



Validated Data

Crash Date: Friday, January 21, 2022

Time of Crash: 14:27:00

Crash Reference: 2022430030390

Highest Injury Severity: Slight

Road Number: U

Casualties: 1

Highway Authority: Reading

Vehicles: 2

Local Authority: Reading

OS Grid Reference: 470934 173384

Weather Description: Fine without high winds

Road Surface Description: Dry

Speed Limit: 30

Light Conditions: Daylight: regardless of presence of streetlights

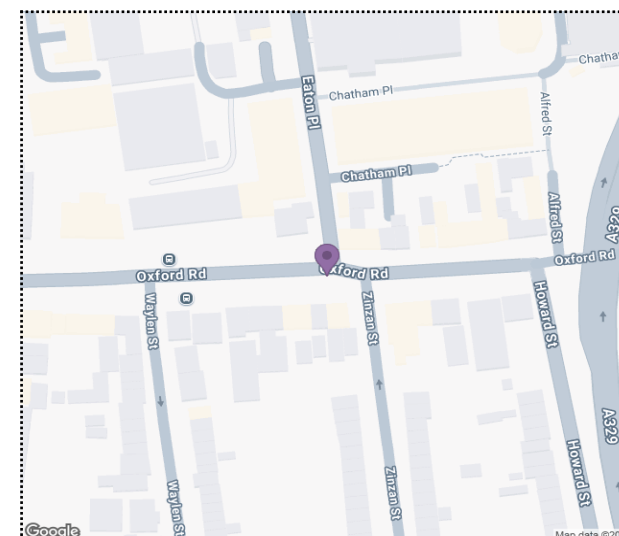
Carriageway Hazards: None

Junction Detail: T or staggered junction

Junction Pedestrian Crossing: Central refuge - no other controls

Road Type: Single carriageway

Junction Control: Give way or uncontrolled



For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:

Friday, January 21, 2022

Time of Crash: 14:27:00

Crash Reference: 2022430030390

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Motorcycle 50cc and under	2	Male	21 - 25	Vehicle is passing another moving vehicle on its offside	Nearside	Journey as part of work	None	None
2	Taxi/Private hire car (2005 onwards)	7	Male	36 - 45	Vehicle is in the act of turning left	Front	Journey as part of work	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Driver or rider	Male	21 - 25	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date: Tuesday, April 12, 2022

Time of Crash: 15:55:00

Crash Reference: 2022430157957

Highest Injury Severity: Slight

Road Number: U

Casualties: 1

Highway Authority: Reading

Vehicles: 2

Local Authority: Reading

OS Grid Reference: 470887 173378

Weather Description: Fine without high winds

Road Surface Description: Dry

Speed Limit: 30

Light Conditions: Daylight: regardless of presence of streetlights

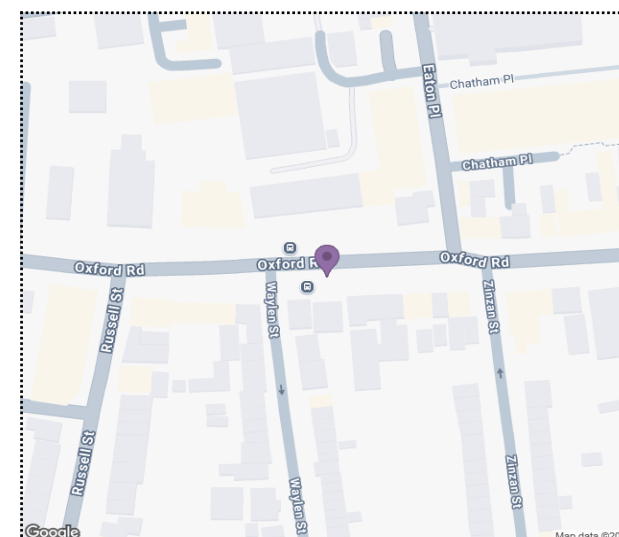
Carriageway Hazards: None

Junction Detail: T or staggered junction

Junction Pedestrian Crossing: No physical crossing facility within 50 metres

Road Type: Single carriageway

Junction Control: Give way or uncontrolled



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To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:

Tuesday, April 12, 2022

Time of Crash: 15:55:00

Crash Reference: 2022430157957

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire cars 2005 onwards)	13	Female	26 - 35	Vehicle is parked in the carriageway	Offside	Unknown	None	None
2	Pedal cycle	-1	Male	26 - 35	Vehicle is passing a stationary vehicle on its offside	Nearside	Journey as part of work	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Driver or rider	Male	26 - 35	Unknown or other	Unknown or other

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To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date: Friday, May 13, 2022

