

100 Chalk Farm Road

8.0 Area Schedules



8.1 Area Schedule - GIA Areas

PBSA		m2
Level -O1 to Level 11	Total building GIA	10,298
Level -O1	Total Basement GIA	993
Level OO	Total Ground Floor GIA	1,521
Level O1 to Level 11	Total GIA 3 Cylinders	7,790
Level -O1 to Level OO	PBSA Refuse / Bins storage	89
Level -O1 to Level OO	Commercial Refuse / Bins storage	7
Level OO	Bicycle Storage (Areas TBC with Highways consultant)	300
Level OO	Lobby/Amenity / Common Areas	407
Level OO	Staff Areas	25
Level -O1 to Level OO	PBSA Plant	305
Level -O1 to Level OO	Commercial Plant	27
Level -O1 to Level OO	Commercial unit 1	513
Level -O1 to Level OO	Commercial unit 2	271
Level OO	PBSA UKPN / Generator	71
Level OO	Commercial UKPN / Generator	6
Nos of Units.	Student Bed Types	Average Area - m2
42	Cluster Beds	12.8
155	Studio Beds	17.4
68	Premium Studio Beds (Including DDA)	23.1
265		
Nos of Units.		Average Area - m2
7	Cluster Kitchens	24

Affordable Housing Building		m2
Level OO to Level 9	Total building GIA	2,765
Level O1 to Level 9	Typical Residential Floor GIA	262
Level OO	Residential Common Areas + Plant	840
Level OO	Refuse / Bins storage	49
Nos of Units.	Housing Types	Average Area - m2
6	1B 2P	53
6	3B 5P	94
12	2B 4P	70
24		0

8.2 Accommodation Schedule

PBSA														
	GIA m2	Amenity m2	Plant m2	Bin m2	Bike m2	Comercial Area m2	Studio No.	Studio Area m2	Large Studio No	Large Studio Area m2	Cluster No	Cluster Area m2	Shared Kitchen	Shared Kitchen Area m2
Level -1	993		275	96		383								
Level 00	1521	407	133		300	401								
Level 01	902	27					12	215	11	280	6	80	1	25
Level 02	902	27					14	250	10	255	6	80	1	25
Level 03	902	27					14	250	10	255	6	80	1	25
Level 04	902	27					14	250	10	255	6	80	1	25
Level 05	902	27					14	250	10	255	6	80	1	25
Level 06	720						22	398	3	73	0	0	0	0
Level 07	720						17	306	3	77	6	80	1	25
Level 08	720						17	306	3	77	6	80	1	25
Level 09	360						11	195	2	48	0	0	0	0
Level 10	360						11	195	2	48	0	0	0	0
Level 11	360						11	195	2	48	0	0	0	0
Level 12	360													

Affordable Housing										
	GIA m2	Plant m2	Bin m2	Bike m2	1 Bed No.	1 Bed Area m2	2 Bed No.	2 Bed Area m2	3 Bed No.	3 Bed Area m2
Level 00	383	154	50	82	0	0	0	0	0	0
Level 01	259	0	0	0	0	0	0	0	2	175
Level 02	262	0	0	0	0	0	0	0	2	197
Level 03	262	0	0	0	0	0	0	0	2	197
Level 04	262				1	52	2	141	0	0
Level 05	262				1	52	2	141	0	0
Level 06	262				1	52	2	141	0	0
Level 07	262				1	52	2	141	0	0
Level 08	262				1	52	2	141	0	0
Level 09	262				1	52	2	141	0	0
Level 10	27									

