July 2024

The Aylesham Centre, Peckham

Development/Accommodation Schedule

Document reference: AC01



Berkeley

Designed for life

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dRMM

136-148 Tooley Street
London SE1 2TU
T +44 (0)20 7803 0777

AUTHOR **dRMM Architects**	
DOCUMENT TITLE **EXISTING AREA SCHEDULE**	
PROJECT **AYLESHAM CENTRE PECKHAM**	SIZE **A3**
DOCUMENT NUMBER **ASCP-DRM-ZZ-ZZ-LSH-A-000202**	REVISION **P01**

REVISION	DESCRIPTION	DATE
P00	Existing area schedule for Planning Submission	06.06.2024

NB:
· This existing area schedule had been created using the information provided by Berkeley Homes in the 'April 2022 Measurement Report' produced by Michael Gallie & Partners, as well as further conversations with Berkeley Homes.

OVERVIEW

	Supermarket (Use Class E(a))	Retail, Leisure, Commercial (Use Class E(a), E(b), and Sui Generis) (excluding supermarket and internal ma//atrium)	Internal mall/atrium (Use Class E(a), E(b) and Sui Generis)	Petrol Station (Sui Generis)	TOTAL
TOTAL GIA(m²):	4,975.7	5,109.2	1,392.0	98.0	**11574.9**
TOTAL GIA (ft²):	53,558.4	54,995.4	14,983.5	1,054.9	**124592.2**

TOTALS BY USE CLASS

	Use Class E(a)	Use Class E(b)	Sui Generis	TOTAL
TOTAL NIA(m²):	8,126	593	828	**9546.5**
TOTAL NIA (ft²):	87,467	6,382	8,909	**102758.5**
TOTAL GIA(m²):	8,532	681	970	**10182.9**
TOTAL GIA (ft²):	91,840	7,329	10,440	**109608.7**
TOTAL NSA(m²):	5,201	267	620	**6088.2**
TOTAL NSA (ft²):	55,981	2,878	6,674	**65533.4**
			TOTAL (m²):	**25817.6**
			TOTAL (ft²):	**277900.6**

UNIT BREAKDOWN

Unit No.	Occupier	Use Class	Ground Floor						First Floor					
			NIA		GIA		NSA		NIA		GIA		NSA	
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
2	Eva Shoes	E(a)	164.4	1769.6	169.5	1824.5	105.4	1134.5	0	0.0	0	0.0	0	0
2A	Nandos	E(b)	287.6	3095.7	305.2	3285.2	201.6	2170.0	111.5	1200.2	151.7	1632.9	0	0
3	Vacant	E(a)	87.3	939.7	92	990.3	88	947.2	75.4	811.6	92.6	996.7	0	0
4	Cardfactory	E(a)	70.3	756.7	80	861.1	70.4	757.8	75.1	808.4	94.6	1018.3	0	0
5	Poundland	E(a)	541	5823.3	556.5	5990.2	507.2	5459.5	175.8	1892.3	192.3	2069.9	0	0
6	JD Sports	E(a)	301.4	3244.3	312	3358.4	293.9	3163.5	282.1	3036.5	298.9	3217.4	0	0
7	EE	E(a)	132.2	1423.0	137.8	1483.3	75.9	817.0	75	807.3	94.1	1012.9	0	0
8	Greggs	E(b)	119.5	1286.3	131.6	1416.5	65.8	708.3	74.3	799.8	92.4	994.6	0	0
9	Holland & Barrett	E(a)	125.3	1348.7	136.7	1471.4	115.6	1244.3	80.2	863.3	96.1	1034.4	0	0
10	Market Place Peckham	SG	511.5	5505.8	519.6	5593.0	519.6	5593.0	169.1	1820.2	192.8	2075.3	0	0
11	Ladbrokes	SG	86.8	934.3	91.5	984.9	56.6	609.2	0	0.0	0	0.0	0	0
11A	Wing Tai	E(a)	125.4	1349.8	127.8	1375.6	105.1	1131.3	165.8	1784.7	172.1	1852.5	0	0
12	Clarks	E(a)	287.5	3094.7	295.9	3185.1	182.3	1962.3	0	0.0	0	0.0	0	0
14	Pak Butchers	E(a)	135.4	1457.4	141	1517.7	104.8	1128.1	0	0.0	0	0.0	0	0
15	Vacant	E(a)	125.7	1353.0	133	1431.6	86.5	931.1	0	0.0	0	0.0	0	0
15A	Just For You	E(a)	79.2	852.5	82.9	892.3	49.9	537.1	0	0.0	0	0.0	0	0
15B	Consultation Hub	SG	60.3	649.1	68	732.0	43.8	471.5	0	0.0	0	0.0	0	0
16	Factory Outlet	E(a)	90.7	976.3	93	1001.1	73.2	787.9	0	0.0	0	0.0	0	0
17	Image	E(a)	153.7	1654.4	157.6	1696.4	112.1	1206.6	0	0.0	0	0.0	0	0
18	Morrisons	E(a)	4561.4	49098.9	4711	50709.2	3230.5	34773.1	215.6	2320.7	264.7	2849.2	0	0
	Morrisons Petrol Station	SG			98	1054.9								
		TOTAL	8046.6	86613.6	8440.6	90854.6	6088.2	65533.4	1499.9	16144.9	1742.3	18754.1	0	0

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dRMM

136-148 Tooley Street
London SE1 2TU
T +44 (0)20 7803 0777

AUTHOR	
dRMM Architects	
DOCUMENT TITLE	
PROPOSED ACCOMMODATION SCHEDULE	
PROJECT	SIZE
AYLESHAM CENTRE PECKHAM	**A3**
DOCUMENT NUMBER	REVISION
ASCP-DRM-ZZ-ZZ-LSH-A-000210	**P00**

REVISION	DESCRIPTION	DATE
P00	For Planning Submission	06.06.2024

OVERVIEW

	RESIDENTIAL										NON-RESIDENTIAL						
	RESIDENTIAL GEA	RESIDENTIAL GIA	RESIDENTIAL UNITS N/A	RESIDENTIAL Net to Gross %	RESIDENTIAL FACILITIES/ANCILLARY N/A	TOTAL RESIDENTIAL UNITS	OVERALL 1BED (%)	OVERALL 2BED (%)	OVERALL 3BED (%)	DUAL ASPECT (%)	FLEXIBLE RETAIL/ LEISURE/ COMMERCIAL GIA m² (WORKSPACE GIA m² (EXCL. SUPERMARKET)	OF WHICH IS DEDICATED WORKSPACE BUILDING GIA m²	SUPERMARKET GIA* m² (EXCL. CARPARK + SERVICE YARD)	SUPERMARKET CARPARK (INCL. BASEMENT CIRCULATION, BASEMENT ANCILLARY + L00 ANCILLARY) GIA m²	SUPERMARKET SERVICE YARD GIA m²	FLEXIBLE RETAIL/ LEISURE/ COMMERCIAL GIA m² (INCL. SUPERMARKET, EXCL. CARPARK AND SERVICE YARD)	TOTAL RETAIL GIA m² (INC. CARPARK + SERVICE YARD)
TOTAL (m²):	97,736	88,388	60,122	68.0%	3,627	877	44.1%	35.8%	20.1%	69.7%	6,526.45	2,725.30	4,448.89	4,731.30	1,545.60	10,975.34	17,252.2
TOTAL (ft²):	1,052,028	951,404	647,151	N/A	39,037												

UNIT BY BUILDING AND TYPE

	BUILDING																			
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q	TOTAL	CUMULATIVE TOTAL	%
1B1P	0	0	0	0	16	0	11	0	12	4	8	18	15	6	0	0	90	387	44.1%
1B2P	4	0	4	0	40	0	23	4	50	4	30	40	33	46	12	7	297		
2B3P	0	0	2	0	3	0	0	7	0	1	14	10	6	9	21	5	78	314	35.8%
2B4P	2	24	1	0	15	10	23	12	29	10	16	26	55	3	10	0	236		
3B5P	12	0	10	0	2	0	0	20	0	0	7	0	6	0	18	12	87	176	20.1%
3B6P	0	0	0	0	2	10	14	0	17	2	10	0	34	0	0	0	89		
TOTAL	18	24	17	0	78	20	71	43	108	21	85	94	149	64	61	24	877	877	100.0%
Dual aspect	14	24	12		70	20	41	32	50	11	54	67	108	52	40	16	611		69.7%
Deck access	17	24	17		0	0	0	0	0	0	20	40	0	16	0	0	134		15.3%

HABITABLE ROOMS BY BUILDING AND TYPE (LBS)

	BUILDING																
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q	TOTAL
1B1P	0	0	0	0	32	0	22	0	24	8	16	36	30	12	0	0	180
1B2P	8	0	8	0	88	0	54	11	117	8	75	84	82	116	24	16	691
2B3P	0	0	6	0	12	0	0	21	0	3	42	36	18	27	72	15	252
2B4P	6	88	3	0	47	30	69	48	87	34	56	78	165	12	40	0	763
3B5P	48	0	46	0	12	0	0	100	0	0	35	0	30	0	90	60	421
3B6P	0	0	0	0	10	50	70	0	85	11	51	0	170	0	0	0	447
TOTAL	62	88	63		201	80	215	180	313	64	275	234	495	167	226	91	2754

**Note:
Orange = Social rent
Green = Intermediate/ or contains Intermediate
Red = Commercial only

AREAS SPLIT BY BUILDING

	Residential Units					
	GEA m²	GEA ft²	GIA m²	GIA ft²	NIA m²	NIA ft²
Building A	2,289	24,636	1,967	21,171	1,479	15,924
Building B	2,148	23,118	1,907	20,529	1,737	18,700
Building C	2,522	27,143	2,144	23,077	1,316	14,161
Building D	-	-	-	-	-	-
Building E	7,075	76,153	6,469	69,633	4,636	49,902
Building F	2,707	29,142	2,452	26,398	1,711	18,417
Building G	7,576	81,550	6,896	74,233	4,813	51,806
Building H	5,601	60,292	5,089	54,779	3,400	36,602
Building J1	10,812	116,378	9,905	106,620	7,302	78,594
Building J2	2,403	25,869	2,135	22,979	1,548	16,659
Building K	9,733	104,765	8,867	95,444	5,891	63,413
Building L	9,497	102,222	8,636	92,955	5,623	60,531
Building M	17,028	183,293	15,603	167,950	10,792	116,165
Building N	6,769	72,860	5,848	62,944	3,604	38,792
Building P	7,561	81,391	6,861	73,855	4,424	47,625
Building Q	4,015	43,214	3,608	38,839	1,845	19,859
Total	**97,736**	1,052,028	**88,388**	951,404	**60,122**	647,151

	Retail/ Leisure/ Commercial Floorspace (Excl. Supermarket)		
	GEA m²	GIA m²	NIA m²
	505.2	459.9	450.0
	402.0	401.0	394.0
	442.9	401.0	386.0
	2,943.3	2,725.3	2,237.8
	383.6	341.0	329.4
	236.7	207.5	196.0
	300.5	276.2	265.0
	242.9	217.3	209.7
	145.1	125.3	119.7
	-	-	-
	1,371.3	1,259.4	1,165.1
	20.1	16.4	16.1
	-	-	-
	106.8	96.2	93.0
	-	-	-
	-	-	-
	7,100.4	**6,526.5**	**5,861.8**

	Supermarket	
	Commercial GIA	
	m²	*ft²*
Supermarket	2,247.89	24,196
Ancillary/Back of House	2,201.00	23,692
Service Yard	883.20	9,507
Plant	662.40	7,130
Basement Car Park	4,731.30	50,928
Total	**10,725.79**	**115,452.40**

	Affordable Provision				
	Hab Rms	SR Proposed	INT Proposed	Total	Total %
Phase 1	1,213	311	116	427	35.20%
Phase2	1,541	393	145	538	34.91%
Total	**2,754**	**704**	**261**	**965**	**35.04%**
		25.56%	**9.48%**		

	Affordable Provision Unit Mix									
	Social Rent (Blocks A, B, C, H, P, Q)						Intermediate (Blocks J2, K, N, L, P)			
	Total	%	NIA ft²	NIA m²	GIA ft²	GIA m²	Total	%	NIA ft²	NIA m²
1B1P	0	0%					0	0%		
1B2P	31	17%					19	22%		
2B3P	33	18%					36	42%		
2B4P	49	26%					25	29%		
3B5P	72	39%					5	6%		
3B6P	0	0%					0	0%		
TOTAL	185	100%	150,985	14,027	232,250	21,577	85	100%	61,553	5,718
% OF TOTAL UNITS	21.1%						9.7%			

	Market Sale Unit Mix			
	(Blocks E, F, G, J1, J2, K, L, M, N)			
	Total	%	NIA ft²	NIA m²
1B1P	90	15%		
1B2P	247	41%		
2B3P	9	1%		
2B4P	162	27%		
3B5P	10	2%		
3B6P	89	15%		
TOTAL	607	100%	434,607	40,376
% OF TOTAL UNITS	69.2%			67.2%

Building A
Residential
Social Rent

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA**- Gallery acess (recorded seperately- not included in total GIA)	
	m^2	ft^2	m^2	ft^2	m^2	ft^2	*NIA / GIA*	m^2	ft^2	m^2	ft^2
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	161	1,732	132	1,417	70	754	53%			13	137
L05	161	1,732	132	1,417	70	754	53%			13	137
L04	469	5,052	406	4,370	335	3,604	82%			51	547
L03	469	5,052	406	4,370	335	3,604	82%			51	547
L02	469	5,052	406	4,370	335	3,604	82%			51	547
L01	469	5,052	406	4,370	335	3,604	82%			64	685
GF	90	965	79	855	0	0					
Total	**2,289**	**24,636**	**1,967**	**21,171**	**1,479**	**15,924**	**75%**	**0**	**0**	**242**	**2,601**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06	0	0	0	1	0	0	1	1
L05	0	0	0	1	0	0	1	2
L04	0	1	0	0	3	0	3	2
L03	0	1	0	0	3	0	3	4
L02	0	1	0	0	3	0	3	4
L01	0	1	0	0	3	0	3	4
GF	0	0	0	0	0	0	0	
Total	0	4	0	2	12	0	14	17

Residential Totals Building A	
GEA - gross external (sq m)	2,289
GEA - gross external (sq ft)	24,636
GIA - gross internal (sq m)	1,967
GIA - gross internal (sq ft)	21,171
NIA - net internal (sq m)	1479
NIA - net internal (sq ft)	15,924
Net to Gross %	75%
Number of units	18
1 Bed 2P	4
2 Bed 3P	0
2 Bed 4P	2
3 Bed	12
Dual aspect (No. units)	14
Total habitable rooms (LBS)	62
Residential facilities NIA (sq ft)	0
Total amenity (m^2)	155
Total amenity shortfall (m^2)	25
Total communal amenity (m^2)	369

