



WEST HENDON
PHASE 3B+C
RESERVED MATTERS

**DRAWING SCHEDULE, DRAWINGS
AND ACCOMMODATION SCHEDULE**

December 2014

Allies and Morrison
Makower Architects



LIST OF DRAWINGS

no.	size	title	scale	revision	no.	size	title	scale	revision
765_05_07_001	A1	Reserved Matters Boundary Plan	1:750	P1	765_05_07_702	A3	Typical Unit Layout: Private 2 Bed 3 Person	1:50	P1
765_05_07_002	A1	Reserved Matters Boundary Plan - Demolition	1:750	P1	765_05_07_703	A3	Typical Unit Layout: Private 3 Bed 5 Person	1:50	P1
765_05_07_003	A1	Reserved Matters Boundary Plan - Interim	1:750	P1	765_05_07_704	A3	Typical Unit Layout: Private 2 Bed 3 Person WHCH	1:50	P1
765_05_07_004	A1	Proposed Site Section	1:300	P1	765_05_07_705	A3	Typical Unit Layout: Private 3 Bed 4 Person WHCH	1:50	P1
765_05_07_005	A1	Proposed Site Section	1:300	P1	765_05_07_706	A3	Typical Unit Layout: Private 2 Bed Duplex 4 Person lr	1:50	P1
765_05_07_006	A1	Proposed Site Section	1:300	P1	765_05_07_707	A3	Typical Unit Layout: Private 2 Bed Duplex 4 Person upr	1:50	P1
765_05_07_007	A1	Phasing Parameter Plan with Site Boundary	1:1250	P1	765_05_07_708	A3	Typical Unit Layout: Private 3 Bed Duplex 5 Person lr	1:50	P1
765_05_07_008	A1	Existing Site Boundary Plan	1:750	P1	765_05_07_709	A3	Typical Unit Layout: Private 3 Bed Duplex 5 Person upr	1:50	P1
Block F					765_05_07_710	A3	Typical Unit Layout: Affordable 1 Bed 2 Person	1:50	P1
765_05_07_098	A1	Basement Plan	1:200	P1	765_05_07_711	A3	Typical Unit Layout: Affordable 2 Bed 4 Person	1:50	P1
765_05_07_099	A1	Lower Ground Floor Plan	1:200	P1	765_05_07_712	A3	Typical Unit Layout: Affordable 3 Bed 5 Person	1:50	P1
765_05_07_100	A1	Ground Floor Plan	1:200	P1	765_05_07_713	A3	Typical Unit Layout: Affordable 4 Bed 7 Person	1:50	P1
765_05_07_101	A1	First Floor Plan	1:200	P1	765_05_07_714	A3	Typical Unit Layout: Affordable 2 Bed 4 Person WHCH	1:50	P1
765_05_07_102	A1	Second Floor Plan	1:200	P1	765_05_07_715	A3	Typical Unit Layout: Affordable 2 bed Duplex 4 Person lr	1:50	P1
765_05_07_103	A1	Third Floor Plan	1:200	P1	765_05_07_716	A1	Typical Unit Layout: Affordable 2 bed Duplex 4 Person upr	1:50	P1
765_05_07_104	A1	Fourth Floor Plan	1:200	P1	765_05_07_800	A1	Detailed Bay Study 01 - Courtyard House	1:20	P1
765_05_07_105	A1	Fifth Floor Plan	1:200	P1	765_05_07_801	A1	Detailed Bay Study 02 - Block F2 South West Facade	1:20	P1
765_05_07_106	A1	Sixth Floor Plan	1:200	P1	765_05_07_900	A1	Bird and Bat Box Locations	varies	P1
765_05_07_107	A1	Roof Plan	1:200	P1	Block G4				
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765_05_07_120	A1	Lower Ground Floor Plan - Refuse Strategy	1:200	P1	765_05_07_151	A1	Ground Floor Plan	1:200	P1
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765_05_07_202	A1	South West + North East Courtyard Elevations	1:200	P1	765_05_07_155	A1	Roof Plan	1:200	P1
765_05_07_203	A1	North West + South East Courtyard Elevations	1:200	P1	765_01_07_160	A1	Elevations / Sections	1:200	P1
765_05_07_204	A1	North West + South East Courtyard Gable Elevations	1:200	P1	765_05_07_161	A1	Bay Study 01 + 02	1:50	P1
765_05_07_205	A1	Courtyard Houses + Gable Elevations	1:200	P1	765_05_07_162	A1	Bay Study 03 + 04	1:50	P1
765_05_07_400	A1	Bay Study 01 - Block F1 North East Facade	1:50	P1	765_05_07_750	A3	Unit Layout: Shared Ownership 1 Bed 2 Person	1:50	P1
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765_05_07_402	A1	Bay Study 03 - Block F3 South West Facade	1:50	P1	765_05_07_752	A3	Unit Layout: Shared Ownership 2 Bed 4 Person	1:50	P1
765_05_07_403	A1	Bay Study 04 - Block F3 North West Facade	1:50	P1	765_05_07_753	A3	Unit Layout: Shared Ownership 2 Bed 4 Person Duplex lr	1:50	P1
765_05_07_404	A1	Bay Study 05 - Block F3 South East Facade - Courtyard	1:50	P1	765_05_07_754	A3	Unit Layout: Shared Ownership 2 Bed 4 Person Duplex upr	1:50	P1
765_05_07_405	A1	Bay Study 06 - Block F3 North East Facade - Courtyard	1:50	P1	765_05_07_755	A3	Unit Layout: Shared Ownership 3 Bed 5 Person Duplex lr	1:50	P1
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					765_05_07_901	A1	Bird and Bat Box Locations	varies	P1

