

# 100 Avenue Road Area and Accommodation Schedule

February 2025

1016-CPA-ZZ-ZZ-RP-A-9003  
Revision P1



REGAL

CARTWRIGHT  
PICKARD

Document history

Revision	Reason for Issue	Date	Prepared by	Checked by
P1	Section 73 application	21/02/2025	CP	DR

# Contents

## 1.0

<b>Residential Accommodation</b>	<b>4</b>
1.1 Residential Mix & Tenure	5
1.2 Residential Quality/Dual Aspect Units	6
1.3 Proposed Total GIA/ NIA (SQM)	7
1.4 Unit by Floor Level Breakdown	8
1.5 Unit by Unit Breakdown	9

### Confidentiality and third party responsibility

This document is confidential to the party to whom it is addressed and their professional advisers for the specific purpose to which it refers. No responsibility is accepted to any third parties, and neither the whole, nor any part, nor reference thereto may be published or disclosed. No responsibility is accepted for the advice of the Client's independent consultants which may be reflected in our own reports. © Cartwright Pickard Architects Ltd.

# 1.0

## Residential Accommodation



# 1.1 Residential Mix & Tenure

## Accommodation Schedule Analysis

The adjacent accommodation schedule displays the approved scheme alongside our revised proposal. The main details are as follows:

- **Uplift in housing:** 237 homes in the revised scheme, compared to 184 in the approved scheme represents an uplift of 53 additional homes delivered within the approved massing envelope
- **Affordable homes breakdown:** A total of 70 affordable homes will be provided in the revised proposal
- **Tenure Mix:** Provision of market sale and genuinely affordable tenures, replacing the previously approved PRS and DMR units

Below illustrates how the revised proposal optimises the split between market sale and affordable homes at a 65% to 35% ratio.

### Market Sale Total %

- Gross Internal Area: 15,675 sqm **65%**
- Habitable Rooms: 406 **64%**

### Affordable Homes

- Gross Internal Area: 8,451 sqm **35%**
- Habitable Rooms: 228 **36%**

The proposed development offers a balanced mix of housing tenures with a total split of 51% social rent units and 49% intermediate units. Within the social rent provision, 72% of the units are larger three-bedroom apartments, catering to families, while 17% are two-bedroom units, and the remaining 11% are one-bedroom units.

The intermediate tenure focuses more on smaller units, with 47% comprising one-bedroom apartments and 53% being two-bedroom units to ensure affordability. There are no three-bedroom units within this tenure. This mix ensures a diverse range of housing options tailored to meet the needs of various household sizes, prioritizing larger family-sized units within the social rent allocation, while also delivering smaller homes suitable for couples or individuals within the intermediate tenure.

	Extant Scheme				Revised Proposal			Homes Difference		
	Private Rented Sector	Affordable			Market Sale	Affordable		Market Sale	Affordable	
		Discount Market Rent	Social Rent	Intermediate		Social Rent/Affordable Rent	Intermediate			
Studio	25	0	0	0	24	0	0	-1	0	
1 Bed	32	9	4	3	58	4	16	26	16	
2 Bed	49	9	8	3	74	6	18	25	16	
3 Bed	24	0	16	2	11	26	0	-13	10	
Total	130	18	28	8	167	36	34	37	16	
		54				70				
Grand Total		184				237				237

Extant Retail GIA		Proposed Retail GIA	
Tower	Lower Block	Tower	Lower Block
207	832	230	957
TOTAL	1039	TOTAL	1187

# 1.2 Residential Quality/Dual Aspect Units

Working with significant constraints - including the reuse of the existing structure and the extant form and massing, particularly of the lower block, from the original planning application - we have balanced these challenges with a focus on quality.

The internal apartment layouts have been carefully designed to optimise their position within the plan, floor level, views, and orientation. Key considerations include maximising dual-aspect units and placing larger family homes at corner locations. There are no single-aspect north-facing homes and single-aspect units in the tower are limited to studios and one beds, while all two and three beds are positioned on corners to ensure dual aspects.

The overall number of dual aspects homes has increased from 106 in the extant permission to 124 in the proposed scheme. However this is an overall reduction on a percentage basis.

Furthermore, and unlike the extant permission, all homes include private outdoor spaces, including balconies, ensuring access to external amenity for every resident.