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m^2	ft^2	m^2	ft^2
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	460	4,950	450	4,844
Total	**460**	**4,950**	**450**	**4,844**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BA-01-01	L01	3B5P	Social Rent	M4(2)	1	86.5	86	4	4	29.3	29	21.3	8.0	4.6	12.0	12.0	7.9	2.5	10.3	10.0
BA-01-02	L01	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	25.9	29	18.0	7.9	4.6	14.0	12.0	9.5	2.6	10.1	10.0
BA-01-04	L01	1B2P	Social Rent	M4(2)	1	51.7	50	2	2	23.2	23	-	-	4.6	12.3	-	-	1.6	5.2	10.0
BA-02-01	L02	3B5P	Social Rent	M4(2)	1	86.5	86	4	4	29.3	29	21.3	8.0	4.6	12.0	12.0	7.9	2.5	10.3	10.0
BA-02-02	L02	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	25.9	29	18.0	7.9	4.6	14.0	12.0	9.5	2.6	10.1	10.0
BA-02-04	L02	1B2P	Social Rent	M4(2)	1	51.7	50	2	2	23.2	23	-	-	4.6	12.3	-	-	1.6	5.2	10.0
BA-03-01	L03	3B5P	Social Rent	M4(2)	1	86.5	86	4	4	29.3	29	21.3	8.0	4.6	12.0	12.0	7.9	2.5	10.3	10.0
BA-03-02	L03	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	25.9	29	18.0	7.9	4.6	14.0	12.0	9.5	2.6	10.1	10.0
BA-03-04	L03	1B2P	Social Rent	M4(2)	1	51.7	50	2	2	23.2	23	-	-	4.6	12.3	-	-	1.6	5.2	10.0
BA-04-01	L04	3B5P	Social Rent	M4(2)	1	86.5	86	4	4	29.3	29	21.3	8.0	4.6	12.0	12.0	7.9	2.5	10.3	10.0
BA-04-02	L04	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	25.9	29	18.0	7.9	4.6	14.0	12.0	9.5	2.6	10.1	10.0
BA-04-04	L04	1B2P	Social Rent	M4(2)	1	51.7	50	2	2	23.2	23	-	-	4.6	12.3	-	-	1.6	5.2	10.0
BA-05-01	L05	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.3	27	-	-	4.6	12.3	12.0	-	1.5	7.0	10.0
BA-06-01	L06	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.3	27	-	-	4.6	12.3	12.0	-	1.5	7.0	10.0
BA-01-03	L01	3B5P	Social Rent	M4(3)SELHP	1	110.0	110	4	4	34.7	31	25.7	9.0	6.0	15.9	14.3	9.5	2.7	10.1	10.0
BA-02-03	L02	3B5P	Social Rent	M4(3)SELHP	1	110.0	110	4	4	34.7	31	25.7	9.0	6.0	15.9	14.3	9.5	2.7	10.1	10.0
BA-03-03	L03	3B5P	Social Rent	M4(3)SELHP	1	110.0	110	4	4	34.6	31	25.6	9.0	6.0	15.9	14.3	9.5	2.7	10.1	10.0
BA-04-03	L04	3B5P	Social Rent	M4(3)SELHP	1	110.0	110	4	4	35.5	31	26.8	8.7	6.0	15.9	14.3	9.5	2.7	10.1	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BA-00-C01	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	459.9

Building B
Residential
Social Rent

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA**- Gallery acess (recorded seperately- not included in total GIA)	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*	*m²*	*ft²*
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	319	3,433	285	3,066	280	3,014	98%		0	115	1,239
L05	319	3,433	285	3,066	280	3,014	98%		0	115	1,239
L04	344	3,703	304	3,268	294	3,168	97%		0	115	1,239
L03	344	3,703	304	3,268	294	3,168	97%		0	115	1,239
L02	344	3,703	304	3,268	294	3,168	97%		0	115	1,239
L01	344	3,703	304	3,268	294	3,168	97%		0	212	2,286
GF	134	1,442	123	1,324	0	0	0%	49	527		
Total	**2,148**	**23,118**	**1,907**	**20,529**	**1,737**	**18,700**	**91%**	**49**	**527**	**788**	**8,479**

NB: Building B floors are accessed by the core of building A + C

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06	0	0	0	4	0	0	4	4
L05	0	0	0	4	0	0	4	4
L04	0	0	0	4	0	0	4	4
L03	0	0	0	4	0	0	4	4
L02	0	0	0	4	0	0	4	4
L01	0	0	0	4	0	0	4	4
GF	0	0	0	0	0	0	0	
Total	0	0	0	24	0	0	24	24

Residential Totals Building B	
GEA - gross external (sq m)	2,148
GEA - gross external (sq ft)	23,118
GIA - gross internal (sq m)	1,907
GIA - gross internal (sq ft)	20,529
NIA - net internal (sq m)	1737
NIA - net internal (sq ft)	18,700
Net to Gross %	91%
Number of units	24
1 Bed 2P	0
2 Bed 3P	0
2 Bed 4P	24
3 Bed	0
Dual aspect (No. units)	24
Total habitable rooms (LBS)	88
Residential facilities NIA (sq ft)	527
Total amenity (m^2)	194
Total amenity shortfall (m^2)	46
Total communal amenity (m^2)	-

*communal amenity provision in block A, via shared core

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	401	4,316	394	4,241
Total	**401**	**4,316**	**394**	**4,241**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor unique unit number	Information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BB-01-01	L01	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.8	10.0
BB-01-02	L01	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.4	10.0
BB-01-03	L01	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.4	10.0
BB-01-04	L01	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.8	10.0
BB-02-01	L02	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.6	10.0
BB-02-02	L02	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	8.0	10.0
BB-02-03	L02	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	8.0	10.0
BB-02-04	L02	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.6	10.0
BB-03-01	L03	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.6	10.0
BB-03-02	L03	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	8.0	10.0
BB-03-03	L03	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	8.0	10.0
BB-03-04	L03	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.6	10.0
BB-04-01	L04	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.6	10.0
BB-04-02	L04	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	8.0	10.0
BB-04-03	L04	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	8.0	10.0
BB-04-04	L04	2B4P	Social Rent	M4(2)	1	73.6	70	3	4	32.2	27	-	-	4.6	12.0	11.5	-	2.0	7.6	10.0
BB-05-01	L05	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	13.2	10.0
BB-05-02	L05	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	13.0	10.0
BB-05-03	L05	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	13.0	10.0
BB-05-04	L05	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	13.2	10.0
BB-06-01	L06	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	7.4	10.0
BB-06-02	L06	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	7.4	10.0
BB-06-03	L06	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	7.4	10.0
BB-06-04	L06	2B4P	Social Rent	M4(2)	1	70.0	70	3	3	27.7	27	-	-	4.6	12.0	11.5	-	2.0	7.4	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BB-00-A02	GF	Retail Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	16.9
BB-00-C01	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	384.1
BB-00-P01	GF	Plant	Residential Ancillary	8.6
BB-00-P02	GF	Plant	Residential Ancillary	15.3
BB-00-P03	GF	Plant	Residential Ancillary	27.0
BB-00-P04	GF	Plant	Residential Ancillary	11.9
BB-00-A01	GF	Refuse	Residential Ancillary	24.9
BB-00-A03	GF	Refuse	Residential Ancillary	24.9

Building C
Residential
Social Rent

Residential Areas										
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA**- Gallery acess (recorded seperately- not included in total GIA)	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*	*m²*	*ft²*
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	178	1,918	147	1,585	71	761	48%			19	210
L05	349	3,754	294	3,163	213	2,296	73%			62	668
L04	364	3,915	305	3,280	224	2,412	74%			66	716
L03	493	5,304	419	4,506	335	3,606	80%			72	771
L02	493	5,304	419	4,506	335	3,606	80%			78	840
L01	484	5,209	417	4,484	137	1,480	33%	194	2,088	60	648
GF	162	1,739	144	1,553	0	0		42	452	0	
Total	**2,522**	**27,143**	**2,144**	**23,077**	**1,316**	**14,161**	**61%**	**236**	**2,540**	**358**	**3,853**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06	0	0	0	1	0	0	1	1
L05	0	0	2	0	1	0	2	2
L04	0	1	0	0	2	0	2	4
L03	0	1	0	0	3	0	3	4
L02	0	1	0	0	3	0	3	4
L01	0	1	0	0	1	0	1	2
GF	0	0	0	0	0	0	0	
Total	0	4	2	1	10	0	12	17

Residential Totals Building C	
GEA - gross external (sq m)	2,522
GEA - gross external (sq ft)	27,143
GIA - gross internal (sq m)	2,144
GIA - gross internal (sq ft)	23,077
NIA - net internal (sq m)	1316
NIA - net internal (sq ft)	14,161
Net to Gross %	61%
Number of units	17
1 Bed 2P	4
2 Bed 3P	2
2 Bed 4P	1
3 Bed	10
Dual aspect (No. units)	12
Total habitable rooms (LBS)	63
Residential facilities NIA (sq ft)	2,540
Total amenity (m^2)	149
Total amenity shortfall (m^2)	21
Total communal amenity (m^2)	-

*communal amenity provision in block A, via shared core

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01	0		0	
GF	401	4,316	386	4,155
Total	**401**	**4,316**	**386**	**4,155**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor unique unit number	Information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BC-01-01	L01	1B2P	Social Rent	M4(2)	1	51.5	50	2	2	24.0	23	-	-	4.6	11.6	-	-	1.8	5.4	10.0
BC-01-02	L01	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	11.8	11.5	7.5	3.3	10.1	10.0
BC-02-01	L02	1B2P	Social Rent	M4(2)	1	51.5	50	2	2	24.0	23	-	-	4.6	11.6	-	-	1.8	5.4	10.0
BC-02-02	L02	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	11.8	11.5	7.5	3.3	10.1	10.0
BC-02-03	L02	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	29.0	29	18.6	10.4	4.6	11.6	11.5	7.8	2.7	10.0	10.0
BC-03-01	L03	1B2P	Social Rent	M4(2)	1	51.5	50	2	2	24.0	23	-	-	4.6	11.6	-	-	1.8	5.4	10.0
BC-03-02	L03	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	11.8	11.5	7.5	3.3	10.1	10.0
BC-03-03	L03	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	29.0	29	18.6	10.4	4.6	11.6	11.5	7.8	2.7	10.0	10.0
BC-04-01	L04	1B2P	Social Rent	M4(2)	1	51.5	50	2	2	24.0	23	-	-	4.6	11.6	-	-	1.8	5.4	10.0
BC-04-02	L04	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	11.8	11.5	7.5	3.3	10.1	10.0
BC-04-03	L04	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	29.0	29	18.6	10.4	4.6	11.6	11.5	7.8	2.7	10.0	10.0
BC-05-01	L05	2B3P	Social Rent	M4(2)	1	63.4	61	3	3	25.1	25	-	-	4.6	11.5	7.6	-	2.4	15.5	10.0
BC-05-02	L05	2B3P	Social Rent	M4(2)	1	63.3	61	3	3	25.3	25	-	-	4.6	11.6	7.6	-	2.2	15.5	10.0
BC-05-03	L05	3B5P	Social Rent	M4(2)	1	86.6	86	4	4	29.0	29	18.6	10.4	4.6	11.6	11.5	7.8	2.7	13.5	10.0
BC-06-01	L06	2B4P	Social Rent	M4(2)	1	70.7	70	3	3	27.1	27	-	-	4.6	11.8	11.6	-	2.9	7.5	10.0
BC-02-04	L02	3B5P	Social Rent	M4(3)SELHP	1	110.9	110	4	5	38.7	31	18.3	20.4	4.6	13.2	13.6	8.5	3.5	10.0	10.0
BC-03-04	L03	3B5P	Social Rent	M4(3)SELHP	1	110.9	110	4	5	38.7	31	18.3	20.4	4.6	13.2	13.6	8.5	3.5	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BC-00-C01	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	138.1
BC-00-C02	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	17.3
BC-00-C03	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	17.2
BC-00-C04	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	33.7
BC-00-C05	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	194.6
BC-01-A01	L01	Cycle Store	Residential Ancillary	161.7

Building D

Commercial

Residential Areas									
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06									
L05									
L04									
L03									
L02									
L01									
GF									
Total	**0**	**0**	**0**	**0**	**0**	**0**		**0**	**0**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05								
L04								
L03								
L02								
L01								
GF								
Total	0		0	0		0	0	0

Residential Totals Building D	
GEA - gross external (sq ft)	0
GIA - gross internal (sq m)	0
GIA - gross internal (sq ft)	0
NIA - net internal (sq m)	0
NIA - net internal (sq ft)	0
Net to Gross %	0%
Number of units	0
1 Bed 2P	0
2 Bed 3P	0
2 Bed 4P	0
3 Bed	0
Dual aspect (No. units)	0
Total habitable rooms (LBS)	0
Residential facilities NIA (sq ft)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05	216	2,320	148	1,588
L04	501	5,395	434	4,673
L03	501	5,395	434	4,666
L02	501	5,395	434	4,666
L01	501	5,395	434	4,666
GF	505	5,436	356	3,829
Total	**2,725**	**29,335**	**2,238**	**24,088**

Residential Ancillary, Amenity and Non- Residential Schedule				
Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BD-00-A01	GF	Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	23.2
BD-00-A02	GF	Cycle Store	Flexible Retail/ Leisure/ Commercial/Workspace	74.9
BD-00-W01	GF	Office	Flexible Retail/ Leisure/ Commercial/Workspace	258.1
BD-01-W01	L01	Office	Flexible Retail/ Leisure/ Commercial/Workspace	420.1
BD-01-W02	L01	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	28.3
BD-01-W03	L01	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.4
BD-02-W01	L02	Office	Flexible Retail/ Leisure/ Commercial/Workspace	420.1
BD-02-W02	L02	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	28.3
BD-02-W03	L02	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.4
BD-03-W01	L03	Office	Flexible Retail/ Leisure/ Commercial/Workspace	420.1
BD-03-W02	GF	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	20.5
BD-03-W02	L03	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	28.3
BD-03-W03	L03	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.4
BD-04-W01	L04	Office	Flexible Retail/ Leisure/ Commercial/Workspace	420.7
BD-04-W02	L04	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	28.3
BD-04-W03	L04	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.4
BD-05-W01	L05	Office	Flexible Retail/ Leisure/ Commercial/Workspace	118.4
BD-05-W02	L05	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	28.3
BD-05-W03	L05	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.4
BD-00-P01	GF	Comms	Residential Ancillary	10.5
BD-00-P02	GF	Low Voltage Room	Residential Ancillary	27.2
BD-00-P03	GF	Life Safety	Residential Ancillary	21.6

Building E
Residential
Market Sale

Residential Areas									
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10	419	4,508	375	4,035	246	2,652	66%		
L09	561	6,041	507	5,461	374	4,021	74%		
L08	712	7,668	652	7,013	502	5,404	77%		
L07	712	7,668	652	7,013	502	5,404	77%		
L06	712	7,668	652	7,013	502	5,404	77%		
L05	712	7,668	652	7,013	502	5,404	77%		
L04	712	7,668	652	7,013	502	5,404	77%		
L03	712	7,668	652	7,013	502	5,404	77%		
L02	712	7,668	652	7,013	502	5,404	77%		
L01	712	7,668	652	7,013	502	5,404	77%	0	0
GF	396	4,258	375	4,035	0	0	0%	59	634
Total	**7,075**	**76,153**	**6,469**	**69,633**	**4,636**	**49,902**	**72%**	**59**	**634**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10	0	0	0	0	2	0	2	
L09	0	0	0	2	0	2	4	
L08	2	5	0	2	0	0	8	
L07	2	5	0	2	0	0	8	
L06	2	5	0	2	0	0	8	
L05	2	5	0	2	0	0	8	
L04	2	5	0	2	0	0	8	
L03	2	5	1	1	0	0	8	
L02	2	5	1	1	0	0	8	
L01	2	5	1	1	0	0	8	
GF	0	0	0	0	0	0	0	
Total	16	40	3	15	2	2	70	0

