

## Proposed Residential Areas by Units (GIA)

## Schedule of Flats



| No. | Floor        | Block     | Flat No.           | Areas              | Type              | Type   | hb    |
|-----|--------------|-----------|--------------------|--------------------|-------------------|--------|-------|
| 1   | Ground Floor | A         | A M.1              | 114 m <sup>2</sup> | SR                | 2B 3P  | 3     |
| 2   | 1st Floor    | A         | A 1.1              | 90 m <sup>2</sup>  | SR                | 3B 5P  | 4     |
| 3   |              | B         | B 1.1              | 39 m <sup>2</sup>  | IN                | Studio | 1     |
| 4   |              |           | B 1.2              | 39 m <sup>2</sup>  | IN                | Studio | 1     |
| 5   |              |           | B 1.3              | 52 m <sup>2</sup>  | IN                | 1B 2P  | 2     |
| 6   |              |           | B 1.4              | 70 m <sup>2</sup>  | IN                | 2B 4P  | 3     |
| 7   |              | C         | C 1.1              | 100 m <sup>2</sup> | PR                | 3B 6P  | 4     |
| 8   |              |           | C 1.2              | 50 m <sup>2</sup>  | PR                | 1B 2P  | 2     |
| 9   | C 1.3        |           | 50 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 10  | C 1.4        |           | 63 m <sup>2</sup>  | PR                 | 2B 3P             | 3      |       |
| 11  | C 1.5        |           | 84 m <sup>2</sup>  | PR                 | 2B 4P             | 3      |       |
| 12  | C 1.6        |           | 59 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 13  | C 1.7        |           | 79 m <sup>2</sup>  | PR                 | 2B 4P             | 3      |       |
| 14  | 2nd Floor    | A         | A 2.1              | 90 m <sup>2</sup>  | SR                | 3B 5P  | 4     |
| 15  |              |           | A 2.2              | 54 m <sup>2</sup>  | SR                | 1B 2P  | 2     |
| 16  | B            | B 2.1     | 39 m <sup>2</sup>  | PR                 | Studio            | 1      |       |
| 17  |              | B 2.2     | 39 m <sup>2</sup>  | PR                 | Studio            | 1      |       |
| 18  |              | B 2.3     | 52 m <sup>2</sup>  | IN                 | 1B 2P             | 2      |       |
| 19  |              | B 2.4     | 70 m <sup>2</sup>  | IN                 | 2B 4P             | 3      |       |
| 20  | C            | C 2.1     | 100 m <sup>2</sup> | PR                 | 3B 6P             | 4      |       |
| 21  |              | C 2.2     | 50 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 22  |              | C 2.3     | 50 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 23  |              | C 2.4     | 63 m <sup>2</sup>  | PR                 | 2B 3P             | 3      |       |
| 24  |              | C 2.5     | 84 m <sup>2</sup>  | PR                 | 2B 4P             | 3      |       |
| 25  |              | C 2.6     | 59 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 26  |              | C 2.7     | 79 m <sup>2</sup>  | PR                 | 2B 4P             | 3      |       |
| 27  |              | 3rd Floor | A                  | A 3.1              | 87 m <sup>2</sup> | SR     | 3B 5P |
| 28  | A 3.2        |           |                    | 50 m <sup>2</sup>  | SR                | 1B 2P  | 2     |
| 29  | B            | B 3.1     | 77 m <sup>2</sup>  | PR                 | 2B 3P             | 3      |       |
| 30  |              | B 3.2     | 52 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 31  |              | B 3.3     | 70 m <sup>2</sup>  | PR                 | 2B 4P             | 3      |       |
| 32  | C            | C 3.1     | 100 m <sup>2</sup> | PR                 | 3B 6P             | 4      |       |
| 33  |              | C 3.2     | 50 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 34  |              | C 3.3     | 50 m <sup>2</sup>  | PR                 | 1B 2P             | 2      |       |
| 35  |              | C 3.4     | 101 m <sup>2</sup> | PR                 | 3B6P              | 4      |       |

