

In preparing this design KITE ARCHITECTS have attempted to avoid using materials and techniques which could cause future hazards whilst constructing, using, maintaining or de-commissioning the building.
The below risks could not be designed out and should be carefully monitored on site during the construction period and during any future maintenance of the structure.
These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information is subject to revision as the design develops.
Particular hazardous areas are highlighted with a symbol on the drawings and noted.

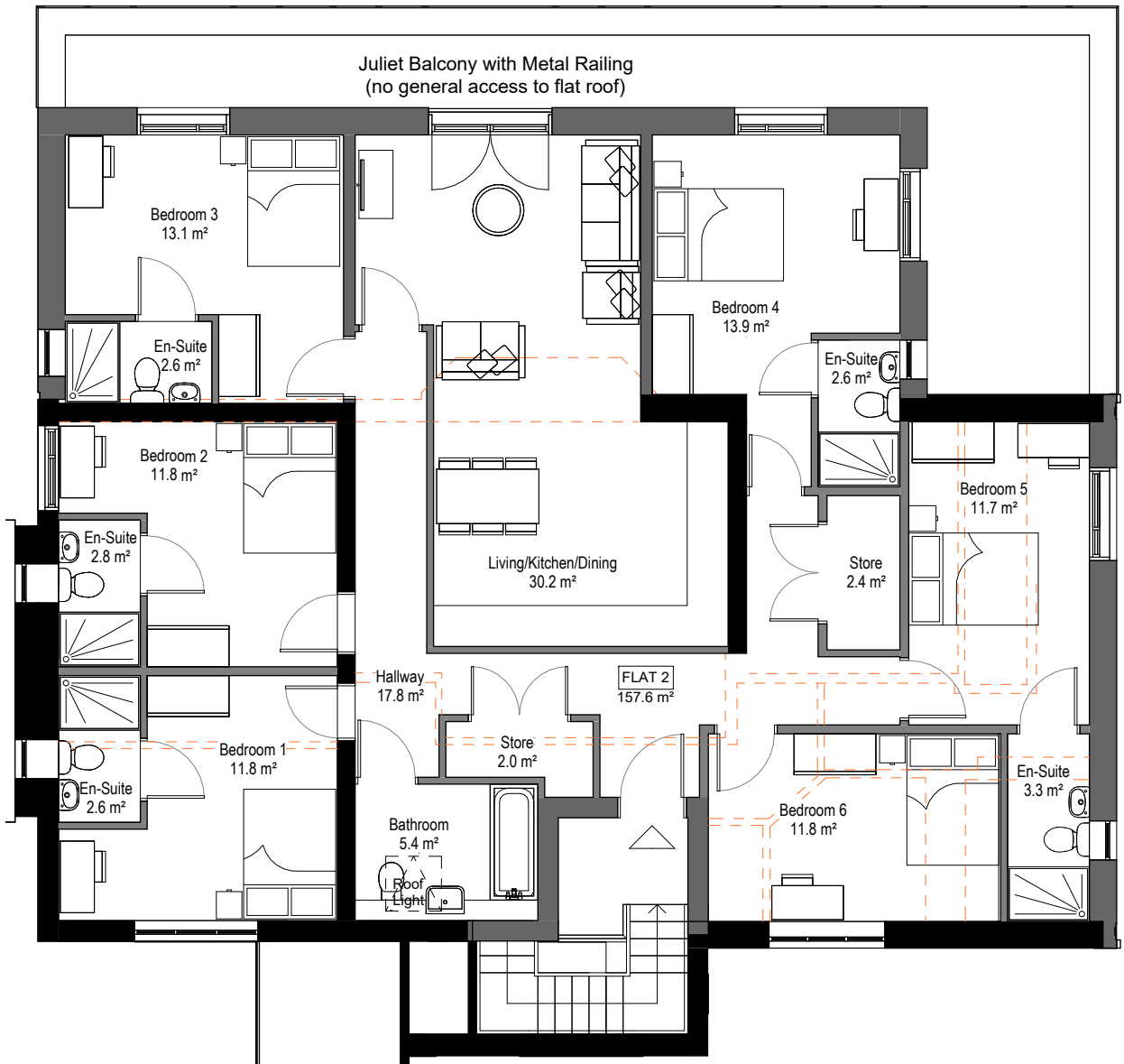
No residual risk identified at this stage.



