

Accommodation Schedule
 Project Title: 27 Britannia Street
 File Ref:23083_IN-FA Rev00
 Date 28.05.2012

FLOOR	PLOT NUMBER	UNIT TYPE	NIA		GIA	
			sqm	sqft	sqm	sqft
BL Total		Management Office	559.95	6027	588.4	6333
GF	G.01A	Cluster Bedroom	12.7	137		
GF	G.02A	Cluster Bedroom	12.9	139		
GF	G.03A	Cluster Bedroom	12.8	138		
GF	G.04A	Cluster Bedroom	13.1	141		
GF	G.05A	Cluster Bedroom	12.8	138		
GF	G.06A	Cluster Bedroom	15.1	163		
GF	G.S01	Disabled Studio	24.7	266		
GF	G.S02	Studio	18.3	197		
GF	G.S03	Disabled Studio	25.6	276		
GF	G.S04	Studio	19.6	211		
GF	G.S05	Studio	17.4	187		
GF	G.S06	Disabled Studio	24.5	264		
GF	G.S07	Disabled Studio	30.2	325		
GF	G.S08	Studio	19.6	211		
GF	G.S09	Studio	16.3	175		
GF	G.S10	Studio	21.9	236		
GF	G.S11	Studio	17.3	186		
GF	G.S12	Disabled Studio	25.9	279		
GF	G.S13	Studio	21.7	234		
GF	G.S14	Disabled Studio	24.1	259		
GF	G.S15	Studio	22.3	240		
GF	G.S16	Studio	19.2	207		
			428	4607		
GF		Shared Living A	39.9	429		
GF		Management Office	37.1	399		
GF		Staff Changing Rooms	12.3	132		
GF		Common Room	60.6	652		
GF		Launderette	12.8	138		
GF		IT Hub Room	11.1	119		
GF		LV Switch Room	22.9	246		
GF		Sub Station	23.6	254		
GF		Plant	71.8	773		
GF		Cycle Store	133.1	1433		
GF		Cycle Store (small)	21.6	233		
GF		Performance Space	290	3122		
GF		Refuse Store	70.3	757		
GF		TV Room	38.5	414		
			845.6	9102		
GF Total			1273.6	13709	1879	20225
ML	1.S01	Studio	32	344		
ML	1.S02	Studio	16.9	182		
ML	1.S03	Studio	17.2	185		
ML	1.S04	Studio	24.3	262		
ML Total			117.4	1264	134	1442