Time of Crash: 16:38:00

Crash Reference: 2022430207504

Highest Injury Severity: Slight

Road Number: A329

Casualties: 1

Highway Authority: Reading

Vehicles: 2

Local Authority: Reading

OS Grid Reference: 470902 173524

Weather Description: Fine without high winds

Road Surface Description: Dry

Speed Limit: 30

Light Conditions: Daylight: regardless of presence of streetlights

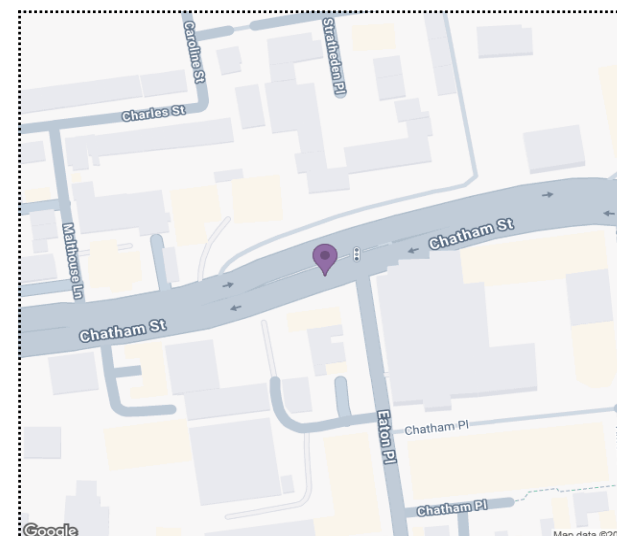
Carriageway Hazards: None

Junction Detail: T or staggered junction

Junction Pedestrian Crossing: No physical crossing facility within 50 metres

Road Type: Single carriageway

Junction Control: Auto traffic signal



For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:

Friday, May 13, 2022

Time of Crash: 16:38:00

Crash Reference: 2022430207504

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire cars 2005 onwards)	14	Male	46 - 55	Vehicle is slowing down or stopping	Front	Unknown	None	None
2	Car (excluding private hire cars 2005 onwards)	21	Male	46 - 55	Vehicle proceeding normally along the carriageway, not on a bend	Back	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Driver or rider	Male	46 - 55	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Crash Date: Friday, June 17, 2022

Time of Crash: 13:14:00

Crash Reference: 2022430265305

Highest Injury Severity: Serious

Road Number: U

Casualties: 1

Highway Authority: Reading

Vehicles: 2

Local Authority: Reading

OS Grid Reference: 470719 173386

Weather Description: Fine without high winds

Road Surface Description: Dry

Speed Limit: 30

Light Conditions: Daylight: regardless of presence of streetlights

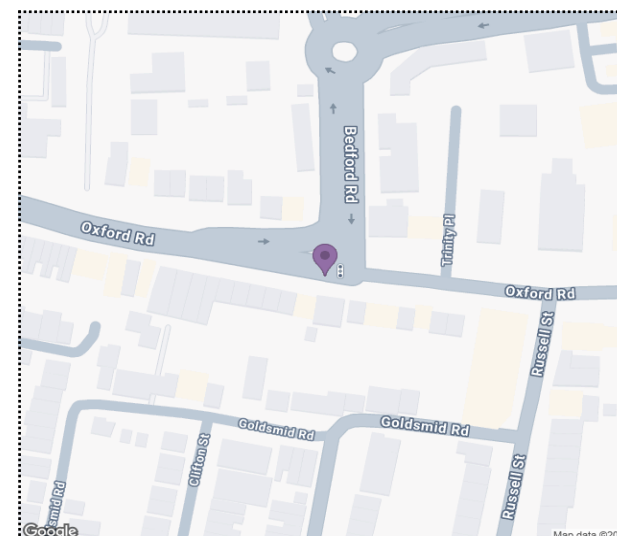
Carriageway Hazards: None

Junction Detail: T or staggered junction

Junction Pedestrian Crossing: Pedestrian phase at traffic signal junction

Road Type: Single carriageway

Junction Control: Auto traffic signal



For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:

Friday, June 17, 2022

Time of Crash: 13:14:00

Crash Reference: 2022430265305

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Pedal cycle	-1	Male	21 - 25	Vehicle is in the act of turning right	Front	Unknown	None	None
2	Pedal cycle	-1	Male	16 - 20	Vehicle proceeding normally along the carriageway, not on a bend	Back	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Serious	Driver or rider	Male	16 - 20	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date: Tuesday, August 30, 2022