Residential Totals Building E	
GEA - gross external (sq m)	7,075
GEA - gross external (sq ft)	76,153
GIA - gross internal (sq m)	6,469
GIA - gross internal (sq ft)	69,633
NIA - net internal (sq m)	4636
NIA - net internal (sq ft)	49,902
Net to Gross %	72%
Number of units	78
1 Bed 1P	16
1 Bed 2P	40
2 Bed 3P	3
2 Bed 4P	15
3 Bed	4
Dual aspect (No. units)	70
Total habitable rooms (LBS)	201
Residential facilities NIA (sq ft)	634
Total amenity (m²)	780
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	341	3,671	329	3,546
Total	**341**	**3,671**	**329**	**3,546**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BE-01-01	L01	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-01-03	L01	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-01-04	L01	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	18.0	10.0
BE-01-05	L01	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	18.0	10.0
BE-01-06	L01	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-01-07	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-01-08	L01	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-01-09	L01	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-02-01	L02	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-02-03	L02	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-02-04	L02	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-02-05	L02	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	10.0	10.0
BE-02-06	L02	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-02-07	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-02-08	L02	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-02-09	L02	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-03-01	L03	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-03-03	L03	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-03-04	L03	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-03-05	L03	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	10.0	10.0
BE-03-06	L03	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-03-07	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-03-08	L03	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-03-09	L03	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-04-01	L04	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-04-02	L04	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-04-03	L04	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-04-04	L04	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-04-05	L04	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	10.0	10.0
BE-04-06	L04	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-04-07	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-04-08	L04	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-04-09	L04	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-05-01	L05	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-05-02	L05	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-05-03	L05	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-05-04	L05	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-05-05	L05	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	10.0	10.0
BE-05-06	L05	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-05-07	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-05-08	L05	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-05-09	L05	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-06-01	L06	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-06-02	L06	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-06-03	L06	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-06-04	L06	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-06-05	L06	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	10.0	10.0
BE-06-06	L06	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-06-07	L06	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-06-08	L06	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-06-09	L06	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-07-01	L07	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-07-02	L07	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-07-03	L07	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-07-04	L07	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-07-05	L07	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	10.0	10.0
BE-07-06	L07	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-07-07	L07	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-07-08	L07	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-07-09	L07	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-08-01	L08	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-08-02	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-08-03	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	4.6	12.8	12.1	-	2.3	10.0	10.0
BE-08-04	L08	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-08-05	L08	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.6	14.4	-	-	2.8	10.0	10.0
BE-08-06	L08	1B2P	Private	M4(2)	1	60.2	50	2	3	31.8	23	-	-	5.1	14.8	-	-	1.5	10.0	10.0
BE-08-07	L08	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	7.6	-	-	2.3	10.0	10.0
BE-08-08	L08	1B1P	Private	M4(2)	1	40.7	39	2	2	21.0	21	-	-	4.4	9.1	-	-	2.5	10.0	10.0
BE-08-09	L08	1B2P	Private	M4(2)	1	53.5	50	2	2	23.3	23	-	-	5.1	13.2	-	-	2.1	10.0	10.0
BE-09-01	L09	2B4P	Private	M4(2)	1	84.9	70	3	4	36.4	27	-	-	5.1	12.9	13.2	-	2.9	22.0	10.0
BE-09-02	L09	3B6P	Private	M4(2)	1	101.8	95	4	5	31.7	31	-	-	4.8	16.7	14.2	11.5	2.9	38.0	10.0
BE-09-03	L09	3B6P	Private	M4(2)	1	101.8	95	4	5	31.7	31	-	-	4.8	16.7	14.2	11.5	2.9	38.0	10.0
BE-09-04	L09	2B4P	Private	M4(2)	1	84.9	70	3	4	36.4	27	-	-	5.1	12.9	13.2	-	2.9	22.0	10.0
BE-01-02	L01	2B3P	Private	M4(3)	1	73.1	61	3	4	29.3	27	-	-	6.4	14.2	9.3	-	3.4	10.0	10.0
BE-02-02	L02	2B3P	Private	M4(3)	1	73.1	61	3	4	29.3	27	-	-	6.4	14.2	9.3	-	3.4	10.0	10.0
BE-03-02	L03	2B3P	Private	M4(3)	1	73.1	61	3	4	29.3	27	-	-	6.4	14.2	9.3	-	3.4	10.0	10.0
BE-10-01	L10	3B5P	Private	M4(3)	1	123.2	86	4	6	44.3	31	-	-	6.0	17.6	12.6	11.0	2.7	58.0	10.0
BE-10-02	L10	3B5P	Private	M4(3)	1	123.2	86	4	6	44.3	31	-	-	6.0	17.6	12.6	11.0	2.7	56.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BE-00-A02	GF	Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	10.9
BE-00-C01	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	169.2
BE-00-W01	GF	Office	Flexible Retail/ Leisure/ Commercial/Workspace	160.8
BE-00-P01	GF	Substation	Residential Ancillary	51.8
BE-00-P02	GF	Comms	Residential Ancillary	10.1
BE-00-P03	GF	Life Safety Room	Residential Ancillary	18.6
BE-00-P04	GF	Mechanical Plantroom	Residential Ancillary	61.1
BE-00-P05	GF	Low Voltage	Residential Ancillary	18.6
BE-00-A04	GF	Lobby	Residential Amenity	20.7
BE-00-A01	GF	Bulky Storage	Residential Ancillary	15.6
BE-00-A03	GF	Refuse	Residential Ancillary	45.7

Building F
Residential
Market Sale

Residential Areas									
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06									
L05	490	5,269	441	4,746	342	3,683	78%		
L04	490	5,269	441	4,746	342	3,683	78%		
L03	490	5,269	441	4,746	342	3,683	78%		
L02	490	5,269	441	4,746	342	3,683	78%		
L01	490	5,269	441	4,746	342	3,683	78%		
GF	259.9	2,798	248	2,668	0			78	843
Total	**2,707**	**29,142**	**2,452**	**26,398**	**1,711**	**18,417**	**70%**	**78**	**843**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05	0	0	0	2	0	2	4	
L04	0	0	0	2	0	2	4	
L03	0	0	0	2	0	2	4	
L02	0	0	0	2	0	2	4	
L01	0	0	0	2	0	2	4	
GF	0	0	0	0	0	0	0	
Total	0	0	0	10	0	10	20	0

Residential Totals Building F	
GEA - gross external (sq m)	2,707
GEA - gross external (sq ft)	29,142
GIA - gross internal (sq m)	2,452
GIA - gross internal (sq ft)	26,398
NIA - net internal (sq m)	1711
NIA - net internal (sq ft)	18,417
Net to Gross %	70%
Number of units	20
1 Bed 1P	0
1 Bed 2P	0
2 Bed 3P	0
2 Bed 4P	10
3 Bed	10
Dual aspect (No. units)	20
Total habitable rooms (LBS)	80
Residential facilities NIA (sq ft)	843
Total amenity (m²)	200
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	208	2,234	196	2,110
Total	**208**	**2,234**	**196**	**2,110**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BF-01-01	L01	3B6P	Private	M4(2)	1	96.7	95	4	5	35.3	31	-	-	5.1	12.0	12.5	11.7	2.3	10.0	10.0
BF-01-02	L01	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-01-03	L01	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-01-04	L01	3B6P	Private	M4(2)	1	98.5	95	4	5	35.8	31	-	-	4.8	12.0	12.5	11.7	3.4	10.0	10.0
BF-02-01	L02	3B6P	Private	M4(2)	1	96.7	95	4	5	35.3	31	-	-	5.1	12.0	12.5	11.7	2.3	10.0	10.0
BF-02-02	L02	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-02-03	L02	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-02-04	L02	3B6P	Private	M4(2)	1	98.5	95	4	5	35.8	31	-	-	4.8	12.0	12.5	11.7	3.4	10.0	10.0
BF-03-01	L03	3B6P	Private	M4(2)	1	96.7	95	4	5	35.3	31	-	-	5.1	12.0	12.5	11.7	2.3	10.0	10.0
BF-03-02	L03	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-03-03	L03	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-03-04	L03	3B6P	Private	M4(2)	1	98.5	95	4	5	35.8	31	-	-	4.8	12.0	12.5	11.7	3.4	10.0	10.0
BF-04-01	L04	3B6P	Private	M4(2)	1	96.7	95	4	5	35.3	31	-	-	5.1	12.0	12.5	11.7	2.3	10.0	10.0
BF-04-02	L04	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-04-03	L04	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-04-04	L04	3B6P	Private	M4(2)	1	98.5	95	4	5	35.8	31	-	-	4.8	12.0	12.5	11.7	3.4	10.0	10.0
BF-05-01	L05	3B6P	Private	M4(2)	1	96.7	95	4	5	35.3	31	-	-	5.1	12.0	12.5	11.7	2.3	10.0	10.0
BF-05-02	L05	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-05-03	L05	2B4P	Private	M4(2)	1	73.5	70	3	3	26.8	27	-	-	4.6	11.9	12.4	-	2.0	10.0	10.0
BF-05-04	L05	3B6P	Private	M4(2)	1	98.5	95	4	5	35.8	31	-	-	4.8	12.0	12.5	11.7	3.4	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BF-00-A01	GF	F&B Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	19.4
BF-00-C01	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	127.4
BF-00-C02	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	60.7
BF-00-P01	GF	Comms Room	Residential Ancillary	11.0
BF-00-P02	GF	Life Safety Room	Residential Ancillary	18.3
BF-00-P02	GF	Low Voltage Room	Residential Ancillary	21.4
BF-00-A02	GF	Lobby	Residential Amenity	18.2
BF-00-A03	GF	Refuse	Residential Ancillary	20.9
BF-00-A04	GF	Cycle Store	Residential Ancillary	62.2

Building G
Residential
Market Sale

Residential Areas

Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11	563	6,057	507	5,462	365	3,928	72%		
L10	563	6,057	507	5,462	365	3,928	72%		
L09	563	6,057	507	5,462	365	3,928	72%		
L08	676	7,274	614	6,605	465	5,001	76%		
L07	676	7,274	614	6,605	465	5,001	76%		
L06	676	7,274	614	6,605	465	5,001	76%		
L05	676	7,274	614	6,605	465	5,001	76%		
L04	676	7,274	614	6,605	465	5,005	76%		
L03	676	7,274	614	6,605	465	5,005	76%		
L02	676	7,274	614	6,605	465	5,005	76%		
L01	676	7,274	614	6,605	465	5,005	76%	0	0
GF	482	5,185	465	5,010	0	0	0%	60	650
Total	**7,576**	**81,550**	**6,896**	**74,233**	**4,813**	**51,806**	**70%**	**60**	**650**

Unit types

Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11	1	1	0	1	0	2	3	
L10	1	1	0	1	0	2	3	
L09	1	1	0	1	0	2	3	
L08	1	2	0	3	0	1	4	
L07	1	2	0	3	0	1	4	
L06	1	2	0	3	0	1	4	
L05	1	2	0	3	0	1	4	
L04	1	3	0	2	0	1	4	
L03	1	3	0	2	0	1	4	
L02	1	3	0	2	0	1	4	
L01	1	3	0	2	0	1	4	
GF	0	0	0	0	0	0	0	
Total	11	23	0	23	0	14	41	0

Residential Totals Building G

GEA - gross external (sq m)	7,576
GEA - gross external (sq ft)	81,550
GIA - gross internal (sq m)	6,896
GIA - gross internal (sq ft)	74,233
NIA - net internal (sq m)	4813
NIA - net internal (sq ft)	51,806
Net to Gross %	70%
Number of units	71
1 Bed 1P	11
1 Bed 2P	23
2 Bed 3P	0
2 Bed 4P	23
3 Bed	14
Dual aspect (No. units)	41
Total habitable rooms (LBS)	215
Residential facilities NIA (sq ft)	543
Total amenity shortfall (m²)	167
Total communal amenity (m²)	234

Commercial Areas

Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	276	2,973	265	2,852
Total	**276**	**2,973**	**265**	**2,852**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor unique unit number	Information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BG-01-01	L01	1B2P	Private	M4(2)	1	59.0	50	2	3	34.1	23	-	-	5.1	11.8	-	-	1.6	10.0	10.0
BG-01-02	L01	1B2P	Private	M4(2)	1	65.6	50	2	3	41.0	23	-	-	5.1	13.6	-	-	2.0	5.0	10.0
BG-01-03	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-01-04	L01	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-01-05	L01	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-01-06	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	9.0	10.0
BG-01-07	L01	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	12.2	-	1.6	10.0	10.0
BG-02-01	L02	1B2P	Private	M4(2)	1	59.0	50	2	3	34.2	23	-	-	5.1	11.8	-	-	1.6	10.0	10.0
BG-02-02	L02	1B2P	Private	M4(2)	1	65.6	50	2	3	41.0	23	-	-	5.1	13.6	-	-	2.0	5.0	10.0
BG-02-03	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-02-04	L02	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-02-05	L02	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-02-06	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-02-07	L02	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	7.0	10.0
BG-03-01	L03	1B2P	Private	M4(2)	1	59.0	50	2	3	34.2	23	-	-	5.1	11.8	-	-	1.6	10.0	10.0
BG-03-02	L03	1B2P	Private	M4(2)	1	65.6	50	2	3	41.0	23	-	-	5.1	13.6	-	-	2.0	5.0	10.0
BG-03-03	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-03-04	L03	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-03-05	L03	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-03-06	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-03-07	L03	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	7.0	10.0
BG-04-01	L04	1B2P	Private	M4(2)	1	59.0	50	2	3	34.2	23	-	-	5.1	11.8	-	-	1.6	10.0	10.0
BG-04-02	L04	1B2P	Private	M4(2)	1	65.6	50	2	3	41.0	23	-	-	5.1	13.6	-	-	2.0	5.0	10.0
BG-04-03	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-04-04	L04	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-04-05	L04	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-04-06	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-04-07	L04	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	7.0	10.0
BG-05-01	L05	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.8	11.9	11.7	-	2.0	10.0	10.0
BG-05-02	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-05-03	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-05-04	L05	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-05-05	L05	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-05-06	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-05-07	L05	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	7.0	10.0
BG-06-01	L06	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.8	11.9	11.7	-	2.0	10.0	10.0
BG-06-02	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-06-03	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-06-04	L06	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-06-05	L06	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-06-06	L06	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-06-07	L06	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	7.0	10.0
BG-07-01	L07	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.8	11.9	11.7	-	2.0	10.0	10.0
BG-07-02	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-07-03	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-07-04	L07	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-07-05	L07	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-07-06	L07	1B1P	Private	M4(2)	1	40.0	39	2	2	21.6	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-07-07	L07	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	7.0	10.0
BG-08-01	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.8	11.9	11.7	-	2.0	10.0	10.0
BG-08-02	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-08-03	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-08-04	L08	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-08-05	L08	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-08-06	L08	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-08-07	L08	2B4P	Private	M4(2)	1	73.4	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	7.0	10.0
BG-09-01	L09	3B6P	Private	M4(2)	1	97.9	95	4	5	32.0	31	-	-	4.6	13.8	11.9	11.9	3.3	10.0	10.0
BG-09-02	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-09-03	L09	2B4P	Private	M4(2)	1	73.3	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-09-04	L09	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-09-05	L09	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-10-01	L10	3B6P	Private	M4(2)	1	97.9	95	4	5	32.0	31	-	-	4.6	13.8	11.9	11.9	3.3	10.0	10.0
BG-10-02	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-10-03	L10	2B4P	Private	M4(2)	1	73.3	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-10-04	L10	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-10-05	L10	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0
BG-11-01	L11	3B6P	Private	M4(2)	1	97.9	95	4	5	32.0	31	-	-	4.6	13.8	11.9	11.9	3.3	10.0	10.0
BG-11-02	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BG-11-03	L11	2B4P	Private	M4(2)	1	73.3	70	3	3	27.0	27	-	-	4.4	12.2	11.4	-	1.6	10.0	10.0
BG-11-04	L11	3B6P	Private	M4(2)	1	102.6	95	4	5	36.1	31	-	-	4.6	14.5	11.5	11.7	3.7	10.0	10.0
BG-11-05	L11	1B1P	Private	M4(2)	1	40.0	39	2	2	21.7	21	-	-	4.6	7.7	-	-	2.2	5.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BG-00-A03	GF	Non-resi Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	13.0
BG-00-C01	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	203.4
BX-00-W01	GF	Office	Flexible Retail/ Leisure/ Commercial/Workspace	59.8
BG-00-P01	GF	Life Safety Generator	Residential Ancillary	73.3
BG-00-P02	GF	Comms	Residential Ancillary	10.8
BG-00-P03	GF	Life Safety Room	Residential Ancillary	24.4
BG-00-P04	GF	Low Voltage Room	Residential Ancillary	17.8
BX-00-P01	GF	Mechanical	Residential Ancillary	63.8
BG-00-A02	GF	Lobby	Residential Amenity	17.6
BG-00-A01	GF	Refuse	Residential Ancillary	62.8
BX-00-A04	GF	Cycle Store	Residential Ancillary	61.4