LIST OF DRAWINGS

no.	size	title	scale	revision	no.	size	title	scale	revision
Block H3+4									
026_01_001	A3	Site Plan Proposed	1:500	P2	026_01_500	A3	Ground Floor Plan Refuse Strategy	1:200	P2
026_01_002	A3	Site Plan Interim	1:500	P2					
026_01_100	A3	Ground Floor Plan	1:200	P2	026_01_600	A3	Bird and Bat Box Location	1:200	P2
026_01_101	A3	First Floor Plan	1:200	P2	026_01_601	A3	Bird and Bat Box Location	1:200	P2
026_01_102	A3	Second Floor Plan	1:200	P2					
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026_01_104	A3	Fourth Floor Plan	1:200	P2	026_01_701	A3	Bay Study SW Facade	1:50	P2
026_01_105	A3	Fifth Floor Plan	1:200	P2	026_01_702	A3	Bay Study NE Facade	1:50	P2
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026_01_301	A3	Section Short BB	1:200	P2					
026_01_400	A3	Typical Unit Layout 1B-2P 01	1:50	P2					
026_01_401	A3	Typical Unit Layout 1B-2P 02	1:50	P2					
026_01_402	A3	Typical Unit Layout 1B-2P 03	1:50	P2					
026_01_403	A3	Typical Unit Layout 1B-2P 04	1:50	P2					
026_01_404	A3	Typical Unit Layout 2B-3P 01W	1:50	P2					
026_01_405	A3	Typical Unit Layout 2B-3P 02	1:50	P2					
026_01_406	A3	Typical Unit Layout 2B-3P 03	1:50	P2					
026_01_407	A3	Typical Unit Layout 2B-3P 04W	1:50	P2					
026_01_408	A3	Typical Unit Layout 2B-3P 05	1:50	P2					
026_01_409	A3	Typical Unit Layout 2B-4P 01	1:50	P2					
026_01_450	A3	Wheelchair Unit Access 2B-3P 01	1:50	P2					
026_01_451	A3	Wheelchair Unit Access 2B-3P 04	1:50	P2					
026_01_452	A3	Wheelchair Unit Access 1B-2P 02	1:50	P2					
026_01_453	A3	Wheelchair Unit Access 2B-3P 05	1:50	P2					

rev.	date	status	record
PI	10.12.2014	Planning	

notes

ref internal area (NIA)	external wall/ foundation	internal structure	unitary spaces	demarcation/partitions, spans
net usable area	X excluded	included	X excluded	included
net external area	X excluded	X included	X excluded	X excluded
gross internal (GIA)	X excluded	included	included	included
gross external (GEA)	included	included	included	included

PHASE 3B

Unit numbers and tenures

Market	No. Units	NIA SQ M	NIA SQ FT
20 No.	1 Bed	1034.00	11086.97
8 No.	2 Beds	548.00	5898.62
- No.	2 Beds Duplex	0.00	0.00
9 No.	3 Beds	832.00	8955.57
12 No.	3 Beds Duplex	1328.00	14294.47
- No.	4 Beds	0.00	0.00
- No.	4 Beds Duplex	0.00	0.00
TOTAL	49	3712.00	39955.63

