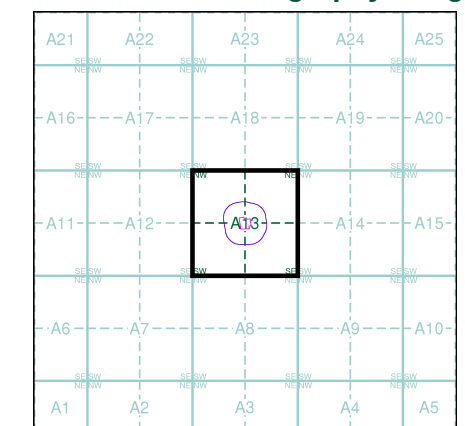


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13

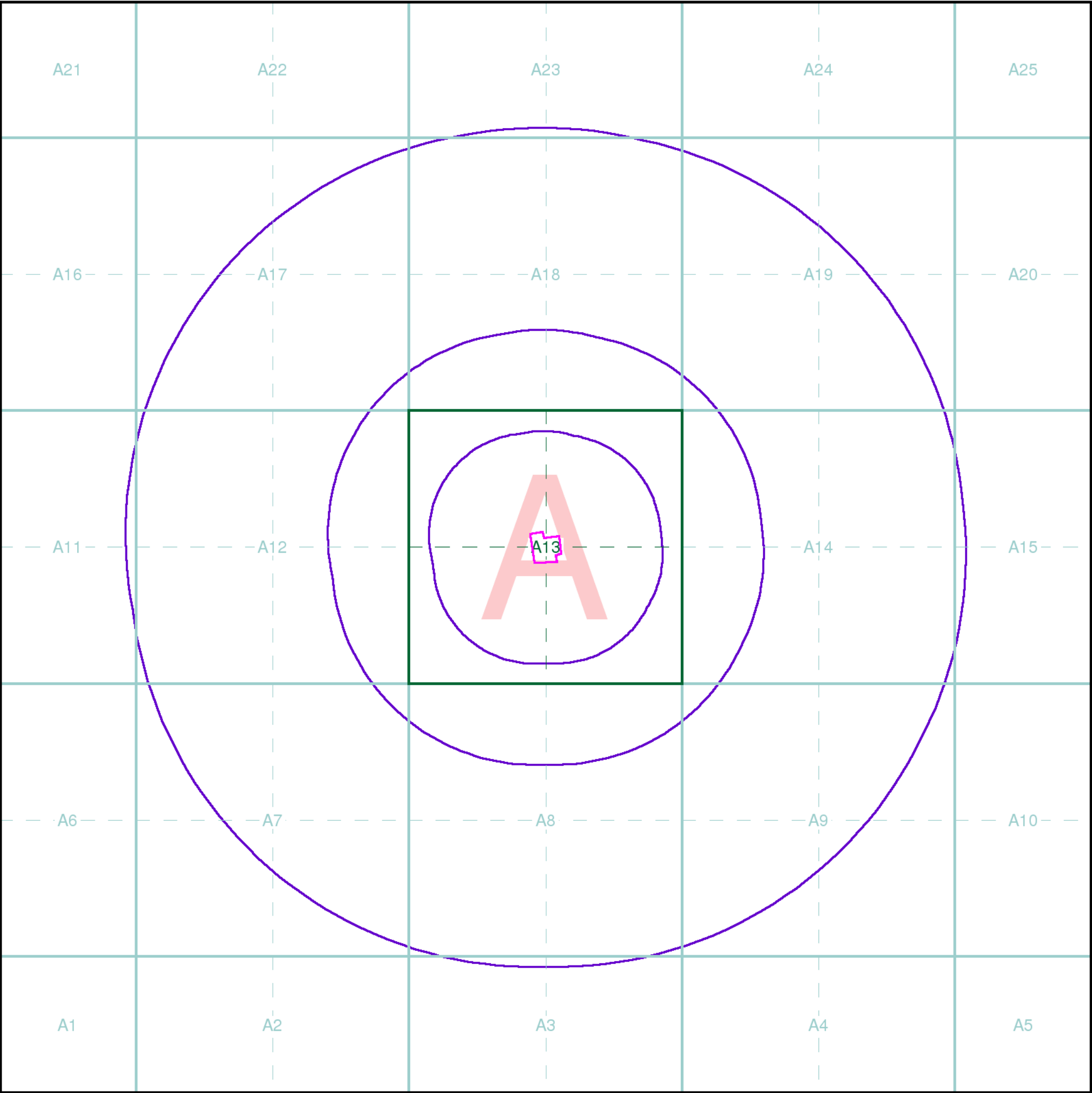


Order Details

Order Number: 211665540_1_1
Customer Ref: STR4832
National Grid Reference: 470890, 173430
Slice: A
Site Area (Ha): 0.45
Search Buffer (m): 100

