

13119 - 156 West End Lane
Schedule of Areas & Accommodation

FURTHER REVISIONS TO RESUBMITTED SCHEME V4
GEA Added
05.10.2016

Net Site Area m ²		0.64 ha	
Affordable Rented		HR	
		per unit	hr
1 BED 2P	7	2	14
1 BED 2P wheelchair flat	7	2	14
2 BED 3P wheelchair flat	1	3	3
2 BED 4P	5	3	15
2 BED 4P wheelchair flat	3	3	9
3 BED 4P wheelchair flat	3	4	12
3 BED 4P	2	4	8
3 BED 5P	9	4	36
3 BED 6P	3	4	12
4 BED 5P	4	5	20
4 BED 6P	0	5	0
Total Rented	44		143
Shared Ownership			
1 BED 2P	20	2	40
1 BED 2P wheelchair flat	1	2	2
2 BED 3P wheelchair flat	0	3	0
2 BED 4P	14	3	42
3 BED 5P	0	4	0
Total SO	35		84
Private			
1 BED 2P	31	2	62
1 BED 2P wheelchair flat	3	2	6
2 BED 3P wheelchair flat	0	3	0
2 BED 4P	51	3	153
3 BED 5P	0	4	0
Total Private	85		221
TOTAL AFFORDABLE UNITS			227
			51%
Units total		164	700 hr/ha
		257 u/ha	448 Total Hr
			49% Private Sale Hr

TOTAL WHEELCHAIR UNITS		
18	11%	Wheelchair Units
83% Affordable		
17% Family Sized		
12 Blue Badge Parking spaces (all for affordable housing tenants)		

Residential NIA (sq.m)			
Residential Affordable Rented	3494	31.0%	50% Affordable floorspace
Residential Shared Ownership	2124	18.8%	
Residential Private Sale	5667	50.2%	
Total Residential NIA (sq.m)	11285		87% OF TOTAL DEVELOPMENT NIA

Non Residential NIA (sq.m)		
Flexible non-residential GF	680	
Startup Business GF	500	
Community Meeting Room GF	63	
Office 1st Flr	505	
Total Non Residential NIA (sq.m)	1748	13% OF TOTAL DEVELOPMENT NIA
Total Development NIA (sq.m)	13033	

Residential GIA (sq.m)		
Residential Affordable Rented	4017	28.3%
Residential Shared Ownership	2836	20.0%
Residential Private Sale	7327	51.7%
Total Residential GIA (sq.m)	14180	88% OF TOTAL DEVELOPMENT GIA

Non Residential GIA (sq.m)		
Flexible non-residential GF	763	
Startup Business GF	500	
Community Meeting Room GF	63	
Office 1st Flr	593	
Total Non Residential GIA (sq.m)	1919	12% OF TOTAL DEVELOPMENT GIA
Total Development GIA (sq.m)	16099	

Net Density Calculation		
Residential Site area ((89% of total net site area)	0.57	ha
	288	u/ha
	786	hr/ha

Non Residential GEA (sq.m)	
Flexible Employment Space	645
Flexible Non-Residential Space	797
Start-Up Units	554
Community Space	72
Total Non Residential GEA (sq.m)	2068

Affordable Rent	Excluding balconies	Including balconies	Balconies
Lower GF from East Block	0	0	0
GF	170	170	0
Floor 01	445	511	66
Floor 02	1040	1159	119
Floor 03	1040	1160	120
Floor 04	1038	1159	121
Floor 05	859	1023	164
Total	4592	5182	590
Intermediate			
Lower GF from East Block	521	665	144
GF	158	158	0
Floor 01	535	584	49
Floor 02	525	569	44
Floor 03	431	515	84
Floor 04	428	463	35
Floor 05	400	511	111
Total	2998	3465	467
Private			
Lower GF	628	677	49
GF	1538	1688	150
Floor 01	1592	1729	137
Floor 02	1592	1729	137
Floor 03	1043	1254	211
Floor 04	1043	1129	86
Floor 05	443	577	134
Total	7879	8783	904
Total Residential GEA (sq.m)	15469	17430	
Total Development GEA (sq.m)	17537		

Please note the following: These schedules have been prepared in accordance with the guidelines set out in the RICS Code of Measuring Practice 6th Edition. These figures are not to be used by 3rd parties for marketing or valuation purposes.

