

talbot mill

TM SKM (SC) mills + new build • schedule of accommodation • rev P01

09 06 2022

| level         | mill 01 (M1) |            |            |                          |            | mill 02 (M2) |            |            |                                       |            | new build (NB) |            |            |                                     |         | total |
|---------------|--------------|------------|------------|--------------------------|------------|--------------|------------|------------|---------------------------------------|------------|----------------|------------|------------|-------------------------------------|---------|-------|
|               | units        | GIA<br>sqm | NIA<br>sqm | balconies /<br>lightwell | apt<br>no. | units        | GIA<br>sqm | NIA<br>sqm | balconies /<br>lightwell /<br>terrace | apt<br>no. | units          | GIA<br>sqm | NIA<br>sqm | balconies<br>/lightwell<br>/terrace | apt no. |       |
| level 07 + 08 |              |            |            |                          |            |              |            |            |                                       |            | 928            |            |            |                                     |         |       |
|               |              |            |            |                          |            |              |            |            |                                       |            | 10 total       | 10         | 76.3       | 21.5                                | N7-01   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 76.3       | 21.5                                | N7-02   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 80.7       |                                     | N7-03   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 75.8       | 5.3                                 | N7-04   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 75.8       | 5.3                                 | N7-05   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 75.8       | 5.3                                 | N7-06   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 75.8       | 5.3                                 | N7-07   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 75.8       | 5.3                                 | N7-08   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 75.8       | 5.3                                 | N7-09   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 75.8       | 5.3                                 | N7-10   |       |
| level 06      |              |            |            |                          |            |              |            |            |                                       |            | 724            |            |            |                                     |         |       |
|               |              |            |            |                          |            |              |            |            |                                       |            | 10 total       | 7          | 61.6       | 8.2                                 | N6-01   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 61.6       | 8.2                                 | N6-02   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 62.9       |                                     | N6-03   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 62.9       |                                     | N6-04   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 62.9       |                                     | N6-05   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 63.3       |                                     | N6-06   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 67.1       | 2.7                                 | N6-07   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            | 3              | 45.5       | 2.7        | N6-08                               |         |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 39         |                                     | N6-09   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 38.7       | 2.7                                 | N6-10   |       |
| level 05      |              |            |            |                          |            |              |            |            |                                       |            | 724            |            |            |                                     |         |       |
|               |              |            |            |                          |            |              |            |            |                                       |            | 10 total       | 7          | 61.6       | 8.2                                 | N5-01   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 61.6       | 8.2                                 | N5-02   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 62.9       |                                     | N5-03   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 62.9       |                                     | N5-04   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 62.9       |                                     | N5-05   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 63.3       |                                     | N5-06   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 67.1       | 2.7                                 | N5-07   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            | 3              | 45.5       | 2.7        | N5-08                               |         |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 39         |                                     | N5-09   |       |
|               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 38.7       | 2.7                                 | N5-10   |       |
| level 04      | 372          |            |            |                          |            | 863          |            |            |                                       |            | 724            |            |            |                                     |         |       |
|               | 6 total      | 2          | 62.1       |                          |            | 12 total     | 8          | 61.3       |                                       |            | 10 total       | 7          | 61.6       | 8.2                                 | N4-01   |       |
|               |              |            | 61.3       |                          |            |              |            | 61.9       |                                       |            |                |            | 61.6       | 8.2                                 | N4-02   |       |
|               | 4            |            | 44.2       |                          |            |              |            | 66.2       |                                       |            |                |            | 62.9       |                                     | N4-03   |       |
|               |              |            | 43.9       |                          |            |              |            | 67.9       |                                       |            |                |            | 62.9       |                                     | N4-04   |       |
|               |              |            | 40.7       |                          |            |              |            | 64.9       |                                       |            |                |            | 62.9       |                                     | N4-05   |       |
|               |              |            | 38.8       |                          |            |              |            | 66.0       |                                       |            |                |            | 63.3       |                                     | N4-06   |       |
|               |              |            |            |                          |            |              |            | 64.8       |                                       |            |                |            | 67.1       | 2.7                                 | N4-07   |       |
|               |              |            |            |                          |            |              |            | 66.4       |                                       |            | 3              | 45.5       | 2.7        | N4-08                               |         |       |
|               |              |            |            |                          |            | 4            |            | 44.4       |                                       |            |                |            | 39         |                                     | N4-09   |       |
|               |              |            |            |                          |            |              |            | 45.4       |                                       |            |                |            | 38.7       | 2.7                                 | N4-10   |       |
|               |              |            |            |                          |            |              |            | 38.8       |                                       |            |                |            |            |                                     |         |       |
|               |              |            |            |                          |            |              |            | 42.6       |                                       |            |                |            |            |                                     |         |       |
