

SCHEDULE OF ACCOMODATION AND APPROXIMATE GROSS INTERNAL AREAS TO COMMERCIAL UNITS/DWELLINGS
2 - 20 WINCHESTER ROAD, SWISS COTTAGE, LONDON, NW3

Revision D - 29.01.08
Job no. - 2716

Commercial Units

		Ground Floor	
		m ²	ft ²
Commercial Unit A	assumed use class A1 (retail)	127.9	1377
Commercial Unit B	assumed use class A1 (retail)	54.9	591
Commercial Unit C	assumed use class A1 (retail)	82.4	887
Commercial Unit D	assumed use class A2 (office)	113.8	1225
Total		379	4080

Commercial Unit's Refuse Allowance

assumed 5.0 cu.m./1000sq.m.	0.6	cu.m.
assumed 5.0 cu.m./1000sq.m.	0.3	cu.m.
assumed 5.0 cu.m./1000sq.m.	0.4	cu.m.
assumed 2.6 cu.m./1000sq.m.	0.3	cu.m.
	1.6	cu.m.

0 Residential Units (Block A) - Affordable

Residential Units (Block 1) - Affordable						Internal Area		External Area		Total (Int + Ext)		EcoHomes	Refuse		Flat
Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	m²	ft²	m²	ft²	m²	ft²	Bicycle Bays per dwelling	General	Bulk	
lwr grd - grd	Flat A01	Type A01	4	7	5	119.4	1285	14.9	160	134.3	1446	4	0.35	2.1	Flat A01
lwr grd - grd	Flat A02	Type A02	4	7	5	105.1	1131	18	194	123.1	1325	4	0.35	2.1	Flat A02
lwr grd - grd	Flat A03	Type A03	4	7	5	121	1302	18.4	198	139.4	1501	4	0.35	2.1	Flat A03
1st	Flat A04	Type A04	3	5	4	81.9	882	0	0	81.9	882	2	0.3	1.5	Flat A04
1st	Flat A05	Type A05	3	6	4	93.4	1005	0	0	93.4	1005	2	0.3	1.8	Flat A05
2nd	Flat A06	Type A04	3	5	4	81.9	882	0	0	81.9	882	2	0.3	1.5	Flat A06
2nd	Flat A07	Type A05	3	6	4	93.4	1005	0	0	93.4	1005	2	0.3	1.8	Flat A07
3rd	Flat A08	Type A04	3	5	4	81.9	882	0	0	81.9	882	2	0.3	1.5	Flat A08
3rd	Flat A09	Type A05	3	6	4	93.4	1005	0	0	93.4	1005	2	0.3	1.8	Flat A09
4th	Flat A10	Type A06	3	4	4	73.4	790	0	0	73.4	790	2	0.3	1.2	Flat A10
4th	Flat A11	Type A07	3	5	4	79.6	857	0	0	79.6	857	2	0.3	1.5	Flat A11

Number of flats in Block A 11

Number of bicycle bays 28

Refuse requirement for Block A 3.45 cubic litres general
and 18.9 square metres of bulk refuse storage

Residential Units (Block B) - Private

Flat Details						Internal Area		External Area		Total (Int + Ext)		Ecohomes	Refuse		Flat
Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	m²	ft²	m²	ft²	m²	ft²	Bicycle Bays per dwelling	General	Bulk	
1st	Flat B01	Type B01	2	4	3	132.3	1424	0	0	132.3	1424	1	0.25	1.2	Flat B01
1st	Flat B02	Type B02	1	2	2	49.2	530	0	0	49.2	530	1	0.2	0.6	Flat B02
1st	Flat B03	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.2	0.6	Flat B03
1st	Flat B04	Type B04	1	2	2	52.8	568	0	0	52.8	568	1	0.2	0.6	Flat B04
1st	Flat B05	Type B05	2	4	3	71.1	765	0	0	71.1	765	1	0.25	1.2	Flat B05
1st	Flat B06	Type B02	1	2	2	49.8	536	0	0	49.8	536	1	0.2	0.6	Flat B06
1st	Flat B07	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.2	0.6	Flat B07
1st	Flat B08	Type B06	1	2	2	52.6	566	0	0	52.6	566	1	0.2	0.6	Flat B08
1st	Flat B09	Type B05	2	4	3	71.1	765	0	0	71.1	765	1	0.25	1.2	Flat B09
1st	Flat B10	Type B02	1	2	2	49.1	529	0	0	49.1	529	1	0.2	0.6	Flat B10
1st	Flat B11	Type B03	1	2	2	55.4	596	0	0	55.4	596	1	0.2	0.6	Flat B11
2nd	Flat B12	Type B01	2	4	3	132.3	1424	0	0	132.3	1424	1	0.25	1.2	Flat B12
2nd	Flat B13	Type B02	1	2	2	49.2	530	0	0	49.2	530	1	0.2	0.6	Flat B13
2nd	Flat B14	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.2	0.6	Flat B14
2nd	Flat B15	Type B04	1	2	2	52.8	568	0	0	52.8	568	1	0.2	0.6	Flat B15
2nd	Flat B16	Type B05	2	4	3	71.1	765	0	0	71.1	765	1	0.25	1.2	Flat B16

