

18116 RNTNE Masterplan
Unit and Area Schedule

18116_(SH)_001_Block A

Block A

AHMM Architects

Revision

Revision History	Rev	Date	Description
	Rev A	09.06.20	Design Workshop 09
	Rev B	15.07.20	Design Workshop 10
	Rev C	03.09.20	DRP 2
	Rev D	19.10.20	Design Workshop 12
	Rev E	16.11.20	Planning Draft Issue
	Rev F	17.11.20	Planning Draft Issue
	Rev G	18.12.20	Stage 2

Flat No. (Planning)	Flat No. (Proposed Address)	Level	Unit Type	Private / Intermediate / Social Rent	Type	Hab. Rooms	Hab. Room area [sqm]	Aspect	M4(3) Wheelchair	GIA		AMENITY		NDSS		
										CURRENT Unit NIA [sqm]	CURRENT Unit NIA [sqft]	CURRENT TOTAL Amenity [sam]	CURRENT TOTAL Amenity [sft]	Min. required (London SPG)	NDSS min. [sqm]	Area above NDSS [%]
A_00_01		LGF/UGF		Social Rent	3B5P (Duplex)	5	65.0	Through		112.0	1,206	11.0	118	8.0	93	17%
A_00_02			Social Rent	3B5P (Duplex)	5	65.0	Through		112.0	1,206	11.0	118	8.0	93	17%	
A_00_03			Social Rent	3B5P (Duplex)	5	65.0	Through		112.0	1,206	12.0	129	8.0	93	17%	
A_00_04			Social Rent	2B4P (Duplex)	4	60.0	Through		94.0	1,012	9.0	97	7.0	79	16%	
A_00_05			Social Rent	3B6P (Duplex)	5	83.0	Through	Yes	132.0	1,421	16.0	172	9.0	102	23%	
A_00_06			Social Rent	3B5P (Duplex)	5	68.0	Through		112.0	1,206	13.0	140	9.0	93	17%	
A_00_07			Social Rent	3B5P (Duplex)	5	68.0	Triple		105.0	1,130	11.0	118	9.0	93	11%	
A_01_01		1		Intermediate	2B4P	3	62.0	Through	Yes	79.0	850	7.0	75	7.0	70	11%
A_01_02			Intermediate	1B2P	2	39.0	Through		52.0	560	5.0	54	5.0	50	4%	
A_01_03			Intermediate	1B2P	2	36.0	Through		50.0	538	5.0	54	5.0	50	0%	
A_01_04			Intermediate	1B2P	2	39.0	Through		52.0	560	5.0	54	5.0	50	4%	
A_01_05			Intermediate	1B2P	2	37.0	Through		52.0	560	5.0	54	7.0	50	4%	
A_01_06			Intermediate	1B2P	2	41.0	Triple		53.0	570	5.0	54	7.0	50	6%	
A_02_01		2		Intermediate	2B4P	3	62.0	Through	Yes	79.0	850	7.0	75	7.0	70	11%
A_02_02			Intermediate	1B2P	2	39.0	Through		52.0	560	5.0	54	5.0	50	4%	
A_02_03			Intermediate	1B2P	2	36.0	Through		50.0	538	5.0	54	5.0	50	0%	
A_02_04			Intermediate	1B2P	2	39.0	Through		52.0	560	5.0	54	5.0	50	4%	
A_02_05			Intermediate	1B2P	2	37.0	Through		52.0	560	5.0	54	7.0	50	4%	
A_02_06			Intermediate	1B2P	2	41.0	Triple		53.0	570	5.0	54	7.0	50	6%	
A_03_01		3		Intermediate	2B4P	3	62.0	Through	Yes	79.0	850	7.0	75	7.0	70	11%
A_03_02			Intermediate	1B2P	2	39.0	Through		52.0	560	5.0	54	5.0	50	4%	
A_03_03			Intermediate	1B2P	2	36.0	Through		50.0	538	5.0	54	5.0	50	0%	
A_03_04			Intermediate	1B2P	2	39.0	Through		52.0	560	5.0	54	5.0	50	4%	
A_03_05			Intermediate	1B2P	2	37.0	Through		52.0	560	5.0	54	7.0	50	4%	
A_03_06			Intermediate	1B2P	2	41.0	Triple		53.0	570	5.0	54	7.0	50	6%	
A_04_01		4		Intermediate	2B4P	3	54.0	Through		74.0	797	17.0	183	7.0	70	5%
A_04_02			Intermediate	2B3P	3	48.0	Through		66.0	710	21.0	226	5.0	50	24%	
A_04_03			Intermediate	1B2P	2	40.0	Through		54.0	581	17.0	183	5.0	50	7%	
A_04_04			Intermediate	2B4P	3	62.0	Triple		73.0	786	18.0	194	5.0	70	4%	
A_05_01		5		Intermediate	2B4P	3	67.0	Triple		89.0	958	17.0	183	7.0	70	21%
A_05_03			Intermediate	1B2P	2	40.0	Through		52.0	560	5.0	54	5.0	50	4%	
A_05_03			Intermediate	1B2P	2	40.0	Triple		52.0	560	14.0	151	7.0	50	4%	

