

EXISTING

Use	Floor	Existing			
		GEA (m2)	GIA (m2)	NIA (m2)	NIA (ft2)
Retail A1	G	522	**	496	5,340
	Store			52	560
	B	365	309	3,328	
	Total	887	918	857	9,228
Café A3	G	0	0	0	0
Office B1	G-6	11,494		8,020	86330***
	B	0		0	0
	Total	11,494	10,790	8,020	86330
Flexible B1/D1	G	1,652		1,631	17,556
	B	0		0	0
	Total	1,652	1,725	1,631	17,556
Residential C3	G-7	0	0	0	0
	B-G	0		0	0
	Total	0			0
Plant		196	170	0	0
Car Parking		3,899	3,829	0	0
Total (m2)		18,128	17,432	10,509	
Total (ft2)		195,130	187,638	113,114	

PROPOSED

Use	Floor	Proposed			Change
		GEA (m2)	GIA (m2)	NIA (m2)	
Retail A1	G	445	438	444	-77
	B	428	419	407	63
	Total	873	857	851	-14
Café A3	G	119	118	113	119
Office B1	G-7	15,785	15,418	12294**	4,291
	B	1,295	1,291	1,028	1,295
	Total	17,080	16,709	13,322	5,586
Flexible B1/D1	G	163	161	156	-1,489
	B	755	743	725	755
	Total	918	904	881	-734
Residential C3	G-7	2,385.2	2,160.1		2,385.2
	B	148.1	136.7		148.1
	Total	2,533.3	2,296.8	1480.8***	2,533.3
Commercial plant		793	772	0	0
Car Parking		700	696	0	0
Total (m2)		23,016.3	22,352.8	16,647.0	
Total (ft2)		247,747	240,606	179,188	

UPLIFT

	GEA* (m2)	GIA* (m2)
Proposed Total (m2)	23,016.3	22,352.8
Existing Total (m2)	18,128.0	17,432.0
Uplift Total (m2)	4,888.3	4,920.8
Residential Required (DP1)	2,444.2	2,460.4
Residential Proposed (m2)	2,533.3	2,296.8

RESIDENTIAL C3 BREAKDOWN

Use	Floor	Existing		
		GEA* (m2)	GIA (m2)	NIA (m2)
Residential Affordable				
Residential Units	2-7	618.7	528.7	508.9
Residential Balconies	2-7	62.6	62.6	
	Subtotal	681.3	591.3	508.9
Communal Areas (pro-rated by tenure)				
Residential Plant	B-7	44.8	41.3	
Residential Corridors		31.6	31.6	
Residential Bin Store		9.5	8.6	
Residential Cycle Storage		15.2	13.5	
Residential Lift 1		36.0	36.0	
Residential Smoke Shaft		14.8	14.8	
Residential Stairs		52.2	52.2	
Residential Entrance		20.2	19.3	
	Subtotal	244.5	236.6	508.9
	Total	905.6	808.6	508.9
Residential Market				
Residential Units	2-7	1,145.4	1,012.2	971.9
Residential Balconies	2-7	107.8	107.8	
	Subtotal	1,253.2	1,120.0	971.9
Communal Areas (pro-rated by tenure)				
Residential Plant	B-7	81.2	78.2	
Residential Corridors		78.5	78.5	
Residential Bin Store		17.2	16.2	
Residential Cycle Storage		27.2	25.5	
Residential Lift 2		36.0	36.0	
Residential Smoke Shaft		14.8	14.8	
Residential Stairs		98.9	98.9	
Residential Entrance		20.7	20.1	
	Subtotal	395.2	388.3	971.9
	Total	1,627.7	1,488.2	971.9
Residential C3 Total (m2)				
		2,533.3	2,296.8	1,480.8

**GIA of store unknown but included within the total GEA of the A1 retail.
***Excludes office reception of 634 ft2 assuming multi let office building.
Existing building NIA has been taken from area schedule provided by Lazari Properties 2.
Existing building GEA has been measured from survey drawings provided by Lane & Frankham.

**Excludes office reception of 535 m2 assuming multi let office building and store of 34m2
***Excludes communal lobby, corridor, core, plant, cycle store, and bin store
All areas shown will vary during design development.
All Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) measured according to RICS Measurement Standards