

Area Schedule

The Cock Tavern, Phoenix Road

Job No. 1250

8th December 2014

PROPOSED NEW RESIDENTIAL AREAS (SQM)						
	Proposed Units	Hab Rooms	Bedrooms	Gross Internal	Amenity Space	Gross External
1F	UNIT 1	3	2	84.0	0.0	
	UNIT 2	3	2	79.0	0.0	
						260.0
2F	UNIT 3	3	2	78.0	0.0	
	UNIT 4	3	2	85.0	0.0	
						260.0
3F	UNIT 5	4	3	102.0	0.0	
						124.0
	TOTAL	16	11	428.0	0.0	644.0

EXISTING RESIDENTIAL AREAS (SQM)					
	Proposed Units	Hab Rooms	Bedrooms	Gross Internal	Amenity Space
1F	BED 1	2	2	41.0	0.0
	BED 2	1	1	22.0	0.0
	WC/ BATH	0	0	10.0	0.0
2F	BED 3	1	1	19.0	0.0
	BED 4	3	2	24.0	0.0
	BED 5	1	3	10.0	0.0
	BED 6	1	1	13.0	0.0
	BED 7	1	1	14.0	0.0
	BED 8	1	1	12.0	0.0
	WC/ BATH			6.0	0.0
	TOTAL	11	12	171.0	0.0

PROPOSED NEW COMMERCIAL SPACE (SQM)						
	Proposed Units	Gross Internal	Residential Circulation	Toilets/ Refuse/ Services	External Area	Gross External
B	PUB	164.0	0		0	197
GF	PUB	222.0	19	42	0	278
FF	PUB	87.0	14			
SF			16			
	TOTAL	473.0	49.0		0.0	475.0

EXISTING COMMERCIAL SPACE (SQM)					
	Proposed Units	Gross Internal	Residential Circulation	External Area	Gross External
B	PUB	164.0	0	0	197
GF	PUB	222.0	19	15	278
FF	PUB	82.0	24		214
SF	KITCHEN /STORE	49.0	26		214
	TOTAL	517.0	69.0	15.0	903.0

APPLICATION SITE AREA 291.0  
 DENSITY (hab rooms/ hectare) 550

APPLICATION SITE AREA 291.0  
 DENSITY (hab rooms/ hectare) 378

Notes:

1. All Gross Internal Areas include, ducts, stairs, internal walls, measurements taken to inside face of external walls/ party walls
2. Gross External Areas include all external & internal walls, retaining walls, services, circulation, internal balconies. (External balconies and roofs are not included)
3. All figures to be checked on site and are for guidance purposes only.
4. All areas for sales/ valuation purposes should be checked by a chartered surveyor.