Building H
Residential
Social Rent

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*	*m²*	*ft²*
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08	607	6,535	551	5,931	400	4,305	73%				
L07	607	6,535	551	5,931	400	4,305	73%				
L06	607	6,535	551	5,931	400	4,305	73%				
L05	607	6,535	551	5,931	400	4,305	73%				
L04	681	7,328	619	6,659	467	5,022	75%			0	0
L03	681	7,328	619	6,659	467	5,022	75%			0	0
L02	681	7,328	619	6,659	467	5,022	75%			0	0
L01	681	7,328	619	6,659	401	4,314	65%	0	0	0	0
GF	450	4,841	411	4,421	0	0		208	2,240		
Total	**5,601**	**60,292**	**5,089**	**54,779**	**3,400**	**36,602**	**67%**	**208**	**2,240**	**0**	**0**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08	0	0	1	1	3	0	4	
L07	0	0	1	1	3	0	4	
L06	0	0	1	1	3	0	4	
L05	0	0	1	1	3	0	4	
L04	0	1	1	2	2	0	4	
L03	0	1	1	2	2	0	4	
L02	0	1	1	2	2	0	4	
L01	0	1	0	2	2	0	4	
GF	0	0	0	0	0	0	0	
Total	0	4	7	12	20	0	32	0

Residential Totals Building H	
GEA - gross external (sq m)	5,601
GEA - gross external (sq ft)	60,292
GIA - gross internal (sq m)	5,089
GIA - gross internal (sq ft)	54,779
NIA - net internal (sq m)	3400
NIA - net internal (sq ft)	36,602
Net to Gross %	67%
Number of units	43
1 Bed 2P	4
2 Bed 3P	7
2 Bed 4P	12
3 Bed	20
Dual aspect (No. units)	32
Total Habitable rooms (LBS)	180
Residential facilities NIA (sq ft)	2,240
Intermediate Habitable rooms (LBS)	0
Total amenity (m²)	430
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	217	2,339	210	2,257
Total	**217**	**2,339**	**210**	**2,257**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	*m²*			*m²*	*m²*	*m²*	*m²*	*m²*	*m²*	*m²*	*m²*	*m²*	*m²*	*m²*
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BH-01-01	L01	2B4P	Social Rent	M4(2)	1	73.1	70	3	4	28.4	27	-	-	4.6	14.7	12.7	-	1.9	13.5	10.0
BH-01-03	L01	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-01-05	L01	3B5P	Social Rent	M4(2)	1	87.0	86	4	5	29.3	29	-	-	4.6	12.4	12.4	8.2	2.9	10.0	10.0
BH-02-01	L02	2B4P	Social Rent	M4(2)	1	73.1	70	3	4	28.4	27	-	-	4.6	14.7	12.7	-	1.9	13.5	10.0
BH-02-03	L02	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-02-04	L02	2B3P	Social Rent	M4(2)	1	62.6	61	3	3	25.1	25	-	-	4.4	13.1	7.6	-	2.1	10.0	10.0
BH-02-06	L02	3B5P	Social Rent	M4(2)	1	87.0	86	4	5	29.3	29	-	-	4.6	12.4	12.4	8.2	2.9	10.0	10.0
BH-03-01	L03	2B4P	Social Rent	M4(2)	1	73.1	70	3	4	28.4	27	-	-	4.6	14.7	12.7	-	1.9	13.5	10.0
BH-03-03	L03	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-03-04	L03	2B3P	Social Rent	M4(2)	1	62.6	61	3	3	25.1	25	-	-	4.4	13.1	7.6	-	2.1	10.0	10.0
BH-03-06	L03	3B5P	Social Rent	M4(2)	1	87.0	86	4	5	29.3	29	-	-	4.6	12.4	12.4	8.2	2.9	10.0	10.0
BH-04-01	L04	2B4P	Social Rent	M4(2)	1	73.1	70	3	4	28.4	27	-	-	4.6	14.7	12.7	-	1.9	13.5	10.0
BH-04-03	L04	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-04-04	L04	2B3P	Social Rent	M4(2)	1	62.6	61	3	3	25.1	25	-	-	4.4	13.1	7.6	-	2.1	10.0	10.0
BH-04-06	L04	3B5P	Social Rent	M4(2)	1	87.0	86	4	5	29.3	29	-	-	4.6	12.4	12.4	8.2	2.9	10.0	10.0
BH-05-01	L05	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-05-02	L05	2B3P	Social Rent	M4(2)	1	61.9	61	3	3	25.2	25	-	-	4.6	13.2	7.5	-	1.0	10.0	10.0
BH-05-03	L05	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	12.4	11.7	7.9	2.2	30.0	10.0
BH-05-04	L05	3B5P	Social Rent	M4(2)	1	91.5	86	4	5	31.8	29	-	-	4.6	12.0	11.5	8.3	3.5	30.0	10.0
BH-05-05	L05	2B4P	Social Rent	M4(2)	1	74.2	70	3	4	29.0	27	-	-	4.8	14.7	13.6	-	1.2	10.0	10.0
BH-06-01	L06	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-06-02	L06	2B3P	Social Rent	M4(2)	1	61.9	61	3	3	25.2	25	-	-	4.6	13.2	7.5	-	1.0	10.0	10.0
BH-06-03	L06	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	12.4	11.7	7.9	2.2	10.0	10.0
BH-06-04	L06	3B5P	Social Rent	M4(2)	1	91.5	86	4	5	31.5	29	-	-	4.6	12.0	11.5	8.3	3.5	10.0	10.0
BH-06-05	L06	2B4P	Social Rent	M4(2)	1	74.2	70	3	4	29.0	27	-	-	4.8	14.7	13.6	-	1.2	10.0	10.0
BH-07-01	L07	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-07-02	L07	2B3P	Social Rent	M4(2)	1	61.9	61	3	3	25.2	25	-	-	4.6	13.2	7.5	-	1.0	10.0	10.0
BH-07-03	L07	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	12.4	11.7	7.9	2.2	10.0	10.0
BH-07-04	L07	3B5P	Social Rent	M4(2)	1	91.5	86	4	5	31.8	29	-	-	4.6	12.0	11.5	8.3	3.5	10.0	10.0
BH-07-05	L07	2B4P	Social Rent	M4(2)	1	74.2	70	3	4	29.0	27	-	-	4.8	14.7	13.6	-	1.2	10.0	10.0
BH-08-01	L08	3B5P	Social Rent	M4(2)	1	86.4	86	4	5	29.7	29	-	-	4.6	12.4	11.5	7.9	2.9	10.0	10.0
BH-08-02	L08	2B3P	Social Rent	M4(2)	1	61.9	61	3	3	25.2	25	-	-	4.6	13.2	7.5	-	1.0	10.0	10.0
BH-08-03	L08	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.9	29	-	-	4.6	12.4	11.7	7.9	2.2	10.0	10.0
BH-08-04	L08	3B5P	Social Rent	M4(2)	1	91.5	86	4	5	31.8	29	-	-	4.6	12.0	11.5	8.3	3.5	10.0	10.0
BH-08-05	L08	2B4P	Social Rent	M4(2)	1	74.2	70	3	4	29.0	27	-	-	4.8	14.7	13.6	-	1.2	10.0	10.0
BH-01-02	L01	2B4P	Social Rent	M4(3)SELHP	1	91.7	85	3	4	34.7	29	-	-	6.2	15.6	13.2	-	2.1	10.0	10.0
BH-01-04	L01	1B2P	Social Rent	M4(3)SELHP	1	62.6	65	2	2	25.6	25	-	-	6.5	17.1	-	-	2.9	10.0	10.0
BH-02-02	L02	2B4P	Social Rent	M4(3)SELHP	1	91.7	85	3	4	34.7	29	-	-	6.2	15.6	13.2	-	2.1	10.0	10.0
BH-02-05	L02	1B2P	Social Rent	M4(3)SELHP	1	65.8	65	2	3	28.6	25	-	-	5.9	15.9	-	-	2.1	10.0	10.0
BH-03-02	L03	2B4P	Social Rent	M4(3)SELHP	1	91.7	85	3	4	34.7	29	-	-	6.2	15.6	13.2	-	2.1	10.0	10.0
BH-03-05	L03	1B2P	Social Rent	M4(3)SELHP	1	65.8	65	2	3	28.6	25	-	-	5.9	15.8	-	-	2.1	10.0	10.0
BH-04-02	L04	2B4P	Social Rent	M4(3)SELHP	1	91.7	85	3	4	34.7	29	-	-	6.2	15.6	13.2	-	2.1	10.0	10.0
BH-04-05	L04	1B2P	Social Rent	M4(3)SELHP	1	65.8	65	2	3	28.6	25	-	-	5.9	15.8	-	-	2.1	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BH-00-A01	GF	F&B Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	12.7
BH-00-C01	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	150.0
BH-00-C02	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	54.6
BH-00-P01	GF	Comms Room	Residential Ancillary	11.0
BH-00-A02	GF	Lobby	Residential Amenity	52.2
BH-00-A03	GF	Refuse	Residential Ancillary	54.9
BH-00-A04	GF	Cycle Store	Residential Ancillary	68.4
BH-00-A05	GF	Cycle Store	Residential Ancillary	91.1

Building J1
Residential
Market Sale

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*	*m²*	*ft²*
L19											
L18											
L17											
L16											
L15	582	6,264	524	5,642	400	4,311	76%				
L14	582	6,264	524	5,642	400	4,311	76%				
L13	582	6,264	524	5,642	400	4,311	76%				
L12	582	6,264	524	5,642	400	4,311	76%				
L11	722	7,771	657	7,067	509	5,482	78%				
L10	722	7,771	657	7,067	509	5,482	78%				
L09	722	7,771	657	7,067	509	5,482	78%				
L08	722	7,771	657	7,067	509	5,482	78%				
L07	722	7,771	657	7,067	509	5,482	78%				
L06	722	7,771	657	7,067	509	5,482	78%				
L05	716	7,711	662	7,121	507	5,461	77%				
L04	716	7,711	662	7,121	507	5,461	77%				
L03	716	7,711	662	7,121	507	5,461	77%				
L02	716	7,711	662	7,121	507	5,461	77%				
L01	716	7,711	662	7,121	506	5,447	76%	0	0		
GF	571	6,144	561	6,043	108	1,167	19%	179	1,931		
Total	**10,812**	**116,378**	**9,905**	**106,620**	**7,302**	**78,594**	**74%**	**179**	**1,931**	**0**	**0**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15	0	0	0	0	0	4	4	
L14	0	0	0	0	0	4	4	
L13	0	0	0	0	0	4	4	
L12	0	0	0	0	0	4	4	
L11	0	5	0	3	0	0	4	
L10	0	5	0	3	0	0	4	
L09	0	5	0	3	0	0	4	
L08	0	5	0	3	0	0	4	
L07	0	5	0	3	0	0	4	
L06	0	5	0	3	0	0	4	
L05	3	4	0	2	0	0	2	
L04	3	4	0	2	0	0	2	
L03	3	4	0	2	0	0	2	
L02	3	4	0	2	0	0	2	
L01	0	4	0	2	0	0	2	
GF	0	0	0	1	0	1	0	
Total	12	50	0	29	0	17	50	0

