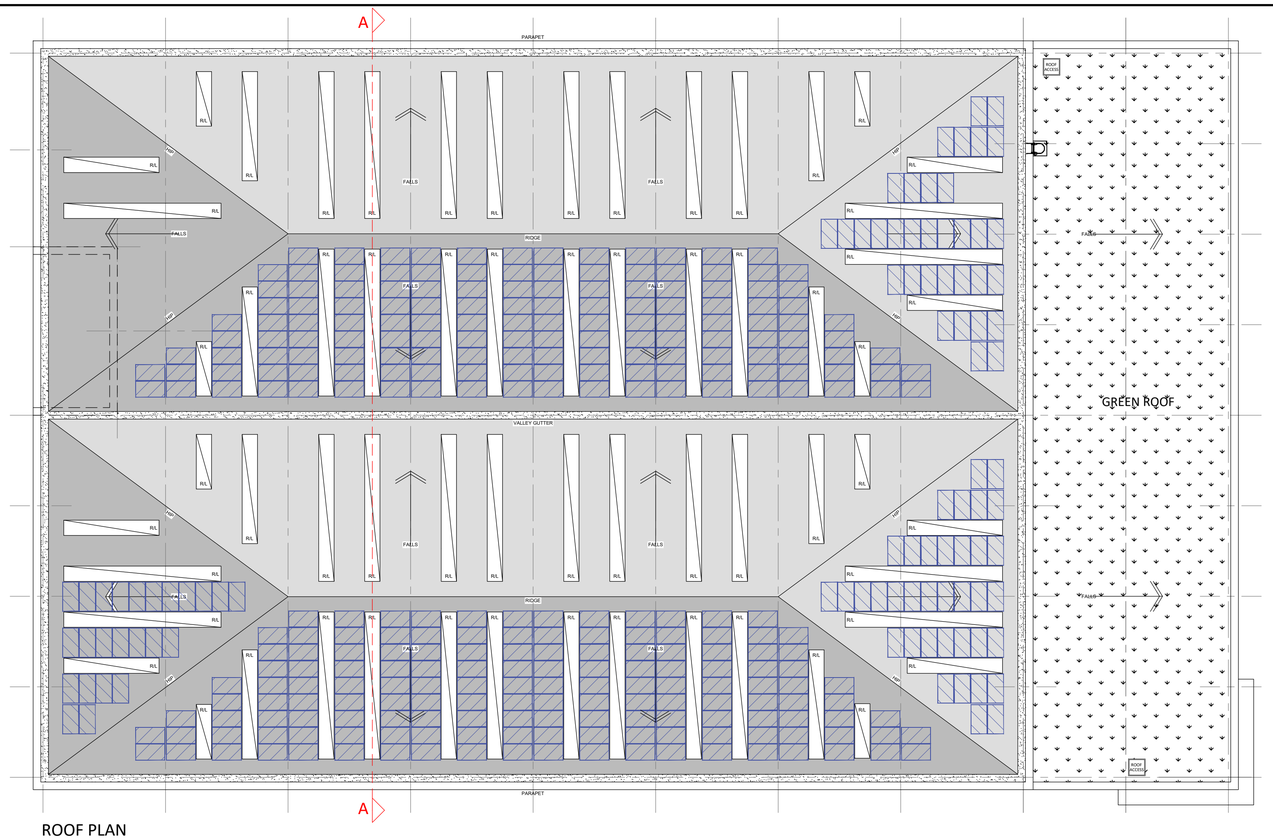
A1



ROOF PLAN

NOTES

PV DETAILS INDICATIVE AT THIS STAGE - DETAILS OF THE FINAL EXTENT/COVERAGE OF THE PV TO BE CONFIRMED (AND SECURED BY PLANNING CONDITION)

SYPHONIC DRAINAGE SYSTEM TO SPECIALIST DESIGN.
GUTTER SIZE AND SIZE & LOCATION OF OUTLETS ALL TO BE CONFIRMED BY SPECIALIST

ROOF LIGHTS:
SITE ASSEMBLED TRIPLE SKIN GRP TRANSLUCENT ROOFLIGHTS FIXED TO STEEL ROOF PURLINS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
ROOF LIGHT COVER TO APPROXIMATELY 0-10% OF THE NET WAREHOUSE FLOOR AREAS IN AN EVEN DISTRIBUTION (SHOWN INDICATIVELY ON ROOF PLAN AND SUBJECT TO SPECIALIST DETAILS AND SIZES.)

NB. % OF ROOFLIGHTS TO BE REVIEWED AT DETAILED DESIGN

MANSAFE SYSTEM TO SPECIALIST SPECIFICATION, DESIGN AND DETAILS

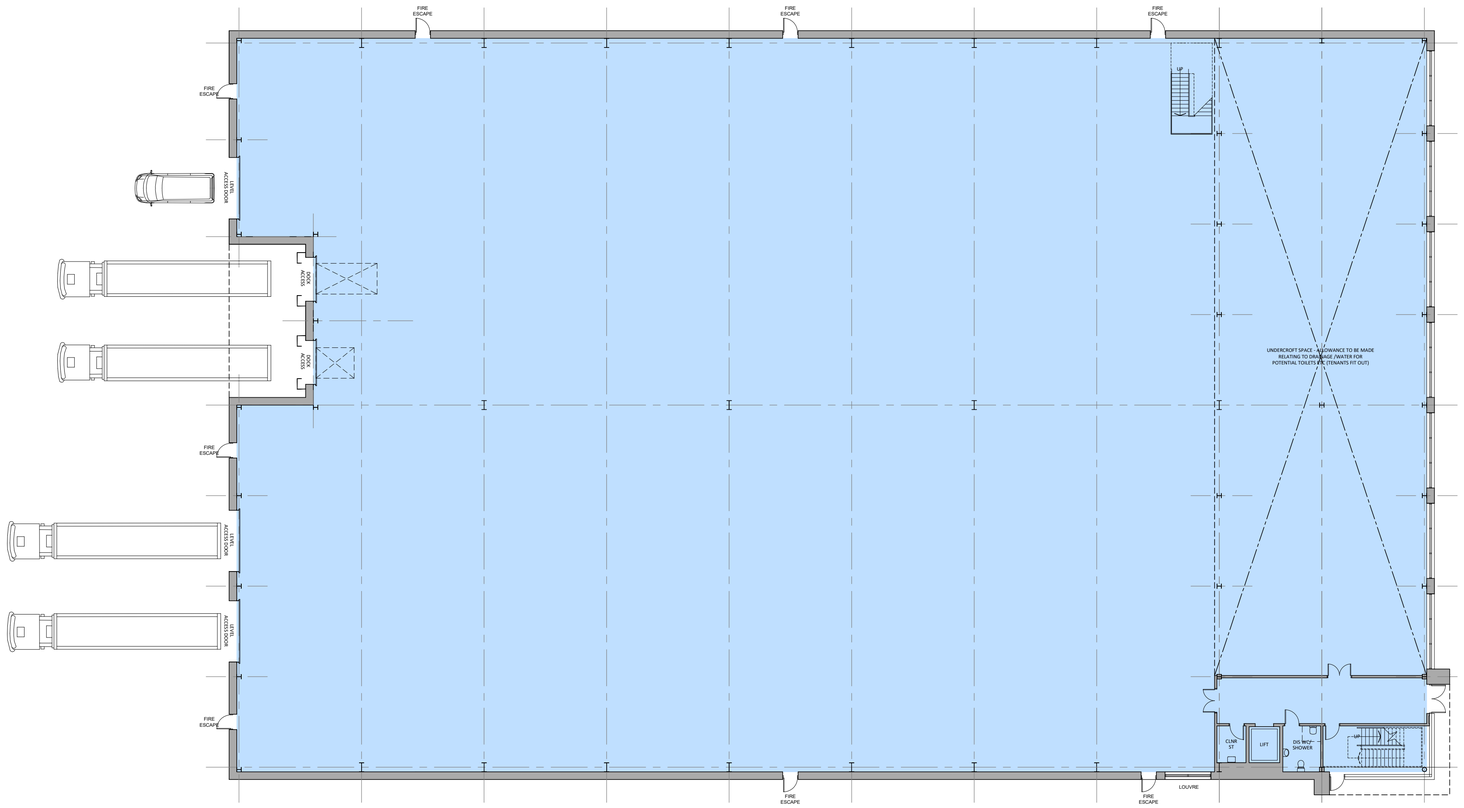
KEY

INDICATIVE EXTENT/COVERAGE OF PV PANELS (COVERAGE APPROX. 500 SQM)

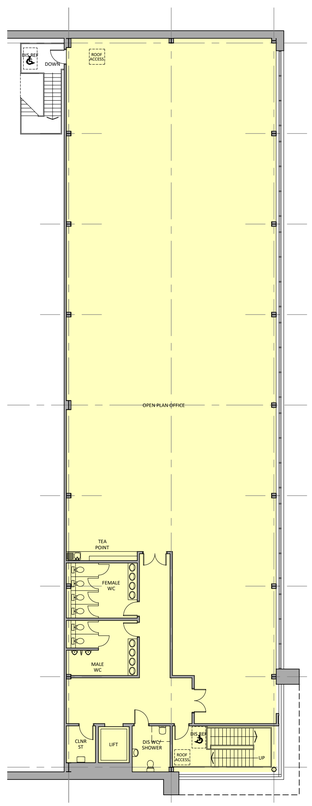
INDICATIVE EXTENT/COVERAGE OF ROOFLIGHTS

SCHEDULE OF APPROXIMATE ACCOMMODATION

UNIT	GIA (SQFT)	GEA (SQFT)	GIA (SQM)	GEA (SQM)
UNIT (& GF CORE)	39,420 SQFT	-	3,662 SQM	-
OFFICE (15% OF TOTAL)	6,955 SQFT	-	646 SQM	-
TOTAL	**46,375 SQFT**	**48,694 SQFT (SUBJECT TO DETAILED DESIGN)**	**4,308 SQM**	**4,523 SQM (SUBJECT TO DETAILED DESIGN)**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

©

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THIS IS A PRELIMINARY FEASIBILITY STUDY ONLY AND IS INTENDED TO BROADLY ASSESS THE VIABILITY OF THE SCHEME.

THE LAYOUT IS BASED ON VARIOUS SOURCES. THE ACCURACY OF WHICH CANNOT BE GUARANTEED AND AS SUCH ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL, BUILDING AND OTHER RELEVANT SURVEYS.

IT HAS BEEN ASSUMED THAT OTHER THAN WHERE SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.

WHILST EVERY EFFORT IS MADE TO ENSURE THAT ALL PROPOSALS MEET CURRENT BUILDING REGULATIONS, RELEVANT LEGISLATION AND OTHER GOOD BUILDING PRACTICE, THEY ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISONS WITH RELEVANT LOCAL AUTHORITIES AND OTHER DUE DILIGENCE .

WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY. WHILST PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPOLATED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.

Notes:

0m 2 4 6 8 10 12 14 16 18 20

1:200

PLANNING

COLTHAM

Revisions:	Amendment:	Date:	Name:

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CLIENT: DV5 COLTHAM (READING) LTD

PROJECT: PROPOSED DEVELOPMENT AT BENNET COURT BENNET ROAD READING RG2 0QX

TITLE: FLOOR PLANS & ROOF PLAN - AS PROPOSED

Scale: 1:200@A1	Date : DEC 2022
Design : DFC	Draft: JC
Drw No : 22-024-PL-04	Revision: G