

MORRIS+COMPANY

Project 33-35 Jamestown Road & 211 Arlington Road
No. 23054-MCO-XX-XX-SA-A-01001
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Rev. P17 Final Planning Issue - Tenure Amendment

Disclaimer: All areas provided are intended for illustrative purposes only. MoCo advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an RICS chartered surveyor. MoCo do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown. Measurements have been calculated in accordance with the UK Government Code of Measuring Practice: Definitions for Rating Purposes. Refer to the following website for more information: www.gov.uk/government/publications/measuring-practice-for-voa-property-valuations/code-of-measuring-practice-definitions-for-rating-purposes

PBSA	B1	L00	L01	L02	L03	L04	L05	L06
Typical (17.0m2 to 18.0m2)	-	9	23	23	23	23	15	15
Premium (23.0m2 to 25.0m2)	-	1	6	6	6	6	6	6
WCA	-	1	3	3	3	3	3	3
TOTAL	-	11	32	32	32	32	24	24
187								

TOTAL UNITS	%
131	70%
37	20%
19	10%
187	

C3 RESIDENTIAL	B1	L00	L01	L02	L03	L04	L05
Social Rent	1B2P	-	-				
	2B3P	-	-				
	2B4P	-	1	1	1		
	2B4P(W)	-	-	-	1	1	-
	3B4P	-	-	-	1	1	1
	3B5P M		3	-	-	-	-
	3B5P	-	-	-	-	-	-
	3B6P			1			1
	TOTAL	-	4	3	5	5	5
Intermediate Rent	1B2P			1	1	1	1
	2B3P				1	1	1
	2B4P					1	1
	2B4P(W)						
	3B4P						
	3B5P M						
	3B5P						
	3B6P						
	TOTAL	-	4	3	5	5	5
27							

TOTAL UNITS	TOTAL	TOTAL HAB ROOMS	TOTAL	Hab. Rooms (per unit)	WCA Units
0	15	0	63	2	-
0		0		3	-
3		9		3	-
3		9		3	3
4		20		5	-
3		15		5	-
0		0		5	-
2		10		5	
5		10		2	
4	12	12	31	3	
3		9		3	
0		0		3	
0		0		5	
0		0		5	
0		0		5	
0		0		5	
0		0		5	
0	27		94		3
				WCA%	11%

C3 RESIDENTIAL	B1	L00	L01	L02	L03	L04	L05
NIA Social Rent	-	213.7	318.4	243.8	170	170	170
NIA Intermediate Rent	-	0	58	118.4	192.2	192.2	192.2
Total NIA	-	213.7	376.4	362.2	362.2	362.2	362.2
GIA	196.4	433.8	451.8	433.6	433.6	433.6	433.6
GEA	230.3	518.6	534.5	519.1	519.1	519.1	519.1

C3 RESIDENTIAL	TOTAL
NIA Social Rent	1285.9
NIA Intermediate Rent	753.0
Total NIA	2038.9
GIA	2816.4
GEA	3359.8

PBSA	B1	L00	L01	L02	L03	L04	L05	L06
NIA (units only)	-	204.5	622.8	622.8	622.8	622.8	483.4	483.4
GIA	728.0	669.2	904.5	904.5	904.5	904.5	721.8	721.8
GEA	821.1	742.9	1011.2	1011.2	1011.2	1011.2	810.0	819.6

PBSA (Excl. Flexible)	TOTAL
NIA (units only)	3662.5
GIA	6458.8
GEA	7238.4

C3 & PBSA (Excl. Flexible)	TOTAL	C3 RESI %
NIA	5701.4	35.8%
GIA	9275.2	30.4%

FLEXIBLE	B1	L00	TOTAL	TARGET
NIA	95.3	197.8	293.1	280-325
GIA	100.6	225.6	326.2	-
GEA	109	250	359	-

FLEXIBLE	TOTAL
NIA	293.1
GIA	326.2
GEA	359.0

PBSA & FLEXIBLE	B1	L00	TOTAL
GIA	828.6	894.8	1723.4
GEA	930.1	992.9	1923

PBSA & FLEXIBLE	TOTAL
GIA	6785.0
GEA	7597.4

PBSA AMENITY NIA	B1	L00	TOTAL	TARGET
Private Study Rooms	23.5	-	385.9	280.5
Gym	33.7	-		
Lounge/Games	44.1	-		
Laundry	18.4	-		
Private Dining Rooms	38.6	-		
Cinema	22.4	-		
WCs	3.5	4.9		
Post	-	9		
Management Office	-	14.9		
Reception/Entrance Lounge	-	172.9		