

Schedule of Accomodation			
Existing	GIA m ²	Proposed	GIA m ²
Main Ground Floor	65	Main Ground Floor	65
Entrance and WC	4.8	New Entrance Porch	2.9
Garage	16.7	Flat 01	49.8
Garden Room	12.8	Flat 02	48.7
Main First Floor	63.3	Flat communal space	7.5
		Main First Floor	63.3
TOTAL GIA	162.6	TOTAL GIA	237.2
		Difference	+74.6

General notes

For any other purpose other than planning, contractors, suppliers, etc., must not scale dimensions from this drawing. If in doubt ask! All dimensions should be checked on site.

This drawing is to be read in conjunction with all relevant other drawings, detailed specifications, Engineer's drawings, detail sheets and calculations. Assumptions have been made on some of the detail to existing fabric. Any discrepancies or differences to be reported back by the main contractor upon opening up.

Materials and workmanship

Any building work to be carried out with proper materials and in a workmanlike manner in accordance with regulation 7 of the Building Regulations. The builder may show compliance with regulation 7 in a number of ways including the appropriate use of a product bearing CE marking in accordance with the Construction Products Directive (89/106/EEC) as amended by the CE Marking Directive (93/68/EEC)1 or a product complying with an appropriate technical specification (as defined in those Directives), a British Standard or an alternative national technical specification of any state which is a contracting party to the European Economic Area which in use is equivalent, or a product covered by a national or European certificate issued by a European Technical Approval issuing body and the terms of use are in accordance with the terms of the certificate.



No	Date	RIBA	Revisions



Unit 1 - The Hall
High Street, Tetsworth,
Oxfordshire OX9 7AB
(+44) 1844 281715
Copyright © 2024 al3d

Project Name and Address
44 Berkeley Ave
Reading RG1 6JE
Reading Borough Council

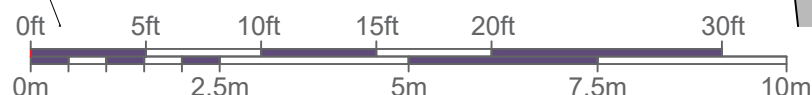
Drawing Title

Proposed Ground Floor
Plan

Project No.	444	Drawing No.	201
RIBA Stage	3	Status	Planning
Date drawn	By	Scale	Rev.
Sept 24	PR	varies@A3	/

Proposed Ground Floor Plan

1:100 at A3



Scale for Town Planning purposes only. Subject to site survey
All dimensions to be checked on site and any discrepancies
reported.