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Oxford Road, Reading
Stonegate Homes

6906/REV D
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Preliminary Schedule of Accommodation - 6 Storeys

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	63.6	685		DUAL	7	Private
2	1B2P	1	1	First	51.5	554		SINGLE	5.5	Private
3	3B5P	3	1	First	86.0	926		TRIPLE	9.1	Private
4	3B5P	3	1	First	86.1	927		DUAL	8.1	Private
5	2B3P	2	1	Second	63.6	685		DUAL	7	Private
6	1B2P	1	1	Second	51.5	554		SINGLE	5.5	Private
7	3B5P	3	1	Second	86.0	926		TRIPLE	9.1	Private
8	3B5P	3	1	Second	86.1	927		DUAL	8.1	Private
9	2B3P	2	1	Third	63.6	685		DUAL	7	Private
10	1B2P	1	1	Third	51.5	554		SINGLE	5.5	Private
11	3B5P	3	1	Third	86.0	926		TRIPLE	9.1	Private
12	3B5P	3	1	Third	86.1	927		DUAL	8.1	Private
13	2B4P	2	1	Fourth	71.6	771		DUAL	7	Private
14	3B5P	3	1	Fourth	88.2	949		TRIPLE	11.7	Private
15	2B4P	2	1	Fourth	78.1	841		DUAL	7.5	Private
16	2B4P	2	1	Fifth	71.6	771		DUAL	7	Private
17	2B4P	2	1	Fifth	77.9	839		TRIPLE	7.2	Private
18	2B4P	2	1	Fifth	77.4	833		TRIPLE	8 + Terrace	Private
19	2B4P	2	2	First	71.1	765		DUAL	9.2	Affordable
20	3B5P	3	2	First	87.5	942		TRIPLE	8.4	Affordable
21	2B3P	2	2	Second	67.1	722		DUAL	9.1	Affordable
22	2B4P	2	2	Second	82.1	884	M4(3)	TRIPLE	7.6	Affordable
23	2B3P	2	2	Third	67.1	722		DUAL	9.1	Affordable
24	2B4P	2	2	Third	82.1	884	M4(3)	TRIPLE	7.6	Affordable
25	1B2P	1	2	Fourth	58.9	634		DUAL	9	Affordable
26	1B2P	1	2	Fourth	56.8	611		TRIPLE	7.6	Affordable
Total		55			1899.1	20442	2no. M4(3)	11% SINGLE ASPECT	197.1	30% AFFORDABLE UNITS

Unit Type Schedule					
Floor	1B2P	2B3P	2B4P	3B5P	Total
Ground Floor	0	0	0		0
First Floor	1	1	1	3	6
Second Floor	1	2	1	2	6
Third Floor	1	2	1	2	6
Fourth Floor	2	0	2	1	5
Fifth Floor	0	0	3		3
Total	5	5	8	8	26
Percentage %	19	19	31	31	

Proposed Commercial Unit Breakdown			
Unit	Storey Height	Approx NIA (sqm) to Finish	Approx NIA (sqft) to Finish
Commercial Unit 1	Ground	77.4	833
Commercial Unit 2	Ground	80.0	861
Total		157.4	1694.6

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	361.40	3890	326.20	3511	157.50	1695	48
First Floor	634.40	6829	544.60	5862	447.1	4813	82
Second Floor	623.10	6707	534.50	5753	442.70	4765	83
Third Floor	623.10	6707	534.50	5753	442.70	4765	83
Fourth Floor	520.30	5601	442.20	4760	352.10	3790	80
Fifth Floor	329.80	3550	273.60	2945	225.40	2426	82
Total	3092.1	33283	2655.6	28585	2067.5	22255	77.85