Time of Crash: 16:30:00

Crash Reference: 2022430391018

Highest Injury Severity: Slight

Road Number: U

Casualties: 1

Highway Authority: Reading

Vehicles: 1

Local Authority: Reading

OS Grid Reference: 470865 173372

Weather Description: Fine without high winds

Road Surface Description: Dry

Speed Limit: 30

Light Conditions: Daylight: regardless of presence of streetlights

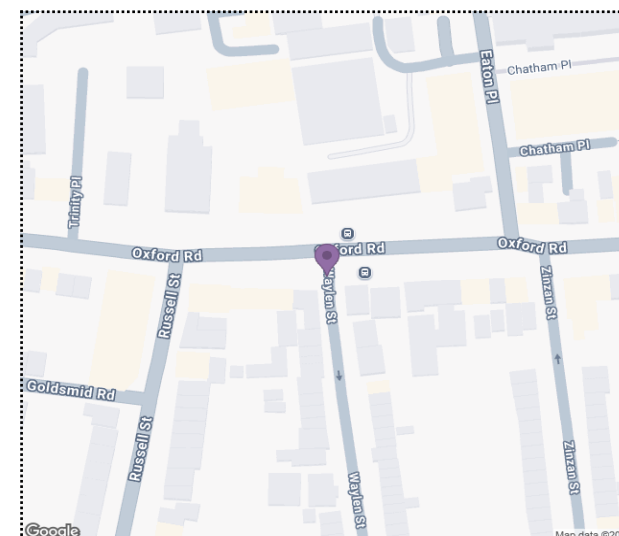
Carriageway Hazards: None

Junction Detail: T or staggered junction

Junction Pedestrian Crossing: No physical crossing facility within 50 metres

Road Type: Single carriageway

Junction Control: Give way or uncontrolled



For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:

Tuesday, August 30, 2022

Time of Crash:

16:30:00

Crash Reference: 2022430391018

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire cars 2005 onwards)	-1	Male	Unknown	Vehicle proceeding normally along the carriageway, not on a bend	Nearside	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Pedestrian	Male	0 - 5	In carriageway, crossing elsewhere	Crossing from driver's nearside

For more information about the data please visit: www.crashmap.co.uk/home/faq

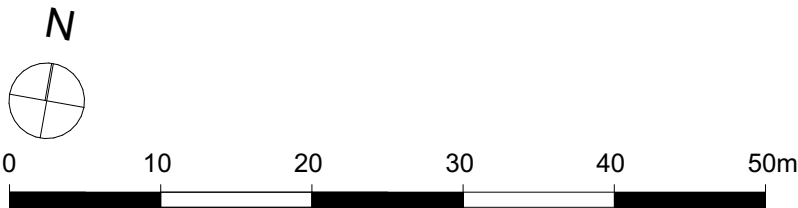
To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services

APPENDIX C



Proposed Ground Floor Plan

Scale 1:500@A3



Accommodation Schedule - Planning

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		3B5P		Amenity, Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA	86m²	NSA						
GF	-	-	-	-	-	-	-	-	-	-	-	156m²	-	-	-	-	-
01	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02	0	m²	2	115m²	2	127m²	2	154m²	2	88m²	1	22m²	7	13	561m²	484m²	86%
03	1	46m²	3	167m²	0	m²	0	m²	1	94m²	1	0	5	7	320m²	307m²	96%
Total	0.00	1	46m²	5	281m²	2	127m²	2	154m²	2	183m²	178m²	12	20	881m²	792m²	90%
Mix			8.3%		41.7%		16.7%		16.7%		16.7%						

Please note all apartments are minimum NDSS areas.
Please note this does not include the separate permitted development application.

Total Units	12
Total Cycle Spaces	42
Total Car Parking Spaces	89 & 10 Visitor Spaces

Revision:	Date:	Drawn:	Check:
A	Updated to client comments.	30.04.25	EAB JW1
B	Draft removed.	08.05.25	EAB JW1
C	Updated to comments, status updated to planning.	17.07.25	EAB JW1
D	Updated to comments after redesign of Class AA.	22.09.25	EAB RTM/LBU
E	Updated units to deck access.	08.10.25	EAB JER/RTM
F	Updated to comments.	03.11.25	EAB RTM/LBU

- Key:
- Application Site Boundary
 - Proposed Bin Store (Fortnight Collection)
 - Proposed Cycle Store

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.

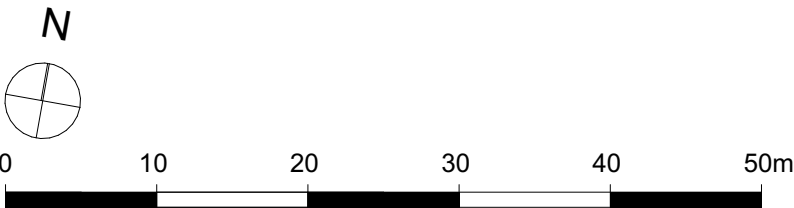


Project	rg+p prj. reference
Eaton Court, Reading	103-225
Status	Planning
Client	BMR Property Group
Package	/ Planning
Sheet Title	Proposed Ground Floor Plan
Scale	1:500@A3
Date	17.04.2025
Drawn by	Checked by
EAB	JW1
Drawing reference	Revision
103-225_(SK)101F	
London Birmingham Leicester 0203 327 0381 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 HMSSO Crown Copyright reserved. rg+p Ltd. Trading as rg+p	



