11.0 RESIDENTIAL AREA SCHEDULE

WHOLE SCHEME OVERVIEW

- General Notes

 1. This document is supplied for information purposes only, without prejudice to Matthew Lloyd Architects LLP.

 2. The areas shown are subject to change according to site surveys, further design development, planning and cons.

 3. Areas indicated on this schedule are approximate and indicative only.

 4. MLA have copyright of all schedules, and drawings used to prepare schedules.

UNITS OVERVIEW

	TOTAL	%	SUM %	
FLATS				
1B2P	24	42.9%	42.9%	
2B3P	12	21.4%	05.70/	
2B4P	8	14.3%	35.7%	
3B4P	_	-	47.00/	
3B5P	10	17.9%	17.9%	
4B6P	1	1.8%	0.00/	
4B7P	1	1.8%	3.6%	
TOTAL UNITS	56			

SOCIAL TOTAL	%	SUM %
5	21.7%	21.7%
8 4	34.8% 17.4%	52.2%
5	21.7%	21.7%
1 -	4.3%	4.3%
23		

UNITS BY TENURE

INTERMED	IATE		MARKET	
TOTAL	%	SUM %	TOTAL	%
5	100.0%	100.0%	14 4 4	50.0% 14.3% 14.3%
-	-	_	- 5	17.9%
-	-	-	1	3.6%
5			28	

TENURE OVERIEW

	UNITS	H/R	NIA	GIA	
WHOLE SCHEME					_
MARKET	28	83	2,115.5 m ²	2491.5 m ²	GIA excludes TRA halls - Residential only.
INTERMEDIATE	5	10	260.0 m ²	413 m ²	
SOCIAL	23	77	1,704.0 m ²	2098.5 m ²	
AFFORDABLE	28	87	1,964.0 m ²	2511.5 m ²	

TOTAL H/R 170

AFFORDABLE	•	_												
REQUIREME	REQUIREMENT													
Hab. Rooms 170	60													
PROVISION														
Total Hab Rooms	87	51%		60										
SPLIT Social Rented	77	89%		70%										
Intermediate Rented	10	11%		30%										
AFFORDABLE	BY HA	AB ROOMS	51%	35%										
AFFORDABLE	RENT	BY UNIT	50%											
WHEELCHAIR	R ACCE	SSIBLE BY UNIT	10.7%	10%	6 W/C Units									

NIA	GIA
118.5 m²	163 m²
88 m²	130 m²
8.5 m²	12 m²
22 m²	40 m²
	118.5 m² 88 m² 8.5 m²

NIAs only include the hall/worksapce/office space.

AREAS OVERVIEW

	AREA
WHOLE SCHEME	
FLATS NIA	4,079.5 m ²
SCHEME NIA	5,105.5 m ²
SCHEME GIA	5,387.0 m ²

Includes all flats GIA (including Blemundsbury refuse store within Block B and Block C refuse store) plus GIA of TRA Halls, Worksapces and Caretakers Rooms

RESIDENTIAL UNITS OVERVIEW **UNITS BY AREA & TENURE**

ROOF

TOTAL

480.0 634.0 75.71%

GIA excludes TRA Hall and Block C standalone bin store serving Block C and existing West Blemundsbury. Block C bin store GIA 17 m2.

- The areas shown are subject to change according to site surveys, further design development, planning and construction.
 Areas indicated on this schedule are approximate and indicative only.
 MLA have copyright of all schedules, and drawings used to prepare schedules.

EASTERN MEWS

G+1 G+2 G+3

		G+0	G+1	G+2	G+3	G+4	G+3	G+0	G+/	RUUF	IUIAL	
FLATS	2B4P	1	-	-	-	-	-	-	-		1	
	3B5P 4B7P	3 1	-	-	-	-	-	-	-		3 1	
OVERVIEW	FLAT NIA GIA RESI EFF%	591.5 591.5 100.00% I	0.0 N/A	0.0 N/A N/N	0.0 1 A/N	0.0 N/A	0.0 N/A	0.4 N/A	0.0 N/A		591.5 591.5 100.00%	
	UNITS	5	0	0	0	0	0		0 0		5	
		BLOCK	В									
		G+0	G+1	G+2	G+3	G+4	G+5	G+6	G+7	ROOF	TOTAL	
FLATS	1B2P 2B3P	2 -	2 2	2 2	4 -	4 -	-	-	- -		14 4	
OVERVIEW	FLAT NIA GIA RESI EFF%	117.0 278.0 42.09%	240.5 294.5 81.66%	240.5 294.5 81.66%	209.0 262.5 79.62%	209.0 262.5 79.62%	0.0 N/A	0. N/A	0.0 N/A		1016.0 1392.0 72.99%	GIA excludes Blemundsbury refuse store within Bloci Total GIA including Blemundsbury refuse store is 141
	UNITS	2	4	4	4	4	0		0 0		18	
		BLOCK										
FLATS		G+0	G+1	G+2	G+3	G+4	G+5	G+6	G+7	ROOF	TOTAL	
FLAIS	2B4P 3B5P	-	1	1	1 1	-	-	-	-		3 3	