Market	No. Units	NIA SQ M	NIA SQ FT
20 No.	1 Bed	1035.00	11140.65
15 No.	2 Beds	1105.00	11894.12
11 No.	2 Beds Duplex	965.00	10387.17
5 No.	3 Beds	442.00	4757.65
5 No.	3 Beds Duplex	537.00	5780.22
- No.	4 Beds	0.00	0.00
- No.	4 Beds Duplex	0.00	0.00
TOTAL	56	4084.00	43959.81

PHASE 3C

Unit numbers and tenures

Market	No. Units	NIA SQ M	NIA SQ FT
24	1 Bed	1217.60	13106.14
52	2 bed	3547.00	38179.59
TOTAL	76	4764.60	51285.73

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. NIA of units does not include party walls between units.

Note: GIA areas are measured to inside face of external and centre line of party walls between different uses.

Areas below are scheme design only. Refer to OS.

Information on Block H3+4 is supplied by Makower Architects

BLOCK F1

Intermediate	No. Units	NIA SQ M	NIA SQ FT
1 No.	1 Bed	50.00	538.20
1 No.	2 Beds	64.00	688.89
1 No.	3 Beds	92.00	990.28
TOTAL	3	206.00	2217.37

BLOCK F2

Rented	No. Units	NIA SQ M	NIA SQ FT
7 No.	1 Bed	370.00	3982.65
32 No.	2 Beds	2338.00	25166.02
11 No.	2 Beds Duplex	1049.00	11291.34
10 No.	3 Beds	890.00	9579.88
- No.	3 Beds Duplex	0.00	0.00
1 No.	4 Beds	112.00	1205.56
- No.	4 Beds Duplex	0.00	0.00
TOTAL	61	4759.00	51225.45

BLOCK F4

Rented	No. Units	NIA SQ M	NIA SQ FT
9 No.	1 Bed	473.00	5091.33
20 No.	2 Beds	1548.00	16662.53
7 No.	2 Beds Duplex	660.00	7082.65
- No.	3 Beds	0.00	0.00
- No.	3 Beds Duplex	0.00	0.00
1 No.	4 Beds	132.00	1420.84
- No.	4 Beds Duplex	0.00	0.00
TOTAL	37	2813.00	30257.35

BLOCK G4

Intermediate	No. Units	NIA SQ M	NIA SQ FT
4 No.	1 Bed	201.00	2163.55
3 No.	2 Beds	208.00	2238.89
8 No.	2 Beds Duplex	713.00	7674.67
1 No.	3 Beds Duplex	109.00	1173.27
- No.	4 Beds	0.00	0.00
- No.	4 Beds Duplex	0.00	0.00
TOTAL	16	1231.00	13250.37

PHASE 3B + C

TOTAL MARKET	No. Units	NIA sq m	NIA sq ft
TOTAL AFFORDABLE	117	9009	94733

PHASE 3B+C

Wheelchair units

Block	amount	% of block
F1	4	7.69%
F2	2	3.28%
F3	6	10.71%
F4	9	24.32%
G4	0	0
H3+4	7	9%
TOTAL	28	10.64

PHASE 3B+C

Private amenity space

Block	Balcony	Terrace
F1	248.00 m ²	136.00 m ²
F2	339.00 m ²	132.00 m ²
F3	287.00 m ²	113.00 m ²
F4	190.00 m ²	97.00 m ²
G4	104.00 m ²	23.00 m ²
H3+4	520.00 m ²	
TOTAL	1688.00 m²	521.00 m²

PHASE 3B+C

Tenure Mix and areas

Unit Type	Market amount	% of total	Area NIA sqm	Intermediate amount	% of total	Area NIA sqm	Rented amount	% of total	Area NIA sqm	TOTAL amount	% of total	Area NIA sqm
1 bed	G4	35.30%	3257 m ²	5	26.32%	251 m ²	16	16.33%	843 m ²	85	28.52%	4351 m ²
2 bed		41.44%	5200 m ²	4	21.05%	272 m ²	52	53.06%	3886 m ²	131	43.96%	9358 m ²
2b duplex		6.08%	965 m ²	8	42.11%	713 m ²	18	18.37%	1709 m ²	37	12.42%	3387 m ²
3 bed		7.73%	1274 m ²	1	5.26%	92 m ²	0	0.00%	890 m ²	25	8.39%	2256 m ²
3b duplex		9.39%	1865 m ²	1	5.26%	109 m ²	2	2.04%	244 m ²	18	6.04%	1974 m ²
4 bed										2	0.67%	244 m ²
TOTAL	181	100.00%	12561 m²	19	100.00%	1437 m²	98	100.00%	7572 m²	298	100.00%	21570 m²

