

Allies and Morrison  
Architects

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rev.	date	issue record
Rev P1	15-Feb-13	Planning Application Issue

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391  
Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only  
Unit sizes do not allow for wheelchair sized units in the outline application  
**Areas below are scheme design only. Refer to QS measured areas for costs and valuations**

West Hendon - masterplan  
716

DETAILED  
ACCOMMODATION SCHEDULE

716-02-QA-003

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

E and G1 G2 Block Totals

1. Private Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	60	3031	21.13%
2 Bed flat (2B3P)	68	68	182	12536	64.08%
2 Bed duplex (2B4P)	87	87	16	1517	5.63%
3 Bed flat (3B5P)	90	90	19	1784	6.69%
3 Bed duplex (3B5P)	100	100	7	771	2.46%
3 Bed houses (3B6P)	115	115	0	0	0.00%
4 Bed houses (4B7P)	127	127	0	0	0.00%
<b>Total</b>			<b>284</b>	<b>19639</b>	<b>100.00%</b>

2. Affordable Units

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	31	1636	41.89%
2 Bed flat (2B4P)	72	70	24	1830	32.43%
2 Bed duplex (2B4P)	83	83	7	689	9.46%
3 Bed flat (3B5P)	86	86	5	466	6.76%
3 Bed duplex (3B5P)	96	96	2	266	2.70%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	2	250	2.70%
4 Bed Duplex (4B7P)	117	117	3	423	4.05%
<b>Total</b>			<b>74</b>	<b>5560</b>	<b>100.00%</b>

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	0	0	0.00%
2 Bed flat (2B3P)	68	68	0	0	0.00%
2 Bed duplex (2B4P)	87	87	0	0	0.00%
3 Bed flat (3B5P)	90	90	0	0	0.00%
3 Bed duplex (3B5P)	100	100	0	0	0.00%
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0.00%</b>

<b>358</b>	<b>25199</b>
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	31	1636	41.89%
2 Bed flat	70	68-70	24	1830	32.43%
2 Bed duplex	85	83-87	7	689	9.46%
3 Bed flat	88	86-90	5	466	6.76%
3 Bed duplex	98	96-100	2	266	2.70%
3 Bed house	106	115	0	00	0.00%
4 Bed flat	109	109	2	250	2.70%
4 Bed house	117	127	3	423	4.05%
<b>Total</b>			<b>74</b>	<b>5560</b>	<b>100.00%</b>

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4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	91	4667	25.42%
2 Bed flat	69	68-70	206	14366	57.54%
2 Bed duplex	86	83-87	23	2206	6.42%
3 Bed flat	89	86-90	24	2250	6.70%
3 Bed duplex	99	96-100	9	1038	2.51%
3 Bed house	111	115	0	0	0.00%
4 Bed flat	109	109	2	250	0.56%
4 Bed house	122	127	3	423	0.84%
<b>Total</b>			<b>358</b>	<b>25199</b>	<b>100.00%</b>

% of Private Mix	<b>79.33%</b>
% of Affordable Mix	<b>20.67%</b>

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	25199	32245	38205
Total Community	0	0	0
Total Commercial	0	117	131
Total Basement	0	3912	0
Total Undercroft	0	4428	0
Total Combined Undercroft & Basement	0	8341	8675
<b>TOTALS</b>		<b>40702</b>	<b>47012</b>
Total Habitable Rooms		1047	
Total Wheelchair Accessible Units		38	
Total Single Aspect Units		136	
Total Dual Aspect Units		222	
Site Area (sqm)		17716	

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Rev P1	15-Feb-13	Planning Application Issue

West Hendon - Block E, G1 & G2  
765

ACCOMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK E

765-02-QA-001

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS  
measured areas for costs and valuations

Block E

Flat No.	Plot	Level	Core	Type	Aspect	Duplex	Wheelchair	Bedrooms		Ensuite	Hab Rooms	NIA		Tenure	Individual Habitable Room Areas				Private Amenity Space			
								Beds	Bedspaces			SQ M	SQ FT		Living	Bed 1	Bed 2	Bed 3	Bed 4	Type	SQ M (balcony)	SQ M (terrace)
<b>E1</b>																						
1	E1_1	00	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.21	842	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-
2	E1_2	00	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.21	842	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-
3	E1_3	00	E1	E_3B_03_D	Dual	Duplex		3	5	En-Suite	5	106.86	1,150	Private	35.9	13.2	13.4	8.0	-	E_Terrace	-	9.67
4	E1_4	00	E1	E_3B_07_D	Dual	Duplex		3	5	En-Suite	5	106.86	1,150	Private	35.5	13.2	13.4	8.0	-	E_Terrace	-	9.67
5	E1_5	00	E1	E_2B_12_D	Dual	Duplex		2	3	En-Suite	4	94.99	1,022	Private	36.1	13.3	8.9	-	-	E_Terrace	-	9.67
6	E1_6	00	E1	E_3B_04_D	Dual	Duplex		3	5	En-Suite	4	113.48	1,222	Private	36.4	15.6	12.0	8.9	-	E_Terrace	-	7.16
7	E1_7	01	E1	E_1B_03	Dual			1	2	-	2	60.01	646	Private	30.0	12.3	-	-	-	E_Balcony1	5.3	-
8	E1_8	01	E1	E_3B_02_WV	Dual		Wheelchair	3	5	En-Suite	4	96.09	1,034	Private	29.0	14.6	12.2	8.0	-	E_Balcony4	7.6	-
9	E1_9	01	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.54	845	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-
10	E1_10	02	E1	E_2B_07_WV	Dual		Wheelchair	2	3	En-Suite	3	78.76	848	Private	32.8	14.9	8.7	-	-	E_Balcony2	6.0	-
11	E1_11	02	E1	E_1B_06	Single			1	2	-	2	49.98	538	Private	24.3	12.5	-	-	-	E_Balcony1	5.3	-
12	E1_12	02	E1	E_1B_06	Single			1	2	-	2	49.98	538	Private	24.3	12.5	-	-	-	E_Balcony1	5.3	-
13	E1_13	02	E1	E_2B_05	Dual			2	3	En-Suite	3	68.56	738	Private	25.2	13.1	10.4	-	-	E_Balcony2	6.0	-
14	E1_14	02	E1	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
15	E1_15	02	E1	E_3B_02_WV	Dual		Wheelchair	3	5	En-Suite	4	96.09	1,034	Private	29.0	14.6	12.2	8.0	-	E_Balcony4	7.6	-
16	E1_16	02	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.54	845	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-
17	E1_17	03	E1	E_2B_07_WV	Dual		Wheelchair	2	3	En-Suite	3	77.50	834	Private	32.8	14.9	8.7	-	-	E_Balcony2	6.0	-
18	E1_18	03	E1	E_1B_06	Single			1	2	-	2	49.98	538	Private	24.3	12.5	-	-	-	E_Balcony1	5.3	-
19	E1_19	03	E1	E_1B_06	Single			1	2	-	2	49.98	538	Private	24.3	12.5	-	-	-	E_Balcony1	5.3	-
20	E1_20	03	E1	E_2B_05	Dual			2	3	En-Suite	3	68.56	738	Private	25.2	13.1	10.4	-	-	E_Balcony2	6.0	-
21	E1_21	03	E1	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
22	E1_22	03	E1	E_3B_02_WV	Dual		Wheelchair	3	5	En-Suite	4	96.09	1,034	Private	29.0	14.6	12.2	8.0	-	E_Balcony4	7.6	-
23	E1_23	03	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.54	845	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-
24	E1_24	04	E1	E_2B_07_WV	Dual		Wheelchair	2	3	En-Suite	3	77.50	834	Private	32.8	14.9	8.7	-	-	E_Balcony2	6.0	-
25	E1_25	04	E1	E_1B_06	Single			1	2	-	2	49.98	538	Private	24.3	12.5	-	-	-	E_Balcony1	5.3	-
26	E1_26	04	E1	E_1B_06	Single			1	2	-	2	49.98	538	Private	24.3	12.5	-	-	-	E_Balcony1	5.3	-
27	E1_27	04	E1	E_2B_05	Dual			2	3	En-Suite	3	68.56	738	Private	25.2	13.1	10.4	-	-	E_Balcony2	6.0	-
28	E1_28	04	E1	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
29	E1_29	04	E1	E_3B_02_WV	Dual		Wheelchair	3	5	En-Suite	4	96.09	1,034	Private	29.0	14.6	12.2	8.0	-	E_Balcony4	7.6	-
30	E1_30	04	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.54	845	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-
31	E1_31	05	E1	E_1B_07	Single			1	2	-	2	52.19	562	Private	25.9	12.5	-	-	-	E_Balcony1	5.3	-
32	E1_32	05	E1	E_1B_07	Single			1	2	-	2	52.19	562	Private	25.9	12.5	-	-	-	E_Balcony1	5.3	-
33	E1_33	05	E1	E_2B_05	Dual			2	3	En-Suite	3	68.56	738	Private	25.2	13.1	10.4	-	-	E_Balcony2	6.0	-
34	E1_34	05	E1	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
35	E1_35	05	E1	E_3B_02_WV	Dual		Wheelchair	3	5	En-Suite	4	96.09	1,034	Private	29.0	14.6	12.2	8.0	-	E_Balcony4	7.6	-
36	E1_36	05	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.54	845	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-
37	E1_37	06	E1	E_1B_07	Single			1	2	-	2	52.19	562	Private	25.9	12.5	-	-	-	E_Balcony1	5.3	-
38	E1_38	06	E1	E_1B_07	Single			1	2	-	2	52.19	562	Private	25.9	12.5	-	-	-	E_Balcony1	5.3	-
39	E1_39	06	E1	E_2B_05	Dual			2	3	En-Suite	3	68.56	738	Private	25.2	13.1	10.4	-	-	E_Balcony2	6.0	-
40	E1_40	06	E1	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
41	E1_41	06	E1	E_3B_02_WV	Dual		Wheelchair	3	5	En-Suite	4	96.09	1,034	Private	29.0	14.6	12.2	8.0	-	E_Balcony4	7.6	-
42	E1_42	06	E1	E_2B_08_WV	Dual		Wheelchair	2	3	En-Suite	3	78.54	845	Private	28.4	15.2	9.4	-	-	E_Balcony4	7.6	-

