.0	0
F02	R4	HOTEL	BEDROOM	8.0	97.5	97.5	0.0	0
F02	R5	HOTEL	BEDROOM	16.1	94.1	90.7	0.6	3.7
F02	R6	HOTEL	BEDROOM	12.5	94.7	91.3	0.4	3.6

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: GEORGE HOTEL
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD8

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



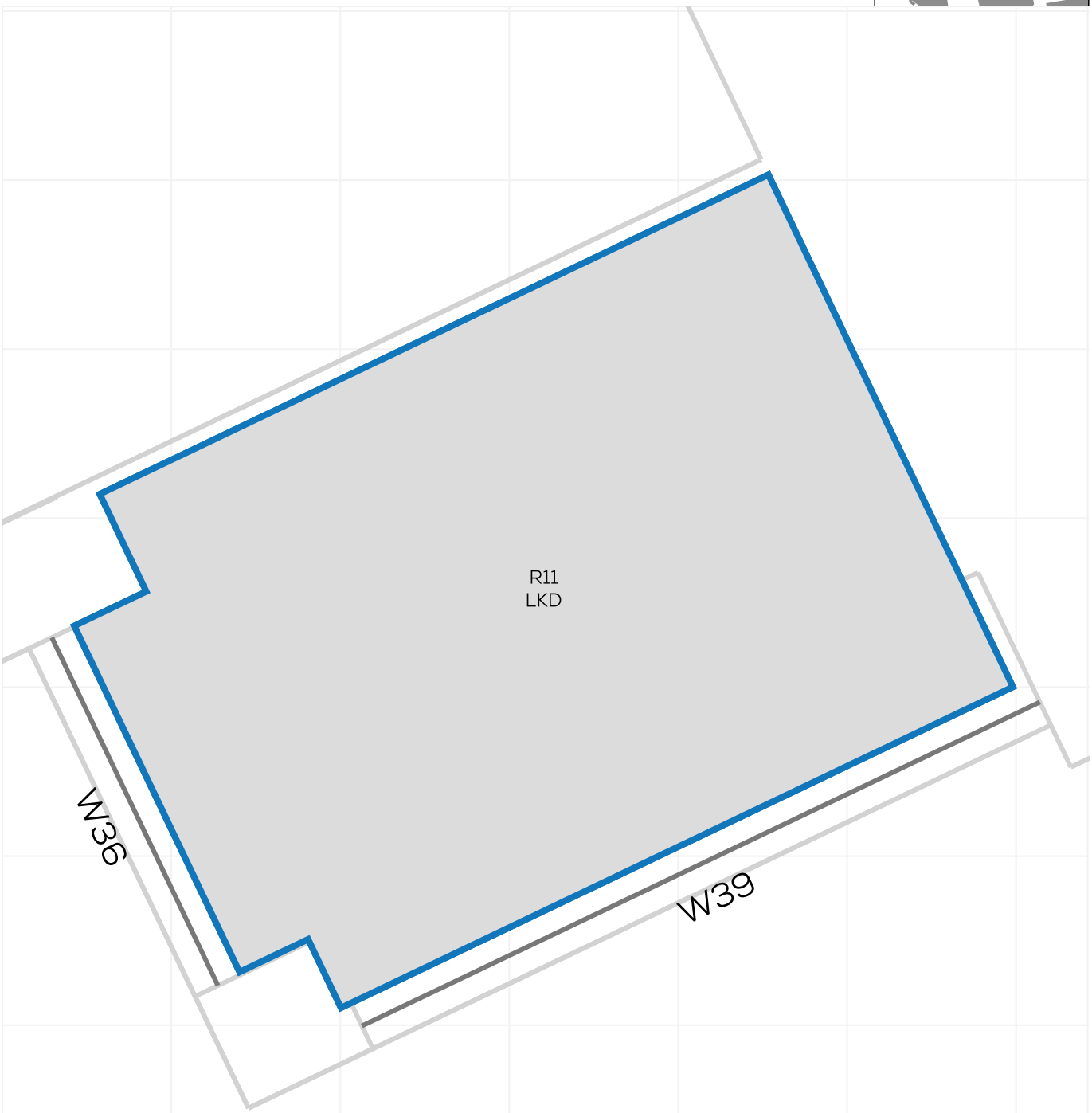
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
GEORGE HOTEL								
F03	R1	HOTEL	BEDROOM	16.7	97.5	97.5	0.0	0
F03	R2	HOTEL	BEDROOM	12.2	97.3	97.3	0.0	0
F03	R3	HOTEL	BEDROOM	12.2	97	97	0.0	0
F03	R4	HOTEL	BEDROOM	8.0	97.9	97.9	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD9