PHASE 3B+C

GIA

Block	GIA market	GIA residential	residential		GIA commercial	GIA other (SSSI)	Total GIA m sq
			GIA intermediate	GIA commercial			
F Basement							3679 m ²
F Lower Ground							4686 m ²
F1	3898 m ²		215 m ²		17 m ²		4868 m ²
F2	4318 m ²		5012 m ²				5968 m ²
F3			2974 m ²				3606 m ²
F4							2942 m ²
G4 basement			1319 m ²				610 m ²
G4	5312 m ²						6949 m ²
H3+4							
TOTAL	13528 m²	7986 m²	15577 m²	1118 m²	17 m²	39760 m²	

PHASE 3B+C

GEA

Block	*GEA residential	GEA commercial	GEA Other (SSSI)	GEA commercial	GEA Other (SSSI)	GEA residential/parking	TOTAL
F Basement						3609 m ²	3609 m ²
F Lower Ground						4511 m ²	4511 m ²
F1	5456 m ²		18 m ²			5474 m ²	6755 m ²
F2	5593 m ²					5593 m ²	5593 m ²
F3	4053 m ²					4053 m ²	4053 m ²
F4						721 m ²	721 m ²
G4 basement						580 m ²	2551 m ²
G4						665 m ²	7776 m ²
H3+4						0 m ²	0 m ²
TOTAL	30939 m²	1245 m²	18 m²	10840 m²	43042 m²		

*Includes Bram and fitness suite

PHASE 3B+C

GIA - demolition - refer to drawing 765_05_07_002

(note: these are not surveyed)

Building	GIA
Franklin House No 1-32 Tyrell Way Marriotts Close - (excluding houses 1-10) 181-197 The Broadway	4378 m ² 2765 m ² 6999 m ² 4081 m ²
TOTAL	18223 m²

rev.	date	issue record
P1	08.12.2014	Planning

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. NIA of units does not include party walls between units

Note: GIA areas are measured to inside face of external and centre line of party walls between different uses

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

Block F1

TOTAL Wheelchair Accessible	4	7.69%
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SPLIT BY TENURE

			NIA SQ M	NIA SQ FT	
Market	20	No. 1 Bed	1004.00 m ²	10807 ft ²	
	8	No. 2 Beds	548.00 m ²	5899 ft ²	
	-	No. 2 Beds Duplex	-	-	
	9	No. 3 Beds	832.00 m ²	8956 ft ²	
	12	No. 3 Beds Duplex	1328.00 m ²	14294 ft ²	
	-	No. 4 Beds	-	-	
	-	No. 4 Beds Duplex	-	-	
	49		3712.00 m ²	39956 ft ²	
	Intermediate	1	No. 1 Bed	50.00 m ²	538 ft ²
		1	No. 2 Beds	64.00 m ²	689 ft ²
-		No. 2 Beds Duplex	-	-	
1		No. 3 Beds	92.00 m ²	990 ft ²	
-		No. 3 Beds Duplex	-	-	
-		No. 4 Beds	-	-	
3		No. 4 Beds Duplex	206.00 m ²	2217 ft ²	
Rented	-	No. 1 Bed	-	-	
	-	No. 2 Beds	-	-	
	-	No. 2 Beds Duplex	-	-	
	-	No. 3 Beds	-	-	
	-	No. 3 Beds Duplex	-	-	
	-	No. 4 Beds	-	-	
	-	No. 4 Beds Duplex	-	-	
	-		-	-	
All	21	No. 1 Bed	1054.00 m ²	10807 ft ²	
	9	No. 2 Beds	612.00 m ²	6588 ft ²	
	-	No. 2 Beds Duplex	-	-	
	10	No. 3 Beds	924.00 m ²	9946 ft ²	
	12	No. 3 Beds Duplex	1328.00 m ²	14294 ft ²	
	52	No. 4 Beds	3918.00 m ²	41635 ft ²	

