

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 Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	30	1,567	16,864	16	10	4			
2 Bed (3 Person)	62	15	937	10,088	9	5	1			
2 Bed (4 Person)	78	4	312	3,357	4					
3 Bed (5 Person)	-									
3 Bed (6 Person)	98	26	2,550	27,453	14	8	4			
TOTAL	-	75	5,366	57,763	43	23	9	0	0	0

BLOCK B

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	20	1,039	11,184				18		2
2 Bed (3 Person)	63	11	693	7,458				9		2
2 Bed (4 Person)	88	22	1,945	20,937				18		4
3 Bed (5 Person)	88	1	88	950						1
3 Bed (6 Person)	-									
TOTAL	-	54	3,765	40,528	0	0	0	45	0	9

BLOCK C

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	18	941	10,131	11	4	3			
2 Bed (3 Person)	63	10	626	6,742	6	3	1			
2 Bed (4 Person)	73	20	1,466	15,784	12	6	2			
3 Bed (5 Person)	88	1	88	950		1				
3 Bed (6 Person)	-									
TOTAL	-	49	3,122	33,607	29	14	6	0	0	0

BLOCK D

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	56	25	1,392	14,980				25		
2 Bed (3 Person)										
2 Bed (4 Person)	76	27	2,065	22,232				27		
3 Bed (5 Person)	90	7	633	6,810				7		
3 Bed (6 Person)	105	11	1,150	12,373				11		
TOTAL	-	70	5,239	56,395	0	0	0	70	0	0

BLOCK E

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	14	732	7,880	8	4	2			
2 Bed (3 Person)	63	8	501	5,392	5	2	1			
2 Bed (4 Person)	73	16	1,174	12,635	10	4	2			
3 Bed (5 Person)	88	1	88	950		1				
3 Bed (6 Person)	-									
TOTAL	-	39	2,495	26,858	23	11	5	0	0	0

BLOCK F

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	55	22	1,217	13,102					22	
2 Bed (3 Person)										
2 Bed (4 Person)	77	24	1,843	19,836					24	
3 Bed (5 Person)	90	6	543	5,842					6	
3 Bed (6 Person)	104	10	1,041	11,205					10	
TOTAL	-	62	4,644	49,985	0	0	0	62	0	0

BLOCK G

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	2	104	1,123		2				
2 Bed (3 Person)	62	22	1,356	14,591	14	5	3			
2 Bed (4 Person)	73	12	879	9,465	7	3	2			
3 Bed (5 Person)										
3 Bed (6 Person)										
TOTAL	-	36	2,339	25,178	21	10	5	0	0	0

BLOCK H

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	56	19	1,055	11,357					19	
2 Bed (3 Person)										
2 Bed (4 Person)	76	20	1,523	16,398					20	
3 Bed (5 Person)	90	6	543	5,842					6	
3 Bed (6 Person)	107	7	748	8,055					7	
TOTAL	-	52	3,870	41,651	0	0	0	52	0	0

BLOCK I

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	67	9	599	6,453	5	3	1			
2 Bed (3 Person)										
2 Bed (4 Person)	84	21	1,764	18,990	13	5	3			
3 Bed (5 Person)										
3 Bed (6 Person)										
TOTAL	-	30	2,364	25,442	18	8	4	0	0	0

BLOCK J

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	7	365	3,930	2	4	1			
2 Bed (3 Person)										
2 Bed (4 Person)	76	23	1,755	18,888	17	4	2			
3 Bed (5 Person)	83	6	498	5,342	3	2	1			
3 Bed (6 Person)	93	6	556	5,979	3	2	1			
TOTAL	-	42	3,173	28,797	25	12	5	0	0	0

BLOCK K

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 person)	42	2	85	911	2					
1 Bed (2 Person)	52	20	1,043	11,231	12	6	2			
2 Bed (3 Person)	63	8	501	5,397	4	3	1			
2 Bed (4 Person)	74	20	1,472	15,841	12	5	3			
3 Bed (5 Person)										
3 Bed (6 Person)										
TOTAL	-	50	3,101	33,380	30	14	6	0	0	0

