

ACCOMMODATION SCHEDULE

Drawing No. A00-00-04

REV	DATE	DESCRIPTION
1	15.03.19	PLANNING ISSUED FOR INFORMATION
2	09.04.19	GLA COMMENTS
3	17.05.19	PLANNING ADDENDUM

NOTES

All measurements have been taken from CAD software using m². Conversion to ft² achieved by multiplying m² by 10.7639
NIA of units does not include party wall between units.
GIA areas are measured to inside face of external wall and centre line of party wall between different uses.
GEA areas are measured to outside face of external wall and centre line of party wall between different uses.
Areas are for schematic design only. Refer to QS measured areas for costs and valuations.

BLOCK A

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	40%	54	30	1,553	16,714	1,622	17,462	16	10	4			
2 Bed (3 Person)	25%	65	15	936	10,072	973	10,477	9	5	1			
2 Bed (4 Person)		82	4	320	3,440	326	3,513	4					
3 Bed (4 Person)	35%												
3 Bed (5 Person)													
3 Bed (6 Person)		101	26	2,558	27,534	2,632	28,332	14	8	4			
TOTAL	100%	-	75	5,366	57,760	5,554	59,783	43	23	9	0	0	0

BLOCK B

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	37%	55	20	1,039	11,184	1,095	11,785				18		2
2 Bed (3 Person)	61%	61	11	642	6,914	670	7,216				9		2
2 Bed (4 Person)		92	22	1,960	21,103	2,034	21,891				18		4
3 Bed (4 Person)	2%												
3 Bed (5 Person)		91	1	88	950	91	984				0		1
3 Bed (6 Person)													
TOTAL	100%	-	54	3,730	40,151	3,890	41,876	0	0	0	45	0	9

BLOCK C

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	37%	55	18	941	10,131	991	10,664	11	4	3			
2 Bed (3 Person)	61%	61	10	582	6,267	613	6,597	6	3	1			
2 Bed (4 Person)		77	20	1,468	15,805	1,534	16,507	12	6	2			
3 Bed (4 Person)	2%												
3 Bed (5 Person)		92	1	88	950	92	986		1				
3 Bed (6 Person)													
TOTAL	100%	-	49	3,080	33,153	3,229	34,754	29	14	6	0	0	0

BLOCK D

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	36%	57	25	1,353	14,563	1,422	15,309				25		
2 Bed (3 Person)	39%												
2 Bed (4 Person)		81	27	2,139	23,028	2,194	23,613				27		
3 Bed (4 Person)	26%												
3 Bed (5 Person)		90	7	618	6,654	632	6,801				7		
3 Bed (6 Person)		111	11	1,203	12,947	1,226	13,195				11		
TOTAL	100%	-	70	5,313	57,191	5,474	58,918	0	0	0	70	0	0

BLOCK E

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	36%	55	14	732	7,880	771	8,295	8	4	2			
2 Bed (3 Person)	62%	61	8	466	5,021	491	5,287	5	2	1			
2 Bed (4 Person)		77	16	1,180	12,700	1,229	13,231	10	4	2			
3 Bed (4 Person)	3%												
3 Bed (5 Person)		92	1	88	950	92	986		1				
3 Bed (6 Person)													
TOTAL	100%	-	39	2,467	26,551	2,583	27,798	23	11	5	0	0	0

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BLOCK F

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	35%	57	22	1,190	12,811	1,251	13,462				22		
2 Bed (3 Person)	39%												
2 Bed (4 Person)		81	24	1,904	20,495	1,953	21,024				24		
3 Bed (4 Person)	26%												
3 Bed (5 Person)		90	6	530	5,702	541	5,828				6		
3 Bed (6 Person)		111	10	1,085	11,680	1,106	11,901				10		
TOTAL	100%	-	62	4,709	50,688	4,851	52,215	0	0	0	62	0	0