Site Details

Eaton Court



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details
Ms R Brown, Soiltechnics, Cedar Barn, White Lodge, Walgrave, Northampton, NN6 9PY

Order Details
Order Number: 211665540_1_1
Customer Ref: STR4832
National Grid Reference: 470890, 173430
Site Area (Ha): 0.45
Search Buffer (m): 1000

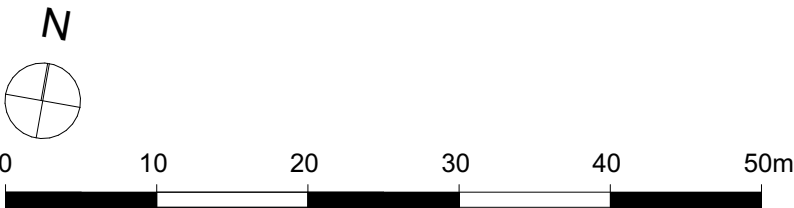
Site Details
Eaton Court

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



Proposed Ground Floor Plan

Scale 1:500@A3



Key:

- 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

Feasibility

Client

BMR Property Group

Package

/ Permitted Development - Class AA

Sheet Title

Proposed Ground Floor Plan

Scale

1:500@A3

Date

08.09.2025

Drawn by Checked by

EAB RTM

Drawing reference Revision

103-225_(SK)017A

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.
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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	0	9	9	548m²	360m²	66%
04	4	163m²	1	55m²	1	62m²	0	m²	0	0	6	7	354m²	279m²	79%
Total		12	471m²	2	106m²	1	62m²	0	m²	139m²	15	16	902m²	639m²	71%
Mix	0.00		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



Key:

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- Proposed Bin Store (Weekly Collection)
- Proposed Cycle Store

FLOOR PLANS SUBJECT TO FIRE CONSULTANT REVIEW.

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

Client BMR Property Group

Sheet Title Proposed Ground Floor Plan

Scale 1:500@A3

Date 17.04.2025

Drawn by EAB Checked by JW1

Drawing reference 103-225_(SK)101B

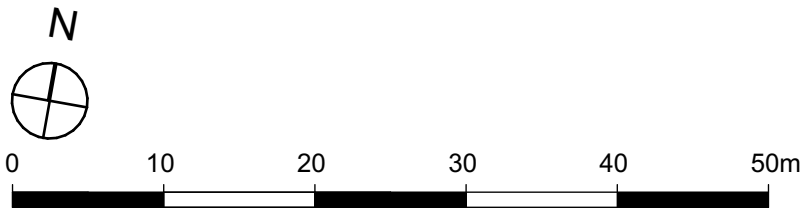
London | Birmingham | Leicester
0203 327 0381 | 0121 309 0071 | 0116 204 5800
rg+p.co.uk design@rg+p.co.uk

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.
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Proposed Ground Floor Plan

Scale 1:500@A3





FENTON ENVIRONMENTAL SERVICES

Asbestos Refurbishment/Demolition Survey

At:



104 – 112 Oxford Road,
Reading,
RG1 7FU

For:

Lotus Living 5 Ltd.

Survey ID: SF-S-25-1147
Surveyor: Steve Fenton
Survey Date: 20/10/25
Report Date: 20/10/25

Contents

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Introduction	3
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Site description	3
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Introduction

Instructions were received from Lotus Living 5 Ltd. to carry out a refurbishment and demolition survey of 104 – 112 Oxford Road, Reading, RG1 7FU.

The survey was carried out in accordance with the requirements of the Health and Safety Executive guidance document HSG264 – Asbestos; The Survey Guide.

The purpose of the survey was to locate and identify the presence of any materials suspected to contain asbestos. The findings of this report are confidential to the Client and Fenton Environmental Services Limited accepts no responsibility whatsoever to third parties whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

Compiled By:

Name: Steve Fenton

Position: Asbestos Surveyor

Signed:



Reviewed By:

This Report has been reviewed and hereby authorised for issue by:

Name: Mark Carter

Position: Project Manager

Signed:



Under no circumstances should this report be used for engineering or contractual purposes unless signed above by the author and unless the report status is “final”.

