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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%
<b>Total</b>			<b>1494</b>	<b>102316</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>219</b>	<b>16123</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>287</b>	<b>20723</b>	<b>100.00%</b>

<b>2000</b>	<b>139162</b>
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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%
<b>Total</b>			<b>506</b>	<b>36846</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>2000</b>	<b>139162</b>	<b>100.00%</b>

% of Private Mix	<b>74.70%</b>
% of Affordable Mix	<b>25.30%</b>

	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
<b>TOTALS</b>		<b>235075</b>	<b>257075</b>
Total Habitable Rooms		5976	
Site Area (sqm)		129902	

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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

West Hendon - masterplan  
716

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%
<b>Total</b>			<b>1210</b>	<b>83,137</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>145</b>	<b>11,066</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>287</b>	<b>20,723</b>	<b>100.00%</b>

<b>1642</b>	<b>114926</b>
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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%
<b>Total</b>			<b>432</b>	<b>31789</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>1642</b>	<b>114926</b>	<b>100.00%</b>

% of Private Mix	<b>73.69%</b>
% of Affordable Mix	<b>26.31%</b>

	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
<b>TOTALS</b>		<b>194373</b>	<b>210063</b>
Total Habitable Rooms		4944	
Site Area (sqm)		112186	

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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**

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%
<b>Total</b>			<b>284</b>	<b>19639</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>74</b>	<b>5560</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0.00%</b>

<b>358</b>	<b>25199</b>
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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%
<b>Total</b>			<b>74</b>	<b>5560</b>	<b>100.00%</b>

<b>74</b>	<b>5560</b>	<b>100.00%</b>
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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%
<b>Total</b>			<b>358</b>	<b>25199</b>	<b>100.00%</b>

% of Private Mix	<b>79.33%</b>
% of Affordable Mix	<b>20.67%</b>

	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
<b>TOTALS</b>		<b>40702</b>	<b>47012</b>
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  
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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%
<b>Total</b>			<b>142</b>	<b>9,471</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>74</b>	<b>5,081</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0.00%</b>

<b>216</b>	<b>14552</b>
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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%
<b>Total</b>			<b>74</b>	<b>5081</b>	<b>100.00%</b>

<b>74</b>	<b>5081</b>	<b>100.00%</b>
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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%
<b>Total</b>			<b>216</b>	<b>14552</b>	<b>100.00%</b>

<b>216</b>	<b>14552</b>	<b>100.00%</b>
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% of Private Mix	<b>65.74%</b>
% of Affordable Mix	<b>34.26%</b>

	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
<b>TOTALS</b>		<b>28436</b>	<b>31512</b>
Total Habitable Rooms			609



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West Hendon - masterplan  
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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

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

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%
<b>Total</b>			<b>46</b>	<b>2,758</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>41</b>	<b>3,256</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0.00%</b>

<b>87</b>	<b>6014</b>
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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%
<b>Total</b>			<b>41</b>	<b>3256</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>87</b>	<b>6014</b>	<b>100.00%</b>

% of Private Mix	<b>52.87%</b>
% of Affordable Mix	<b>47.13%</b>

	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
<b>TOTALS</b>		<b>18058</b>	<b>19028</b>
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%
<b>Total</b>			<b>280</b>	<b>19,204</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>58</b>	<b>4,154</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>18</b>	<b>1,256</b>	<b>100.00%</b>

<b>356</b>	<b>24614</b>
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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%
<b>Total</b>			<b>76</b>	<b>5410</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>356</b>	<b>24614</b>	<b>100.00%</b>

<b>356</b>	<b>24614</b>	<b>100.00%</b>
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% of Private Mix	<b>78.02%</b>
% of Affordable Mix	<b>21.98%</b>

	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
<b>TOTALS</b>		<b>35711</b>	<b>41020</b>
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

EF 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%
<b>Total</b>			<b>468</b>	<b>31,433</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>173</b>	<b>12,491</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>18</b>	<b>1,256</b>	<b>100.00%</b>

