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rev.	date	issue record
Rev P1	15-Feb-13	Planning Application Issue

All measurements have been taken in CAD software in m2.
 Conversion to f2 achieved by multiplying m2 by 10.76391

West Hendon - masterplan
 716

Note: NIA, GEA & GIA include double height spaces and stair cases with clear height above, measured at each level only

Unit sizes do not allow for wheelchair sized units in the outline application
Areas below are scheme design only. Refer to QS measured areas for costs and valuations

ILLUSTRATIVE MASTERPLAN
 ACCOMMODATION SCHEDULE

716-02-QA-001

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All Block Totals

1. Private Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	410	20500	27.44%
2 Bed flat (2B3P)	68	68	768	52224	51.41%
2 Bed duplex (2B4P)	87	87	86	7482	5.76%
3 Bed flat (3B5P)	90	90	110	9900	7.36%
3 Bed duplex (3B5P)	100	100	110	11000	7.36%
3 Bed houses (3B6P)	115	115	5	575	0.33%
4 Bed houses (4B7P)	127	127	5	635	0.33%
Total			1494	102316	100.00%

2. Affordable Units

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	57	2907	26.03%
2 Bed flat (2B4P)	72	70	82	5904	37.44%
2 Bed duplex (2B4P)	83	83	32	2656	14.61%
3 Bed flat (3B5P)	86	86	22	1892	10.05%
3 Bed duplex (3B5P)	96	96	9	864	4.11%
3 Bed house (3B6P)	106	115	3	318	1.37%
4 Bed flat (4B7P)	109	109	7	763	3.20%
4 Bed house (4B7P)	117	127	7	819	3.20%
Total			219	16123	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	77	3850	26.83%
2 Bed flat (2B3P)	68	68	105	7140	36.59%
2 Bed duplex (2B4P)	87	87	19	1653	6.62%
3 Bed flat (3B5P)	90	90	52	4680	18.12%
3 Bed duplex (3B5P)	100	100	34	3400	11.85%
Total			287	20723	100.00%

2000	139162
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3. Total Affordable Units

Flat / House type	NIA for each flat type (average sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	134	6757	26.48%
2 Bed flat	70	68.70	187	13044	36.96%
2 Bed duplex	85	83.87	51	4309	10.08%
3 Bed flat	88	86.90	74	6572	14.62%
3 Bed duplex	98	96.100	43	4264	8.50%
3 Bed house	106	115	3	318	0.59%
4 Bed flat	109	109	7	763	1.38%
4 Bed house	117	127	7	819	1.38%
Total			506	36846	100.00%

4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (average sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	544	27257	27.20%
2 Bed flat	69	68.70	955	65268	47.75%
2 Bed duplex	86	83.87	137	11791	6.85%
3 Bed flat	89	86.90	184	16472	9.20%
3 Bed duplex	99	96.100	153	15264	7.65%
3 Bed house	111	115	8	893	0.40%
4 Bed flat	109	109	7	763	0.35%
4 Bed house	122	127	12	1454	0.60%
Total			2000	139162	100.00%

% of Private Mix	74.70%
% of Affordable Mix	25.30%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	139162	178276	198864
Total Community	0	3288	3566
Total Commercial	0	1630	1766
Total Basement	0	16134	0
Total Undercroft	0	35747	0
Total Combined Undercroft & Basement	0	51881	51531
TOTALS		235075	257075
Total Habitable Rooms		5976	
Site Area (sqm)		129902	

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West Hendon - masterplan
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ILLUSTRATIVE OUTLINE
ACCOMMODATION SCHEDULE

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

716-02-QA-002

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

A B C D F G3 G4 G5 H J K L M Blocks, School and Community Totals

1. Private Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	349	17,450	28.84%
2 Bed flat (2B3P)	68	68	588	39,984	48.60%
2 Bed duplex (2B4P)	87	87	69	6,003	5.70%
3 Bed flat (3B5P)	90	90	91	8,190	7.52%
3 Bed duplex (3B5P)	100	100	103	10,300	8.51%
3 Bed houses (3B6P)	115	115	5	575	0.41%
4 Bed houses (4B7P)	127	127	5	635	0.41%
Total			1210	83,137	100.00%

2. Affordable Units

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	26	1,326	17.93%
2 Bed flat (2B4P)	72	70	58	4,176	40.00%
2 Bed duplex (2B4P)	83	83	25	2,075	17.24%
3 Bed flat (3B5P)	86	86	17	1,462	11.72%
3 Bed duplex (3B5P)	96	96	7	672	4.83%
3 Bed house (3B6P)	106	106	3	318	2.07%
4 Bed flat (4B7P)	109	109	2	218	1.38%
4 Bed house (4B7P)	117	117	7	819	4.83%
Total			145	11,066	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	77	3,850	26.83%
2 Bed flat (2B3P)	68	68	105	7,140	36.59%
2 Bed duplex (2B4P)	87	87	19	1,653	6.62%
3 Bed flat (3B5P)	90	90	52	4,680	18.12%
3 Bed duplex (3B5P)	100	100	34	3,400	11.85%
Total			287	20,723	100.00%

1642	114926
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	103	5176	23.84%
2 Bed flat	70	68.70	163	11316	37.73%
2 Bed duplex	85	83.87	44	3728	10.19%
3 Bed flat	88	86.90	69	6142	15.97%
3 Bed duplex	98	96.100	41	4072	9.49%
3 Bed house	106	115	3	318	0.69%
4 Bed flat	109	109	2	218	0.46%
4 Bed house	117	127	7	819	1.62%
Total			432	31789	100.00%

4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	452	22626	27.53%
2 Bed flat	69	68.70	751	51300	45.74%
2 Bed duplex	86	83.87	113	9731	6.88%
3 Bed flat	89	86.90	160	14332	9.74%
3 Bed duplex	99	96.100	144	14372	8.77%
3 Bed house	111	115	8	893	0.49%
4 Bed flat	109	109	2	218	0.12%
4 Bed house	122	127	12	1454	0.73%
Total			1642	114926	100.00%

% of Private Mix	73.69%
% of Affordable Mix	26.31%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	114926	146032	160659
Total Community	0	3288	3566
Total Commercial	0	1513	1635
Total Basement	0	12221	0
Total Undercroft	0	31319	0
Total Combined Undercroft & Basement	0	43541	44204
TOTALS		194373	210063
Total Habitable Rooms		4944	
Site Area (sqm)		112186	

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West Hendon - masterplan
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DETAILED
ACCOMMODATION SCHEDULE

