

Mulberry House Comparisons from approved planning

30th 2019

Approved Scheme						
Floor	Description	nett per flat m2	GIA total floor excl balconies m2	GEA inc enclosed balconies m2	% net to gross	Notes
Ground	Carparking reception foyer Bins / bikes storage	x5	73.00	219.00	na	
First	1x 2b 3p 1x 2b 3p	79.40 74.20	151.10	218.00	69.31	
Second	1x 1b 1p 1x 1b 2p 1x 1b 2p	43.10 54.70 52.90	151.10	218.00	69.31	
Third	1x 2b 3p	68.00	68.00	111.20	61.15	
Fourth	1x 2b 3p	68.00	68.00	111.20	61.15	
Accom Sub Total		440.30	438.20	658.40	65.23	
TOTAL	1x 1b 1p 3x 1b 2p 3x 2b 3p 7 units		511.20	877.40	58.26	

Proposed Scheme -Nov 19						
Floor	Description	nett per flat m2	GIA total floor excl balconies m2	GEA inc enclosed balconies m2	% net to gross	Notes
Lower Ground	Carparkunder garden Carparking under reception foyer Bins / bikes storage	x7 x3		215.00 110.00 120.00	aon na	
Ground	grnd foyer / access Flat 1 1x 1b 2p Flat 2 1x 2b 4P	52.20 92.20	144.00	192.60	74.77	
First	Flat 3 1x 1b 2p Flat 4 1x 1b 2p Flat 5 1x 3b 6p	52.60 54.10 95.50	205.40	276.10	74.39	
Second	Flat 6 1x 1b 2p Flat 7 1x 1b 2p Flat 8 1x 3b 6p	52.60 54.10 95.50	205.40	276.10	74.39	
Third	Flat 9 1x 2b 4P Flat 10 1x 2b 4P	78.20 76.50	156.20	208.60	74.88	
Fourth	Flat 11 1x3b 6p	109.50	109.50	154.90	70.69	
Accom Sub Total		813.00	820.50	1,108.30	73.82	
	5x 1b 2p 3x 2b 4p 3x 3b 6p 11 units					
TOTAL	excl extra Car park inc extra carpark		820.50	1,228.30 1,553.30		