Refurbishment and Demolition survey

The purpose of a refurbishment and demolition survey is to locate and identify, as far as reasonably practical, all asbestos containing materials in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling program is undertaken to identify possible asbestos containing materials and estimates of their volume and surface area made. The survey is designed to be used as a basis for tendering the removal of asbestos containing materials from the building prior to demolition or major refurbishment. This type of survey does not assess the condition of the asbestos, other than damaged areas or where asbestos debris may be present.

Site description

Three storey building. Brick and mortar construction, smoked glass curtain walling. Plaster to walls with brick finish and mortar, concrete to all floors with raised I T floors. Fibreglass insulation to all ducting in ceiling voids all floors and risers. Modern vinyl flooring with ceramic tiling, plasterboard partition in open office areas. Modern flooring to concrete in kitchens and rest areas.

Limitations

This report has been prepared by Steve Fenton with all reasonable skill, care and diligence within the terms of the contract with the Client and within the limitations of the resources devoted to it by agreement with the Client.

1. General areas not covered by the survey are as follows:

- Areas of the properties/structure that are covered, unexposed or inaccessible that were unable to be inspected.
- The interior of plant, equipment, pipe work, ducting, voids or other similar enclosed areas that were inaccessible.
- Lift shafts and motor rooms unless specified otherwise.
- Areas unable to be accessed due to danger reaching height beyond a standard 3m ladder.
- Materials concealed behind other materials or in floor, wall or ceiling voids, other than those specifically detailed in the survey.
- Samples have not been taken which would endanger the surveyor or affect the functional integrity of the item concerned e.g. electrical installations.

2. Quantification

All quantities given in the report are based on the surveyor's estimates and should not be used for contractual purposes.

3. Inspection

Fenton Environmental Services Limited endeavoured to inspect all agreed areas within the scope of the Survey. Inspections of exposed surfaces, the composition of all elements, fixtures and materials within the agreed designated areas only, were undertaken.

Destructive inspections were used to gain access to all aspects of the building's construction, unless agreed prior to survey commencement or where the integrity of the construction was impaired, these have been identified in the restrictions section of this report.

Areas not accessed

AREAS NOT ACCESSED	REASON
Gaskets to pipe and boilers in Plant room	Live at time of survey
All lift shafts	No power or lift engineer on site

Methodology

The materials within the building were inspected as far as reasonably practicable within the refurbishment and demolition survey scope of works. The inspection process involved accessing as much of the building as possible, using destructive techniques where permissible.

However, any inspections that could lead to a risk of exposure to hazardous substances or risk of injury were aborted. All areas not accessed are detailed below and in the limitations of the survey.

Where samples were taken, the material was double bagged in sealed sample bags and appropriately labelled before being taken to a UKAS accredited analytical company for identification. The sample results from the analytical company are included in the appendix of the survey.

Samples are taken from all types of material suspected of containing asbestos, except where prohibited by the makeup of the material itself. The sampling protocol adopted is in accordance with the requirements of HSE document HSG 264 'Asbestos: The survey guide' & 'HSG248 The analysts guide for sampling.

Material Risk Assessment and Algorithm

	DESCRIPTION	SCORE
Product Type	<u>Bonded asbestos – composite materials</u> Plastics, resins and mastics Roofing felts Semi-rigid paints and decorative finishes Asbestos cements Floor tiles Toilet cisterns	1
	<u>Fibrous asbestos – class one</u> Asbestos insulation board and mill board Asbestos textiles Gaskets and ropes Woven textiles and felt Asbestos paper	2
	<u>Fibrous asbestos – class 2</u> Thermal insulation (pipe and boiler lagging) Sprayed asbestos and loose asbestos Asbestos mattresses Debris	3

Condition	<u>Good condition</u> No visible damage	0
	<u>Low damage</u> A few scratches or surface marks, broken edges on boards and floor tiles etc.	1
	<u>Medium damage</u> Significant breakage of materials. Areas of damage revealing loose asbestos fibres.	2
	<u>High damage</u> De-lamination of materials, sprays and thermal insulations. Visible dust and debris.	3

