

Proposed Residential Areas by Units (GIA)

Schedule of Flats

| | | |
|----|----|----|
| SR | IN | PR |
|----|----|----|

| No. | Floor | Block Flat No. | Areas | Type | Type | hb |
|-----|--------------|----------------|--------------------|------|-------|----|
| 1 | Ground Floor | A A M.1 | 119 m ² | SR | 2B 3P | 3 |
| 2 | 1st Floor | A A 1.1 | 87 m ² | SR | 3B 5P | 4 |
| 3 | | B B 1.1 | 72 m ² | IN | 2B 4P | 3 |
| 4 | | B B 1.2 | 50 m ² | IN | 1B 2P | 2 |
| 5 | | B B 1.3 | 70 m ² | IN | 2B 4P | 3 |
| 6 | | C C 1.1 | 100 m ² | PR | 3B 6P | 4 |
| 7 | | C C 1.2 | 50 m ² | PR | 1B 2P | 2 |
| 8 | | C C 1.3 | 50 m ² | PR | 1B 2P | 2 |
| 9 | | C C 1.4 | 63 m ² | PR | 2B 3P | 3 |
| 10 | | C C 1.5 | 82 m ² | PR | 2B 4P | 3 |
| 11 | | C C 1.6 | 55 m ² | PR | 1B 2P | 2 |
| 12 | | C C 1.7 | 80 m ² | PR | 2B 4P | 3 |
| 13 | 2nd Floor | A A 2.1 | 87 m ² | SR | 3B 5P | 4 |
| 14 | | A A 2.2 | 53 m ² | SR | 1B 2P | 2 |
| 15 | | B B 2.1 | 72 m ² | PR | 2B 4P | 3 |
| 16 | | B B 2.2 | 50 m ² | IN | 1B 2P | 2 |
| 17 | | B B 2.3 | 70 m ² | PR | 2B 4P | 3 |
| 18 | | C C 2.1 | 100 m ² | PR | 3B 6P | 4 |
| 19 | | C C 2.2 | 50 m ² | PR | 1B 2P | 2 |
| 20 | | C C 2.3 | 50 m ² | PR | 1B 2P | 2 |
| 21 | | C C 2.4 | 63 m ² | PR | 2B 3P | 3 |
| 22 | | C C 2.5 | 82 m ² | PR | 2B 3P | 3 |
| 23 | | C C 2.6 | 55 m ² | PR | 1B 2P | 2 |
| 24 | | C C 2.7 | 80 m ² | PR | 2B 3P | 3 |
| 25 | 3rd Floor | A A 3.1 | 87 m ² | SR | 3B 5P | 4 |
| 26 | | A A 3.2 | 53 m ³ | SR | 1B 2P | 2 |
| 27 | | B B 3.1 | 72 m ² | PR | 2B 4P | 3 |
| 28 | | B B 3.2 | 50 m ² | IN | 1B 2P | 2 |
| 29 | | B B 3.3 | 70 m ² | PR | 2B 4P | 3 |
| 30 | | C C 3.1 | 100 m ² | PR | 3B 6P | 4 |
| 31 | | C C 3.2 | 50 m ² | PR | 1B 2P | 2 |
| 32 | | C C 3.3 | 50 m ² | PR | 1B 2P | 2 |
| 33 | | C C 3.4 | 101 m ² | PR | 3B 6P | 4 |
| 34 | 4th Floor | B B 4.1 | 72 m ² | PR | 2B 4P | 3 |
| 35 | | B B 4.2 | 50 m ² | IN | 1B 2P | 2 |
| 36 | | B B 4.3 | 70 m ² | PR | 2B 4P | 3 |
| 37 | | C C 4.1 | 89 m ² | PR | 3B 5P | 4 |
| 38 | | C C 4.2 | 50 m ² | PR | 1B 2P | 2 |
| 39 | | C C 4.3 | 50 m ² | PR | 1B 2P | 2 |
| 40 | | C C 4.4 | 63 m ² | PR | 2B 3P | 3 |
| 41 | | C C 4.5 | 53 m ² | PR | 1B 2P | 2 |
| 42 | 5th Floor | C C 5.1 | 91 m ² | PR | 3B 5P | 4 |
| 43 | | C C 5.2 | 50 m ² | PR | 1B 2P | 2 |
| 44 | | C C 5.3 | 50 m ² | PR | 1B 2P | 2 |
| 45 | | C C 5.4 | 63 m ² | PR | 2B 3P | 3 |
| 46 | | C C 5.5 | 53 m ² | PR | 1B 2P | 2 |
| 47 | 6th Floor | C C 6.1 | 89 m ² | PR | 3B 5P | 4 |
| 48 | | C C 6.2 | 50 m ² | PR | 1B 2P | 2 |
| 49 | | C C 6.3 | 50 m ² | PR | 1B 2P | 2 |
| 50 | | C C 6.4 | 63 m ² | PR | 2B 3P | 3 |
| 51 | | C C 6.5 | 53 m ² | PR | 1B 2P | 2 |
| 52 | 7th Floor | C C 7.1 | 93 m ² | PR | 2B 4P | 3 |
| 53 | | C C 7.2 | 92 m ² | PR | 2B 4P | 3 |