FLOOR	PLOT NUMBER	UNIT TYPE	NIA		GIA	
			sqm	sqft	sqm	sqft
1F	1.01A	Cluster Bedroom	14.5	156		
1F	1.02A	Cluster Bedroom	14.5	156		
1F	1.03A	Cluster Bedroom	14.5	156		
1F	1.04A	Cluster Bedroom	14.5	156		
1F	1.05A	Cluster Bedroom	18.5	199		
1F	1.06A	Cluster Bedroom	13.2	142		
1F	1.07A	Cluster Bedroom	13.2	142		
1F	1.01B	Cluster Bedroom	17.5	188		
1F	1.02B	Cluster Bedroom	13.4	144		
1F	1.03B	Cluster Bedroom	19.1	206		
1F	1.04B	Cluster Bedroom	13.4	144		
1F	1.05B	Cluster Bedroom	13.2	142		
1F	1.06B	Cluster Bedroom	13.2	142		
1F	1.01C	Cluster Bedroom	12.5	135		
1F	1.02C	Cluster Bedroom	12.8	138		
1F	1.03C	Cluster Bedroom	12.8	138		
1F	1.04C	Cluster Bedroom	12.6	136		
1F	1.05C	Cluster Bedroom	14.3	154		
1F	1.01D	Cluster Bedroom	14.1	152		
1F	1.02D	Cluster Bedroom	20.1	216		
1F	1.03D	Cluster Bedroom	12.7	137		
1F	1.04D	Cluster Bedroom	15.6	168		
1F	1.05D	Cluster Bedroom	12.7	137		
1F	1.01E	Cluster Bedroom	15.6	168		
1F	1.02E	Cluster Bedroom	12.5	135		
1F	1.03E	Cluster Bedroom	15.1	163		
1F	1.04E	Cluster Bedroom	13.9	150		
1F	1.05E	Cluster Bedroom	16.5	178		
1F	1.06E	Cluster Bedroom	12.5	135		
1F	1.01F	Cluster Bedroom	12.8	138		
1F	1.02F	Cluster Bedroom	12.8	138		
1F	1.03F	Cluster Bedroom	12.9	139		
1F	1.04F	Cluster Bedroom	12.7	137		
1F	1.05F	Cluster Bedroom	13.1	141		
1F	1.06F	Cluster Bedroom	15	161		
1F	1.S01	Studio	18.5	199		
1F	1.S02	Disabled Studio	24.6	265		
1F	1.S03	Studio	18	194		
1F	1.S04	Studio	18.2	196		
1F	1.S05	Studio	18.1	195		
1F	1.S06	Studio	18	194		
1F	1.S07	Studio	18.3	197		
1F	1.S08	Studio	17.7	191		
1F	1.S09	Disabled Studio	34.8	375		
1F	1.S10	Studio	19	205		
1F	1.S11	Studio	17.6	189		
1F	1.S12	Disabled Studio	24	258		
1F	1.S13	Studio	23.5	253		
1F	1.S14	Studio	20	215		
1F	1.S15	Studio	18.9	203		
			<u>807.5</u>	<u>8692</u>		
1F		Shared Living A	45.9	494		
1F		Shared Living B	31	334		
1F		Shared Living C	37.3	401		
1F		Shared Living D	29.3	315		
1F		Shared Living E	34.4	370		
1F		Shared Living F	39.9	429		
1F		Storage	33.1	356		
1F		Cleaner	7.1	76		
			<u>258</u>	<u>2777</u>		
1F		1 Bed Studio Unit	29.2	314		
1F Total			1094.7	11783	1578	16985

