

85 Southwark Street
London SE1 0HX
T 020 921 0100
F 020 921 0100
E info@alliesandmorrison.com

rev.	date	issue
PL1	20.05.2016	Issue for Planning
PL2	23.01.2017	Affordable Provision Amended

notes	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall / column at 1500 affl
All measurements have been taken in CAD software in sqm.
Conversion to sq ft achieved by multiplying sqm by 10.7639
GEA&GIA include atria with clear ht above, measured at base level only.
Areas below are scheme design only.
Refer to QS measured areas for costs and valuations.

MAXIMUM PARAMETER ACCOMMODATION SCHEDULE

ILLUSTRATIVE ONLY

DETAIL (PHASE 1)

1. Market Housing
1a. Market Sales

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	40.1	432	7	5%	281	3025	7	2%
1B	51.6	556	54	38%	2787	29999	108	30%
2B	77.2	831	80	57%	6176	66478	240	68%
3B	0.0	0	0	0%	0	0	0	0%
Total			141	28%	9244	99501	355	26%

1b. Market Rent

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	0.0	0	0	0%	0	0	0	0%
1B	51.0	549	50	46%	2552	27469	100	36%
2B	74.3	800	51	47%	3789	40784	153	54%
3B	92.9	1000	7	6%	650	6997	28	10%
Total			108	21%	6991	75250	281	20%

Detail Total

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	40.1	432	7	3%	281	3025	7	1%
1B	51.3	553	104	42%	5339	57468	208	33%
2B	76.1	819	131	53%	9965	107262	393	62%
3B	92.9	1000	7	3%	650	6997	28	4%
Total			249	49%	16235	174752	636	46%

OUTLINE (Phases 2 & 3)

1. Market Housing
1a. Market Sales

Flat / House Type	Target NIA (sqm)	Target NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio (1p)	39.0	420	3	3%	117	1259	3	1%
1B (2p)	50.0	538	33	31%	1650	17760	66	20%
2B (4p, 2 bath)	73.0	786	23	22%	1679	18073	69	21%
3B (5p, duplex, 3 bath)	99.0	1066	47	44%	4653	50084	188	58%
Total			106	21%	8099	87177	326	24%

2. Affordable Housing
2a. Affordable Rent

Flat / House Type	Target NIA (sqm)	Target NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio (1p)	39.0	420	0	0%	0	0	0	0%
1B (2p)	50.0	538	0	0%	0	0	0	0%
2B (4p, duplex)	83.0	893	17	50%	1411	15188	51	43%
3B (5p, duplex)	96.0	1033	17	50%	1632	17567	68	57%
Total			34	7%	3043	32755	119	9%

2b. Shared Ownership

Flat / House Type	Target NIA (sqm)	Target NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio (1p)	39.0	420	0	0%	0	0	0	0%
1B (2p)	50.0	538	55	47%	2750	29601	110	38%
2B (4p)	73.0	786	61	53%	4453	47932	183	62%
3B (5p)	86.0	926	0	0%	0	0	0	0%
Total			116	23%	7203	77532	293	21%

Outline Total

Flat / House Type	Target NIA (sqm)	Target NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	39.0	420	3	1%	117	1259	3	0%
1B	50.0	538	88	34%	4400	47361	176	24%
2B	74.7	804	101	39%	7543	81192	303	41%
3B	98.2	1057	64	25%	6285	67651	256	35%
Total			256	51%	18345	197464	738	54%

WHOLE SCHEME

1. Market Housing

70%

1a. Market Sales

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	39.8	428	10	4%	398	4284	10	1%
1B	51.0	549	87	35%	4437	47759	174	26%
2B	76.3	821	103	42%	7855	84550	309	45%
3B	99.0	1066	47	19%	4653	50084	188	28%
Total			247	49%	17343	186678	681	50%

1b. Market Rent

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	0.0	0	0	0%	0	0	0	0%
1B	51.0	549	50	46%	2552	27469	100	36%
2B	74.3	800	51	47%	3789	40784	153	54%
3B	92.9	1000	7	6%	650	6997	28	10%
Total			108	21%	6991	75250	281	20%

2. Affordable Housing

30%

2a. Affordable Rent

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	0.0	0	0	0%	0	0	0	0%
1B	0.0	0	0	0%	0	0	0	0%
2B	83.0	893	17	50%	1411	15188	51	43%
3B	96.0	1033	17	50%	1632	17567	68	57%
Total			34	7%	3043	32755	119	9%

2b. Shared Ownership

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	0.0	0	0	0%	0	0	0	0%
1B	50.0	538	55	47%	2750	29601	110	38%
2B	73.0	786	61	53%	4453	47932	183	62%
3B	0.0	0	0	0%	0	0	0	0%
Total			116	23%	7203	77532	293	21%

Grand Total

Flat / House Type	Average NIA (sqm)	Average NIA (sqft)	Number of Units	%	Total NIA (sqm)	Total NIA (sq ft)	Habitable Rooms	%
Studio	39.8	428	10	2%	398	4284	10	1%
1B	50.7	546	192	38%	9739	104830	384	28%
2B	75.5	812	232	46%	17508	188454	696	51%
3B	97.7	1051	71	14%	6935	74648	284	21%
Total			505	100%	34600	372431	1374	100%

NON-RESIDENTIAL SPACE

Space	Use		Total GIA (sqm)	Total GIA (sq ft)
Block A Commercial Space	A1	Shop	170	1828
Block B Estate Office	B1	Office	32	341
Block B Commercial Space	B1	Office	105	1127
Block C Commercial Space	A3-A5	Cafe / Food	200	2153
Block K Commercial Space*	B1	Office	1100	11840
Total			1600	17300

SCHEME TOTAL

Total GIA (sqm)	Total GIA (sq ft)	
46100	496216	Resi NIA = 75% of GIA
Total GEA (sqm)	Total GEA (sq ft)	
52400	564028	GIA = 88% of GEA

NOTES

Detail unit numbers and areas based on detail scheme
Total sqm area figures have been rounded to the nearest 10C

Unit mix indicative only - not for approval

***Block K**

Block K is a flexible use block. It will be either commercial or residential space
Maximum commercial area is only achievable if Block K is commercial use.
Maximum residential area is only achievable if Block K is residential use
Maximum unit numbers can be achieved in either case.
Unit Mix is based on Block K as residential area. If Block K is commercial area, unit mix may change