8.3 Area Schedule - Proposal Summary - Affordable Housing

Affordable Housing Block									Areas by Level		
Flat No.	Level	Type	NIA	Private Amenity	No. Habitable Rooms	Accessibili ty	Occupanc y	WCH Occupanc y	Tenure	GIA	NIA
01_01	1	3 Bed	94.0	9.8	5	M4(2)	5	0	Social Rent	259	188.0
01_02	1	3 Bed	94.0	19.1	5	M4(2)	5	0	Social Rent		
02_03	2	3 Bed	94.0	11.4	5	(M4(3)(2)(b	5	1	Social Rent	262	188.0
02_04	2	3 Bed	94.0	17.4	5	M4(2)	5	0	Social Rent		
03_05	3	3 Bed	94.0	11.4	5	(M4(3)(2)(b	5	1	Social Rent	262	188.0
03_06	3	3 Bed	94.0	17.4	5	M4(2)	5	0	Social Rent		
04_07	4	2 Bed	70.0	6.0	3	M4(3)(2)(a	4	1	Social Rent	262	193.0
04_08	4	2 Bed	70.0	11.4	3	M4(2)	4	0	Social Rent		
04_09	4	1 Bed	53.0	11.5	2	M4(2)	2	0	Social Rent	262	193.0
05_10	5	2 Bed	70.0	6.0	3	M4(2)	4	0	Social Rent		
05_11	5	2 Bed	70.0	11.4	3	M4(2)	4	0	Social Rent	262	193.0
05_12	5	1 Bed	53.0	11.5	2	M4(2)	2	0	Social Rent		
06_13	6	2 Bed	70.0	6.0	3	M4(2)	4	0	Intermediate	262	193.0
06_14	6	2 Bed	70.0	11.4	3	M4(2)	4	0	Social Rent		
06_15	6	1 Bed	53.0	11.5	2	M4(2)	2	0	Intermediate	262	193.0
07_16	7	2 Bed	70.0	6.0	3	M4(2)	4	0	Intermediate		
07_17	7	2 Bed	70.0	11.4	3	M4(2)	4	0	Intermediate	262	193.0
07_18	7	1 Bed	53.0	11.5	2	M4(2)	2	0	Intermediate		
08_19	8	2 Bed	70.0	6.0	3	M4(2)	4	0	Intermediate	262	193.0
08_20	8	2 Bed	70.0	11.4	3	M4(2)	4	0	Intermediate		
08_21	8	1 Bed	53.0	11.5	2	M4(2)	2	0	Intermediate	262	193.0
09_22	9	2 Bed	70.0	6.0	3	M4(2)	4	0	Intermediate		
09_23	9	2 Bed	70.0	11.4	3	M4(2)	4	0	Intermediate	262	193.0
09_24	9	1 Bed	53.0	11.5	2	M4(2)	2	0	Intermediate		

8.0 Area Schedules

8.4 PBSA Room Schedule

PBSA First Floor Room	Type	Area m2
SN_01_001	DDA Studio	23.1
SN_01_002	Large Studio	23.1
SN_01_003	Large Studio	23.1
SN_01_004	Large Studio	23.1
SN_01_005	DDA Studio	23.1
SE_01_006	Studio	17.4
SE_01_007	Studio	17.4
SE_01_008	Studio	17.4
SE_01_009	Studio	17.4
SE_01_010	Studio	17.4
SE_01_011	Large Studio	23.1
SE_01_012_2	Cluster	12.8
SE_01_012_3	Cluster	12.8
SE_01_012_4	Cluster	12.8
SE_01_012_5	Cluster	12.8
SE_01_012_6	Cluster	12.8
SE_01_012_7	Cluster	12.8
SE_01_013	DDA Studio	23.1
SW_01_014	DDA Studio	23.1
SW_01_015	DDA Studio	23.1
SW_01_016	Studio	17.4
SW_01_017	DDA Studio	23.1
SW_01_018	Large Studio	23.1
SW_01_019	Studio	17.4
SW_01_020	Studio	17.4
SW_01_021	Studio	17.4
SW_01_022	Studio	17.4
SW_01_023	Studio	17.4
SW_01_024	Studio	17.4
NSA Total		539.7
GIA		902
NIA		600

PBSA Second Floor Room	Type	Area m2
SN_02_025	DDA Studio	23.1
SN_02_026	Large Studio	23.1
SN_02_027	Large Studio	23.1
SN_02_028	Large Studio	23.1
SN_02_029	DDA Studio	23.1
SE_02_030	Studio	17.4
SE_02_031	Studio	17.4
SE_02_032	Studio	17.4
SE_02_033	Studio	17.4
SE_02_034	Studio	17.4
SE_02_035	Large Studio	23.1
SE_02_036_2	Cluster	12.8
SE_02_036_3	Cluster	12.8
SE_02_036_4	Cluster	12.8
SE_02_036_5	Cluster	12.8
SE_02_036_6	Cluster	12.8
SE_02_036_7	Cluster	12.8
SE_02_037	DDA Studio	23.1
SW_02_038	DDA Studio	23.1
SW_02_039	Studio	17.4
SW_02_040	Studio	17.4
SW_02_041	Studio	17.4
SW_02_042	DDA Studio	23.1
SW_02_043	Large Studio	23.1
SW_02_044	Studio	17.4
SW_02_045	Studio	17.4
SW_02_046	Studio	17.4
SW_02_047	Studio	17.4
SW_02_048	Studio	17.4
SW_02_049	Studio	17.4
NSA Total		551.4
GIA		902
NIA		610