FLOOR	PLOT NUMBER	UNIT TYPE	NIA		GIA	
			sqm	sqft	sqm	sqft
2F	2.01A	Cluster Bedroom	14.5	156		
2F	2.02A	Cluster Bedroom	14.5	156		
2F	2.03A	Cluster Bedroom	14.5	156		
2F	2.04A	Cluster Bedroom	14.5	156		
2F	2.05A	Cluster Bedroom	18.5	199		
2F	2.06A	Cluster Bedroom	13.2	142		
2F	2.07A	Cluster Bedroom	13.2	142		
2F	2.01B	Cluster Bedroom	17.5	188		
2F	2.02B	Cluster Bedroom	13.4	144		
2F	2.03B	Cluster Bedroom	19.1	206		
2F	2.04B	Cluster Bedroom	13.4	144		
2F	2.05B	Cluster Bedroom	13.2	142		
2F	2.06B	Cluster Bedroom	13.2	142		
2F	2.01C	Cluster Bedroom	12.5	135		
2F	2.02C	Cluster Bedroom	12.8	138		
2F	2.03C	Cluster Bedroom	12.8	138		
2F	2.04C	Cluster Bedroom	12.6	136		
2F	2.05C	Cluster Bedroom	14.3	154		
2F	2.06C	Cluster Bedroom	12.5	135		
2F	2.07C	Cluster Bedroom	12.5	135		
2F	2.01D	Cluster Bedroom	14.1	152		
2F	2.02D	Cluster Bedroom	20.1	216		
2F	2.03D	Cluster Bedroom	12.7	137		
2F	2.04D	Cluster Bedroom	15.6	168		
2F	2.05D	Cluster Bedroom	12.7	137		
2F	2.01E	Cluster Bedroom	15.6	168		
2F	2.02E	Cluster Bedroom	12.5	135		
2F	2.03E	Cluster Bedroom	15.1	163		
2F	2.04E	Cluster Bedroom	13.9	150		
2F	2.05E	Cluster Bedroom	16.5	178		
2F	2.06E	Cluster Bedroom	12.5	135		
2F	2.01F	Cluster Bedroom	12.8	138		
2F	2.02F	Cluster Bedroom	12.8	138		
2F	2.03F	Cluster Bedroom	12.9	139		
2F	2.04F	Cluster Bedroom	12.7	137		
2F	2.05F	Cluster Bedroom	13.1	141		
2F	2.06F	Cluster Bedroom	15	161		
2F	2.501	Studio	18.5	199		
2F	2.502	Disabled Studio	24.6	265		
2F	2.503	Studio	18	194		
2F	2.504	Studio	18.2	196		
2F	2.505	Studio	18.1	195		
2F	2.506	Studio	18	194		
2F	2.507	Studio	18.3	197		
2F	2.508	Studio	17.7	191		
2F	2.509	Disabled Studio	34.8	375		
2F	2.510	Studio	19	205		
2F	2.511	Studio	17.6	189		
2F	2.512	Disabled Studio	24	258		
2F	2.513	Studio	23.5	253		
2F	2.514	Studio	20	215		
2F	2.515	Studio	18.9	203		
			<u>832.5</u>	<u>8961</u>		
2F		Shared Living A	45.9	494		
2F		Shared Living B	31	334		
2F		Shared Living C	44.1	475		
2F		Shared Living D	29.3	315		
2F		Shared Living E	34.4	370		
2F		Shared Living F	39.9	429		
2F		Cleaner	7.1	76		
			<u>231.7</u>	<u>2494</u>		
2F		1 Bed Studio Unit	29.2	314		
1F Total			1093.4	11769	1578	16985

FLOOR	PLOT NUMBER	UNIT TYPE	NIA		GIA	
			sqm	sqft	sqm	sqft
3F	3.01A	Cluster Bedroom	13.3	143		
3F	3.02A	Cluster Bedroom	13.3	143		
3F	3.03A	Cluster Bedroom	13.3	143		
3F	3.04A	Cluster Bedroom	13.3	143		
3F	3.05A	Cluster Bedroom	16.9	182		
3F	3.06A	Cluster Bedroom	13.2	142		
3F	3.07A	Cluster Bedroom	13.2	142		
3F	3.01B	Cluster Bedroom	17.5	188		
3F	3.02B	Cluster Bedroom	13.4	144		
3F	3.03B	Cluster Bedroom	19.1	206		
3F	3.04B	Cluster Bedroom	13.4	144		
3F	3.05B	Cluster Bedroom	13.2	142		
3F	3.06B	Cluster Bedroom	13.2	142		
3F	3.01C	Cluster Bedroom	12.5	135		
3F	3.02C	Cluster Bedroom	12.8	138		
3F	3.03C	Cluster Bedroom	12.8	138		
3F	3.04C	Cluster Bedroom	12.6	136		
3F	3.05C	Cluster Bedroom	14.1	152		
3F	3.06C	Cluster Bedroom	12.5	135		
3F	3.07C	Cluster Bedroom	12.5	135		
3F	3.01D	Cluster Bedroom	14.1	152		
3F	3.02D	Cluster Bedroom	20.2	217		
3F	3.03D	Cluster Bedroom	12.8	138		
3F	3.04D	Cluster Bedroom	15.8	170		
3F	3.05D	Cluster Bedroom	12.9	139		
3F	3.01E	Cluster Bedroom	15.6	168		
3F	3.02E	Cluster Bedroom	12.5	135		
3F	3.03E	Cluster Bedroom	15.2	164		
3F	3.04E	Cluster Bedroom	13.8	149		
3F	3.05E	Cluster Bedroom	16.6	179		
3F	3.06E	Cluster Bedroom	12.5	135		
3F	3.01F	Cluster Bedroom	12.8	138		
3F	3.02F	Cluster Bedroom	12.8	138		
3F	3.03F	Cluster Bedroom	12.9	139		
3F	3.04F	Cluster Bedroom	12.7	137		
3F	3.05F	Cluster Bedroom	13.3	143		
3F	3.06F	Cluster Bedroom	15	161		
3F	3.501	Studio	21.8	235		
3F	3.502	Studio	20.6	222		
3F	3.503	Studio	17	183		
3F	3.504	Studio	17.3	186		
3F	3.505	Studio	17.9	193		
3F	3.506	Studio	18.3	197		
3F	3.507	Studio	17.7	191		
3F	3.508	Studio	19	205		
3F	3.509	Studio	17.6	189		
3F	3.510	Disabled Studio	24	258		
3F	3.511	Disabled Studio	34.8	375		
			<u>743.6</u>	<u>8004</u>		
3F		Shared Living A	45.9	494		
3F		Shared Living B	31	334		
3F		Shared Living C	44.1	475		
3F		Shared Living D	29.4	316		
3F		Shared Living E	34.4	370		
3F		Shared Living F	40.3	434		
3F		Cleaner	7.1	76		
			<u>232.2</u>	<u>2499</u>		
3F Total			975.8	10503	1403	15102