Block E1

<b>TOTAL Wheelchair Accessible</b>	<b>17</b>	<b>40.48%</b>
<b>Single Aspect 1 Bed</b>	<b>15</b>	<b>35.71%</b>
<b>Single Aspect 2 Bed</b>	-	-
<b>Single Aspect 3 Bed</b>	-	-
<b>TOTAL Single Aspect</b>	<b>15</b>	<b>35.71%</b>
<b>Single North Facing</b>	-	-
<b>Dual Aspect 1 Bed</b>	<b>1</b>	<b>2.38%</b>
<b>Dual Aspect 2 Bed</b>	<b>17</b>	<b>40.48%</b>
<b>Dual Aspect 3 Bed</b>	<b>9</b>	<b>21.43%</b>
<b>Dual Aspect 4 Bed</b>	-	-
<b>TOTAL Dual Aspect</b>	<b>27</b>	<b>64.29%</b>

<b>TOTAL No. Units</b>	<b>42</b>
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Beds	Bedspaces	Hab Rooms	SQ M	SQ FT
77	128	122	3022.15	32,530

<b>Private Terraces</b>	<b>36.17</b>
<b>Private Balconies</b>	<b>239.2</b>

<b>Total Private Amenity Space</b>	<b>275.37</b>
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SPLIT BY TENURE

	No.	Bed		SQ M	SQ FT
<b>Private</b>	16	No.	1 Bed	@ 551 sq.ft/unit	8,817
	16	No.	2 Beds	@ 810 sq.ft/unit	12,962
	1	No.	2 Beds Duplex	@ 1,022 sq.ft/unit	94.99
	6	No.	3 Beds	@ 1,034 sq.ft/unit	6,206
	3	No.	3 Beds Duplex	@ 1,174 sq.ft/unit	3,522
	<b>42</b>			<b>3022.15</b>	<b>32,530</b>
<b>Rented</b>					
<b>Shared</b>					
<b>Affordable</b>					
<b>TOTAL</b>	16	No.	1 Bed	@ 551 sq.ft/unit	8,817
	16	No.	2 Beds	@ 810 sq.ft/unit	12,962
	1	No.	2 Beds Duplex	@ 1,022 sq.ft/unit	94.99
	6	No.	3 Beds	@ 1,034 sq.ft/unit	6,206
	3	No.	3 Beds Duplex	@ 1,174 sq.ft/unit	3,522
	<b>42</b>			<b>3022.15</b>	<b>32,530</b>

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West Hendon - Block E, G1 & G2  
765

ACCOMMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK E

765-02-QA-001

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
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net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

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measured areas for costs and valuations