Surface treatment	Composite materials.	0
	Enclosed sprays and lagging, textured coating, insulation board (with exposed face painted or encapsulated) , asbestos cement sheets etc.	1
	Encapsulated lagging and sprays, unsealed Insulation board.	2
	Unsealed lagging and sprays.	3

Asbestos type	Chrysotile	1
	Amphibole asbestos excluding crocidolite	2
	Amosite	2
	Crocidolite	3

Material Recommendations

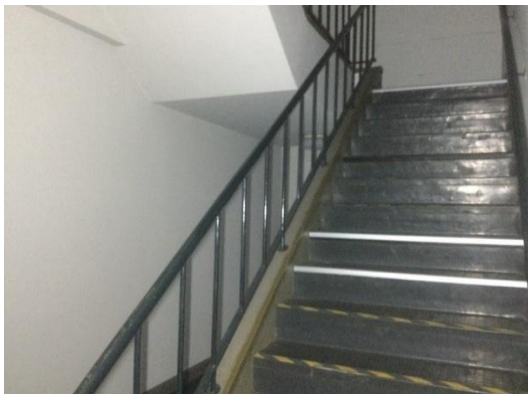
RISK CATEGORY	RECOMMENDATIONS	SCORE
High	Emergency and urgent works Immediate removal, encapsulation and/or decontamination works required adopting appropriate working conditions.	10-12
Medium	Implement a management plan Arrange for future removal or encapsulation works in order of priority, adopting appropriate working conditions.	7-9
Low	Implement a management plan Label as asbestos where practical, do not disturb, maintain accordingly.	5-6
Very Low	Implement a management plan Label as asbestos where practical, do not disturb, maintain accordingly.	<5

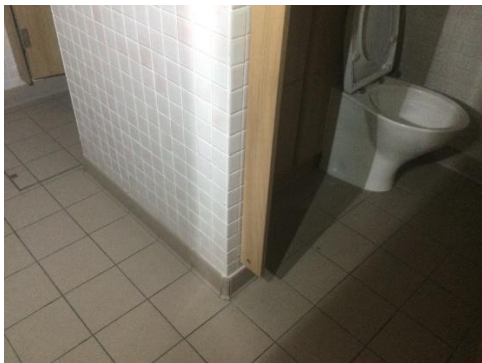
ASBESTOS REGISTER

Asbestos containing materials found in the survey are detailed below:

AREA	PRODUCT	ASBESTOS TYPE	QUANTITY
SF09 2 ND FL	GASKETS	PRESUMED CHRYSOTILE	ALL BOILERS AND PIPE

Sample Sheets

Sample Reference: SF01/104/Grnd floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Ground	Room:	Open offices and stairs
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Stair nosing sampled, carpet to raised timber floor, plaster to wall, no asbestos detected including ceiling voids.		
Action:	None		
			

Sample Reference: SF02/104/Grnd floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Ground	Room:	Toilets
Product type:	Plastics	Condition:	Good condition (0)
Surface treatment:	Reinforced plastic	Quantity:	All stairs
Accessibility:	Good	Asbestos type:	No asbestos detected
Identification:	Negative	Material risk score:	-
Other:	Stair nosing		
Licensed work:	-		
Comments:	Ceramic tiles to floor and walls, insulation to ceiling sampled, voids no asbestos detected		
Action:	None		
			

Sample Reference: SF03/104/Grnd floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Ground	Room:	Reception front
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Brick and mortar, timber panels, carpet to concrete, no asbestos detected including ceiling voids		
Action:	None		
			

Sample Reference: SF04/104/Grnd floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Ground	Room:	Toilets
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Ceramic tiles to floor and walls, no asbestos detected including ceiling voids		
Action:	None		
			

Sample Reference: SF05/104/Grnd floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Ground	Room:	Office toilets and rear reception
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Carpet to raised floor, plaster to walls, no asbestos detected including ceiling voids		
Action:	None		
			

Sample Reference: SF06/104/1 st floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	First	Room:	Offices and toilets
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Carpet to raised floor, plaster to walls, ceramic tiles, no asbestos detected including ceiling voids		
Action:	None		
			