716-02-QA-003

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

E and G1 G2 Block Totals

1. Private Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	60	3031	21.13%
2 Bed flat (2B3P)	68	68	182	12536	64.08%
2 Bed duplex (2B4P)	87	87	16	1517	5.63%
3 Bed flat (3B5P)	90	90	19	1784	6.69%
3 Bed duplex (3B5P)	100	100	7	771	2.46%
3 Bed houses (3B6P)	115	115	0	0	0.00%
4 Bed houses (4B7P)	127	127	0	0	0.00%
Total			284	19639	100.00%

2. Affordable Units

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	31	1636	41.89%
2 Bed flat (2B4P)	72	70	24	1830	32.43%
2 Bed duplex (2B4P)	83	83	7	689	9.46%
3 Bed flat (3B5P)	86	86	5	466	6.76%
3 Bed duplex (3B5P)	96	96	2	266	2.70%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	2	250	2.70%
4 Bed Duplex (4B7P)	117	117	3	423	4.05%
Total			74	5560	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	0	0	0.00%
2 Bed flat (2B3P)	68	68	0	0	0.00%
2 Bed duplex (2B4P)	87	87	0	0	0.00%
3 Bed flat (3B5P)	90	90	0	0	0.00%
3 Bed duplex (3B5P)	100	100	0	0	0.00%
Total			0	0	0.00%

358	25199
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	31	1636	41.89%
2 Bed flat	70	68-70	24	1830	32.43%
2 Bed duplex	85	83-87	7	689	9.46%
3 Bed flat	88	86-90	5	466	6.76%
3 Bed duplex	98	96-100	2	266	2.70%
3 Bed house	106	115	0	00	0.00%
4 Bed flat	109	109	2	250	2.70%
4 Bed house	117	127	3	423	4.05%
Total			74	5560	100.00%

74	5560	100.00%
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4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	91	4667	25.42%
2 Bed flat	69	68-70	206	14366	57.54%
2 Bed duplex	86	83-87	23	2206	6.42%
3 Bed flat	89	86-90	24	2250	6.70%
3 Bed duplex	99	96-100	9	1038	2.51%
3 Bed house	111	115	0	0	0.00%
4 Bed flat	109	109	2	250	0.56%
4 Bed house	122	127	3	423	0.84%
Total			358	25199	100.00%

358	25199	100.00%
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% of Private Mix	79.33%
% of Affordable Mix	20.67%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	25199	32245	38205
Total Community	0	0	0
Total Commercial	0	117	131
Total Basement	0	3912	0
Total Undercroft	0	4428	0
Total Combined Undercroft & Basement	0	8341	8675
TOTALS		40702	47012
Total Habitable Rooms		1047	
Total Wheelchair Accessible Units		38	
Total Single Aspect Units		136	
Total Dual Aspect Units		222	
Site Area (sqm)		17716	

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West Hendon - masterplan
 716

ILLUSTRATIVE MASTERPLAN
 ACCOMMODATION SCHEDULE

Phase 3a
 716-02-QA-004

notes

	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall/column at 1000 affl.
 All measurements have been taken in CAD software in m2.
 Conversion to fi2 achieved by multiplying m2 by 10.76391
 Note: NIA,GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only
Areas below are scheme design only. Refer to QS measured areas for costs and valuations
 Unit sizes do not allow for wheelchair sized units in the outline application

E1 E3 E4 G1 G2 Block Totals

1. Private Housing

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	60	3,000	42.25%
2 Bed flat (2B3P)	68	68	42	2,856	29.58%
2 Bed duplex (2B4P)	87	87	15	1,305	10.56%
3 Bed flat (3B5P)	90	90	19	1,710	13.38%
3 Bed duplex (3B5P)	100	100	6	600	4.23%
3 Bed houses (3B6P)	115	115	0	0	0.00%
4 Bed houses (4B7P)	127	127	0	0	0.00%
Total			142	9,471	100.00%

2. Affordable Housing

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	31	1,581	41.89%
2 Bed flat (2B4P)	72	70	24	1,728	32.43%
2 Bed duplex (2B4P)	83	83	7	581	9.46%
3 Bed flat (3B5P)	86	86	5	430	6.76%
3 Bed duplex (3B5P)	96	96	2	192	2.70%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	2	218	2.70%
4 Bed house (4B7P)	117	117	3	351	4.05%
Total			74	5,081	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	0	0	0.00%
2 Bed flat (2B4P)	68	68	0	0	0.00%
2 Bed duplex (2B4P)	87	87	0	0	0.00%
3 Bed flat (3B5P)	90	90	0	0	0.00%
3 Bed duplex (3B5P)	100	100	0	0	0.00%
Total			0	0	0.00%

216	14552
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	31	1581	41.89%
2 Bed flat	70	68.70	24	1728	32.43%
2 Bed duplex	85	83.87	7	581	9.46%
3 Bed flat	88	86.90	5	430	6.76%
3 Bed duplex	98	96.100	2	192	2.70%
3 Bed house	106	115	0	0	0.00%
4 Bed flat	109	109	2	218	2.70%
4 Bed house	117	127	3	351	4.05%
Total			74	5081	100.00%

74	5081	100.00%
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4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	91	4581	42.13%
2 Bed flat	69	68.70	66	4584	30.56%
2 Bed duplex	86	83.87	22	1886	10.19%
3 Bed flat	89	86.90	24	2140	11.11%
3 Bed duplex	99	96.100	8	792	3.70%
3 Bed house	111	115	0	0	0.00%
4 Bed flat	109	109	2	218	0.93%
4 Bed house	122	127	3	351	1.39%
Total			216	14552	100.00%

216	14552	100.00%
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% of Private Mix	65.74%
% of Affordable Mix	34.26%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	14552	19685	22706
Total Community	0	0	0
Total Commercial	0	117	131
Total Basement	0	3912	0
Total Undercroft	0	4721	0
Total Combined Undercroft & Basement	0	8633	8675
TOTALS		28436	31512
Total Habitable Rooms			609

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ILLUSTRATIVE MASTERPLAN
ACCOMMODATION SCHEDULE

Phase 3b
716-02-QA-005

notes

	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	X excluded	✓ included	X excluded	✓ included
net usable area	X excluded	X excluded	X excluded	X excluded
net external area	✓ included	✓ included	X excluded	X excluded
gross internal (GIA)	X excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall/column at 1000 affl.
All measurements have been taken in CAD software in m2.
Conversion to ft2 achieved by multiplying m2 by 10.76391
Note: NIA, GEA&GIA include double height spaces and stair case with clear height above, measured at each level

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Unit sizes do not allow for wheelchair sized units in the outline application

