Robin Partington & Partners

15023 **Castlewood**

Planning Revision 01

Issue Number	Date	
07	31/03/2017	Amendments to design following consultation process.
06	23/01/2017	Small area to east of core exluded from office NIA
05	23/12/2016	Updated B2 / Level 01 GIA

NB: NIA excludes columns
GEA measured to external face of cladding zone
GIA measured to internal face of cladding zone

Castlewood House

Level	Floor Heights			Use	GEA		GIA		NIA				Efficiency	
Floor level	Floor to Floor Height	Height above ground	Height AOD	New Commercial Building	Proposed GEA -m2	Proposed GEA -ft2	Proposed GIA -m2	Proposed GIA -ft2	Proposed NIA -m2	Proposed NIA -ft2	Non-lettable NIA -m2	Non-lettable NIA -ft2	NIA to GIA	GIA to GEA
Roof	1.500	43.400	69.05	Support										
10	3.350	40.050	65.70	Commercial	226	2,433	206	2,217	93	1,001	0	0	45%	91%
9	3.865	36.185	61.83	Commercial	1,217	13,100	1,173	12,626	875	9,419	15	161	75%	96%
8	3.865	32.320	57.96	Commercial	1,217	13,100	1,173	12,626	875	9,419	15	161	75%	96%
7	3.865	28.455	54.09	Commercial	1,815	19,537	1,735	18,676	1,430	15,393	15	161	82%	96%
6	3.865	24.590	50.22	Commercial	1,815	19,537	1,735	18,676	1,430	15,393	15	161	82%	96%
5	3.865	20.725	46.35	Commercial	1,900	20,452	1,827	19,666	1,521	16,372	15	161	83%	96%
4	3.865	16.860	42.48	Commercial	2,026	21,808	1,946	20,947	1,633	17,578	15	161	84%	96%
3	3.865	12.995	38.61	Commercial	2,046	22,023	1,967	21,173	1,654	17,804	15	161	84%	96%
2	3.865	9.130	34.74	Commercial	2,066	22,238	1,990	21,420	1,678	18,062	15	161	84%	96%
1	3.865	5.265	30.87	Commercial	1,937	20,850	1,857	19,989	1,553	16,716	15	161	84%	96%
GR	5.265	0.000	25.60	Commercial	484	5,210	474	5,102	0	0	0	0	0%	98%
				Retail	943	10,150	896	9,645	887	9,548	0	0	99%	95%
				Support	326	3,509	323	3,477	0	0	0	0	0%	99%
SUB-TOTALS				Residential	0	0	0	0	0	0	0	0		
				Commercial	16,749	180,286	16,083	173,117	12,742	137,155	135	1,453		
				Retail	943	10,150	896	9,645	887	9,548	0	0		
				Support	326	3,509	323	3,477	0	0	0	0		
Ground and above					**18,018**	**193,947**	**17,302**	**186,240**	**13,629**	**146,705**	**135**	**1,449**	**79%**	**96%**
B1	3.500	-3.500	22.10	Support	395	4,252	359	3,864	0					
				Commercial	645	6,943	634	6,824	0					
				Retail	1,202	12,938	1,131	12,174	958	10,312				
B2	3.400	-6.900	18.70	Support	852	9,171	775	8,342	0	0				
								0		0				
SUB-TOTALS				Residential	0	0	0	0	0	0				
				Affordable	0	0								
				Commercial	645	6,943	634	6,824	0	0				
				Retail	1,202	12,938	1,131	12,174	958	10,312				
				Hotel	0	0								
				Support	1247	13,423	1134	12,206	0	0				
Basements					**3,094**	**33,304**	**2,899**	**31,204**	**958**	**10,312**				
TOTAL					**21,112**	**227,251**	**20,201**	**217,444**	**14,587**	**157,017**			**72%**	**0%**

Medius House

Level	Floor Heights			Use	GEA		GIA		NIA		Efficiency	
Floor level	Floor to Floor Height	Height above ground	Height AOD	New Residential Building	Proposed GEA -m2	Proposed GEA -ft2	Proposed GIA -m2	Proposed GIA -ft2	Proposed NIA -m2	Proposed NIA -ft2	NIA to GIA	GIA to GEA
Roof	2.50	25.84	51.52	Residential	20	215	14	151	0	0	0%	70%
7	3.39	22.45	48.13	Residential	201	2,164	179	1,927	128	1,378	72%	89%
6	3.16	19.29	44.97	Residential	248	2,669	219	2,357	164	1,765	75%	88%
5	3.16	16.13	41.81	Residential	277	2,982	250	2,691	191	2,056	76%	90%
4	3.05	13.08	38.76	Residential	285	3,068	256	2,756	203	2,185	79%	90%
3	3.05	10.03	35.71	Residential	285	3,068	257	2,766	196	2,110	76%	90%
2	3.05	6.98	32.66	Residential	285	3,068	257	2,766	204	2,196	79%	90%
1	3.05	3.93	29.61	Residential	285	3,068	258	2,777	193	2,077	75%	91%
GR	3.93	0.00	25.68	Residential	70	753	58	624	0	0		83%
				Retail	293	3,154	258	2,777	253	2,723	98%	88%
				Support	0	0	0	0	0	0		
SUB-TOTALS				Residential	1,956	21,054	1,748	18,815	1,279	13,767		
				Commercial	0	0	0	0	0	0		
				Retail	293	3,154	258	2,777	253	2,723		
				Support	0	0	0	0	0	0		
Ground and above					**2,249**	**24,209**	**2,006**	**21,592**	**1,532**	**16,490**	**76%**	**89%**
B1	3.37	-3.37	22.31	Support	0	0	0	0	0	0		
				Residential	188	2,024	175	1,884	0	0		
				Retail	232	2,497	211	2,271	206	2,217		
SUB-TOTALS				Residential	188	2,024	175	1,884	0	0		
				Affordable	0	0						
				Commercial	0	0	0	0	0	0		
				Retail	232	2,497	211	2,271	206	2,217		
				Hotel	0	0						
				Support	0	0	0	0	0	0		
Basements					**420**	**4,521**	**386**	**4,155**	**206**	**2,217**		
TOTAL					**2,669**	**28,730**	**2,392**	**25,747**	**1,738**	**18,707**	**73%**	**65%**