Flat No.	Plot	Level	Core	Type	Aspect	Duplex	Wheelchair	Bedrooms		Ensuite	Hab Rooms	NIA		Tenure	Living	Individual Habitable Room Areas				Private Amenity Space		
								Beds	Bedspaces			SQ M	SQ FT			Bed 1	Bed 2	Bed 3	Bed 4	Type	SQ M (balcony)	SQ M (terrace)
E2_1	E2_1	00	E2	E_2B_13_D	Dual	Duplex		2	4	En-Suite	3	94.60	1,018	Private	27.6	13.5	12.7	-	-	E_Balcony6	7.3	-
E2_2	E2_2	00	E2	E_3B_06_D	Dual	Duplex		3	5	En-Suite	4	106.11	1,142	Private	29.1	18.0	13.0	9.2	-	E_Balcony8	12.6	26.13
E2_3	E2_3	00	E2	E_2B_13_D	Dual	Duplex		2	4	En-Suite	3	94.60	1,018	Private	27.6	13.5	12.7	-	-	E_Balcony6	7.3	26.22
E2_4	E2_4	00	E2	E_2B_03	Dual			2	3	En-Suite	3	66.06	711	Private	24.9	13.4	8.2	-	-	E_Terrace	-	17.31
E2_5	E2_5	00	E2	E_2B_03	Dual			2	3	En-Suite	3	66.05	711	Private	24.9	13.4	8.2	-	-	E_Terrace	-	17.31
E2_6	E2_6	01	E2	E_2B_17	Single			2	3	-	3	63.37	682	Private	25.1	12.1	9.2	-	-	E_Balcony7	15.9	-
E2_7	E2_7	01	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_8	E2_8	01	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_9	E2_9	02	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_10	E2_10	02	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_11	E2_11	02	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_12	E2_12	02	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_13	E2_13	02	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_14	E2_14	02	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_15	E2_15	03	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_16	E2_16	03	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_17	E2_17	03	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_18	E2_18	03	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_19	E2_19	03	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_20	E2_20	03	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_21	E2_21	04	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_22	E2_22	04	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_23	E2_23	04	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_24	E2_24	04	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_25	E2_25	04	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_26	E2_26	04	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_27	E2_27	05	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_28	E2_28	05	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_29	E2_29	05	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_30	E2_30	05	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_31	E2_31	05	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_32	E2_32	05	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_33	E2_33	06	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_34	E2_34	06	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_35	E2_35	06	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_36	E2_36	06	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_37	E2_37	06	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_38	E2_38	06	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_39	E2_39	07	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_40	E2_40	07	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_41	E2_41	07	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_42	E2_42	07	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_43	E2_43	07	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_44	E2_44	07	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_45	E2_45	08	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_46	E2_46	08	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_47	E2_47	08	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_48	E2_48	08	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_49	E2_49	08	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_50	E2_50	08	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_51	E2_51	09	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_52	E2_52	09	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_53	E2_53	09	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_54	E2_54	09	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_55	E2_55	09	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_56	E2_56	09	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_57	E2_57	10	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_58	E2_58	10	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_59	E2_59	10	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_60	E2_60	10	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_61	E2_61	10	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_62	E2_62	10	E2	E_2B_01	Dual			2	3	En-Suite	3	67.10	722	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_63	E2_63	11	E2	E_2B_02	Single			2	3	En-Suite	3	67.03	721	Private	25.0	13.1	9.1	-	-	E_Balcony6	7.3	-
E2_64	E2_64	11	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25.1	12.7	8.7	-	-	E_Balcony5	7.3	-
E2_65	E2_65	11	E2	E_2B_01	Dual			2	3	En-Suite	3	67.26	724	Private	25							

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West Hendon - Block E, G1 & G2  
765

ACCOMMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK E

765-02-QA-001

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

Block E2

TOTAL Wheelchair Accessible	-	-
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Single Aspect 1 Bed	-	-
Single Aspect 2 Bed	43	30.28%
Single Aspect 3 Bed	-	-
<b>TOTAL Single Aspect</b>	<b>43</b>	<b>30.28%</b>
Single North Facing	-	-

Dual Aspect 1 Bed	-	-
Dual Aspect 2 Bed	98	69.01%
Dual Aspect 3 Bed	1	0.70%
Dual Aspect 4 Bed	-	-
<b>TOTAL Dual Aspect</b>	<b>99</b>	<b>69.72%</b>

TOTAL No. Units	142
-----------------	-----

142

Beds	Bedspaces	Hab Rooms	SQ M	SQ FT
285	430	427	9665.87	104,043

Private Terraces	161.15
Private Balconies	1031.5

Total Private Amenity Space	1192.65
-----------------------------	---------

SPLIT BY TENURE

					SQ M	SQ FT
Private	139	No.	2 Beds	@ 726 sq.ft/unit	9370.57	100,864
	2	No.	2 Beds Duplex	@ 1,018 sq.ft/unit	189.20	2,037
	1	No.	3 Beds Duplex	@ 1,142 sq.ft/unit	106.11	1,142
	<b>142</b>				<b>9665.87</b>	<b>104,043</b>
Rented						
Shared						
Affordable						
Total	139	No.	2 Beds	@ 726 sq.ft/unit	9370.57	100,864
	2	No.	2 Beds Duplex	@ 1,018 sq.ft/unit	189.20	2,037
	1	No.	3 Beds Duplex	@ 1,142 sq.ft/unit	106.11	1,142
	<b>142</b>				<b>9665.87</b>	<b>104,043</b>

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West Hendon - Block E, G1 & G2  
765

ACCOMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK E

765-02-QA-001

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS  
measured areas for costs and valuations