F5 F6 Block Totals

1. Private Housing

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	31	1,550	67.39%
2 Bed flat (2B3P)	68	68	8	544	17.39%
2 Bed duplex (2B4P)	87	87	2	174	4.35%
3 Bed flat (3B5P)	90	90	1	90	2.17%
3 Bed duplex (3B5P)	100	100	4	400	8.70%
3 Bed houses (3B6P)	115	115	0	0	0.00%
4 Bed houses (4B7P)	127	127	0	0	0.00%
Total			46	2,758	100.00%

2. Affordable Housing

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	3	153	7.32%
2 Bed flat (2B4P)	72	70	14	1,008	34.15%
2 Bed duplex (2B4P)	83	83	15	1,245	36.59%
3 Bed flat (3B5P)	86	86	4	344	9.76%
3 Bed duplex (3B5P)	96	96	3	288	7.32%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	2	218	4.88%
4 Bed house (4B7P)	117	117	0	0	0.00%
Total			41	3,256	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	0	0	0.00%
2 Bed flat (2B4P)	68	68	0	0	0.00%
2 Bed duplex (2B4P)	87	87	0	0	0.00%
3 Bed flat (3B5P)	90	90	0	0	0.00%
3 Bed duplex (3B5P)	100	100	0	0	0.00%
Total			0	0	0.00%

87	6014
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3. Total Affordable Units

Flat / House type	NIA for each flat type (average sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	3	153	7.32%
2 Bed flat	70	68-70	14	1008	34.15%
2 Bed duplex	85	83-87	15	1245	36.59%
3 Bed flat	88	86-90	4	344	9.76%
3 Bed duplex	98	96-100	3	288	7.32%
3 Bed house	106	115	0	0	0.00%
4 Bed flat	109	109	2	218	4.88%
4 Bed house	117	127	0	0	0.00%
Total			41	3256	100.00%

4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (average sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	34	1703	39.08%
2 Bed flat	69	68-70	22	1552	25.29%
2 Bed duplex	86	83-87	17	1419	19.54%
3 Bed flat	89	86-90	5	434	5.75%
3 Bed duplex	99	96-100	7	688	8.05%
3 Bed house	111	115	0	0	0.00%
4 Bed flat	109	109	2	218	2.30%
4 Bed house	122	127	0	0	0.00%
Total			87	6014	100.00%

% of Private Mix	52.87%
% of Affordable Mix	47.13%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	6014	7794	8589
Total Community	0	0	0
Total Commercial	0	0	0
Total Basement	0	5287	0
Total Undercroft	0	4977	0
Total Combined Undercroft & Basement	0	10264	10439
TOTALS		18058	19028
Total Habitable Rooms		250	

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West Hendon - masterplan
716

ILLUSTRATIVE MASTERPLAN
ACCOMMODATION SCHEDULE

Phase 3c
716-02-QA-006

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall/column at 1000 affl.
All measurements have been taken in CAD software in m2.
Conversion to ft2 achieved by multiplying m2 by 10.76391
Note: NIA, GEA&GIA include double height spaces and stair case with clear height above, measured at each level
Areas below are scheme design only. Refer to QS measured areas for costs and valuations
Unit sizes do not allow for wheelchair sized units in the outline application

E2 F1 F2 F3 F4 G4 H3 and H4 Block Totals

1. Private Housing

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	45	2,250	16.07%
2 Bed flat (2B3P)	68	68	201	13,668	71.79%
2 Bed duplex (2B4P)	87	87	3	261	1.07%
3 Bed flat (3B5P)	90	90	12	1,080	4.29%
3 Bed duplex (3B5P)	100	100	16	1,600	5.71%
3 Bed houses (3B6P)	115	115	3	345	1.07%
4 Bed houses (4B7P)	127	127	0	0	0.00%
Total			280	19,204	100.00%

2. Affordable Housing

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	13	663	22.41%
2 Bed flat (2B4P)	72	70	27	1,944	46.55%
2 Bed duplex (2B4P)	83	83	7	581	12.07%
3 Bed flat (3B5P)	86	86	9	774	15.52%
3 Bed duplex (3B5P)	96	96	2	192	3.45%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	0	0	0.00%
4 Bed house (4B7P)	117	117	0	0	0.00%
Total			58	4,154	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	8	400	44.44%
2 Bed flat (2B3P)	68	68	2	136	11.11%
2 Bed duplex (2B4P)	87	87	0	0	0.00%
3 Bed flat (3B5P)	90	90	8	720	44.44%
3 Bed duplex (3B5P)	100	100	0	0	0.00%
Total			18	1,256	100.00%

356	24614
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	21	1063	19.65%
2 Bed flat	70	68-70	29	2080	38.45%
2 Bed duplex	85	83-87	7	581	10.74%
3 Bed flat	88	86-90	17	1494	27.62%
3 Bed duplex	98	96-100	2	192	3.55%
3 Bed house	106	115	0	0	0.00%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	117	127	0	0	0.00%
Total			76	5410	100.00%

4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	66	3313	13.46%
2 Bed flat	69	68-70	230	15748	63.98%
2 Bed duplex	86	83-87	10	842	3.42%
3 Bed flat	89	86-90	29	2574	10.46%
3 Bed duplex	99	96-100	18	1792	7.28%
3 Bed house	111	115	3	345	1.40%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	122	127	0	0	0.00%
Total			356	24614	100.00%

356	24614	100.00%
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% of Private Mix	78.02%
% of Affordable Mix	21.98%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	24614	32388	37378
Total Community	0	0	0
Total Commercial	0	1236	1331
Total Basement	0	0	0
Total Undercroft	0	2086	
Total Combined Undercroft & Basement	0	2086	2311
TOTALS		35711	41020
Total Habitable Rooms		1074	

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West Hendon - masterplan
 716

ILLUSTRATIVE MASTERPLAN
 ACCOMMODATION SCHEDULE

Phase 3
 716-02-QA-007

notes

	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall/column at 1000 affl.
 All measurements have been taken in CAD software in m2.
 Conversion to ft2 achieved by multiplying m2 by 10.76391
 Note: NIA,GEA&GIA include double height spaces and stair cases with clear height above, measured at each level only
Areas below are scheme design only. Refer to QS measured areas for costs and valuations
 Unit sizes do not allow for wheelchair sized units in the outline application

