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rev.	date	issue record
P1	10-Jul-20	Section 73 application mix
P2	22-Oct-20	Issued for information
P3	30-Oct-20	Issued for information
P4	28-Feb-25	Issued for planning - S73

notes		ext. wall thicknesses	internal structure	ancillary spaces	
net internal area (NIA)		✗ excluded	✓ included	✗ excluded	
net usable area		✗ excluded	✗ excluded	✗ excluded	
net external area		✓ included	✓ included	✗ excluded	
gross internal (GIA)		✗ excluded	✓ included	✓ included	
gross external (GEA)		✓ included	✓ included	✓ included	
All measurements have been taken in CAD software in m2.					
Conversion to ft2 achieved by multiplying m2 by 10.76391					
All areas measured to finished face of wall/column at 1000 affl.					
Areas below are scheme design only. Refer to QS measured areas for costs and valuations					

1. Market Housing	based on habitable rooms	85%
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Flat / House type		Min unit size NIA (sqm)	Min unit size NIA (sqft)	HSR (min sizes)	Number of units	Unit % of mix	Habitable Rooms
Studio (1B1P)		39.0	420	37	57	10%	57
1 Bed flat (1B2P)		50.0	538	50	211	38%	422
2 Bed flat (2B3P)		68.0	732	61	25	5%	75
2 Bed flat (2B4P)		75.0	807	70	175	32%	525
2 Bed maisonette (2B4P)		84.0	904	79	3	1%	9
3 Bed flat (3B4P)		74.0	797	—	7	1%	28
3 Bed flat (3B5P)		91.0	980	86	42	8%	168
3 Bed maisonette (3B5P)		98.0	1055	93	14	3%	59
3 Bed flat (3B6P)		100.0	1076	95	20	4%	80
Total					554	100%	1,423

2. Affordable Housing	based on habitable rooms	15%
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2a. Intermediate Rented		based on number of units			72%		61%
Flat / House type		NIA (sqm)	NIA/each flat (sqft)	HSR (min sizes)	Number of units	Unit % of mix	Habitable Rooms
1 Bed flat (1B2P)		50.0	538	50	30	50%	60
2 Bed flat (2B3P)		61.0	657	61	4	7%	12
2 Bed flat (2B4P)		70.0	753	70	20	33%	60
2 Bed maisonette (2B4P)		82.0	883	82	6	10%	18
3 Bed flat (3B5P)		86.0	926	86	0	0%	0
3 Bed maisonette (3B5P)		93.0	1001	93	0	0%	0
3 Bed house (3B5P)		93.0	1001	93	0	0%	0
4 Bed flat/house (4B5P)		99.0	1066	99	0	0%	0
4 Bed flat/house (4B6P)		99.0	1066	99	0	0%	0
Total					60	100%	150

2b. London affordable rent		based on number of units			28%		39%
Flat / House type		NIA (sqm)	NIA/each flat (sqft)	HSR (min sizes)	Number of units	Unit % of mix	Habitable Rooms
1 Bed flat (1B2P)		50.0	538	50	6	26%	12
2 Bed flat (2B3P)		61.0	657	61	0	0%	0
2 Bed flat (2B4P)		70.0	753	70	0	0%	0
2 Bed maisonette (2B4P)		82.0	883	82	6	26%	24
3 Bed flat (3B5P)		86.0	926	86	0	0%	0
3 Bed maisonette (3B5P)		93.0	1001	—	6	26%	30
4 Bed maisonette (4B6P)		112.0	1206	—	5	22%	30
Total					23	100%	96

Totals	637	1,669
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DENSITY			
Main Site Area	2.64 ha	Density	241 homes/ha
			632 Habitable rooms /ha

Residential Parking	
Undercroft Parking (616 sqm)	11 WHC bays
On-street Parking	7 WHC bays
TOTAL	18 WHC bays

TENURE BY NIA		
Total - Market NIA	37,879	86%
Total - London Affordable Rented NIA	2,126	5%
Total - Intermediate rented NIA	3,884	9%
Total - Floorspace	43,888	100%

TENURE BY HABITABLE ROOMS		
Total - Market habitable rooms	1423	85%
Total - Affordable habitable rooms	246	15%
Total - Habitable rooms	1669	100%

UNIT TYPE OVERALL MIX		100%
Studio/1 bed units		48%
2 bed units		38%
3/4 bed units		15%