| level 03      | 423          |            |            |                          |            | 926          |            |            |                                       |            | 724            |            |            |                                     |         |       |
|               | 6 total      | 2          | 63.1       |                          |            | 12 total     | 2          | 72.3       |                                       |            | 10 total       | 7          | 61.6       | 8.2                                 | N3-01   |       |
|               |              |            | 62.2       |                          |            |              |            | 71.1       |                                       |            |                |            | 61.6       | 8.2                                 | N3-02   |       |
|               | 3            |            | 51         |                          |            | 6            |            | 67.9       |                                       |            |                |            | 62.9       |                                     | N3-03   |       |
|               |              |            | 51         |                          |            |              |            | 68.9       |                                       |            |                |            | 62.9       |                                     | N3-04   |       |
|               |              |            | 51.6       |                          |            |              |            | 68         |                                       |            |                |            | 62.9       |                                     | N3-05   |       |
|               | 1            |            | 49.1       |                          |            |              |            | 69.3       |                                       |            |                |            | 63.3       |                                     | N3-06   |       |
|               |              |            |            |                          |            |              |            | 66.9       |                                       |            |                |            | 67.1       | 2.7                                 | N3-07   |       |
|               |              |            |            |                          |            |              |            | 63.5       |                                       |            | 3              | 45.5       | 2.7        | N3-08                               |         |       |
|               |              |            |            |                          |            | 3            |            | 52.3       |                                       |            |                |            | 39         |                                     | N3-09   |       |
|               |              |            |            |                          |            |              |            | 52.4       |                                       |            |                |            | 38.7       | 2.7                                 | N3-10   |       |
|               |              |            |            |                          |            |              |            | 54.4       |                                       |            |                |            |            |                                     |         |       |
|               |              |            |            |                          |            | 1            |            | 38.5       |                                       |            |                |            |            |                                     |         |       |
| level 02      | 424          |            |            |                          |            | 924          |            |            |                                       |            | 724            |            |            |                                     |         |       |
|               | 6 total      | 2          | 62.8       |                          |            | 12 total     | 2          | 72.3       |                                       |            | 10 total       | 7          | 61.6       | 8.2                                 | N2-01   |       |
|               |              |            | 62.6       |                          |            |              |            | 71.8       |                                       |            |                |            | 61.6       | 8.2                                 | N2-02   |       |
|               | 3            |            | 51.8       |                          |            | 6            |            | 69.1       |                                       |            |                |            | 62.9       |                                     | N2-03   |       |
|               |              |            | 51.6       |                          |            |              |            | 69.5       |                                       |            |                |            | 62.9       |                                     | N2-04   |       |
|               |              |            | 50.9       |                          |            |              |            | 68.5       |                                       |            |                |            | 62.9       |                                     | N2-05   |       |
|               | 1            |            | 48.4       |                          |            |              |            | 68.6       |                                       |            |                |            | 63.3       |                                     | N2-06   |       |
|               |              |            |            |                          |            |              |            | 66.9       |                                       |            |                |            | 67.1       | 2.7                                 | N2-07   |       |
|               |              |            |            |                          |            |              |            | 62.4       |                                       |            | 3              | 45.5       | 2.7        | N2-08                               |         |       |
|               |              |            |            |                          |            | 3            |            | 53.7       |                                       |            |                |            | 39         |                                     | N2-09   |       |
|               |              |            |            |                          |            |              |            | 52.4       |                                       |            |                |            | 38.7       | 2.7                                 | N2-10   |       |
|               |              |            |            |                          |            |              |            | 51.7       |                                       |            |                |            |            |                                     |         |       |
|               |              |            |            |                          |            | 1            |            | 38.5       |                                       |            |                |            |            |                                     |         |       |
| level 01      | 419.5        |            |            |                          |            | 925          |            |            |                                       |            | 724            |            |            |                                     |         |       |
|               | 6 total      | 2          | 62.9       |                          |            | 11 total     | 2          | 72.6       |                                       |            | 10 total       | 7          | 61.6       | 8.2                                 | N1-01   |       |
|               |              |            | 62.4       |                          |            |              |            | 72.2       |                                       |            |                |            | 61.6       | 8.2                                 | N1-02   |       |
|               | 2            |            | 51.3       |                          |            | 6            |            | 67.5       |                                       |            |                |            | 62.9       |                                     | N1-03   |       |
|               |              |            | 51.1       |                          |            |              |            | 69         |                                       |            |                |            | 62.9       |                                     | N1-04   |       |
|               | 2            |            | 49.9       |                          |            |              |            | 69.2       |                                       |            |                |            | 62.9       |                                     | N1-05   |       |
|               |              |            | 47.2       |                          |            |              |            | 68.7       |                                       |            |                |            | 63.3       |                                     | N1-06   |       |
|               |              |            |            |                          |            |              |            | 69.1       |                                       |            |                |            | 67.1       | 2.7                                 | N1-07   |       |

