



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)

NOTE: THIS DRAWING IS © COPYRIGHT OF BHP DESIGN (UK) LTD AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION.
 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 LIASONS 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:

SCHEDULE OF EXTERNAL HARDSTANDING MATERIALS

- ① - MACADAM SURFACING
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF COLOUR WITH LINING TO CONVENTION
 - ② - CONCRETE SURFACING
- COLOUR - LIGHT GREY SELF COLOUR
 - ③ - GENERALLY 2.4M HIGH PALADIN FENCE
- SURFACE COATED IN PROPRIETARY FINISH
- COLOUR - TBA
 - ④ - FABRICATED STEEL PEDESTRIAN/VEHICULAR GATES/CONTROL BARRIER
- FULL SPECIFICATION PAINT FINISH
- COLOUR - TBA
 - ⑤ - STRUCTURED LANDSCAPING
- SCHEME TO BE APPROVED BY LOCAL AUTHORITY
- PRIOR TO IMPLEMENTATION
- DENOTES APPROXIMATE EXTENT OF PALADIN FENCING
- ⏏ DENOTES APPROXIMATE LOCATION OF VARIOUS EXTERNAL LIGHTING EQUIPMENT - PLEASE REFER TO M&E DRAWING FOR SPECIALIST LAYOUT, HEIGHTS AND QUANTUM SCHEDULE

PLANNING



Revisions: Amendment: Date: Name:

bhpdesign
 St. Paul's Place, 40 St. Paul's Square, Birmingham, B3 1FQ, United Kingdom
 t. +44(0)121 314 6618 e : info@bhp-design.co.uk

CLIENT: DV5 COLTHAM (READING) LTD
 PROJECT: PROPOSED DEVELOPMENT AT BENNET COURT BENNET ROAD READING RG2 0QX
 TITLE: SITE LAYOUT PLAN - AS PROPOSED (OS BASED)

Scale: 1:500@A1	Date: DEC 2022
Design: DFC	Draft: JC
Drw No: 22-024-PL-03	Revision: D

Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432