Proposed First Floor Plan

Scale 1:500@A3



Accommodation Schedule - Planning

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		3B5P		Amenity, Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA	86m²	NSA						
GF	-	-	-	-	-	-	-	-	-	-	-	156m²	-	-	-	-	-
01	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02	0	m²	2	115m²	2	127m²	2	154m²	1	88m²	-	22m²	7	13	561m²	484m²	86%
03	1	46m²	3	167m²	0	m²	0	m²	1	94m²	-	0	5	7	320m²	307m²	96%
Total	0.00	1	46m²	5	281m²	2	127m²	2	154m²	2	183m²	178m²	12	20	881m²	792m²	90%
Mix			8.3%		41.7%		16.7%		16.7%		16.7%						

Please note all apartments are minimum NDSS areas.
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Total Units	12
Total Cycle Spaces	42
Total Car Parking Spaces	89 & 10 Visitor Spaces

Revision:	Date:	Drawn:	Check:
A	Updated to client comments.	30.04.25	EAB JW1
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C	Updated to comments, status updated to planning.	17.07.25	EAB JW1
D	Updated to comments after redesign of Class AA.	22.09.25	EAB RTM/LBU
E	Updated units to deck access.	08.10.25	EAB JER/RTM
F	Updated to comments.	03.11.25	EAB RTM/LBU

Key:

Application Site Boundary

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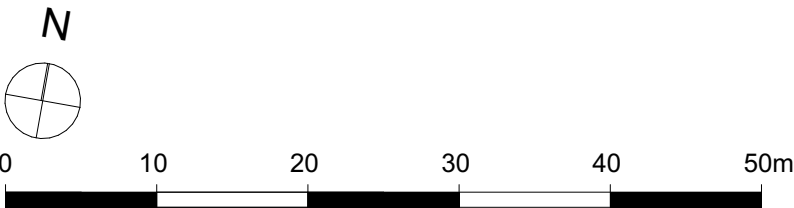


Project	rg+p prj. reference
Eaton Court, Reading	103-225
Status	
Planning	
Client	
BMR Property Group	
Package	
/ Planning	
Sheet Title	
Proposed First Floor Plan	
Scale	
1:500@A3	
Date	
17.04.2025	
Drawn by	Checked by
EAB	JW1
Drawing reference	Revision
103-225_(SK)102F	
London Birmingham Leicester 0203 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	



Proposed Second Floor Plan

Scale 1:500@A3



Accommodation Schedule - Planning

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		3B5P		Amenity, Refuse & Cycle	Total Units	Total Beds	GIA (m ²)	NSA (m ²)	NSA/GIA
		40m ²	NSA	50m ²	NSA	61m ²	NSA	70m ²	NSA	86m ²	NSA						
GF	-	-	-	-	-	-	-	-	-	-	-	156m ²	-	-	-	-	-
01	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02	0	m ²	2	115m ²	2	127m ²	2	154m ²	1	88m ²	-	22m ²	7	13	561m ²	484m ²	86%
03	1	46m ²	3	167m ²	0	m ²	0	m ²	1	94m ²	-	0	5	7	320m ²	307m ²	96%
Total	0.00	1	46m ²	5	281m ²	2	127m ²	2	154m ²	2	183m ²	178m ²	12	20	881m ²	792m ²	90%
Mix		8.3%		41.7%		16.7%		16.7%		16.7%							

Please note all apartments are minimum NDSS areas.
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E	Updated units to deck access.	08.10.25	EAB JER/RTM
F	Updated to comments.	03.11.25	EAB RTM/LBU

