

Oxford Road, Reading
Stonegate Homes

6906
11/03/2021

Preliminary Schedule of Accommodation - 6 Storeys - 28 Unit Sketch Scheme REV E

Proposed Residential Accommodation Breakdown										
Plot Number	Dwelling Type	No. of Bedrooms	Core	Storey Height	Approx NIA (sqm) to Finish	Approx NIA (sqft) to Finish	Notes	Aspect	Private Amenity space (sqm)	Private/Affordable
1	2B3P	2	1	First	63.2	680		DUAL	7	PRIVATE
2	1B2P	1	1	First	51.6	555		SINGLE	5.5	PRIVATE
3	1B2P	1	1	First	56.5	608		TRIPLE	c.5.0	PRIVATE
4	1B2P	1	1	First	51.0	549		DUAL	c.5.0	PRIVATE
5	1B2P	1	1	First	53.5	576		SINGLE	c.5.0	PRIVATE
6	2B3P	2	1	Second	63.2	680		DUAL	7	PRIVATE
7	1B2P	1	1	Second	51.6	555		SINGLE	5.5	PRIVATE
8	1B2P	1	1	Second	56.5	608		TRIPLE	c.5.0	PRIVATE
9	1B2P	1	1	Second	51.0	549		DUAL	c.5.0	PRIVATE
10	1B2P	1	1	Second	53.6	577		SINGLE	c.5.0	PRIVATE
11	2B3P	2	1	Third	63.6	685		DUAL	7	PRIVATE
12	1B2P	1	1	Third	51.5	554		SINGLE	5.5	PRIVATE
13	3B5P	3	1	Third	86.0	926		TRIPLE	9.1	PRIVATE
14	3B5P	3	1	Third	86.7	933		DUAL	8.1	PRIVATE
15	2B4P	2	1	Fourth	71.7	772		DUAL	7	PRIVATE
16	3B5P	3	1	Fourth	88.2	949		TRIPLE	11.7	PRIVATE
17	2B4P	2	1	Fourth	78.2	842		DUAL	7.5	PRIVATE
18	2B4P	2	1	Fifth	71.6	771		DUAL	7	PRIVATE
19	2B4P	2	1	Fifth	77.9	839		TRIPLE	7.2	PRIVATE
20	2B4P	2	1	Fifth	77.4	833		TRIPLE	8 + terrace	PRIVATE
21	2B4P	2	2	First	71.4	769		DUAL	9.2	AFFORDABLE
22	3B5P	3	2	First	87.6	943		TRIPLE	8.4	AFFORDABLE
23	2B3P	2	2	Second	67.2	723		DUAL	9.1	AFFORDABLE
24	2B4P	2	2	Second	82.0	883	M4(3)	TRIPLE	7.6	AFFORDABLE
25	2B3P	2	2	Third	67.3	724		DUAL	9.1	AFFORDABLE
26	2B4P	2	2	Third	82.0	883	M4(3)	TRIPLE	7.6	AFFORDABLE
27	1B2P	1	2	Fourth	58.9	634		DUAL	9	AFFORDABLE
28	1B2P	1	2	Fourth	56.8	611		TRIPLE	7.6	AFFORDABLE
Total		49			1877.7	20211	2no. M4(3)	19% SINGLE ASPECT	162.7	28.5% AFFORDABLE UNITS

Unit Type Schedule					
Floor	1B2P	2B3P	2B4P	3B5P	Total
Ground Floor	0	0	0	0	0
First Floor	4	1	1	1	7
Second Floor	4	2	1	0	7
Third Floor	1	2	1	2	6
Fourth Floor	2	0	2	1	5
Fifth Floor	0	0	3	0	3
Total	11	5	8	4	28
Percentage %	39	18	29	14	

Proposed Commercial Unit Breakdown			
Unit	Storey Height	Approx NIA (sqm) to Finish	Approx NIA (sqft) to Finish
Commercial Unit 1	Ground	70.6	760
Commercial Unit 2	Ground	80.0	861
Total		150.6	1620.6

Floor	Approx GEA (sqm) to Finish	Approx GEA (sqft) to Finish	Approx GIA (sqm) to Finish	Approx GIA (sqft) to Finish	Approx NIA (sqm) to Finish	Approx NIA (sqft) to Finish	NIA / GIA efficiency %
Ground Floor	364.00	3918	326.40	3513	150.56	1621	46
First Floor	634.40	6829	538.70	5799	434.8	4680	81
Second Floor	623.10	6707	528.10	5684	425.10	4576	80
Third Floor	623.10	6707	534.50	5753	437.10	4705	82
Fourth Floor	520.30	5601	442.20	4760	353.80	3808	80
Fifth Floor	329.80	3550	273.60	2945	226.90	2442	83
Total	3094.7	33311	2643.5	28455	2028.3	21832	76.73

Parking Schedule	Total	Difference
Approved Parking	22 Spaces	
Revised Parking	23 Spaces	1

	Unit Type	Spaces per Unit	Amount	Total Provision	Difference
Approved Parking	3B5P	1	4	4	
Revised Parking	1b2p	0.8	6	4.8	0.8

Note
Areas of additional units (hatched pink) based on sketch layouts and subject to detailed design and further consultant input.