

SQUIRE & PARTNERS

17110 - Eaton Court Reading

Schedule of Areas (Updated Scheme)

REV 0

22/04/2024

Resi Plant and Amenities					
Floor	NIA		GIA		GEA
	m ²	sq ft	m ²	sq ft	m ² sq ft
Ground Floor			502	5,402	579 6,237
Sub total			502	5,402	579 6,237

	sq m	sq ft
^Ground Floor Total GEA	1430	15393
^Ground Floor Total GIA	1280	13774

AREA CHECK (= SUMMARY FIGURES)		
	sq m	sq ft
*TOTAL GEA	11,750	126,480
*TOTAL GIA	10,320	111,081
TOTAL NIA	7,128	76,727
*GF Total + L01 Lobbies + All resi above ground Plant & Amenity and Resi Lobbies not included in Total NIA		

^ Plant area + amenities + GF Resi + GF lobbies + GF Cores

Residential Lobbies					
Market Residential Lobbies					
Floor	NIA		GIA		GEA
	m ²	sq ft	m ²	sq ft	m ² sq ft
Ground Floor			778	8,371	851 9,157
First Floor			0	0	0 0
Sub total			778	8,371	851 9,157

Residential																							
Building 1 (G+4)								Building 2 (G+5)								Building 3 (G+6)							
Floor	NIA		GIA		GEA		Apts		%		%		%	NIA		GIA		GEA		Apts		%	
	m ²	sq ft	m ²	sq ft	m ²	sq ft								m ²	sq ft	m ²	sq ft	m ²	sq ft				
Ground Floor	158	1,695	97	1,040	193	2,075	3	-						410	4,408	435	4,681	489	5,266	6	-		
First Floor	443	4,764	578	6,226	659	7,089	7	77%						634	6,825	819	8,814	911	9,805	11	77%		
Second Floor	443	4,766	578	6,226	659	7,089	7	77%						634	6,825	819	8,814	911	9,805	11	77%		
Third Floor	318	3,421	449	4,833	516	5,552	6	71%						495	5,331	660	7,100	741	7,977	9	75%		
Fourth Floor	184	1,984	238	2,562	281	3,028	2	77%						415	4,468	521	5,609	592	6,376	6	80%		
Fifth Floor														286	3,073	383	4,119	441	4,745	5	75%		
Sixth Floor																							
Subtotal	1,545	16,630	1,940	20,886	2,307	24,833	25							2,874	30,930	3,636	39,136	4,085	43,973	48			

Apartment Mix						
	Building 1	Building 2	Building 3	Total	%	
Studio	1	9	0	10	8.3%	
1 Bed	11	21	22	54	45.0%	
2 Bed	10	16	24	50	41.7%	
3 Bed	3	2	1	6	5.0%	
Sub total	25	48	47	120		
Dual aspect	5	15	25	45	38%	
Single aspect	20	33	22	75	63%	
North Facing Single Aspect	8	5	0	13	11%	

TOTAL RESIDENTIAL (Buildings 1, 2 & 3) exentrance lobbies						
TOTAL NIA		TOTAL GIA		TOTAL GEA		Apts
m ²	sq ft	m ²	sq ft	m ²	sq ft	
7,128	76,727	9,040	97,307	10,320	111,086	120

- General Notes:
- All areas are measured according to RICS measurement standards.
 - Areas are aproximate only and subject to change through planning, design and development of the proposal.
 - Roof external plant enclosures are excluded from area measurements as they are considered open to the elements.
 - Inset balconies are included in GEA but excluded in GIA, according to RICS.
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Building 1 NIA & Beds				G+4	Floors
Floor	Apartment No.	Net Internal Area (NIA)		Beds	Dual Aspect
		m ²	sq ft		
Ground	1	51	550	1B	
Ground	2	47	506	1B	
Ground	3	59	639	2B	
Sub-total Ground Floor		158	1695		
1st	1	110	1,185	3B	Y
1st	2	53	571	1B	
1st	3	53	572	1B	
1st	4	60	648	2B	
1st	5	61	654	2B	
1st	6	59	637	2B	
1st	7	46	497	1B	
Sub-total 1st Floor		443	4,764		
2nd	1	110	1,185	3B	Y
2nd	2	53	571	1B	
2nd	3	53	572	1B	
2nd	4	60	648	2B	
2nd	5	61	654	2B	
2nd	6	59	639	2B	
2nd	7	46	497	1B	
Sub-total 1st Floor		443	4,766		
3rd	1	53	571	1B	
3rd	2	53	572	1B	
3rd	3	45	488	S	Y
3rd	4	61	654	2B	
3rd	5	59	639	2B	
3rd	6	46	497	1B	
Sub-total 3rd Floor		318	3,421		
4th	1	85	918	2B	Y
4th	2	99	1,066	3B	Y
Sub-total 4th Floor		184	1,984		
BUILDING 1 TOTAL		1,545	16,630	25	5
TOTAL STUDIO UNITS				1	
TOTAL 1-BED UNITS				11	
TOTAL 2-BED UNITS				10	
TOTAL 3-BED UNITS				3	