- Key:
- Application Site Boundary
 - 1B1P
 - 1B2P
 - 2B3P
 - 2B4P
 - 3B5P

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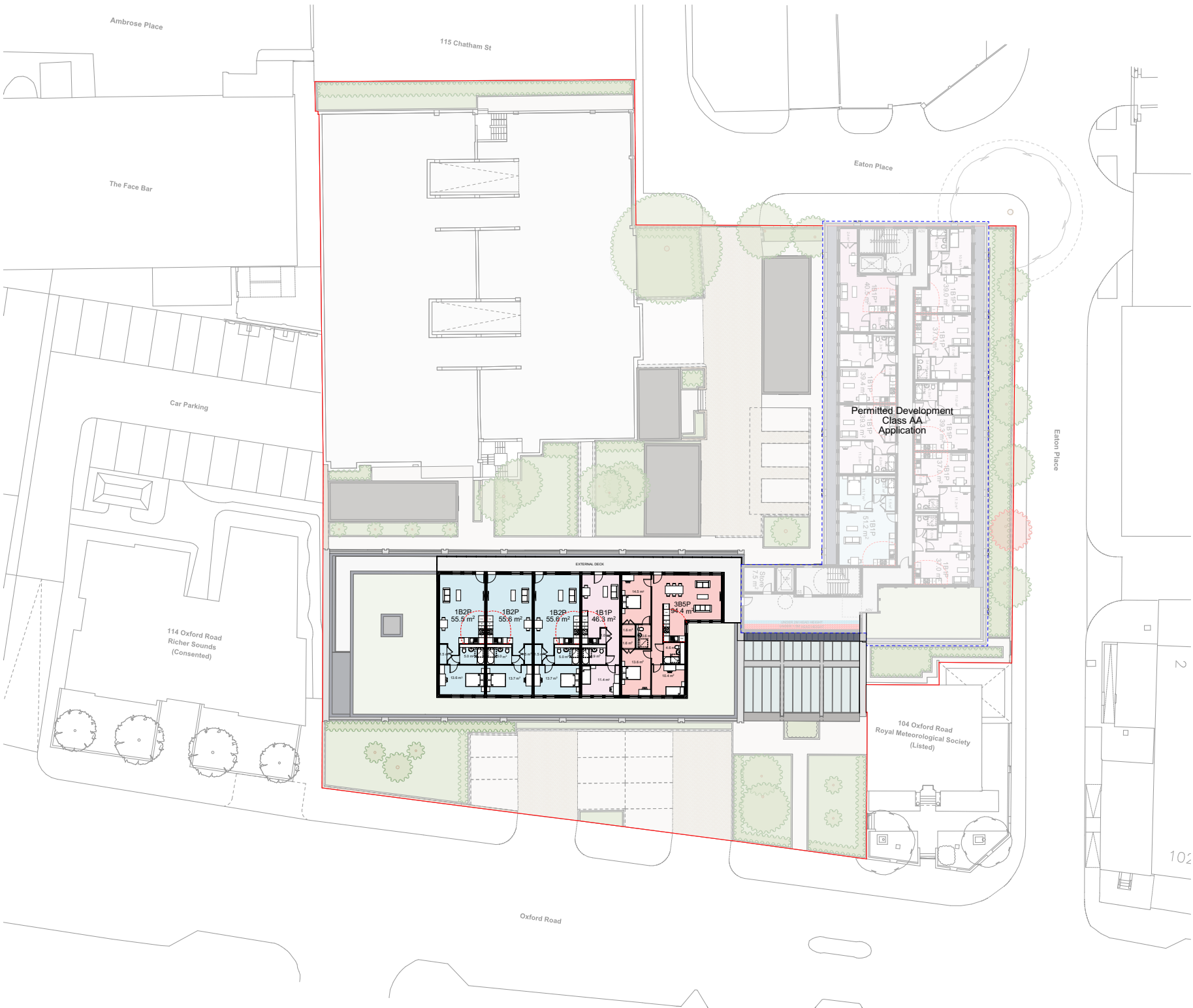
All elements remain subject to detailed technical input, further surveys, and compliance with current planning and building regulations.



Project: Eaton Court, Reading
Status: Planning
Client: BMR Property Group
Package: / Planning
Sheet Title: Proposed Second Floor Plan
Scale: 1:500@A3
Date: 17.04.2025
Drawn by: EAB
Checked by: JW1
Drawing reference: 103-225_(SK)103F
Revision:

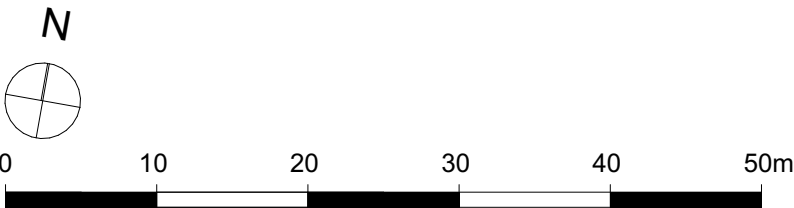
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Proposed Third Floor Plan

Scale 1:500@A3



Accommodation Schedule - Planning

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		3B5P		Amenity, Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA	86m²	NSA						
GF		-	-	-	-	-	-	-	-	-	-	156m²	-	-	-	-	-
01		-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02		0	m²	2	115m²	2	127m²	2	154m²	1	88m²	22m²	7	13	561m²	484m²	86%
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Key:

- Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P

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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.



