

TIM GROOM ARCHITECTS

Goulden Street Accommodation Schedule

Date		
11.12.19	PA	Planning Issue
14.01.20	PA 1	
16.01.20	PA 2	
07.07.20	PA 3	
20.07.21	T1	Taking out Kitchen & Bathroom Risers
01.09.21	T2	Frame updated to Metsec
21.09.21	T3	TOTAL SCHEME NIA TABLE ADD
07.10.22	T4	CERT Property Changes
17.11.22	T5	CERT Property Changes
01.12.22	T6	NMA Planning Areas
16.12.22	T7	Section 73, 96A and 19 SUBMISSION

Note: *GIA measured in accordance with RICS Code of Measuring Practice 6th Edition
This scheme and schedule have been prepared for preliminary feasibility purposes only.*

*All areas are approximate. The scheme illustrated is indicative only, and has not been the subject of a detailed design or co-ordination exercise.
All areas are subject to M&E, Structural & other design team consultant information
Shared Amenity Space / Communal lounge NIA/GIA excluded from Residential areas but included in overall Building Gross Internal Area*

Goulden Street Accommodation Schedule																																							
Level	1 Bed Apartment					2 Bed Apartment									Duplex							1 Bed Ground Floor Mezz				2 Bed Ground Floor Mezz			Apartments Per Level	NIA		GIA		Ratio					
	1.1	1.2	1.3	1.6	1.7	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.1	3.2	3.3	3.4	3.5	3.6	3.7	4.1	4.2	4.3	4.4	4.5	4.5a	4.6											
Approx. sqm per Unit	1B2P	1B2P	1B2P	1B2P	1B2P	2B3P	2B3P	2B3P	2B4P	2B3P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	1B/2P	1B/2P	1B/2P	1B/2P	2B/4P	2B/4P	2B/4P											
Ground Mezzanine	45.5	63.9	50.5	51.8	49.1	60.4	61.2	65.5	69	62.4	71.8	72.2	67.9	68.5	60.2	70.8	73.3	91.8	96.5	96	76.4	56.9	55.9	57.9	56.3	72.1	74.8	81.6	8 inc in Level 0	m²	512	sqft	5,515	m²	719	sqft	7,739	%	71.3%
	1	1			1	1		1	1	1		1		1								2	1	1	1	1	1	1		inc. in Level 0	488	5,253	617	6,641		197	2,121		-
	1		1	1	1		1	1	1	1		1	1	1														11		664	7,143	799	8,604		664	7,143	799	8,604	79.1%
	1		1	1	1		1	1	1	1		1	1	1														11		664	7,143	799	8,604		664	7,143	799	8,604	83.0%
	1		1	1	1		1	1	1	1		1	1	1														11		664	7,143	799	8,604		664	7,143	799	8,604	83.0%
	1		1	1	1		1	1	1	1		1	1	1														11		664	7,143	799	8,604		664	7,143	799	8,604	83.0%
	1		1	1	1		1	1	1	1		1	1	1														11		664	7,143	799	8,604		664	7,143	799	8,604	83.0%
	1		1	1	1		1	1	1	1		1	1	1	1	1	1	1	1	1	1							12		656	7,065	799	8,604		656	7,065	799	8,604	82.1%
	1		1	1	1		1	1	1	1		1	1	1	1	1	1	1	1	1	1							9		671	7,225	708	7,623		671	7,225	708	7,623	94.8%
	1		1	1	1		1	1	1	1		1	1	1	1	1	1	1	1	1	1							0		0	0	243	2,617		0	0		0.0%	
Totals Units	6	1	6	6	5	1	5	6	5	6	1	6	6	6	1	1	1	1	1	1	1	2	1	1	1	1	1	1	81	4,982	53,631	6,481	69,763	76.9%					
Mix (%)	29.6%					51.9%									8.6%							6.2%				3.7%			96%										
																PRIVATE ROOF TERRACE Sqm				38.9	25.4	26.8	44.1																

Building Gross Internal Area		
	GIA	
	m²	sqft
Residential	6,481	69,763
Commercial Unit Ground	0	0
Overall Total GIA	6,481	69,763

Building NIA		
	NIA	
	m²	sqft
Residential	4,982	53,631
Commercial Unit		0
Overall Total NIA	4,982	53,631
NIA/GIA (%)	77%	

Percentage of 1B to 2B		
		Units
1B2P Units	29	36%
Total 1 Bed Units	29	36%
		Units
2B3P Units	18	22%
2B4P Units	34	42%
Total 2 Bed Units	52	64%
		Units
Total No. of Units	81	

Building External Amenity Space		
	External Area	
	m²	sqft
Private Roof Terrace	135	1,455
Communal Roof Terrace	195	2,098
Ground Floor Courtyard	307	3,309
Overall Total External Area	638	6,862

Note: GIA measured in accordance with RICS Code of Measuring Practice 6th Edition
This scheme and schedule have been prepared for preliminary feasibility purposes only.
82 Cycling spaces - greater than 1:1 Ratio Cycle Parking
All areas are approximate. The scheme illustrated is indicative only, and has not been the subject of a detailed design or co-ordination exercise.
All areas are subject to M&E, Structural & other design team consultant information
Shared Amenity Space / Communal lounge NIA/GIA excluded from Residential areas but included in overall Building Gross Internal Area