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Building 2 (Affordable/Private) NIA & Beds				G+5	Floors
Floor	Apartment No.	Net Internal Area (NIA)		Beds	Dual Aspect
		m ²	sq ft		
Ground	1	70	756	2B	Y
Ground	2	81	867	2B	
Ground	3	83	897	2B	
Ground	4	50	542	S	
Ground	5	74	799	2B	
Ground	6	51	547	1B	
Sub-total Ground Floor		410	4408		
1st	1	68	733	2B	Y
1st	2	51	548	1B	
1st	3	64	685	2B	Y
1st	4	54	578	1B	
1st	5	58	628	1B	
1st	6	50	542	S	
1st	7	48	519	S	
1st	8	89	959	2B	Y
1st	9	40	429	S	
1st	10	58	628	1B	
1st	11	54	577	1B	
Sub-total 1st Floor		634	6825		
2nd	1	68	733	2B	Y
2nd	2	51	548	1B	
2nd	3	64	685	2B	Y
2nd	4	54	578	1B	
2nd	5	58	628	1B	
2nd	6	50	542	S	
2nd	7	48	519	S	
2nd	8	89	959	2B	Y
2nd	9	40	429	S	
2nd	10	58	628	1B	
2nd	11	54	577	1B	
Sub-total 2nd Floor		634	6825		
3rd	1	68	733	2B	Y
3rd	2	51	548	1B	
3rd	3	64	685	2B	Y
3rd	4	54	578	1B	
3rd	5	58	628	1B	
3rd	6	49	527	S	
3rd	7	40	429	S	
3rd	8	58	628	1B	
3rd	9	54	577	1B	
Sub-total 3rd Floor		495	5331		
4th	1	68	733	2B	Y
4th	2	51	548	1B	
4th	3	64	685	2B	Y
4th	4	91	982	3B	Y
4th	5	50	538	1B	
4th	6	91	982	3B	Y
Sub-total 4th Floor		415	4468		
5th	1	68	733	2B	Y
5th	2	51	548	1B	
5th	3	64	685	2B	Y
5th	4	51	554	1B	
5th	5	51	553	1B	
Sub-total 5th Floor		286	3073		
BUILDING 2 TOTAL		2,874	30930	48	15
TOTAL STUDIO UNITS				9	
TOTAL 1-BED UNITS				21	
TOTAL 2-BED UNITS				16	
TOTAL 3-BED UNITS				2	

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Building 3 NIA & Beds				G+6	Floors
Floor	Apartment No.	Net Internal Area (NIA)		Beds	Dual Aspect
		m ²	sq ft		
Ground	1	102	1,102	3B	Y
Sub-total Ground Floor		102	1,102		
1st	1	62	670	2B	Y
1st	2	62	670	2B	Y
1st	3	50	538	1B	
1st	4	50	538	1B	
1st	5	62	670	2B	Y
1st	6	62	670	2B	Y
1st	7	50	538	1B	
1st	8	50	538	1B	
Sub-total 1st Floor		449	4,833		
Sub-total Typical Floor (1st to 5th Floor)		2,245	24,165		
6th	1	69	741	2B	Y
6th	2	62	671	2B	Y
6th	3	50	538	1B	
6th	4	50	538	1B	
6th	5	62	670	2B	Y
6th	6	69	741	2B	Y
Sub-total Floor		362	3,899		
BUILDING 3 TOTAL		2,710	29,166	47	25
TOTAL STUDIO UNITS				0	
TOTAL 1-BED UNITS				22	
TOTAL 2-BED UNITS				24	
TOTAL 3-BED UNITS				1	

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Schedule of Areas

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Residential (Apartment + Lobbies)					
	Net Internal Area (NIA)		Gross Internal Area (GIA)		Units
	m ²	sq ft	m ²	sq ft	
	7,128	76,727	9,818	105,678	11,171
					120,243
					120

Residential Plant and Amenities					
	Net Internal Area (NIA)		Gross Internal Area (GIA)		
	m ²	sq ft	m ²	sq ft	
	0	0	502	5,402	579
					6,237

Totals					
	Net Internal Area (NIA)		Gross Internal Area (GIA)		
	m ²	sq ft	m ²	sq ft	
Summary Totals	7,128	76,727	10,320	111,081	11,750
					126,480

Unit Mix		
Bedrooms	Total	Percentage
Studio	10	8%
1 Bed	54	45%
2 Bed	50	42%
3 Bed	6	5%
Sub total	120	

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Schedule of Net Areas

22/04/2024

Totals		
	Net Internal Area (NIA)	
	m ²	sq ft
Summary Totals	7,128	76,727

Apartment Mix					
	Block 1	Block 2	Block 3	Total	%
Studio	1	9	0	10	8%
1 Bed	11	21	22	54	45%
2 Bed	10	16	24	50	42%
3 Bed	3	2	1	6	5%
Sub total	25	48	47	120	
Dual aspect	5	15	25	45	38%

General Notes:

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