Social Rented SR 486 m²Intermediate IN 342 m²Private PR 2,789 m²Total Areas 3,617 m²

| | | |
|----|----|-----|
| SR | IN | PR |
| 19 | 14 | 113 |

TOTAL Hab 146

140-146 CAMDEN STREET, CAMDEN LONDON NW1 9PF

09.12.2014



Proposed Residential Mix

by Flat Types

| | 1 bed | 2 bed | 3 bed | Total | Percentage | Aim* | Provided |
|-------------------------|-------|-------|-------|------------------|--------------|-------------------------|-----------------------|
| | | | | of each category | of all flats | according to Policy DP5 | by current scheme |
| Market (Private) | 17 | 17 | 7 | 41 | 77.4% | of Market (Private) | |
| | 41.5% | 41.5% | 17.1% | | | 40.0% 2-bedroom flats | 41.5% 2-bedroom flats |
| Intermediate | 4 | 2 | 0 | 6 | 11.3% | of Intermediate | |
| | 66.7% | 33.3% | 0.0% | | | 10.0% large flats | 0.0% large flats |
| Social Rented | 2 | 1 | 3 | 6 | 11.3% | of Social Rented | |
| | 33.3% | 16.7% | 50.0% | | | 50.0% large flats | 50.0% large flats |
| TOTAL | 1 bed | 2 bed | 3 bed | Total | | | |
| | 23 | 20 | 10 | 53 | | | |
| | 43.4% | 37.7% | 18.9% | 100.0% | | | |

* high / very high priority

1) RSL requirement for Intermediate is for 1B & 2B units

Proposed Residential Areas (GIA)

| | | |
|---------------|----------------------|------------------------|
| Private | 2,789 m ² | 30,021 ft ² |
| Social Rented | 486 m ² | 5,231 ft ² |
| Intermediate | 342 m ² | 3,681 ft ² |

| | | |
|--------------------|----------------------------|------------------------------|
| Total Areas | 3,617 m² | 38,933 ft² |
|--------------------|----------------------------|------------------------------|

| | |
|-------------------------------------|------------|
| Total No. of Habitable Rooms | 146 |
|-------------------------------------|------------|

| | |
|---------------------------|-----------|
| Total No. of Flats | 53 |
|---------------------------|-----------|

Affordable Housing Analysis

| | | |
|----------------------------------|--------------------------|-----------------------------|
| Total Affordable by Areas | 828 m² | 8,913 ft² |
|----------------------------------|--------------------------|-----------------------------|

| | |
|---------------------------------------|-----|
| Percentage of Total Residential Areas | 23% |
|---------------------------------------|-----|

Split by Category

| | | | |
|---------------------------------|-----|--------------------|-----------------------|
| Social Rented | 59% | 486 m ² | 5,231 ft ² |
| Intermediate (Shared Ownership) | 41% | 342 m ² | 3,681 ft ² |

| | |
|--|-----------|
| Total Affordable No. of Habitable Rooms | 33 |
|--|-----------|

| | |
|---|-----|
| Percentage of Total Resi. No. of Hab. Rooms | 23% |
|---|-----|