Residential Totals Building J1	
GEA - gross external (sq m)	10,812
GEA - gross external (sq ft)	116,378
GIA - gross internal (sq m)	9,905
GIA - gross internal (sq ft)	106,620
NIA - net internal (sq m)	7302
NIA - net internal (sq ft)	78,594
Net to Gross %	74%
Number of units	108
1 Bed 1P	12
1 Bed 2P	50
2 Bed 3P	0
2 Bed 4P	29
3 Bed	17
Dual aspect (No. units)	50
Total habitable rooms (LBS)	313
Residential facilities NIA (sq ft)	1,931
Intermediate habitable rooms (LBS	0
Total amenity (m²)	1080
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	125	1,349	120	1,288
Total	**125**	**1,349**	**120**	**1,288**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BJ1-00-01	GF	2B4P	Private	M4(2)	2	96.3	79	3	3	28.0	27	-	-	4.6	12.5	14.6	-	5.2	10.0	10.0
BJ1-00-02	GF	3B6P	Private	M4(2)	2	136.3	102	4	5	38.7	31	-	-	4.6	20.3	14.4	12.7	5.9	13.0	10.0
BJ1-01-01	L01	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	11.0	10.0
BJ1-01-02	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	25.1	23	-	-	4.6	12.2	-	-	1.5	10.0	10.0
BJ1-01-04	L01	1B2P	Private	M4(2)	1	62.3	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	12.0	10.0
BJ1-01-05	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-01-06	L01	2B4P	Private	M4(2)	1	75.9	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-02-01	L02	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-02-02	L02	1B1P	Private	M4(2)	1	42.6	39	2	2	21.0	21	-	-	4.6	8.3	-	-	3.2	10.0	10.0
BJ1-02-03	L02	1B1P	Private	M4(2)	1	42.8	39	2	2	21.3	21	-	-	4.4	10.2	-	-	1.1	10.0	10.0
BJ1-02-04	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-02-05	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	25.1	23	-	-	4.6	12.2	-	-	1.5	10.0	10.0
BJ1-02-07	L02	1B2P	Private	M4(2)	1	62.3	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-02-08	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-02-09	L02	2B4P	Private	M4(2)	1	75.9	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-03-01	L03	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-03-02	L03	1B1P	Private	M4(2)	1	42.6	39	2	2	21.0	21	-	-	4.6	8.3	-	-	3.2	10.0	10.0
BJ1-03-03	L03	1B1P	Private	M4(2)	1	42.8	39	2	2	21.3	21	-	-	4.4	10.2	-	-	1.1	10.0	10.0
BJ1-03-04	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-03-05	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	25.1	23	-	-	4.6	12.2	-	-	1.5	10.0	10.0
BJ1-03-07	L03	1B2P	Private	M4(2)	1	62.3	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-03-08	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-03-09	L03	2B4P	Private	M4(2)	1	75.9	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-04-01	L04	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-04-02	L04	1B1P	Private	M4(2)	1	42.6	39	2	2	21.0	21	-	-	4.6	8.3	-	-	3.2	10.0	10.0
BJ1-04-03	L04	1B1P	Private	M4(2)	1	42.8	39	2	2	21.3	21	-	-	4.4	10.2	-	-	1.1	10.0	10.0
BJ1-04-04	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-04-05	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	25.1	23	-	-	4.6	12.2	-	-	1.5	10.0	10.0
BJ1-04-07	L04	1B2P	Private	M4(2)	1	62.3	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-04-08	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-04-09	L04	2B4P	Private	M4(2)	1	75.9	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-05-01	L05	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-05-02	L05	1B1P	Private	M4(2)	1	42.6	39	2	2	21.0	21	-	-	4.6	8.3	-	-	3.2	10.0	10.0
BJ1-05-03	L05	1B1P	Private	M4(2)	1	42.8	39	2	2	21.3	21	-	-	4.4	10.2	-	-	1.1	10.0	10.0
BJ1-05-04	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-05-05	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	25.1	23	-	-	4.6	12.2	-	-	1.5	10.0	10.0
BJ1-05-07	L05	1B2P	Private	M4(2)	1	62.3	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-05-08	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-05-09	L05	2B4P	Private	M4(2)	1	75.9	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-06-01	L06	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-06-02	L06	1B2P	Private	M4(2)	1	51.5	50	2	2	23.8	23	-	-	4.6	12.7	-	-	2.9	10.0	10.0
BJ1-06-03	L06	1B2P	Private	M4(2)	1	54.0	50	2	2	27.0	23	-	-	4.6	12.7	-	-	1.7	10.0	10.0
BJ1-06-04	L06	2B4P	Private	M4(2)	1	73.1	70	3	3	27.3	27	-	-	4.6	13.2	11.7	-	2.3	10.0	10.0
BJ1-06-05	L06	1B2P	Private	M4(2)	1	67.7	50	2	3	37.9	23	-	-	4.9	13.2	-	-	1.7	10.0	10.0
BJ1-06-06	L06	1B2P	Private	M4(2)	1	62.1	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-06-07	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-06-08	L06	2B4P	Private	M4(2)	1	76.0	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-07-01	L07	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-07-02	L07	1B2P	Private	M4(2)	1	51.5	50	2	2	23.8	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-07-03	L07	1B2P	Private	M4(2)	1	54.0	50	2	2	27.0	23	-	-	4.6	12.7	-	-	1.7	10.0	10.0
BJ1-07-04	L07	2B4P	Private	M4(2)	1	73.1	70	3	3	27.3	27	-	-	4.6	13.2	11.7	-	2.3	10.0	10.0
BJ1-07-05	L07	1B2P	Private	M4(2)	1	67.7	50	2	3	37.9	23	-	-	4.9	13.2	-	-	1.7	10.0	10.0
BJ1-07-06	L07	1B2P	Private	M4(2)	1	62.1	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-07-07	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-07-08	L07	2B4P	Private	M4(2)	1	76.0	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-08-01	L08	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-08-02	L08	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-08-03	L08	1B2P	Private	M4(2)	1	54.0	50	2	2	27.0	23	-	-	4.6	12.7	-	-	1.7	10.0	10.0
BJ1-08-04	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.3	27	-	-	4.6	13.2	11.7	-	2.3	10.0	10.0
BJ1-08-05	L08	1B2P	Private	M4(2)	1	67.7	50	2	3	37.9	23	-	-	4.9	13.2	-	-	1.7	10.0	10.0
BJ1-08-06	L08	1B2P	Private	M4(2)	1	62.1	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-08-07	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-08-08	L08	2B4P	Private	M4(2)	1	76.0	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-09-01	L09	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-09-02	L09	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-09-03	L09	1B2P	Private	M4(2)	1	54.0	50	2	2	27.0	23	-	-	4.6	12.7	-	-	1.7	10.0	10.0
BJ1-09-04	L09	2B4P	Private	M4(2)	1	73.1	70	3	3	27.3	27	-	-	4.6	13.2	11.7	-	2.3	10.0	10.0
BJ1-09-05	L09	1B2P	Private	M4(2)	1	67.7	50	2	3	37.9	23	-	-	4.9	13.2	-	-	1.7	10.0	10.0
BJ1-09-06	L09	1B2P	Private	M4(2)	1	62.1	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-09-07	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-09-08	L09	2B4P	Private	M4(2)	1	76.0	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-10-01	L10	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-10-02	L10	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-10-03	L10	1B2P	Private	M4(2)	1	54.0	50	2	2	27.0	23	-	-	4.6	12.7	-	-	1.7	10.0	10.0
BJ1-10-04	L10	2B4P	Private	M4(2)	1	73.1	70	3	3	27.3	27	-	-	4.6	13.2	11.7	-	2.3	10.0	10.0
BJ1-10-05	L10	1B2P	Private	M4(2)	1	67.7	50	2	3	37.9	23	-	-	4.9	13.2	-	-	1.7	10.0	10.0
BJ1-10-06	L10	1B2P	Private	M4(2)	1	62.1	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-10-07	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-10-08	L10	2B4P	Private	M4(2)	1	76.0	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-11-01	L11	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ1-11-02	L11	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-11-03	L11	1B2P	Private	M4(2)	1	54.0	50	2	2	27.0	23	-	-	4.6	12.7	-	-	1.7	10.0	10.0
BJ1-11-04	L11	2B4P	Private	M4(2)	1	73.1	70	3	3	27.3	27	-	-	4.6	13.2	11.7	-	2.3	10.0	10.0
BJ1-11-05	L11	1B2P	Private	M4(2)	1	67.7	50	2	3	37.9	23	-	-	4.9	13.2	-	-	1.7	10.0	10.0
BJ1-11-06	L11	1B2P	Private	M4(2)	1	62.1	50	2	3	33.9	23	-	-	4.8	12.3	-	-	2.3	10.0	10.0
BJ1-11-07	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.2	-	-	1.7	10.0	10.0
BJ1-11-08	L11	2B4P	Private	M4(2)	1	76.0	70	3	3	27.1	27	-	-	4.8	11.9	11.6	-	2.1	10.0	10.0
BJ1-12-01	L12	3B6P	Private	M4(2)	1	102.4	95	4	5	31.4	31	-	-	4.6	16.9	12.9	12.4	2.6	15.0	10.0
BJ1-12-02	L12	3B6P	Private	M4(2)	1	95.1	95	4	5	31.7	31	-	-	4.8	13.8	11.8	11.5	2.6	33.0	10.0
BJ1-12-03	L12	3B6P	Private	M4(2)	1	101.8	95	4	5	31.2	31	-	-	4.6	14.4	12.9	12.7	3.6	33.0	10.0
BJ1-12-04	L12	3B6P	Private	M4(2)	1	101.2	95	4	5	33.7	31	-	-	4.6	15.3	11.5	13.3	3.4	25.0	10.0
BJ1-13-01	L13	3B6P	Private	M4(2)	1	102.4	95	4	5	31.4	31	-	-	4.6	16.9	12.9	12.4	2.6	10.0	10.0
BJ1-13-02	L13	3B6P	Private	M4(2)	1	95.1	95	4	5	31.7	31	-	-	4.8	13.8	11.8	11.5	2.6	10.0	10.0
BJ1-13-03	L13	3B6P	Private	M4(2)	1	101.8	95	4	5	31.2	31	-	-	4.6	14.4	12.9	12.7	3.6	10.0	10.0
BJ1-13-04	L13	3B6P	Private	M4(2)	1	101.2	95	4	5	33.7	31	-	-	4.6	15.3	11.5	13.3	3.4	10.0	10.0
BJ1-14-01	L14	3B6P	Private	M4(2)	1	102.4	95	4	5	31.4	31	-	-	4.6	16.9	12.9	12.4	2.6	10.0	10.0
BJ1-14-02	L14	3B6P	Private	M4(2)	1	95.1	95	4	5	31.7	31	-	-	4.8	13.8	11.8	11.5	2.6	10.0	10.0
BJ1-14-03	L14	3B6P	Private	M4(2)	1	101.8	95	4	5	31.2	31	-	-	4.6	14.4	12.9	12.7	3.6	10.0	10.0
BJ1-14-04	L14	3B6P	Private	M4(2)	1	101.2	95	4	5	33.7	31	-	-	4.6	15.3	11.5	13.3	3.4	10.0	10.0
BJ1-15-01	L15	3B6P	Private	M4(2)	1	102.4	95	4	5	31.4	31	-	-	4.6	16.9	12.9	12.4	2.6	10.0	10.0
BJ1-15-02	L15	3B6P	Private	M4(2)	1	95.1	95	4	5	31.7	31	-	-	4.8	13.8	11.8	11.5	2.6	10.0	10.0
BJ1-15-03	L15	3B6P	Private	M4(2)	1	101.8	95	4	5	31.2	31	-	-	4.6	14.4	12.9	12.7	3.6	10.0	10.0
BJ1-15-04	L15	3B6P	Private	M4(2)	1	101.2	95	4	5	33.7	31	-	-	4.6	15.3	11.5	13.3	3.4	10.0	10.0
BJ1-01-03	L01	1B2P	Private	M4(3)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	2.6	11.0	10.0
BJ1-02-06	L02	1B2P	Private	M4(3)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	2.6	10.0	10.0
BJ1-03-06	L03	1B2P	Private	M4(3)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	2.6	10.0	10.0
BJ1-04-06	L04	1B2P	Private	M4(3)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	2.6	10.0	10.0
BJ1-05-06	L05	1B2P	Private	M4(3)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	2.6	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BJ1-00-A01	GF	Cycle Store	Flexible Retail/ Leisure/ Commercial/Workspace	32.4
BJ1-00-C01	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	92.8
BJ1-00-P01	GF	Low Voltage Room	Residential Ancillary	21.7
BJ1-00-P02	GF	Comms Room	Residential Ancillary	8.3
BJ1-00-P03	GF	Life Safety Room	Residential Ancillary	22.5
BJ1-00-A05	GF	Lobby	Residential Amenity	27.6
BJ1-00-A02	GF	Cycle Store	Residential Ancillary	43.1
BJ1-00-A03	GF	Refuse Store	Residential Ancillary	24.3
BJ1-00-A04	GF	Refuse Store	Residential Ancillary	57.1
BJ1-00-A06	GF	Cycle Store	Residential Ancillary	58.6

Building J2
Residential
Intermediate/Market Sale Mix

Residential Areas											
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery acess (recorded seperately- not included in total GIA)	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²	m²	ft²
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06											
L05	402	4,323	361	3,886	264	2,841	73%			0	0
L04	402	4,323	361	3,886	264	2,841	73%			0	0
L03	402	4,323	361	3,886	264	2,841	73%			0	0
L02	402	4,323	361	3,886	264	2,841	73%			0	0
L01	402	4,323	361	3,886	261	2,806	72%	0	0	0	0
GF	395	4,255	330	3,550	231	2,489	70%	0	0		
Total	**2,403**	**25,869**	**2,135**	**22,979**	**1,548**	**16,659**	**72%**	**0**	**0**	**0**	**0**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05	1	1	0	2	0	0	2	
L04	1	1	0	2	0	0	2	
L03	1	1	0	2	0	0	2	
L02	1	1	0	2	0	0	2	
L01	0	0	0	0	0	0	3	
GF	0	0	1	2	0	2	3	
Total	4	4	1	10	0	2	14	0

Residential Totals Building J2	
GEA - gross external (sq m)	2,403
GEA - gross external (sq ft)	25,869
GIA - gross internal (sq m)	2,135
GIA - gross internal (sq ft)	22,979
NIA - net internal (sq m)	1548
NIA - net internal (sq ft)	16,659
Net to Gross %	72%
Number of units	21
1 Bed 1P	4
1 Bed 2P	4
2 Bed 3P	1
2 Bed 4P	10
3 Bed	2
Dual aspect (No. units)	14
Total habitable rooms (LBS)	64
Residential facilities NIA (sq ft)	0
Intermediate habitable rooms (LBS)	3
Total amenity (m²)	210
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	0	0	0	0
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BJ2-00-01	GF	2B4P	Private	M4(2)	2	86.3	79	3	3	27.0	27	-	-	4.1	13.2	12.3	-	2.7	10.0	10.0
BJ2-00-02	GF	3B6P	Private	M4(2)	2	123.1	102	4	6	43.4	31	-	-	4.4	14.7	12.9	14.3	3.3	10.0	10.0
BJ2-00-03	GF	2B3P	Intermediate	M4(2)	2	77.6	70	3	3	24.6	25	-	-	4.6	13.7	9.2	-	2.3	10.0	10.0
BJ2-00-04	GF	2B4P	Private	M4(2)	2	87.7	79	3	3	27.8	27	-	-	3.7	13.9	12.8	-	4.3	10.0	10.0
BJ2-00-05	GF	3B6P	Private	M4(2)	2	117.2	102	4	5	30.0	31	-	-	5.1	17.5	14.2	12.6	3.1	10.0	10.0
BJ2-02-02	L02	1B2P	Private	M4(2)	1	53.4	50	2	2	23.6	23	-	-	4.6	12.5	-	-	1.7	10.0	10.0
BJ2-02-03	L02	1B1P	Private	M4(2)	1	43.9	39	2	2	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-02-04	L02	2B4P	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ2-03-02	L03	1B2P	Private	M4(2)	1	53.4	50	2	2	23.6	23	-	-	4.6	12.5	-	-	1.7	10.0	10.0
BJ2-03-03	L03	1B1P	Private	M4(2)	1	43.9	39	2	2	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-03-04	L03	2B4P	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ2-04-02	L04	1B2P	Private	M4(2)	1	53.4	50	2	2	23.6	23	-	-	4.6	12.5	-	-	1.7	10.0	10.0
BJ2-04-03	L04	1B1P	Private	M4(2)	1	43.9	39	2	2	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-04-04	L04	2B4P	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ2-05-02	L05	1B2P	Private	M4(2)	1	53.4	50	2	2	23.6	23	-	-	4.6	12.5	-	-	1.7	10.0	10.0
BJ2-05-03	L05	1B1P	Private	M4(2)	1	43.9	39	2	2	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-05-04	L05	2B4P	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.0	11.5	-	2.1	10.0	10.0
BJ2-02-01	L02	2B4P	Private	M4(3)	1	93.0	70	3	4	32.4	29	-	-	5.7	18.1	14.0	-	3.3	10.0	10.0
BJ2-03-01	L03	2B4P	Private	M4(3)	1	93.0	70	3	4	32.4	29	-	-	5.7	18.1	14.0	-	3.3	10.0	10.0
BJ2-04-01	L04	2B4P	Private	M4(3)	1	93.0	70	3	4	32.4	29	-	-	5.7	18.1	14.0	-	3.3	10.0	10.0
BJ2-05-01	L05	2B4P	Private	M4(3)	1	93.0	70	3	4	32.4	29	-	-	5.7	18.1	14.0	-	3.3	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BJ2-00-A01	GF	Lobby	Residential Amenity	23.5

Building K
Residential
Intermediate/Market Sale Mix

Residential Areas

Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery acess (recorded seperately- not included in total GIA)	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²	m²	ft²
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09	366	3,943	272	2,927	261	2,806	96%				
L08	784	8,442	713	7,669	511	5,496	72%				
L07	803	8,638	729	7,844	525	5,655	72%				
L06	957	10,296	855	9,205	650	6,991	76%				
L05	1,191	12,824	1,083	11,661	855	9,202	79%			66	710
L04	1,191	12,824	1,083	11,661	855	9,202	79%			66	710
L03	1,191	12,824	1,083	11,661	855	9,202	79%			66	710
L02	1,191	12,824	1,083	11,661	855	9,202	79%			66	710
L01	799	8,603	732	7,877	526	5,657	72%	0	0	0	0
GF	1,259	13,546	1,234	13,280			0%	905	9,738		
Total	**9,733**	**104,765**	**8,867**	**95,444**	**5,891**	**63,413**	**66%**	**905**	**9,738**	**264**	**2,842**

Unit types

Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09	0	0	0	0	0	0	4	
L08	1	2	0	3	2	1	6	
L07	1	4	0	1	1	1	4	
L06	1	4	0	1	1	1	6	
L05	1	4	2	2	1	3	9	5
L04	1	4	4	2	1	1	9	5
L03	1	4	4	2	1	1	9	5
L02	1	4	4	3	0	1	9	5
L01	1	4	0	2	0	1	4	
GF	0	0	0	0	0	0	0	
Total	8	30	14	16	7	10	60	20