NIA Bram	NIA SSSI office
92 m ²	16 m ²

GIA

Level	communal GIA m2	market resi GIA m2	intermed. resi GIA m2	SSSI GIA m2	total GIA m2
0	179 m ²	705 m ²		17 m ²	901 m ²
1	59 m ²	842 m ²			901 m ²
2	125 m ²	572 m ²	215 m ²		912 m ²
3	125 m ²	593 m ²			718 m ²
4	125 m ²	593 m ²			718 m ²
5	125 m ²	593 m ²			718 m ²
TOTAL	738 m ²	3898 m ²	215 m ²	17 m ²	4868 m ²

TOTAL No. Units	Total GIA of block*	GIA communal spaces
52	4868 m ²	738 m ²
	*not inc. Basement	

GIA

Level	Residential	SSSI	total GIA m2
-2	63.6		63.6
-1	63.6		63.6
0	973 m ²	18 m ²	991
1	995 m ²		994.6
2	1007 m ²		1007
3	785 m ²		784.7
4	785 m ²		784.7
5	785 m ²		784.7
TOTAL	5456 m ²	18 m ²	5474 m ²

Private Balconies	248.00 m ²
Private Terraces	156.00 m ²

Total Private Amenity Space	404.00 m ²
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rev.	date	issue record
P1	08.12.2014	Planning

West Hendon - Phase 3B+C
765_05

ACCOMMODATION SCHEDULE &
NET INTERNAL AREA
BLOCKS F, G4, H3+4

765_05-2-QA-01

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. NIA of units does not include party walls between units

Note: GIA areas are measured to inside face of external and centre line of party walls between different uses

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

Block F2

TOTAL Wheelchair Accessible	2	3.28%
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SPLIT BY TENURE

			NIA SQ M	NIA SQ FT
Market	No. 1 Bed		-	-
	No. 2 Beds		-	-
	No. 2 Beds Duplex		-	-
	No. 3 Beds		-	-
	No. 3 Beds Duplex		-	-
	No. 4 Beds Duplex		-	-
Shared	No. 1 Bed		-	-
	No. 2 Beds		-	-
	No. 2 Beds Duplex		-	-
	No. 3 Beds		-	-
	No. 3 Beds Duplex		-	-
	No. 4 Beds Duplex		-	-
Rented	7 No. 1 Bed		370.00 m ²	3983 ft ²
	32 No. 2 Beds		2338.00 m ²	25166 ft ²
	11 No. 2 Beds Duplex		1049.00 m ²	11291 ft ²
	10 No. 3 Beds		890.00 m ²	9580 ft ²
	- No. 3 Beds Duplex		-	-
	1 No. 4 Beds		112.00 m ²	1206 ft ²
	- No. 4 Beds Duplex		-	-
61		4759.00 m²	51225 ft²	
All	7 No. 1 Bed		370.00 m ²	3983 ft ²
	32 No. 2 Beds		2338.00 m ²	25166 ft ²
	11 No. 2 Beds Duplex		1049.00 m ²	11291 ft ²
	10 No. 3 Beds		890.00 m ²	9580 ft ²
	- No. 3 Beds Duplex		-	-
	1 No. 4 Beds		112.00 m ²	1206 ft ²
	- No. 4 Beds Duplex		-	-
61		4759.00 m²	51225 ft²	

GIA

Level	communal GIA m2	resi GIA m2	total GIA m2
-1	196 m ²	280 m ²	476 m ²
0	64 m ²	828 m ²	892 m ²
1	116 m ²	814 m ²	930 m ²
2	116 m ²	618 m ²	734 m ²
3	116 m ²	618 m ²	734 m ²
4	116 m ²	618 m ²	734 m ²
5	116 m ²	618 m ²	734 m ²
6	116 m ²	618 m ²	734 m ²
Total	956 m²	5012 m²	5968 m²

TOTAL No. Units	Total GIA of block*
61	5968 m²

*not inc. Basement

GEA

Level	Residential	SSSI (other)	total GEAm2
-2	55 m ²		55 m ²
-1	680 m ²		680 m ²
0	1000 m ²		1000 m ²
1	1020 m ²		1020 m ²
2	800 m ²		800 m ²
3	800 m ²		800 m ²
4	800 m ²		800 m ²
5	800 m ²		800 m ²
6	800 m ²		800 m ²
Total	6755 m²	0 m²	6755 m²

Private Balconies	339.00 m ²
Private Terraces	132.00 m ²

Total Private Amenity Space	471.00 m²
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rev.	date	issue record
P1	18.12.2014	Planning