<b>659</b>	<b>45180</b>
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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%
<b>Total</b>			<b>191</b>	<b>13747</b>	<b>100.00%</b>

<b>191</b>	<b>13747</b>	<b>100.00%</b>
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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%
<b>Total</b>			<b>659</b>	<b>45180</b>	<b>100.00%</b>

<b>659</b>	<b>45180</b>	<b>100.00%</b>
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% of Private Mix	<b>71.02%</b>
% of Affordable Mix	<b>28.98%</b>

	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
<b>TOTALS</b>		<b>82205</b>	<b>91560</b>
Total Habitable Rooms			1933

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West Hendon - masterplan  
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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%
<b>Total</b>			<b>423</b>	<b>29,690</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>46</b>	<b>3,656</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>70</b>	<b>5,246</b>	<b>100.00%</b>

<b>539</b>	<b>38592</b>
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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%
<b>Total</b>			<b>116</b>	<b>8902</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>539</b>	<b>38592</b>	<b>100.00%</b>

% of Private Mix	<b>78.48%</b>
% of Affordable Mix	<b>21.52%</b>

	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
<b>TOTALS</b>		<b>60050</b>	<b>66214</b>
Total Habitable Rooms		1647	



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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 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

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%
<b>Total</b>			<b>178</b>	<b>11956</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0.00%</b>

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%
<b>Total</b>			<b>109</b>	<b>7771</b>	<b>100.00%</b>

<b>287</b>	<b>19727</b>
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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%
<b>Total</b>			<b>109</b>	<b>7771</b>	<b>100.00%</b>

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%
<b>Total</b>			<b>287</b>	<b>19727</b>	<b>100.00%</b>

% of Private Mix	<b>62.02%</b>
% of Affordable Mix	<b>37.98%</b>

	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
<b>TOTALS</b>		<b>34655</b>	<b>36519</b>
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 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

**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%
<b>Total</b>			<b>425</b>	<b>29,282</b>	<b>100.00%</b>

**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%
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0.00%</b>

**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%
<b>Total</b>			<b>90</b>	<b>6,450</b>	<b>100.00%</b>

<b>515</b>	<b>35732</b>
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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%
<b>Total</b>			<b>90</b>	<b>6450</b>	<b>100.00%</b>

**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	4150	16.12%
2 Bed flat	69	68.70	345	23460	66.99%
2 Bed duplex	86	83.87	16	1392	3.11%
3 Bed flat	89	86.90	37	3330	7.18%
3 Bed duplex	99	96.100	34	3400	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%
<b>Total</b>			<b>515</b>	<b>35732</b>	<b>100.00%</b>

% of Private Mix	<b>82.52%</b>
% of Affordable Mix	<b>17.48%</b>

	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
<b>TOTALS</b>		<b>58163</b>	<b>62783</b>
Total Habitable Rooms		1560	

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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**  
All information for existing data received from Metropolitan 10.01.13/12.02.13

**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
<b>Total</b>	<b>144</b>	<b>25</b>	<b>119</b>	<b>142</b>	<b>261</b>	<b>117</b>

**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
<b>Total</b>	<b>453</b>	<b>139</b>	<b>314</b>	<b>74</b>	<b>388</b>	<b>-65</b>

**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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>597</b>	<b>164</b>	<b>433</b>	<b>216</b>	<b>649</b>	<b>52</b>
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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**  
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
<b>Total</b>	<b>119</b>	<b>37</b>	<b>82</b>	<b>46</b>	<b>128</b>	<b>9</b>

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
<b>Total</b>	<b>314</b>	<b>91</b>	<b>223</b>	<b>41</b>	<b>264</b>	<b>-50</b>

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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>433</b>	<b>128</b>	<b>305</b>	<b>87</b>	<b>392</b>	<b>-41</b>
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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

**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
<b>Total</b>	<b>82</b>	<b>22</b>	<b>60</b>	<b>280</b>	<b>340</b>	<b>258</b>