Residential Totals Building K

GEA - gross external (sq m)	9,733
GEA - gross external (sq ft)	104,765
GIA - gross internal (sq m)	8,867
GIA - gross internal (sq ft)	95,444
NIA - net internal (sq m)	5891
NIA - net internal (sq ft)	63,413
Net to Gross %	66%
Number of units	85
1 Bed 1P	8
1 Bed 2P	30
2 Bed 3P	14
2 Bed 4P	16
3 Bed	17
Dual aspect (No. units)	60
Total habitable rooms (LBS)	275
Residential facilities NIA (sq ft)	9,738
Intermediate habitable rooms (LBS)	142
Total amenity (m²)	600
Total amenity shortfall (m²)	250
Total communal amenity (m²)	291

Commercial Areas

Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01	503	5,409	0	0
GF	757	8,147	1,165	12,541
Total	**1,259**	**13,556**	**1,165**	**12,541**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor unique unit number	Information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BK-01-01	L01	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	10.0	10.0
BK-01-02	L01	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	10.0	10.0
BK-01-03	L01	1B2P	Private	M4(2)	1	59.0	50	2	3	30.9	23	-	-	4.6	12.2	-	-	1.7	10.0	10.0
BK-01-05	L01	3B6P	Private	M4(2)	1	98.7	95	4	5	31.6	31	-	-	4.6	13.9	13.0	13.0	3.5	10.0	10.0
BK-01-06	L01	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-01-07	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	8.9	-	-	1.9	5.0	10.0
BK-01-08	L01	2B4P	Intermediate	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-02-02	L02	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	9.0	10.0
BK-02-03	L02	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	9.0	10.0
BK-02-04	L02	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	9.0	10.0
BK-02-05	L02	2B3P	Intermediate	M4(2)	1	62.7	61	3	3	25.0	25	-	-	4.8	13.4	7.9	-	2.0	20.0	10.0
BK-02-06	L02	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-02-07	L02	1B2P	Private	M4(2)	1	59.0	50	2	3	30.8	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-02-09	L02	3B6P	Private	M4(2)	1	98.7	95	4	5	31.6	31	-	-	4.6	13.9	13.0	13.0	3.5	10.0	10.0
BK-02-10	L02	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-02-11	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	9.0	-	-	1.9	5.0	10.0
BK-02-12	L02	2B4P	Intermediate	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-02-13	L02	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	5.0	10.0
BK-03-02	L03	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-03-03	L03	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-03-04	L03	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-03-05	L03	2B3P	Intermediate	M4(2)	1	62.7	61	3	3	25.0	25	-	-	4.6	13.4	7.9	-	2.0	10.0	10.0
BK-03-06	L03	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-03-07	L03	1B2P	Private	M4(2)	1	59.0	50	2	3	30.8	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-03-08	L03	3B5P	Intermediate	M4(2)	1	92.5	86	4	5	29.2	29	-	-	4.6	14.7	13.2	8.6	2.5	10.0	10.0
BK-03-09	L03	3B6P	Private	M4(2)	1	98.7	95	4	5	31.6	31	-	-	4.6	13.9	13.0	13.0	3.5	10.0	10.0
BK-03-10	L03	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-03-11	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	9.0	-	-	1.9	5.0	10.0
BK-03-12	L03	2B4P	Intermediate	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-03-13	L03	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	5.0	10.0
BK-04-02	L04	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-04-03	L04	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-04-04	L04	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-04-05	L04	2B3P	Intermediate	M4(2)	1	62.7	61	3	3	25.0	25	-	-	4.8	13.4	7.9	-	2.0	10.0	10.0
BK-04-06	L04	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-04-07	L04	1B2P	Private	M4(2)	1	59.0	50	2	3	30.8	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-04-08	L04	3B5P	Intermediate	M4(2)	1	92.5	86	4	5	29.2	29	-	-	4.6	14.7	13.2	8.6	2.5	10.0	10.0
BK-04-09	L04	3B6P	Private	M4(2)	1	98.7	95	4	5	31.6	31	-	-	4.6	13.9	13.0	13.0	3.5	10.0	10.0
BK-04-10	L04	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-04-11	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	9.0	-	-	1.9	5.0	10.0
BK-04-12	L04	2B4P	Intermediate	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-04-13	L04	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	5.0	10.0
BK-05-02	L05	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-05-03	L05	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	26.8	25	-	-	4.4	13.1	8.1	-	2.0	6.0	10.0
BK-05-04	L05	3B6P	Private	M4(2)	2	122.9	102	4	6	45.4	31	-	-	5.1	12.9	16.1	12.1	2.6	6.0	10.0
BK-05-05	L05	3B6P	Private	M4(2)	2	126.4	102	4	5	41.9	31	-	-	4.8	14.2	20.4	12.8	2.9	10.0	10.0
BK-05-06	L05	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-05-07	L05	1B2P	Private	M4(2)	1	59.0	50	2	3	30.8	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-05-08	L05	3B5P	Intermediate	M4(2)	1	92.5	86	4	5	29.2	29	-	-	4.6	14.7	13.2	8.6	2.5	10.0	10.0
BK-05-09	L05	3B6P	Private	M4(2)	1	98.7	95	4	5	31.6	31	-	-	4.6	13.9	13.0	13.0	3.5	10.0	10.0
BK-05-10	L05	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-05-11	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	9.0	-	-	1.9	5.0	10.0
BK-05-12	L05	2B4P	Intermediate	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-05-13	L05	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	5.0	10.0
BK-06-01	L06	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	5.0	10.0
BK-06-02	L06	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-06-03	L06	1B2P	Private	M4(2)	1	59.0	50	2	3	30.8	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-06-04	L06	3B5P	Intermediate	M4(2)	1	92.5	86	4	5	29.2	29	-	-	4.6	14.7	13.2	8.6	2.5	10.0	10.0
BK-06-05	L06	3B6P	Private	M4(2)	1	98.7	95	4	5	31.6	31	-	-	4.6	13.9	13.0	13.0	3.5	10.0	10.0
BK-06-06	L06	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-06-07	L06	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	9.0	-	-	1.9	5.0	10.0
BK-06-08	L06	2B4P	Intermediate	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-07-01	L07	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	5.0	10.0
BK-07-02	L07	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-07-03	L07	1B2P	Private	M4(2)	1	59.0	50	2	3	30.8	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-07-04	L07	3B5P	Intermediate	M4(2)	1	92.5	86	4	5	29.2	29	-	-	4.6	14.7	13.2	8.6	2.5	10.0	10.0
BK-07-05	L07	3B6P	Private	M4(2)	1	98.7	95	4	5	31.6	31	-	-	4.6	13.9	13.0	13.0	3.5	10.0	10.0
BK-07-06	L07	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-07-07	L07	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	9.0	-	-	1.9	5.0	10.0
BK-07-08	L07	2B4P	Intermediate	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-08-01	L08	1B2P	Private	M4(2)	1	59.9	50	2	3	33.4	23	-	-	4.6	13.5	-	-	1.8	5.0	10.0
BK-08-02	L08	1B2P	Intermediate	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.6	12.2	-	-	1.7	5.0	10.0
BK-08-03	L08	3B5P	Private	M4(2)	2	118.0	93	4	5	30.6	29	11.8	18.8	5.1	13.7	18.6	7.5	2.5	18.0	10.0
BK-08-04	L08	3B5P	Private	M4(2)	2	121.2	93	4	5	40.7	29	15.2	25.5	5.1	14.0	11.9	10.9	3.7	20.0	10.0
BK-08-05	L08	3B6P	Private	M4(2)	2	115.0	102	4	5	36.5	31	14.5	22.0	5.1	12.0	12.5	11.5	3.8	20.0	10.0
BK-08-06	L08	2B4P	Private	M4(2)	2	96.5	79	3	4	33.0	27	14.9	18.0	5.1	13.8	12.9	-	3.5	10.0	10.0
BK-08-07	L08	2B4P	Private	M4(2)	2	96.5	79	3	4	33.0	27	14.9	18.0	5.1	13.8	12.9	-	3.5	15.0	10.0
BK-08-08	L08	1B1P	Private	M4(2)	1	40.0	39	2	2	21.5	21	-	-	4.6	9.0	-	-	1.9	5.0	10.0
BK-08-09	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	5.1	12.8	12.1	-	2.0	7.0	10.0
BK-01-04	L01	2B4P	Intermediate	M4(3)	1	92.7	70	3	4	29.7	29	-	-	5.7	18.9	14.9	-	4.6	10.0	10.0
BK-02-01	L02	2B4P	Intermediate	M4(3)	1	82.5	70	3	4	30.8	29	-	-	6.2	14.8	12.9	-	3.1	18.0	10.0
BK-02-08	L02	2B4P	Intermediate	M4(3)	1	92.5	70	3	4	29.7	29	-	-	5.7	18.9	15.0	-	4.6	7.0	10.0
BK-03-01	L03	2B4P	Intermediate	M4(3)	1	82.5	70	3	4	30.8	29	-	-	6.2	14.8	12.9	-	3.1	7.0	10.0
BK-04-01	L04	2B4P	Intermediate	M4(3)	1	82.5	70	3	4	30.8	29	-	-	6.2	14.8	12.9	-	3.1	7.0	10.0
BK-05-01	L05	2B4P	Intermediate	M4(3)	1	82.5	70	3	4	30.8	29	-	-	6.2	14.8	12.9	-	3.1	7.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	Information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BK-00-C01	GF	Leisure	Flexible Retail/ Leisure/ Commercial/Workspace	389.4
BK-00-C01	L01	Leisure	Flexible Retail/ Leisure/ Commercial/Workspace	496.7
BK-00-C02	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	106.7
BK-00-P02	GF	Non-resi Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	21.3
BK-00-W01	GF	Office	Flexible Retail/ Leisure/ Commercial/Workspace	60.6
BX-00-C01	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	184.7
BK-00-P01	GF	Substation	Residential Ancillary	27.2
BK-00-P05	GF	Substation	Residential Ancillary	58.5
BK-00-P07	GF	Life Safety Room	Residential Ancillary	21.9
BK-00-P08	GF	Comms Room	Residential Ancillary	10.0
BK-00-P09	GF	Low Voltage Room	Residential Ancillary	19.9
BK-00-A01	GF	Lobby	Residential Amenity	23.6
BK-00-P03	GF	Bulky Storage	Residential Ancillary	15.1
BK-00-P04	GF	Refuse	Residential Ancillary	34.3
BK-00-P06	GF	Refuse	Residential Ancillary	29.7
BX-00-A01	GF	Cycle Store	Residential Ancillary	11.8
BX-00-A02	GF	Cycle Store	Residential Ancillary	104.8
BX-00-A03	GF	Cycle Store	Residential Ancillary	96.4
BX-00-A05	GF	Cycle Store	Residential Ancillary	95.6
BX-00-A06	GF	Cycle Store	Residential Ancillary	84.1
BX-00-A07	GF	Cycle Store	Residential Ancillary	84.3
BX-00-A08	GF	Cycle Store	Residential Ancillary	95.8
BX-00-A09	GF	Cycle Store	Residential Ancillary	90.6
BX-00-A10	GF	Cycle Store	Residential Ancillary	56.8
BX-00-A11	GF	Cycle Store	Residential Ancillary	88.7

Building L
Residential
Intermediate/Market Sale Mix

Residential Areas											
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery acess (recorded seperately- not included in total GIA)	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²	m²	ft²
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09	492	5,296	443	4,768	334	3,600	76%			0	0
L08	899	9,680	821	8,837	657	7,073	80%			75	806
L07	899	9,680	821	8,837	657	7,073	80%			75	806
L06	899	9,680	821	8,837	657	7,073	80%			75	806
L05	899	9,680	821	8,837	657	7,073	80%			75	806
L04	912	9,816	834	8,973	668	7,189	80%			63	675
L03	912	9,816	834	8,973	668	7,189	80%			63	675
L02	912	9,816	834	8,973	668	7,189	80%			63	675
L01	912	9,816	833	8,970	657	7,074	79%			63	677
UGF Mezzanine	314	3,378	289	3,115	0	0	0%	182	1,962	0	0
UGF	500	5,381	444	4,781	0	0	0%	326	3,507	0	0
GF	493	5,303	441	4,743	0	0	0%	212	2,280		
BS	454	4,881	400	4,310				0	0		
Total	**9,497**	**102,222**	**8,636**	**92,955**	**5,623**	**60,531**	**65%**	**720**	**7,749**	**551**	**5,927**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09	2	3	0	1	0	0	3	0
L08	2	5	0	4	0	0	8	5
L07	2	5	0	4	0	0	8	5
L06	2	5	0	4	0	0	8	5
L05	2	5	0	4	0	0	8	5
L04	2	4	3	2	0	0	8	5
L03	2	4	3	2	0	0	8	5
L02	2	4	3	2	0	0	8	5
L01	2	5	1	3	0	0	8	5
UGF Mezzanine	0	0	0	0	0	0	0	
UGF	0	0	0	0	0	0	0	
GF	0	0	0	0	0	0	0	
BS								
Total	18	40	10	26	0	0	67	40

Residential Totals Building L	
GEA - gross external (sq m)	9,497
GEA - gross external (sq ft)	102,222
GIA - gross internal (sq m)	8,636
GIA - gross internal (sq ft)	92,955
NIA - net internal (sq m)	5623
NIA - net internal (sq ft)	60,531
Net to Gross %	65%
Number of units	94
1 Bed 1P	18
1 Bed 2P	40
2 Bed 3P	10
2 Bed 4P	26
3 Bed	0
Dual aspect (No. units)	67
Total habitable rooms (LBS)	234
Residential facilities NIA (sq ft)	7,749
Intermediate habitable rooms (LBS)	65
Total amenity (m²)	566
Total amenity shortfall (m²)	374
Total communal amenity (m²)	437