TOTAL NSA	TOTAL CURRENT Unit NIA		
	2,253.0		

UNIT MIX	Type	Number	Ratio
	1B	18	56%
	2B	8	25%
	3B+	6	19%
Block A	total units:	32	100.00%

TYPOLGY	Typology	Private	Intermediate	Social Rent
	1 Bed	0	18	0
	2 Bed	0	7	1
	3 Bed +	0	0	6
	TOTAL	0	25	7

ASPECT	Aspect	Number	Ratio
	Single	0	0%
	Dual	0	
	Through	25	100%
	Triple	7	

NDSS	Exceeds LHDG GIA	Ratio
	by 5-10m ²	3 25%
	by 10-15m ²	2 17%
	by 15m ² +	7 58%

Total Exceeding Units
12

HAB. ROOMS	Total habitable rooms		
	Block A	91	50.0%
	Block B	91	50.0%
	Private	91	50.0%
	Affordable	57	31.3%
	Social Rent	34	18.7%
	TOTAL	182	100.00%

area
70% area
15% area
15% area

HAB. ROOMS	Total habitable room area		
	Block A	1,587.0	41.8%
	Block B	2,214.0	58.2%
	Private	2,778.0	73.1%
	Affordable	508.0	13.4%
	Social Rent	474.0	12.5%
	TOTAL	3,760	98.92%

These areas have been prepared for our client, are approximate only and have been measured from RIBA Stage 2 submission GAs using Gross External Area (GEA)/ Gross Internal Area (GIA). They are measured and calculated generally in accordance with the RICS Code of Measuring Practice, 7th edition and have been calculated in metric units. The conversion factor used in this schedule is 1sqm=10.764sqft. There may be discrepancies arising from round-off error and unit conversion.

