



DOCUMENT 11

ALLIES AND MORRISON SITE WIDE MONITORING SCHEDULE

Allies and Morrison
Architects

rev.	date	issue record
D1	02.12.2014	
P1	10.12.2014	Planning
D2	22.09.2016	Draft phase 4 planning
P2	03.11.2014	Planning

West Hendon - Phase 4
765_06

SITE WIDE FLOOR SPACE
STRATEGIC HOUSING MIX

765_06-2-QA-02

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 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. NIA of units does not include party walls between units

Note: GIA areas are measured to inside face of external and centre line of party walls between different use:

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

Phase 3 - Information on Block H3+H4 is supplied by **Makower Architects**

Phase 4 - Information on Block H1+H2+K1+K2 is supplied by **Makower Architects**

Phase 4 - Information on Block M3+M4 is supplied by **Mikhail Architects**

SITE WIDE FLOORSPACE

USE (class)	GEA m2 Condition 11 Maximum Development Allowance + Development Specification	GEA m2 Phase 3A	GEA m2 Phase 3B+C	GEA m2 Sub-Total Phase 3A+B+C	GEA m2 Residual before phase 4
Total residential [C3]	202000	38205	30936	69141	132859
Community [D1]	3870	0	0	0	3870
Retail + related (A1-A5), Office (B1)	1766	131	1248	1379	387
Basement + undercroft parking inc. basement plant areas	52000	8675	11232	19907	32093
	NIA m2	NIA m2	NIA m2	NIA m2	NIA m2
Total minimum proposed affordable housing	28446	5573	9204	14777	13669

Residential Units					
residential units	2000	358	292	650	1350

USE (class)	GEA m2 Phase 4	GEA m2 Sub-Total Phase 3A+B+C & Phase 4	GEA m2 Residual after phase 4
Total residential [C3]	56633	125774	76226
Community [D1]	0	0	3870
Retail + related (A1-A5), Office (B1)	0	1379	387
Basement + undercroft parking inc. basement plant areas	17454	37361	14639
	NIA m2	NIA m2	
Total minimum proposed affordable housing	14571	29348	-902

Residential Units			
residential units	611	1261	739

STRATEGIC HOUSING MIX

Unit type	Table 4.4 Development specification percentage range	*Phase 3A Unit total	Phase 3B+C total	Unit	Phase 3A+B+C Unit total	Phase 3A+B+C Unit %	Target Difference (+/-)
Private							
1 bed	20% - 35%	60	61		121	26%	in range
2 bed	45% - 65%	199	99		297	63%	in range
3 bed	10% - 20%	25	31		56	12%	in range
4 bed	0% - 5%	0	0		0	0%	in range
TOTAL		284	191		474	100%	
Intermediate							
1 bed	27% - 55%	0	1		1	33%	in range
2 bed	30% - 44%	0	1		1	33%	in range
3 bed	15% - 30%	0	1		1	33%	above range
TOTAL		0	3		3	100%	
Rented							
1 bed	20% - 30%	31	16		47	27%	in range
2 bed	48% - 60%	31	70		101	59%	in range
3 bed	10% - 20%	7	10		17	10%	in range
4 bed	4% - 8%	5	2		7	4%	in range
TOTAL		74	98		172	100%	

Unit type	Phase 4 Unit total	Phase 4 Unit %	Phase 3A+B+C & Phase 4 Unit total	Phase 3A+B+C & Phase 4 Unit %	Target Difference (+/-)
Private					
1 bed	235	56%	356	40%	above range
2 bed	147	35%	444	50%	in range
3 bed	31	7%	87	10%	in range
4 bed	5	1%	5	1%	in range
TOTAL	418	100%	892	100%	
Intermediate					
1 bed	52	35%	53	35%	in range
2 bed	81	55%	82	55%	above range
3 bed	14	10%	15	10%	below range
TOTAL	147	100%	150	100%	
Rented					
1 bed	13	28%	60	28%	in range
2 bed	17	37%	118	54%	in range
3 bed	9	20%	26	12%	in range
4 bed	7	15%	14	6%	in range
TOTAL	46	100%	218	100%	

Target	Phase 3	Phase 4
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Notes:

1. Phase 3A GEA are the planning application areas
2. 1 Bed includes Studios