Flat No.	Plot	Level	Core	Type	Aspect	Duplex	Wheelchair	Bedrooms		Ensuite	Hab Rooms	NIA		Tenure	Individual Habitable Room Areas				Private Amenity Space			
								Beds	Bedspaces			SQ M	SQ FT		Living	Bed 1	Bed 2	Bed 3	Bed 4	Type	SQ M (balcony)	SQ M (terrace)
<b>E3</b>																						
1	E3_1	00	E3	E_3B_05_D	Dual	Duplex		3	5	En-Suite	5	112.59	1,212	Private	36.1	13.4	13.0	11.3	-	E_Balcony9	5.1	24.39
2	E3_2	00	E3	E_3B_05_D	Dual	Duplex		3	5	En-Suite	5	112.57	1,212	Private	36.1	13.4	13.0	11.3	-	E_Balcony9	5.1	23.66
3	E3_3	00	E3	E_3B_05_D	Dual	Duplex		3	5	En-Suite	5	112.63	1,212	Private	36.1	13.4	13.0	11.3	-	E_Balcony9	5.1	23.56
4	E3_4	00	E3	E_2B_09_D	Dual	Duplex		2	3	En-Suite	4	101.27	1,090	Private	33.8	13.2	8.8	-	-	E_Balcony2	6.0	10.73
5	E3_5	00	E3	E_2B_11_D	Dual	Duplex		1	3	En-Suite	4	97.95	1,054	Private	35.7	12.4	8.3	-	-	E_Balcony2	6.0	11.69
6	E3_6	00	E3	E_1B_05	Dual			1	2	-	2	50.16	540	Private	24.5	13.2	-	-	-	E_Terrace	-	9.41
7	E3_7	00	E3	E_1B_05	Dual			1	2	-	2	50.17	540	Private	24.5	13.2	-	-	-	E_Terrace	-	11.05
8	E3_8	00	E3	E_1B_05	Dual			1	2	-	2	50.17	540	Private	24.5	13.2	-	-	-	E_Terrace	-	11.05
9	E3_9	01	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
10	E3_10	01	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
11	E3_11	01	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
12	E3_12	01	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
13	E3_13	01	E3	E_1B_01	Single			1	2	-	2	51.30	552	Private	25.4	12.1	-	-	-	E_Balcony1	5.3	-
14	E3_14	01	E3	E_3B_01	Dual			3	5	En-Suite	4	92.86	1,000	Private	30.9	15.1	12.0	8.8	-	E_Balcony3	8.0	-
15	E3_15	01	E3	E_2B_10_D	Dual	Duplex		2	4	En-Suite	3	93.45	1,006	Private	27.9	16.0	13.2	-	-	E_Balcony2	6.0	-
16	E3_16	01	E3	E_2B_10_D	Dual	Duplex		2	4	En-Suite	3	93.45	1,006	Private	27.9	16.0	13.2	-	-	E_Balcony2	6.0	-
17	E3_17	01	E3	E_2B_10_D	Dual	Duplex		2	4	En-Suite	3	93.45	1,006	Private	27.9	16.0	13.2	-	-	E_Balcony2	6.0	-
18	E3_18	02	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
19	E3_19	02	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
20	E3_20	02	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
21	E3_21	02	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
22	E3_22	02	E3	E_1B_01	Single			1	2	-	2	51.30	552	Private	25.4	12.1	-	-	-	E_Balcony1	5.3	-
23	E3_23	02	E3	E_3B_01	Dual			3	5	En-Suite	4	92.86	1,000	Private	30.9	15.1	12.0	8.8	-	E_Balcony3	8.0	-
24	E3_24	03	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
25	E3_25	03	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
26	E3_26	03	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
27	E3_27	03	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
28	E3_28	03	E3	E_1B_01	Single			1	2	-	2	51.30	552	Private	25.4	12.1	-	-	-	E_Balcony1	5.3	-
29	E3_29	03	E3	E_3B_01	Dual			3	5	En-Suite	4	92.86	1,000	Private	30.9	15.1	12.0	8.8	-	E_Balcony3	8.0	-
30	E3_30	03	E3	E_2B_10_D	Dual	Duplex		2	4	En-Suite	3	93.45	1,006	Private	27.9	16.0	13.2	-	-	E_Balcony2	6.0	-
31	E3_31	03	E3	E_2B_10_D	Dual	Duplex		2	4	En-Suite	3	93.45	1,006	Private	27.9	16.0	13.2	-	-	E_Balcony2	6.0	-
32	E3_32	03	E3	E_2B_10_D	Dual	Duplex		2	4	En-Suite	3	93.45	1,006	Private	27.9	16.0	13.2	-	-	E_Balcony2	6.0	-
33	E3_33	04	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
34	E3_34	04	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
35	E3_35	04	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
36	E3_36	04	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
37	E3_37	04	E3	E_1B_01	Single			1	2	-	2	51.30	552	Private	25.4	12.1	-	-	-	E_Balcony1	5.3	-
38	E3_38	04	E3	E_3B_01	Dual			3	5	En-Suite	4	92.86	1,000	Private	30.9	15.1	12.0	8.8	-	E_Balcony3	8.0	-
39	E3_39	05	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
40	E3_40	05	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
41	E3_41	05	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
42	E3_42	05	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
43	E3_43	05	E3	E_1B_01	Single			1	2	-	2	51.30	552	Private	25.4	12.1	-	-	-	E_Balcony1	5.3	-
44	E3_44	05	E3	E_3B_01	Dual			3	5	En-Suite	4	92.86	1,000	Private	30.9	15.1	12.0	8.8	-	E_Balcony3	8.0	21.83
45	E3_45	06	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
46	E3_46	06	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
47	E3_47	06	E3	E_2B_04	Dual			2	3	En-Suite	3	67.14	723	Private	26.3	12.9	8.8	-	-	E_Balcony4	7.6	-
48	E3_48	06	E3	E_1B_02	Single			1	2	-	2	50.10	539	Private	24.7	12.3	-	-	-	E_Balcony1	5.3	-
49	E3_49	06	E3	E_1B_01	Single			1	2	-	2	51.30	552	Private	25.4	12.1	-	-	-	E_Balcony1	5.3	-
50	E3_50	06	E3	E_3B_01	Dual			3	5	En-Suite	4	92.86	1,000	Private	30.9	15.1	12.0	8.8	-	E_Balcony3	8.0	-

Block E3

<b>TOTAL Wheelchair Accessible</b>		-	-
<b>Single Aspect 1 Bed</b>	18	36.00%	
<b>Single Aspect 2 Bed</b>	-	-	
<b>Single Aspect 3 Bed</b>	-	-	
<b>TOTAL Single Aspect</b>	18	36.00%	
<b>Single North Facing</b>	-	-	
<b>Dual Aspect 1 Bed</b>	3	6.00%	
<b>Dual Aspect 2 Bed</b>	20	40.00%	
<b>Dual Aspect 3 Bed</b>	9	18.00%	
<b>Dual Aspect 4 Bed</b>	-	-	
<b>TOTAL Dual Aspect</b>	32	64.00%	

Private Terraces	147.37
Private Balconies	297.9

<b>TOTAL No. Units</b>	50
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Beds	88	Bedspaces	153	Hab Rooms	143	SQ M	3520.05	SQ FT	37,889
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<b>Total Private Amenity Space</b>	445.27
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SPLIT BY TENURE

						SQ M	SQ FT
<b>Private</b>							
21	No.	1 Bed		@ 543 sq.ft/unit		1059.54	11,405
12	No.	2 Beds		@ 723 sq.ft/unit		805.63	8,672
8	No.	2 Beds	Duplex	@ 1,022 sq.ft/unit		759.90	8,179
6	No.	3 Beds		@ 1,000 sq.ft/unit			



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West Hendon - Block E, G1 & G2  
765

ACCOMMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK E

765-02-QA-001

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

Block E Totals

TOTAL Wheelchair Accessible	31	10.80%
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Single Aspect 1 Bed	54	18.82%
Single Aspect 2 Bed	49	17.07%
Single Aspect 3 Bed	-	-
<b>TOTAL Single Aspect</b>	<b>103</b>	<b>35.89%</b>
Single North Facing	-	-

Dual Aspect 1 Bed	6	2.09%
Dual Aspect 2 Bed	149	51.92%
Dual Aspect 3 Bed	26	9.06%
Dual Aspect 4 Bed	3	1.05%
<b>TOTAL Dual Aspect</b>	<b>184</b>	<b>64.11%</b>

