



		Floor Levels											
		Basement 2	Basement 1	Ground	L 01	L 02	L 03	L 04	L 05	L 06	L 07		
Accommodation Type	COMMERCIAL (36GS)	GEA	676.3	644.39	661.49	672.87	520.97	520.91	521.51	359.31	348.18	278.8	5204.73
		GIA	607.67	612.34	612.33	637.93	482.36	482.38	482.2	329.04	324.55	260.99	4831.79
		NIA	273.66	430.99	438.46	535.95	390.07	390.02	390.05	236.54	244.21	122.82	3452.77
		Balconies/Terraces	21.58	0	0	0	148.7	0	0	149.35	0	61.27	380.9
		Plant Room	245.9	26.91	0	0	0	0	0	0	0	58.77	331.58
	COMMERCIAL (UCLHC)	GEA	105.53	159.61	11.78	5.40	0	0	0	0	0	0	282.31
		GIA	90.05	131.94	0	5	0	0	0	0	0	0	226.99
		NIA	52.79	126.55	0	0	0	0	0	0	0	0	179.34
		Balconies/Terraces	0	0	0	0	0	0	0	0	0	0	0
		Plant Room	0	0	0	0	0	0	0	0	0	0	0
	MARKET (UCLHC)	GEA	186.15	155.50	137.65	116.45	273.51	231.06	130.47	130.38	128.90	98.75	1,588.82
		GIA	155.00	119.51	133.40	105	250.81	208.6	119.68	119.24	117.84	97.05	1426.13
		NIA	0	71.19	52.76	75.02	189.61	163.18	75.02	75.15	76.31	43.8	822.04
		Balconies/Terraces	0	0	0	4.49	26.6	43.49	92.5	4.37	4.44	31.83	207.72
		Plant Room	182.74	70.50	27.30	0	0	0	0	0	0	0	280.54
	AFFORDABLE (UCLHC)	GEA	46.54	17.62	149.52	173.97	0	0	0	0	0	0	387.66
		GIA	38.92	10.00	141.28	161.94	0	0	0	0	0	0	352.14
		NIA	0	0	155.87	140.72	0	0	0	0	0	0	296.59
		Balconies/Terraces	0	0	0	10.95	0	0	0	0	0	0	10.95
		Plant Room	45.69	17.62	0.00	0	0	0	0	0	0	0	63.31
<b>Total</b>		GEA	1014.52	977.12	960.44	968.69	794.48	751.97	651.98	489.69	477.08	377.55	7463.52
		GIA	891.64	873.79	887.01	909.87	733.17	690.98	601.88	448.28	442.39	358.04	6837.05
		NIA	326.45	628.73	647.09	751.69	579.68	553.20	465.07	311.69	320.52	166.62	4750.74
		Balconies/Terraces	21.58	0.00	0.00	15.44	175.30	43.49	92.50	153.72	4.44	93.10	599.57
		Plant Room	474.33	115.03	27.30	0.00	0.00	0.00	0.00	0.00	0.00	58.77	675.43
<b>SUB TOTAL GIA (m2) (New build)</b>			891.64	873.79	887.01	909.87	733.17	690.98	601.88	448.28	442.39	358.04	6837.05
<b>SUB TOTAL NIA (m2) (New build)</b>			326.45	628.73	647.09	751.69	579.68	553.2	465.07	311.69	320.52	166.62	4750.74
<b>Total NIA</b>			<b>4750.74</b>										

Unit Mix	Market	1 Bed apartment	2 Bed apartment	2 Bed Duplex	3 Bed Duplex							
		0	0	0	0	1	0	0	0	0		1
		0	0	0	1	2	2	1	1	0		7
		0	1	0	0	0	0	0	0	1		2
		0	0	0	0	0	0	0	0	0		0
		0	1	0	1	3	2	1	1	1		Total 10

Unit Mix	Affordable	1 Bed apartment	2 Bed apartment	2 Bed Duplex	3 Bed Duplex	4 Bed triplex						
		0	0	0	0	0	0	0	0	0		0
		0	0	0	0	0	0	0	0	0		0
		0	0	0	0	0	0	0	0	0		0
		0	0	2	0	0	0	0	0	0		2
		0	0	0	0	0	0	0	0	0		0
		0	0	2	0	0	0	0	0	0		Total 2

Unit Mix	All Tenure	Total units per floor										
			1	2	1	3	2	1	1	1		12
												Total 12

Market Units	Total	% (All units)	Affordable Units	Total	% (All units)	Market & Affordable All Units	Total	% (All units)
1 Bed %	1	10 %	1 Bed %	0	0 %	1 Bed %	1	8 %
2 Bed %	7	70 %	2 Bed %	0	0 %	2 Bed %	7	58 %
2 Bed Duplex %	2	20 %	2 Bed Duplex %	0	0 %	2 Bed Duplex %	2	17 %
3 Bed Duplex %	0	0 %	3 Bed Duplex %	2	100 %	3 Bed Duplex %	2	17 %
Total	10	100 %	Total	2	100 %	Total	12	100 %

**TOTAL GROSS INTERNAL AREA (m2)** 6,837.05

**TOTAL NET INTERNAL AREA (m2)** 4,750.74

<b>GIA</b>	Com/Resi Area	Commercial Total	5,058.78
		Residential Total	1,778.27
	Com/Resi Split	Commercial %	74%
		Residential %	26%
	Com/Resi Area	Commercial Total	5,058.78
		Residential Market Total	1,426.13
		Residential Affordable Total	352.14
Market/Afford Split	Market	80%	
	Affordable	20%	

**Affordable required based on GEA**

<b>GEA</b>	Existing Building GEA	6164.15	
	GS-Existing & Proposed Building Office GEA	5204.73	
	UCLH-Existing & Proposed Building Office GEA	282.31	
	Total GEA Office space	5487.04	
	Existing & Proposed Building Residential GEA	1,976.48	
	Total Existing & Proposed Development	7463.52	
	Total GEA New build development	1299.37	
	50% new build area requires residential use	649.69	
	Proposed GEA Residential use exceeds required area	1,976.48	
	Affordable % required based on GEA sliding scale	19.76	%
	Target area to achieve for affordable	391	
	Affordable GEA area achieved	388	
	Area requirements under by	-3	

<b>NIA</b>	Com/Resi Area	Commercial Total	3,632.11
		Residential Total	1,118.63
	Com/Resi Split	Commercial %	76%
		Residential %	24%
	Com/Resi Area	Commercial Total	3,632.11
		Residential Market Total	822.04
		Residential Affordable Total	296.59
Market/Afford Split	Market	73%	
	Affordable	27%	

**Affordable required based on NIA**

<b>NIA</b>	Existing Building GEA	4304.63	
	GS - Existing & Proposed Building Office NIA	3452.77	
	UCLH-Existing & Proposed Building Office NIA	179.34	
	Total NIA Office space	3632.11	
	Existing & Proposed Building Residential NIA	1118.63	
	Total Existing & Proposed Development	4750.74	
	Total NIA New build development	446.11	
	Residential Area	1118.63	
	Proposed NIA Residential exceeds NIA new build area	672.52	
	Affordable % required based on GEA sliding scale	19.76	%
	Target area to achieve for affordable	221.09	
	Affordable NIA area achieved	296.59	
	Area over/under requirements by	75.50	