E F G1 G2 G4 H3 and H4 Block Totals

1. Private Housing

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	136	6,800	29.06%
2 Bed flat (2B3P)	68	65	251	17,068	53.63%
2 Bed duplex (2B4P)	87	83	20	1,740	4.27%
3 Bed flat (3B5P)	90	90	32	2,880	6.84%
3 Bed duplex (3B5P)	100	96	26	2,600	5.56%
3 Bed houses (3B6P)	115	100	3	345	0.64%
4 Bed houses (4B7P)	127	122	0	0	0.00%
Total			468	31,433	100.00%

2. Affordable Housing

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	47	2,397	27.17%
2 Bed flat (2B4P)	72	70	65	4,680	37.57%
2 Bed duplex (2B4P)	83	83	29	2,407	16.76%
3 Bed flat (3B5P)	86	86	18	1,548	10.40%
3 Bed duplex (3B5P)	96	96	7	672	4.05%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	4	436	2.31%
4 Bed house (4B7P)	117	117	3	351	1.73%
Total			173	12,491	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	8	400	44.44%
2 Bed flat (2B4P)	68	70	2	136	11.11%
2 Bed duplex (2B4P)	87	83	0	0	0.00%
3 Bed flat (3B5P)	90	86	8	720	44.44%
3 Bed duplex (3B5P)	100	96	0	0	0.00%
Total			18	1,256	100.00%

659	45180
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3. Total Affordable Units

Flat / House type	NIA for each flat type (average sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	55	2797	28.80%
2 Bed flat	70	68-70	67	4816	35.08%
2 Bed duplex	85	83-87	29	2407	15.18%
3 Bed flat	88	86-90	26	2268	13.61%
3 Bed duplex	98	96-100	7	672	3.66%
3 Bed house	106	115	0	0	0.00%
4 Bed flat	109	109	4	436	2.09%
4 Bed house	117	127	3	351	1.57%
Total			191	13747	100.00%

191	13747	100.00%
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4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	191	9597	28.98%
2 Bed flat	69	68-70	318	21884	48.25%
2 Bed duplex	86	83-87	49	4147	7.44%
3 Bed flat	89	86-90	58	5148	8.80%
3 Bed duplex	99	96-100	33	3272	5.01%
3 Bed house	111	115	3	345	0.46%
4 Bed flat	109	109	4	436	0.61%
4 Bed house	122	127	3	351	0.46%
Total			659	45180	100.00%

659	45180	100.00%
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% of Private Mix	71.02%
% of Affordable Mix	28.98%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	45180	59868	68672
Total Community	0	0	0
Total Commercial	0	1353	1462
Total Basement	0	9199	0
Total Undercroft	0	11784	0
Total Combined Undercroft & Basement	0	20984	21425
TOTALS		82205	91560
Total Habitable Rooms			1933

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West Hendon - masterplan
716

ILLUSTRATIVE MASTERPLAN
ACCOMMODATION SCHEDULE

Phase 4
716-02-QA-008

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall/column at 1000 affl.
 All measurements have been taken in CAD software in m2.
 Conversion to fi2 achieved by multiplying m2 by 10.76391
 Note: NIA, GEA&GIA include double height spaces and stair case with clear height above, measured at each level
Areas below are scheme design only. Refer to QS measured areas for costs and valuations
 Unit sizes do not allow for wheelchair sized units in the outline application

H1 H2 J K and M Block Totals

1. Private Housing

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Unit Count	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	123	6,150	29.08%
2 Bed flat (2B3P)	68	68	172	11,696	40.66%
2 Bed duplex (2B4P)	87	87	47	4,089	11.11%
3 Bed flat (3B5P)	90	90	48	4,320	11.35%
3 Bed duplex (3B5P)	100	100	28	2,800	6.62%
3 Bed houses (3B6P)	115	115	0	0	0.00%
4 Bed houses (4B7P)	127	127	5	635	1.18%
Total			423	29,690	100.00%

2. Affordable Units

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Unit Count	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	10	510	21.74%
2 Bed flat (2B4P)	72	70	17	1,224	36.96%
2 Bed duplex (2B4P)	83	83	3	249	6.52%
3 Bed flat (3B5P)	86	86	4	344	8.70%
3 Bed duplex (3B5P)	96	96	2	192	4.35%
3 Bed house (3B6P)	106	106	3	318	6.52%
4 Bed flat (4B7P)	109	109	0	0	0.00%
4 Bed Duplex (4B7P)	117	117	7	819	15.22%
Total			46	3,656	100.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Unit Count	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	17	850	24.29%
2 Bed flat (2B3P)	68	68	20	1,360	28.57%
2 Bed duplex (2B4P)	87	87	8	696	11.43%
3 Bed flat (3B5P)	90	90	16	1,440	22.86%
3 Bed duplex (3B5P)	100	100	9	900	12.86%
Total			70	5,246	100.00%

539	38592
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	27	1360	23.28%
2 Bed flat	70	68.70	37	2584	31.90%
2 Bed duplex	85	83.87	11	945	9.48%
3 Bed flat	88	86.90	20	1784	17.24%
3 Bed duplex	98	96.100	11	1092	9.48%
3 Bed house	106	115	3	318	2.59%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	117	127	7	819	6.03%
Total			116	8902	100.00%

4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	150	7510	27.83%
2 Bed flat	69	68.70	209	14280	38.78%
2 Bed duplex	86	83.87	58	5034	10.76%
3 Bed flat	89	86.90	68	6104	12.62%
3 Bed duplex	99	96.100	39	3892	7.24%
3 Bed house	111	115	3	318	0.56%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	122	127	12	1454	2.23%
Total			539	38592	100.00%

% of Private Mix	78.48%
% of Affordable Mix	21.52%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	38592	48134	54007
Total Community	0	0	0
Total Commercial	0	0	0
Total Basement	0	2882	0
Total Undercroft	0	9034	0
Total Combined Undercroft & Basement	0	11916	12208
TOTALS		60050	66214
Total Habitable Rooms		1647	

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West Hendon - masterplan
716
ILLUSTRATIVE MASTERPLAN
ACCOMMODATION SCHEDULE

Phase 5
716-02-QA-009

notes

	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall/column at 1000 aff.
All measurements have been taken in CAD software in m2.
Conversion to ft2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair case with clear height above, measured at each level

Areas below are scheme design only. Refer to QS measured areas for costs and valuations
Unit sizes do not allow for wheelchair sized units in the outline application

A B C G3 and G5 Blocks Community Centre and School Totals

1. Private Housing

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	93	4650	52.25%
2 Bed flat (2B3P)	68	68	34	2312	19.10%
2 Bed duplex (2B4P)	87	87	7	609	3.93%
3 Bed flat (3B5P)	90	90	9	810	5.06%
3 Bed duplex (3B5P)	100	100	30	3000	16.85%
3 Bed houses (3B6P)	115	115	5	575	2.81%
4 Bed houses (4B7P)	127	127	0	0	0.00%
Total			178	11956	100.00%

