Revision:		Date:	Drawn:	Check:
A	Draft removed.	08.05.25	EAB	JW1
B	Updated to comments after application refusal.	14.08.25	EAB	LBU/RTM
C	Updated to comments.	20.08.25	EAB	RTM
D	Internal layouts added.	26.08.25	EAB	RTM/LBU
E	Draft watermark removed.	26.08.25	EAB	RTM
F	Updated to comments.	03.11.25	EAB	RTM/LBU

Key:

- 1B1P
- 1B2P
- 2B3P

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.

This sketch is indicative only and based on incomplete survey information. Core areas are assumed to contain vertical circulation but remain unverified. The proposal is subject to full measured, structural, and M&E surveys, and is for feasibility/discussion purposes only.

Further design development will be required to address:

A compliant fire strategy, including means of escape, protected lobbies, evacuation lift requirements, and fire-rated construction;

Acoustic and thermal performance in line with Building Regulations, including potential enhancements between residential uses;

Ventilation to habitable spaces and shared areas per Approved Document F, plus assessment of overheating risk (Part O);

Structural capacity of the existing building to support residential conversion and associated loadings;

Natural light provision and daylight/sunlight performance in accordance with BRE guidance;

Services coordination, including drainage, vertical risers, and ventilation routes;

Access and inclusivity, including potential lift upgrades and Part M compliance;

Waste and cycle storage arrangements;

Assessment of hazardous materials (e.g., asbestos) within the existing fabric.

All elements remain subject to detailed technical input, further surveys, and compliance with current planning and building regulations.

Proposed Fourth Floor Plan

Scale 1:200@A3

N

0 10 20 30 40 50m

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		-	-	-	-	-	-	-	-	139m²	-	-	-	-	-
01		-	-	-	-	-	-	-	-	0	-	-	-	-	-
02		-	-	-	-	-	-	-	-	0	-	-	-	-	-
03		8	309m²	1	51m²	0	m²	0	m²	0	**9**	9	**548m²**	**360m²**	**66%**
04		4	163m²	1	55m²	1	62m²	0	m²	0	**6**	7	**354m²**	**279m²**	**79%**
Total	0.00	12	471m²	2	106m²	1	62m²	0	m²	139m²	**15**	16	**902m²**	**639m²**	**71%**
Mix		80.0%		13.3%		6.7%		0.0%							

Please note all apartments are minimum NDSS areas.

Total Units	15
Total Cycle Spaces	40
Total Car Parking Spaces	89 & 10 Visitor Spaces

Project
Eaton Court, Reading

rg+p prj. reference
103-225

Status
Planning

Client
BMR Property Group

Package
/ Permitted Development - Class AA

Sheet Title
Proposed Fourth Floor Plan

Scale
1:200@A3

Date
30.04.2025

Drawn by: EAB
Checked by: JW1

Drawing reference
103-225_(SK)008F

Revision

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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.
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