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F00	R11	RESIDENTIAL	LKD	15.8	100	100	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD10

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F01	R1	RESIDENTIAL	BEDROOM	13.0	66	66	0.0	0
F01	R2	RESIDENTIAL	LKD	28.6	43.4	43.4	0.0	0
F01	R3	RESIDENTIAL	LKD	23.7	30	30	0.0	0
F01	R4	RESIDENTIAL	BEDROOM	8.0	53.4	53.4	0.0	0
F01	R5	RESIDENTIAL	BEDROOM	10.1	63.3	63.3	0.0	0
F01	R6	RESIDENTIAL	LKD	21.2	24.8	24.8	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F01	R7	RESIDENTIAL	UNKNOWN	14.0	52	44	1.1	15.3
F01	R8	RESIDENTIAL	UNKNOWN	8.2	70.6	70.5	0.0	0.2
F01	R9	RESIDENTIAL	UNKNOWN	8.2	63.8	63.7	0.0	0.2
F01	R10	RESIDENTIAL	UNKNOWN	14.0	75.8	75.8	0.0	0.1
F01	R11	RESIDENTIAL	UNKNOWN	14.0	76.1	76	0.0	0.1
F01	R12	RESIDENTIAL	UNKNOWN	8.2	34.8	34.8	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD12

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F01	R13	RESIDENTIAL	UNKNOWN	8.2	39.9	39.9	0.0	0
F01	R14	RESIDENTIAL	UNKNOWN	15.3	46.8	46.5	0.0	0.6
F01	R15	RESIDENTIAL	UNKNOWN	22.1	40.5	40.3	0.0	0.3
F01	R16	RESIDENTIAL	UNKNOWN	12.8	78.8	75.7	0.4	3.9
F01	R17	RESIDENTIAL	UNKNOWN	21.4	100	100	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD13

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F02	R1	RESIDENTIAL	BEDROOM	13.0	99.9	99.9	0.0	0
F02	R2	RESIDENTIAL	LKD	28.6	72.1	72.1	0.0	0
F02	R3	RESIDENTIAL	LKD	23.7	40.6	40.6	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	8.0	81.5	81.5	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	10.1	85.2	85.2	0.0	0.1
F02	R6	RESIDENTIAL	LKD	21.2	33.6	33.5	0.0	0.2

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD14

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F02	R7	RESIDENTIAL	UNKNOWN	14.0	66.1	56.4	1.4	14.8
F02	R8	RESIDENTIAL	UNKNOWN	8.2	85.6	82.8	0.2	3.2
F02	R9	RESIDENTIAL	UNKNOWN	8.2	71.2	71.2	0.0	0.1
F02	R10	RESIDENTIAL	UNKNOWN	14.0	85.2	85.1	0.0	0.1
F02	R11	RESIDENTIAL	UNKNOWN	14.0	83.1	83.1	0.0	0
F02	R12	RESIDENTIAL	UNKNOWN	8.2	48.4	48.4	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD15

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

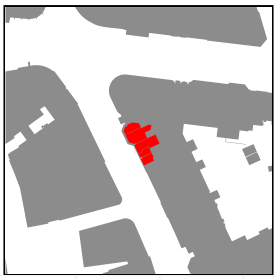
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F02	R13	RESIDENTIAL	UNKNOWN	8.2	51.5	51.5	0.0	0
F02	R14	RESIDENTIAL	UNKNOWN	15.3	63.7	61.9	0.3	2.7
F02	R15	RESIDENTIAL	UNKNOWN	22.1	70.5	66.8	0.8	5.3
F02	R16	RESIDENTIAL	UNKNOWN	12.8	96.2	96.2	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD16

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F03	R1	RESIDENTIAL	BEDROOM	13.0	99.9	99.9	0.0	0
F03	R2	RESIDENTIAL	LKD	28.6	100	100	0.0	0
F03	R3	RESIDENTIAL	LKD	23.7	70.9	69.9	0.2	1.4
F03	R4	RESIDENTIAL	BEDROOM	8.0	98.4	98.4	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	10.1	99.4	99.4	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD17

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F03	R6	RESIDENTIAL	LKD	21.2	62.9	61.3	0.3	2.5
F03	R7	RESIDENTIAL	UNKNOWN	14.0	80.3	80.3	0.0	0
F03	R8	RESIDENTIAL	UNKNOWN	8.2	94.8	93	0.1	1.8
F03	R9	RESIDENTIAL	UNKNOWN	8.2	86.2	86.2	0.0	0
F03	R10	RESIDENTIAL	UNKNOWN	14.0	95.9	95.2	0.1	0.7