2. Affordable Housing

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	0	0	0.00%
2 Bed flat (2B4P)	72	70	0	0	0.00%
2 Bed duplex (2B4P)	83	83	0	0	0.00%
3 Bed flat (3B5P)	86	86	0	0	0.00%
3 Bed duplex (3B5P)	96	96	0	0	0.00%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	0	0	0.00%
4 Bed house (4B7P)	117	117	0	0	0.00%
Total			0	0	0.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	27	1350	17.37%
2 Bed flat (2B3P)	68	68	49	3332	44.95%
2 Bed duplex (2B4P)	87	87	7	609	6.42%
3 Bed flat (3B5P)	90	90	12	1080	11.01%
3 Bed duplex (3B5P)	100	100	14	1400	12.84%
Total			109	7771	100.00%

287	19727
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	27	1350	17.37%
2 Bed flat	70	68-70	49	3332	42.88%
2 Bed duplex	85	83-87	7	609	7.84%
3 Bed flat	88	86-90	12	1080	13.90%
3 Bed duplex	98	96-100	14	1400	18.02%
3 Bed house	106	115	0	0	0.00%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	117	127	0	0	0.00%
Total			109	7771	100.00%

4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	120	6000	30.42%
2 Bed flat	69	68-70	83	5644	28.61%
2 Bed duplex	86	83-87	14	1218	6.17%
3 Bed flat	89	86-90	21	1890	9.58%
3 Bed duplex	99	96-100	44	4400	22.30%
3 Bed house	111	115	5	575	2.91%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	122	127	0	0	0.00%
Total			287	19727	100.00%

% of Private Mix	62.02%
% of Affordable Mix	37.98%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	19727	25855	27226
Total Community	0	3288	3566
Total Commercial	0	277	304
Total Basement	0	0	0
Total Undercroft	0	5236	0
Total Combined Undercroft & Basement	0	5236	5423
TOTALS		34655	36519
Total Habitable Rooms			842

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West Hendon - masterplan
 716
 ILLUSTRATIVE MASTERPLAN
 ACCOMMODATION SCHEDULE

Phase 6
 716-02-QA-010

notes

	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

All areas measured to finished face of wall/column at 1000 affl.
 All measurements have been taken in CAD software in m2.
 Conversion to f2 achieved by multiplying m2 by 10.76391

Note: NIA, GEA&GIA include double height spaces and stair case with clear height above, measured at each level

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

Unit sizes do not allow for wheelchair sized units in the outline application

D Block Totals

1. Private Housing (75% of total by unit)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	58	2,900	13.65%
2 Bed flat (2B3P)	68	68	311	21,148	73.18%
2 Bed duplex (2B4P)	87	87	12	1,044	2.82%
3 Bed flat (3B5P)	90	90	21	1,890	4.94%
3 Bed duplex (3B5P)	100	100	23	2,300	5.41%
3 Bed houses (3B6P)	115	115	0	0	0.00%
4 Bed houses (4B7P)	127	127	0	0	0.00%
Total			425	29,282	100.00%

2. Affordable Housing

2a. Rented

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	51	50	0	0	0.00%
2 Bed flat (2B4P)	72	70	0	0	0.00%
2 Bed duplex (2B4P)	83	83	0	0	0.00%
3 Bed flat (3B5P)	86	86	0	0	0.00%
3 Bed duplex (3B5P)	96	96	0	0	0.00%
3 Bed house (3B6P)	106	106	0	0	0.00%
4 Bed flat (4B7P)	109	109	0	0	0.00%
4 Bed house (4B7P)	117	117	0	0	0.00%
Total			0	0	0.00%

2b. Intermediate

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Proposed Units	Total NIA (sqm)	Unit % of mix
1 Bed flat (1B2P)	50	50	25	1,250	27.78%
2 Bed flat (2B4P)	68	68	34	2,312	37.78%
2 Bed duplex (2B4P)	87	87	4	348	4.44%
3 Bed flat (3B5P)	90	90	16	1,440	17.78%
3 Bed duplex (3B5P)	100	100	11	1,100	12.22%
Total			90	6,450	100.00%

515	35732
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3. Total Affordable Units

Flat / House type	NIA for each flat type (sqm)	London Design Guide	Affordable Proposed Units	Total NIA (sqm)	Affordable unit % of mix
1 Bed flat	51	50	25	1,250	27.78%
2 Bed flat	70	68-70	34	2,312	37.78%
2 Bed duplex	85	83-87	4	348	4.44%
3 Bed flat	88	86-90	16	1,440	17.78%
3 Bed duplex	98	96-100	11	1,100	12.22%
3 Bed house	106	115	0	0	0.00%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	117	127	0	0	0.00%
Total			90	6,450	100.00%

4. Total Units (Private and Affordable)

Flat / House type	NIA for each flat type (sqm)	London Design Guide	All Proposed Units	Total NIA (sqm)	All unit % of mix
1 Bed flat	50	50	83	4,150	16.12%
2 Bed flat	69	68-70	345	23,460	66.99%
2 Bed duplex	86	83-87	16	1,392	3.11%
3 Bed flat	89	86-90	37	3,330	7.18%
3 Bed duplex	99	96-100	34	3,400	6.60%
3 Bed house	111	115	0	0	0.00%
4 Bed flat	109	109	0	0	0.00%
4 Bed house	122	127	0	0	0.00%
Total			515	35732	100.00%

% of Private Mix	82.52%
% of Affordable Mix	17.48%

	NIA (sqm)	GIA (sqm)	GEA (sqm)
Total Residential	35732	44420	48958
Total Community	0	0	0
Total Commercial	0	0	0
Total Basement	0	4053	0
Total Undercroft	0	9691	0
Total Combined Undercroft & Basement	0	13743	13825
TOTALS		58163	62783
Total Habitable Rooms		1560	

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Rev P1	15-Feb-13	Planning Application Issue

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All information for existing data received from Metropolitan 10.01.13/12.02.13

West Hendon - masterplan
716

Phase 3a
New and Demolished Totals
716-02-QA-011

notes

	external wall thicknesses	internal structure	demountable partitions, pipes	ancillary spaces
net internal area (NIA)	✗ excluded	✓ included	✓ included	✗ excluded
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