BLOCK L

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 person)	42	2	85	910	2					
1 Bed (2 Person)	52	24	1,251	13,465	14	6	4			
2 Bed (3 Person)	63	11	689	7,416	6	4	1			
2 Bed (4 Person)	73	26	1,908	20,539	16	7	3			
3 Bed (5 Person)	88	1	88	950		1				
3 Bed (6 Person)										
TOTAL	-	64	4,021	43,281	38	18	8	0	0	0

BLOCK M

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	54	20	1,073	11,552	10	7	3			
2 Bed (3 Person)	60	5	300		2	2	1			
2 Bed (4 Person)	77	12	922	9,929	8	2	2			
3 Bed (5 Person)										
3 Bed (6 Person)	99	10	993	10,686	8	2				
TOTAL	-	47	3,288	32,167	28	13	6	0	0	0

BLOCK N

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	6	314	3,382					6	
2 Bed (3 Person)										
2 Bed (4 Person)	76	18	1,375	14,800					18	
3 Bed (5 Person)		5	415						5	
3 Bed (6 Person)	93	5	463	4,982					5	
TOTAL	-	34	2,567	23,164	0	0	0	0	34	0

BLOCK O

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	67	9	603	6,495					9	
2 Bed (3 Person)										
2 Bed (4 Person)	83	20	1,668	17,950					20	
3 Bed (5 Person)										
3 Bed (6 Person)										
TOTAL	-	29	2,271	24,445	0	0	0	0	29	0

BLOCK P

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	62	10	623	6,710	5	4	1			
2 Bed (3 Person)										
2 Bed (4 Person)	81	13	1,055	11,356	8	3	2			
3 Bed (5 Person)										
3 Bed (6 Person)	109	3	326	3,505	2	1				
TOTAL	-	26	2,004	21,572	15	8	3	0	0	0

BLOCK Q

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	20	1,046	11,257						20
2 Bed (3 Person)	63	11	689	7,416						11
2 Bed (4 Person)	73	22	1,613	17,365						22
3 Bed (5 Person)	88	1	88	950						1
3 Bed (6 Person)										
TOTAL	-	54	3,436	36,988	0	0	0	0	0	54

BLOCK R

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	6	315	3,389					6	
2 Bed (3 Person)										
2 Bed (4 Person)	78	15	1,168	12,572					15	
3 Bed (5 Person)		5	454						5	
3 Bed (6 Person)	93	5	463	4,982					5	
TOTAL	-	31	2,400	20,944	0	0	0	0	31	0

OVERALL MIX & AREAS

Unit Type	Average Unit Area m ²	No. Units	Total		Build To Rent			Conventional		
			% of Total	NIA m ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 Person)	42	4	0%	169	4					
1 Bed (2 Person)	54	281	33%	15,281	83	50	21	84	21	22
2 Bed (3 Person)	62	101	52%	6,292	46	24	9	9	0	13
2 Bed (4 Person)	77	335			107	39	21	89	53	26
3 Bed (5 Person)	88	40	15%	3,526	3	5	1	19	10	2
3 Bed (6 Person)	100	83			27	13	5	28	10	0
TOTAL	-	844			100%	59,465	270	131	57	229

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%

WHEELCHAIR ADAPTABLE APARTMENTS

Block	M4(3)	
	No. Adaptable Units	% of Total
A	0	0.0%
B	11	1.3%
C	0	0.0%
D	7	0.8%
E	0	0.0%
F	6	0.7%
G	11	1.3%
H	5	0.6%
I	14	1.7%
J	0	0.0%
K	6	0.7%
L	6	0.7%
M	3	0.4%
N	0	0.0%
O	13	1.5%
P	10	1.2%
Q	0	0.0%
R	0	0.0%
TOTAL	92	10.9%

RESIDENTIAL AMENITIES

Block	Public Courtyard m ²	Private			Total Private
		Roof floor gardens	Balconies m ²	Winter Gardens m ²	
A		-	-	675	675
B		-	166	300	466
C		-	148	134	281
D		502	109	411	520
E		-	111	111	222
F		502	91	367	960
G		-	149	84	232
H		502	69	283	854
I		226	63	126	189
J		252	64	229	293
K		239	12	170	170
L		-	136	330	467
M		493	39	224	756
N		252	46	192	238
O		226	57	127	184
P		311	108	143	251
Q		-	166	179	345
R		299	51	145	197
TOTAL	6,623	3,804	1,585	4,231	9,620