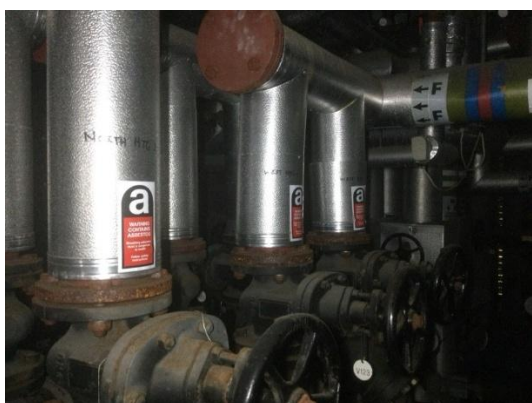
Sample Reference: SF07/104/1st floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	First	Room:	Open landing area and all stairs
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Carpet to concrete, steel and concrete stairs, no asbestos detected including ceiling voids		
Action:	None		
			

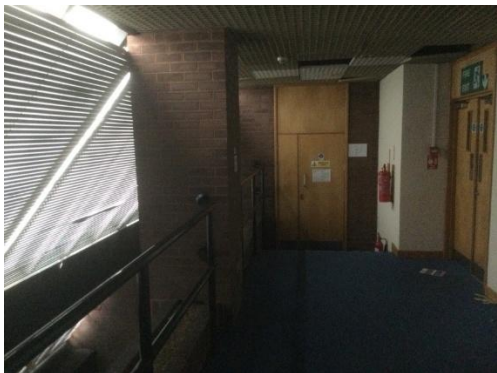
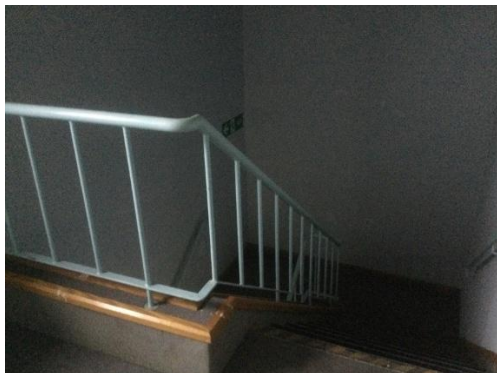
Sample Reference: SF08/104/1 st floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	First	Room:	Toilets and open offices
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Ceramic tiles to floor and walls, carpet to raised floor, no asbestos detected including ceiling voids.		
Action:	None		
			

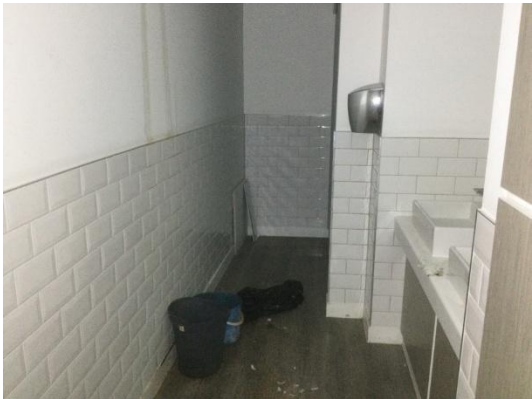
Sample Reference: SF09/104/2nd floor

REFURBISHMENT/DEMOLITION SURVEY

Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Second	Room:	Plant room
Product type:	Gaskets	Condition:	Low damage (1)
Surface treatment:	-	Quantity:	All boilers and pipe
Accessibility:	Poor	Asbestos type:	Presumed Chrysotile
Identification:	-	Material risk score:	-
Other:	Ropes within boilers		
Licensed work:	-		
Comments:	Presumed all gaskets on pipes and boilers		
Action:	Remove as hazardous waste or manage in situ		



Sample Reference: SF10/104/2 nd floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Second	Room:	
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Carpet, plaster to walls, no asbestos detected including ceiling voids		
Action:	None		
			

Sample Reference: SF11/104/2nd floor			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Second	Room:	Open offices and toilets
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	-	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Ceramic tiles, plaster to walls, carpet to raised floor, no asbestos detected including ceiling voids		
Action:	None		
			

Sample Reference: SF12/104/Roof

REFURBISHMENT/DEMOLITION SURVEY

Surveyor:	Steve Fenton	Date:	20 October 2025
Floor:	Roof	Room:	Roof area
Product type:	-	Condition:	-
Surface treatment:	-	Quantity:	-
Accessibility:	-	Asbestos type:	No asbestos detected
Identification:	Negative	Material risk score:	-
Other:	-		
Licensed work:	-		
Comments:	Superlux boarding to top of ladder sampled, fibreglass insulation to all pipe, no asbestos detected		
Action:	None		