BLOCK G

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	6%	56	2	104	1,119	111	1,200		2				
2 Bed (3 Person)	94%	64	22	1,360	14,634	1,402	15,092	14	5	3			
2 Bed (4 Person)		76	12	887	9,550	911	9,801	7	3	2			
3 Bed (4 Person)	0%												
3 Bed (5 Person)													
3 Bed (6 Person)													
TOTAL	100%	-	36	2,351	25,302	2,424	26,093	21	10	5	0	0	0

BLOCK H

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	37%	56	19	1,018	10,952	1,071	11,528				19		
2 Bed (3 Person)	38%												
2 Bed (4 Person)		81	20	1,579	17,000	1,618	17,414				20		
3 Bed (4 Person)	25%												
3 Bed (5 Person)		90	6	530	5,702	541	5,828				6		
3 Bed (6 Person)		112	7	782	8,413	797	8,579				7		
TOTAL	100%	-	52	3,908	42,067	4,027	43,349	0	0	0	52	0	0

BLOCK I

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	30%	67	9	589	6,341	607	6,530	5	3	1			
2 Bed (3 Person)	70%	69	7	473	5,093	485	5,221	5	1	1			
2 Bed (4 Person)		97	14	1,321	14,224	1,361	14,649	8	4	2			
3 Bed (4 Person)	0%												
3 Bed (5 Person)													
3 Bed (6 Person)													
TOTAL	100%	-	30	2,384	25,657	2,453	26,400	18	8	4	0	0	0

BLOCK J

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	17%	56	7	376	4,042	394	4,241	2	4	1			
2 Bed (3 Person)	55%	69	9	608	6,550	623	6,709	6	2	1			
2 Bed (4 Person)		83	14	1,124	12,103	1,156	12,447	11	2	1			
3 Bed (4 Person)	29%	95	11	1,009	10,864	1,041	11,208	6	3	2			
3 Bed (5 Person)		86	1	83	894	86	929		1				
3 Bed (6 Person)													
TOTAL	100%	-	42	3,201	34,452	3,301	35,533	25	12	5	0	0	0

BLOCK K

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 person)	4%	44	2	81	867	88	944	2					
1 Bed (2 Person)	40%	55	20	1,034	11,125	1,092	11,757	12	6	2			
2 Bed (3 Person)	56%	61	8	462	4,978	487	5,240	4	3	1			
2 Bed (4 Person)		76	20	1,469	15,816	1,520	16,365	12	5	3			
3 Bed (4 Person)	0%						0						
3 Bed (5 Person)													
3 Bed (6 Person)													
TOTAL	100%	-	50	3,046	32,787	3,187	34,306	30	14	6	0	0	0

BLOCK L

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 person)	3%	44	2	83	890	88	944	2					
1 Bed (2 Person)	38%	55	24	1,246	13,417	1,312	14,127	14	6	4			
2 Bed (3 Person)	58%	61	11	638	6,871	674	7,252	6	4	1			
2 Bed (4 Person)		76	26	1,913	20,596	1,988	21,400	16	7	3			
3 Bed (4 Person)	2%												
3 Bed (5 Person)		92	1	88	950	92	986		1				
3 Bed (6 Person)													
TOTAL	100%	-	64	3,969	42,723	4,154	44,709	38	18	8	0	0	0

BLOCK M

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	43%	55	20	1,048	11,277	1,098	11,820	10	7	3			
2 Bed (3 Person)	36%		5	300	3,228	310	3,333	2	2	1			
2 Bed (4 Person)		84	12	981	10,554	1,009	10,860	8	2	2			
3 Bed (4 Person)	21%						0						
3 Bed (5 Person)		89	4	346	3,725	355	3,818	3	1				
3 Bed (6 Person)		109	6	641	6,898	653		5	1				
TOTAL	100%	-	47	3,315	35,684	3,424	29,832	28	13	6	0	0	0