This design reflects our commitment to sustainability, efficiency and improved living standards across all tenures.

EXTANT Flat Aspects				
	PRS	Affordable	Single	Double
Studio	25	0	25	0
1 Bed	32	16	35	13
2 Bed	49	20	4	65
3 Bed	24	18	14	28
<b>Total</b>	<b>130</b>	<b>54</b>	<b>78</b>	<b>106</b>
		184	42.39%	57.61%

Revised Proposal				
	Market Sa	Affordable	Single	Dual
Studio	24	0	24	0
1 Bed	58	20	67	11
2 Bed	74	24	17	81
3 Bed	11	26	5	32
<b>Total</b>	<b>167</b>	<b>70</b>	<b>113</b>	<b>124</b>
		237	47.68%	52.32%

EXTANT Tower	86
Dual Aspect	66.15%



Market Sale	96
Dual Aspect	57.49%

EXTANT Lower Block	20
Dual Aspect	37.04%



Affordable	28
Dual Aspect	40.00%

# 1.3 Proposed Total GIA/ NIA (SQM)

Tower Building Residential Areas			Tower Building Retail			Lower Building Residential Areas			Lower Building Retail			Community Space		
Floor	GIA m <sup>2</sup>	NIA m <sup>2</sup>	Floor	GIA m <sup>2</sup>	NIA m <sup>2</sup>	Floor	GIA m <sup>2</sup>	NIA m <sup>2</sup>	Floor	GIA m <sup>2</sup>	NIA m <sup>2</sup>	Floor	GIA m <sup>2</sup>	NIA m <sup>2</sup>
B1	509.1 24165 453.5 247.9					B1 (Res)	389.7 241.65 210.7					B1	143.8	90.2
0	193.5 127		00 (Retail)	230.0	226.8	00 (Amenity) 00 (Residential) 00 (Plant, BoH & Refuse)	208.6 114		00 (Retail)	957.0	935.2	0	185.4	82.7
1	74.7 357.8	239.5				1	1318	1067.9				1	31.2	0.0
2	561.3	434.7				2	1318	1067.9				2	31.2	0.0
3	561.3	434.7				3	1318	1067.9				3	31.2	0.0
4	561.3	434.7				4	1318	1067.9				4	31.2	0.0
5	561.3	434.7				5	1068.4	856.4				5	304.4	267.8
6	561.3	434.7				6	473.1	306.9				6	333.1	297.6
7	561.3	434.7				7	473.1	306.9				7	280.6	244.9
8	561.3	434.7				RF								
9	561.3	434.7												
10	561.3	434.7												
11	561.3	434.7												
12	561.3	434.7												
13	561.3	434.7												
14	561.3	434.7												
15	561.3	434.7												
16	561.3	434.7												
17	561.3	434.7												
18	561.3	434.7												
19	561.3	434.7												
20	561.3	434.7												
21	561.3	434.7												
22	561.3	434.7												
23	561.3	434.7												
24	561.3	434.7												
25	270.9 289.4	159.4												
<b>TOTAL AREA m<sup>2</sup></b>	<b>15675.35</b>	<b>10397</b>		<b>230</b>	<b>226.8</b>		<b>8451.25</b>	<b>5741.8</b>		<b>957</b>	<b>935.2</b>		<b>1372.1</b>	<b>893</b>

Private GIA m <sup>2</sup>	15,675	65%
Private NIA m <sup>2</sup>	10,397	64%
Private Hab Rooms	406	64%
AH GIA m <sup>2</sup>	8,451	35%
AH NIA m <sup>2</sup>	5,742	36%
AH Hab Rooms	228	36%
Retail GIA m <sup>2</sup>	1187	
Retail NIA m <sup>2</sup>	1162	
Winch GIA m <sup>2</sup>	1372.1	
Winch NIA m <sup>2</sup>	893	
<b>Total Scheme GIA</b>	<b>26,686</b>	