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD18

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F03	R11	RESIDENTIAL	UNKNOWN	14.0	98	96.1	0.3	1.9
F03	R12	RESIDENTIAL	UNKNOWN	15.3	94	90.8	0.5	3.4
F03	R13	RESIDENTIAL	UNKNOWN	22.1	82.3	81.4	0.2	1.1
F03	R15	RESIDENTIAL	UNKNOWN	22.2	98.1	98.1	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: DUKESBRIDGE CHAMBERS
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD19

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
DUKESBRIDGE CHAMBERS								
F04	R1	RESIDENTIAL	LKD	24.2	96.4	96.4	0.0	0
F04	R2	RESIDENTIAL	BEDROOM	10.0	100	100	0.0	0
F04	R3	RESIDENTIAL	UNKNOWN	14.0	98.7	98.7	0.0	0
F04	R4	RESIDENTIAL	UNKNOWN	14.0	98.7	98.7	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: TOWNSEND HOUSE
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD20

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
TOWNSEND HOUSE								
F00	R3	HEALTHCARE	BEDROOM	11.9	32.9	32.9	0.0	0
F00	R4	HEALTHCARE	LKD	24.8	70.5	70.5	0.0	0

NSL CONTOURS

PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: TOWNSEND HOUSE
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD21

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
TOWNSEND HOUSE								
F01	R5	HEALTHCARE	LKD	21.1	99.2	99.2	0.0	0
F01	R6	HEALTHCARE	BEDROOM	12.3	89.6	89.6	0.0	0

NSL CONTOURS

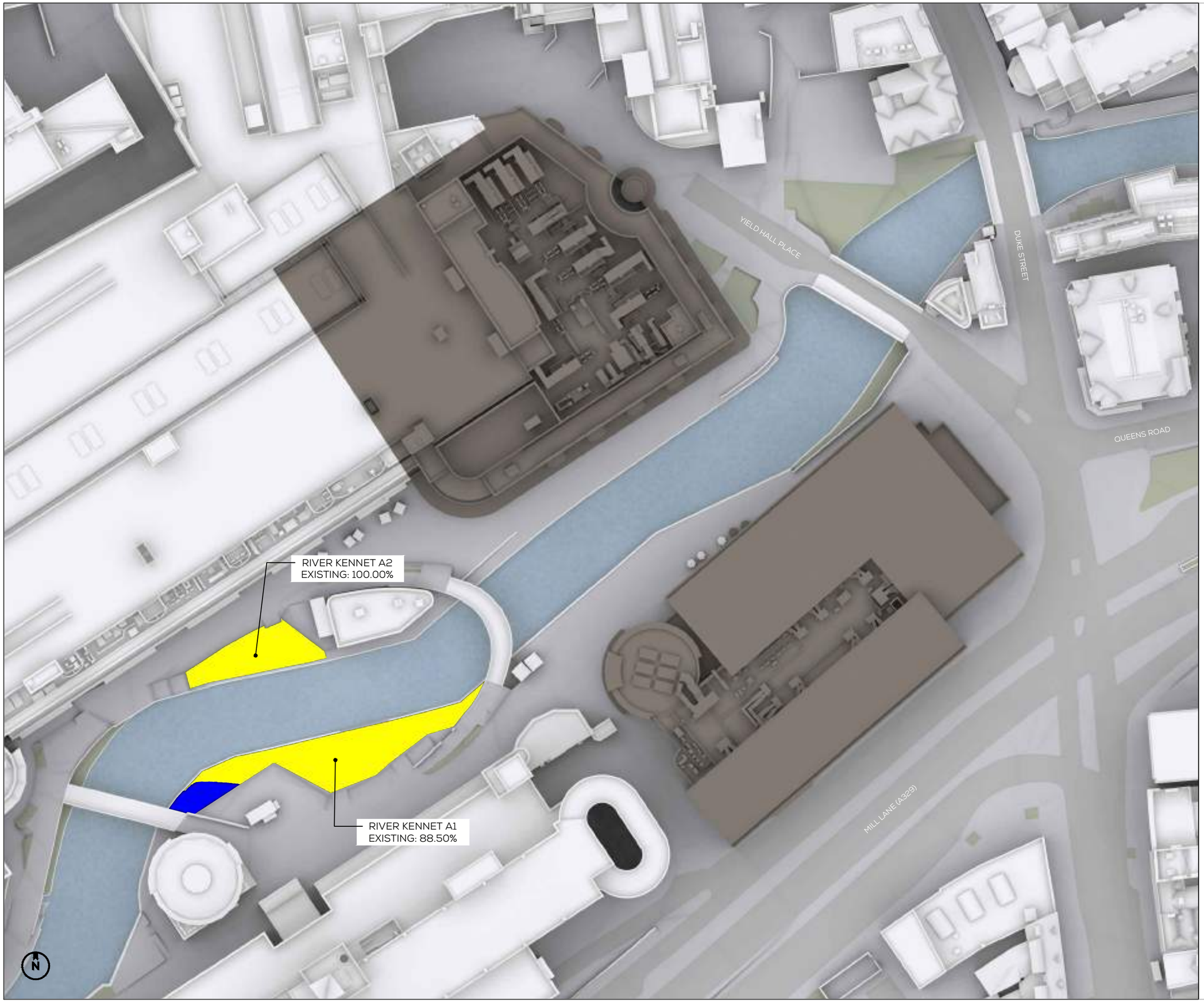
PROJECT: 2137 - THE ORACLE, READING
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: TOWNSEND HOUSE
DATE: 28/11/2022
SCHEME IR: IR06
DRAWING No.: 2137-REL01-IS04-DD22