BLOCK N

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	18%	57	6	324	3,487	340	3,658					6	
2 Bed (3 Person)	53%	69	7	473	5,093	485	5,218					7	
2 Bed (4 Person)		83	11	888	9,561	909	9,786					11	
3 Bed (4 Person)	29%	95	9	825	8,879	851	9,155					9	
3 Bed (5 Person)		86	1	83	894	86	929					1	
3 Bed (6 Person)												0	
TOTAL	100%	-	34	2,593	27,914	2,671	28,745	0	0	0	0	34	0

BLOCK O

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	31%	67	9	589	6,341	607	6,530					9	
2 Bed (3 Person)	69%	69	7	473	5,093	485	5,221					7	
2 Bed (4 Person)		98	13	1,232	13,260	1,268	13,649					13	
3 Bed (4 Person)	0%												
3 Bed (5 Person)													
3 Bed (6 Person)													
TOTAL	100%	-	29	2,294	24,693	2,360	25,401	0	0	0	0	29	0

BLOCK P

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	38%	63	10	608	6,540	629	6,768	5	4	1			
2 Bed (3 Person)	50%												
2 Bed (4 Person)		88	13	1,111	11,958	1,139	12,255	8	3	2			
3 Bed (4 Person)	12%												
3 Bed (5 Person)													
3 Bed (6 Person)		110	3	324	3,491	331	3,566	2	1				
TOTAL	100%	-	26	2,043	21,988	2,099	22,589	15	8	3	0	0	0

BLOCK Q

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	37%	55	20	1,048	11,279	1,101	11,849						20
2 Bed (3 Person)	61%	61	11	643	6,916	674	7,252						11
2 Bed (4 Person)		77	22	1,627	17,515	1,686	18,145						22
3 Bed (4 Person)	2%												
3 Bed (5 Person)		92	1	88	950	92	986						1
3 Bed (6 Person)													
TOTAL	100%	-	54	3,406	36,659	3,552	38,232	0	0	0	0	0	54

BLOCK R

Unit Type		Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	19%	57	6	324	3,487	341	3,665					6	
2 Bed (3 Person)	48%	69	6	406	4,365	415	4,472					6	
2 Bed (4 Person)		83	9	727	7,820	745	8,020					9	
3 Bed (4 Person)	32%	106	5	521	5,605	532	5,731					5	
3 Bed (5 Person)		93	5	454	4,887	464	4,997					5	
3 Bed (6 Person)												0	
TOTAL	100%	-	31	2,431	26,165	2,498	26,885	0	0	0	0	31	0

OVERALL MIX & AREAS

Total								Build To Rent			Conventional		
Unit Type	% of Total	Average Unit GIA m ²	No. Units	NIA m ²	NIA ft ²	GIA m ²	GIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 Person)	0%	44	4	163	1,757	175	1,884	4					
1 Bed (2 Person)	33%	56	281	15,114	162,690	15,746	169,488	83	50	21	84	21	22
2 Bed (3 Person)	52%	64	137	8,463	91,095	8,787	94,582	57	27	11	9	20	13
2 Bed (4 Person)		83	299	23,832	256,527	24,689	265,750	96	36	19	89	33	26
3 Bed (4 Person)	15%	97	25	2,355	25,348	2,424	26,092	6	3	2	0	14	0
3 Bed (5 Person)		90	35	3,085	33,209	3,164	34,057	3	5	0	19	6	2
3 Bed (6 Person)		107	63	6,593	70,962	6,744	72,592	21	10	4	28	0	0
TOTAL	100%	-	844	59,605	641,587	61,729	664,445	270	131	57	229	94	63

HOUSING TENURE

	Mix	Tenure	Mix	Type	Mix	Units	Split %	Total %	Hab. Rooms	Split %
Build-to-Rent	54%	Private Rent	59%	Private Rent	100%	270	59%	32%	1,019	32%
		DMR Affordable	41%	DMR	70%	131	29%	16%	492	15%
				Living Rent	30%	57	12%	7%	213	7%
				BTR Total		458	100%	54%	1,724	54%
Conventional	46%	Private Sale	59%	Private Sale	100%	229	59%	27%	879	27%
		Conventional AH	41%	London Affordable Rent	60%	94	24%	11%	375	12%
				Shared Ownership	40%	63	16%	7%	232	7%
				Conv Total		386	100%	46%	1,486	46%
				Total		844	-	100.00%	3,210	100.00%