G+4 G+5 G+6

Matthew Lloyd Architects LLP

FLAT NIA
GIA
RESI EFF% N/A

OVERVIEW

BLOCK D

0.0 160.0 160.0 160.0 50.5 194.5 194.5 194.5 82.26% 82.26% 82.26% N/A

	G+0	G+1	G+2	G+3	G+4	G+5	G+6	G+7	ROOF	TOTAL
FLATS										
1B2P	-	1	1	1	1	1	2	-		7
2B3P	-	1	1	1	1	1	-	-		5
OVERVIEW										
FLAT NIA	0.0	120.5	120.5	120.5	120.5	120.5	113.0	0.0		715.5
GIA	125.0	156.0	156.0	156.0	156.0	156.0	148.5			1053.5
RESI EFF%	N/A	77.24%	77.24%	77.24%	77.24%	77.24%	76.09% N	/A		67.92%
UNITS	0	2	2	2	2	2	2	0		12

WESTERN MEWS

	G+0	G+1 G	+2 G	+3 G+	+4 G-	+5 G	+6 G	+7 R	OOF TOTAL
FLATS 2B4F 3B5F									3 2
OVERVIEW FLAT NIA GIA RESI EFF%	508.0	0.0 A N/A	0.0 N/A	0.0 N/A	0.0 N/A	0.0 N/A	0.0 N/A	0.0	508.0 508.0 100.00%
HIMITS		0	0	0	0	0	0	0	5

11.1 RESIDENTIAL SUMMARY & HOUSING DESIGN STANDARDS

RESIDENTIAL SUMMARY

HOUSING ACCOMMODATION SUMMARY:

56 new units are proposed within the development, none of which require existing residents to move out of their homes.

Of the 56 proposed new homes:

- 50% will be affordable accommodation (42% social rent, 8% intermediate rent)
- 50% will be for private sale

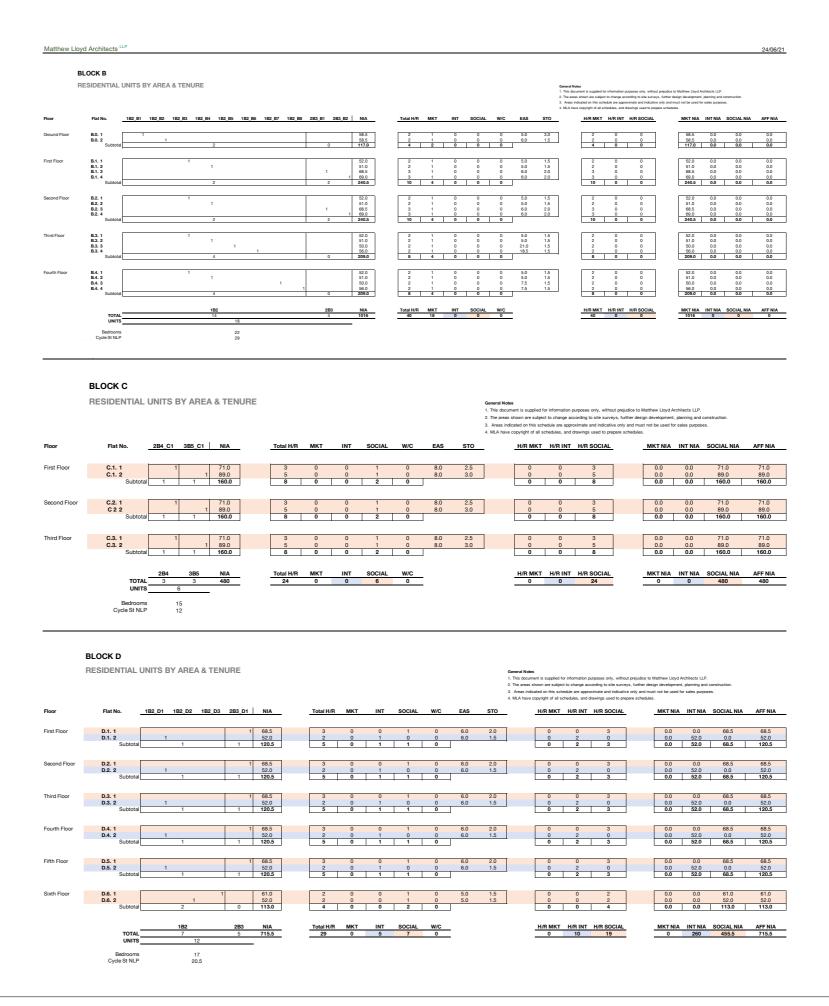
STANDARDS SUMMARY:

All of the units will be designed to meet the following standards:

- Lifetime Homes
- Secured by Design
- -10% of the whole development will meet the GLA's Wheelchair Housing standards and Building REgulations Part M4(3)

Space Standards

All of the social rented units will be designed to meet Camden Council space standards and the Mayor of London's Housing Design Guide and the London Plan-Housing SPG. The Private units will also exceed these standards for a successful sale of these units.