SCHEDULE OF ACCOMODATION AND APPROXIMATE GROSS INTERNAL AREAS TO COMMERCIAL UNITS/DWELLINGS
2 - 20 WINCHESTER ROAD, SWISS COTTAGE, LONDON, NW3

Revision D - 29.01.08
Job no. - 2716

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse		Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²		General	Bulk	
2nd	Flat B17	Type B02	1	2	2	49.8	536	0	0	49.8	536	1	0.2	0.6	Flat B17
2nd	Flat B18	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.2	0.6	Flat B18
2nd	Flat B19	Type B06	1	2	2	52.6	566	0	0	52.6	566	1	0.2	0.6	Flat B19
2nd	Flat B20	Type B05	2	4	3	71.1	765	0	0	71.1	765	1	0.25	1.2	Flat B20
2nd	Flat B21	Type B02	1	2	2	49.1	529	0	0	49.1	529	1	0.2	0.6	Flat B21
2nd	Flat B22	Type B03	1	2	2	55.4	596	0	0	55.4	596	1	0.2	0.6	Flat B22
3rd	Flat B23	Type B01	2	4	3	132.3	1424	0	0	132.3	1424	1	0.25	1.2	Flat B23
3rd	Flat B24	Type B02	1	2	2	49.2	530	0	0	49.2	530	1	0.2	0.6	Flat B24
3rd	Flat B25	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.2	0.6	Flat B25
3rd	Flat B26	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	1.2	Flat B26
3rd	Flat B27	Type B08	1	2	2	50.1	539	0	0	50.1	539	1	0.2	0.6	Flat B27
3rd	Flat B28	Type B07 (handed)	2	4	3	88.9	957	3.3	36	92.2	992	1	0.25	1.2	Flat B28
3rd	Flat B29	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	1.2	Flat B29
3rd	Flat B30	Type B09	1	2	2	50.3	541	0	0	50.3	541	1	0.2	0.6	Flat B30
3rd	Flat B31	Type B07 (handed)	2	4	3	92.4	995	0	0	92.4	995	1	0.25	1.2	Flat B31
4th	Flat B32	Type B01	2	4	3	132.3	1424	0	0	132.3	1424	1	0.25	1.2	Flat B32
4th	Flat B33	Type B02	1	2	2	49.2	530	0	0	49.2	530	1	0.2	0.6	Flat B33
4th	Flat B34	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.2	0.6	Flat B34
4th	Flat B35	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	1.2	Flat B35
4th	Flat B36	Type B08	1	2	2	50.1	539	0	0	50.1	539	1	0.2	0.6	Flat B36
4th	Flat B37	Type B07 (handed)	2	4	3	88.9	957	3.3	36	92.2	992	1	0.25	1.2	Flat B37
4th	Flat B38	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	1.2	Flat B38
4th	Flat B39	Type B09	1	2	2	50.3	541	0	0	50.3	541	1	0.2	0.6	Flat B39
4th	Flat B40	Type B07 (handed)	2	4	3	92.4	995	0	0	92.4	995	1	0.25	1.2	Flat B40
5th	Flat B41	Type B10	2	4	3	104.3	1123	10.7	115	115	1238	1	0.25	1.2	Flat B41
5th	Flat B42	Type B11	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.3	1.5	Flat B42
5th	Flat B43	Type B11 (handed)	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.3	1.5	Flat B43
5th	Flat B44	Type B11	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.3	1.5	Flat B44
5th	Flat B45	Type B11 (handed)	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.3	1.5	Flat B45
5th	Flat B46	Type B11	3	5	4	108.2	1165	8.2	88	116.4	1253	2	0.3	1.5	Flat B46
6th & 7th	Flat P01	Type B12	4	8	5	197.2	2123	72.8	784	270	2906	4	0.35	2.4	Flat P01
6th & 7th	Flat P02	Type B13	3	6	4	205.6	2213	38.3	412	243.9	2625	2	0.3	1.8	Flat P02
6th & 7th	Flat P03	Type B14	3	6	4	126.2	1358	10.7	115	136.9	1474	2	0.3	1.8	Flat P03
6th & 7th	Flat P04	Type B15	4	8	5	212.4	2286	29.6	319	242	2605	4	0.35	2.4	Flat P04
6th & 7th	Flat P05	Type B16	4	8	5	235.6	2536	42.6	459	278.2	2995	4	0.35	2.4	Flat P05

Number of flats in Block B 51

Number of bicycle bays for Block B 67

Refuse requirement for Block B 12.2 cubic litres
and 53.1 square metres of bulk refuse storage

Residential Units (Block C) - Affordable

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse		Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²		General	Bulk	
lwr grd	Flat C01	Type C01	2	4	3	75.4	812	20.3	219	95.7	1030	1	0.25	1.2	Flat C01
grd	Flat C02	Type C02	2	4	3	61.8	665	0	0	61.8	665	1	0.25	1.2	Flat C02
grd	Flat C03	Type C03	1	2	2	42.9	462	0	0	42.9	462	1	0.2	0.6	Flat C03
1st	Flat C04	Type C02	2	4	3	61.8	665	0	0	61.8	665	1	0.25	1.2	Flat C04

SCHEDULE OF ACCOMODATION AND APPROXIMATE GROSS INTERNAL AREAS TO COMMERCIAL UNITS/DWELLINGS
2 - 20 WINCHESTER ROAD, SWISS COTTAGE, LONDON, NW3

Revision D - 29.01.08
Job no. - 2716

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse		Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²		General	Bulk	
1st	Flat C05	Type C04	1	2	2	48.3	520	0	0	48.3	520	1	0.2	0.6	Flat C05
2nd	Flat C06	Type C02	2	4	3	61.8	665	0	0	61.8	665	1	0.25	1.2	Flat C06
2nd	Flat C07	Type C04	1	2	2	48.3	520	0	0	48.3	520	1	0.2	0.6	Flat C07
3rd	Flat C08	Type C05	1	2	2	48.8	525	0	0	48.8	525	1	0.2	0.6	Flat C08
3rd	Flat C09	Type C06	1	2	2	43.7	470	0	0	43.7	470	1	0.2	0.6	Flat C09
4th	Flat C10	Type C05	1	2	2	48.8	525	0	0	48.8	525	1	0.2	0.6	Flat C10
4th	Flat C11	Type C06	1	2	2	43.7	470	0	0	43.7	470	1	0.2	0.6	Flat C11

Number of flats in Block C 11

Number of bicycle bays for Block C 11

Refuse requirement for Block C 2.4 cubic litres
and 9 square metres of bulk refuse storage

Residential Units (Block D) - Affordable

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse		Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²		General	Bulk	
lwr grd - 2nd	Flat D01	Type D01a	6	12	7	195	2099	20.8	224	215.8	2323	4	0.45	3.6	Flat D01
lwr grd - 2nd	Flat D02	Type D01	6	12	7	193.7	2085	24.6	265	218.3	2350	4	0.45	3.6	Flat D02
lwr grd - 2nd	Flat D03	Type D01	6	12	7	193.7	2085	24.6	265	218.3	2350	4	0.45	3.6	Flat D03

Number of flats in Block D 3

Number of bicycle bays for Block D 12

Refuse requirement for Block D 1.35 cubic litres
and 10.8 square metres of bulk refuse storage

Total number of 1 bed dwellings (affordable)	7		
Total number of 2 bed dwellings (affordable)	4		
Total number of 3 bed dwellings (affordable)	8		
Total number of 4 bed dwellings (affordable)	3		
Total number of 5 bed dwellings (affordable)	0		
Total number of 6 bed dwellings (affordable)	3	Total	25
Total number of 1 bed dwellings (private)	24		
Total number of 2 bed dwellings (private)	17		
Total number of 3 bed dwellings (private)	7		
Total number of 4 bed dwellings (private)	3		
Total number of 5 bed dwellings (private)	0		
Total number of 6 bed dwellings (private)	0	Total	51
Total Number of dwellings within the development	76		

Total Number of Habitable Rooms (Affordable)	94
Total Number of Habitable Rooms (Private)	142
Total Number of Habitable Rooms	236

Total Number of Bikes (Affordable)	51
Total Number of Bikes (Private)	67
Total Number of Bikes	118
To achieve EcoHomes requires 95% of total number be provided, therefore;	
95% of affordable =	48
95% of Private =	64
	112

Total amount of Refuse Storage (Affordable Residential) =	7.2 cubic litres
Total amount of Refuse Storage (Private Residential) =	12.2 cubic litres
Total amount of Refuse Storage (Residential)	19.4 cubic litres
Total amount of Refuse Storage (Commercial)	1.6 cubic litres
Each Eurobin holds 1.1 cubic litres of refuse.	
Therefore 18 Eurobins (or equivalent) and 91.8 sq.m. are needed for residential use.	
and 1.5 Eurobins (or equivalent) are needed for commercial use.	

"Internal Floor Areas" are gross areas and are measured to the internal face of the enclosing walls of the Demise. "Gross Areas" are measured to the internal face of the external walls. All areas are quoted without prejudice and are subject to detailed survey and design information being made available and all necessary statutory consents being obtained. This schedule to be read in conjunction with OSEL drawings.

Rev	Description	Date
-	Issued	20.11.07
A	Flats A01 and D01 areas amended due to change in structural wall.	10.12.07
B	Habitable room column added; areas amended as latest drawings.	09.01.08
C	Block B and Commercial Unit areas shown.	14.01.08
D	Commercial Unit areas and waste requirements shown.	29.01.08