

PFS Site, 104a Finchley Road, London NW3 5EY, (inc. adjacent UCS pre-prep)

Accommodation and Area Schedule / Planning Application

A12003AS0004 revI2  
14 February 2023  
Produced by tp bennett

Market Housing							Totals	Area Schedule			
floor	studio 1-person	1-bed 2-person	2-bed 3-person	2-bed 4-person	3-bed 5-person	3-bed 6-person	4-bed 6-person	apartments	NSA	GIA	GEA
	no	no	no	no	no	no	no	no	sqm	sqm	sqm
										659	719
		3	1	1				5	352	640	689
		3	2	1		1		7	497	591	648
lower ground											
upper ground		3	1	1				7	497	591	648
1st		3	2	1		1		7	497	591	648
2nd		3	2	1		1		7	497	591	648
3rd		3	2	1		1		5	310	400	442
4th		3		2						14	25
roof											
	studio 1-person	1-bed 2-person	2-bed 3-person	2-bed 4-person	3-bed 5-person	3-bed 6-person	4-bed 6-person		NIA sqm	GIA sqm	GEA sqm
									2,153	3,486	3,819
sub-totals / apartments	-	15	7	6	-	3	-	31			
	0%	48%	23%	19%	0%	10%	0%				
sub totals / hab' rooms	-	30	21	18	-	12	-	81			

Market Housing				Totals
floor	apartment name	bedrooms no	occupants no	nett area (NSA) sq.m
				sq.m
lower ground				
upper ground	G.01	1	2	63
	G.02	1	2	50
	G.03	1	2	50
	G.04	2	3 (up to 4)	93
	G.05	2	4	96
1st	1.01	3	6	100
	1.02	1	2	50
	1.03	1	2	50
	1.04	2	3 (up to 4)	93
	1.05	2	3	65
	1.06	2	4	81
	1.07	1	2	58
2nd	2.01	3	6	100
	2.02	1	2	50
	2.03	1	2	50
	2.04	2	3 (up to 4)	93
	2.05	2	3	65
	2.06	2	4	81
	2.07	1	2	58
3rd	3.01	3	6	100
	3.02	1	2	50
	3.03	1	2	50
	3.04	2	3 (up to 4)	93
	3.05	2	3	65
	3.06	2	4	81
	3.07	1	2	58
4th	4.01	1	2	50
	4.02	1	2	50
	4.03	2	4	83
	4.04	1	2	55
	4.05	2	4	72
sub-totals / area (NSA)				2,153

Schedule to be read in conjunction with drawings:

A12003 D 0099 rev I1  
A12003 D 0100 rev I3  
A12003 D 0101 rev I2  
A12003 D 0102 rev I2  
A12003 D 0103 rev I2  
A12003 D 0104 rev I2  
A12003 D 0110 rev I2

Notes:  
All areas have been measured from current drawings. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.  
Accommodation and areas stated are ONLY those taken from within the red line site development boundary shown on the plans.