11.1 RESIDENTIAL SUMMARY & HOUSING DESIGN STANDARDS

RESIDENTIAL SUMMARY continued

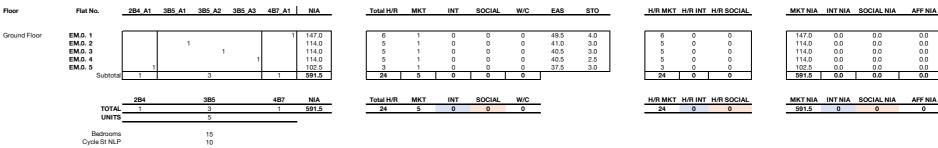
Matthew Lloyd Architects LLP 24/06/21 **EASTERN MEWS RESIDENTIAL UNITS BY AREA & TENURE** General Notes

1. This document is supplied for information purposes only, without prejudice to Matthew Lloyd Architects LLP.

2. The areas shown are subject to change according to site surveys, further design development, planning and cons

3. Areas indicated on this schedule are approximate and indicative only and must not be used for sales purposes.

4. MLA have copyright of all schedules, and drawings used to prepare schedules. H/R MKT H/R INT H/R SOCIAL MKT NIA INT NIA SOCIAL NIA



WESTERN MEWS

RESIDENTIAL UNITS BY AREA & TENURE

- General Notes

 1. This document is supplied for information purposes only, without prejudice to Matthew Lloyd Architects LLP.

 2. The areas shown are subject to change according to site surveys, further design development, planning and cons

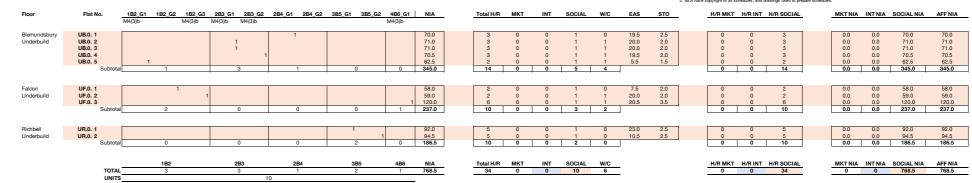
 3. Areas indicated on this schedule are approximate and indicative only and must not be used for sales purposes.

 4. MLA have copyright of all schedules, and drawings used to prepare schedules.

																	p)g						
Floor	Flat No.	2B4_E1	2B4_E2	2B4_E3	3B5_E1	3B5_E2	NIA		Total H/R	MKT	INT	SOCIAL	W/C	EAS	STO		H/R MKT	H/R INT	H/R SOCIAL	MKT NIA	INT NIA	SOCIAL NIA	AFF NIA
Ground Floor	WM.0. 1				1		113.5		5	1	0	0	0	39.0	4.0	1 [5	0	0	113.5	0.0	0.0	0.0
	WM.0. 2	1					93.5		3	1	0	0	0	31.5	2.5		3	0	0	93.5	0.0	0.0	0.0
	WM.0. 3		1				93.5		3	1	0	0	0	31.5	2.5		3	0	0	93.5	0.0	0.0	0.0
	WM.0. 4			1			94.0		3	1	0	0	0	32.5	2.5		3	0	0	94.0	0.0	0.0	0.0
	WM.0. 5					1	113.5		5	1	0	0	0	32.0	4.0	J L	5	0	0	113.5	0.0	0.0	0.0
	Subtotal		3			2	508.0		19	5	0	0	0			· [19	0	0	508.0	0.0	0.0	0.0
	TOTAL Units		2B4	5	3	B5	NIA 508	ı i	Total H/R	MKT 5	INT 0	SOCIAL 0	W/C 0			-	H/R MKT 19	H/R INT	H/R SOCIAL	MKT NIA 508	INT NIA	SOCIAL NIA	AFF NIA
	Bedrooms Cycle St NLP			12 10																			

UNDERBUILDS

RESIDENTIAL UNITS BY AREA & TENURE



MatthewLloydArchitects^{LLP}

1B The Hangar Perseverance Works 38 Kingsland Road London E2 8DD

+44 (0) 20 7613 1934 mail@matthewlloyd.co.uk