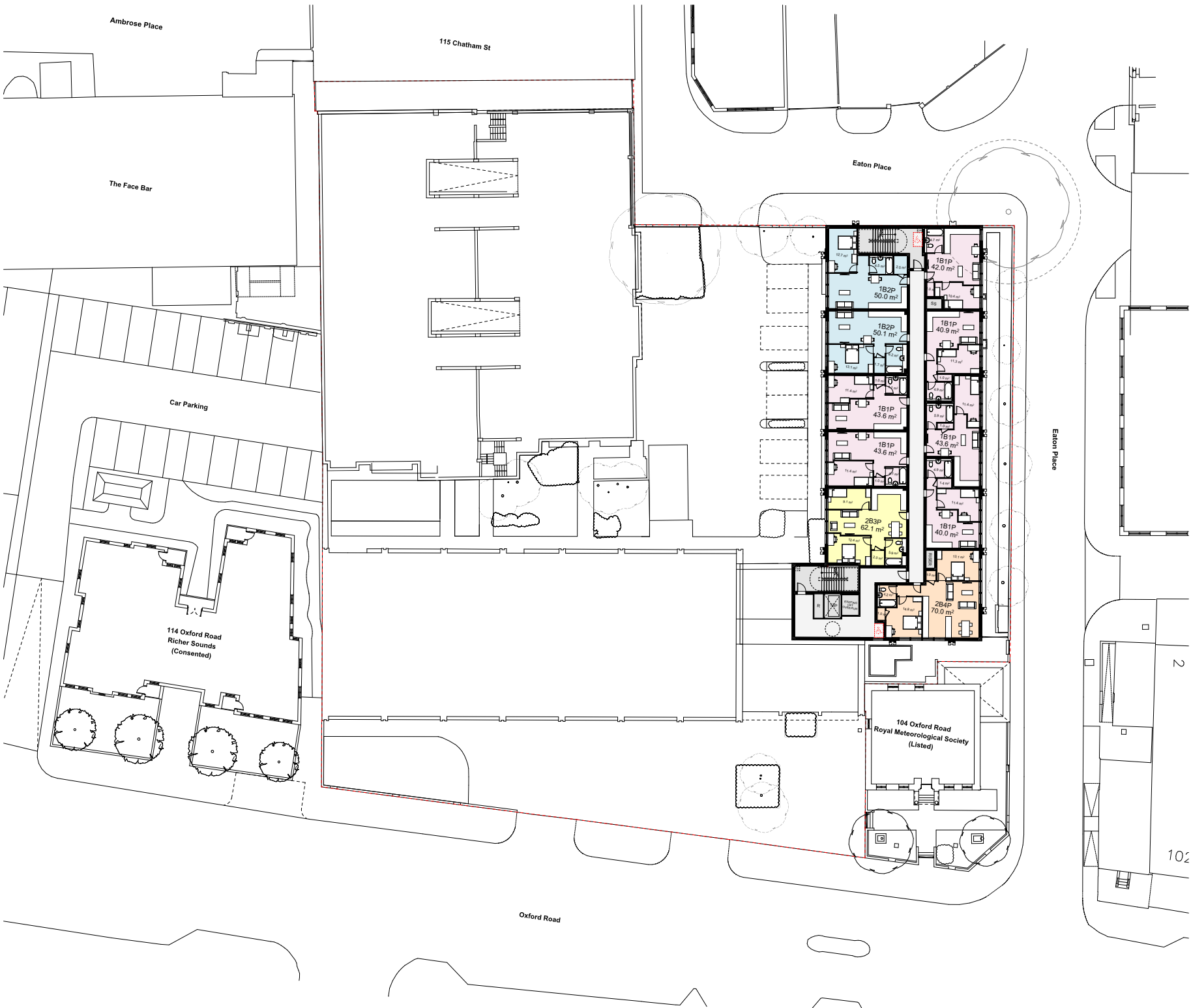
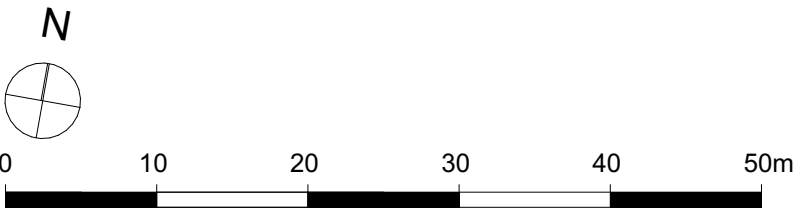




Proposed Third Floor Plan

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	-	0	10	12	660m²	486m²	74%
04	6	254m²	2	100m²	1	62m²	1	70m²	-	0	10	12	660m²	486m²	74%
Total		12	507m²	4	200m²	2	124m²	2	140m²						
Mix	0.00		60.0%		20.0%		10.0%		10.0%	64m²	20	24	1,320m²	972m²	74%

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)

Revision:	Date:	Drawn:	Check:
A	Updated to client comments.	09.04.25	EAB JW1
B	Updated to client comments.	16.04.25	EAB JW1
C	Accommodation schedule updated.	30.04.25	EAB JW1
D	Draft removed.	08.05.25	EAB JW1

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	rg+p prj. reference
Eaton Court, Reading	103-225
Status	
Feasibility	
Client	
BMR Property Group	
Package	/ Permitted Development - Class AA
Sheet Title	
Proposed Third Floor Plan	
Scale	
1:500@A3	
Date	
04.04.2025	
Drawn by	Checked by
EAB	JW1
Drawing reference	Revision
103-225_(SK)007D	
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	