| level                                     | mill 01 (M1) |            |            |                          |            | mill 02 (M2) |            |            |                                       |            | new build (NB) |            |            |                                     |         | total |
|-------------------------------------------|--------------|------------|------------|--------------------------|------------|--------------|------------|------------|---------------------------------------|------------|----------------|------------|------------|-------------------------------------|---------|-------|
|                                           | units        | GIA<br>sqm | NIA<br>sqm | balconies /<br>lightwell | apt<br>no. | units        | GIA<br>sqm | NIA<br>sqm | balconies /<br>lightwell /<br>terrace | apt<br>no. | units          | GIA<br>sqm | NIA<br>sqm | balconies<br>/lightwell<br>/terrace | apt no. |       |
|                                           |              |            |            |                          |            |              |            | 63.4       |                                       |            | 3              | 45.5       | 2.7        |                                     | N1-08   |       |
|                                           |              |            |            |                          |            | 3            |            | 54.3       |                                       |            |                | 39         |            |                                     | N1-09   |       |
|                                           |              |            |            |                          |            |              |            | 51.1       |                                       |            |                | 38.7       | 2.7        |                                     | N1-10   |       |
|                                           |              |            |            |                          |            |              |            | 50.6       |                                       |            |                |            |            |                                     |         |       |
| level 00                                  |              | 356        |            |                          |            |              | 924        |            |                                       |            |                | 724        |            |                                     |         |       |
|                                           | 4 total      | 1          | 70         |                          |            | 11 total     | 2          | 75.9       |                                       |            | 12 total       | 3          | 61.6       | 8.2                                 | N0-01   |       |
|                                           |              | 2          | 63.9       |                          |            |              |            | 71.6       |                                       |            |                |            | 61.6       | 8.2                                 | N0-02   |       |
|                                           |              |            | 62.3       |                          |            | 5            |            | 63.5       |                                       |            |                |            | 65.3       |                                     | N0-06   |       |
|                                           |              | 1          | 44.7       |                          |            |              |            | 68.5       |                                       |            | 6              | 70.1       | 3.9        |                                     | N0-07   |       |
|                                           |              |            |            |                          |            |              |            | 68.7       |                                       |            |                | 70.1       | 3.9        |                                     | N0-08   |       |
|                                           |              |            |            |                          |            |              |            | 68.7       |                                       |            |                | 70.1       | 3.9        |                                     | N0-09   |       |
|                                           |              |            |            |                          |            |              |            | 69.2       |                                       |            |                | 70.1       | 3.9        |                                     | N0-10   |       |
|                                           |              |            |            |                          |            | 4            |            | 54.4       |                                       |            |                | 70.1       | 3.9        |                                     | N0-11   |       |
|                                           |              |            |            |                          |            |              |            | 51.1       |                                       |            |                | 71.7       | 3.9        |                                     | N0-12   |       |
|                                           |              |            |            |                          |            |              |            | 50.6       |                                       |            | 3              | 38.7       |            |                                     | N0-03   |       |
|                                           |              |            |            |                          |            |              |            | 53.2       |                                       |            |                | 39         |            |                                     | N0-04   |       |
|                                           |              |            |            |                          |            |              |            |            |                                       |            |                | 45.5       |            |                                     | N0-05   |       |
| level courtyard                           |              | 350.5      |            |                          |            |              | 913        |            |                                       |            |                | 724        |            |                                     |         |       |
|                                           | 4 total      | 3          | 68.5       | 7.2                      |            | 11 total     | 2          | 71.6       | 8.2                                   |            | 6 total        | 3          | 61.6       | 8.2                                 | NC-01   |       |
|                                           |              |            | 61.3       |                          |            |              |            | 74.6       | 20                                    |            |                |            | 61.6       | 8.2                                 | NC-02   |       |
|                                           |              |            | 60.8       | 9.4                      |            | 5            |            | 65         | 9                                     |            |                |            | 62.9       | 20.5                                | NC-06   |       |
|                                           |              | 1          | 42.7       | 1.7                      |            |              |            | 69         | 13.6                                  |            | 3              | 39.2       | 12.8       |                                     | NC-03   |       |
|                                           |              |            |            |                          |            |              |            | 68.8       | 13.6                                  |            |                | 39.8       | 13         |                                     | NC-04   |       |
|                                           |              |            |            |                          |            |              |            | 67.9       | 15.7                                  |            |                | 45.2       | 14.8       |                                     | NC-05   |       |
|                                           |              |            |            |                          |            |              |            | 67.7       | 15.7                                  |            |                |            |            |                                     |         |       |
|                                           |              |            |            |                          |            | 4            |            | 54.5       | 4.7                                   |            |                |            |            |                                     |         |       |
|                                           |              |            |            |                          |            |              |            | 51.5       | 8                                     |            |                |            |            |                                     |         |       |
|                                           |              |            |            |                          |            |              |            | 52.9       | 0                                     |            |                |            |            |                                     |         |       |
|                                           |              |            |            |                          |            |              |            | 50.4       | 10.9                                  |            |                |            |            |                                     |         |       |
| totals                                    |              | 2345       | 1746.1     | 18.3                     |            |              | 5475       | 4278.5     | 119.4                                 |            |                | 6720       | 5201.1     | 322.9                               |         | ratio |
| gross total                               |              |            |            |                          |            |              |            |            |                                       |            |                |            | 14540      |                                     |         |       |
| net total                                 |              |            |            |                          |            |              |            |            |                                       |            |                |            | 11225.7    |                                     |         |       |
| net total with balconies                  |              |            |            | 1764.4                   |            |              |            |            | 4397.9                                |            |                |            |            | 5524                                |         |       |
| 1B under 50 sqm                           |              | 10         |            |                          |            | 6            |            |            |                                       |            | 24             |            |            |                                     | 40      | 21%   |
| 1B over 50 sqm                            |              | 8          |            |                          |            | 17           |            |            |                                       |            |                |            |            |                                     | 25      | 13%   |
| 2B under 70 sqm                           |              | 13         |            |                          |            | 36           |            |            |                                       |            | 48             |            |            |                                     | 97      | 51%   |
| 2B over 70 sqm                            |              | 1          |            |                          |            | 10           |            |            |                                       |            |                |            |            |                                     | 11      | 6%    |
| 1B dupl over 58 sqm                       |              |            |            |                          |            |              |            |            |                                       |            |                |            |            |                                     | 0       | 0%    |
| 2B dupl over 70 sqm                       |              |            |            |                          |            |              |            |            |                                       |            | 16             |            |            |                                     | 16      | 8%    |
| total                                     |              | 32         |            |                          |            | 69           |            |            |                                       |            | 88             |            |            |                                     | 189     |       |
| net to gross                              |              |            | 74%        |                          |            |              |            | 78%        |                                       |            |                | 77%        |            |                                     |         |       |
| net to gross (inc balc/lightwell/terrace) |              |            |            | 75%                      |            |              |            |            | 80%                                   |            |                |            |            | 82%                                 |         |       |
| total one bed                             |              |            |            |                          |            |              |            |            |                                       |            |                |            |            |                                     | 65      | 34%   |
| total two bed                             |              |            |            |                          |            |              |            |            |                                       |            |                |            |            |                                     | 124     | 66%   |
| non compliant GIA area                    |              |            |            |                          |            |              |            |            |                                       |            |                |            |            |                                     | 0       | 0%    |
| non accessible (stepped access)           |              |            |            |                          |            |              |            |            |                                       |            |                |            |            |                                     | 15      | 8%    |