TOTAL No. Units	287
-----------------	-----

287

Beds	Bedspaces	Hab Rooms	SQ M	SQ FT
546	874	845	20061.94	215,945

SPLIT BY TENURE

					SQ M	SQ FT
<b>Private</b>						
60	No.	1 Bed	@ 544 sq.ft/unit		3031.24	32,628
182	No.	2 Beds	@ 741 sq.ft/unit		12536.09	134,937
16	No.	2 Beds Duplex	@ 1,020 sq.ft/unit		1516.80	16,327
19	No.	3 Beds	@ 1,011 sq.ft/unit		1783.79	19,201
7	No.	3 Beds Duplex	@ 1,186 sq.ft/unit		771.10	8,300
-	No.	4 Beds	-		-	-
-	No.	4 Beds Duplex	-		-	-
<b>284</b>					<b>19639.03</b>	<b>211,393</b>
<b>Rented</b>						
-	No.	1 Bed	-		-	-
-	No.	2 Beds	-		-	-
-	No.	2 Beds Duplex	-		-	-
-	No.	3 Beds	-		-	-
-	No.	3 Beds Duplex	-		-	-
-	No.	4 Beds	-		-	-
3	No.	4 Beds Duplex	@ 1,517 sq.ft/unit		422.91	4,552
<b>3</b>					<b>422.91</b>	<b>4,552</b>
<b>Shared</b>						
-	No.	1 Bed	-		-	-
-	No.	2 Beds	-		-	-
-	No.	2 Beds Duplex	-		-	-
-	No.	3 Beds	-		-	-
-	No.	3 Beds Duplex	-		-	-
-	No.	4 Beds	-		-	-
-	No.	4 Beds Duplex	-		-	-
<b>Affordable</b>						
-	No.	1 Bed	-		-	-
-	No.	2 Beds	-		-	-
-	No.	2 Beds Duplex	-		-	-
-	No.	3 Beds	-		-	-
-	No.	3 Beds Duplex	-		-	-
-	No.	4 Beds	-		-	-
3	No.	4 Beds Duplex	@ 1,517 sq.ft/unit		422.91	4,552
<b>3</b>					<b>422.91</b>	<b>4,552</b>
<b>Total</b>						
60	No.	1 Bed	@ 544 sq.ft/unit		3031.24	32,628
182	No.	2 Beds	@ 741 sq.ft/unit		12536.09	134,937
16	No.	2 Beds Duplex	@ 1,020 sq.ft/unit		1516.80	16,327
19	No.	3 Beds	@ 1,011 sq.ft/unit		1783.79	19,201
7	No.	3 Beds Duplex	@ 1,186 sq.ft/unit		771.10	8,300
-	No.	4 Beds	-		-	-
3	No.	4 Beds Duplex	@ 1,517 sq.ft/unit		422.91	4,552
<b>287</b>					<b>20061.94</b>	<b>215,945</b>

Private Terraces	500.99
Private Balconies	1835.9

<b>Total Private Amenity Space</b>	<b>2336.89</b>
Shared Amenity Space	
E2 (terraces & winter garden)	164.93
E1, E2, E3 & E4 (courty. & terr.)	1564.21
<b>Total Shared Amenity Space</b>	<b>1729.14</b>
<b>TOTAL Amenity Space</b>	<b>4066.03</b>

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West Hendon - Block E, G1 & G2  
765

ACCOMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK G1 & G2

765-02-QA-002

notes

	external wall thickness	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS  
measured areas for costs and valuations

Block G1 & G2

Flat No.	Plot	Level	Core	Type	Aspect	Duplex	Wheelchair	Bedrooms		Ensuite	Hab Rooms	NIA		Tenure	Living	Individual Habitable Room Areas				Private Amenity Space		
								Beds	Bedspaces			SQ M	SQ FT			Bed 1	Bed 2	Bed 3	Bed 4	Type	SQ M (balcony)	SQ M (terrace)
<b>G1</b>																						
1	G1_1	00	G1	G_2B_03_D	Dual	Duplex		2	4	-	3	104.94	1,130	Rented	29.0	17.8	19.6	-	-	G_Terrace	-	15.34
2	G1_2	00	G1	G_2B_01_D	Dual	Duplex		2	4	-	4	96.43	1,038	Rented	32.0	13.4	12.6	-	-	G_Balcony8	6.5	8.25
3	G1_3	00	G1	G_2B_17_D	Dual	Duplex		2	4	-	4	96.42	1,038	Rented	32.0	13.4	12.6	-	-	G_Terrace	-	6.20
4	G1_4	00	G1	G_1B_01	Single			1	2	-	2	55.62	599	Rented	28.9	12.5	-	-	-	G_Balcony7	9.9	-
5	G1_5	01	G1	G_1B_03	Single			1	2	-	2	52.18	562	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
6	G1_6	01	G1	G_2B_05	Single			2	4	-	3	72.73	783	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
7	G1_7	01	G1	G_3B_03	Dual			3	5	-	4	89.93	968	Rented	32.2	14.4	12.3	8.2	-	G_Balcony1	6.0	-
8	G1_8	01	G1	G_1B_06	Dual			1	2	-	2	51.08	550	Rented	23.2	12.2	-	-	-	G_Balcony1	6.0	-
9	G1_9	02	G1	G_1B_03	Single			1	2	-	2	52.18	562	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
10	G1_10	02	G1	G_2B_05	Single			2	4	-	3	72.74	783	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
11	G1_11	02	G1	G_3B_03	Dual			3	5	-	4	89.69	965	Rented	32.2	14.4	12.3	8.2	-	G_Balcony1	6.0	-
12	G1_12	02	G1	G_1B_06	Dual			1	2	-	2	51.08	550	Rented	23.2	12.2	-	-	-	G_Balcony1	6.0	-
13	G1_13	03	G1	G_1B_03	Single			1	2	-	2	52.18	562	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
14	G1_14	03	G1	G_2B_05	Single			2	4	-	3	72.74	783	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
15	G1_15	03	G1	G_3B_03	Dual			3	5	-	4	88.69	955	Rented	32.2	14.4	12.3	8.2	-	G_Balcony1	6.0	-
16	G1_16	03	G1	G_1B_06	Dual			1	2	-	2	51.06	550	Rented	23.2	12.2	-	-	-	G_Balcony1	6.0	-
17	G1_17	04	G1	G_1B_03	Single			1	2	-	2	51.70	557	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
18	G1_18	04	G1	G_2B_05	Single			2	4	-	3	72.74	783	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
19	G1_19	04	G1	G_3B_03	Dual			3	5	-	4	88.69	955	Rented	32.2	14.4	12.3	8.2	-	G_Balcony1	6.0	-
20	G1_20	04	G1	G_1B_06	Dual			1	2	-	2	51.06	550	Rented	23.2	12.2	-	-	-	G_Balcony1	6.0	-
21	G1_21	05	G1	G_1B_03	Single			1	2	-	2	51.70	557	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
22	G1_22	05	G1	G_2B_05	Single			2	4	-	3	72.73	783	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
23	G1_23	05	G1	G_2B_14	Dual			2	4	-	3	74.10	798	Rented	29.3	12.1	12.5	-	-	G_Balcony1	6.0	-
24	G1_24	05	G1	G_2B_13	Dual			2	4	-	3	77.74	837	Rented	32.6	12.3	11.8	-	-	G_Balcony1	6.0	-
25	G1_25	06	G1	G_1B_03	Single			1	2	-	2	51.70	557	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
26	G1_26	06	G1	G_1B_05	Dual			1	2	-	2	51.18	551	Rented	23.5	12.5	-	-	-	G_Terrace	-	19.98
27	G1_27	06	G1	G_4B_02_W	Dual		Wheelchair	4	6	-	5	123.26	1,327	Rented	37.4	14.8	14.5	10.1	9.0	G_Terrace	-	30.79

