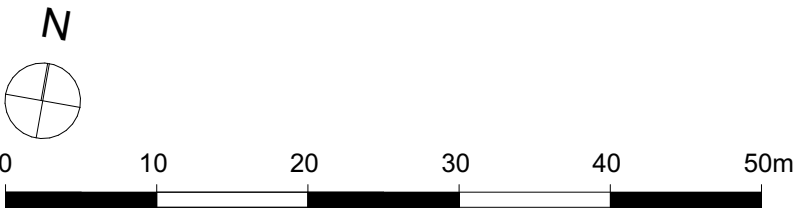




Proposed Fourth Floor Plan

Scale 1:500@A3



Accommodation Schedule - Class AA

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA						
GF	-	-	-	-	-	-	-	-	-	64m²	-	-	-	-	-
01	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
03	6	254m²	2	100m²	1	62m²	1	70m²	1	0	10	12	660m²	486m²	74%
04	6	254m²	2	100m²	1	62m²	1	70m²	1	0	10	12	660m²	486m²	74%
Total	0.00	12	507m²	4	200m²	2	124m²	2	140m²	64m²	20	24	1,320m²	972m²	74%
Mix			60.0%		20.0%		10.0%		10.0%						

Please note all apartments are minimum NDSS areas.

Total Units	20
Total Cycle Spaces	40
Total Car Parking Spaces	92 (Existing spaces reduced due to bin/cycle stores)

FLOOR PLANS SUBJECT TO FIRE CONSULTANT REVIEW.

Key:

- 1B1P
- 1B2P
- 2B3P
- 2B4P

PLEASE NOTE: All drawing information is indicative and subject to further design development & detail design. Position and extent of all utilities (overground & underground), easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and has been based on PDF survey information that is subject to a full measured building survey.



Project	Eaton Court, Reading	rg+p prj. reference	103-225
Status	Feasibility		
Client	BMR Property Group		
Package	/ Permitted Development - Class AA		
Sheet Title	Proposed Fourth Floor Plan		
Scale	1:500@A3		
Date	30.04.2025		
Drawn by	EAB	Checked by	JW1
Drawing reference	103-225_(SK)008A	Revision	
London Birmingham Leicester 0203 327 0381 0121 309 0071 0116 204 5800 rg+p.co.uk - design@rg+p.co.uk			
Notes: All designs should be constructed in strict accordance with building regulations. In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m. All dimensions to be checked on site. Do not scale off this drawing for construction purposes. This drawing is the copyright of the Architect, and not to be reproduced without their permission. Ordnance Survey map information reproduced with permission of HM&SO Crown Copyright reserved. rg+p Ltd. Trading as rg+p			