

17110 - Eaton Court, Reading

Schedule of Areas (Permitted Development)

24.01.19

Rev A

Building South (2 Existing Floors) + Building North (3 Existing Floors)

	Levels				Use	GEA		GIA		NIA		Units
				Floors		sqm	sq.ft.	sqm	sq.ft.	sqm	sq.ft.	Total
	0	-	0	1	Residents Entrance			207	2228	0	0	
					Residential Ground Floor			919	9892	744	8008	19
					Job Centre as existing			254	2734	250	2691	
					Storage and Refuse			80	861	0	0	
	Total Ground Floor							1460	15715	994	10699	
	1	-	1	1	Residential First Floor			1393	14994	1040	11195	26
	2	-	2	1	Residential Second Floor			697	7503	510	5490	13
TOTAL				3				3550	38212	2544	27384	58

SUMMARY

		GEA		GIA		NIA		Units
		sqm	sq.ft.	sqm	sq.ft.	sqm	sq.ft.	
Total Residential				3216	34617	2294	24693	58
Total Job Centre (retained as existing)				254	2734	250	2691	
Total Other (storage, refuse)				80	861	0	0	
		GEA		GIA		NIA		Units
		sqm	sq.ft.	sqm	sq.ft.	sqm	sq.ft.	
TOTAL DEVELOPMENT AREA				3550	38212	2544	27384	58

NOTES

Areas are approximate only and subject to change through planning, design and development.

All plants to be located on the roof as existing

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Rev.

Permitted Development - Residential Areas and Mix

	Floor	Apartment	Studio	NIA		1 Bed	NIA		2 Bed	NIA		GEA		GIA		NIA		Total Units	Net to Gross		
Ground	0	1	1	sqm	sq.ft.		sqm	sq.ft.		sqm	sq.ft.	sqm	sq.ft.	sqm	sq.ft.	sqm	sq.ft.	19	66%		
		2	1	37	398																
		3	1	37	398																
		4	1	38	409																
		5	1	38	409																
		6	1	38	409																
		7					1	51	549												
	8	1	32	344																	
	9	1	34	366																	
	10					1	53	570													
	11					1	43	463													
	12	1	33	355																	
	13					1	40	431													
	14					1	42	452													
	15					1	42	452													
	16					1	42	452													
	17					1	40	431													
	18	1	33	355																	
	19	1	36	388																	
1st Floor	1	1	1	35	377									1393	14994	1040	11195	26	75%		
		2	1	36	388																
		3	1	38	409																
		4	1	38	409																
		5	1	38	409																
		6	1	38	409																
		7					1	51	549												
	8					1	44	474													
	9	1	33	355																	
	10	1	32	344																	
	11	1	32	344																	
	12					1	41	441													
	13					1	54	581													
	14					1	44	474													
	15					1	42	452													
	16					1	43	463													
	17					1	43	463													
	18	1	35	377																	
	19	1	38	409																	
	20	1	38	409																	
	21					1	42	452													
	22					1	42	452													
	23					1	42	452													
	24					1	45	484													
	25	1	38	409																	
	26	1	38	409																	
Floor (Bldg N	2	1	1	29	312									697	7503	510	5490	13	73%		
		2					1	44	474												
		3	1	33	355																
		4	1	32	344																
		5	1	32	344																
		6					1	41	441												
		7					1	54	581												
	8					1	44	474													
	9					1	42	452													
	10					1	43	463													
	11					1	43	463													
	12	1	35	377																	
	13	1	38	409																	
TOTAL				31	1097	11808		27	1197	12885		0	0	0		3216	34617	2294	24693	58	

[illegible]