	Existing Units
	Proposed Units
	Combined Existing and Proposed Units

1. Private Housing

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	42	11	31	60	91	49
2 Bed flat (2B3P)	0	0	0	42	42	42
2 Bed duplex (2B4P)	93	14	79	15	94	1
3 Bed flat (3B5P)	0	0	0	19	19	19
3 Bed duplex (3B5P)	0	0	0	6	6	6
3 Bed houses (3B6P)	0	0	0	0	0	0
4 Bed houses (4B7P)	9	0	9	0	9	0
Total	144	25	119	142	261	117

2. Affordable Housing

2a. Rented

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	189	89	100	31	131	-58
2 Bed flat (2B4P)	2	0	2	24	26	24
2 Bed duplex (2B4P)	259	50	209	7	216	-43
3 Bed flat (3B5P)	0	0	0	5	5	5
3 Bed duplex (3B5P)	2	0	2	2	4	2
3 Bed house (3B6P)	0	0	0	0	0	0
4 Bed flat (4B7P)	0	0	0	2	2	2
4 Bed house (4B7P)	1	0	1	3	4	3
Total	453	139	314	74	388	-65

2b. Intermediate

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	0	0	0	0	0	0
2 Bed flat (2B4P)	0	0	0	0	0	0
2 Bed duplex (2B4P)	0	0	0	0	0	0
3 Bed flat (3B5P)	0	0	0	0	0	0
3 Bed duplex (3B5P)	0	0	0	0	0	0
Total	0	0	0	0	0	0

597	164	433	216	649	52
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Rev P1	15-Feb-13	Planning Application Issue

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Conversion to ft2 achieved by multiplying m2 by 10.76391
Note: NIA, GEA&GIA include double height spaces and stair case with clear height above, measured at each level
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All information for existing data received from Metropolitan 10.01.13/12.02.13

West Hendon - masterplan
716

Phase 3b
New and Demolished Totals
716-02-QA-012

notes

	external wall thicknesses	internal structure	demountable partitions, pipes	ancillary spaces
net internal area (NIA)	✗ excluded	✓ included	✓ included	✗ excluded
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

	Existing Units
	Proposed Units
	Combined Existing and Proposed Units

1. Private Housing

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	31	8	23	31	54	23
2 Bed flat (2B3P)	0	0	0	8	8	8
2 Bed duplex (2B4P)	79	29	50	2	52	-27
3 Bed flat (3B5P)	0	0	0	1	1	1
3 Bed duplex (3B5P)	0	0	0	4	4	4
3 Bed houses (3B6P)	0	0	0	0	0	0
4 Bed houses (4B7P)	9	0	9	0	9	0
Total	119	37	82	46	128	9

2. Affordable Housing

2a. Rented

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	100	21	79	3	82	-18
2 Bed flat (2B4P)	2	2	0	14	14	12
2 Bed duplex (2B4P)	209	67	142	15	157	-52
3 Bed flat (3B5P)	0	0	0	4	4	4
3 Bed duplex (3B5P)	2	1	1	3	4	2
3 Bed house (3B6P)	0	0	0	0	0	0
4 Bed flat (4B7P)	0	0	0	2	2	2
4 Bed house (4B7P)	1	0	1	0	1	0
Total	314	91	223	41	264	-50

2b. Intermediate

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	0	0	0	0	0	0
2 Bed flat (2B4P)	0	0	0	0	0	0
2 Bed duplex (2B4P)	0	0	0	0	0	0
3 Bed flat (3B5P)	0	0	0	0	0	0
3 Bed duplex (3B5P)	0	0	0	0	0	0
Total	0	0	0	0	0	0

433	128	305	87	392	-41
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Rev P1	15-Feb-13	Planning Application Issue

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Note: NIA, GEA&GIA include double height spaces and stair case with clear height above, measured at each level

West Hendon - masterplan
716

Areas below are scheme design only. Refer to QS measured areas for costs and valuations

**Phase 3c
New and Demolished Totals
716-02-QA-013**

All information for existing data received from Metropolitan 10.01.13/12.02.13

notes

	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

	Existing Units
	Proposed Units
	Combined Existing and Proposed Units

1. Private Housing

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	23	7	16	45	61	38
2 Bed flat (2B3P)	0	0	0	201	201	201
2 Bed duplex (2B4P)	50	15	35	3	38	-12
3 Bed flat (3B5P)	0	0	0	12	12	12
3 Bed duplex (3B5P)	0	0	0	16	16	16
3 Bed houses (3B6P)	0	0	0	3	3	3
4 Bed houses (4B7P)	9	0	9	0	9	0
Total	82	22	60	280	340	258

2. Affordable Housing

2a. Rented

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	79	23	56	13	69	-10
2 Bed flat (2B4P)	0	0	0	27	27	27
2 Bed duplex (2B4P)	142	17	125	7	132	-10
3 Bed flat (3B5P)	0	0	0	9	9	9
3 Bed duplex (3B5P)	1	0	1	2	3	2
3 Bed house (3B6P)	0	0	0	0	0	0
4 Bed flat (4B7P)	0	0	0	0	0	0
4 Bed house (4B7P)	1	0	1	0	1	0
Total	223	40	183	58	241	18

2b. Intermediate

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	0	0	0	8	8	8
2 Bed flat (2B4P)	0	0	0	2	2	2
2 Bed duplex (2B4P)	0	0	0	0	0	0
3 Bed flat (3B5P)	0	0	0	8	8	8
3 Bed duplex (3B5P)	0	0	0	0	0	0
Total	0	0	0	18	18	18

305	62	243	356	599	294
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Rev P1	15-Feb-13	Planning Application Issue

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All information for existing data received from Metropolitan 10.01.13/12.02.13

notes

	external wall thicknesses	internal structure	dismountable partitions, pipes	ancillary spaces
net internal area (NIA)	✗ excluded	✓ included	✓ included	✗ excluded
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

	Existing Units
	Proposed Units
	Combined Existing and Proposed Units

1. Private Housing

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	42	25	17	136	153	111
2 Bed flat (2B3P)	0	0	0	251	251	251
2 Bed duplex (2B4P)	93	58	35	20	55	-38
3 Bed flat (3B5P)	0	0	0	32	32	32
3 Bed duplex (3B5P)	0	0	0	26	26	26
3 Bed houses (3B6P)	0	0	0	3	3	3
4 Bed houses (4B7P)	9	0	9	0	9	0
Total	144	83	61	468	529	385

2. Affordable Housing

2a. Rented

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	189	134	55	47	102	-87
2 Bed flat (2B4P)	2	2	0	65	65	63
2 Bed duplex (2B4P)	259	134	125	29	154	-105
3 Bed flat (3B5P)	0	0	0	18	18	18
3 Bed duplex (3B5P)	2	1	1	7	8	6
3 Bed house (3B6P)	0	0	0	0	0	0
4 Bed flat (4B7P)	0	0	0	4	4	4
4 Bed house (4B7P)	1	0	1	3	4	3
Total	453	271	182	173	355	-98

