PROGRESS PLANNING

Affordable Housing Statement

217 High Street, Yiewsley, West Drayton, UB7 7GN

Erection of 5 and 6 storey buildings to provide a D1 Health Facility (approximately 10,000sqft) and 233 residential apartments with associated parking, communal podium garden, landscaping, pedestrian and cycle canal link and external works following the demolition of the existing buildings.

Prepared by Progress Planning on behalf of:

Taylor Wimpey – West London

July 2020

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Introduction

Taylor Wimpey has instructed Progress Planning to prepare this Affordable Housing Statement to support the planning application at 217 High Street, Yiewsley.

The development has been revised and reduced in scale. The new description of development is:

'Erection of 5 and 6 storey buildings to provide a 10,000sqft D1 Health Facility and 233 residential apartments with associated parking, communal podium garden, landscaping, pedestrian and cycle canal link and external works following the demolition of the existing buildings on site at 217 High Street, Yiewsley'

The Affordable Housing Offer

A policy compliant level of affordable housing is proposed with 79 Affordable Units being provided comprising 22 x 1 bedroom; 30 x 2 bedroom; and 27 x 3 bedroom units. They would be located in Building B Core B and Building C Core B. Noteworthy is that a high proportion of the 79 affordable units would be m4(3). The breakdown of affordable by habitable room as part of the overall scheme is as follows:

Affordable Rent – 169 habitable rooms in 50 units (26.3%)
Shared Ownership – 73 habitable rooms in 29 units (11.4%)
Private – 400 habitable rooms in 154 units (62.3%)
Total – 642 habitable rooms in 233 units (100%)

The London Affordable comprise 6 x 1 bedroom; 19 x 2 bedroom; and 25 x 3 bedroom units. 10 x London Affordable Rent Units

The Shared Ownership comprise 16 x 1 bedroom; 11 x 2 bedroom; and 2 x 3 bedroom units. 29 x Shared Ownership Units.

Please refer to the Schedule of Accommodation attached to this statement for location and allocation of the affordable units.

Policy Compliant Affordable Housing Provision

Policy DMH7 Provision of Affordable Housing of Hillingdon's Local Plan: Part 2 – Development Management Policies states that a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing, with the tenure split 70% Affordable Rent and 30% Intermediate.

The new Mayor of London, Sadiq Khan has made delivering affordable housing one of his key policy objectives. Therefore, the emerging London Plan seeks to encourage greater provision of affordable but also provides for fast tracking applications where a policy compliant level of affordable is being provided in order to encourage delivery of more affordable homes.

Policy H6 Threshold approach to applications of the emerging London Plan states that affordable housing is initially set at:

1. a minimum of 35 per cent
2. 50 per cent for public sector land
3. 50 per cent for Strategic Industrial Locations, Locally Significant Industrial Sites and other industrial sites deemed appropriate to release for other uses (see Policy E7 Intensification, co-location and substitution of land for industry, logistics and services to support London's economic function).

During the course of this planning application, Hillingdon Council made clear that they considered the land to the rear along the canal to comprise an industrial use. For the purposes of calculating the threshold of affordable we have accepted this position and have provided a level of affordable housing commensurate with this implication given policy H6 above and its reference to seeking 50% affordable on industrial land. The GLA/Hillingdon Council have agreed that 50% should not be sought on the entire site but proportioned based on the site areas of the original uses.

The combined site area measures 1.24 hectares consisting of 2 parcels of land assembled following planning advice from Hillingdon Council to ascertain the land abutting the Grand Union Canal. As the smaller parcel of land which contains the industrial use along the canal represents 18% of the development site, we should provide 50% affordable on 18% of the proposed development and 35% affordable on the remaining 82%.

The scheme contains 642 habitable rooms in total. 82% and 18% of this total equates to a breakdown of 526 and 116 habitable rooms respectively as a share of the entire development. As explained above, a 35% threshold has been applied to the 82% (526 habitable rooms) share and 50% threshold to the 18% (116 habitable rooms) share. This equates to a minimum affordable housing contribution of 184 habitable rooms for the larger element (B&M store) and 58 habitable rooms for the industrial land making a total affordable requirement of 242. The development will be delivering 242 habitable rooms (37.7% of the total development) as affordable, in compliance with the threshold level set out in policy H6 of the Intend to Publish London Plan and policy DMH7.

In terms of tenure split, policy H7 Affordable housing tenure of the Intend to Publish London Plan states that the Mayor is committed to delivering genuinely affordable housing. The following split of affordable products should be applied to development:

1. a minimum of 30 per cent low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/ London Affordable Rent)
2. a minimum of 30 per cent intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared ownership
3. 40 per cent to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.

As mentioned above, Hillingdon's policy DMH7 states that 70% of affordable housing should be of a low rented tenure. The proposal would provide 169 habitable rooms as London Affordable Rent which is a 70% split of the affordable housing provision, in compliance with Council. This split is also in accordance with regional policy H7 of the Intend to Publish London Plan and current adopted London Plan.

Policy H6 also stipulates that to follow the Fast Track Route of the threshold approach, applications must meet all the following criteria:

1. meet or exceed the relevant threshold level of affordable housing on site without public subsidy - YES
2. be consistent with the relevant tenure split (Policy H7 Affordable housing tenure) - YES
3. meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant - YES
4. demonstrate that they have taken account of the strategic 50 per cent target in Policy H5 Delivering affordable housing and have sought grant where required to increase the level of affordable housing beyond 35 per cent. - YES

Fast tracked applications are not required to provide a viability assessment at application stage. As the affordable housing provision proposed complies with local and regional adopted and emerging policy in terms of the threshold level and tenure split, a Financial Viability Assessment is not required for the determination of this application and it can be fast tracked as stipulated in the emerging London Plan.

37.7% of the proposed development will be 'genuinely affordable' homes with a 70% split towards low cost rented units that will provide much needed affordable housing to residents of the Borough and London more widely, in accordance with policy DMH7 of Hillingdon's Local Plan: Part 2 – Development Management Policies and policies H6 and H7 of the emerging London Plan. Therefore, the affordable housing provision being delivered should be welcomed.

PROJECT TITLE:

A3318 High St. Yiewsley

SCHEDULE TITLE:

HSY-ASA-ZZ-ZZ-SC-A-700-R6

MEASURED FROM DRAWINGS:

A3318 200 PLANS

ISSUE DATE:

July 7, 2020

Assael

NOTES:

Definition of Areas for Schedule of Areas
Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

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Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Internal staircases within duplexes are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

Circulation
Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, tank rooms and storage rooms etc.

Internal Divisions
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, services ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

Excluded balconies, terraces, verandas, garages, parking areas and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Internal Face
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Areas
These are measured 1.5m above finished floor level (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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Revision Status: P = Planning T = Tender

DESCRIPTION					NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
Building A Core A																			
0				Private			52.2	*562*	54.0	*581*									
1	Plot 1	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
1	Plot 2	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
1	Plot 3	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
1	Plot 4	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
1	Plot 5	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
1	Plot 6	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
1	Plot 7	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
1	Plot 8	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
1				Private	434.0	4,672	533.7	*5,745*	577.9	*6,221*	1	4	2	1	0	0	0	8	18
2	Plot 9	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
2	Plot 10	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
2	Plot 11	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
2	Plot 12	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
2	Plot 13	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
2	Plot 14	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
2	Plot 15	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
2	Plot 16	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
2				Private	434.0	4,672	533.7	*5,745*	577.9	*6,221*	1	4	2	1	0	0	0	8	18
3	Plot 17	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
3	Plot 18	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
3	Plot 19	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
3	Plot 20	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
3	Plot 21	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
3	Plot 22	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
3	Plot 23	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
3	Plot 24	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
3				Private	434.0	4,672	533.7	*5,745*	577.9	*6,221*	1	4	2	1	0	0	0	8	18
4	Plot 25	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
4	Plot 26	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
4	Plot 27	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
4	Plot 28	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
4	Plot 29	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
4	Plot 30	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
4	Plot 31	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
4	Plot 32	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
4				Private	434.0	4,672	533.7	5,744.9	577.9	*6,221*	1	4	2	1	0	0	0	8	18
CORE A TOTALS					**1,736**	***18,687***	**2,187**	**23,541**	**2,366**	**25,464**	**4**	**16**	**8**	**4**	**0**	**0**	**0**	**32**	**72**
Building A Core B																			
0				Private			82.0	*883*	88.7	*955*									
1	Plot 33	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
1	Plot 34	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
1	Plot 35	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
1	Plot 36	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
1	Plot 37	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
1	Plot 38	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
1	Plot 39	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
1	Plot 40	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
1				Private	434.0	4,672	533.7	*5,745*	577.9	*6,221*	1	4	2	1	0	0	0	8	18
2	Plot 41	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
2	Plot 42	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
2	Plot 43	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
2	Plot 44	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
2	Plot 45	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
2	Plot 46	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
2	Plot 47	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2