FLOOR	PLOT NUMBER	UNIT TYPE	NIA		GIA	
			sqm	sqft	sqm	sqft
4F	4.01A	Cluster Bedroom	17.5	188		
4F	4.02A	Cluster Bedroom	13.4	144		
4F	4.03A	Cluster Bedroom	19.1	206		
4F	4.04A	Cluster Bedroom	13.4	144		
4F	4.05A	Cluster Bedroom	13.2	142		
4F	4.06A	Cluster Bedroom	13.2	142		
4F	4.01B	Cluster Bedroom	12.5	135		
4F	4.02B	Cluster Bedroom	12.8	138		
4F	4.03B	Cluster Bedroom	12.8	138		
4F	4.04B	Cluster Bedroom	12.6	136		
4F	4.05B	Cluster Bedroom	14.1	152		
4F	4.06B	Cluster Bedroom	12.5	135		
4F	4.07B	Cluster Bedroom	12.5	135		
4F	4.01C	Cluster Bedroom	14.1	152		
4F	4.02C	Cluster Bedroom	20.1	216		
4F	4.03C	Cluster Bedroom	12.7	137		
4F	4.04C	Cluster Bedroom	15.6	168		
4F	4.05C	Cluster Bedroom	12.7	137		
4F	4.01D	Cluster Bedroom	15.6	168		
4F	4.02D	Cluster Bedroom	12.5	135		
4F	4.03D	Cluster Bedroom	15.1	163		
4F	4.04D	Cluster Bedroom	13.9	150		
4F	4.05D	Cluster Bedroom	16.5	178		
4F	4.06D	Cluster Bedroom	12.5	135		
4F	4.01E	Cluster Bedroom	12.8	138		
4F	4.02E	Cluster Bedroom	12.8	138		
4F	4.03E	Cluster Bedroom	12.9	139		
4F	4.04E	Cluster Bedroom	12.7	137		
4F	4.05E	Cluster Bedroom	13.1	141		
4F	4.06E	Cluster Bedroom	15	161		
4F	4.501	Studio	19	205		
4F	4.502	Studio	17.6	189		
4F	4.503	Disabled Studio	24	258		
4F	4.504	Studio	17.7	191		
4F	4.505	Studio	18.3	197		
4F	4.506	Studio	22.9	246		
4F	4.507	Disabled Studio	24.6	265		
			<u>564.3</u>	<u>6074</u>		
4F		Shared Living A	30.9	333		
4F		Shared Living B	44.1	475		
4F		Shared Living C	29.4	316		
4F		Shared Living D	34.4	370		
4F		Shared Living E	39.9	429		
4F		Cleaner	7.1	76		
			<u>185.8</u>	<u>2000</u>		
4F Total			750.1	8074	1091	11743