|    |           |   |                   |                    |       |       |   |
|----|-----------|---|-------------------|--------------------|-------|-------|---|
| 36 | 4th Floor | B | B 4.1             | 85 m <sup>2</sup>  | PR    | 2B 4P | 3 |
| 37 |           |   | B 4.2             | 70 m <sup>2</sup>  | PR    | 2B 4P | 3 |
| 38 |           | C | C 4.1             | 89 m <sup>2</sup>  | PR    | 3B 5P | 4 |
| 39 |           |   | C 4.2             | 50 m <sup>2</sup>  | PR    | 1B 2P | 2 |
| 40 |           |   | C 4.3             | 50 m <sup>2</sup>  | PR    | 1B 2P | 2 |
| 41 |           |   | C 4.4             | 63 m <sup>2</sup>  | PR    | 2B 3P | 3 |
| 42 | C 4.5     |   | 53 m <sup>2</sup> | PR                 | 1B 2P | 2     |   |
| 43 | 5th Floor | C | C 5.1             | 91 m <sup>2</sup>  | PR    | 3B 5P | 4 |
| 44 |           |   | C 5.2             | 50 m <sup>2</sup>  | PR    | 1B 2P | 2 |
| 45 |           |   | C 5.3             | 50 m <sup>2</sup>  | PR    | 1B 2P | 2 |
| 46 |           |   | C 5.4             | 63 m <sup>2</sup>  | PR    | 2B 3P | 3 |
| 47 |           |   | C 5.5             | 53 m <sup>2</sup>  | PR    | 1B 2P | 2 |
| 48 | 6th Floor | C | C 6.1M            | 120 m <sup>2</sup> | PR    | 3B 6P | 4 |
| 49 |           |   | C 6.2M            | 96 m <sup>2</sup>  | PR    | 2B 4P | 3 |
| 50 |           |   | C 6.3M            | 96 m <sup>2</sup>  | PR    | 2B 4P | 3 |
| 51 |           |   | C 6.4M            | 105 m <sup>2</sup> | PR    | 3B 5P | 4 |
| 52 |           |   | C 6.5             | 64 m <sup>2</sup>  | PR    | 2B 3P | 3 |

Social Rented SR

Intermediate IN

TOTAL Hab

Private PR

TOTAL Flats

Total Areas

140-146 CAMDEN STREET, CAMDEN LONDON NW1 9PF

22.06.15



Proposed Residential Mix

by Flat Types

|                         | Studio     | 1 bed       | 2 bed       | 3 bed       | Total            | Percentage   | Aim*  | Provided              |
|-------------------------|------------|-------------|-------------|-------------|------------------|--------------|---|-----------------------|
|                         |            |             |             |             | of each category | of all flats | according to Policy DP5                     | by current scheme     |
| <b>Market (Private)</b> | 2<br>5.0%  | 15<br>37.5% | 15<br>37.5% | 8<br>20.0%  | 40               | 76.9%        | of Market (Private)<br>40.0% 2-bedroom flat | 37.5% 2-bedroom flats |
| <b>Intermediate</b>     | 2<br>33.3% | 2<br>33.3%  | 2<br>50.0%  | 0<br>0.0%   | 6                | 11.5%        | of Intermediate<br>10.0% large flats        | 0.0% large flats      |
| <b>Social Rented</b>    | 0<br>0.0%  | 2<br>33.3%  | 1<br>16.7%  | 3<br>50.0%  | 6                | 11.5%        | of Social Rented<br>50.0% large flats       | 50.0% large flats     |
| <b>TOTAL</b>            | 4<br>7.7%  | 19<br>36.5% | 18<br>34.6% | 11<br>21.2% | 52               | 100.0%       |   |                       |

