

Office Accommodation			Residential Accommodation		
Gross External Areas			Gross External Areas		
L Ground	722.5 m <sup>2</sup>	7,777 ft <sup>2</sup>	L Ground	314.3 m <sup>2</sup>	3,383 ft <sup>2</sup>
Ground	722.5 m <sup>2</sup>	7,777 ft <sup>2</sup>	Ground	314.3 m <sup>2</sup>	3,383 ft <sup>2</sup>
First	722.5 m <sup>2</sup>	7,777 ft <sup>2</sup>	First	314.3 m <sup>2</sup>	3,383 ft <sup>2</sup>
Second	726.0 m <sup>2</sup>	7,815 ft <sup>2</sup>	Second	314.3 m <sup>2</sup>	3,383 ft <sup>2</sup>
Third	726.0 m <sup>2</sup>	7,815 ft <sup>2</sup>	Third	314.3 m <sup>2</sup>	3,383 ft <sup>2</sup>
Fourth	726.0 m <sup>2</sup>	7,815 ft <sup>2</sup>	Fourth	231.7 m <sup>2</sup>	2,494 ft <sup>2</sup>
Fifth	593.3 m <sup>2</sup>	6,386 ft <sup>2</sup>	Fifth	15.8 m <sup>2</sup>	170 ft <sup>2</sup>
Sixth	16.7 m <sup>2</sup>	180 ft <sup>2</sup>			
<b>Total</b>	<b>4955.5 m<sup>2</sup></b>	<b>53,341 ft<sup>2</sup></b>	<b>Total</b>	<b>1819.0 m<sup>2</sup></b>	<b>19,580 ft<sup>2</sup></b>
Existing Office Area (Gross External)			3420.1 m <sup>2</sup>	36,814 ft <sup>2</sup>	
Proposed Office Area (Gross External)			4955.5 m <sup>2</sup>	53,341 ft <sup>2</sup>	
Uplift			1535.4 m <sup>2</sup>	16,527 ft <sup>2</sup>	
Proposed Residential (Gross External)			1819.0 m <sup>2</sup>	19,580 ft <sup>2</sup>	

Residential Accommodation - Private and Affordable Housing					
Gross Internal Areas					
L Ground	unit 1	87.3 m2	940 ft2	3b5p	
	unit 2	87.3 m2	940 ft2	3b5p	social rented unit
Ground	unit 3	87.3 m2	940 ft2	3b5p	
	unit 4	90.3 m2	972 ft2	2b2pWC	social rented unit
First	unit 5	75.8 m2	815 ft2	2b4p	
	unit 6	50.0 m2	538 ft2	1b2p	
	unit 7	52.5 m2	565 ft2	1b2p	intermediate
Second	unit 8	63.4 m2	682 ft2	2b3p	social rented unit
	unit 9	75.8 m2	816 ft2	2b4p	
	unit 10	50.0 m2	538 ft2	1b2p	
	unit 11	50.0 m2	538 ft2	1b2p	
	unit 12	76.0 m2	818 ft2	2b4p	
Third	unit 13	75.8 m2	816 ft2	2b4p	
	unit 14	50.0 m2	538 ft2	1b2p	
	unit 15	50.0 m2	538 ft2	1b2p	
Fourth	unit 16	76.0 m2	818 ft2	2b4p	
	unit 17	90.6 m2	975 ft2	3b5p	
	unit 18	89.8 m2	966 ft2	3b5p	
Total		1277.9 m2	13753 ft2		
Private		961.1 m2	10344 ft2	75 %	
Affordable		316.8 m2	3052 ft2	25 %	
on sliding scale					
18 units results in 18% affordable units =		3.24 units	4 units provided		
Gross External Areas					
L Ground	private	172.6 m2			
	affordable	141.7 m2			
Ground	private	172.5 m2			
	affordable	141.8 m2			
First	private	167.6 m2			
	affordable	146.7 m2			
Second	private	314.3 m2			
Third	private	314.3 m2			
Fourth	private	231.7 m2			
Fifth	private	15.8 m2			
Total		1819 m2			
Private		1388.8 m2	76 %		
Affordable		430.2 m2	24 %		