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 (smg)
A Class Comercial	A	248	251
	F	151	154
	K	169	171
	M	153	154
		721	731
Build to Rent Ancillary Uses	B	209	212
	D	153	154
	H	129	132
	M	132	136
	P	245	251
		868	885
D1 Community Space	H	153	154
	K	141	143
	294	297	
TOTAL		1,883	1,913

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	7,217	154	326	297	673	-	-	8,667	93,287
Level 01	8,587	-	-	-	-	-	-	8,587	92,431
Level 02	8,791	-	-	-	-	-	-	8,791	94,622
Level 03	8,790	-	-	-	-	-	-	8,790	94,613
Level 04	8,611	-	-	-	-	-	-	8,611	92,693
Level 05	7,776	-	-	-	-	-	-	7,776	83,703
Level 06	6,839	-	-	-	-	-	-	6,839	73,618
Level 07	5,513	-	-	-	-	-	-	5,513	59,340
Level 08	3,834	-	-	-	-	-	-	3,834	41,270
Level 09	3,793	-	-	-	-	-	-	3,793	40,827
Level 10	2,709	-	-	-	-	-	-	2,709	29,162
Level 11	1,097	-	-	-	-	-	-	1,097	11,804
Level 12	836	-	-	-	-	-	-	836	8,995
Level 13	392	-	-	-	-	-	-	392	4,225
Level 14	392	-	-	-	-	-	-	392	4,225
TOTAL	76,316	405	326	297	885	10,258	3,553	92,040	990,709

C	3,894							3,894	41,916
D	6,573				154			6,728	72,417
E	3,331							3,331	35,857
F	5,856	154						6,011	64,697
G	3,193							3,193	34,371
H	4,886				154	132		5,172	55,676
I	2,994							2,994	32,227
J	4,106							4,106	44,193
K	3,973		171	143				4,287	46,145
L	5,067							5,067	54,543
M	4,165		154			136		4,455	47,955
N	3,347							3,347	36,023
O	2,874							2,874	30,934
P	2,595					251		2,846	30,632
Q	4,443							4,443	47,827
R	2,996							2,996	32,247
TOTAL	76,316	405	326	297	885	10,262	3,549	92,040	990,709

GEA 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/ Store	GEA m ²	GEA ft ²
Lower Ground	1,278	273		-	226	10,400	3,710	15,887	171,002
Ground	7,760	171	329	360	755			9,375	100,913
Level 01	9,280							9,280	99,884
Level 02	9,510							9,510	102,368
Level 03	9,510							9,510	102,368
Level 04	9,315	-	-	-	-	-	-	9,315	100,269
Level 05	8,439	-	-	-	-	-	-	8,439	90,833
Level 06	7,464	-	-	-	-	-	-	7,464	80,347
Level 07	6,023	-	-	-	-	-	-	6,023	64,826
Level 08	4,192	-	-	-	-	-	-	4,192	45,124
Level 09	4,158	-	-	-	-	-	-	4,158	44,757
Level 10	2,972	-	-	-	-	-	-	2,972	31,993
Level 11	1,206	-	-	-	-	-	-	1,206	12,981
Level 12	919	-	-	-	-	-	-	919	9,892
Level 13	496	-	-	-	-	-	-	496	5,334
Level 14	496	-	-	-	-	-	-	496	5,334
TOTAL	83,018	444	329	360	981	10,400	3,710	99,241	1,068,225

TOTAL GEA

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	GEA m ²	GEA ft ²
Lower Ground All	-	273		-	226	10,400		14,609	157,245
A	8,056							8,056	86,711
B	5,272							5,272	56,748
C	4,304							4,304	46,324
D	7,103				171			7,274	78,300
E	3,480							3,480	37,453
F	6,331	171						6,502	69,987
G	3,469							3,469	37,344
H	5,250			171	155			5,575	60,012
I	3,248							3,248	34,964
J	4,438							4,438	47,768
K	4,311		158	189				4,657	50,129
L	5,555							5,555	59,789
M	4,501		171			148		4,821	51,888
N	3,632							3,632	39,090
O	3,144							3,144	33,846
P	2,859					282		3,140	33,800
Q	4,721							4,721	50,815
R	3,346							3,346	36,013
TOTAL	83,018	444	329	360	981	10,400	3,710	99,241	1,068,225