Project
Eaton Court, Reading

Status
Planning

Client
BMR Property Group

Package
/ Planning

Sheet Title
Proposed Third Floor Plan

Scale
1:500@A3

Date
17.04.2025

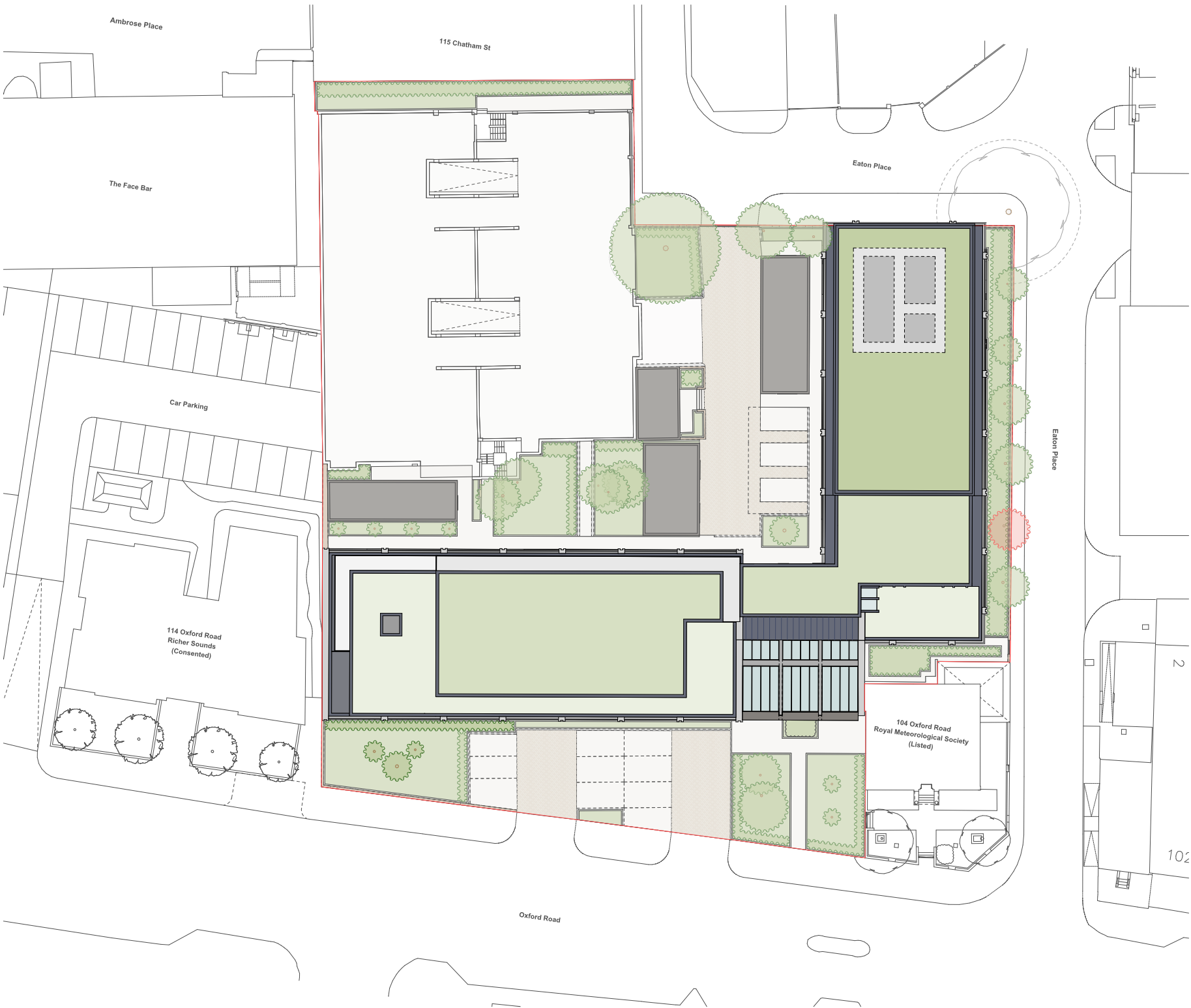
Drawn by
EAB

Checked by
JW1

Drawing reference
103-225_(SK)104F

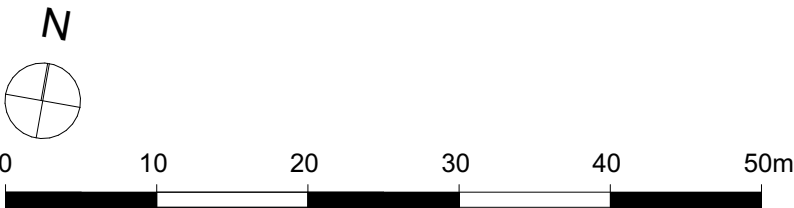
London | Birmingham | Leicester
0203 327 0381 | 0121 309 0071 | 0116 204 5800
rg+p.co.uk - design@rg+p.co.uk

Notes:
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Proposed Site Plan

Scale 1:500@A3



Accommodation Schedule - Planning

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		3B5P		Amenity, Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA	86m²	NSA						
GF	-	-	-	-	-	-	-	-	-	-	-	156m²	-	-	-	-	-
01	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02	0	m²	2	115m²	2	127m²	2	154m²	1	88m²	-	22m²	7	13	561m²	484m²	86%
03	1	46m²	3	167m²	0	m²	0	m²	1	94m²	-	0	5	7	320m²	307m²	96%
Total	0.00	1	46m²	5	281m²	2	127m²	2	154m²	2	183m²	178m²	12	20	881m²	792m²	90%
Mix			8.3%		41.7%		16.7%		16.7%		16.7%						

Please note all apartments are minimum NDSS areas.
Please note this does not include the separate permitted development application.