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF Mezzanine				
UGF				
GF	16	176	16	173
BS				
Total	**16**	**176**	**16**	**173**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BL-02-01	L01	1B2P	Private	M4(2)	1	63.3	50	2	3	31.3	23	-	-	4.6	13.9	-	-	1.9	7.0	10.0
BL-02-03	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-02-04	L01	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-02-05	L01	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	15.0	10.0
BL-02-06	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-02-08	L01	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	10.0	10.0
BL-02-09	L01	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	10.0	10.0
BL-02-10	L01	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	10.0	10.0
BL-02-11	L01	2B3P	Intermediate	M4(2)	1	66.2	61	3	3	26.0	25	-	-	4.6	11.2	9.4	-	2.1	15.0	10.0
BL-03-01	L02	1B2P	Private	M4(2)	1	63.3	50	2	3	31.3	23	-	-	4.6	13.9	-	-	1.9	7.0	10.0
BL-03-03	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-03-04	L02	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-03-05	L02	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-03-06	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-03-09	L02	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-03-10	L02	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-03-11	L02	2B3P	Intermediate	M4(2)	1	66.2	61	3	3	26.0	25	-	-	4.6	11.2	9.3	-	2.1	6.0	10.0
BL-04-01	L03	1B2P	Private	M4(2)	1	63.3	50	2	3	31.3	23	-	-	4.6	13.9	-	-	1.9	7.0	10.0
BL-04-03	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-04-04	L03	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-04-05	L03	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-04-06	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-04-09	L03	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-04-10	L03	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-04-11	L03	2B3P	Intermediate	M4(2)	1	66.2	61	3	3	26.0	25	-	-	4.6	11.2	9.3	-	2.1	6.0	10.0
BL-05-01	L04	1B2P	Private	M4(2)	1	63.3	50	2	3	31.3	23	-	-	4.6	13.9	-	-	1.9	7.0	10.0
BL-05-03	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-05-04	L04	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-05-05	L04	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-05-06	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-05-09	L04	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-05-10	L04	2B4P	Intermediate	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-05-11	L04	2B3P	Intermediate	M4(2)	1	66.2	61	3	3	26.0	25	-	-	4.6	11.2	9.4	-	2.1	6.0	10.0
BL-06-01	L05	2B4P	Private	M4(2)	1	87.5	70	3	3	28.0	27	-	-	4.6	16.7	12.2	-	3.4	7.0	10.0
BL-06-02	L05	1B2P	Private	M4(2)	1	51.8	50	2	2	26.8	23	-	-	4.6	12.5	-	-	1.7	5.0	10.0
BL-06-03	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-06-04	L05	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-06-05	L05	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-06-06	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-06-08	L05	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-06-09	L05	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-06-10	L05	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-06-11	L05	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.9	5.0	10.0
BL-07-01	L06	2B4P	Private	M4(2)	1	87.5	70	3	3	28.0	27	-	-	4.6	16.7	12.2	-	3.4	7.0	10.0
BL-07-02	L06	1B2P	Private	M4(2)	1	51.8	50	2	2	26.8	23	-	-	4.6	12.5	-	-	1.7	5.0	10.0
BL-07-03	L06	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-07-04	L06	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-07-05	L06	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-07-06	L06	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-07-08	L06	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-07-09	L06	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-07-10	L06	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-07-11	L06	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.9	5.0	10.0
BL-08-01	L07	2B4P	Private	M4(2)	1	87.5	70	3	3	28.0	27	-	-	4.6	16.7	12.2	-	3.4	7.0	10.0
BL-08-02	L07	1B2P	Private	M4(2)	1	51.8	50	2	2	26.8	23	-	-	4.6	12.5	-	-	1.7	5.0	10.0
BL-08-03	L07	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-08-04	L07	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-08-05	L07	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-08-06	L07	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-08-08	L07	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-08-09	L07	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-08-10	L07	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-08-11	L07	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.9	5.0	10.0
BL-09-01	L08	2B4P	Private	M4(2)	1	87.5	70	3	3	28.0	27	-	-	4.6	16.7	12.2	-	3.4	7.0	10.0
BL-09-02	L08	1B2P	Private	M4(2)	1	51.8	50	2	2	26.8	23	-	-	4.6	12.5	-	-	1.7	5.0	10.0
BL-09-03	L08	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-09-04	L08	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-09-05	L08	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-09-06	L08	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-09-08	L08	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-09-09	L08	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-09-10	L08	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	12.6	11.5	-	2.4	7.0	10.0
BL-09-11	L08	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.9	5.0	10.0
BL-10-01	L09	2B4P	Private	M4(2)	1	87.5	70	3	3	28.0	27	-	-	4.6	16.7	12.2	-	3.4	7.0	10.0
BL-10-02	L09	1B2P	Private	M4(2)	1	51.8	50	2	2	26.8	23	-	-	4.6	12.5	-	-	1.7	5.0	10.0
BL-10-03	L09	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-10-04	L09	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-10-05	L09	1B2P	Private	M4(2)	1	57.7	50	2	2	28.0	23	-	-	4.6	12.9	-	-	1.8	5.0	10.0
BL-10-06	L09	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BL-02-02	L01	1B2P	Private	M4(3)	1	62.5	50	2	2	28.0	25	-	-	5.7	15.0	-	-	2.6	5.0	10.0
BL-02-07	L01	1B2P	Intermediate	M4(3)	1	59.5	50	2	2	25.7	25	-	-	5.7	13.3	-	-	3.8	5.0	10.0
BL-03-02	L02	1B2P	Private	M4(3)	1	62.5	50	2	2	28.0	25	-	-	5.7	15.0	-	-	2.6	5.0	10.0
BL-03-07	L02	2B3P	Intermediate	M4(3)	1	70.2	61	3	4	28.2	27	-	-	5.9	14.0	7.6	-	3.1	6.0	10.0
BL-03-08	L02	2B3P	Intermediate	M4(3)	1	70.2	61	3	4	28.2	27	-	-	5.9	14.0	7.6	-	3.1	6.0	10.0
BL-04-02	L03	1B2P	Private	M4(3)	1	62.5	50	2	2	28.0	25	-	-	5.7	15.0	-	-	2.6	5.0	10.0
BL-04-07	L03	2B3P	Intermediate	M4(3)	1	70.2	61	3	4	28.2	27	-	-	5.9	14.0	7.6	-	3.1	6.0	10.0
BL-04-08	L03	2B3P	Intermediate	M4(3)	1	70.2	61	3	4	28.2	27	-	-	5.9	14.0	7.6	-	3.1	6.0	10.0
BL-05-02	L04	1B2P	Private	M4(3)	1	62.5	50	2	2	28.0	25	-	-	5.7	15.0	-	-	2.6	5.0	10.0
BL-05-07	L04	2B3P	Intermediate	M4(3)	1	70.2	61	3	4	28.2	27	-	-	5.9	14.0	7.6	-	3.1	6.0	10.0
BL-05-08	L04	2B3P	Intermediate	M4(3)	1	70.2	61	3	4	28.2	27	-	-	5.9	14.0	7.6	-	3.1	6.0	10.0
BL-06-07	L05	1B2P	Private	M4(3)	1	59.5	50	2	2	25.7	25	-	-	5.7	13.3	-	-	3.8	7.0	10.0
BL-07-07	L06	1B2P	Private	M4(3)	1	59.5	50	2	2	25.7	25	-	-	5.7	13.3	-	-	3.8	7.0	10.0
BL-08-07	L07	1B2P	Private	M4(3)	1	59.5	50	2	2	25.7	25	-	-	5.7	13.3	-	-	3.8	7.0	10.0
BL-09-07	L08	1B2P	Private	M4(3)	1	59.5	50	2	2	25.7	25	-	-	5.7	13.3	-	-	3.8	7.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BL-00-C01	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	16.4
BL-00-P01	GF	Plant	Residential Ancillary	25.5
BL-00-P02	GF	Residential Plant	Residential Ancillary	30.8
BL-00-A01	GF	Lobby	Residential Amenity	33.5
BL-00-A02	GF	Refuse	Residential Ancillary	71.6
BL-00-A03	GF	Cycle Store	Residential Ancillary	94.0
BL-00-A04	GF	Cycle Store	Residential Ancillary	52.6
BL-00-A05	UGF MEZZ	Cycle Store	Residential Ancillary	86.7
BL-00-A06	UGF MEZZ	Cycle Store	Residential Ancillary	101.0
BL-00-A07	UGF MEZZ	Cycle Store	Residential Ancillary	77.3
BL-00-A08	UGF MEZZ	Cycle Store	Residential Ancillary	70.5
BL-01-A01	UGF	Cycle Store	Residential Ancillary	86.7
BL-01-A02	UGF	Cycle Store	Residential Ancillary	101.0

Building M

Residential

Market Sale

Residential Areas									
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*
L19	503	5,413	450	4,842	305	3,278	68%		
L18	503	5,414	450	4,843	305	3,278	68%		
L17	873	9,396	798	8,593	598	6,434	75%		
L16	873	9,396	798	8,593	598	6,434	75%		
L15	873	9,396	798	8,593	598	6,434	75%		
L14	873	9,396	798	8,593	598	6,434	75%		
L13	873	9,396	798	8,593	598	6,434	75%		
L12	873	9,396	798	8,593	598	6,434	75%		
L11	873	9,396	798	8,593	598	6,434	75%		
L10	873	9,396	798	8,593	598	6,434	75%		
L09	873	9,396	798	8,593	598	6,434	75%		
L08	873	9,396	798	8,593	598	6,434	75%		
L07	880	9,471	806	8,670	603	6,490	75%		
L06	880	9,471	806	8,670	603	6,490	75%		
L05	880	9,471	806	8,670	603	6,490	75%		
L04	880	9,471	806	8,670	603	6,490	75%		
L03	880	9,471	806	8,670	603	6,490	75%		
L02	880	9,471	806	8,670	603	6,490	75%		
L01	880	9,471	805	8,669	588	6,330	73%		
Mezzanine	325	3,497	318	3,424	0	0	0%	182	1,960
GF	458	4,927	436	4,691	0	0	0%	264	2,844
BS	352	3,784	328	3,530				0	0
Total	**17,028**	**183,293**	**15,603**	**167,950**	**10,792**	**116,165**	**69%**	**446**	**4,804**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19	0	0	0	0	0	3	3	
L18	0	0	0	0	0	3	3	
L17	0	2	0	4	0	2	6	
L16	0	2	0	4	0	2	6	
L15	0	2	0	4	0	2	6	
L14	0	2	0	4	0	2	6	
L13	0	2	0	4	0	2	6	
L12	0	2	0	4	0	2	6	
L11	0	2	0	4	0	2	6	
L10	0	2	0	4	0	2	6	
L09	0	2	0	4	0	2	6	
L08	0	2	0	4	0	2	6	
L07	2	2	0	3	0	2	6	
L06	2	2	1	2	1	1	6	
L05	2	2	1	2	1	1	6	
L04	2	2	1	2	1	1	6	
L03	2	2	1	2	1	1	6	
L02	2	2	1	2	1	1	6	
L01	3	1	1	2	1	1	6	
Mezzanine	0	0	0	0	0	0	0	
GF	0	0	0	0	0	0	0	
BS								
Total	15	33	6	55	6	34	108	0

Residential Totals Building M	
GEA - gross external (sq ft)	17,028
GEA - gross external (sq ft)	183,293
GIA - gross internal (sq m)	15,603
GIA - gross internal (sq ft)	167,950
NIA - net internal (sq m)	10792
NIA - net internal (sq ft)	116,165
Net to Gross %	69%
Number of units	149
1 Bed 1P	15
1 Bed 2P	33
2 Bed 3P	6
2 Bed 4P	55
3 Bed	40
Dual aspect (No. units)	108
Total habitable rooms (LBS)	495
Residential facilities NIA (sq ft)	4,804
Total amenity (m²)	1082
Total amenity shortfall (m²)	408
Total communal amenity (m²)	469

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
Mezzanine				
GF				
BS				
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BM-02-02	L01	2B4P	Private	M4(2)	1	71.8	70	3	3	27.1	27	-	-	4.6	12.0	13.6	-	2.1	7.0	10.0
BM-02-03	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-02-04	L01	2B4P	Private	M4(2)	1	73.2	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-02-05	L01	3B6P	Private	M4(2)	1	95.3	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-02-06	L01	1B1P	Private	M4(2)	1	48.2	39	2	2	25.0	21	-	-	4.6	10.2	-	-	1.9	10.0	10.0
BM-02-07	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	10.0	10.0
BM-02-08	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	10.0	10.0
BM-03-02	L02	2B4P	Private	M4(2)	1	71.8	70	3	3	27.1	27	-	-	4.6	12.0	11.5	-	2.1	7.0	10.0
BM-03-03	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-03-04	L02	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-03-05	L02	3B6P	Private	M4(2)	1	95.1	95	4	5	32.2	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-03-06	L02	1B2P	Private	M4(2)	1	59.4	50	2	3	28.1	23	-	-	4.6	11.5	-	-	2.3	5.0	10.0
BM-03-07	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-03-08	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-04-02	L03	2B4P	Private	M4(2)	1	71.8	70	3	3	27.1	27	-	-	4.6	12.0	11.5	-	2.1	7.0	10.0
BM-04-03	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-04-04	L03	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-04-05	L03	3B6P	Private	M4(2)	1	95.1	95	4	5	32.2	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-04-06	L03	1B2P	Private	M4(2)	1	59.4	50	2	3	28.1	23	-	-	4.6	11.5	-	-	2.3	5.0	10.0
BM-04-07	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-04-08	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-05-02	L04	2B4P	Private	M4(2)	1	71.8	70	3	3	27.1	27	-	-	4.6	12.0	11.5	-	2.1	7.0	10.0
BM-05-03	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-05-04	L04	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-05-05	L04	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-05-06	L04	1B2P	Private	M4(2)	1	59.4	50	2	3	28.1	23	-	-	4.6	11.5	-	-	2.3	5.0	10.0
BM-05-07	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-05-08	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-06-02	L05	2B4P	Private	M4(2)	1	71.8	70	3	3	27.1	27	-	-	4.6	12.0	11.5	-	2.1	7.0	10.0
BM-06-03	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-06-04	L05	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-06-05	L05	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-06-06	L05	1B2P	Private	M4(2)	1	59.4	50	2	3	28.1	23	-	-	4.6	11.5	-	-	2.3	5.0	10.0
BM-06-07	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-06-08	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-07-02	L06	2B4P	Private	M4(2)	1	71.8	70	3	3	27.1	27	-	-	4.6	12.0	11.5	-	2.1	7.0	10.0
BM-07-03	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-07-04	L06	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-07-05	L06	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-07-06	L06	1B2P	Private	M4(2)	1	59.4	50	2	3	28.1	23	-	-	4.6	11.5	-	-	2.3	5.0	10.0
BM-07-07	L06	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-07-08	L06	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-08-01	L07	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.5	14.0	11.7	11.5	2.5	10.0	10.0
BM-08-02	L07	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-08-03	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-08-04	L07	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-08-05	L07	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-08-06	L07	1B2P	Private	M4(2)	1	59.4	50	2	3	28.1	23	-	-	4.6	11.5	-	-	2.3	5.0	10.0
BM-08-07	L07	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-08-08	L07	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BM-08-09	L07	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-09-01	L08	3B6P	Private	M4(2)	1	95.0	95	4	5	32.2	31	-	-	4.6	14.1	11.7	11.5	2.6	10.0	10.0
BM-09-02	L08	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-09-03	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.5	23	-	-	4.6	12.3	-	-	1.6	5.0	10.0
BM-09-04	L08	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-09-05	L08	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-09-06	L08	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-09-07	L08	1B2P	Private	M4(2)	1	59.0	50	2	3	31.4	23	-	-	4.6	12.4	-	-	1.8	5.0	10.0
BM-09-08	L08	2B4P	Private	M4(2)	1	73.4	70	3	3	26.6	27	-	-	4.6	11.9	11.6	-	2.2	7.0	10.0
BM-10-01	L09	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-10-02	L09	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-10-03	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-10-04	L09	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-10-05	L09	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-10-06	L09	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-10-07	L09	1B2P	Private	M4(2)	1	59.0	50	2	3	31.4	23	-	-	4.6	12.4	-	-	1.7	5.0	10.0
BM-10-08	L09	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-11-01	L10	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-11-02	L10	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-11-03	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-11-04	L10	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-11-05	L10	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-11-06	L10	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-11-07	L10	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-11-08	L10	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-12-01	L11	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-12-02	L11	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-12-03	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-12-04	L11	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-12-05	L11	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-12-06	L11	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-12-07	L11	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-12-08	L11	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-13-01	L12	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-13-02	L12	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-13-03	L12	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-13-04	L12	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-13-05	L12	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-13-06	L12	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-13-07	L12	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-13-08	L12	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-14-01	L13	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-14-02	L13	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-14-03	L13	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-14-04	L13	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-14-05	L13	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-14-06	L13	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-14-07	L13	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-14-08	L13	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-15-01	L14	3B6P	Private	M4(2)	1	95.0	95	4	5	32.2	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-15-02	L14	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-15-03	L14	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-15-04	L14	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-15-05	L14	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-15-06	L14	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-15-07	L14	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-15-08	L14	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-16-01	L15	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-16-02	L15	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-16-03	L15	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-16-04	L15	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-16-05	L15	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-16-06	L15	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-16-07	L15	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-16-08	L15	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-17-01	L16	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-17-02	L16	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-17-03	L16	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-17-04	L16	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-17-05	L16	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-17-06	L16	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-17-07	L16	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-17-08	L16	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-18-01	L17	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-18-02	L17	2B4P	Private	M4(2)	1	75.8	70	3	3	27.6	27	-	-	4.6	12.2	12.8	-	2.1	7.0	10.0
BM-18-03	L17	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BM-18-04	L17	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.3	7.0	10.0
BM-18-05	L17	3B6P	Private	M4(2)	1	95.1	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.6	2.5	10.0	10.0
BM-18-06	L17	2B4P	Private	M4(2)	1	75.0	70	3	3	27.2	27	-	-	4.6	13.1	11.9	-	2.1	7.0	10.0
BM-18-07	L17	1B2P	Private	M4(2)	1	59.0	50	2	3	31.5	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BM-18-08	L17	2B4P	Private	M4(2)	1	73.4	70	3	3	26.7	27	-	-	4.6	11.8	11.6	-	2.2	7.0	10.0
BM-19-01	L18	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-19-02	L18	3B6P	Private	M4(2)	1	104.8	95	4	5	36.4	31	-	-	4.6	14.1	13.9	14.0	3.2	10.0	10.0
BM-19-03	L18	3B6P	Private	M4(2)	1	104.8	95	4	5	37.8	31	-	-	4.6	14.4	13.0	13.0	2.8	10.0	10.0
BM-20-01	L19	3B6P	Private	M4(2)	1	95.0	95	4	5	32.3	31	-	-	4.6	14.0	11.7	11.5	2.5	10.0	10.0
BM-20-02	L19	3B6P	Private	M4(2)	1	104.8	95	4	5	36.3	31	-	-	4.6	14.2	13.9	14.0	3.2	10.0	10.0
BM-20-03	L19	3B6P	Private	M4(2)	1	104.8	95	4	5	37.8	31	-	-	4.6	14.4	13.0	13.0	2.8	10.0	10.0
BM-02-01	L01	3B5P	Private	M4(3)	1	95.3	86	4	5	31.3	31	-	-	5.6	15.6	11.4	10.3	4.6	10.0	10.0
BM-02-09	L01	2B3P	Private	M4(3)	1	73.2	61	3	3	26.8	27	-	-	5.7	14.1	8.4	-	2.6	7.0	10.0
BM-03-01	L02	3B5P	Private	M4(3)	1	99.0	86	4	5	31.3	31	-	-	5.7	15.6	11.4	10.3	4.5	10.0	10.0
BM-03-09	L02	2B3P	Private	M4(3)	1	73.4	61	3	3	26.8	27	-	-	5.7	14.1	8.4	-	2.6	7.0	10.0
BM-04-01	L03	3B5P	Private	M4(3)	1	99.0	86	4	5	31.3	31	-	-	5.7	15.6	11.4	10.3	4.6	10.0	10.0