Block G1

<b>TOTAL Wheelchair Accessible</b>	<b>1</b>	<b>3.70%</b>
<b>Single Aspect 1 Bed</b>	<b>7</b>	<b>25.93%</b>
<b>Single Aspect 2 Bed</b>	<b>5</b>	<b>18.52%</b>
<b>Single Aspect 3 Bed</b>	<b>-</b>	<b>-</b>
<b>TOTAL Single Aspect</b>	<b>12</b>	<b>44.44%</b>
<b>Single North Facing</b>	<b>-</b>	<b>-</b>
<b>Dual Aspect 1 Bed</b>	<b>5</b>	<b>18.52%</b>
<b>Dual Aspect 2 Bed</b>	<b>5</b>	<b>18.52%</b>
<b>Dual Aspect 3 Bed</b>	<b>4</b>	<b>14.81%</b>
<b>Dual Aspect 4 Bed</b>	<b>1</b>	<b>3.70%</b>
<b>TOTAL Dual Aspect</b>	<b>15</b>	<b>55.56%</b>

<b>Private Terraces</b>	<b>80.56</b>
<b>Private Balconies</b>	<b>153.8</b>

<b>TOTAL No. Units</b>	<b>27</b>
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<b>Beds</b>	<b>48</b>	<b>Bedspaces</b>	<b>90</b>	<b>Hab Rooms</b>	<b>77</b>	<b>SQ M</b>	<b>1916.31</b>	<b>SQ FT</b>	<b>20,627</b>
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<b>Total Private Amenity Space</b>	<b>234.34</b>
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SPLIT BY TENURE

				SQ M		SQ FT	
<b>Private</b>							
<b>Rented</b>							
12	No.	1 Bed	@ 559 sq.ft/unit	622.73	6,703		
7	No.	2 Beds	-	515.53			
3	No.	2 Beds Duplex	-	297.79			
4	No.	3 Beds	-	357.01			
1	No.	4 Beds	@ 1,327 sq.ft/unit	123.26	1,327		
27				1916.31	20,627		
<b>Shared</b>							
<b>Affordable</b>							
12	No.	1 Bed	@ 559 sq.ft/unit	622.73	6,703		
7	No.	2 Beds	@ 793 sq.ft/unit	515.53	5,549		
3	No.	2 Beds Duplex	@ 1,068 sq.ft/unit	297.79	3,205		
4	No.	3 Beds	@ 961 sq.ft/unit	357.01	3,843		
1	No.	4 Beds	@ 1,327 sq.ft/unit	123.26	1,327		
27				1916.31	20,627		
<b>Total</b>							
12	No.	1 Bed	@ 559 sq.ft/unit	622.73	6,703		
7	No.	2 Beds	@ 793 sq.ft/unit	515.53	5,549		
3	No.	2 Beds Duplex	@ 1,068 sq.ft/unit	297.79	3,205		
4	No.	3 Beds	@ 961 sq.ft/unit	357.01	3,843		
1	No.	4 Beds	@ 1,327 sq.ft/unit	123.26	1,327		
27				1916.31	20,627		



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West Hendon - Block E, G1 & G2  
765

ACCOMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK G1 & G2

765-02-QA-002

notes

	external wall thickness	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS  
measured areas for costs and valuations

Flat No.	Plot	Level	Core	Type	Aspect	Duplex	Wheelchair	Bedrooms		Ensuite	Hab Rooms	NIA		Tenure	Living	Individual Habitable Room Areas				Amenity Space		
								Beds	Bedspaces			SQ M	SQ FT			Bed 1	Bed 2	Bed 3	Bed 4	Type	SQ M (balcony)	SQ M (terrace)
<b>G2</b>																						
1	G2_1	00	G2	G_3B_02_D	Dual	Duplex		3	5	-	4	121.34	1,306	Rented	33.7	18.2	13.6	9.4	-	G_Terrace	-	16.89
2	G2_2	00	G2	G_3B_01_D_W	Dual	Duplex	Wheelchair	3	5	-	5	145.15	1,562	Rented	40.1	14.3	15.7	12.7	-	G_Terrace	-	9.03
3	G2_3	00	G2	G_2B_01_D	Dual	Duplex		2	4	-	4	96.42	1,038	Rented	32.0	13.4	12.6	-	-	G_Balcony8	6.5	8.25
4	G2_4	00	G2	G_2B_17_D	Dual	Duplex		2	4	-	4	96.43	1,038	Rented	32.0	13.4	12.6	-	-	G_Terrace	-	6.20
5	G2_5	00	G2	G_2B_16_D	Dual	Duplex		2	4	-	4	95.22	1,025	Rented	33.6	12.2	14.1	-	-	G_Balcony4	9.7	-
6	G2_6	00	G2	G_2B_04_D	Dual	Duplex		2	4	-	4	103.18	1,111	Rented	29.4	12.9	12.0	-	-	G_Balcony4	9.7	-
7	G2_7	00	G2	G_1B_01	Single			1	2	-	2	55.62	599	Rented	28.9	12.5	-	-	-	G_Balcony7	9.9	-
8	G2_8	01	G2	G_2B_08	Dual			2	4	-	3	80.11	862	Rented	29.6	13.2	13.1	-	-	G_Balcony1	6.0	-
9	G2_9	01	G2	G_1B_07	Dual			1	2	-	2	54.01	581	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
10	G2_10	01	G2	G_1B_07	Single			1	2	-	2	54.58	587	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
11	G2_11	01	G2	G_2B_05	Single			2	4	-	3	72.69	782	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
12	G2_12	01	G2	G_1B_03	Single			1	2	-	2	51.52	555	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
13	G2_13	01	G2	G_2B_07	Single			2	4	-	3	74.70	804	Rented	32.3	12.9	12.1	-	-	G_Balcony3	9.6	-
14	G2_14	02	G2	G_4B_01_W	Dual		Wheelchair	4	6	-	5	127.08	1,368	Rented	37.7	18.6	12.0	10.6	9.2	G_Balcony5	22.6	-
15	G2_15	02	G2	G_1B_02	Dual			1	2	-	2	56.71	610	Rented	25.7	13.2	-	-	-	G_Balcony1	6.0	-
16	G2_16	02	G2	G_1B_07	Dual			1	2	-	2	53.56	577	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
17	G2_17	02	G2	G_1B_07	Single			1	2	-	2	54.59	588	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
18	G2_18	02	G2	G_2B_05	Single			2	4	-	3	72.69	782	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
19	G2_19	02	G2	G_1B_03	Single			1	2	-	2	51.52	555	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
20	G2_20	02	G2	G_2B_07	Single			2	4	-	3	74.69	804	Rented	32.3	12.9	12.1	-	-	G_Balcony3	9.6	-
21	G2_21	03	G2	G_2B_10	Dual			2	4	-	3	71.98	775	Rented	32.5	12.0	12.0	-	-	G_Balcony6	5.2	-
22	G2_22	03	G2	G_1B_04	Dual			1	2	-	2	52.50	565	Rented	23.5	13.8	-	-	-	G_Balcony9	8.6	-
23	G2_23	03	G2	G_1B_02	Dual			1	2	-	2	56.70	610	Rented	25.7	13.2	-	-	-	G_Balcony1	6.0	-
24	G2_24	03	G2	G_1B_07	Dual			1	2	-	2	53.56	577	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
25	G2_25	03	G2	G_1B_07	Single			1	2	-	2	54.59	588	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
26	G2_26	03	G2	G_2B_05	Single			2	4	-	3	72.69	782	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
27	G2_27	03	G2	G_1B_03	Single			1	2	-	2	51.02	549	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
28	G2_28	03	G2	G_2B_07	Single			2	4	-	3	74.56	803	Rented	32.3	12.9	12.1	-	-	G_Balcony3	9.6	-
29	G2_29	04	G2	G_2B_12	Dual			2	4	-	4	74.32	800	Rented	32.6	13.6	12.0	-	-	G_Terrace	-	15.42
30	G2_30	04	G2	G_2B_11_W	Dual		Wheelchair	2	4	-	4	89.44	963	Rented	29.0	15.7	12.8	-	-	G_Balcony1	6.0	-
31	G2_31	04	G2	G_1B_07	Dual			1	2	-	2	53.56	577	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
32	G2_32	04	G2	G_1B_07	Single			1	2	-	2	54.60	588	Rented	27.8	11.9	-	-	-	G_Balcony1	6.0	-
33	G2_33	04	G2	G_2B_05	Single			2	4	-	3	72.68	782	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
34	G2_34	04	G2	G_1B_03	Single			1	2	-	2	51.04	549	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
35	G2_35	04	G2	G_2B_07	Single			2	4	-	3	74.70	804	Rented	32.3	12.9	12.1	-	-	G_Balcony3	9.6	-
36	G2_36	05	G2	G_2B_08	Dual			2	4	-	3	80.20	863	Rented	29.6	13.2	13.1	-	-	G_Balcony1	6.0	-
37	G2_37	05	G2	G_3B_04_W	Dual		Wheelchair	3	5	-	4	109.30	1,177	Rented	35.6	13.9	13.5	9.6	-	G_Balcony1	6.0	-
38	G2_38	05	G2	G_2B_05	Single			2	4	-	3	72.68	782	Rented	30.1	13.1	13.5	-	-	G_Balcony1	6.0	-
39	G2_39	05	G2	G_1B_03	Single			1	2	-	2	51.04	549	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
40	G2_40	05	G2	G_2B_07	Single			2	4	-	3	74.70	804	Rented	32.3	12.9	12.1	-	-	G_Balcony3	9.6	-
41	G2_41	06	G2	G_2B_15_W	Dual		Wheelchair	2	4	-	3	89.76	966	Rented	28.9	14.1	12.1	-	-	G_Terrace	-	20.13
42	G2_42	06	G2	G_1B_05	Dual			1	2	-	2	51.18	551	Rented	23.5	12.5	-	-	-	G_Terrace	-	18.91
43	G2_43	06	G2	G_1B_03	Single			1	2	-	2	51.04	549	Rented	24.8	12.0	-	-	-	G_Balcony2	7.9	-
44	G2_44	06	G2	G_2B_02_W	Dual		Wheelchair	2	4	-	3	91.74	987	Rented	30.2	16.9	12.3	-	-	G_Balcony3	9.6	-