KEY

INDICATOR	
No Access	04
Positive for Asbestos	04
Negative for Asbestos	04
Presumed Asbestos	04

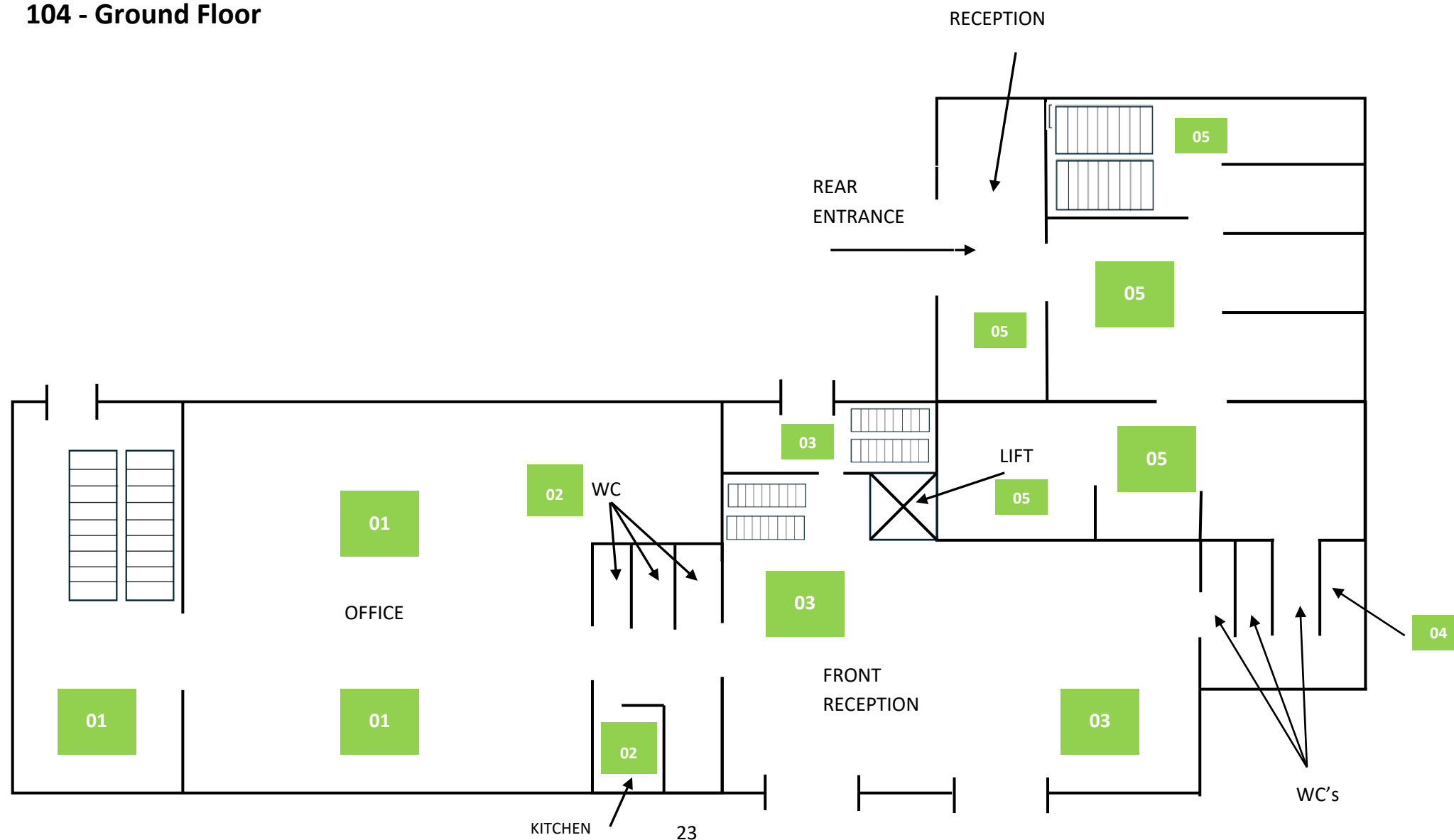


FENTON ENVIRONMENTAL SERVICES

SITE PLANS

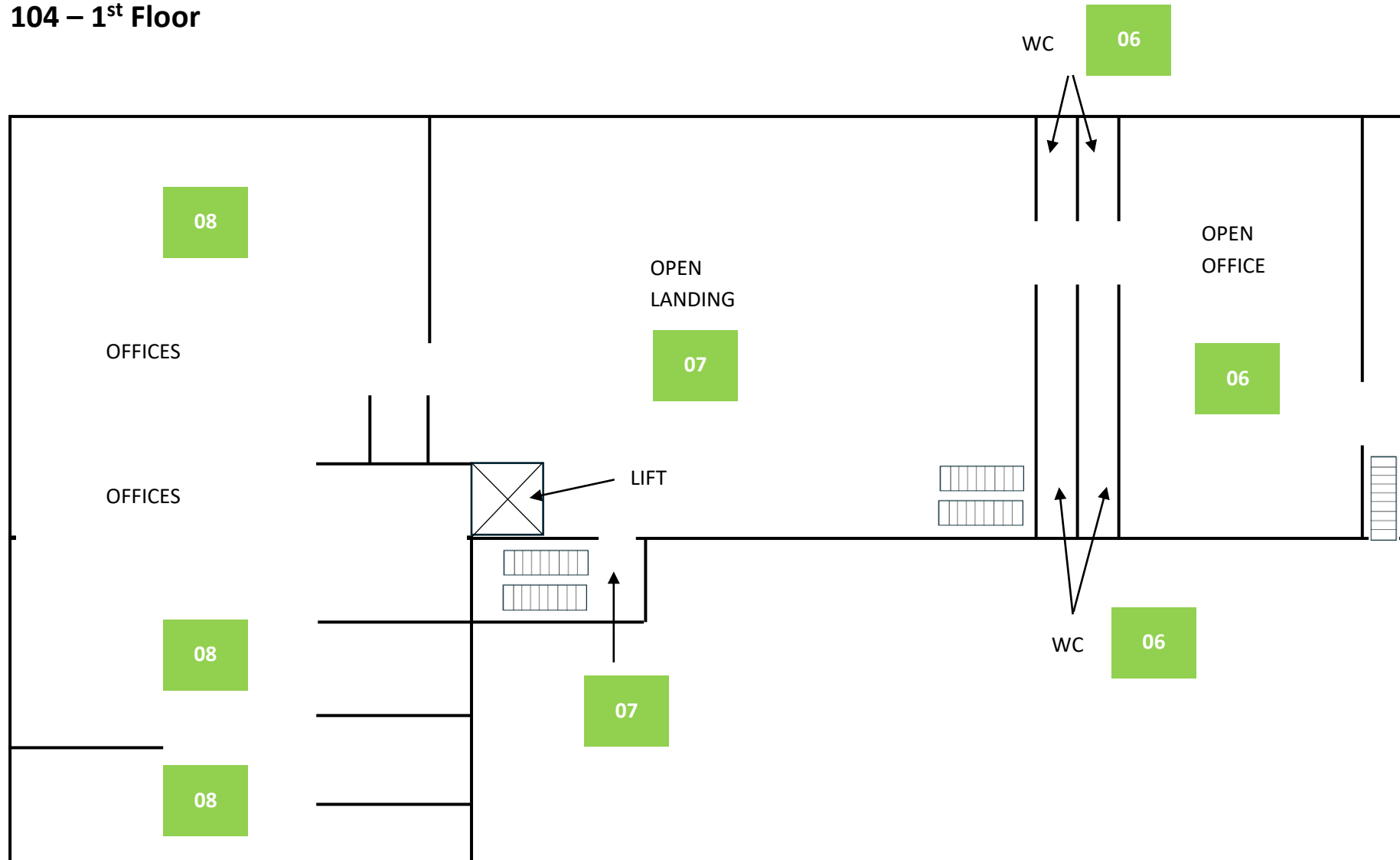
104 – 112 OXFORD ROAD

104 - Ground Floor

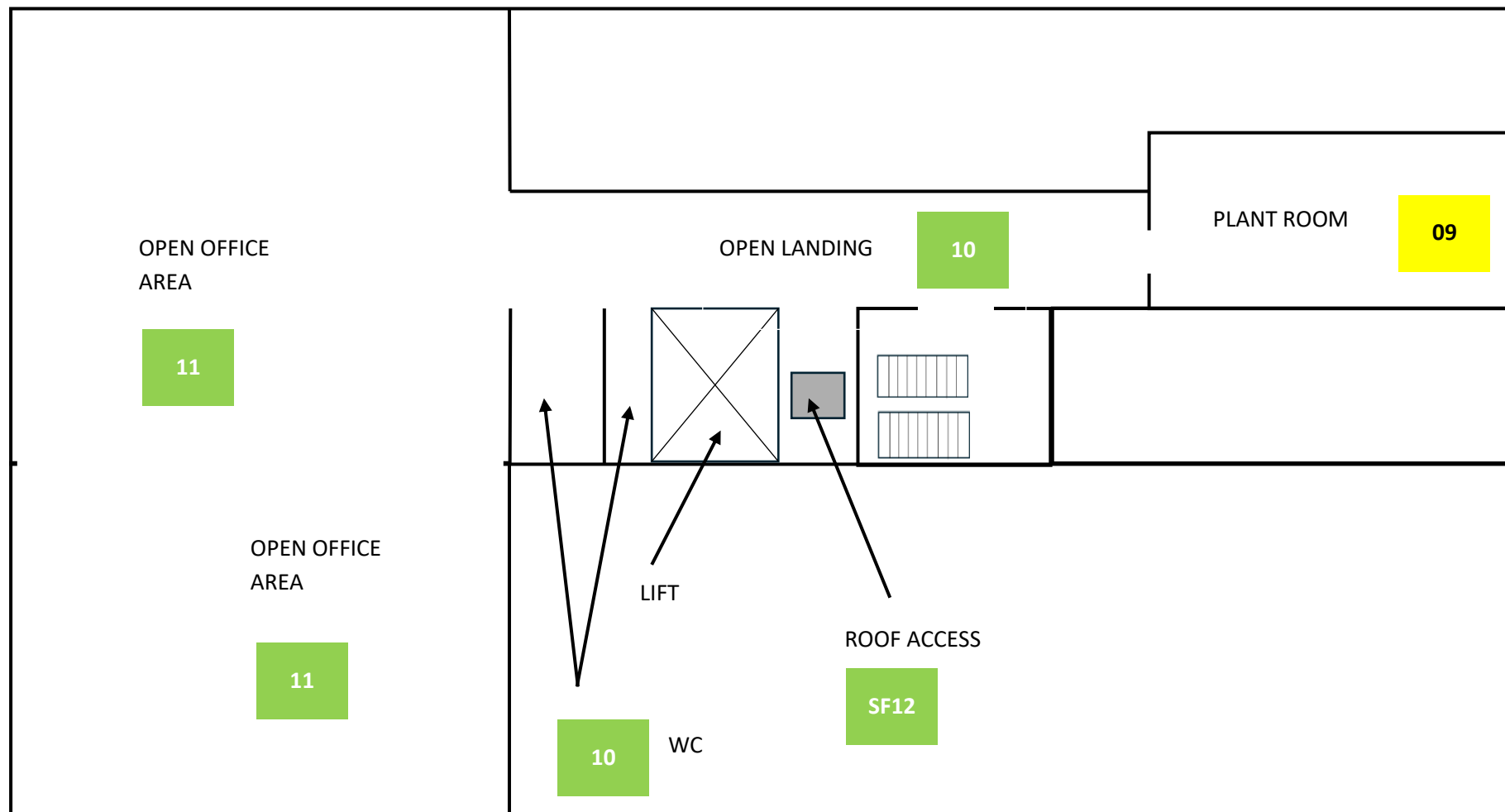




104 – 1st Floor



104 –2nd Floor





BULK ANALYSIS CERTIFICATE



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD

PREMIUM

EMERGENCY

Client:	FENTON ENVIRONMENTAL SERVICES
Address:	BENDIGO, GADS HILL FARM HIGHAM KENT ME3 7NX
Attention:	MR STEVE FENTON
Site Address:	104 - 112 OXFORD ROAD READING RG1 7FU
Date sample Taken:	20/10/2025
Date sample received:	21/10/2025
Date of analysis:	21/10/2025

Analysis Report No.

SCO/25/22376

Report Date:

21/10/2025

Site Ref No.

N/A

Page No.

1 of 1

No. of Samples:

3

Obtained:

POSTED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE NO.	CLIENT SAMPLE NO.	Sample Location	Fibre Type Detected
1	SF01 GRND	STAIRS - STAIR NOSING	NADIS
2	SF02 GRND	CEILING VOIDS - PIPE INSULATION	NADIS
3	SF12 ROOF	TOP OF LADDER - BOARDING	NADIS

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *.

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	C.BOLTON - DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM