



Proposed Third Floor Plan

Scale 1:200@A3

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

Revision:	Date:	Drawn:	Check:
A	Updated to client comments.	09.04.25	EAB JW1
B	Updated to client comments.	16.04.25	EAB JW1
C	Accommodation schedule updated.	30.04.25	EAB JW1
D	Draft removed.	08.05.25	EAB JW1
E	Updated to comments after application refusal.	14.08.25	EAB LBU/RTM
F	Updated to comments.	20.08.25	EAB RTM
G	Internal layouts added.	26.08.25	EAB RTM/LBU
H	Draft watermark removed.	26.08.25	EAB RTM
I	Updated to comments.	03.11.25	EAB RTM/LBU
J	Scale bar updated.	25.11.25	EAB RTM

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.



Project Eaton Court, Reading rg+p prj. reference 103-225

Status Planning

Client BMR Property Group

Package / Permitted Development - Class AA

Sheet Title Proposed Third Floor Plan

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Date 04.04.2025

Drawn by EAB Checked by JW1

Drawing reference 103-225_(SK)007J

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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.

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