\* high / very high priority

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

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**Proposed Residential Areas (GIA)**

|               |                      |                        |
|---------------|----------------------|------------------------|
| Private       | 2,796 m <sup>2</sup> | 30,096 ft <sup>2</sup> |
| Social Rented | 485 m <sup>2</sup>   | 5,221 ft <sup>2</sup>  |
| Intermediate  | 322 m <sup>2</sup>   | 3,466 ft <sup>2</sup>  |

|                    |                            |                              |
|--------------------|----------------------------|------------------------------|
| <b>Total Areas</b> | <b>3,603 m<sup>2</sup></b> | <b>38,783 ft<sup>2</sup></b> |
|--------------------|----------------------------|------------------------------|

|                                     |            |
|-------------------------------------|------------|
| <b>Total No. of Habitable Rooms</b> | <b>140</b> |
|-------------------------------------|------------|

|                           |           |
|---------------------------|-----------|
| <b>Total No. of Flats</b> | <b>52</b> |
|---------------------------|-----------|

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**Affordable Housing Analysis**

|                                  |                          |                             |
|----------------------------------|--------------------------|-----------------------------|
| <b>Total Affordable by Areas</b> | <b>807 m<sup>2</sup></b> | <b>8,687 ft<sup>2</sup></b> |
|----------------------------------|--------------------------|-----------------------------|

|                                       |     |
|---------------------------------------|-----|
| Percentage of Total Residential Areas | 22% |
|---------------------------------------|-----|

Split by Category

|                                 |     |                    |                       |
|---------------------------------|-----|--------------------|-----------------------|
| Social Rented                   | 60% | 485 m <sup>2</sup> | 5,221 ft <sup>2</sup> |
| Intermediate (Shared Ownership) | 40% | 322 m <sup>2</sup> | 3,466 ft <sup>2</sup> |

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|  |           |
|--|-----------|
| <b>Total Affordable No. of Habitable Rooms</b> | <b>31</b> |
|--|-----------|

|   |     |
|---|-----|
| Percentage of Total Resi. No. of Hab. Rooms | 22% |
|---|-----|

Split by Category

|                                 |     |    |
|---------------------------------|-----|----|
| Social Rented                   | 61% | 19 |
| Intermediate (Shared Ownership) | 39% | 12 |

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|   |           |
|---|-----------|
| <b>Total Affordable by No. of Flats</b> | <b>12</b> |
|---|-----------|

|  |     |
|--|-----|
| 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 Analysis**

**Private**

|              | 39m <sup>2</sup> | 50m <sup>2</sup> | 61m <sup>2</sup> | 70m <sup>2</sup> | 86m <sup>2</sup> |           |
|--------------|------------------|------------------|------------------|------------------|------------------|-----------|
| Mix of Flats | <b>Studio</b>    | <b>1B 2P</b>     | <b>2B 3P</b>     | <b>2B 4P</b>     | <b>3B 5P/ 6P</b> | 100.0%    |
|              | 5.0%             | 37.5%            | 15.0%            | 22.5%            | 20.0%            |           |
|              | <b>2</b>         | <b>15</b>        | <b>6</b>         | <b>9</b>         | <b>8</b>         | <b>40</b> |

No. of Flats: 40 Units

No. of Hab. Rooms: 109 Hb

Total Areas 2,796 m<sup>2</sup>

**Affordable**

|               | 39m <sup>2</sup> | 50m <sup>2</sup> | 61m <sup>2</sup> | 70m <sup>2</sup> | 86m <sup>2</sup> |          |
|---------------|------------------|------------------|------------------|------------------|------------------|----------|
| Mix of Flats  | <b>Studio</b>    | <b>1B 2P</b>     | <b>2B 3P</b>     | <b>2B 4P</b>     | <b>3B 5P/ 6P</b> | 100.0%   |
|               | 16.7%            | 33.3%            | 8.3%             | 16.7%            | 25.0%            |          |
|               | <b>0</b>         | <b>2</b>         | <b>1</b>         | <b>0</b>         | <b>3</b>         | <b>6</b> |
| Social Rented |                  |                  |                  |                  |                  |          |
| Intermediate  | <b>2</b>         | <b>2</b>         | <b>0</b>         | <b>2</b>         | <b>0</b>         | <b>6</b> |