2b. Intermediate

Flat / House type	Pre-Demolition Units	Units Demolished	Units Remain	Proposed Units	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	0	0	0	8	8	8
2 Bed flat (2B4P)	0	0	0	2	2	2
2 Bed duplex (2B4P)	0	0	0	0	0	0
3 Bed flat (3B5P)	0	0	0	8	8	8
3 Bed duplex (3B5P)	0	0	0	0	0	0
Total	0	0	0	18	18	18

597	354	243	659	902	305
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Rev P1	15-Feb-13	Planning Application Issue

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West Hendon - masterplan
 716

Phase 4
New and Demolished Totals
 716-02-QA-015

notes

	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

Existing Units
 Proposed Units
 Combined Existing and Proposed Units

1. Private Housing

Flat / House type	Pre-Demolition Units	Existing Units Demolished	Existing Units	Unit Count	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	16	16	0	123	123	107
2 Bed flat (2B3P)	0	0	0	172	172	172
2 Bed duplex (2B4P)	35	35	0	47	47	12
3 Bed flat (3B5P)	0	0	0	48	48	48
3 Bed duplex (3B5P)	0	0	0	28	28	28
3 Bed houses (3B6P)	0	0	0	0	0	0
4 Bed houses (4B7P)	9	9	0	5	5	-4
Total	60	60	0	423	423	363

2. Affordable Housing

2a. Rented

Flat / House type	Pre-Demolition Units	Existing Units Demolished	Existing Units	Unit Count	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	56	56	0	10	10	-46
2 Bed flat (2B4P)	0	0	0	17	17	17
2 Bed duplex (2B4P)	125	125	0	3	3	-122
3 Bed flat (3B5P)	0	0	0	4	4	4
3 Bed duplex (3B5P)	1	1	0	2	2	1
3 Bed house (3B6P)	0	0	0	3	3	3
4 Bed flat (4B7P)	0	0	0	0	0	0
4 Bed house (4B7P)	1	1	0	7	7	6
Total	183	183	0	46	46	-137

2b. Intermediate

Flat / House type	Pre-Demolition Units	Existing Units Demolished	Existing Units	Unit Count	Total New & Existing Units	Net Gain/Loss of Units
1 Bed flat (1B2P)	0	0	0	17	17	17
2 Bed flat (2B3P)	0	0	0	20	20	20
2 Bed duplex (2B4P)	0	0	0	8	8	8
3 Bed flat (3B5P)	0	0	0	16	16	16
3 Bed duplex (3B5P)	0	0	0	9	9	9
Total	0	0	0	70	70	70

243	243	0	539	539	296
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notes	external wall thicknesses	internal structure	ancillary spaces	dismountable partitions, pipes
net internal area (NIA)	✗ excluded	✓ included	✗ excluded	✓ included
net usable area	✗ excluded	✗ excluded	✗ excluded	✗ excluded
net external area	✓ included	✓ included	✗ excluded	✗ excluded
gross internal (GIA)	✗ excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

Existing Units
Proposed Units
Combined Existing and Proposed Units

Buildings	Phase	Proposed Units in Phase			Cumulative Proposed Units			Existing Units		Proposed and Existing Units	Net Gain/Loss Units
		Affordable	Private	Total	Affordable	Private	Total	Pre-Demolition Units	Units Demolished		
G1, G2, E1, E3 and E4	3a	74	142	216	74	142	216	597	164	649	52
F5 and F6	3b	41	46	87	115	188	303	433	128	392	41
E2, F1, F2, F3, F4, G4, H3 and H4	3c	76	280	356	191	468	659	305	62	599	294
Block E Block F G1 G2 G4 H3 and H4	3 (sub total of 3a,3b,3c)	191	468	659	191	468	659	597	354	n/a	n/a
H1, H2, Block J, Block K and Block M	4	116	423	539	307	891	1198	243	243	339	296
G3, G5, Block A, B, C and Community Centre & School	5	109	178	287	416	1069	1485	0	0	287	287
Block D	6	90	425	515	506	1494	2000	0	0	515	515
		506	1,494	2000							

Non Residential

Proposed Buildings	Phase	Non Residential GIA in phase		Existing Buildings Demolished	Non Residential Existing Units		
		Proposed (sqm)	Non Residential GIA cumulative Proposed (sqm)		Pre-Demolition Units	Units Demolished	Units Remain
G1, G2, E1, E3 and E4	3a	117	117	181-193, 195-197 The Broadway 234-236 The Broadway	1682	0	1682
F5 and F6	3b	0	117		900	782	117
E2, F1, F2, F3, F4, G4, H3 and H4	3c	1236	1353		746	154	592
Block E Block F G1 G2 G4 H3 and H4	3 (sub total of 3a,3b,3c)	1353	1353		1682	936	746
H1, H2, Block J, Block K and Block M	4	0	1353	229-231, 233 The Broadway, Marquin & WH Comm Centres	0	746	0
G3, G5, Block A, B, C and Community Centre & School	5	3564	4918		0	0	0
Block D	6	0	4918		0	0	0
		4918				1682	

West Hendon Regeneration

Existing Estate Demolition by Tenure/Phase

		Units						SQM					
		1BF	2BF	2BM	3BM	4BH	Total	1BF	2BF	2BM	3BM	4BH	Total
Phase 3a	Affordable	89	0	50	0	0	139	4,334	0	3,600	0	0	7,934
	Private	11	0	14	0	0	25	537	0	1,008	0	0	1,545
	<i>sub total</i>	<i>100</i>	<i>0</i>	<i>64</i>	<i>0</i>	<i>0</i>	<i>164</i>	<i>4,871</i>	<i>0</i>	<i>4,608</i>	<i>0</i>	<i>0</i>	<i>9,479</i>
Phase 3b	Affordable	21	2	67	1	0	91	1,071	144	4,824	80	0	6,119
	Private	8	0	29	0	0	37	408	0	2,088	0	0	2,496
	<i>sub total</i>	<i>29</i>	<i>2</i>	<i>96</i>	<i>1</i>	<i>0</i>	<i>128</i>	<i>1,479</i>	<i>144</i>	<i>6,912</i>	<i>80</i>	<i>0</i>	<i>8,615</i>
Phase 3c	Affordable	23	0	17	0	0	40	1,173	0	1,224	0	0	2,397
	Private	7	0	15	0	0	22	357	0	1,080	0	0	1,437
	<i>sub total</i>	<i>30</i>	<i>0</i>	<i>32</i>	<i>0</i>	<i>0</i>	<i>62</i>	<i>1,530</i>	<i>0</i>	<i>2,304</i>	<i>0</i>	<i>0</i>	<i>3,834</i>
Phase 4	Affordable	56	0	125	1	1	183	2,856	0	9,000	80	95	12,031
	Private	16	0	35	0	9	60	816	0	2,520	0	855	4,191
	<i>sub total</i>	<i>72</i>	<i>0</i>	<i>160</i>	<i>1</i>	<i>10</i>	<i>243</i>	<i>3,672</i>	<i>0</i>	<i>11,520</i>	<i>80</i>	<i>950</i>	<i>16,222</i>
Total	Affordable	189	2	259	2	1	453	9,434	144	18,648	160	95	28,481
	Private	42	0	93	0	9	144	2,118	0	6,696	0	855	9,669
	Total	231	2	352	2	10	597	11,552	144	25,344	160	950	38,150

