

EAA-Emre Arolat Architecture
New York - London - Istanbul

ACCOMODATION SCHEDULE

Project Name	: Royal Heights	Unit Type Key	Access Cores
Project Number	: 220		
Ref	: 220-BC-P-44-01_Area Schedule	Affordable Rent 2B3P	A Queens Road - Mixed Tenure Core (Market Sale / Intermediate)
Building/Zone	: Phase 2/3 - Zone B/C	Social Rent 1B2P	B Courtyard Entrance - Affordable Rent Core
Workstage	: For Planning	2B3P	C Clarendon House - Market Sale Core
Date	: 07.09.18	3B4P	
Revision	:01	Shared Ownership 1B2P	
Description	:Unit mix change	2B3P	
		Market Sale 1B2P	
		2B3P	
		3B5P	

Notes
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RICS Code for measuring Practice 6th Ed. Inset balconies have
been excluded from the GEA. Minimum NIA areas targets are as
per "Nationally Described Space Standards

	Tenure	Unit ID	Unit Count	Core	Level		Unit Type	No. Hab Rooms	Wheelchair Adaptable	Entry Type	Num. of Aspects	North Facing		NIA	(Min. NIA*)		Private Amenity (Min. NIA*)	Type of Private Amenity	Communal Amenity	Type of Communal Amenity	
SOCIAL RENT																					
	Social Rent	G01	1	B	0		TYPE 1	3B4P	4		CORE	2		82.6 m2	(74.0 m2)		19.1 m2	(7.0 m2)	GARDEN/TERRACE	YES	COURTYARD
	Social Rent	G02	2	B	0		TYPE 2	2B3P	3	YES	CORE	1		55.9 m2	(61.0 m2)		11.0 m2	(6.0 m2)	GARDEN/TERRACE	YES	COURTYARD
	Social Rent	G03	3	B	0		TYPE 3	1B2P	2	YES	CORE	2		58.5 m2	(50.0 m2)		17.1 m2	(5.0 m2)	GARDEN/TERRACE	YES	COURTYARD
	Social Rent	G04	4		0-1		TYPE 4	1B2P	2		COURTYARD	1		56.4 m2	(58.0 m2)		6.1 m2	(5.0 m2)	FRONT TERRACE	YES	COURTYARD
	Social Rent	G05	5		0-1		TYPE 5	1B2P	2		COURTYARD	1		53.2 m2	(58.0 m2)		6.9 m2	(5.0 m2)	FRONT TERRACE	YES	COURTYARD
	Social Rent	G06	6		0-1		TYPE 5	1B2P	2		COURTYARD	1		53.2 m2	(58.0 m2)		6.9 m2	(5.0 m2)	FRONT TERRACE	YES	COURTYARD
	Social Rent	G07	7		0-1		TYPE 5	1B2P	2		COURTYARD	1		53.2 m2	(58.0 m2)		6.9 m2	(5.0 m2)	FRONT TERRACE	YES	COURTYARD
Total Social Rent			7			17			2			413.0 m2			73.9 m2						
Social Rent Unit Distribution		1B2P	5																		
		2B3P	1																		
		3B4P	1																		
AFFORDABLE RENT																					
	Affordable rent	101	8	A	1		TYPE 6	2B3P	3		CORE	1		70.1 m2	(61.0 m2)		6.0 m2	(6.0 m2)	INSET BALCONY	YES	COURTYARD
	Affordable rent	102	9	A	1		TYPE 7	2B3P	3		CORE	1		65.8 m2	(61.0 m2)		2.6 m2	(6.0 m2)	INSET BALCONY	YES	COURTYARD
Total Affordable Rent			2			6			0			135.9 m2			8.6 m2						
Affordable Rent Unit Distribution		2B3P	2																		
SHARED OWNERSHIP																					
	Shared ownership	103	10	A	1		TYPE 8	1B2P	2	YES	CORE	1		48.2 m2	(50.0 m2)		2.5 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
	Shared ownership	104	11	A	1		TYPE 9	1B2P	2	YES	CORE	2		50.2 m2	(50.0 m2)		3.0 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
	Shared ownership	105	12	A	1		TYPE 10	2B3P	3		CORE	3		72.6 m2	(61.0 m2)		6.9 m2	(6.0 m2)	WINTERGARDEN	YES	COURTYARD
	Shared ownership	201	13	A	2		TYPE 6	2B3P	3		CORE	1		70.1 m2	(61.0 m2)		6.0 m2	(6.0 m2)	INSET BALCONY	YES	COURTYARD
Total Shared Ownership			4			10			2			241.1 m2			18.5 m2						
Shared Ownership Unit Distribution		1B2P	2																		
		2B3P	2																		
MARKET SALE																					
	Market Sale	202	14	A	2		TYPE 7	2B3P	3		CORE	1		65.8 m2	(61.0 m2)		2.6 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
	Market Sale	203	15	A	2		TYPE 8	1B2P	2		CORE	1		48.2 m2	(50.0 m2)		2.5 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD

New York - London - Istanbul

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Affordable Rent	2B3P
Social Rent	1B2P
	2B3P
	3B4P
Shared Ownership	1B2P
	2B3P
Market Sale	1B2P
	2B3P
	3B5P

A	Queens Road - Mixed Tenure Core (Market Sale / Intermediate)
B	Courtyard Entrance - Affordable Rent Core
C	Clarendon House - Market Sale Core