0 Proposed Ground Floor
1 : 100

.Proposed Rooms Schedule		
Name	Area	Area (sqft)

FLAT 1		
Living/Kitchen/Dining	44.6 m²	480 ft²
Bedroom 3	19.1 m²	206 ft²
Hallway	18.8 m²	203 ft²
Bedroom 4	17.7 m²	190 ft²
Bedroom 5	17.1 m²	184 ft²
Bedroom 1	12.3 m²	132 ft²
Bedroom 2	12.3 m²	132 ft²
Bedroom 6	12.2 m²	131 ft²
Bathroom	6.7 m²	72 ft²
En-Suite	4.3 m²	46 ft²
En-Suite	4.3 m²	46 ft²
Store	4.1 m²	44 ft²
En-Suite	3.3 m²	36 ft²
En-Suite	2.6 m²	28 ft²
En-Suite	2.6 m²	28 ft²
	181.9 m²	1958 ft²



1 Proposed 1st Floor
1 : 100

.Proposed Rooms Schedule		
Name	Area	Area (sqft)

FLAT 2		
Living/Kitchen/Dining	30.2 m²	325 ft²
Hallway	17.8 m²	192 ft²
Bedroom 4	13.9 m²	150 ft²
Bedroom 3	13.1 m²	141 ft²
Bedroom 2	11.8 m²	127 ft²
Bedroom 1	11.8 m²	127 ft²
Bedroom 6	11.8 m²	127 ft²
Bedroom 5	11.7 m²	126 ft²
Bathroom	5.4 m²	58 ft²
En-Suite	3.3 m²	36 ft²
En-Suite	2.8 m²	30 ft²
En-Suite	2.6 m²	28 ft²
En-Suite	2.6 m²	28 ft²
En-Suite	2.6 m²	28 ft²
Store	2.4 m²	26 ft²
Store	2.0 m²	21 ft²
	145.6 m²	1568 ft²

- Existing Walls - Retained
Existing Walls - Removed
Proposed Walls

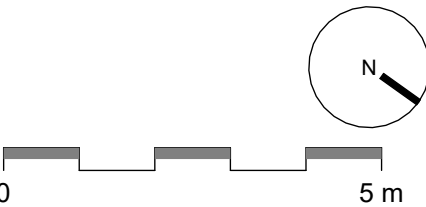
.Proposed Flats GIA		
Name	Area (sqm)	Area (sqft)

FLAT 1	194.5 m²	2094 ft²
FLAT 2	157.6 m²	1696 ft²
Total	352.1 m²	3790 ft²

.Proposed GIA		
Name	Area (sqm)	Area (sqft)

Ground Floor	208.3 m²	2242 ft²
First Floor	167.2 m²	1800 ft²
Total	375.5 m²	4042 ft²

P08 26.08.21 C.O. Comments	RI	OH
P07 26.07.17 Draft Planning	RI	OH
P06 26.07.10 Area Amended	RI	OH
P05 26.05.25 Changes following redesign	RI	OH
P04 25.10.23 Design Progress	RI	OH
P03 25.10.10 Design Progress	RI	OH
P02 25.09.25 Amendments following survey	RI	OH
P01 17.09.25 WIP Layouts	RI	OH
REV DATE DESCRIPTION	DRN	AUD



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Do not Scale from this drawing. Verify all dimensions on site.
Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only.



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PLANNING - RIBA STAGE 3
S4 - SUITABLE FOR STAGE APPROVAL

PROJECT INFORMATION
22 Northcourt Avenue, Reading RG2 7HA

DRAWING NAME	
Proposed Gr. & 1st Floor Plans	
SCALE	As indicated @A3
DATE CREATED	17.09.25
JOB NO.	DRAWING NO.
250021	KTE-XX-ZZ-DR-A-01120
	P08