# 1.4 Unit by Floor Level Breakdown

Tower Building Apartments											Lower Building Apartments										HAB ROOMS								
Floor	Studio	1B2P	1B2P	1B2P	1B2P	2B3P	2B4P	2B4P	2B4P	3B6P	UNITS PER FLOOR	1B2P	1B2P	1B2P	1B2P	2B4P	2B4P	2B4P	2B4P	3B5P-4+B	3B6P-5+B	3B6P-5+B	3B6P-4+B	3B6P-4+B	UNITS PER FLOOR	HAB ROOMS TOWER	HAB ROOMS LOWER		
	37.9	53.0	50.8	55.6	50.7	62.2	71.4	77.2	82.2	88.9		54.8	57.1	52	58.2	73	80.1	77.3	86.5	94.7	99	110.8	123.1	1013					
B1																													
0																													
1	1	1					1	1			4	1	1	1	1	1	1	1	1	1	1	1	1	1	13	9	42		
2	1	1		1	1		1	1		1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	13	17	42		
3	1	1		1	1		1	1		1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	13	17	42		
4	1	1		1	1		1	1		1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	13	17	42		
5	1	1		1	1		1	1		1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	10	17	34		
6	1	1		1	1		1	1		1	7	1			1	1				1	1				4	17	13		
7	1	1		1	1		1	1		1	7	1			1	1					1				4	17	13		
8	1	1		1	1		1	1		1	7															17	0		
9	1	1		1	1		1	1		1	7															17	0		
10	1	1		1	1		1	1		1	7															17	0		
11	1	1		1	1		1	1		1	7															17	0		
12	1	1		1	1		1	1		1	7															17	0		
13	1	1	1			1	1	1	1		7															17	0		
14	1	1	1			1	1	1	1		7															17	0		
15	1	1	1			1	1	1	1		7															17	0		
16	1	1	1			1	1	1	1		7															17	0		
17	1	1	1			1	1	1	1		7															17	0		
18	1	1	1			1	1	1	1		7															17	0		
19	1	1	1			1	1	1	1		7															17	0		
20	1	1	1			1	1	1	1		7															17	0		
21	1	1	1			1	1	1	1		7															17	0		
22	1	1	1			1	1	1	1		7															17	0		
23	1	1	1			1	1	1	1		7															17	0		
24	1	1	1			1	1	1	1		7															17	0		
25							1	1	1		2															6	0		
TOTAL AREA m <sup>2</sup>											167																		
TOTAL UNITS	24	24	12	11	11	12	24	25	13	11	167	7	5	4	4	7	7	5	5	5	7	5	5	4	70	406	228		
TOTAL UNIT TYPE	24	58				74				11		20	24				26					70		64.04%	35.96%				
											167																		
Social/ Affordable	4											4				6									70	51%			
Intermediate	16											16				18								0	49%				
																									17	100%			

M4.3 7

M4.3 17



# 1.5 Unit by Unit Breakdown

## Tower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
1	A.1.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.1.2	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.1.3	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.1.4	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			239.5 m <sup>2</sup>	9				

2	A.2.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.2.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.2.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.2.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.2.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.2.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.2.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

3	A.3.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.3.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.3.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.3.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.3.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.3.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.3.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

4	A.4.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.4.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.4.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.4.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.4.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.4.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.4.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

5	A.5.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.5.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.5.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.5.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.5.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.5.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.5.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
6	A.6.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.6.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.6.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.6.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.6.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.6.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.6.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

7	A.7.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.7.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.7.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.7.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.7.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.7.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.7.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

8	A.8.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.8.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.8.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.8.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.8.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.8.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.8.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

9	A.9.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.9.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.9.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.9.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.9.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.9.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.9.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

10	A.10.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.10.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.10.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.10.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.10.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.10.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.10.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

# 1.5 Unit by Unit Breakdown

## Tower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
11	A.11.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.11.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6
	A.11.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.11.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.11.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.11.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.11.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

12	A.12.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.12.2	1B2P	55.6 m <sup>2</sup>	2	Market Sale	M4(2)	Dual	6.4
	A.12.3	1B2P	50.7 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.12.4	3B5P	88.9 m <sup>2</sup>	4	Market Sale	M4(2)	Dual	8
	A.12.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.12.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.12.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

13	A.13.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.13.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.13.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.13.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	8
	A.13.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.13.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.13.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

14	A.14.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.14.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.14.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.14.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	8
	A.14.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.14.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.14.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

15	A.15.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.15.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.15.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.15.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	8
	A.15.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.15.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.15.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
16	A.16.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.16.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.16.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.16.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	8
	A.16.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.16.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.16.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

