

Net Area			Gross Area		Unit Mix				Of Which															
Tenure / Use	Building	Core	NIA (sq. m)	NIA (sq. ft)	GIA (sq. m)	GIA (sq. ft)	GEA (sq. m)	GEA (sq. ft)	NIA to GIA	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Two storey	Three storey	M4(3) Units	Hab Rooms	% of overall units	Total	% of overall units	Amenity (sq. m)	Amenity (sq. ft)
Affordable	Building A		7,763.8	83,569	9,921.9	106,798	10,636.6	114,491	78.2%	0	66	55	11	0	0	0	0	0	330	23.6%	132	26.1%	0.0	0
Summary			7,763.8	83,569	9,921.9	106,798	10,636.6	114,491	78.2%	0	66	55	11	0	0	0	0	0	330	23.6%	132	26.1%	0.0	0
										0.0%	50.0%	41.7%	8.3%	0.0%	0.0%									
Intermediate	Building B	B1	6,110.5	65,773	7,792.0	83,873	8,343.3	89,807	78.4%	0	18	80	0	0	0	0	0	0	276	19.8%	98	19.4%	0.0	0
Intermediate	Building B	B2	4,873.4	52,457	6,206.3	66,804	6,613.1	71,182	78.5%	0	5	36	32	0	0	0	0	0	214	15.3%	73	14.5%	0.0	0
Summary			10,983.9	118,230	13,998.4	150,677	14,956.4	160,989	78.5%	0	23	116	32	0	0	0	0	0	490	35.1%	171	33.9%	0.0	0
										0.0%	13.5%	67.8%	18.7%	0.0%	0.0%									
Private Sale	Building B	B1	7,174.1	77,221	9,760.5	105,061	10,482.0	112,828	73.5%	0	29	43	16	19	0	0	0	0	311	22.3%	107	21.2%	0.0	0
Private Sale	Building B	B2	6,140.2	66,093	7,942.9	85,497	8,465.8	91,126	77.3%	0	19	36	40	0	0	0	0	0	266	19.0%	95	18.8%	0.0	0
Summary			13,314.3	143,314	17,703.4	190,558	18,947.9	203,953	75.2%	0	48	79	56	19	0	0	0	0	577	41.3%	202	40.0%	0.0	0
										0.0%	23.8%	39.1%	27.7%	9.4%	0.0%									
C3 summary			32,062.0	345,112	41,623.7	448,033	44,540.9	479,434	77.0%	0	137	250	99	19	0	0	0	0	1,397	100.0%	505	100.0%	0.0	0
										0.0%	27.1%	49.5%	19.6%	3.8%	0.0%									
Commercial (E)	Building A		455.2	4,900	463.4	4,988	508.2	5,470	75.0%															
Commercial (E)	Building B		224.3	2,414	230.6	2,482	259.9	2,798																
Commercial summary			679.5	7,314	694.0	7,470	768.1	8,268																
Ancillary summary			0.0	0	1,326.6	14,280	1,403.2	15,104																
Site wide summary			32,741.5	352,427	43,644.3	469,783	46,712.1	502,805	75.0%															

External amenity	GEA (sq. m)	GEA (sq. ft)
Building B roof terrace	225.0	2,422
External communal amenity total	225.0	2,422
External private amenity total	0.0	0
External amenity total	225.0	2,422

Density	
Site area (ha.)	0.51
Dwellings /ha.	990
Hab rooms /ha.	2,739

Affordable Housing	
% affordable by no. units	60.0%
% affordable by HR	58.7%
% affordable by GEA	57.5%

Mix Summary

Private Sale	M4(2)	Avg. NIA	M4(3)	Avg. NIA
1 beds	48	50.7	0	0.0
2 beds	135	68.5	0	0.0
3 beds	19	86.0	0	0.0
4 beds	0	0.0	0	0.0
Total	202		0	

Intermediate	M4(2)	Avg. NIA	M4(3)	Avg. NIA
	23	50.9	0	0.0
	148	66.3	0	0.0
	0	0.0	0	0.0
	0	0.0	0	0.0
	171		0	

Affordable	M4(2)	Avg. NIA	M4(3)
	66	50.3	0
	66	67.4	0
	0	0.0	0
	0	0.0	0
	132		0

General notes

© Assael group of companies 2023 (rev. P03)

This document is prepared for the sole us of Latimer Developments Ltd. and no liability to any other persons is accepted by Assael Architecture UK Ltd.

The areas listed are approximate only and have been measured from the drawings listed below: A3564-ASA-ZZ-GF-DR-A-0200-P11; A3564-ASA-ZZ-ZZ-DR-A-0201-P11; A3564-ASA-ZZ-ZZ-DR-A-0202-P02; A3564-ASA-ZZ-ZZ-DR-A-0203-P02; A3564-ASA-ZZ-25-DR-A-0204-P02; A3564-ASA-ZZ-ZZ-DR-A-0205-P02 & A3564-ASA-ZZ-RF-DR-A-0206-P05.

In this document, the following definitions apply: Residential 'NIA' is measured and calculated generally in accordance with the description of 'Gross Internal Area' within paragraph 8 of the Nationally Described Space Standard (amended May 2016). Residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Residential' and 'IPMS 1' respectively within RICS 'Property Measurement', 2nd Edition (January 2018). Non-residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 2 - Offices' and 'IPMS 1' respectively within RICS 'Property Measurement', 2nd Edition (January 2018).

All areas have been calculated in metric units. Areas gives in Imperial units (sq. ft) have been calculated using the conversion factor 10.7639. Construction tolerances, workmanship and design by others may affect the stated areas. Existing buildings and structures may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All measurements exclude window and door reveals prior to RIBA Stage 3, due to the Level Of Information present in the model. All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design and construction processes.

Status	Revision	Date	Drn	Chk
P01	Planning issue	28/07/23	JB	AS
P02	Planning re-issue	14/08/23	JB	AS

Client

Latimer Developments Ltd.

Project title

A3564 Former Boddingtons Brewery Site

Drawing title

Summary Schedule

Scale @ A3	Issue date
NTS	14/08/23
Drawing number	
A3564-ASA-ZZ-ZZ-SH-A-0701	
Proposed status	Revision
for Planning	P02

Assael

Architecture

Assael Architecture Ltd
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk