

Residential Apartment Mix																																														
Phase 1													Phase 2				Phase 3																													
Building A					Building B				Building C				Town Houses 3 Bed	Building D				Building E				Building F				Building G				Building H				Town Houses 3 Bed												
Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed		3 Bed		Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed		3 Bed											
GROUND*															3																															4
1st Floor	6 Office levels					1	2	3			2	1	3			1	1	3	1		6	4			1	1	3	1		4	4			3	3											
2nd Floor					1	2	3		2	1	3			2	1	5		6	4			2	1	5		4	4			3	3															
3rd Floor					1	2	3		2	1	3			2	1	5		6	4			2	1	5		4	4			3	3															
4th Floor					1	2	3		2	1	3			2	1	5		6	4			2	1	5		4	4			3	3															
5th Floor					1	2	3		2	1	3			2	1	5		6	4			2	1	5		4	4			3	3															
6th Floor					1	2	3		2	1	3			2	1	5		6	4			2	1	5		4	4			3	3															
7th Floor					1	2	3		2	1	3			2	1	5		6	4			2	1	5		4	4			3	3															
8th Floor					1	2	3		2	1	3			2	1	5		1	2	4		2	1	5		3	1	4		3	3															
9th Floor	1	4	4			1	5				3	1		2	1	5		1	2	1	1		2	3																						
10th Floor	1	4	4			1	5				3	1			2	3		3	1	1			2	3																						
11th Floor	1	4	4			1	5								2	3																														
12th Floor	1	4	4			1	5																																							
13th Floor	1	4	4			1	5																																							
14th Floor	1	4	4			1	5																																							
15th Floor	1	4	4			1	5																																							
16th Floor	1	4	4																																											
17th Floor	1	4	4																																											
18th Floor	1	4	4																																											
19th Floor	1	4	4																																											
20th Floor	1	4	4																																											
21st Floor	1	4	4																																											
22nd Floor	1	4	4																																											
23rd Floor	1	2	3																																											
24th Floor	1	2	3																																											
25th Floor	1	2	3																																											
26th Floor	1	2	3																																											
Sub Total	18	64	68	0	8	23	59	0	16	14	26	0	3	17	14	50	4	2	50	35	2	15	13	45	4	3	26	30	0	0	23	22	0													
block Total	150				90				56				3	85				89				77				59				45				4												
Phase total	299													85				274																												
	658																																													
Studio	14.05%													20.00%				7.30%																												
1 Bed	33.78%													16.47%				40.88%																												
2 Bed	51.17%													58.82%				48.18%																												
3 Bed*	1.00%													4.71%				3.65%																												
Studio	79													12.01%																																
1 Bed	227													34.50%																																
2 Bed	335													50.91%																																
3 Bed*	17													2.58%																																

* Town House and Duplex are counted as 3 Bed
Duplex Units on ground and first floor

NB: All numbers of apartment have been measured from current drawings and are approximate at this stage of the design. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

A11113 - Reading Metropolitan Area Accommodation

15th April 2019

A11113AS0002P5

Page 2

GEA (m²)						
	PHASE 1 (Building A, B, C,& TH1)		PHASE 2 (Building D)		Phase 3 (Building E,F,G,H,J & TH2)	Total
Residential	28,694 m²		6,968 m²		22,882 m²	58,544 m²
Office	10,065 m²				6,509 m²	16,574 m²
Retail	1,684 m²				205 m²	1,889 m²
Health and community centre	263 m²				509 m²	772 m²
Car Park	2,347 m²					2,347 m²
	43,053 m²		6,968 m²		30,105 m²	
80,126 m²						

GIA (m²)							
	PHASE 1 (Building A, B, C,& TH1)		PHASE 2 (Building D)		Phase 3 (Building E,F,G,H,J & TH2)		Total
Residential	27,397 m²		6,653 m²		21,848 m²		55,898 m²
Office	9,610 m²				6,215 m²		15,825 m²
Retail	1,608 m²				196 m²		1,804 m²
Health and community centre	251 m²				486 m²		737 m²
Car Park	2,241 m²						2,241 m²
	41,107 m²		6,653 m²		28,745 m²		
	76,505 m²						

NB: All numbers of apartment have been measured from current drawings and are approximate at this stage of the design. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

A11113 - Reading Metropolitan Area Accommodation

15th April 2019
A11113AS0002P5

Page 3

Proposed CIL Area			
Non-Residential	Market Housing	Social Housing	Total
GIA (m ²)	GIA (m ²)	GIA (m ²)	GIA (m ²)

Basement	2,426	712		3,138
GROUND	3,768	2,896	505	7,169
1st Floor	2,445	3,468	956	6,869
2nd Floor		3,105	953	4,058
3rd Floor	2,596	3,163	953	6,712
4th Floor	2,704	3,163	953	6,820
5th Floor	2,705	3,163	953	6,821
6th Floor	2,459	3,163	953	6,575
7th Floor		3,099	927	4,026
8th Floor	1,504	2,421	346	4,271
9th Floor		2,714	313	3,027
10th Floor		2,679	156	2,835
11th Floor		1,715		1,715
12th Floor		1,300		1,300
13th Floor		1,300		1,300
14th Floor		1,300		1,300
15th Floor		1,300		1,300
16th Floor		759		759
17th Floor		759		759
18th Floor		759		759
19th Floor		759		759
20th Floor		759		759
21st Floor		759		759
22nd Floor		759		759
23rd Floor		489		489
24th Floor		489		489
25th Floor		489		489
26th Floor		489		489

Total	20,607	47,930	7,968
Sub Total		55,898	
Grand Total		76,505	

*This schedule to be read along with drawings
A11113C2025 and CIL applicaiton form