PBSA Third Floor Room	Type	Area m2
SN_03_050	DDA Studio	23.1
SN_03_051	Large Studio	23.1
SN_03_052	Large Studio	23.1
SN_03_053	Large Studio	23.1
SN_03_054	DDA Studio	23.1
SE_03_055	Studio	17.4
SE_03_056	Studio	17.4
SE_03_057	Studio	17.4
SE_03_058	Studio	17.4
SE_03_059	Studio	17.4
SE_03_060	Large Studio	23.1
SE_03_061_2	Cluster	12.8
SE_03_061_3	Cluster	12.8
SE_03_061_4	Cluster	12.8
SE_03_061_5	Cluster	12.8
SE_03_061_6	Cluster	12.8
SE_03_061_7	Cluster	12.8
SE_03_062	DDA Studio	23.1
SW_03_063	DDA Studio	23.1
SW_03_064	Studio	17.4
SW_03_065	Studio	17.4
SW_03_066	Studio	17.4
SW_03_067	DDA Studio	23.1
SW_03_068	Large Studio	23.1
SW_03_069	Studio	17.4
SW_03_070	Studio	17.4
SW_03_071	Studio	17.4
SW_03_072	Studio	17.4
SW_03_073	Studio	17.4
SW_03_074	Studio	17.4
NSA Total		551.4
GIA		902
NIA		610

PBSA Fourth Floor Room	Type	Area m2
SN_04_075	DDA Studio	23.1
SN_04_076	Large Studio	23.1
SN_04_077	Large Studio	23.1
SN_04_078	Large Studio	23.1
SN_04_079	DDA Studio	23.1
SE_04_080	Studio	17.4
SE_04_081	Studio	17.4
SE_04_082	Studio	17.4
SE_04_083	Studio	17.4
SE_04_084	Studio	17.4
SE_04_085	Large Studio	23.1
SE_04_086_2	Cluster	12.8
SE_04_086_3	Cluster	12.8
SE_04_086_4	Cluster	12.8
SE_04_086_5	Cluster	12.8
SE_04_086_6	Cluster	12.8
SE_04_086_7	Cluster	12.8
SE_04_087	DDA Studio	23.1
SW_04_088	DDA Studio	23.1
SW_04_089	Studio	17.4
SW_04_090	Studio	17.4
SW_04_091	Studio	17.4
SW_04_092	DDA Studio	23.1
SW_04_093	Large Studio	23.1
SW_04_094	Studio	17.4
SW_04_095	Studio	17.4
SW_04_096	Studio	17.4
SW_04_097	Studio	17.4
SW_04_098	Studio	17.4
SW_04_099	Studio	17.4
NSA Total		551.4
GIA		902
NIA		610

8.0 Area Schedules

8.4 PBSA Room Schedule

PBSA Fifth Floor Room	Type	Area m2
SN_05_100	DDA Studio	23.1
SN_05_101	Large Studio	23.1
SN_05_102	Large Studio	23.1
SN_05_103	Large Studio	23.1
SN_05_104	DDA Studio	23.1
SE_05_105	Studio	17.4
SE_05_106	Studio	17.4
SE_05_107	Studio	17.4
SE_05_108	Studio	17.4
SE_05_109	Studio	17.4
SE_05_110	Large Studio	23.1
SE_05_111_2	Cluster	12.8
SE_05_111_3	Cluster	12.8
SE_05_111_4	Cluster	12.8
SE_05_111_5	Cluster	12.8
SE_05_111_6	Cluster	12.8
SE_05_111_7	Cluster	12.8
SE_05_112	DDA Studio	23.1
SW_05_113	DDA Studio	23.1
SW_05_114	Studio	17.4
SW_05_115	Studio	17.4
SW_05_116	Studio	17.4
SW_05_117	DDA Studio	23.1
SW_05_118	Large Studio	23.1
SW_05_119	Studio	17.4
SW_05_120	Studio	17.4
SW_05_121	Studio	17.4
SW_05_122	Studio	17.4
SW_05_123	Studio	17.4
SW_05_124	Studio	17.4
NSA Total		551.4

PBSA Sixth Floor Room	Type	Area m2
SE_06_125	Studio	17.4
SE_06_126	Studio	17.4
SE_06_127	Studio	17.4
SE_06_128	Studio	17.4
SE_06_129	Studio	17.4
SE_06_130	Studio	17.4
SE_06_131	Studio	17.4
SE_06_132	Studio	17.4
SE_06_133	Studio	17.4
SE_06_134	Studio	17.4
SE_06_135	Studio	17.4
SE_06_136	Studio	17.4
SE_06_137	Studio	17.4
SW_06_138	DDA Studio	23.1
SW_06_139	Studio	17.4
SW_06_140	Studio	17.4
SW_06_141	Studio	17.4
SW_06_142	DDA Studio	23.1
SW_06_143	Large Studio	23.1
SW_06_144	Studio	17.4
SW_06_145	Studio	17.4
SW_06_146	Studio	17.4
SW_06_147	Studio	17.4
SW_06_148	Studio	17.4
SW_06_149	Studio	17.4
NSA Total		452.1
GIA		720
NIA		471

