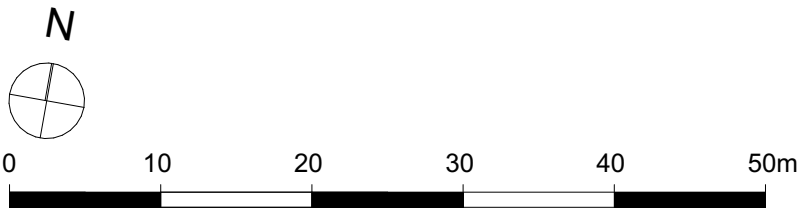




Proposed First Floor Plan

Scale 1:500@A3



Accommodation Schedule - Class MA

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	14	605m²	2	100m²	4	253m²	1	71m²		64m²	21	26	1,460m²	1,029m²	70%
01	14	605m²	2	100m²	2	125m²	3	217m²		0	21	26	1,393m²	1,047m²	75%
02	6	257m²	2	100m²	1	62m²	1	71m²		0	10	12	697m²	489m²	70%
Total	0.00	34	1,467m²	6	300m²	7	441m²	5	358m²	64m²	52	64	3,550m²	2,566m²	72%
Mix			65.4%		11.5%		13.5%		9.6%						

Please note all apartments are minimum NDSS areas.

Total Units	52
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 and space/furniture layouts added.	04.04.25	EAB JW1
B	Updated to client comments.	09.04.25	EAB JW1
C	Accommodation schedule updated to reflect client comments.	16.04.25	EAB JW1
D	Accommodation schedule updated.	30.04.25	EAB JW1
E	Draft removed.	08.05.25	EAB JW1

Key:

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

FLOOR PLANS SUBJECT TO FIRE CONSULTANT REVIEW.

Assumptions:
- The 'Existing Job Centre' on the GF of the 3-storey wing is no longer occupied
- Assumed positions for missing columns, door and stair core on the 2-storey wing are positioned in red

Assumed missing columns, door & stair core

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 MA	
Sheet Title	
Proposed First Floor Plan	
Scale	
1:500@A3	
Date	
26.03.2025	
Drawn by	Checked by
EAB	GG
Drawing reference	Revision
103-225_(SK)005E	
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/on 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 HMSSO Crown Copyright reserved. rg+p Ltd. Trading as rg+p	