Block G2

TOTAL Wheelchair Accessible	6	13.64%
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Single Aspect 1 Bed	11	25.00%
Single Aspect 2 Bed	10	22.73%
Single Aspect 3 Bed	-	-
TOTAL Single Aspect	21	47.73%
Single North Facing	-	-

Dual Aspect 1 Bed	8	18.18%
Dual Aspect 2 Bed	11	25.00%
Dual Aspect 3 Bed	3	6.82%
Dual Aspect 4 Bed	1	2.27%
TOTAL Dual Aspect	23	52.27%

TOTAL No. Units	44
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Beds	74	Bedspaces	143	Hab Rooms	125	SQ M	3221.41	SQ FT	34,675
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Private Terraces	94.83
Private Balconies	290.8

Total Private Amenity Space	385.61
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SPLIT BY TENURE

						SQ M	SQ FT
<b>Private</b>							
<b>Rented</b>							
19	No.	1 Bed		@ 574 sq.ft/unit		1012.96	10,903
17	No.	2 Beds		@ 832 sq.ft/unit		1314.32	14,147
4	No.	2 Beds	Duplex	@ 1,053 sq.ft/unit		391.26	4,211
1	No.	3 Beds		@ 1,177 sq.ft/unit		109.30	1,177
2	No.	3 Beds	Duplex	@ 1,434 sq.ft/unit		266.49	2,868
1	No.	4 Beds		@ 1,368 sq.ft/unit		127.08	1,368
44						3221.41	34,675
<b>Shared</b>							
<b>Affordable</b>							
19	No.	1 Bed		@ 574 sq.ft/unit		1012.96	10,903
17	No.	2 Beds		@ 832 sq.ft/unit		1314.32	14,147
4	No.	2 Beds	Duplex	@ 1,053 sq.ft/unit		391.26	4,211
1	No.	3 Beds		@ 1,177 sq.ft/unit		109.30	1,177
2	No.	3 Beds	Duplex	@ 1,434 sq.ft/unit		266.49	2,868
1	No.	4 Beds		@ 1,368 sq.ft/unit		127.08	1,368
44						3221.41	34,675
<b>Total</b>							
19	No.	1 Bed		@ 574 sq.ft/unit		1012.96	10,903
17	No.	2 Beds		@ 832 sq.ft/unit		1314.32	14,147
4	No.	2 Beds	Duplex	@ 1,053 sq.ft/unit		391.26	4,211
1	No.	3 Beds		@ 1,177 sq.ft/unit		109.30	1,177
2	No.	3 Beds	Duplex	@ 1,434 sq.ft/unit		266.49	2,868

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rev.	date	issue record
Rev P1	15-Feb-13	Planning Application Issue

West Hendon - Block E, G1 & G2  
765

ACCOMODATION SCHEDULE &  
NET INTERNAL AREA  
BLOCK G1 & G2

765-02-QA-002

notes

	external wall thicknesses	internal structure	ancillary spaces	demoniable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

Block G1 & G2 Totals

TOTAL Wheelchair Accessible	7	9.86%
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Single Aspect 1 Bed	18	25.35%
Single Aspect 2 Bed	15	21.13%
Single Aspect 3 Bed	-	-
<b>TOTAL Single Aspect</b>	<b>33</b>	<b>46.48%</b>
Single North Facing	-	-

Dual Aspect 1 Bed	13	18.31%
Dual Aspect 2 Bed	16	22.54%
Dual Aspect 3 Bed	7	9.86%
Dual Aspect 4 Bed	2	2.82%
<b>TOTAL Dual Aspect</b>	<b>38</b>	<b>53.52%</b>

