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Job Title	Blackburn Road			Date	Revision
Job Code	FST-BRC			27.03.25	PL1
Schedule	Accommodation Schedule			Comment	For Planning
Drawing Code	FST-BRC-HTA-SC-A-0800				

PBSA Student Rooms

PBSA Student Rooms Types					
	1B1P-A	1B1P-B	1B1P-C	1B1PW-A	1B1PW-B
Average (sqm)	17.4	17.5	22.5	24.5	27.3
hab rooms	1	1	1	1	1

PBSA Student Rooms Mix					
Total Rooms per type	128	16	24	16	8
Proposed Mix	67%	8%	13%	8%	4%
Total Rooms	192				
Total hab/rms per type	128	16	24	16	8
Total hab/rms	192				

PBSA Student Amenity Overview			
Shared Internal Amenity NIA (m2)		Shared External Amenity (m2)	
Mezzanine Level Student Amenity	160.1	Level 01 Roof Terrace	145
Level 00 Café	145.1		
Total Amenity	305.2	145	
m2 per studio	1.6	0.8	
m2 per studio	2.3		

PBSA Cycle Provision			
Unit Type	Total No. Units	London Plan Provision	Local Plan Uplift*
1B	192	144	173
Total Cycles	173		
Sheffield	20%	35	
2-tier	75%	130	
Adaptable	5%	9	

*20% uplift as per Camden Council's Local Plan Policy T1

PBSA Recycling and Refuse - British Standard BS5906-2005 – Waste management in buildings					
	Litres per room	Total litres	Total litres per type	No. of 1280L Bins	No. of 500L Bins
Mixed recycling bin (@50%)	70	13440	6720	6	
Refuse (@50%)			6720	6	

Summary - % Affordable

Percentage per Habitable Rooms	
Total hab/rms	324
PBSA hab/rms	192
% PBSA	59.26%
C3 hab/rms	132
% C3	40.74%
Percentage per NIA (sqm)	
Total NIA (includes student amenity)	6919
PBSA NIA (includes student amenity)	3937
% PBSA	56.90%
C3 NIA	2982
% C3	43.10%
Percentage per GIA (sqm)	
Total GIA (PBSA + C3)	10445
PBSA GIA	6499
% PBSA	62.22%
C3 GIA	3946
% C3	37.78%

C3 Affordable Homes

C3 Affordable Home Sizes			*	*	*
	1B2P	2B3PW	2B4P	3B5P	3B6P
Average (sqm)**	63.0	85.7	82.7	98.8	105.5
hab rooms	2	3	4	5	5

* Unit has separate kitchen/dining and living rooms

** Areas include added internal amenity space

C3 Affordable Homes Mix					
Total Units per size	8	4	11	6	6
Proposed Mix	23%	15	43%	12	34%
Total Units	35				
Total hab/rms per size	16	12	44	30	30
Total hab/rms	132				

11%

M4(3) Units

C3 Amenity Overview				
Private Internal Amenity NIA (m2)			Shared External Amenity (m2)	
	1B2P	2B3P/2B4P	3B5P/3B6P	Level 06 Roof Terrace
Added Internal Space	5	6/7	8/9	148
Total Amenity				148
m2 per unit	5.0	6.0 / 7.0	8.0 / 9.0	4.2

C3 Cycle Provision			
Unit Type	Total No. Units	London Plan Provision	Local Plan Uplift*
1B	8	12	15
2B	15	30	36
3B	12	24	29
Total Cycles	80		
Sheffield	20%	16	
2-tier	75%	60	
Adaptable	5%	4	

C3 Recycling and Refuse - Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)				
	Litres per unit	Total litres	No. of 1280L Bins	No. of 500L Bins
Mixed recycling bin	140	4900	4	
Refuse	120	4200	4	
Food Waste	23	805		2

7m3 Required for Bulk Waste and Electricals

C3 - Social Rent - Intermediate Split					
Housing CPG - January 2021 - 3.0 - 60%-40%					
Social Rent				Intermediate	
69%				31%	
24				11	
Housing CPG - January 2021 - 3.38 Preferred Mix of social-affordable rented housing				Housing CPG - January 2021 - 3.44 Preferred Mix of intermediate rented housing	
2B		3B		1B	2B
35%		50%		Highest Priority	
Proposed Mix					
2B3PW	2B4P	3B5P	3B6P	1B2P	2B4P
17%	33%	25%	25%	73%	27%
4	8	6	6	8	3
Hab Rooms Split					
104				28	
79%				21%	

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Commercial

NSA (Commercial)	
SQM	SQFT

Level 09 (PBSA Roof)		
Level 08		
Level 07 (C3 Roof)		
Level 06		
Level 05		
Level 04		
Level 03		
Level 02		
Level 01		
Mezzanine Level		
Street Level	776	8353
Platform Level / Basement	607	6534

Service Yard	236	2540
TOTALS	1619	17427
TOTALS (Without Service Yard)	1383	14887

Total NSA (C3 + PBSA) SQM	6639
Total GIA (C3 + PBSA) SQM	10445

Total GIA SQM	12355
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C3 Affordable Homes

NIA (C3)		GIA (C3)		NSA/GIA
SQM	SQFT	SQM	SQFT	%

372	4005	464	4994	80%
498	5360	594	6394	84%
580	6242	678	7298	86%
580	6242	678	7298	86%
580	6242	678	7298	86%
372	4005	464	4994	80%
		119	1281	
		271	2917	

2981.9	32097	3946	42475
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Gross Internal Area (GIA) has been measured as the area of each tenure measured to the internal face of the perimeter walls at each floor level as per RICS 'Code of Measuring Practice 2015'

C3 Affordable Homes - NSA by Affordable Tenure

	Social Rent (sqm)	Intermediate (sqm)
Level 06	372	0
Level 05	372	126
Level 04	372	208
Level 03	372	208
Level 02	372	208
Level 01	372	0

TOTALS	2233	749
Percentage	75%	25%

Percentage 75% 25%

PBSA Student Rooms

NIA (PBSA)		GIA (PBSA)		NSA/GIA
SQM	SQFT	SQM	SQFT	%

457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
		241	2594	
		341	3671	
		405	4359	

3657	39362	6499	69955
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Shared Plant

GIA (Plant)	
SQM	SQFT

Commercial Sprinkler	162	1744
Substations	71	764
Generator	58	624

291	3132
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C3 Affordable Homes

	1B2P	2B3PW	2B4P	3B5P	3B6P	Totals by Floor
Level 09 (PBSA Roof)						
Level 08						
Level 07 (C3 Roof)						
Level 06	0	0	2	1	1	4
Level 05	2	0	2	1	1	6
Level 04	2	1	2	1	1	7
Level 03	2	1	2	1	1	7
Level 02	2	1	2	1	1	7
Level 01	0	1	1	1	1	4
Mezzanine Level						
Street Level						
Platform Level / Basement						
Totals by Type	8	4	11	6	6	35

PBSA Student Rooms

	1B1P-A	1B1P-B	1B1P-C	1B1PW-A	1B1PW-B	Totals by Floor
Level 09 (PBSA Roof)						
Level 08	16	2	3	2	1	24
Level 07 (C3 Roof)	16	2	3	2	1	24
Level 06	16	2	3	2	1	24
Level 05	16	2	3	2	1	24
Level 04	16	2	3	2	1	24
Level 03	16	2	3	2	1	24
Level 02	16	2	3	2	1	24
Level 01	16	2	3	2	1	24
Mezzanine Level						
Street Level						
Platform Level / Basement						
Totals by Type	128	16	24	16	8	192