West Hendon - Phase 3B+C
765_05

ACCOMMODATION SCHEDULE &
NET INTERNAL AREA
BLOCKS F, G4, H3+4

765_05-2-QA-01

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 1.76391

Note: NIA, GEA&GIA include double height spaces and stair cases with clear height above, measured at each level. NIA of units does not include party walls between units

Note: GIA areas are measured to inside face of external and centre line of party walls between different uses

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

Block F3

TOTAL Wheelchair Accessible	6	10.71%
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SPLIT BY TENURE

			SQ M	SQ FT	
Market	20	No. 1 Bed	1035.00 m ²	11141 ft ²	
	15	No. 2 Beds	1105.00 m ²	11894 ft ²	
	11	No. 2 Beds Duplex	965.00 m ²	10387 ft ²	
	5	No. 3 Beds	442.00 m ²	4758 ft ²	
	5	No. 3 Beds Duplex	537.00 m ²	5780 ft ²	
	-	No. 4 Beds	-	-	
	-	No. 4 Beds Duplex	-	-	
	56		4084.00 m ²	43960 ft ²	
	Shared	-	No. 1 Bed	-	-
		-	No. 2 Beds	-	-
-		No. 2 Beds Duplex	-	-	
-		No. 3 Beds	-	-	
-		No. 3 Beds Duplex	-	-	
-		No. 4 Beds	-	-	
-		No. 4 Beds Duplex	-	-	
Rented	-	No. 1 Bed	-	-	
	-	No. 2 Beds	-	-	
	-	No. 2 Beds Duplex	-	-	
	-	No. 3 Beds	-	-	
	-	No. 3 Beds Duplex	-	-	
	-	No. 4 Beds	-	-	
	-	No. 4 Beds Duplex	-	-	
All	20	No. 1 Bed	1035.00 m ²	11141 ft ²	
	15	No. 2 Beds	1105.00 m ²	11894 ft ²	
	11	No. 2 Beds Duplex	965.00 m ²	10387 ft ²	
	5	No. 3 Beds	442.00 m ²	4758 ft ²	
	5	No. 3 Beds Duplex	537.00 m ²	5780 ft ²	
	-	No. 4 Beds	-	-	
	56	No. 4 Beds Duplex	4084.00 m ²	43960 ft ²	

GIA

Level	communal GIA m2	resi GIA m2	GIA m2
-1	165 m ²	230 m ²	395 m ²
0	64 m ²	738 m ²	802 m ²
1	103 m ²	719 m ²	822 m ²
2	103 m ²	719 m ²	822 m ²
3	103 m ²	719 m ²	822 m ²
4	103 m ²	711 m ²	814 m ²
5	103 m ²	482 m ²	585 m ²
Total	744 m²	4318 m²	5062 m²

TOTAL No. Units	Total GIA of block*	GIA communal spaces
56	5062 m ²	744 m ²

*not inc. Basement

GEA

Level	Residential	Other	Total
-2	54.60 m ²		55 m ²
-1	425.30 m ²		425 m ²
0	885.80 m ²		886 m ²
1	895.10 m ²		895 m ²
2	895.10 m ²		895 m ²
3	895.10 m ²		895 m ²
4	899.50 m ²		900 m ²
5	642.70 m ²		643 m ²
Total	5593.20 m²	0 m²	5539 m²

Private Balconies	287.00 m ²
Private Terraces	113.00 m ²

Total Private Amenity Space	400.00 m²
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rev.	date	issue record
P1	08.12.2014	Planning

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 1.76391

Note: NIA,GEA&GIA include double height spaces and stair cases with clear height above, measured at each level. Nia of units does not include party walls between units

Note: GIA areas are measured to inside face of external and centre line of party walls between different uses
Areas below are scheme design only. Refer to QS measured areas for costs and valuations

Plot No.	Flat no.	Level	Core	Type	Aspect	Duplex	Wheelchair	Bedrooms		Ensuite	Hab Rooms	NIA		Tenure	Individual Room Areas								Private Amenity Space					
								Beds	Bedspaces			SQ M	SQ FT		Living	Kitchen	Dining	Bed 01	Bed 02	Bed 03	Bed 04	Kitchen	Dining	SQ M (balcony)	SQ M (terrace)			
F4																												
	33	L00	F4	F4_2B_1_D_A	Dual	Duplex	-	2	4	-	4	96.00 m²	1033 ft²	Rented	-	-	19.53	13.16	12.6	-	-	-	-	-	-	13.02	-	11.0
	34	L00	F4	F4_2B_1_D_B	Dual	Duplex	-	2	4	-	4	94.00 m²	1012 ft²	Rented	-	-	19	12.79	12.24	-	-	-	-	-	-	12.73	-	11.0
	35	L00	F4	F4_2B_1_D_A	Dual	Duplex	-	2	4	-	4	94.00 m²	1012 ft²	Rented	-	-	19	12.79	12.24	-	-	-	-	-	-	12.73	-	11.0
	36	L00	F4	F4_2B_1_D_B	Dual	Duplex	-	2	4	-	4	94.00 m²	1012 ft²	Rented	-	-	19	12.79	12.24	-	-	-	-	-	-	12.73	-	11.0
	37	L00	F4	F4_2B_1_D_A	Dual	Duplex	-	2	4	-	4	94.00 m²	1012 ft²	Rented	-	-	19	12.79	12.24	-	-	-	-	-	-	12.73	-	11.0
	38	L00	F4	F4_2B_1_D_B	Dual	Duplex	-	2	4	-	4	94.00 m²	1012 ft²	Rented	-	-	19	12.79	12.24	-	-	-	-	-	-	12.73	-	11.0
	39	L00	F4	F4_2B_1_D_A	Dual	Duplex	-	2	4	-	4	94.00 m²	1012 ft²	Rented	-	-	19	12.79	12.24	-	-	-	-	-	-	12.73	-	11.0
	40	L00	F4	F4_1B_1_W	Dual	-	wheelchair	1	2	-	2	57.00 m²	614 ft²	Rented	-	-	13.17	12.51	-	-	-	-	-	-	-	10.91	-	20.0
	63	L01	F4	F4_4B_1	Dual	-	-	4	7	-	6	132.00 m²	1421 ft²	Rented	-	-	20.92	13.17	10.55	12.27	13.7	-	-	-	21.74	10.0	-	
	90	L02	F4	F4_1B_2_A	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	91	L02	F4	F4_1B_2_B	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	92	L02	F4	F4_2B_5_W	Dual	-	wheelchair	2	4	-	4	81.00 m²	872 ft²	Rented	29.56	-	-	14.36	13.38	-	-	-	-	-	-	-	-	7.0
	93	L02	F4	F4_2B_4_B	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	94	L02	F4	F4_2B_4_A	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	95	L02	F4	F4_2B_3	Single	-	-	2	4	-	3	80.00 m²	861 ft²	Rented	-	-	-	14.65	12.21	12.21	-	-	-	-	-	12.88	7.0	
	96	L02	F4	F4_2B_2_W	Dual	-	wheelchair	2	4	-	4	78.00 m²	840 ft²	Rented	27.31	-	-	16.13	12.02	-	-	-	-	-	-	-	-	7.0
	126	L03	F4	F4_1B_2_A	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	127	L03	F4	F4_1B_2_B	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	128	L03	F4	F4_2B_5_W	Dual	-	wheelchair	2	4	-	4	81.00 m²	872 ft²	Rented	29.56	-	-	14.36	13.38	-	-	-	-	-	-	-	-	7.0
	129	L03	F4	F4_2B_4_B	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	130	L03	F4	F4_2B_4_A	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	131	L03	F4	F4_2B_3	Single	-	-	2	4	-	3	80.00 m²	861 ft²	Rented	-	-	-	14.65	12.21	12.21	-	-	-	-	-	12.88	7.0	
	132	L03	F4	F4_2B_2_W	Dual	-	wheelchair	2	4	-	4	78.00 m²	840 ft²	Rented	27.31	-	-	16.13	12.02	-	-	-	-	-	-	-	-	7.0
	157	L04	F4	F4_1B_2_A	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	158	L04	F4	F4_1B_2_B	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	159	L04	F4	F4_2B_5_W	Dual	-	wheelchair	2	4	-	4	81.00 m²	872 ft²	Rented	29.56	-	-	14.36	13.38	-	-	-	-	-	-	-	-	7.0
	160	L04	F4	F4_2B_4_B	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	161	L04	F4	F4_2B_4_A	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	162	L04	F4	F4_2B_3	Single	-	-	2	4	-	3	80.00 m²	861 ft²	Rented	-	-	-	14.65	12.21	12.21	-	-	-	-	-	12.88	7.0	
	163	L04	F4	F4_2B_2_W	Dual	-	wheelchair	2	4	-	4	78.00 m²	840 ft²	Rented	27.31	-	-	16.13	12.02	-	-	-	-	-	-	-	-	7.0
	192	L05	F4	F4_1B_2_A	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	193	L05	F4	F4_1B_2_B	Single	-	-	1	2	-	3	52.00 m²	560 ft²	Rented	24.04	-	-	13.29	-	-	-	-	-	-	-	-	-	5.0
	194	L05	F4	F4_2B_5_W	Dual	-	wheelchair	2	4	-	4	81.00 m²	872 ft²	Rented	29.56	-	-	14.36	13.38	-	-	-	-	-	-	-	-	7.0
	195	L05	F4	F4_2B_4_B	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	196	L05	F4	F4_2B_4_A	Single	-	-	2	4	-	3	74.00 m²	797 ft²	Rented	-	-	19.01	-	12.95	12	-	-	-	-	9.65	-	7.0	
	197	L05	F4	F4_2B_3	Single	-	-	2	4	-	3	80.00 m²	861 ft²	Rented	-	-	-	14.65	12.21	12.21	-	-	-	-	-	12.88	7.0	
	198	L05	F4	F4_2B_2_W	Dual	-	wheelchair	2	4	-	4	78.00 m²	840 ft²	Rented	27.31	-	-	16.13	12.02	-	-	-	-	-	-	-	-	7.0