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Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
2	Plot 48	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
2				Private	434.0	4,672	533.7	*5,745*	577.9	*6,221*	1	4	2	1	0	0	0	8	18
3	Plot 49	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
3	Plot 50	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
3	Plot 51	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
3	Plot 52	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
3	Plot 53	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
3	Plot 54	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
3	Plot 55	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
3	Plot 56	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
3				Private	434.0	4,672	533.7	*5,745*	577.9	*6,221*	1	4	2	1	0	0	0	8	18
4	Plot 57	P.2.6	Private	2 Bed - 3p	61.8	665					0	0	1	0	0	0	0	1	3
4	Plot 58	P.1.3	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
4	Plot 59	P.1.4	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
4	Plot 60	P.S.2	Private	Studio	39.3	423					1	0	0	0	0	0	0	1	1
4	Plot 61	P.1.5	Private	1 Bed - 2p	50.6	545					0	1	0	0	0	0	0	1	2
4	Plot 62	P.2.7	Private	2 Bed - 4p	70.9	763					0	0	0	1	0	0	0	1	3
4	Plot 63	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
4	Plot 64	P.2.8	Private	2 Bed - 3p	61.0	657					0	0	1	0	0	0	0	1	3
4				Private	434.0	4,672	533.7	*5,745*	577.9	*6,221*	1	4	2	1	0	0	0	8	18
CORE B TOTALS					**1,736**	***18,687***	**2,217**	**23,862**	**2,400**	**25,837**	**4**	**16**	**8**	**4**	**0**	**0**	**0**	**32**	**72**
BUILDING A TOTALS					**3,472**	**37,374**	**4,404**	**47,404**	**4,766**	**51,301**	**8**	**32**	**16**	**8**	**0**	**0**	**0**	**64**	**144**

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Building B Core A																			
0	Plot 65	P.2.3	Private	2 Bed - 4p	70.3	757					0	0	0	1	0	0	0	1	3
0	Plot 66	P.1.10	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
0	Plot 67	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
0	Plot 68	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
0	Plot 69	P.S.4	Private	Studio	50.7	546					1	0	0	0	0	0	0	1	1
0				Private	304.3	3,276	460.2	*4,954*	486.3	*5,235*	1	1	1	2	0	0	0	5	12
1	Plot 70	P.2.3	Private	2 Bed - 4p	70.3	757					0	0	0	1	0	0	0	1	3
1	Plot 71	P.2.5	Private	2 Bed - 4p	82.9	892					0	0	0	1	0	0	0	1	3
1	Plot 72	P.2.9	Private	2 Bed - 4p	76.7	826					0	0	0	1	0	0	0	1	3
1	Plot 73	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
1	Plot 74	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
1	Plot 75	P.S.4	Private	Studio	50.7	546					1	0	0	0	0	0	0	1	1
1				Private	413.9	4,455	540.5	*5,818*	573.6	*6,174*	1	0	1	4	0	0	0	6	16
2	Plot 76	P.2.9	Private	2 Bed - 4p	76.7	826					0	0	0	1	0	0	0	1	3
2	Plot 77	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
2	Plot 78	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
2	Plot 79	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
2	Plot 80	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
2	Plot 81	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
2	Plot 82	P.1.1	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
2	Plot 83	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
2				Private	534.7	5,756	661.1	*7,116*	708.5	*7,626*	0	1	4	3	0	0	0	8	23
3	Plot 84	P.2.9	Private	2 Bed - 4p	76.7	826					0	0	0	1	0	0	0	1	3
3	Plot 85	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
3	Plot 86	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
3	Plot 87	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
3	Plot 88	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
3	Plot 89	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
3	Plot 90	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
3	Plot 91	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
3				Private	548.8	5,907.4	661.1	*7,116*	708.5	*7,626*	0	0	5	3	0	0	0	8	24
4	Plot 92	P.2.9	Private	2 Bed - 4p	76.7	826					0	0	0	1	0	0	0	1	3
4	Plot 93	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
4	Plot 94	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
4	Plot 95	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
4	Plot 96	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
4	Plot 97	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
4	Plot 98	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
4	Plot 99	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
4				Private	548.8	5,907.4	661.1	*7,116*	708.5	*7,626*	0	0	5	3	0	0	0	8	24
5	Plot 100	P.3.6	Private	3 Bed - 6p	99.4	1,070					0	0	0	0	0	0	1	1	4
5	Plot 101	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
5	Plot 102	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
5	Plot 103	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
5	Plot 104	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
5	Plot 105	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
5	Plot 106	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
5				Private	501.5	5,398.3	606.7	*6,531*	652.4	*7,023*	0	0	5	1	0	0	1	7	22
CORE A TOTALS					**2,852**	**30,700**	**3,591**	**38,651**	**3,838**	**41,311**	**2**	**2**	**21**	**16**	**0**	**0**	**1**	**42**	**121**
Building B Core B																			
0	Plot 108	S.2.4	Aff Shared	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3

PROJECT TITLE:

A3318 High St. Yiewsley

SCHEDULE TITLE:

HSY-ASA-ZZ-ZZ-SC-A-700-R6

MEASURED FROM DRAWINGS:

A3318 200 PLANS

ISSUE DATE:

July 7, 2020

Assael

NOTES:

Definition of Areas for Schedule of Areas
Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

Net Internal Areas (NIA)
Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Internal staircases within duplexes are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

Circulation
Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, tank rooms and storage rooms etc.

Internal Divisions
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, services ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

Excluded balconies, terraces, verandas, garages, parking areas and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Internal Face
This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas
These are measured 1.5m above finished floor level (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

DESCRIPTION					NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
0	Plot 109	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
0	Plot 110	P.1.11	Private	1 Bed - 2p	62.6	674					0	1	0	0	0	0	0	1	2
0				Private	195.9	2,108.7	318.4	*3,427*	335.9	*3,616*	0	1	1	1	0	0	0	3	8
1	Plot 111	R.2.3A	Aff Rent	2 Bed - 4p	70.3	757					0	0	0	1	0	0	0	1	3
1	Plot 112	R.3.2	Aff Rent	3 Bed - 4p	82.9	892					0	0	0	0	1	0	0	1	4
1	Plot 113	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
1	Plot 114	R.2.4A	Aff Rent	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
1	Plot 115	R.2.11	Aff Rent	2 Bed - 3p	62.2	670					0	0	1	0	0	0	0	1	3
1	Plot 116	S.1.11	Aff Shared	1 Bed - 2p	62.6	674					0	1	0	0	0	0	0	1	2
1				Aff Rent	447.1	4,812.7	574.1	*6,180*	610.7	*6,574*	0	1	1	2	2	0	0	6	19
2	Plot 117	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
2	Plot 118	S.2.4	Aff Shared	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
2	Plot 119	S.2.11	Aff Shared	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
2	Plot 120	S.2.14	Aff Shared	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
2	Plot 121	S.2.12	Aff Shared	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
2	Plot 122	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
2	Plot 123	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
2	Plot 124	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
2				Aff Shared	556.1	5,986.0	682.8	*7,350*	733.0	*7,890*	0	2	3	1	2	0	0	8	24
3	Plot 125	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
3	Plot 126	R.2.4A	Aff Rent	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
3	Plot 127	R.2.11	Aff Rent	2 Bed - 3p	62.2	670					0	0	1	0	0	0	0	1	3
3	Plot 128	R.2.14	Aff Rent	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
3	Plot 129	R.3.3	Aff Rent	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
3	Plot 130	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
3	Plot 131	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
3	Plot 132	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
3				Aff Rent	569.7	6,132.4	682.8	*7,350*	733.0	*7,890*	0	2	2	1	3	0	0	8	25
4	Plot 133	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
4	Plot 134	S.2.4	Aff Shared	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
4	Plot 135	S.2.11	Aff Shared	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
4	Plot 136	S.2.14	Aff Shared	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
4	Plot 137	S.3.3	Aff Shared	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
4	Plot 138	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
4	Plot 139	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
4	Plot 140	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
4				Aff Shared	570.1	6,136.7	682.8	*7,350*	733.0	*7,890*	0	2	2	1	3	0	0	8	25
5	Plot 141	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
5	Plot 142	S.2.4	Aff Shared	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
5	Plot 143	S.2.11	Aff Shared	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
5	Plot 144	S.2.14	Aff Shared	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
5	Plot 145	S.3.3	Aff Shared	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
5	Plot 146	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
5	Plot 147	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
5	Plot 148	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
5				Aff Shared	570.1	6,136.7	682.8	*7,350*	733.0	*7,890*	0	2	2	1	3	0	0	8	25
CORE B TOTALS					**2,909**	**31,313**	**3,624**	**39,006**	**3,879**	**41,750**	**0**	**10**	**11**	**7**	**13**	**0**	**0**	**41**	**126**
BUILDING B TOTALS					**5,761**	**62,013**	**7,214**	**77,658**	**7,716**	**83,061**	**2**	**12**	**32**	**23**	**13**	**0**	**1**	**83**	**247**
Building C Core A																			

PROJECT TITLE:

A3318 High St. Yiewsley

SCHEDULE TITLE:

HSY-ASA-ZZ-ZZ-SC-A-700-R6

MEASURED FROM DRAWINGS:

A3318 200 PLANS

ISSUE DATE:

July 7, 2020

Assael

NOTES:

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Areas
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Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

DESCRIPTION					NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
0	Plot 149	P.2.3	Private	2 Bed - 4p	70.3	757					0	0	0	1	0	0	0	1	3
0	Plot 150	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
0	Plot 151	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
0	Plot 152	P.S.5	Private	Studio	37.7	406					1	0	0	0	0	0	0	1	1
0	Plot 153	P.1.1	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
0	Plot 154	P.S.5	Private	Studio	37.7	406					1	0	0	0	0	0	0	1	1
0	Plot 155	P.1.2	Private	1 Bed - 2p	53.2	573					0	1	0	0	0	0	0	1	2
0				Private	388.9	4,186.2	544.4	*5,860*	580.0	*6,243*	2	2	0	3	0	0	0	7	15
1	Plot 156	P.2.3	Private	2 Bed - 4p	70.3	757					0	0	0	1	0	0	0	1	3
1	Plot 157	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
1	Plot 158	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
1	Plot 159	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
1	Plot 160	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
1	Plot 161	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
1	Plot 162	P.1.2	Private	1 Bed - 2p	53.2	573					0	1	0	0	0	0	0	1	2
1				Private	455.8	4,906.4	590.2	*6,353*	627.6	*6,756*	0	1	3	3	0	0	0	7	20
2	Plot 163	P.2.10	Private	2 Bed - 4p	71.6	771					0	0	0	1	0	0	0	1	3
2	Plot 164	P.1.6	Private	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
2	Plot 165	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
2	Plot 166	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
2	Plot 167	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
2	Plot 168	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
2	Plot 169	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
2	Plot 170	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
2				Private	523.2	5,631.9	657.4	*7,076*	707.5	*7,616*	0	1	5	2	0	0	0	8	23
3	Plot 171	P.2.10	Private	2 Bed - 4p	71.6	771					0	0	0	1	0	0	0	1	3
3	Plot 172	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
3	Plot 173	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
3	Plot 174	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
3	Plot 175	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
3	Plot 176	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
3	Plot 177	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
3	Plot 178	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
3				Private	543.7	4,409	657.4	*7,076*	707.5	*7,616*	0	0	5	3	0	0	0	8	24
4	Plot 179	P.2.10	Private	2 Bed - 4p	71.6	771					0	0	0	1	0	0	0	1	3
4	Plot 180	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
4	Plot 181	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
4	Plot 182	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
4	Plot 183	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
4	Plot 184	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
4	Plot 185	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
4	Plot 186	P.2.13	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
4				Private	543.7	5,852.5	657.4	*7,076*	707.5	*7,616*	0	0	5	3	0	0	0	8	24
5	Plot 187	P.3.7	Private	3 Bed - 6p	100.8	1,085					0	0	0	0	0	0	1	1	4
5	Plot 188	P.2.4	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
5	Plot 189	P.2.11	Private	2 Bed - 3p	62.6	674					0	0	1	0	0	0	0	1	3
5	Plot 190	P.2.14	Private	2 Bed - 3p	76.5	823					0	0	1	0	0	0	0	1	3
5	Plot 191	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
5	Plot 192	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
5	Plot 193	P.2.12	Private	2 Bed - 3p	64.1	690					0	0	1	0	0	0	0	1	3
5				Private	502.9	5,413.3	610.9	*6,576*	659.2	*7,096*	0	0	5	1	0	0	1	7	22
CORE A TOTALS					**2,958**	**31,843**	**3,718**	**40,018**	**3,989**	**42,942**	**2**	**4**	**23**	**15**	**0**	**0**	**1**	**45**	**128**
Building C Core B																			
0	Plot 195	P.1.1	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2

PROJECT TITLE: **A3318 High St. Yiewsley**

SCHEDULE TITLE: **HSY-ASA-ZZ-ZZ-SC-A-700-R6**

MEASURED FROM DRAWINGS: **A3318 200 PLANS**

ISSUE DATE: **July 7, 2020**

Assael

NOTES:

Definition of Areas for Schedule of Areas
Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

Net Internal Areas (NIA)
Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Internal staircases within duplexes are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

Circulation
Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, tank rooms and storage rooms etc.

Internal Divisions
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, services ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

Excluded balconies, terraces, verandas, garages, parking areas and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Internal Face
This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas
These are measured 1.5m above finished floor level (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

DESCRIPTION					NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
0	Plot 196	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
0	Plot 197	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
0				Aff Shared	150.0	1,614.6	272.9	*2,938*	286.7	*3,086*	0	3	0	0	0	0	0	3	6
1	Plot 198	R.3.3	Aff Rent	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
1	Plot 199	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
1	Plot 200	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
1	Plot 201	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
1	Plot 202	R.2.13	Aff Rent	2 Bed - 4p	70.0	753					0	0	0	1	0	0	0	1	3
1	Plot 203	R.2.3A	Aff Rent	2 Bed - 4p	70.3	757					0	0	0	1	0	0	0	1	3
1				Aff Rent	402.4	4,332	533.1	*5,738*	566.4	*6,097*	0	2	0	2	2	0	0	6	18
2	Plot 204	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
2	Plot 205	S.1.6	Aff Shared	1 Bed - 2p	50.2	540					0	1	0	0	0	0	0	1	2
2	Plot 206	R.2.11	Aff Rent	2 Bed - 3p	62.2	670					0	0	1	0	0	0	0	1	3
2	Plot 207	R.2.14	Aff Rent	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
2	Plot 208	R.3.3	Aff Rent	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
2	Plot 209	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
2	Plot 210	S.1.1	Aff Shared	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
2	Plot 211	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
2				Aff Rent	549.2	5,911.7	682.8	*7,350*	733.0	*7,890*	0	3	2	0	3	0	0	8	24
3	Plot 212	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
3	Plot 213	R.2.4A	Aff Rent	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
3	Plot 214	R.2.11	Aff Rent	2 Bed - 3p	62.2	670					0	0	1	0	0	0	0	1	3
3	Plot 215	R.2.14	Aff Rent	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
3	Plot 216	R.3.3	Aff Rent	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
3	Plot 217	R.1.1	Aff Rent	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
3	Plot 218	R.1.1	Aff Rent	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
3	Plot 219	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
3				Aff Rent	569.7	6,132.4	682.8	*7,350*	733.0	*7,890*	0	2	2	1	3	0	0	8	25
4	Plot 220	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
4	Plot 221	R.2.4A	Aff Rent	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
4	Plot 222	R.2.11	Aff Rent	2 Bed - 3p	62.2	670					0	0	1	0	0	0	0	1	3
4	Plot 223	R.2.14	Aff Rent	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
4	Plot 224	R.3.3	Aff Rent	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
4	Plot 225	R.1.1	Aff Rent	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
4	Plot 226	R.1.1	Aff Rent	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
4	Plot 227	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
4				Aff Rent	569.7	6,132.4	682.8	*7,350*	733.0	*7,890*	0	2	2	1	3	0	0	8	25
5	Plot 228	R.3.4	Aff Rent	3 Bed - 4p	98.4	1,059					0	0	0	0	1	0	0	1	4
5	Plot 229	R.2.4A	Aff Rent	2 Bed - 4p	70.7	761					0	0	0	1	0	0	0	1	3
5	Plot 230	R.2.11	Aff Rent	2 Bed - 3p	62.2	670					0	0	1	0	0	0	0	1	3
5	Plot 231	R.2.14	Aff Rent	2 Bed - 3p	76.3	821					0	0	1	0	0	0	0	1	3
5	Plot 232	R.3.3	Aff Rent	3 Bed - 4p	78.1	841					0	0	0	0	1	0	0	1	4
5	Plot 233	R.1.1	Aff Rent	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
5	Plot 107	R.1.1	Aff Rent	1 Bed - 2p	50.0	538					0	1	0	0	0	0	0	1	2
5	Plot 194	R.3.5	Aff Rent	3 Bed - 4p	84.0	904					0	0	0	0	1	0	0	1	4
5				Aff Rent	569.7	6,132.4	682.8	*7,350*	733.0	*7,890*	0	2	2	1	3	0	0	8	25
CORE B TOTALS					**2,811**	***30,255***	***3,537***	***38,075***	***3,785***	***40,744***	**0**	**14**	**8**	**5**	**14**	**0**	**0**	**41**	**123**
BUILDING C TOTALS					**5,769**	**62,098**	**7,255**	**78,094**	**7,774**	**83,686**	**2**	**18**	**31**	**20**	**14**	**0**	**1**	**86**	**236**

	NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
RESIDENTIAL TOTALS	**15,002**	**161,484**	**18,873**	**203,155**	**20,257**	**218,048**	**12**	**62**	**79**	**51**	**27**	**0**	**2**	**233**	**642**

PROJECT TITLE: **A3318 High St. Yiewsley**

SCHEDULE TITLE: **HSY-ASA-ZZ-ZZ-SC-A-700-R6**

MEASURED FROM DRAWINGS: **A3318 200 PLANS**

ISSUE DATE: **July 7, 2020**

Assael

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Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
											5.2%	26.6%	33.9%	21.9%	11.6%	0.0%	0.9%		
											5.2%	26.6%	55.8%		12.4%				

	NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
SHARED OWNERSHIP TOTALS	**1,733**	**18,650**	**2,208**	**23,763**	**2,372**	**25,533**	**0**	**16**	**7**	**4**	**2**	**0**	**0**	**29**	**73**
							0.0%	55.2%	24.1%	13.8%	6.9%	0.0%	0.0%	12.4%	11.4%
							0.0%	55.2%	37.9%		6.9%				

	NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
AFFORDABLE RENT TOTALS	**3,812**	**41,032**	**4,656**	**50,114**	**4,977**	**53,568**	**0**	**6**	**11**	**8**	**25**	**0**	**0**	**50**	**169**
							0.0%	12.0%	22.0%	16.0%	50.0%	0.0%	0.0%	21.5%	26.3%
							0.0%	12.0%	38.0%		50.0%				

	NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
PRIVATE TOTALS	**9,457**	**101,802**	**12,010**	**129,278**	**12,908**	**138,947**	**12**	**40**	**61**	**39**	**0**	**0**	**2**	**154**	**400**
							7.8%	26.0%	39.6%	25.3%	0.0%	0.0%	1.3%	66.1%	62.3%
							7.8%	26.0%	64.9%		1.3%				

		GROSS AREA		GROSS AREA	
		GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*
COMMERCIAL TOTALS		932.2	*10,034*	985	*10,600*

		GROSS AREA		GROSS AREA	
ANCILLIARY		GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*
G	Parking, Plant, Bins and Bikes	3,008	*32,374*	3,085	*33,209*
1	Parking, Plant, Bins and Bikes	2,220	*23,895*	2,220	*23,895*

	NET AREA		GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY	
	NIA (sq.m)	*NIA (sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	*Hab Rooms*
OVERALL TOTALS	**15,002**	**161,484**	**25,033**	**269,457**	**26,546**	**285,751**	**12**	**62**	**79**	**51**	**27**	**0**	**2**	**233**	**642**
							5.2%	26.6%	33.9%	21.9%	11.6%	0	0.9%		
							5.2%	26.6%	55.8%		12.4%			**UNITS**	
							1.9%	19.3%	36.9%	23.8%	16.8%	0.0%	1.2%		
							1.9%	19.3%	60.7%		18.1%			**HAB ROOMS**	