Affordable	1,312	41%
Private	1,898	59%

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WHEELCHAIR ADAPTABLE APARTMENTS

Block	M4(3)	
	No. Adaptable Units	% of Total
A	0	0.0%
B	11	1.3%
C	0	0.0%
D	8	0.9%
E	0	0.0%
F	7	0.8%
G	6	0.7%
H	6	0.7%
I	22	2.6%
J	0	0.2%
K	2	0.2%
L	2	0.2%
M	4	0.5%
N	0	2.4%
O	20	1.2%
P	10	1.2%
Q	0	0.0%
R	0	0.0%
TOTAL	98	13.0%

RESIDENTIAL AMENITIES

Block	Public		Private			
	Public Courtyard m ²	Roof floor gardens	Balconies m ²	Winter Gardens m ²	Defensive spaces	Total Private
A	6,623	0	141	709	11	861
B		92	283	134	76	585
C		92	256	13	44	404
D		360	223	162	47	793
E		76	195	13	48	332
F		360	199	138	44	741
G		0	212	15	29	255
H		360	158	132	31	682
I		218	127	18	80	442
J		258	205	18	90	571
K		237	185	217	0	638
L		72	228	253	35	588
M		401	144	111	101	757
N		258	154	18	98	529
O		218	121	17	77	432
P		313	120	75	60	569
Q		76	160	221	43	500
R		258	140	26	89	513
TOTAL	6,623	3,650	3,251	2,290	1,002	10,194
TOTAL		16,817				

NO. OF CAR PARKING

			Residents	Resident visitors		Car club	Retail/ Commercial/ Community	Total
Standard								
	Elect. active	20% total	74	10		5	7	96
	Elect. passive	Rest	207					207
			281	10		5	7	303
Disabled electrical active		10% units	85				2	87
			85				2	87
TOTAL			366	10		5	9	390

NO. OF CYCLE SPACES

	Residential	Retail/ Commercial/ Community	Total
Long stay	1544	8	1552
Short stay	30	21	51
TOTAL	1,574	29	1,603

COMMERCIAL USES

Type	Block	NIA (sqm)	GIA (smq)
A Class Comercial	A	248	251
	F	150	154
	K	169	171
	M	152	154
		720	731
Build to Rent Ancillary Uses	B	209	212
	D	153	154
	H	138	142
	M	132	136
	P	245	251
		877	894
D1 Community Space	H	153	154
	K	141	143
		295	297
TOTAL		1,891	1,922

GIA BY LEVEL

Level	Residential	Commercial/ Build To Rent Amenities						Other		Total	
	Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order			C3 Ancillary	Carpark	Plant/ Refuse/ Bike Store	GIA m ²	GIA ft ²
Lower Ground	1,138	251		-			212	10,258	3,553	15,412	165,895
Ground	7,206	154	326	297			683	-	-	8,666	93,277
Level 01	8,917	-	-	-			-	-	-	8,917	95,978
Level 02	8,893	-	-	-			-	-	-	8,893	95,727
Level 03	8,867	-	-	-			-	-	-	8,867	95,442
Level 04	8,688	-	-	-			-	-	-	8,688	93,521
Level 05	7,854	-	-	-			-	-	-	7,854	84,536
Level 06	6,915	-	-	-			-	-	-	6,915	74,430
Level 07	5,588	-	-	-			-	-	-	5,588	60,147
Level 08	3,909	-	-	-			-	-	-	3,909	42,076
Level 09	3,887	-	-	-			-	-	-	3,887	41,838
Level 10	2,804	-	-	-			-	-	-	2,804	30,185
Level 11	1,145	-	-	-			-	-	-	1,145	12,322
Level 12	886	-	-	-			-	-	-	886	9,536
Level 13	464	-	-	-			-	-	-	464	4,991
Level 14	464	-	-	-			-	-	-	464	4,991
TOTAL	77,623	405	326	297			894	10,258	3,553	93,358	1,004,892