17	A.17.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.17.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.17.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.17.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	8
	A.17.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.17.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.17.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

18	A.18.1	Studio	37.9 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.18.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.18.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.18.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	8
	A.18.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.18.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.18.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.7 m <sup>2</sup>	17				

19	A.19.1	Studio	37.7 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.19.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.19.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.19.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(3)	Dual	8
	A.19.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.19.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.19.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.5 m <sup>2</sup>	17				

20	A.20.1	Studio	37.7 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.20.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.20.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.20.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(3)	Dual	8
	A.20.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.20.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.20.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.5 m <sup>2</sup>	17				

# 1.5 Unit by Unit Breakdown

## Tower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
21	A.21.1	Studio	37.7 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.21.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.21.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.21.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(3)	Dual	8
	A.21.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.21.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.21.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.5 m <sup>2</sup>	17				

22	A.22.1	Studio	37.7 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.22.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.22.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.22.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(3)	Dual	8
	A.22.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.22.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.22.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.5 m <sup>2</sup>	17				

23	A.23.1	Studio	37.7 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.23.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.23.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.23.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(3)	Dual	8
	A.23.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.23.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.23.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.5 m <sup>2</sup>	17				

24	A.24.1	Studio	37.7 m <sup>2</sup>	1	Market Sale	M4(2)	Single	5
	A.24.2	2B3P	62.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	6.4
	A.24.3	1B2P	50.8 m <sup>2</sup>	2	Market Sale	M4(2)	Single	5
	A.24.4	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(3)	Dual	8
	A.24.5	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
	A.24.6	1B2P	53.0 m <sup>2</sup>	2	Market Sale	M4(2)	Single	6
	A.24.7	2B4P	71.4 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			434.5 m <sup>2</sup>	17				

25	A.25.1	2B4P	82.2 m <sup>2</sup>	3	Market Sale	M4(3)	Dual	7
	A.25.2	2B4P	77.2 m <sup>2</sup>	3	Market Sale	M4(2)	Dual	7
Total			159.4 m <sup>2</sup>	6				

# 1.5 Unit by Unit Breakdown

## Lower Building Apartments

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
1	B.1.1	2B4P	73.0 m <sup>2</sup>	3	Intermediate	M4(2)	Dual	7.2
	B.1.2	1B2P	54.8 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5.1
	B.1.3	3B6P	99.0 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.1.4	3B6P	94.7 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.1.5	1B2P	57.1 m <sup>2</sup>	2	Intermediate	M4(3)	Single	5
	B.1.6	3B6P	123.1 m <sup>2</sup>	4	Social/ Affordable Rent	M4(3)	Single	9
	B.1.7	2B4P	86.5 m <sup>2</sup>	3	Social/ Affordable Rent	M4(3)	Single	7.3
	B.1.8	2B4P	77.3 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.2
	B.1.9	3B6P	110.8 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.1.10	3B6P	101.3 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.1.11	1B2P	58.2 m <sup>2</sup>	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.1.12	1B2P	52.0 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.1.13	2B4P	80.1 m <sup>2</sup>	3	Social/ Affordable Rent	M4(3)	Single	7.1
Total			1067.9 m <sup>2</sup>	42				

Level	Plot Number	Unit Type	Unit Area	Habitable Rooms	Tenure	Accessibility	Aspect	Private Balcony (sqm)
4	B.4.1	2B4P	73.0 m <sup>2</sup>	3	Intermediate	M4(2)	Dual	7.2
	B.4.2	1B2P	54.8 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5.1
	B.4.3	3B6P	99.0 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.4.4	3B6P	94.7 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.4.5	1B2P	57.1 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.4.6	3B6P	123.1 m <sup>2</sup>	4	Social/ Affordable Rent	M4(3)	Single	9
	B.4.7	2B4P	86.5 m <sup>2</sup>	3	Intermediate	M4(3)	Single	7.3
	B.4.8	2B4P	77.3 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.2
	B.4.9	3B6P	110.8 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.4.10	3B6P	101.3 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.4.11	1B2P	58.2 m <sup>2</sup>	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.4.12	1B2P	52.0 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.4.13	2B4P	80.1 m <sup>2</sup>	3	Intermediate	M4(3)	Single	7.1
Total	Total		1067.9 m <sup>2</sup>	42				