TOTAL No. Units	71
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71

Beds	Bedspaces	Hab Rooms	SQ M	SQ FT
122	233	202	5137.73	55,302

SPLIT BY TENURE

					SQ M	SQ FT
<b>Private</b>						
-	No.	1 Bed	-	-	-	-
-	No.	2 Beds	-	-	-	-
-	No.	2 Beds Duplex	-	-	-	-
-	No.	3 Beds	-	-	-	-
-	No.	3 Beds Duplex	-	-	-	-
-	No.	4 Beds	-	-	-	-
-	No.	4 Beds Duplex	-	-	-	-
-	-	-	-	-	-	-
<b>Rented</b>						
31	No.	1 Bed	@ 568 sq.ft./unit	1635.69	17,606	
24	No.	2 Beds	@ 821 sq.ft./unit	1829.85	19,696	
7	No.	2 Beds Duplex	@ 1,060 sq.ft./unit	689.04	7,417	
5	No.	3 Beds	@ 1,004 sq.ft./unit	466.32	5,019	
2	No.	3 Beds Duplex	@ 1,434 sq.ft./unit	266.49	2,868	
2	No.	4 Beds	@ 1,347 sq.ft./unit	250.34	2,695	
-	No.	4 Beds Duplex	-	-	-	
71	-	-	-	5137.73	55,302	
<b>Shared</b>						
-	No.	1 Bed	-	-	-	
-	No.	2 Beds	-	-	-	
-	No.	2 Beds Duplex	-	-	-	
-	No.	3 Beds	-	-	-	
-	No.	3 Beds Duplex	-	-	-	
-	No.	4 Beds	-	-	-	
-	No.	4 Beds Duplex	-	-	-	
-	-	-	-	-	-	
<b>Affordable</b>						
31	No.	1 Bed	@ 568 sq.ft./unit	1635.69	17,606	
24	No.	2 Beds	@ 821 sq.ft./unit	1829.85	19,696	
7	No.	2 Beds Duplex	@ 1,060 sq.ft./unit	689.04	7,417	
5	No.	3 Beds	@ 1,004 sq.ft./unit	466.32	5,019	
2	No.	3 Beds Duplex	@ 1,434 sq.ft./unit	266.49	2,868	
2	No.	4 Beds	@ 1,347 sq.ft./unit	250.34	2,695	
-	No.	4 Beds Duplex	-	-	-	
71	-	-	-	5137.73	55,302	
<b>Total</b>						
31	No.	1 Bed	@ 568 sq.ft./unit	1635.69	17,606	
24	No.	2 Beds	@ 821 sq.ft./unit	1829.85	19,696	
7	No.	2 Beds Duplex	@ 1,060 sq.ft./unit	689.04	7,417	
5	No.	3 Beds	@ 1,004 sq.ft./unit	466.32	5,019	
2	No.	3 Beds Duplex	@ 1,434 sq.ft./unit	266.49	2,868	
2	No.	4 Beds	@ 1,347 sq.ft./unit	250.34	2,695	
-	No.	4 Beds Duplex	-	-	-	
71	-	-	-	5137.73	55,302	

Private Terraces	175.39
Private Balconies	444.6

Total Private Amenity Space	619.95
Total Shared Amenity Space	465.48
<b>TOTAL Amenity Space</b>	<b>1085.43</b>

rev.	date	issue record
Rev P1	15-Feb-13	Planning Application Issue

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All measurements have been taken in CAD software in m2.  
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA,GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

Block E, G1 & G2

TOTAL Wheelchair Accessible	38	10.61%
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Single Aspect 1 Bed	72	20.11%
Single Aspect 2 Bed	64	17.88%
Single Aspect 3 Bed	-	-
<b>TOTAL Single Aspect</b>	<b>136</b>	<b>37.99%</b>
Single North Facing	-	-

Dual Aspect 1 Bed	19	5.31%
Dual Aspect 2 Bed	165	46.09%
Dual Aspect 3 Bed	33	9.22%
Dual Aspect 4 Bed	5	1.40%
<b>TOTAL Dual Aspect</b>	<b>222</b>	<b>62.01%</b>

TOTAL No. Units	358
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Beds	Bedspaces	Hab Rooms	SQ M	SQ FT
668	1107	1047	25200	271,247

SPLIT BY TENURE

	No.	Bed		@	SQ M	SQ FT
<b>Private</b>						
	60	No.	1 Bed	@ 544 sq.ft./unit	3031	32,628
	182	No.	2 Beds	@ 741 sq.ft./unit	12536	134,937
	16	No.	2 Beds Duplex	@ 1,020 sq.ft./unit	1517	16,327
	19	No.	3 Beds	@ 1,011 sq.ft./unit	1784	19,201
	7	No.	3 Beds Duplex	@ 1,186 sq.ft./unit	771	8,300
	-	No.	4 Beds	-	0	-
	-	No.	4 Beds Duplex	-	0	-
	<b>284</b>				<b>19639</b>	<b>211,393</b>
<b>Rented</b>						
	31	No.	1 Bed	@ 568 sq.ft./unit	1636	17,606
	24	No.	2 Beds	@ 821 sq.ft./unit	1830	19,696
	7	No.	2 Beds Duplex	@ 1,060 sq.ft./unit	689	7,417
	5	No.	3 Beds	@ 1,004 sq.ft./unit	466	5,019
	2	No.	3 Beds Duplex	@ 1,434 sq.ft./unit	266	2,868
	2	No.	4 Beds	@ 1,347 sq.ft./unit	250	2,695
	3	No.	4 Beds Duplex	@ 1,517 sq.ft./unit	423	4,552
	<b>74</b>				<b>5560</b>	<b>59,843</b>
<b>Shared</b>						
	-	No.	1 Bed	-	0	-
	-	No.	2 Beds	-	0	-
	-	No.	2 Beds Duplex	-	0	-
	-	No.	3 Beds	-	0	-
	-	No.	3 Beds Duplex	-	0	-
	-	No.	4 Beds	-	0	-
	-	No.	4 Beds Duplex	-	0	-
	<b>-</b>				<b>0</b>	<b>-</b>
<b>Affordable</b>						
	31	No.	1 Bed	@ 568 sq.ft./unit	1636	17,606
	24	No.	2 Beds	@ 821 sq.ft./unit	1830	19,696
	7	No.	2 Beds Duplex	@ 1,060 sq.ft./unit	689	7,417
	5	No.	3 Beds	@ 1,004 sq.ft./unit	466	5,019
	2	No.	3 Beds Duplex	@ 1,434 sq.ft./unit	266	2,868
	2	No.	4 Beds	@ 1,347 sq.ft./unit	250	2,695
	3	No.	4 Beds Duplex	@ 1,517 sq.ft./unit	423	4,552
	<b>74</b>				<b>5560</b>	<b>59,843</b>
<b>Total</b>						
	91	No.	1 Bed	@ 552 sq.ft./unit	4667	50,234
	206	No.	2 Beds	@ 751 sq.ft./unit	14366	154,634
	23	No.	2 Beds Duplex	@ 1,032 sq.ft./unit	2206	23,744
	24	No.	3 Beds	@ 1,009 sq.ft./unit	2250	24,220
	9	No.	3 Beds Duplex	@ 1,241 sq.ft./unit	1038	11,169
	2	No.	4 Beds	@ 1,347 sq.ft./unit	250	2,695
	3	No.	4 Beds Duplex	@ 1,517 sq.ft./unit	423	4,552
	<b>358</b>				<b>25199</b>	<b>271,236</b>

Private Terraces	676.38
Private Balconies	2280.5

Total Private Amenity Space	2956.84
Total Shared Amenity Space	2194.62
<b>TOTAL Amenity Space</b>	<b>5151.46</b>