PBSA Seventh Floor Room	Type	Area m2
SE_07_150	Studio	17.4
SE_07_151	Studio	17.4
SE_07_152	Studio	17.4
SE_07_153	Studio	17.4
SE_07_154	DDA Studio	23.1
SE_07_155_2	Cluster	12.8
SE_07_155_3	Cluster	12.8
SE_07_155_4	Cluster	12.8
SE_07_155_5	Cluster	12.8
SE_07_155_6	Cluster	12.8
SE_07_155_7	Cluster	12.8
SE_07_156	Studio	17.4
SE_07_157	Studio	17.4
SW_07_158	Studio	17.4
SW_07_159	Studio	17.4
SW_07_160	Studio	17.4
SW_07_161	Studio	17.4
SW_07_162	Studio	17.4
SW_07_163	DDA Studio	23.1
SW_07_164	Large Studio	23.1
SW_07_165	Studio	17.4
SW_07_166	Studio	17.4
SW_07_167	Studio	17.4
SW_07_168	Studio	17.4
SW_07_169	Studio	17.4
SW_07_170	Studio	17.4
NSA Total		441.9
GIA		720
NIA		488

PBSA Eighth Floor Room	Type	Area m2
SE_08_171	Studio	17.4
SE_08_172	Studio	17.4
SE_08_173	Studio	17.4
SE_08_174	Studio	17.4
SE_08_175	DDA Studio	23.1
SE_08_176_2	Cluster	12.8
SE_08_176_3	Cluster	12.8
SE_08_176_4	Cluster	12.8
SE_08_176_5	Cluster	12.8
SE_08_176_6	Cluster	12.8
SE_08_176_7	Cluster	12.8
SE_08_177	Studio	17.4
SE_08_178	Studio	17.4
SW_08_179	Studio	17.4
SW_08_180	Studio	17.4
SW_08_181	Studio	17.4
SW_08_182	Studio	17.4
SW_08_183	Studio	17.4
SW_08_184	DDA Studio	23.1
SW_08_185	Large Studio	23.1
SW_08_186	Studio	17.4
SW_08_187	Studio	17.4
SW_08_188	Studio	17.4
SW_08_189	Studio	17.4
SW_08_190	Studio	17.4
SW_08_191	Studio	17.4
NSA Total		441.9
GIA		720
NIA		488

8.4 PBSA Room Schedule

PBSA Ninth Floor Room	Type	Area m2
SW_09_192	Studio	17.4
SW_09_193	Studio	17.4
SW_09_194	Studio	17.4
SW_09_195	Studio	17.4
SW_09_196	Studio	17.4
SW_09_197	DDA Studio	23.1
SW_09_198	Large Studio	23.1
SW_09_199	Studio	17.4
SW_09_200	Studio	17.4
SW_09_201	Studio	17.4
SW_09_202	Studio	17.4
SW_09_203	Studio	17.4
SW_09_204	Studio	17.4
NSA Total		237.6
GIA		360
NIA		243

PBSA Tenth Floor Room	Type	Area m2
SW_10_205	Studio	17.4
SW_10_206	Studio	17.4
SW_10_207	Studio	17.4
SW_10_208	Studio	17.4
SW_10_209	Studio	17.4
SW_10_210	Large Studio	23.1
SW_10_211	Large Studio	23.1
SW_10_212	Studio	17.4
SW_10_213	Studio	17.4
SW_10_214	Studio	17.4
SW_10_215	Studio	17.4
SW_10_216	Studio	17.4
SW_10_217	Studio	17.4
NSA Total		237.6
GIA		360
NIA		243

PBSA Eleventh Floor Room	Type	Area m2
SW_11_218	Studio	17.4
SW_11_219	Studio	17.4
SW_11_220	Studio	17.4
SW_11_221	Studio	17.4
SW_11_222	Studio	17.4
SW_11_223	Large Studio	23.1
SW_11_224	Large Studio	23.1
SW_11_225	Studio	17.4
SW_11_226	Studio	17.4
SW_11_227	Studio	17.4
SW_11_228	Studio	17.4
SW_11_229	Studio	17.4
SW_11_230	Studio	17.4
NSA Total		237.6
GIA		360
NIA		243