37

Block F4

Beds	Bedspaces	Hab Rooms	SQ M	SQ FT
67	133	128	2813.00 m²	30279 ft²

rev.	date	issue record
P1	08.12.2014	Planning

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 1.76391

Note: NIA,GEA&GIA include double height spaces and stair cases with clear height above, measured at each level. NIA of units does not include party walls between units

Note: GIA areas are measured to inside face of external and centre line of party walls between different uses

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

Block F4

TOTAL Wheelchair Accessible	9	24.32%
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SPLIT BY TENURE

			NIA SQ M	NIA SQ FT
Market	-	No. 1 Bed	-	-
	-	No. 2 Beds	-	-
	-	No. 2 Beds Duplex	-	-
	-	No. 3 Beds	-	-
	-	No. 3 Beds Duplex	-	-
	-	No. 4 Beds	-	-
	-	No. 4 Beds Duplex	-	-
Shared	-	No. 1 Bed	-	-
	-	No. 2 Beds	-	-
	-	No. 2 Beds Duplex	-	-
	-	No. 3 Beds	-	-
	-	No. 3 Beds Duplex	-	-
	-	No. 4 Beds	-	-
	-	No. 4 Beds Duplex	-	-
Rented	9	No. 1 Bed	473.00 m ²	5091 ft ²
	20	No. 2 Beds	1548.00 m ²	16663 ft ²
	7	No. 2 Beds Duplex	660.00 m ²	7104 ft ²
	-	No. 3 Beds	-	-
	-	No. 3 Beds Duplex	-	-
	1	No. 4 Beds	132.00 m ²	1421 ft ²
	-	No. 4 Beds Duplex	-	-
	37		2813.00 m ²	30279 ft ²
All	9	No. 1 Bed	473.00 m ²	5091 ft ²
	20	No. 2 Beds	1548.00 m ²	16663 ft ²
	7	No. 2 Beds Duplex	660.00 m ²	7104 ft ²
	-	No. 3 Beds	-	-
	-	No. 3 Beds Duplex	-	-
	1	No. 4 Beds	132.00 m ²	1421 ft ²
	-	No. 4 Beds Duplex	-	-
	37		2813.00 m ²	104960 ft ²

GIA

Level	communal GIA m2	resi GIA m2	Total m2
0	144 m ²	418 m ²	562 m ²
1	52 m ²	496 m ²	548 m ²
2	109 m ²	515 m ²	624 m ²
3	109 m ²	515 m ²	624 m ²
4	109 m ²	515 m ²	624 m ²
5	109 m ²	515 m ²	624 m ²
Total	632 m ²	2974 m ²	3606 m ²

Private Balconies	190.00 m ²
Private Terraces	97.00 m ²

Total Private Amenity Space	287.00 m ²
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TOTAL No. Units	Total GIA of block*	GIA communal spaces
37	3606 m ²	584 m ²

*not inc. Basement

GEA

Level	Residential m2	Other m2	Total m2
-2	47.6		47.6
-1	47.6		47.6
0	626 m ²		626
1	616 m ²		616
2	678 m ²		678
3	678 m ²		678
4	678 m ²		678
5	682 m ²		682
Total	4053 m ²	0 m ²	4053 m ²