Total Units	12
Total Cycle Spaces	42
Total Car Parking Spaces	89 & 10 Visitor Spaces

Revision:	Date:	Drawn:	Check:
A	Updated to comments after redesign of Class AA.	22.09.25	EAB RTM/LBU
B	Updated units to deck access.	08.10.25	EAB JER/RTM
C	Updated to comments.	03.11.25	EAB RTM/LBU

Key:
 Application Site Boundary

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.

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 - 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.



Project	rg+p prj. reference
Eaton Court, Reading	103-225
Status	
Planning	
Client	
BMR Property Group	
Package	
/ Planning	
Sheet Title	
Proposed Site Plan	
Scale	
1:500@A3	
Date	
17.07.2025	
Drawn by	Checked by
EAB	JW1
Drawing reference	Revision
103-225_(SK)110C	
London Birmingham Leicester 0203 327 0381 0121 309 0071 0116 204 5800 rg+p.co.uk - design@rg+p.co.uk	
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Revision:	Date:	Drawn:	Check:
A	Updated to comments after redesign of Class AA.	23.09.25	EAB RTM
B	Updated units to deck access.	08.10.25	EAB JER/RTM
C	Updated to comments.	03.11.25	EAB RTM/LBU

Key:
Class AA Application Elevations

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 based on PDF survey information that is subject to a full measured building survey.

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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.



Project
Eaton Court, Reading

Status
Planning

Client
BMR Property Group

Package
/ Planning

Sheet Title
Proposed Elevations

Scale
1:625, 1:500@A3

Date
17.07.2025

Drawn by
EAB

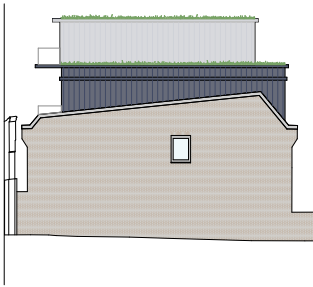
Checked by
JW1

Drawing reference
103-225_(SK)111C

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.
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South Elevation



West Elevation



North Elevation



East Elevation



North Elevation



West Elevation

Proposed Elevations

Scale 1:500@A3





Project

Eaton Court, Reading

rg+p prj. reference

103-225

Status

Planning

Client

BMR Property Group

Package

/ Planning

Sheet Title

Proposed Street Scenes

Scale

1:200@A2

Date

08.10.2025

Drawn by

EAB

Checked by

JER/RTM

Drawing reference

103-225_(SK)112A

Revision

London | Birmingham | Leicester

0203 327 0381 | 0121 309 0071 | 0116 204 5800

rg-p.co.uk · design@rg-p.co.uk

Notes:

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Proposed Street Scenes
Scale 1:200@A2



APPENDIX D

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : C - FLATS PRIVATELY OWNED
MULTI-MODAL TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	CT CENTRAL BEDFORDSHIRE	3 days
	HF HERTFORDSHIRE	1 days
	PO PORTSMOUTH	1 days
04	EAST ANGLIA	
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	NG NOTTINGHAM	1 days
08	NORTH WEST	
	MS MERSEYSIDE	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

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Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
Actual Range: 24 to 175 (units:)
Range Selected by User: 6 to 184 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 02/10/23

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	2 days
Tuesday	4 days
Wednesday	1 days
Thursday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	8 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Town Centre	1
Edge of Town Centre	7

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Development Zone	1
Residential Zone	3
Built-Up Zone	3
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	7 days - Selected
Servicing vehicles Excluded	1 days - Selected

Secondary Filtering selection:**Use Class:**

C3	8 days
----	--------

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

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Secondary Filtering selection (Cont.):

Population within 1 mile:

20,001 to 25,000	1 days
25,001 to 50,000	6 days
50,001 to 100,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

50,001 to 75,000	2 days
125,001 to 250,000	3 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	4 days
1.1 to 1.5	3 days
1.6 to 2.0	1 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	2 days
No	6 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	8 days
-----------------	--------

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
-----------------------	-----	--