NIA (RESIDENTIAL)	43,888 sqm
GIA (RESIDENTIAL)	57,740 sqm
GEA (ALL MAIN SITE BUILDINGS)	96,006 sqm

Habitable Rooms Summary	Private	Intermediate	LAR	TOTAL:
Block A	272	0	0	272
Block B	260	150	0	410
Block C	246	0	0	246
Block D	109	0	0	109
Block E1	110	0	0	110
Block E2	0	0	96	96
Block F	426	0	0	426
	1423	150	96	1669

WHEELCHAIR ACCESSIBLE UNITS				
Private	1B	W		14
Private	2B	W		24
Private	3B	W		21
TOTAL MARKET WCH				59
AFF RENTED	1B	W		0
AFF RENTED	2B	W		0
AFF RENTED	3B	W		0
AFF RENTED	4B	W		0
TOTAL RENTED WCH				0
INTERM RENTED	1B	W		6
INTERM RENTED	2B	W		0
INTERM RENTED	3B	W		0
TOTAL INT. WCH				6
TOTAL WCH units				65

CURRENT
10%

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project name **CAMDEN GOODS YARD**
project number 1095_08

GEA SUMMARY
1095_08_2QA_GEA

GEA SUMMARY - MAIN SITE	
TOTAL Residential	64,446 sqm
TOTAL Residential Ancillary	2,769 sqm
TOTAL Non-Resi	28,792 sqm
TOTAL	96,006 sqm

GEA SUMMARY - JUNIPER (PFS SITE)	13,797 sqm
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doc. name **GIA SUMMARY**
doc. number 1095_08_2QA_GIA

doc. revision P04| Issued for planning | 28/02/2025

notes

1. All measurements for block C,D ,E2 and F have been taken in REVIT software in m².
2. Areas provided in this schedule represent design intent only and are to be confirmed by others. These figures are interim measures, they are subject to change as the design develops and should not be taken as final.
3. This schedule is not to be used for sales or marketing purposes

GIA SUMMARY - RESIDENTIAL by tenure (including all residential areas, excluding facilities, plantroom, energy center and undercroft parking)							
	A	*B	C	D	E1	E2	F
Private	8,848	9,107	8,964	3,525	4,263	0	14,970
Intermediate Rented		5448	0	0		0	0
LAR			0	0		2,615	0
Total	8,848	14,555	8,964	3,525	4,263	2,615	14,970

Private	49,677
Intermediate Rented	5,448
LAR	2,615
TOTAL	57,740 sqm

*shared ancillary uses are split proportionally by tenure

GIA SUMMARY - RESIDENTIAL FACILITIES (residential concierge, lounge, gym, pool and cinema)							
	A	B	C	D	E1	E2	F
	1371	0	0	0	0	0	0
TOTAL	1,371 sqm						

GIA SUMMARY - RESIDENTIAL OTHER (plantroom, energy center and undercroft parking)							
	A	B	C	D	E1	E2	F
	396	12	88	37	0	0	667
TOTAL	1,200 sqm						

GIA SUMMARY - MORRISONS							
Retail Area (including cafe, staff area & cores, servicing and 250 parking spaces)							
TOTAL	17,709 sqm						

GIA SUMMARY - COMMUNITY							
	A	B	C	D	E1	E2	F
	0	0	0	74	0	0	0
TOTAL	74 sqm						

GIA SUMMARY - RETAIL							
	A	B	C	D	E1	E2	F
	277	49	165	122	114	0	177
TOTAL	904 sqm						

GIA SUMMARY - OFFICE							
	A	B	C	D	E1	E2	F
	744	2,495	190	0	0	0	648
TOTAL	4,077 sqm						

GIA SUMMARY - WORKSPACE							
	A	B	C	D	E1	E2	F
	179	0	315	0	0	0	223
TOTAL	717 sqm						

GIA SUMMARY - AFFORDABLE WORKSPACES (*AW space in arches allocated to block C)							
	A	B	*C	D	E1	E2	F
	0	77	864	0	0	0	0
TOTAL	941 sqm						

GIA SUMMARY - URBAN FARM (includes lobby, circulation and escape stairs and growing area and F&B)							
	A	B	C	D	E1	E2	F
	0	1,304	0	0	0	0	0
TOTAL	1,304 sqm						

TOTAL Residential GIA	57,740 sqm
TOTAL Resi Ancillary GIA	2,571 sqm
TOTAL Non-Resi GIA	25,727 sqm
TOTAL GIA	86,037 sqm