DecantPhase	TenureDecantType	1BF	2BF	2BM	3BM	4BH	Grand Total	1BF	2BF	2BM	3BM	4BH	Grand Total
Phase 3a	LBB Non-Secure	51			14		65	2487			1008		3495
	LBB Secure	38			36		74	1847			2592		4439
	LCHO	8			13		21	390			936		1327
	No Decant	3			1		4	147			72		219
Phase 3a Total		100			64		164	4872			4608		9480
Phase 3b	LBB Non-Secure	13	1		21		35	663	72		1512		2247
	LBB Secure	8	1		46	1	56	408	72		3312	80	3872
	LCHO	7			24		31	357			1728		2085
	No Decant	1			5		6	51			360		411
Phase 3b Total		29	2		96	1	128	1479	144		6912	80	8615
Phase 3c	LBB Non-Secure	14			6		20	714			432		1146
	LBB Secure	9			11		20	459			792		1251
	LCHO	3			12		15	153			864		1017
	No Decant	4			3		7	204			216		420
Phase 3c Total		30			32		62	1530			2304		3834
Phase 4	LBB Non-Secure	37			54		91	1887			3888		5775
	LBB Secure	19			71	1	92	969			5112	80	6256
	LCHO	13			29		49	663			2088	665	3416
	No Decant	3			6		11	153			432	190	775
Phase 4 Total		72			160	1	243	3672			11520	80	16222
Grand Total		231	2		352	2	597	11553	144		25344	160	38151

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rev.	date	issue record
Rev P1	15-Feb-13	Planning Application Issue

notes

	external wall thicknesses	internal structure	ancillary spaces	demountable partitions, pipes
net internal area (NIA)	x excluded	✓ included	x excluded	✓ included
net usable area	x excluded	x excluded	x excluded	x excluded
net external area	✓ included	✓ included	x excluded	x excluded
gross internal (GIA)	x excluded	✓ included	✓ included	✓ included
gross external (GEA)	✓ included	✓ included	✓ included	✓ included

Address	Use Class	GEA (sqm)	GIA (sqm)	NIA (sqm)	Affordable Units	Private Units	Total Units
Residential - Estate Buildings							
Franklin House	C3	4,865	4,378	3,648	68	8	76
Marriotts Close	C3	9,044	8,139	6,782	72	26	98
Marsh Drive	C3	20,259	18,233	15,192	181	51	232
Tyrrel Way	C3	11,189	10,070	8,391	88	37	125
Warner Close	C3	5,113	4,601	3,834	40	22	62
sub-total					449	144	593
Residential - West Hendon Broadway (upper floor)							
181-187 *	C3	2,928	2,632	2,196	0	12	12
189*	C3				4	0	4
191 *	C3				0	4	4
193 *	C3				0	4	4
195-197 *	C3	742	667	556	0	9	9
229-231 *	C3	270	243	202	unknown	unknown	unknown
234-236 *	C3	342	308	257	unknown	unknown	unknown
sub-total		54,751	49,271	41,059	4	29	33
Total					453	173	626
Non Residential - Estate							
Marquin Centre *	D1	478	430	359			
West Hendon Community Centre (ground floor)	D1	149	134	112			
Non Residential - West Hendon Broadway (ground floor)							
181-193 The Broadway *	A1/A3/D1	699	629	524			
195-197 The Broadway *	A1/A3/A5	170	153	128			
234-236 The Broadway *	A1	171	154	128			
229-231 The Broadway *	A1	135	121	101			
233 The Broadway *	Vacant/A1	67	60	50			
1-3 Station Road*	D2	663	597	497			
Total *		1,905	1,714	1,429			

GEA sourced from VOA business rates record, LBB Planning searches and OS maps
GEA calculated by multiplying the GIA by 1.1125 estimating a 90% efficiency or by multiplying the NIA by 1.3335 estimating a 75% efficiency

West Hendon Regeneration
Existing Estate Schedule of Accommodation February 2013

Units	Barnet Non-Secure Tenancy	Barnet Secure Tenancy	Illegal Occupancy	Void Tenancy	Affordable Total	Leasehold	BMLLP	Freehold	Private Total	Grand Total
Block										
Franklin House	35	25	6	2	68	6	2	0	8	76
Marriotts Close	26	45		1	72	15	4	7	26	98
Marsh Drive	79	90	8	4	181	42	9	0	51	232
Parade Terrace	1	1			2	0	0	0	0	2
Tyrrel Way	42	42	1	3	88	31	6	0	37	125
Warner Close	29	7	3	1	40	15	7	0	22	62
West Hendon Broadway	0	2	0	0	2	0	0	0	0	2
Total	212	212	18	11	453	109	28	7	144	597

SQM	Barnet Non-Secure Tenancy	Barnet Secure Tenancy	Illegal Occupancy	Void Tenancy	Affordable Total	Leasehold	BMLLP	Freehold	Private Total	Grand Total
Block										
Franklin House	1,680	1,200	288	96	3,264	288	96		384	3,648
Marriotts Close	1,599	3,095		72	4,766	1,038	313	665	2,016	6,782
Marsh Drive	5,016	6,081	513	246	11,856	2,751	585		3,336	15,192
Parade Terrace	72	72			144				0	144
Tyrrel Way	2,646	3,003	51	195	5,895	2,085	411		2,496	8,391
Warner Close	1,710	441	174	72	2,397	1,017	420		1,437	3,834
West Hendon Broadway		144			144				0	144
Grand Total	12,723	14,036	1,026	681	28,466	7,179	1,825	665	9,669	38,135