podium ancillary spaces + time keeper's lodge

|                    |       |
|--------------------|-------|
|                    | GIA   |
| courtyard level    |       |
| sub-station        | 12.2  |
| switch room        | 11.5  |
| service room       | 55.4  |
| bin store          | 32.7  |
| bike store         | 59.5  |
| TOTAL              | 171.3 |
| time keepers lodge |       |
| level 00           | 26.9  |
| level 01 *         | 26.9  |
| TOTAL              | 53.8  |

note - \* TKL is designed as double height space with only a small landing area at level 01 .

revision notes

- rev v
- mill 02 outrigger demolished - area removed from GIA + affected apartments
  - mill 01 level courtyard - unit omitted GA plan revised
  - mill 01 level 04 - GIA area updated to reflect revised design - 2no. units added
- rev w
- GIA areas in mill 01 updated to reflect demolition of rear outrigger
  - no. of non accessible 'stepped' units increased to include mill 01 level 00 units
- rev x
- ancillary areas + time keeper's lodge areas added
- rev y
- mill 01 + 02 apartment areas updated to reflect stage 3 design development
- rev z
- ancillary areas updated to reflect reduced podium size
- rev P01
- light well amenity area added to mill 01 c'yard apartments

notes

- for continuity, all areas have been rounded down to nearest 0.1 m2
- all areas are subject to minor changes to reflect construction design coordination.
- GIA area compliance is based on Manchester Residential Quality Guidance (2017). These emerging space standards combine Nationally Described Space Standards and the London Housing Design guide space standards.
- apartment GIA areas are based on Nationally Described Space standards and RICS code for measuring practice. Where area measurements are not clearly defined within the aforementioned documents, clarification and approval has been sought from the client (c&c).
- units that don't comply with NDSS are highlighted with red box (Note: this was highlighted at stage 03 with acknowledgement and dispensation granted from MCC planning)