		Tenure	Unit ID	Unit Count	Core	Level	Unit Type		No. Hab Rooms	Wheelchair Adaptable	Entry Type	Num. of Aspects	North Facing	NIA	(Min. NIA*)	Private Amenity (Min. NIA*)		Type of Private Amenity	Communal Amenity	Type of Communal Amenity
		Market Sale	204	16	A	2	TYPE 9	1B2P	2		CORE	2		50.2 m2	(50.0 m2)	3.0 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	205	17	A	2	TYPE 10	2B3P	3		CORE	3		72.6 m2	(61.0 m2)	6.9 m2	(6.0 m2)	WINTERGARDEN	YES	COURTYARD
		Market Sale	301	18	A	3	TYPE 6	2B3P	3		CORE	1		70.1 m2	(61.0 m2)	6.0 m2	(6.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	302	19	A	3	TYPE 7	2B3P	3		CORE	1		65.8 m2	(61.0 m2)	2.6 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	303	20	A	3	TYPE 8	1B2P	2		CORE	1		48.2 m2	(50.0 m2)	2.5 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	304	21	A	3	TYPE 9	1B2P	2		CORE	2		50.2 m2	(50.0 m2)	3.0 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	305	22	A	3	TYPE 10	2B3P	3		CORE	3		72.6 m2	(61.0 m2)	6.9 m2	(6.0 m2)	WINTERGARDEN	YES	COURTYARD
		Market Sale	401	23	A	4	TYPE 6	2B3P	3		CORE	1		70.1 m2	(61.0 m2)	6.0 m2	(6.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	402	24	A	4	TYPE 7	2B3P	3		CORE	1		65.8 m2	(61.0 m2)	3.0 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	403	25	A	4	TYPE 8	1B2P	2		CORE	1		48.2 m2	(50.0 m2)	2.5 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	404	26	A	4	TYPE 9	1B2P	2		CORE	2		50.2 m2	(50.0 m2)	3.0 m2	(5.0 m2)	INSET BALCONY	YES	COURTYARD
		Market Sale	405	27	A	4	TYPE 10	2B3P	3		CORE	3		72.6 m2	(61.0 m2)	6.9 m2	(6.0 m2)	WINTERGARDEN	YES	COURTYARD
		Market Sale	501	28	A	5	TYPE 11	2B3P	3		CORE	2	YES	56.9 m2	(61.0 m2)	16.9 m2	(6.0 m2)	ROOF TERRACE	YES	COURTYARD
		Market Sale	502	29	A	5	TYPE 12	2B3P	3		CORE	2		64.2 m2	(61.0 m2)	41.9 m2	(8.0 m2)	ROOF TERRACE	YES	COURTYARD
		Market Sale	503	30	A	5	TYPE 13	3B5P	4		CORE	4	YES	93.5 m2	(95.0 m2)	13.1 m2	(9.0 m2)	W.GARDEN/TERRACE	YES	COURTYARD
		Market Sale	504	31	C	5	TYPE 14	2B3P	3		CORE	1	YES	61.7 m2	(61.0 m2)	22.5 m2	(8.0 m2)	ROOF TERRACE	YES	COURTYARD
		Market Sale	505	32	C	5	TYPE 15	2B3P	3		CORE	1		65.0 m2	(61.0 m2)	18.5 m2	(7.0 m2)	ROOF TERRACE	YES	COURTYARD
		Market Sale	506	33	C	5	TYPE 16	2B3P	3		CORE	1		61.5 m2	(61.0 m2)	23.5 m2	(7.0 m2)	ROOF TERRACE	YES	COURTYARD
		Market Sale	507	34	C	5	TYPE 17	1B2P	2		CORE	1	YES	51.1 m2	(50.0 m2)	13.2 m2	(5.0 m2)	ROOF TERRACE	YES	COURTYARD
		Market Sale	601	35	A	6	TYPE 18	2B3P	3		CORE	2	YES	59.2 m2	(61.0 m2)	4.7 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	602	36	A	6	TYPE 19	1B2P	2		CORE	2	YES	53.1 m2	(50.0 m2)	3.5 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	603	37	A	6	TYPE 20	2B3P	3		CORE	3		59.4 m2	(61.0 m2)	5.4 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	701	38	A	7	TYPE 18	2B3P	3		CORE	2	YES	59.2 m2	(61.0 m2)	4.7 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	702	39	A	7	TYPE 19	1B2P	2		CORE	2	YES	53.1 m2	(50.0 m2)	3.5 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	703	40	A	7	TYPE 20	2B3P	3		CORE	3		59.4 m2	(61.0 m2)	5.4 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	801	41	A	8	TYPE 18	2B3P	3		CORE	2	YES	59.2 m2	(61.0 m2)	4.7 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	802	42	A	8	TYPE 19	1B2P	2		CORE	2	YES	53.1 m2	(50.0 m2)	3.5 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Market Sale	803	43	A	8	TYPE 20	2B3P	3		CORE	3		59.4 m2	(61.0 m2)	5.4 m2	(6.0 m2)	BALCONY	YES	COURTYARD
		Total Market Sale	30					81		0				1819.5 m2		247.9 m2				
		Market Sale Unit Distribution	1B2P	10																
			2B3P	19																
			3B5P	1																

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Access Cores	
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SUMMARY					
Total Unit Distribution	1B2P		17	40%	
	2B3P		24	56%	
	3B4P		2	5%	
			43		
Proportion Affordable	(by units)		30.2%		
Proportion Affordable	(by hab rooms)		28.9%		
Proportion Affordable	(by floor area)		30.3%		
Proportion of Wheelchair Adapt.	(by units)		10.8%		

	1 BED	2 BED	3 BED	TOTAL	
Social Rent	5	1	1	7	21%
Affordable Rent		2		2	
Shared Ownership	2	2		4	9%
Market Sale	10	19	1	30	70%
				43	