

Basement Level	Unit Reference	Bedrooms / Type	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GEA (sq m)	GEA (sq ft)
Residential Units	B.01	3 Bed /6P	156.0	1679				
	B.02	2 Bed /4P	56.0	603				
	B.03	3 Bed /6P	62.0	667				
	B.04	2 Bed /4P	45.0	484				
	B.05	2 Bed /4P	47.0	506				
	B.06	2 Bed /4P	42.0	452				
Basement Residential		6	408.0	4392	687.0	7395	819	8816
Basement Commercial Use			296.3	3189	364.0	3918	409	4402
Basement Floor Sub Total			704.3	7581	1051.0	11313	1228	13218
Ground Floor	Unit Reference	Bedrooms / Type	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GEA (sq m)	GEA (sq ft)
Residential Units	B.01		52.0	560				
	B.02		54.0	581				
	B.03		62.0	667				
	B.04		30.0	323				
	B.05		30.0	323				
	B.06		34.0	366				
	G.01	1 Bed /3P	90.0	969				
	G.02	1 Bed /2P	97.0	1044				
	G.03	2 Bed /4P	71.0	764				
Ground Floor Residential		3	520.0	5597	631.0	6792	738	7944
Ground Floor Commercial Use			300.5	3235	334.0	3595	421	4532
Ground Floor Sub Total			820.5	8832	965.0	10387	1159	12475
First Floor	Unit Reference	Bedrooms / Type	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GEA (sq m)	GEA (sq ft)
Residential Units	B.01		52.0	560				
	1.01	2 Bed /4P	70.0	753				
	1.02	2 Bed /4P	70.0	753				
	1.03	1 Bed /2P	58.0	624				
	1.04	1 Bed /2P	55.0	592				
	1.05	1 Bed /2P	50.0	538				
	1.06	1 Bed /2P	50.0	538				
	1.07	2 Bed /4P	77.0	829				
	1.08	2 Bed /4P	70.0	753				
	1.09	2 Bed /4P	70.0	753				
	1.10	2 Bed /4P	79.0	850				
	1.11	2 Bed /3P	68.0	732				
	1.12	2 Bed /4P	77.0	829				
	1.13	1 Bed /2P	51.0	549				
First Floor Residential		13	897.0	9655	1046.0	11259	1191	12820
First Floor Sub Total			897.0	9655	1046.0	11259	1191	12820
Second Floor	Unit Reference	Bedrooms / Type	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GEA (sq m)	GEA (sq ft)
Residential Units	2.01	2 Bed /4P	72.0	775				
	2.02	2 Bed /4P	64.0	689				
	2.03	2 Bed /4P	55.0	592				
	2.04	2 Bed /4P	57.0	614				
	2.05	1 Bed /2P	50.0	538				
	2.06	1 Bed /2P	50.0	538				
	2.07	2 Bed /4P	77.0	829				
	2.08	2 Bed /4P	74.0	797				
	2.09	2 Bed /4P	70.0	753				
	2.10	1 Bed /2P	51.0	549				
Second Floor Residential		10	620.0	6674	751.0	8084	865	9311
Second Floor Sub Total			620.0	6674	751.0	8084	865	9311
Third Floor	Unit Reference	Bedrooms / Type	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GEA (sq m)	GEA (sq ft)
Residential Units	2.01		33.0	355				
	2.02		34.0	366				
	2.03		35.0	377				
	2.04		30.0	323				
	3.01	1 Bed /2P	50.0	538				
	3.02	1 Bed /2P	50.0	538				
	3.03	2 Bed /4P	77.0	829				
	3.04	2 Bed /4P	74.0	797				
	3.05	2 Bed /4P	70.0	753				
Third Floor Residential		5	453.0	4876	533.0	5737	754	8116
Third Floor Sub Total			453.0	4876	533.0	5737	754	8116
Fourth Floor	Unit Reference	Bedrooms / Type	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GEA (sq m)	GEA (sq ft)
Residential Units	4.01	3 Bed /6P	72.0	775				
	4.02	3 Bed /6P	71.0	764				
	4.03	3 Bed /6P	104.0	1119				
Fourth Floor Residential		3	247.0	2659	279.0	3003	321	3455
Fourth Floor Sub Total			247.0	2659	279.0	3003	321	3455
Fifth Floor	Unit Reference	Bedrooms / Type	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GEA (sq m)	GEA (sq ft)
Residential Units	4.01		56.0	603				
	4.02		48.0	517				
Fifth Floor Residential		0	104.0	1119	95.4	1027	112	1206
Fifth Floor Sub Total			104.0	1119	95.4	1027	112	1206
Sub-total Residential		40	3249.0	34972	4022.4	43297	4800.0	51667
Sub-total Office B1(a) Use			596.8	6424	698.0	7513	830.0	8934
Total			3845.8	41396	4720.4	50810	5630.0	60601

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Total Unit Mix	Total Units	Total Mix %
1-Bed	12	30.0
2-Bed	22	55.0
3-Bed	6	15.0
Total	40	100

Overall Site Area (sqm / Ha):	1970/0.197
Total Car Parking Spaces	17
PTAL rating of site :	4

Area calculations are indicative only, whilst every care has been taken to provide accurate figures, discrepancies may occur. Areas provided are given as GIA (Gross Internal Area) and GEA (Gross External Area) and have been measured in accordance with the RICS Code of Measuring Practice. Disabled unit allocation tbc : minimum 10% provision