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Licence No: 728001

LIST OF SITES relevant to selection parameters

1	CT-03-C-01	BLOCKS OF FLATS	CENTRAL BEDFORDSHIRE
	WING ROAD		
	LEIGHTON BUZZARD		
	LINSLADE		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	175	
	Survey date: TUESDAY	15/05/18	Survey Type: MANUAL
2	CT-03-C-02	BLOCKS OF FLATS	CENTRAL BEDFORDSHIRE
	STANBRIDGE ROAD		
	LEIGHTON BUZZARD		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	62	
	Survey date: TUESDAY	15/05/18	Survey Type: MANUAL
3	CT-03-C-03	BLOCKS OF FLATS	CENTRAL BEDFORDSHIRE
	COURT DRIVE		
	DUNSTABLE		
	Edge of Town Centre		
	No Sub Category		
	Total No of Dwellings:	146	
	Survey date: TUESDAY	15/05/18	Survey Type: MANUAL
4	HF-03-C-03	BLOCK OF FLATS	HERTFORDSHIRE
	SHENLEY ROAD		
	BOREHAMWOOD		
	Edge of Town Centre		
	Built-Up Zone		
	Total No of Dwellings:	91	
	Survey date: THURSDAY	14/11/19	Survey Type: MANUAL
5	MS-03-C-04	BLOCK OF FLATS	MERSEYSIDE
	HOY DRIVE		
	NEWTON-LE-WILLOWS		
	EARLESTOWN		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	24	
	Survey date: MONDAY	12/04/21	Survey Type: MANUAL
6	NG-03-C-03	BLOCK OF FLATS	NOTTINGHAM
	CANAL STREET		
	NOTTINGHAM		
	Town Centre		
	Built-Up Zone		
	Total No of Dwellings:	46	
	Survey date: MONDAY	02/10/23	Survey Type: MANUAL
7	PO-03-C-01	BLOCKS OF FLATS	PORTSMOUTH
	CROSS STREET		
	PORTSMOUTH		
	Edge of Town Centre		
	Built-Up Zone		
	Total No of Dwellings:	90	
	Survey date: TUESDAY	05/06/18	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

8	SF-03-C-05	BLOCKS OF FLATS	SUFFOLK
	FORE STREET		
	IPSWICH		
	IPSWICH WATERFRONT		
	Edge of Town Centre		
	Development Zone		
	Total No of Dwellings:	69	
	Survey date: WEDNESDAY	23/06/21	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

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TRIP RATE for Land Use 03 - RESIDENTIAL/C - FLATS PRIVATELY OWNED

MULTI-MODAL TOTAL VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Total People to Total Vehicles ratio (all time periods and directions): 2.37

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	8	88	0.037	8	88	0.164	8	88	0.201
08:00 - 09:00	8	88	0.057	8	88	0.186	8	88	0.243
09:00 - 10:00	8	88	0.060	8	88	0.065	8	88	0.125
10:00 - 11:00	8	88	0.057	8	88	0.078	8	88	0.135
11:00 - 12:00	8	88	0.067	8	88	0.081	8	88	0.148
12:00 - 13:00	8	88	0.087	8	88	0.091	8	88	0.178
13:00 - 14:00	8	88	0.063	8	88	0.063	8	88	0.126
14:00 - 15:00	8	88	0.057	8	88	0.061	8	88	0.118
15:00 - 16:00	8	88	0.085	8	88	0.065	8	88	0.150
16:00 - 17:00	8	88	0.124	8	88	0.065	8	88	0.189
17:00 - 18:00	8	88	0.165	8	88	0.081	8	88	0.246
18:00 - 19:00	8	88	0.206	8	88	0.117	8	88	0.323
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.065			1.117			2.182

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	24 - 175 (units:)
Survey date range:	01/01/16 - 02/10/23
Number of weekdays (Monday-Friday):	8
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

TRIP RATE for Land Use 03 - RESIDENTIAL/C - FLATS PRIVATELY OWNED
MULTI-MODAL TOTAL PEOPLE
 Calculation factor: 1 DWELLS
 BOLD print indicates peak (busiest) period
 Total People to Total Vehicles ratio (all time periods and directions): 2.37

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	8	88	0.068	8	88	0.403	8	88	0.471
08:00 - 09:00	8	88	0.102	8	88	0.531	8	88	0.633
09:00 - 10:00	8	88	0.118	8	88	0.179	8	88	0.297
10:00 - 11:00	8	88	0.144	8	88	0.152	8	88	0.296
11:00 - 12:00	8	88	0.124	8	88	0.152	8	88	0.276
12:00 - 13:00	8	88	0.191	8	88	0.201	8	88	0.392
13:00 - 14:00	8	88	0.159	8	88	0.148	8	88	0.307
14:00 - 15:00	8	88	0.134	8	88	0.151	8	88	0.285
15:00 - 16:00	8	88	0.262	8	88	0.142	8	88	0.404
16:00 - 17:00	8	88	0.294	8	88	0.155	8	88	0.449
17:00 - 18:00	8	88	0.424	8	88	0.195	8	88	0.619
18:00 - 19:00	8	88	0.498	8	88	0.249	8	88	0.747
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.518			2.658			5.176

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

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