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
TOWNSEND HOUSE								
F02	R1	HEALTHCARE	LKD	22.1	98.7	98.7	0.0	0
F02	R2	HEALTHCARE	BEDROOM	14.6	97.8	97.8	0.0	0
F02	R3	HEALTHCARE	BEDROOM	13.1	93.8	92.5	0.2	1.4
F02	R4	HEALTHCARE	BEDROOM	11.9	94.9	94.9	0.0	0
F02	R6	HEALTHCARE	LKD	22.6	94.1	94	0.0	0
F02	R7	HEALTHCARE	BEDROOM	12.3	91.5	91.5	0.0	0

FLOOR	AMENITY	AMENITY AREA SQM	LIT AREA EXISTING SQM	LIT AREA EXISTING %	LIT AREA PROPOSED SQM	LIT AREA PROPOSED %	LOSS %	MEETS BRE CRITERIA	MEETS BRE CRITERIA
RIVER KENNET									
F00	A1	420.79	372.4	88.50%	372.4	88.50%	0.00%	YES	
F00	A2	187.79	187.79	100.00%	187.79	100.00%	0.00%	YES	
TOTAL		608.58	560.19	92.05%	560.19	92.05%	0.00%		YES



SOURCES OF INFORMATION

IR07-20221104-CRTKL

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

+2 HR AREA LIT

-2 HR AREA LIT

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA

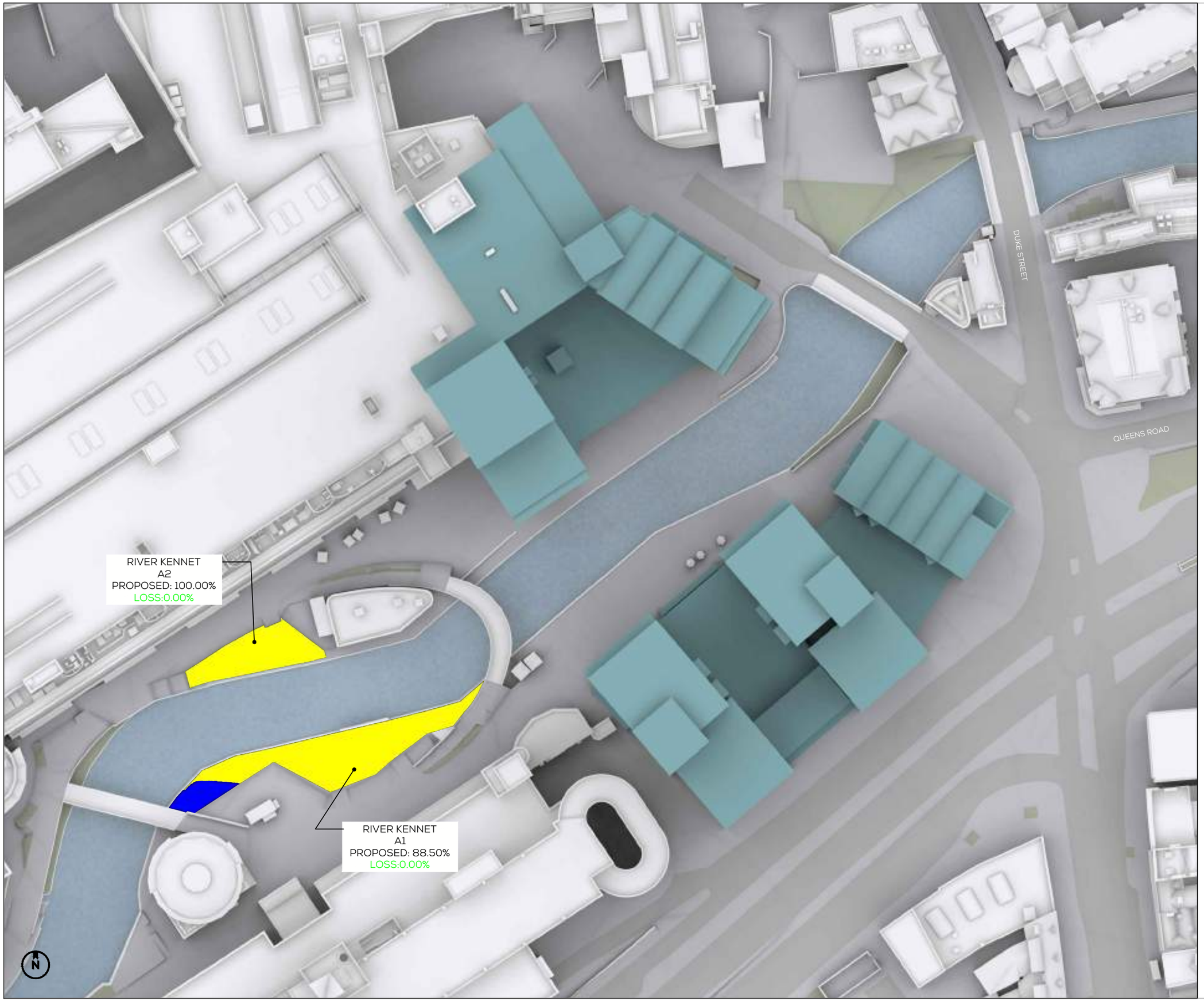
N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
THE ORACLE, READING

