

Project Areas							
	GIA (sqm)	No of Bedrooms	Persons	Storage Req	Notes	Private Amenity Space (sqm)	Private Amenity Space min requirement (sqm)
Level 0							
Total Level 0 GIA Office	146						
Residential Unit 1	67	1	2	1.5 sqm	Affordable unit/ Compliant with M4(3)	16	5
Residential Unit 2	70	2	3	2 sqm	Affordable unit/ Compliant with M4(3)	24	6
Residential Unit 3	70	2	4	2 sqm	Affordable unit	24	7
Total Level 0 GIA Residential Units Area	207						
Residential Circulation (Stairs only)	9						
Residential Circulation (Lift)* (counted once)	3						
Residential Refuse Store	14						
Total Level 0 GIA Residential Area (Units + Circulation, Refuse)	233						
Total Level 0 GIA (Residential + Office)	379						
Residential Bike Store* (not part of the building envelope)	35						
Level 1							
Residential Unit 4	95	3	4	2.5 sqm		7	7
Residential Unit 5	56	1	2	1.5 sqm		5	5
Residential Unit 6	56	1	2	1.5 sqm		5	5
Residential Unit 7	86	3	4	2.5 sqm		7	7
Total Level 1 GIA Residential Units Area	293						
Residential Circulation (Stairs only)	9						
Total Level 1 GIA Residential Area (Units + Circulation)	302						
Level 2							
Residential Unit 8	95	3	4	2.5 sqm		7	7
Residential Unit 9	56	1	2	1.5 sqm		5	5
Residential Unit 10	56	1	2	1.5 sqm		5	5
Residential Unit 11	86	3	4	2.5 sqm		7	7
Total Level 2 GIA Residential Units Area	293						
Residential Circulation (Stairs only)	9						
Total Level 2 GIA Residential Area (Units + Circulation)	302						
Level 3							
Residential Unit 12	61	2	3	2 sqm		8	6
Residential Unit 13	79	3	4	2.5 sqm		11	7
Residential Unit 14	52	1	2	1.5 sqm		7	5
Residential Unit 15	64	2	3	2 sqm		23	6
Total Level 3 GIA Residential Units Area	256						
Residential Circulation (Stairs only)	9						
Total Level 3 GIA Residential Area (Units + Circulation)	265						
Total GIA Office	146						
Total GIA Residential Units	1049						
Total GIA Residential Areas (Units + Circulation, Refuse)	1102						
Total GIA	1195						
Total GIA (inc Circulation, Refuse, Bike Store)	1283						
Total GIA of External Private Amenity Space	90						

Units mix breakdown			
		% of total	Bicycle Req
Total Number of 1 Bed Units	6	40%	9
Total Number of 2 Bed Units	4	27%	8
Total Number of 3 Bed Units	5	33%	10
Total Number of Residential Units	15	100%	27
			+ 2x short stay

Affordable provision	
Total Residential GIA in sqm	1102
Capacity 100sqm additional homes (rounded)	11
Affordable housing target (capacity x 2)	22%
Number of units required (22% out of 15)	3

Project Areas - Existing	
Existing MOT GIA Office	36
Existing MOT GIA Garage	100
TOTAL Existing MOT Garage	136
Car wash shed	6