2	B.2.1	2B4P	73.0 m <sup>2</sup>	3	Intermediate	M4(2)	Dual	7.2
	B.2.2	1B2P	54.8 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5.1
	B.2.3	3B6P	99.0 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.2.4	3B6P	94.7 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.2.5	1B2P	57.1 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.2.6	3B6P	123.1 m <sup>2</sup>	4	Social/ Affordable Rent	M4(3)	Single	9
	B.2.7	2B4P	86.5 m <sup>2</sup>	3	Social/ Affordable Rent	M4(3)	Single	7.3
	B.2.8	2B4P	77.3 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.2
	B.2.9	3B6P	110.8 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.2.10	3B6P	101.3 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.2.11	1B2P	58.2 m <sup>2</sup>	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.2.12	1B2P	52.0 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.2.13	2B4P	80.1 m <sup>2</sup>	3	Social/ Affordable Rent	M4(3)	Single	7.1
Total			1067.9 m <sup>2</sup>	42				

5	B.5.1	2B4P	73.0 m <sup>2</sup>	3	Intermediate	M4(2)	Dual	7.2
	B.5.2	1B2P	54.8 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5.1
	B.5.3	3B6P	99.0 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.5.4	3B5P	94.8 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.5.5	1B2P	57.1 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.5.6	3B6P	123.1 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Single	9
	B.5.7	2B4P	86.5 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.3
	B.5.8	2B4P	77.3 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.2
	B.5.9	3B6P	110.8 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.5.10	2B4P	80.1 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.1
Total			856.5 m <sup>2</sup>	34				

6	B.6.1	2B4P	73.0 m <sup>2</sup>	3	Intermediate	M4(2)	Dual	7.2
	B.6.2	1B2P	54.8 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5.1
	B.6.3	3B6P	99.0 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.6.4	2B4P	80.1 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.1
Total			306.9 m <sup>2</sup>	13				

3	B.3.1	2B4P	73.0 m <sup>2</sup>	3	Intermediate	M4(2)	Dual	7.2
	B.3.2	1B2P	54.8 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5.1
	B.3.3	3B6P	99.0 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.3.4	3B6P	94.7 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.3.5	1B2P	57.1 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.3.6	3B6P	123.1 m <sup>2</sup>	4	Social/ Affordable Rent	M4(3)	Single	9
	B.3.7	2B4P	86.5 m <sup>2</sup>	3	Social/ Affordable Rent	M4(3)	Single	7.3
	B.3.8	2B4P	77.3 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.2
	B.3.9	3B6P	110.8 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9.2
	B.3.10	3B6P	101.3 m <sup>2</sup>	4	Social/ Affordable Rent	M4(2)	Dual	9
	B.3.11	1B2P	58.2 m <sup>2</sup>	2	Social/ Affordable Rent	M4(3)	Single	5.1
	B.3.12	1B2P	52.0 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5
	B.3.13	2B4P	80.1 m <sup>2</sup>	3	Social/ Affordable Rent	M4(3)	Single	7.1
Total	Total		1067.9 m <sup>2</sup>	42				

7	B.7.1	2B4P	73.0 m <sup>2</sup>	3	Intermediate	M4(2)	Dual	7.2
	B.7.2	1B2P	54.8 m <sup>2</sup>	2	Intermediate	M4(2)	Single	5.1
	B.7.3	3B6P	99.0 m <sup>2</sup>	5	Social/ Affordable Rent	M4(2)	Dual	9
	B.7.4	2B4P	80.1 m <sup>2</sup>	3	Intermediate	M4(2)	Single	7.1
Total			306.9 m <sup>2</sup>	13				

[cartwrightpickard.com](http://cartwrightpickard.com)

 [cartwrightpickard](https://www.instagram.com/cartwrightpickard)

 [@CartPickArch](https://twitter.com/CartPickArch)

**London Studio**

1 Canal Side Studios  
8-14 St Pancras Way  
London NW1 0QG  
T 020 7554 3830

**Manchester Studio**

Unit 310, Ducie House  
Ducie Street  
Manchester M1 2JW  
T 0161 914 7444

**Leeds Studio**

Studio 4, Cross York Street Studios  
Cross York Street  
Leeds LS2 7BL  
T 0113 360 9444