FLOOR	PLOT NUMBER	UNIT TYPE	NIA		GIA	
			sqm	sqft	sqm	sqft
5F	5.S01	Studio	17.6	189		
5F	5.S02	Studio	18.1	195		
5F	5.S03	Studio	17.2	185		
5F	5.S04	Studio	17	183		
5F	5.S05	Studio	17.1	184		
5F	5.S06	Studio	17	183		
5F	5.S07	Studio	19.3	208		
5F	5.S08	Studio	17	183		
5F	5.S09	Studio	17	183		
5F	5.S10	Studio	17.1	184		
5F	5.S11	Studio	17.7	191		
5F	5.S12	Studio	17	183		
5F	5.S13	Studio	17	183		
			<u>226.1</u>	<u>2434</u>		
5F		Cleaner	10.1	109		
			<u>10.1</u>	<u>109</u>		
5F Total			236.2	2542	381	4101

FLOOR	NIA		GIA	
	sqm	sqft	sqm	sqft
GF Total	1273.6	13709	1879	20225
ML Total	117.4	1264	134	1442
1F Total	1094.7	11783	1578	16985
2F Total	1093.4	11769	1578	16985
3F Total	975.8	10503	1403	15102
4F Total	750.1	8074	1091	11743
5F Total	236.2	2542	381	4101
BL Total	559.95	6027	588.4	6333
Total	6101.15	65672	8632.4	92918

USE		GIA	
		sqm	sqft
Sui Generis	(Student accommodation)	7696	82839
B1	(Offices at basement level)	588	6329
C3	(Residential including cycle stores)	80	861
D2	(Performance Space/ Gallery)	290	3122

CLUSTER	STUDY BEDROOMS	GIA	
		sqm	sqft
G.CLA	6	150.7	1622
1.CLA	7	184.9	1990
1.CL.B	6	150.5	1620
1.CL.C	5	127.9	1377
1.CL.D	5	131.7	1418
1.CL.E	6	153	1647
1.CL.F	6	150.7	1622
2.CLA	7	184.9	1990
2.CL.B	6	150.5	1620
2.CL.C	7	162.5	1749
2.CL.D	5	131.7	1418
2.CL.E	6	153	1647
2.CL.F	6	150.7	1622
3.CLA	7	178.1	1917
3.CL.B	6	150.5	1620
3.CL.C	7	162.6	1750
3.CL.D	5	131.7	1418
3.CL.E	6	153	1647
3.CL.F	6	150.7	1622
4.CLA	6	150.5	1620
4.CL.B	7	162.5	1749
4.CL.C	5	131.7	1418
4.CL.D	6	153	1647
4.CL.E	6	151.5	1631

Total 5 bedroom clusters	5
Total 6 bedroom clusters	13
Total 7 bedroom clusters	6

Total Cluster Study Bedrooms	145
Total Student Studios	65
Total Disabled Student Studios	16

Total Student Units	226
Total Residential Units	2 x Studio 1 Bed Units = 2 Units
Total Units	226 + 2 = 228

LANDSCAPE	GIA	
	sqm	sqft
Internal Courtyard GF (not including lift + stairs)	172.7	1859
Internal Courtyard GF	191.5	2061
Internal Courtyard GF+BL = Total	235.8	2538

Notes:

The above areas are approximate. They relate to the likely areas of the building at the current state of the design and using the stated e.g. (NIA) from the Code of Measuring Practice 5th Edition, RICS/ISVA. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development & building tolerances.

Floors areas are subject to Planning and other Statutory Approvals.

The drawings used to calculate the above areas are to be listed above.