



Job Number :	35054	Date of Original :	28/11/2023	Date of Revision :	03/07/2025
File Ref :	PF-AS-004	Author of Original :	AAM	Author of Revision :	AAM

Level	Building GIA		Residential GIA		Residential NIA		Residential	Shared Amenity*		Unit Type								
	sqm	sqft	sqm	sqft	sqm	sqft	Efficiency	sqm	sqft	1B1P	1B2P	1B2P WA	2B3P	2B4P WA	2B4P	3B5P	3B5PWA	Total
0	2,066	22,238	352	3,789	315	3,391	89%	444	4,779				2		1		1	4
1	2,158	23,225	2,158	23,225	1,741	18,740	81%	-	-	3	9		5	1	7	1	1	27
2	2,158	23,225	2,158	23,225	1,741	18,740	81%	-	-	3	9		5	1	7	1	1	27
3	2,158	23,225	2,158	23,225	1,741	18,740	81%	-	-	3	9		5	1	7	1	1	27
4	2,158	23,225	2,158	23,225	1,741	18,740	81%	-	-	3	9		5	1	7	1	1	27
5	2,129	22,920	2,129	22,920	1,708	18,383	80%	-	-	3	12		5		7	1		28
6	1,257	13,530	1,257	13,530	982	10,575	78%	-	-	3	7		4		3			17
7	1,036	11,152	1,036	11,152	775	8,341	75%	-	-	1	5		4		3			13
Total	15,119	162,742	13,405	144,292	10,744	115,649		444	4,779	19	60	-	35	4	42	5	5	170
									%	11%	35%	0%	21%	2%	25%	3%	3%	
									Total % (Rounded)	11%	35%			48%		6%		
									Habitable Rooms	19	120	-	105	12	126	20	20	422

*Shared amenity includes; Lobby, Gym, Lounge, Dining & Home-work

Shared Amenity per Unit	2.6 sqm / unit	Car Parking		Bin Store (Residential)	246sqm
Accessible Units M4(3)	9 5%	Car Club	1	1110L bin (Refuse)	19
Site Area	0.44 Ha	Total Provided	1	1110L bin (Recycling)	38
Density	959 HR / Ha	Cycle Storage	86 sqm	240L bin (Food)	17
	386 Units / Ha	1-2 Bed	80	Total Provided	74
		3+ Bed	10	Plant Rooms	403 sqm
		Visitor/Commercial/Community	6	Flexible Community	68.5sqm
		Total Provided	96	External Amenity	927sqm

Notes:

The above areas are approximate. They relate to the likely areas of the building at the current state of the design and using the stated e.g. (NIA) from the Code of Measuring Practice 6th Edition, RICS/ISVA. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development & building tolerances. Floors areas are subject to Planning and other Statutory Approvals.

The drawings used to calculate the above are to be listed below.

Measurements are based on general arrangement feasibility drawings and are subject to change during design development

Schedule based on the following CJCT drawings:

08278-CJA-ZZ-00-DR-A-0200 - C.02
08278-CJA-ZZ-00-DR-A-0201 - C.02
08278-CJA-ZZ-00-DR-A-0202 - C.02
08278-CJA-ZZ-00-DR-A-0203 - C.02
08278-CJA-ZZ-00-DR-A-0204 - C.02
08278-CJA-ZZ-00-DR-A-0205 - C.02
08278-CJA-ZZ-00-DR-A-0206 - C.02
08278-CJA-ZZ-00-DR-A-0207 - C.02