DRAWING NAME:
PLAN VIEW EXISTING
SUNLIGHT HOURS ON GROUND
MARCH 21ST

DWN BY	SCALE	CHK BY	STATUS	DATE
EP	NTS	SP	-	NOV22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2137	01	01	03	-

gia
2 Commercial St.
Manchester
M15 4RQ
t 0161 672 5101
mail@gia.uk.com
www.gia.uk.com
MANCHESTER • LONDON



SOURCES OF INFORMATION

IR07-20221104-CRTKL

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

+2 HR AREA LIT

-2 HR AREA LIT

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:

THE ORACLE, READING

DRAWING NAME:

PLAN VIEW PROPOSED
SUNLIGHT HOURS ON GROUND
MARCH 21ST

DWN BY	SCALE	CHK BY	STATUS	DATE
EP	NTS	SP	-	NOV22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2137	01	01	04	-

gia
2 Commercial St.
Manchester
M15 4RQ
t 0161 672 5101
mail@gia.uk.com
www.gia.uk.com
MANCHESTER • LONDON

FLOOR	AMENITY	AMENITY AREA SQM	LIT AREA EXISTING SQM	LIT AREA EXISTING %	LIT AREA PROPOSED SQM	LIT AREA PROPOSED %	LOSS %	MEETS BRE CRITERIA	MEETS BRE CRITERIA
YIELD HALL PLACE 1									
F00	ROOFTOP 1	610.02			380.15	62.32%		YES	
TOTAL		610.02			380.15	62.32%			YES
YIELD HALL PLACE 2									
F00	ROOFTOP 1	460.11			224.19	48.73%		NO	
F00	ROOFTOP 2	279.8			279.8	100.00%		YES	
TOTAL		739.91			503.99	68.11%			YES

SOURCES OF INFORMATION

IR07-20221104-CRTKL

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

+2 HR AREA LIT

-2 HR AREA LIT

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
THE ORACLE, READING

DRAWING NAME:
PLAN VIEW PROPOSED
SUNLIGHT HOURS ON GROUND
MARCH 21ST

DWN BY	SCALE	CHK BY	STATUS	DATE
EP	NTS	SP	-	NOV22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2137	01	01	02	-

gia
2 Commercial St.
Manchester
M15 4RQ
t 0161 672 5101
mail@gia.uk.com
www.gia.uk.com
MANCHESTER • LONDON

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

River House
48-60 High Street
Belfast BT1 2BE

BRISTOL

T 0117 374 1504
E bristol@gia.uk.com

33 Bristol
Colston Avenue
Bristol BS1 4UA

DUBLIN

T 020 7202 1400
E hello@giasurveyors.ie

77 Lower Camden Street
Dublin Ireland
D02 XE80