GIA BY BLOCK

Block	Residential	Commercial/ Build To Rent Amenities						Other		Total	
	Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order			C3 Ancillary	Carpark	Plant/ Refuse/ Bike Store	GIA m ²	GIA ft ²
Lower Ground All		251		-			212	10,258	3,553	14,274	153,645
A	7,397									7,397	79,625
B	4,858									4,858	52,287
C	4,010									4,010	43,160
D	6,594						154			6,748	72,640
E	3,241									3,241	34,888
F	5,869	154								6,024	64,839
G	3,173									3,173	34,157
H	4,907			154			142			5,203	56,002
I	3,014									3,014	32,439
J	4,109									4,109	44,230
K	4,249		171	143						4,563	49,115
L	5,365									5,365	57,746
M	4,193		154				136			4,483	48,259
N	3,368									3,368	36,257
O	2,894									2,894	31,153
P	2,654						251			2,905	31,266
Q	4,712									4,712	50,719
R	3,016									3,016	32,465
TOTAL	77,623	405	326	297			894	10,258	3,553	93,358	1,004,892

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GEA BY LEVEL

		Residential	Commercial/ Build To Rent Amenities					Other		Total		
Level		Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order			C3 Ancillary	Carpark	Plant/ Refuse Store	GEA m ²	GEA ft ²
Lower Ground		1,278	273					226	10,396	3,714	15,887	171,002
Ground		7,791	171	329	359			755			9,405	101,236
Level 01		9,633									9,633	103,685
Level 02		9,585									9,585	103,176
Level 03		9,585									9,585	103,176
Level 04		9,390	-	-	-			-	-	-	9,390	101,076
Level 05		8,514	-	-	-			-	-	-	8,514	91,641
Level 06		7,539	-	-	-			-	-	-	7,539	81,146
Level 07		6,091	-	-	-			-	-	-	6,091	65,567
Level 08		4,254	-	-	-			-	-	-	4,254	45,785
Level 09		4,242	-	-	-			-	-	-	4,242	45,663
Level 10		3,054	-	-	-			-	-	-	3,054	32,875
Level 11		1,255	-	-	-			-	-	-	1,255	13,505
Level 12		968	-	-	-			-	-	-	968	10,415
Level 13		496	-	-	-			-	-	-	496	5,334
Level 14		496	-	-	-			-	-	-	496	5,334
TOTAL		84,169	444	329	359			981	10,396	3,714	100,392	1,080,614

TOTAL GEA

		Residential	Commercial/ Build To Rent Amenities					Other		Total		
Block		Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order			C3 Ancillary	Carpark	Plant/ Refuse/ Bike Store	GEA m ²	GEA ft ²
Lower Ground All		-	273		-			226	10,396	3,714	14,609	157,245
A		8,124									8,124	87,446
B		5,284									5,284	56,879
C		4,315									4,315	46,446
D		7,125						171			7,296	78,537
E		3,491									3,491	37,575
F		6,353	171								6,524	70,224
G		3,483									3,483	37,491
H		5,273			171			155			5,598	60,258
I		3,278									3,278	35,282
J		4,449									4,449	47,884
K		4,569		158	189						4,916	52,912
L		5,840									5,840	62,861
M		4,531		171				148			4,851	52,211
N		3,649									3,649	39,273
O		3,174									3,174	34,164
P		2,913						282			3,194	34,383
Q		4,936									4,936	53,136
R		3,382									3,382	36,408
TOTAL		84,169	444	329	359			981	10,396	3,714	100,392	1,080,614