

RESIDENTIAL TOTALS (GIA/GEA excluding parking)

TOTAL	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Block A	3,575.3	38,484	3,260.0	35,091	2,539.2	27,332
Block B	8,045.5	86,602	7,296.8	78,543	5,283.0	56,866
Block C	1,114.2	11,993	962.0	10,355	721.0	7,761
TOTAL	12,734.9	137,079	11,518.8	123,988	8,543.2	91,959

percentage of units by type

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P	2 Bed 4P	3 Bed 4P	3 Bed 5P	TOTAL
No.	No.	No.	No.	No.	No.
13	3	17	0	5	38
35	4	40	0	3	82
0	6	3	1	0	10
48	13	60	1	8	130
36.9%	10.0%	46.2%	0.8%	6.2%	100.0%

48	73	1	8	130
36.9%	56.2%	0.8%	6.2%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
106	128
214	257
31	34
351	419

351	419
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Average Hab Rooms per unit 2.70
Average Bed Spaces per unit 3.22

Parking	Required	110 spaces	provided	121	110%
Cycles	Required	69 spaces	provided	72	105%
Refuse	Required	Block A	13	x 1280l Eurobin (50% for recycling)	
		Block B	28	x 1100l Eurobin (50% for recycling)	
		Block C	4	x 1100l Eurobin (50% for recycling)	
WCH	Required	5% (7 units)	provided	7 units	

OVERALL AREAS (ancillary GIA including parking)

	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Aff. Rent		-	418.0	4,499	338.0	3,638
SO		-	1,020.0	10,979	903.5	9,725
Market	-	-	9,777.0	105,240	7,306.2	78,644
Ancillary		-	3,369.0	36,264	-	-
TOTAL	-	-	14,584.0	156,982	8,547.7	92,007

Affordable					
1 Bed 2P	2 Bed 3P	2 Bed 4P	3 Bed 4P	3 Bed 5P	TOTAL
No.	No.	No.	No.	No.	No.
0	4	1	0	0	5
0	2	4	1	3	10
0	6	5	1	3	15

Habitable Rooms	Bed Spaces
No.	No.
15	16
34	41
49	57
14.0%	13.6%

Affordable Housing (Block C)

Total	15	Units	11.5%
NSA	1,241.5	sqm	14.5%
Hab Rooms	49		14.0%

BLOCK A	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	715.1	7,697	652.0	7,018	427.2	4,598
First	715.1	7,697	652.0	7,018	528.0	5,683
Second	715.1	7,697	652.0	7,018	528.0	5,683
Third	715.1	7,697	652.0	7,018	528.0	5,683
Fourth	715.1	7,697	652.0	7,018	528.0	5,683
TOTAL	3,575.3	38,484	3,260.0	35,091	2,539.2	27,332

percentage of units by type

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P	2 Bed 4P	3 Bed 4P	3 Bed 5P	TOTAL
No.	No.	No.	No.	No.	No.
1	3	1	0	1	6
3		4	0	1	8
3		4	0	1	8
3		4	0	1	8
3		4	0	1	8
13	3	17	0	5	38
34.2%	7.9%	44.7%	0.0%	13.2%	100.0%
13	20	0	5	38	
34.2%	52.6%	0.0%	13.2%	100.0%	

Habitable Rooms	Bed Spaces
No.	No.
18	20
22	27
22	27
22	27
22	27
106	128
106	128

BLOCK B	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	564.9	6,081	514.8	5,541	236.0	2,540
First	493.6	5,313	443.1	4,770	280.0	3,014
Second	998.1	10,744	908.9	9,783	681.0	7,330
Third	998.1	10,744	905.0	9,741	681.0	7,330
Fourth	998.1	10,744	905.0	9,741	681.0	7,330
Fifth	998.1	10,744	905.0	9,741	681.0	7,330
Sixth	998.1	10,744	905.0	9,741	681.0	7,330
Seventh	998.1	10,744	905.0	9,741	681.0	7,330
Eighth	998.1	10,744	905.0	9,741	681.0	7,330
TOTAL	8,045.5	86,602	7,296.8	78,543	5,283.0	56,866

percentage of units by type

BLOCK C	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	371.4	3,998	321.0	3,455	173.0	1,862
First	371.4	3,998	321.0	3,455	274.0	2,949
Second	371.4	3,998	320.0	3,444	274.0	2,949
TOTAL	1,114.2	11,993	962.0	10,355	721.0	7,761

percentage of units by type

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P WCH	2 Bed 4P 2 baths	3 Bed 4P 2 baths	3 Bed 5P 2 baths	TOTAL
No.	No.	No.	No.	No.	No.
		2		3	5
					0
5	2	4			11
5	2	4			11
5		6			11
5		6			11
5		6			11
5		6			11
5		6			11
35	4	40	0	3	82
42.7%	4.9%	48.8%	0.0%	3.7%	100.0%
35	44		0	3	82
42.7%	53.7%		0.0%	3.7%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
18	23
0	0
28	32
28	32
28	34
28	34
28	34
28	34
28	34
214	257

214	257
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APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P 1 bath	2 Bed 4P 1 bath	3 Bed 4P 1 bath	3 Bed 5P 1 bath	TOTAL
No.	No.	No.	No.	No.	No.
		1	1		2
	3	1			4
	3	1			4
0	6	3	1		10
0.0%	60.0%	30.0%	10.0%	0.0%	100.0%
0	9		1	0	10
0.0%	90.0%		10.0%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
7	8
12	13
12	13
31	34

31	34
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Project Name 16035_SGN Reading

Area Schedule

Revision - NMA

25/02/25

The NSA is the sum of the all of the GIAs of the individual apartments

The areas have been measured as shown on the following drawings: **Add draw** 16035 P0-400 to P0-405, P1-100, P1-200 to P1-204 and P1-300

The areas are approximate and relate to the likely areas of the building at the current state of the design

The standard RICS Code of Practice for measuring areas has been used with the exception that internal balconies are not included in GIA/NSA

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following:

1. Design development.
2. Accurate site survey, site levels and dimensions.
3. Construction methods and building tolerances.
4. Local Authority consents.