18116 RNTNE Masterplan
Unit and Area Schedule

18116_(SH)_001_Block B

Block B

AHMM Architects

Revision

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Flat No. (Planning)	Flat No. (Proposed Address)	Level	Unit Type	Private / Intermediate / Social Rent	Type	Hab. Rooms	Hab. Room area [sqm]	Aspect	M4(3) Wheelchair	GIA		AMENITY			NDSS	
										CURRENT Unit NIA [sqm]	CURRENT Unit NIA [sqft]	CURRENT TOTAL Amenity [sqm]	CURRENT TOTAL Amenity [sqft]	Min. required (London SPG)	NDSS min. [sqm]	Area above NDSS [%]
B_00_01		UGF	Private	S	1	30.0	Single			41.0	441	7.0	75	5.0	37	11%
B_00_02			Private	2B4P	3	66.0	Through			85.0	915	7.0	75	7.0	70	21%
B_00_03			Private	S	1	35.0	Single			45.0	484	5.0	54	5.0	37	22%
B_00_04			Private	S	1	35.0	Single			46.0	495	6.0	65	5.0	37	24%
B_00_05			Private	2B4P	3	67.0	Triple			91.0	980	7.0	75	7.0	70	30%
B_01_01		1	Private	S	1	30.0	Single			42.0	452	5.0	54	5.0	37	14%
B_01_02			Private	2B4P	3	66.0	Through			85.0	915	7.0	75	7.0	70	21%
B_01_03			Private	S	1	35.0	Single			45.0	484	5.0	54	5.0	37	22%
B_01_04			Private	1B2P	1	50.0	Single			64.0	689	5.0	54	5.0	50	28%
B_01_05			Private	2B4P	3	67.0	Triple			92.0	990	7.0	75	7.0	70	31%
B_02_01		2	Private	1B2P	2	46.0	Dual			57.0	614	20.0	215	5.0	50	14%
B_02_02			Private	1B2P	2	44.0	Dual			60.0	646	15.0	161	5.0	50	20%
B_02_03			Private	S	1	39.0	Single			50.0	538	5.0	54	5.0	37	35%
B_02_04			Private	1B2P	2	48.0	Dual			64.0	689	10.0	108	5.0	50	28%
B_02_05			Private	S	1	38.0	Dual			44.0	474	6.0	65	5.0	37	19%
B_03_01		3	Private	S	1	32.0	Dual			39.0	420	5.0	54	5.0	37	5%
B_03_02			Private	2B4P	3	62.0	Dual			81.0	872	7.0	75	7.0	70	16%
B_03_03			Private	S	1	35.0	Single			44.0	474	5.0	54	5.0	37	19%
B_03_04			Private	1B2P	2	43.0	Dual			58.0	624	10.0	108	5.0	37	57%
B_03_05			Private	S	1	37.0	Dual			44.0	474	6.0	65	5.0	37	19%
B_04_01		4	Private	S	1	32.0	Dual			39.0	420	5.0	54	5.0	37	5%
B_04_02			Private	2B4P	3	62.0	Dual			81.0	872	7.0	75	7.0	70	16%
B_04_03			Private	S	1	35.0	Single			44.0	474	5.0	54	5.0	37	19%
B_04_04			Private	1B2P	2	43.0	Dual			58.0	624	10.0	108	5.0	37	57%
B_04_05			Private	S	1	37.0	Dual			44.0	474	6.0	65	5.0	37	19%
B_05_01		5	Private	S	1	32.0	Dual			39.0	420	5.0	54	5.0	37	5%
B_05_02			Private	2B4P	3	62.0	Dual			81.0	872	7.0	75	7.0	70	16%
B_05_03			Private	S	1	35.0	Single			44.0	474	5.0	54	5.0	37	19%
B_05_04			Private	1B2P	2	43.0	Dual			58.0	624	10.0	108	5.0	37	57%
B_05_05			Private	S	1	37.0	Dual			44.0	474	6.0	65	5.0	37	19%
B_06_01		6	Private	2B4P	3	59.0	Triple			81.0	872	7.0	75	7.0	70	16%
B_06_02			Private	2B4P	3	78.0	Dual			95.0	1,023	7.0	75	7.0	70	36%
B_06_03			Private	1B2P	2	41.0	Dual			51.0	549	9.0	97	5.0	37	38%
B_07_01		7	Private	2B4P	3	59.0	Triple			81.0	872	7.0	75	7.0	70	16%
B_07_02			Private	2B4P	3	78.0	Dual			95.0	1,023	7.0	75	7.0	70	36%
B_07_03			Private	1B2P	2	41.0	Dual			51.0	549	9.0	97	5.0	37	38%
B_08_01		8	Private	2B4P	3	59.0	Triple			81.0	872	7.0	75	7.0	70	16%
B_08_02			Private	2B4P	3	78.0	Dual			95.0	1,023	7.0	75	7.0	70	36%
B_08_03			Private	1B2P	2	41.0	Dual			51.0	549	9.0	97	5.0	37	38%
B_09_01		9	Private	2B4P	3	59.0	Triple			81.0	872	7.0	75	7.0	70	16%
B_09_02			Private	2B4P	3	78.0	Dual			95.0	1,023	7.0	75	7.0	70	36%
B_09_03			Private	1B2P	2	41.0	Dual			51.0	549	9.0	97	5.0	37	38%
B_10_01		10	Private	3B6P	4	82.0	Triple			109.0	1,173	62.0	667	9.0	95	15%
B_10_03			Private	3B6P	4	97.0	Triple			120.0	1,292	62.0	667	9.0	95	26%

TOTAL NIA	TOTAL CURRENT Unit NIA [sqm]	
	2,846.0	

UNIT MIX	Type	Number	Ratio
	S	16	36%
	1B	11	25%
	2B	15	34%
	3B+	2	5%
Block B total units:		44	100%

TPOLOGY	Typology	Private	Affordable
	Studio	16	0
	1 Bed	11	0
	2 Bed	15	0
	3 Bed +	2	0
TOTAL		44	0

ASPECT	Aspect	Number	Ratio
	Single	10	23%
	Dual	24	
	Through	2	77%
		8	

NDSS	Exceeds LHDG GIA	Ratio
	by 5-10m ²	13 30%
	by 10-15m ²	17 39%
		10 23%

HAB.	Total habitable rooms	
	Block B	90

These areas have been prepared for our client, are approximate only and have been measured from RIBA Stage 2 submission GAs using Gross External Area (GEA)/ Gross Internal Area (GIA). They are measured and calculated generally in accordance with the RICS Code of Measuring Practice, 7th edition and have been calculated in metric units. The conversion factor used in this schedule is 1sqm=10.764sqft. There may be discrepancies arising from round-off error and unit conversion.