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** 31 22% (of all residential)  
Social Rented 19 61% (of all affordable areas)  
Intermediate 12 39% (of all affordable areas)

Areas: **Total** 807 m<sup>2</sup> 22% (of all residential)  
Social Rented 485 m<sup>2</sup> 60% (of all affordable areas)  
Intermediate 322 m<sup>2</sup> 40% (of all affordable areas)

**Total (Private & Affordable)**

|              | 39m <sup>2</sup> | 50m <sup>2</sup> | 61m <sup>2</sup> | 70m <sup>2</sup> | 86m <sup>2</sup> |           |
|--------------|------------------|------------------|------------------|------------------|------------------|-----------|
| Mix of Flats | <b>Studio</b>    | <b>1B 2P</b>     | <b>2B 3P</b>     | <b>2B 4P</b>     | <b>3B 5P/ 6P</b> | 100.0%    |
|              | 7.7%             | 36.5%            | 13.5%            | 21.2%            | 21.2%            |           |
|              | <b>4</b>         | <b>19</b>        | <b>7</b>         | <b>11</b>        | <b>11</b>        | <b>52</b> |

No. of Flats: 52 Units

No. of Hab. Rooms: 140 Hb

Total Areas 3,603 m<sup>2</sup>

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

Proposed Residential Areas (GIA)

| Floor                            | Area                 |
|----------------------------------|----------------------|
| Lower Ground Floor (Canal Level) | 168.0 m <sup>2</sup> |
| Ground Floor (Street Level)      | 303.0 m <sup>2</sup> |
| 1st Floor                        | 976.0 m <sup>2</sup> |
| 2nd Floor                        | 976.0 m <sup>2</sup> |
| 3rd Floor                        | 760.0 m <sup>2</sup> |
| 4th Floor                        | 555.0 m <sup>2</sup> |
| 5th Floor                        | 361.0 m <sup>2</sup> |
| 6th Floor                        | 368.0 m <sup>2</sup> |
| 7th Floor                        | 226.0 m <sup>2</sup> |

TOTAL RESIDENTIAL (GIA) 4,693.0 m<sup>2</sup>

Proposed Commercial Areas (GIA)

| Floor                            | Area                   |
|----------------------------------|------------------------|
| Lower Ground Floor (Canal Level) | 1,168.0 m <sup>2</sup> |
| Ground Floor (Street Level)      | 858.0 m <sup>2</sup>   |

TOTAL COMMERCIAL (GIA) 2,026.0 m<sup>2</sup>

Proposed Affordable Residential Areas (GIA)

Proposed Social Rented Residential Areas (GIA) Block A

| Floor                       | Area                 |
|-----------------------------|----------------------|
| Ground Floor (Street Level) | 113.0 m <sup>2</sup> |
| 1st Floor                   | 164.0 m <sup>2</sup> |
| 2nd Floor                   | 164.0 m <sup>2</sup> |
| 3rd Floor                   | 155.0 m <sup>2</sup> |

TOTAL SOCIAL RENTED RESIDENTIAL (GIA)  
BLOCK A 596.0 m<sup>2</sup>

Proposed Shared Ownership Residential Areas (GIA) Block B

| Floor                       | Area                 |
|-----------------------------|----------------------|
| Ground Floor (Street Level) | 43.0 m <sup>2</sup>  |
| 1st Floor                   | 240.0 m <sup>2</sup> |
| 2nd Floor                   | 157.0 m <sup>2</sup> |

TOTAL SHARED OWNERSHIP RESIDENTIAL (GIA)  
BLOCK B 440.0 m<sup>2</sup>

Proposed Affordable Residential Areas (GIA)

| Block  | Area                 |
|--|----------------------|
| Total Social Rented Residential (GIA) Block A    | 596.0 m <sup>2</sup> |
| Total Shared Ownership Residential (GIA) Block B | 440.0 m <sup>2</sup> |

TOTAL AFFORDABLE RESIDENTIAL (GIA) 1,036.0 m<sup>2</sup>