Split by Category

| | | |
|---------------------------------|-----|----|
| Social Rented | 58% | 19 |
| Intermediate (Shared Ownership) | 42% | 14 |

| | |
|---|-----------|
| Total Affordable by No. of Flats | 12 |
|---|-----------|

| | |
|--|-----|
| Percentage of Total Resi. No. of Flats | 23% |
|--|-----|

Split by Category

| | | |
|---------------------------------|-----|---|
| Social Rented | 50% | 6 |
| Intermediate (Shared Ownership) | 50% | 6 |

Note : For detailed schedule of flat areas see: "Residential Areas by Units"

Proposed Residential Area - Detailed AnalysisPrivate

| | 50m ² | 61m ² | 70m ² | 86m ² | |
|---------------------|---------------------|------------------|------------------|------------------|-----------|
| Mix of Flats | 1B 1P/ 1B 2P | 2B 3P | 2B 4P | 3B 4P/ 5P | 100.0% |
| | 41.5% | | 41.5% | 17.1% | |
| | 17 | 7 | 10 | 7 | 41 |

No. of Flats: **41** Units

No. of Hab. Rooms: **146** Hb

Total Areas **3,617** m²

Affordable

| | 50m ² | 61m ² | 70m ² | 86m ² | |
|---------------------|------------------|------------------|------------------|------------------|----------|
| Mix of Flats | 1B 2P | 2B 3P | 2B 4P | 3B 5P | 100.0% |
| | 50.0% | | 25.0% | 25.0% | |
| Social Rented | 2 | 1 | 0 | 3 | 6 |
| Intermediate | 4 | 0 | 2 | 0 | 6 |

No. of Flats:

| | | | |
|---------------|-----------|------------|---------------------------|
| Total | 12 | 23% | (of all residential) |
| Social Rented | 6 | 50% | (of all affordable areas) |
| Intermediate | 6 | 50% | (of all affordable areas) |

No. of Hab. Rooms:

| | | | |
|---------------|-----------|------------|---------------------------|
| Total | 33 | 23% | (of all residential) |
| Social Rented | 19 | 58% | (of all affordable areas) |
| Intermediate | 14 | 42% | (of all affordable areas) |

Areas

| | | | |
|---------------|---------------------------|------------|---------------------------|
| Total | 828 m ² | 23% | (of all residential) |
| Social Rented | 486 m ² | 59% | (of all affordable areas) |
| Intermediate | 342 m ² | 41% | (of all affordable areas) |

Total (Private & Affordable)

| | 50m ² | 61m ² | 70m ² | 86m ² | |
|---------------------|---------------------|------------------|------------------|------------------|-----------|
| Mix of Flats | 1B 1P/ 1B 2P | 2B 3P | 2B 4P | 3B 4P/ 5P | 100.0% |
| | 43.4% | | 37.7% | 18.9% | |
| | 23 | 8 | 12 | 10 | 53 |

No. of Flats: **53** Units

No. of Hab. Rooms: **146** Hb

Total Areas **3,617** m²

Note : For detailed schedule of flat areas see: "Residential Areas by Units"

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Proposed Commercial Areas

Gross Internal Areas (GIA)

| | | | |
|--------------------|--------------|---------------------|------------------------|
| Lower Ground Floor | Main Floor | 1127 m ² | 12,131 ft ² |
| Ground Floor | Street Level | 832 m ² | 8,956 ft ² |

Total Gross Internal Areas (GIA)

(Proposed Commercial Areas)

| | |
|---------------------|-----------------------|
| 1959 m ² | 21087 ft ² |
|---------------------|-----------------------|

Net Internal Areas (NIA)

| | | | |
|--------------------|--------------|---------------------|------------------------|
| Lower Ground Floor | Main Floor | 1059 m ² | 11,399 ft ² |
| Ground Floor | Street Level | 755 m ² | 8,127 ft ² |

Total Net Internal Areas (NIA)

(Proposed Commercial Areas)

| | |
|---------------------|-----------------------|
| 1814 m ² | 19526 ft ² |
|---------------------|-----------------------|

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Proposed Site Density

Site Area sq m ha

Hab Rooms / Unit / *Habital Rooms Units*

Hab Rooms/Units

Hab Rooms / Hectar / *Habital Rooms Site Area (ha)*

Hab Rooms/ha

Units / Hectar / *Units Site Area (ha)*

Units/ha