

Net Area			Gross Area						Unit Mix								Of Which								
Tenure / Use	Building	Core	NIA (sq. m)	NIA (sq. ft)	GIA (sq. m)	GIA (sq. ft)	GEA (sq. m)	GEA (sq. ft)	NIA to GIA	1BS	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	Two storey	Three storey	M4(3) Units	Hab Rooms	% of overall units	Total	% of overall units	Amenity (sq. m)	Amenity (sq. ft)
Build to Rent	Building A1		3,850.313	41,444	5,225.5	56,247	5,735.7	61,738	73.7%	4	39	5	27	0	0	0	0	0	0	173	27.2%	75	29.5%	0.0	0
Build to Rent	Building A2		2,630.388	28,313	3,863.9	41,591	4,221.0	45,435	68.1%	4	25	1	4	0	0	12	0	0	0	116	18.2%	46	18.1%	0.0	0
Build to Rent	Building B1		5,386.900	57,984	7,506.7	80,802	8,060.5	86,762	71.8%	10	22	1	57	4	0	0	0	0	6	239	37.6%	94	37.0%	0.0	0
Build to Rent	Building B2		2,414.731	25,992	3,236.8	34,841	3,550.1	38,213	74.6%	0	4	8	24	0	0	3	0	0	7	108	17.0%	39	15.4%	0.0	0
Summary			14,282.332	153,734	19,833.0	213,480	21,567.3	232,148	72.0%	18	90	15	112	4	0	15	0	0	13	636	100.0%	254	100.0%	0.0	0
										7.1%	35.4%	5.9%	44.1%	1.6%	0.0%	5.9%									
C3 summary			14,282.3	153,734	19,833.0	213,480	21,567.3	232,148	72.0%	18	90	15	112	4	0	15	0	0	13	636	100.0%	254	100.0%	0.0	0
										7.1%	35.6%	5.9%	44.1%	1.6%	0.0%	5.9%									
BTR Amenity	Building B1		0.0	0	508.4	5,472	564.1	6,072																	
Amenity summary			0.0	0	508.4	5,472	564.1	6,072																	
Commercial (E)	Building A1		257.2	2,768	268.1	2,885	277.8	2,990																	
Commercial summary			257.2	2,768	268.1	2,885	277.8	2,990																	
Ancillary summary			0.0	0	363.1	3,909	365.3	3,932																	
Car park summary			0.0	0	576.8	6,209	574.9	6,188																	
Site wide summary			14,539.5	156,502	21,549.3	231,955	23,349	251,331	67.5%																

External amenity

	GEA (sq. m)	GEA (sq. ft)
Podium	763.1	8,213
8th floor roof terrace	381.5	4,106
External communal amenity total	1,144.5	12,320
External amenity total	1,145	12,320

Density

Site area (ha.)	0.54
Dwellings /ha.	470
Hab rooms /ha.	1,178

General notes

© Assael group of companies 2024 (rev. P03)
This document is prepared for the sole us of Packaged Living and no liability to any other persons is accepted by Assael Architecture Ltd.

The areas listed are approximate only and have been measured from the drawings listed below:

A4012-ASA-XX-GF-DR-A-0200-P06, A4012-ASA-XX-01-DR-A-0201-P05, A4012-ASA-XX-02-DR-A-0202-P04, A4012-ASA-XX-05-DR-A-0205-P05, A4012-ASA-XX-08-DR-A-0208-P05, A4012-ASA-XX-09-DR-A-0209-P05

In this document, the following definitions apply: Residential 'NIA' is measured and calculated generally in accordance with the description of 'Gross Internal Area' within paragraph 8 of the Nationally Described Space Standard (amended May 2016). Residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Residential' and 'IPMS 1' respectively within RICS 'Property Measurement', 2nd Edition (January 2018). Non-residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Offices' and 'IPMS 1' respectively within RICS 'Property Measurement', 2nd Edition (January 2018).

All areas have been calculated in metric units. Areas gives in Imperial units (sq. ft) have been calculated using the conversion factor 10.7639. Construction tolerances, workmanship and design by others may affect the stated areas. Existing buildings and structures may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All measurements exclude window and door reveals prior to RIBA Stage 3, due to the Level Of Information present in the model. All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design and construction processes.

Status	Revision	Date	Drn	Chk
PL1	Planning Submission	03/07/24	HC	CJ

Client

Packaged Living

Project title

A4012 Norman Place
Reading

Drawing title

Summary Schedule

Scale @ A3	Issue date
NTS	19/07/24
Drawing number	
A4012-ASA-ZZ-ZZ-SH-A-0701	
Proposed status	Revision
for Planning	PL1

Assael

Architecture

Assael Architecture Ltd
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk