

8.0 Schedule of accommodation - submitted application

Tenure	GEA m ²	%	NIA m ²	%
30 Legacy homes (excl walkway)	3,338.65		2,081.22	
Market Housing	1,902.66		1,088.23	
50% Affordable	1,650.36		706.40	
South House	409.26		152	
Total	2,059.62		858.40	
Total Affordable Residential	5,398.27		2,939.62	
Total Residential	7,300.92	62%	4,027.85	56%
Office B1 Use	4,535.04	38%	3,137.16	44%
Total	11,835.96		7,165.01	

Legacy Homes - New build Social Rented (Floor 3 - 5)

15 x 1 Bed, 6 x 2 Bed, 5 x 3 Bed+ 4 x 3 bed+ Duplex (30% 3 bed units)

Total 30 units

Market Housing - Existing

1 x 1 Bed, 3 x 2 Bed, 1 x 2bed Townhouse, 2 x 3 Bed, 1 x 3bed Townhouse, 2 x 4bed duplex. Total 1 x1b, 4 x 2b, 3 x 3b, 2 x 4bed

Total = 10 units

50% Affordable - New Build Social Rented / intermediate (Floor 6 - 7)

6 x 3+ Bed Social rented

Total = 6 units social rented

2 x 1 bed Intermediate

Total = 2 units intermediate

South House - Existing Intermediate

1 x 1bed duplex, 1 x 2bed duplex Intermediate

Total = 2 units intermediate

Total = 10 units

Total Homes 50

	GEA m ²
Total B1 use (new build)	4,361.24

Total Residential (New build)	4,867.56
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Residential New build exceeds 50% requirement for residential new build.

Scheme is predominately residential providing 62% GEA of which 74% GEA is affordable.

Affordable provide 73% NIA of residential

Unit Mix	1bed	2bed	3bed	4bed	Total
Market	1	4	3	2	10
Affordable					
Legacy SR	15	6	9	-	30
50% Extra					
SR	-	-	6	-	6
Inter	3	1	-	-	4
Total Mix	19	11	18	2	50

Affordable 3 bedroom units total 15 units 37.5% 3 bed units of which 100% have separate kitchen/diner.

8.1 Schedule of accommodation - revised application

Tenure	GEA m ²	%	NIA m ²	%
30 Legacy homes (excl walkway)	3,318.49		2,065.55	
Market Housing	1,907.14		1,088.23	
50% Affordable	1,650.36		706.40	
South House	409.26		152	
Total	2,059.62		858.40	
Total Affordable Residential	5,378.11		2,923.95	
Total Residential	7,285.24	62%	4,012.18	56%
Office B1 Use	4,535.04	38%	3,137.16	44%
Total	11,820.28		7,165.01	

Legacy Homes - New build Social Rented (Floor 3 - 5)

14 x 1 Bed, 8 x 2 Bed, 8 x 3 Bed+
(27% 3 bed units)

Total 30 units

Market Housing - Existing

1 x 1 Bed, 3 x 2 Bed, 1 x 2bed Townhouse, 2 x 3 Bed, 1 x 3bed Townhouse, 2 x 4bed duplex. Total 1 x1b, 4 x 2b, 3 x 3b, 2 x 4bed

Total = 10 units

50% Affordable - New Build Social Rented / intermediate (Floor 6 - 7)

6 x 3+ Bed Social rented (exceeds by 100% 3 x 3b required)
2 x 1 bed Intermediate

Total = 6 units social rented

Total = 2 units intermediate

South House - Existing Intermediate

1 x 1bed duplex, 1 x 2bed duplex Intermediate

Total = 2 units intermediate

Total = 10 units

Total Homes 50

	GEA m ²
Total B1 use (new build)	4,361.24

Total Residential (New build)	4,851.88
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Residential New build exceeds 50% requirement for residential new build.

Scheme is predominately residential providing 62% GEA of which 74% GEA is affordable.

Affordable provide 73% NIA of residential

Unit Mix	1bed	2bed	3bed	4bed	Total
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Market	1	4	3	2	10
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Affordable					
Legacy SR	14	8	8	-	30

50% Extra

SR	-	-	6	-	6
Inter	3	1	-	-	4

Total Mix	18	13	17	2	50
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Affordable 3 bedroom units total 14 units
35% 3 bed units of which 100% have separate kitchen/diner.

8.2 Schedule of accommodation - Residential

Market Housing - North House	Ref	Unit type	Unit Area	London Plan Area Required	Exceeds London Plan Area	Comment	Private Terrace Balcony area	London Plan Area Required	Exceeds London Plan Area	Comment	Children	Occupation
3 Bed Townhouse (Grd, 1st & 2nd)	M01	3 Bed / 4P	164.4	102	62.4		24.8	8	16.8	Exceeds area. Terrace area excludes ramp and steps	2	3 Bed / 4P
2 Bed Townhouse (Grd, 1st & part 2nd)	M02	2 Bed / 3P	116.7	83	33.7		25.7	8	17.7	Exceeds area. Terrace area excludes ramp and steps	1	2 Bed / 3P
Market Housing - Workhouse												
1 Bed Apartment (Grd Floor)	M03	1 Bed / 2P	63.9	50	13.9		0	5	-	No terrace or balcony listed building share of communal garden	0	1 Bed / 2P
2 Bed Apartment - disabled (Grd Floor)	M04	2 Bed / 3P	104.6	61	43.6		0	6	-	No terrace or balcony listed building share of communal garden	1	2 Bed / 3P
2 Bed Apartment - (1st Floor)	M05	2 Bed / 3P	81.5	61	20.5		0	6	-	No terrace or balcony listed building share of communal garden	1	2 Bed / 3P
3 Bed Apartment - (1st Floor)	M06	3 Bed / 5P	107.1	86	21.1		0	8	-	No terrace or balcony listed building share of communal garden	2	3 Bed / 4P
2 Bed Apartment - (2nd Floor)	M07	2 Bed / 3P	79.8	61	18.8		0	6	-	No terrace or balcony listed building share of communal garden	1	2 Bed / 3P
3 Bed Apartment - (2nd Floor)	M08	3 Bed / 5P	107.4	86	21.4		0	8	-	No terrace or balcony listed building share of communal garden	2	3 Bed / 4P
3 bed Duplex (3rd & Roof attic)	M09	3 Bed / 4P	156.6	87	69.6		0	8	-	No terrace or balcony listed building share of communal garden	2	3 Bed / 4P
3 bed Duplex (3rd & Roof attic)	M10	3 Bed / 4P	165.2	87	78.2		0	8	-	No terrace or balcony listed building share of communal garden	2	3 Bed / 4P
Extra Affordable Intermediate - South House												
2 Bed Duplex - (1st & 2nd access Grd Flr)	AI 01	2 bed / 3P	109.4	83	26.4		0	6	-	No terrace or balcony provided as unit within existing building	1	2 bed / 3P
1 Bed Duplex - (1st & 2nd access Grd Flr)	AI 02	1 bed / 2P	67.4	50	17.4		0	5	-	No terrace or balcony provided as unit within existing building	0	1 bed / 2P
Affordable Legacy - New Build												
2 Bed Apartment (1st Flr)	AL 01	2 bed / 3P	65.6	61	4.6		25	6	19	Terrace space exceeds area requirement	1	2 bed / 3P
1 Bed Apartment (1st Flr) Wheelchair unit	AL 02	1 bed / 2P	71.5	50	21.5	Large 1 bed disabled unit	5	5	0	Meets required area	0	1 bed / 2P
2 Bed Apartment (2nd Flr)	AL 03	2 bed / 3P	65.8	61	4.8		12	6	6	Terrace space exceeds area requirement	1	2 bed / 3P
1 Bed Apartment (2nd Flr) Wheelchair unit	AL 04	1 bed / 2P	71.5	50	21.5	Large 1 bed disabled unit	5	5	0	Meets required area	0	1 bed / 2P
2 Bed Apartment (3rd Flr)	AL 05	2 bed / 3P	65.8	61	4.8		6	6	0	Balcony meets required area	1	2 bed / 3P
1 Bed Apartment (3rd Flr) Wheelchair unit	AL 06	1 bed / 2P	71.4	50	21.4	Large 1 bed disabled unit	5	5	0	Balcony meets required area	0	1 bed / 2P
1 Bed Apartment (3rd Flr)	AL 07	1 bed / 2P	50.1	50	0.1		5.5	5	0.5	Balcony space exceeds area requirement	0	1 bed / 2P
2 Bed Apartment (3rd Flr)	AL 08	2 bed / 3P	68.9	61	7.9		15.3	6	9.3	Terrace space exceeds area requirement	1	2 bed / 3P
3 Bed Apartment separate Kitchen (3rd, & 4th Flr)	AL 09	3 bed / 4P	86.2	74	12.2		8.7	8	0.7	Balcony exceeds area requirement	2	3 bed / 4P
1 Bed Apartment (3rd & 4th Flr)	AL 10	1 bed / 2P	51	50	1		5	5	0	Balcony meets required area	0	1 bed / 2P
3 Bed Apartment separate Kitchen (3rd Flr)	AL 11	3 bed / 5P	100.7	87	13.7		10.5	8	2.5	Terrace space exceeds area requirement	2	3 bed / 5P
1 Bed Apartment (3rd)	AL 12	1 bed / 2P	74.2	50	24.2	Large 1 bed disabled unit	5	5	0	Terrace meets required area	2	1 bed / 2P
2 Bed Apartment (3rd Flr)	AL 13	2 bed / 3P	65.6	61	4.6		6.7	5	1.7	Terrace space exceeds area requirement	0	2 bed / 3P
2 Bed Apartment (3rd)	AL 14	2 bed / 3P	61	61	0		6	6	0	Terrace space exceeds area requirement	2	2 bed / 3P
3 Bed Apartment separate Kitchen (3rd Flr)	AL 15	3 bed / 5P	100.5	87	13.5		10.5	8	2.5	Terrace space exceeds area requirement	0	3 bed / 5P
1 Bed Apartment (4th Flr)	AL 16	1 bed / 2P	50	50	0		5.1	5	0.1	Balcony space exceeds area requirement	0	1 bed / 2P
2 Bed Apartment (4th Flr)	AL 17	2 bed / 3P	68.9	61	7.9		9.5	6	3.5	Balcony space exceeds area requirement	1	2 bed / 3P
3 Bed Apartment separate Kitchen (4th Flr)	AL 18	3 bed / 4P	86.3	74	12.3		8.5	8	0.5	Terrace space exceeds area requirement	2	3 bed / 4P
1 Bed Apartment (4th Flr)	AL 19	1 bed / 2P	51	50	1		5	5	0	Terrace meets required area	0	1 bed / 2P
3 Bed Apartment separate Kitchen (4th Flr)	AL 20	3 bed / 4P	89.3	74	15.3		12.8	8	4.8	Terrace space exceeds area requirement	2	3 bed / 4P
1 Bed Apartment (4th Flr)	AL 21	1 bed / 2P	51.7	50	1.7		25	5	20	Terrace space exceeds area requirement	0	1 bed / 2P
2 Bed Apartment (4th Flr)	AL 22	1 bed / 2P	50.6	50	0.6		11.2	8	3.2	Terrace space exceeds area requirement	2	1 bed / 2P
1 Bed Apartment (4th Flr)	AL 23	1 bed / 2P	53.5	50	3.5		6.7	5	1.7	Terrace space exceeds area requirement	0	1 bed / 2P
3 Bed Apartment separate kitchen (4th Flr)	AL 24	3 bed / 4P	89.3	74	15.3		12.8	5	7.8	Terrace space exceeds area requirement	0	3 bed / 4P
1 Bed Apartment (4th Flr)	AL 25	1 bed / 2P	55	50	5		11.9	5	6.9	Terrace space exceeds area requirement	0	1 bed / 2P
3 Bed Apartment (5th Flr)	AL 26	3 bed / 5P	91.5	86	5.5		13.5	8	5.5	Terrace space exceeds area requirement	3	3 bed / 5P
1 Bed Apartment (5th Flr)	AL 27	1 bed / 2P	50	50	0		5.5	8	-2.5	Balcony space exceeds area requirement	0	1 bed / 2P
2 Bed Apartment (5th Flr)	AL 28	2 bed / 3P	68.7	61	7.7		9.5	6	3.5	Balcony space exceeds area requirement	1	2 bed / 3P
3 Bed Apartment separate Kitchen (5th Flr)	AL 29	3 bed / 4P	86.3	74	12.3		8.2	8	0.2	Balcony space exceeds area requirement	2	3 bed / 4P
1 Bed Apartment (5th Flr)	AL 30	1 bed / 2P	56.6	50	6.6		22	8	14	Terrace space exceeds area requirement	0	1 bed / 2P
Extra Affordable Social Rent												
3 Bed Apartment (6th Flr) separate kitchen	AISR 01	3 bed / 4P	90.8	74	16.8		7.8	8	-0.2	Terrace space exceeds area requirement	2	3 bed / 4P
3 Bed Apartment (6th Flr) (large kitchen diner)	AISR 02	3 bed / 4P	93.8	74	19.8		11.95	8	3.95	Terrace space exceeds area requirement	2	3 bed / 4P
3 Bed Apartment (6th Flr) (large kitchen diner)	AISR 03	3 bed / 5P	118.6	86	32.6		7.9	8	-0.1	Terrace space exceeds area requirement	3	3 bed / 5P
3 Bed Apartment (7th Flr) separate kitchen	AISR 04	3 bed / 4P	90.8	74	16.8		7.8	8	-0.2	Terrace space exceeds area requirement	2	3 bed / 4P
3 Bed Apartment (7th Flr) (large kitchen diner)	AISR 05	3 bed / 4P	93.9	74	19.9		11.95	8	3.95	Terrace space exceeds area requirement	2	3 bed / 4P
3 Bed Apartment (7th Flr) (large kitchen diner)	AISR 06	3 bed / 5P	118.6	86	32.6		7.9	8	-0.1	Terrace space exceeds area requirement	3	3 bed / 5P
Extra Affordable Intermediate												
1 Bed Apartment (6th Flr)	AI 03	1 bed / 2P	50	50	0		5.1	5	0.1	Balcony space exceeds area requirement	0	1 bed / 2P
1 Bed Apartment (7th Flr)	AI 04	1 bed / 2P	50	50	0		5.1	5	0.1	Balcony space exceeds area requirement	0	1 bed / 2P
Totals			4099				363.9					