**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
<b>Total</b>	<b>223</b>	<b>40</b>	<b>183</b>	<b>58</b>	<b>241</b>	<b>18</b>

**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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>18</b>	<b>18</b>

<b>305</b>	<b>62</b>	<b>243</b>	<b>356</b>	<b>599</b>	<b>294</b>
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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**

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
<b>Total</b>	<b>144</b>	<b>83</b>	<b>61</b>	<b>468</b>	<b>529</b>	<b>385</b>

**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
<b>Total</b>	<b>453</b>	<b>271</b>	<b>182</b>	<b>173</b>	<b>355</b>	<b>-98</b>

**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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>18</b>	<b>18</b>

<b>597</b>	<b>354</b>	<b>243</b>	<b>659</b>	<b>902</b>	<b>305</b>
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 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 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
<b>Total</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>423</b>	<b>423</b>	<b>363</b>

**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
<b>Total</b>	<b>183</b>	<b>183</b>	<b>0</b>	<b>46</b>	<b>46</b>	<b>-137</b>

**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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>70</b>	<b>70</b>

243	243	0	539	539	296
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All areas measured to finished face of wall/column at 1000 afill.  
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

Summary of Phases  
716-02-QA-016

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

Residential

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
<b>Block E Block F G1 G2 G4 H3 and H4</b>	<b>3 (sub total of 3a,3b,3c)</b>	<b>191</b>	<b>468</b>	<b>659</b>	<b>191</b>	<b>468</b>	<b>659</b>	<b>597</b>	<b>354</b>	<b>n/a</b>	<b>n/a</b>
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
		<b>506</b>	<b>1,494</b>	<b>2000</b>							

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		1682	0	1682
F5 and F6	3b	0	117	181-193, 195-197 The Broadway	900	782	117
E2, F1, F2, F3, F4, G4, H3 and H4	3c	1236	1353	234-236 The Broadway	746	154	592
<b>Block E Block F G1 G2 G4 H3 and H4</b>	<b>3 (sub total of 3a,3b,3c)</b>	<b>1353</b>	<b>1353</b>		<b>1682</b>	<b>936</b>	<b>746</b>
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
		<b>4918</b>				<b>1682</b>	



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>
<b>Total</b>	<b>Affordable</b>	<b>189</b>	<b>2</b>	<b>259</b>	<b>2</b>	<b>1</b>	<b>453</b>	<b>9,434</b>	<b>144</b>	<b>18,648</b>	<b>160</b>	<b>95</b>	<b>28,481</b>
	<b>Private</b>	<b>42</b>	<b>0</b>	<b>93</b>	<b>0</b>	<b>9</b>	<b>144</b>	<b>2,118</b>	<b>0</b>	<b>6,696</b>	<b>0</b>	<b>855</b>	<b>9,669</b>
	<b>Total</b>	<b>231</b>	<b>2</b>	<b>352</b>	<b>2</b>	<b>10</b>	<b>597</b>	<b>11,552</b>	<b>144</b>	<b>25,344</b>	<b>160</b>	<b>950</b>	<b>38,150</b>

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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**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
<b>Residential - Estate Buildings</b>							
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
<b>Residential - West Hendon Broadway (upper floor)</b>							
181-187 *	C3				0	12	12
189*	C3	2,928	2,632	2,196	4	0	4
191 *	C3				0	4	4
193 *	C3				0	4	4
195-197 *	C3				742	667	556
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
<b>Total</b>					<b>453</b>	<b>173</b>	<b>626</b>
<b>Non Residential - Estate</b>							
Marquin Centre *	D1	478	430	359			
West Hendon Community Centre (ground floor)	D1	149	134	112			
<b>Non Residential - West Hendon Broadway (ground floor)</b>							
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			
<b>Total *</b>		<b>1,905</b>	<b>1,714</b>	<b>1,429</b>			

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**

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

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