Building M
Residential
Market Sale

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor unique unit number	Information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BM-04-09	L03	2B3P	Private	M4(3)	1	73.4	61	3	3	26.8	27	-	-	5.7	14.1	8.4	-	2.6	7.0	10.0
BM-05-01	L04	3B5P	Private	M4(3)	1	99.0	86	4	5	31.3	31	-	-	5.7	15.6	11.4	10.3	4.6	10.0	10.0
BM-05-09	L04	2B3P	Private	M4(3)	1	73.4	61	3	3	26.8	27	-	-	5.7	14.1	8.4	-	2.6	7.0	10.0
BM-06-01	L05	3B5P	Private	M4(3)	1	99.0	86	4	5	31.3	31	-	-	5.6	15.6	11.4	10.3	4.6	10.0	10.0
BM-06-09	L05	2B3P	Private	M4(3)	1	73.4	61	3	3	26.8	27	-	-	5.7	14.1	8.4	-	2.6	7.0	10.0
BM-07-01	L06	3B5P	Private	M4(3)	1	99.0	86	4	5	31.3	31	-	-	5.6	15.6	11.4	10.3	4.6	10.0	10.0
BM-07-09	L06	2B3P	Private	M4(3)	1	73.4	61	3	3	26.8	27	-	-	5.7	14.1	8.4	-	2.6	7.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	Information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BM-BS-P01	BS	Residential Plant	Residential Ancillary	237.8
BM-00-A01	GF	Refuse	Residential Ancillary	141.5
BM-00-A02	GF	Sterile Lobby	Residential Ancillary	30.1
BM-00-A03	GF	Concierge	Residential Ancillary	62.9
BM-00-A04	GF	Parcel Room	Residential Ancillary	29.8
BM-00-A05	GF	Post Room	Residential Ancillary	7.9
BM-01-A01	MEZZ	Residential Ancillary	Residential Ancillary	150.7
BM-01-A02	MEZZ	Residential Ancillary	Residential Ancillary	53.0

Building N
Residential
Market Sale/ Intermediate

Residential Areas											
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery acess (recorded seperately- not included in total GIA)	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²	m²	ft²
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11	393	4,226	349	3,759	220	2,373	63%				
L10	393	4,226	349	3,759	220	2,373	63%				
L09	393	4,226	349	3,759	220	2,373	63%				
L08	393	4,226	349	3,759	220	2,373	63%				
L07	393	4,226	349	3,759	220	2,373	63%				
L06	393	4,226	349	3,759	220	2,373	63%				
L05	381	4,105	338	3,638	209	2,252	62%				
L04	628	6,757	564	6,072	417	4,486	74%			58	624
L03	698	7,512	630	6,776	482	5,188	77%			38	406
L02	698	7,512	630	6,776	482	5,188	77%			38	406
L01	698	7,512	630	6,776	482	5,188	77%			38	406
UGF	538	5,795	505	5,440	209	2,252	41%	123	1,320	0	0
GF	538	5,795	287	3,084				41	439		
BS	234	2,516	170	1,829				0	0		
Total	**6,769**	**72,860**	**5,848**	**62,944**	**3,604**	**38,792**	**62%**	**163**	**1,759**	**171**	**1,842**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11	0	4	0	0	0	0	3	
L10	0	4	0	0	0	0	3	
L09	0	4	0	0	0	0	3	
L08	0	4	0	0	0	0	3	
L07	0	4	0	0	0	0	3	
L06	0	4	0	0	0	0	3	
L05	1	3	0	0	0	0	3	
L04	1	7	0	0	0	0	7	4
L03	1	3	3	1	0	0	7	4
L02	1	3	3	1	0	0	7	4
L01	1	3	3	1	0	0	7	4
UGF	1	3	0	0	0	0	2	
GF	0	0	0	0	0	0	0	
BS								
Total	6	46	9	3	0	0	51	16

Residential Totals Building N	
GEA - gross external (sq m)	6,769
GEA - gross external (sq ft)	72,860
GIA - gross internal (sq m)	5,848
GIA - gross internal (sq ft)	62,944
NIA - net internal (sq m)	3604
NIA - net internal (sq ft)	38,792
Net to Gross %	62%
Number of units	64
1 Bed 1P	6
1 Bed 2P	46
2 Bed 3P	9
2 Bed 4P	3
3 Bed	0
Dual aspect (No. units)	51
Total habitable rooms (LBS)	167
Residential facilities NIA (sq ft)	1,759
Intermediate habitable rooms (LBS)	45
Total private amenity (m²)	348
Total amenity shortfall (m²)	292
Total communal amenity (m²)	314

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF				
GF	96	1,035	93	1,001
BS				
Total	**96**	**1,035**	**93**	**1,001**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BN-01-01	UGF	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-01-02	UGF	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BN-01-03	UGF	1B2P	Private	M4(2)	1	59.1	50	2	3	31.1	23	-	-	4.6	11.5	-	-	2.4	5.0	10.0
BN-01-04	UGF	1B2P	Private	M4(2)	1	59.1	50	2	3	30.0	23	-	-	4.6	12.1	-	-	1.9	5.0	10.0
BN-02-01	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-02-02	L01	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BN-02-03	L01	1B2P	Private	M4(2)	1	59.1	50	2	3	31.1	23	-	-	4.6	11.5	-	-	2.4	5.0	10.0
BN-02-04	L01	1B2P	Private	M4(2)	1	59.1	50	2	3	30.0	23	-	-	4.6	12.1	-	-	1.9	5.0	10.0
BN-02-05	L01	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	7.0	10.0
BN-02-06	L01	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	7.0	10.0
BN-02-07	L01	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	7.0	10.0
BN-03-01	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-03-02	L02	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BN-03-03	L02	1B2P	Private	M4(2)	1	59.1	50	2	3	31.1	23	-	-	4.6	11.5	-	-	2.4	5.0	10.0
BN-03-04	L02	1B2P	Private	M4(2)	1	59.1	50	2	3	30.0	23	-	-	4.6	12.1	-	-	1.9	5.0	10.0
BN-03-05	L02	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	6.0	10.0
BN-03-06	L02	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	6.0	10.0
BN-03-07	L02	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	6.0	10.0
BN-04-01	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-04-02	L03	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BN-04-03	L03	1B2P	Private	M4(2)	1	59.1	50	2	3	31.1	23	-	-	4.6	11.5	-	-	2.4	5.0	10.0
BN-04-04	L03	1B2P	Private	M4(2)	1	59.1	50	2	3	30.0	23	-	-	4.6	12.1	-	-	1.9	5.0	10.0
BN-04-05	L03	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	6.0	10.0
BN-04-06	L03	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	6.0	10.0
BN-04-07	L03	2B3P	Intermediate	M4(2)	1	61.5	61	3	3	25.7	25	-	-	4.6	12.3	8.8	-	2.1	6.0	10.0
BN-05-01	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-05-02	L04	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BN-05-03	L04	1B2P	Private	M4(2)	1	59.1	50	2	3	31.1	23	-	-	4.6	11.5	-	-	2.4	5.0	10.0
BN-05-04	L04	1B2P	Private	M4(2)	1	59.1	50	2	3	30.0	23	-	-	4.6	12.1	-	-	1.9	5.0	10.0
BN-05-05	L04	1B2P	Intermediate	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.5	-	-	2.0	7.0	10.0
BN-05-06	L04	1B2P	Intermediate	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.5	-	-	2.0	7.0	10.0
BN-05-07	L04	1B2P	Intermediate	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.5	-	-	2.0	7.0	10.0
BN-05-08	L04	1B2P	Private	M4(2)	1	56.4	50	2	2	27.5	23	-	-	4.6	13.0	-	-	2.1	9.0	10.0
BN-06-01	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-06-02	L05	1B1P	Private	M4(2)	1	40.0	39	2	2	21.0	21	-	-	4.6	8.0	-	-	1.2	5.0	10.0
BN-06-03	L05	1B2P	Private	M4(2)	1	59.1	50	2	3	31.1	23	-	-	4.6	11.5	-	-	2.4	5.0	10.0
BN-06-04	L05	1B2P	Private	M4(2)	1	59.1	50	2	3	30.0	23	-	-	4.6	12.1	-	-	1.9	5.0	10.0
BN-07-01	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-07-02	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-07-03	L06	1B2P	Private	M4(2)	1	56.7	50	2	3	28.1	23	-	-	4.6	12.1	-	-	2.3	5.0	10.0
BN-07-04	L06	1B2P	Private	M4(2)	1	61.5	50	2	3	32.1	23	-	-	4.6	13.2	-	-	2.0	5.0	10.0
BN-08-01	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-08-02	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-08-03	L07	1B2P	Private	M4(2)	1	56.7	50	2	3	28.1	23	-	-	4.6	12.1	-	-	2.3	5.0	10.0
BN-08-04	L07	1B2P	Private	M4(2)	1	61.5	50	2	3	32.1	23	-	-	4.6	13.2	-	-	2.0	5.0	10.0
BN-09-01	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-09-02	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-09-03	L08	1B2P	Private	M4(2)	1	56.7	50	2	3	28.1	23	-	-	4.6	12.1	-	-	2.3	5.0	10.0
BN-09-04	L08	1B2P	Private	M4(2)	1	61.5	50	2	3	32.1	23	-	-	4.6	13.2	-	-	2.0	5.0	10.0
BN-10-01	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-10-02	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-10-03	L09	1B2P	Private	M4(2)	1	56.7	50	2	3	28.1	23	-	-	4.6	12.1	-	-	2.3	5.0	10.0
BN-10-04	L09	1B2P	Private	M4(2)	1	61.5	50	2	3	32.1	23	-	-	4.6	13.2	-	-	2.0	5.0	10.0
BN-11-01	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-11-02	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-11-03	L10	1B2P	Private	M4(2)	1	56.7	50	2	3	28.1	23	-	-	4.6	12.1	-	-	2.3	5.0	10.0
BN-11-04	L10	1B2P	Private	M4(2)	1	61.5	50	2	3	32.1	23	-	-	4.6	13.2	-	-	2.0	5.0	10.0
BN-12-01	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-12-02	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	24.6	23	-	-	4.6	12.2	-	-	1.6	5.0	10.0
BN-12-03	L11	1B2P	Private	M4(2)	1	56.7	50	2	3	28.1	23	-	-	4.6	12.1	-	-	2.3	5.0	10.0
BN-12-04	L11	1B2P	Private	M4(2)	1	61.5	50	2	3	32.1	23	-	-	4.6	13.2	-	-	2.0	5.0	10.0
BN-02-08	L01	2B4P	Intermediate	M4(3)	1	88.3	70	3	4	30.3	29	-	-	6.4	17.2	12.4	-	3.1	7.0	10.0
BN-03-08	L02	2B4P	Intermediate	M4(3)	1	88.3	70	3	4	30.3	29	-	-	6.4	17.2	12.4	-	3.1	7.0	10.0
BN-04-08	L03	2B4P	Intermediate	M4(3)	1	88.3	70	3	4	30.3	29	-	-	6.4	17.2	12.4	-	3.1	7.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BN-00-C01	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	96.2
BN-00-P01	GF	Residential Plant	Residential Ancillary	41.5
BN-BS-P01	BS	Residential Plant	Residential Ancillary	114.4
BN-00-A01	GF	Lobby	Residential Ancillary	20.4
BN-00-A02	GF	Refuse	Residential Ancillary	35.8
BN-00-A03	GF	Cycle Storage	Residential Ancillary	13.0
BN-00-A04	GF	Post Room	Residential Ancillary	6.3
BN-01-A04	UGF	Cycle Store	Residential Ancillary	13.4
BN-01-A05	UGF	Cycle Store	Residential Ancillary	65.0
BN-01-A06	UGF	Cycle Store	Residential Ancillary	13.0
BN-01-A07	UGF	Cycle Store	Residential Ancillary	61.3

Building P
Residential
Social Rent

Residential Areas											
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery acess (recorded seperately- not included in total GIA)	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²	m²	ft²
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10	447	4,812	400	4,307	264	2,843	66%				
L09	646	6,952	588	6,324	439	4,724	75%				
L08	646	6,952	588	6,324	439	4,724	75%				
L07	646	6,952	588	6,324	439	4,724	75%				
L06	646	6,952	588	6,324	439	4,724	75%				
L05	646	6,952	588	6,324	439	4,724	75%				
L04	646	6,952	588	6,324	439	4,724	75%				
L03	646	6,952	588	6,324	439	4,724	75%				
L02	646	6,952	588	6,324	439	4,724	75%				
L01	646	6,952	587	6,323	423	4,558	72%				
UGF	341	3,668	311	3,345	140	1,511	45%	34	361		
GF	351	3,776	320	3,449	85	918	27%	86	928		
BS	610	6,563	543	5,841				0	0		
Total	**7,561**	**81,391**	**6,861**	**73,855**	**4,424**	**47,625**	**64%**	**120**	**1,288**	**0**	**0**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10	0	1	2	1	0	0	4	
L09	0	1	2	1	2	0	4	
L08	0	1	2	1	2	0	4	
L07	0	1	2	1	2	0	4	
L06	0	1	2	1	2	0	4	
L05	0	1	2	1	2	0	4	
L04	0	1	2	1	2	0	4	
L03	0	1	2	1	2	0	4	
L02	0	1	2	1	2	0	4	
L01	0	2	1	1	2	0	4	
UGF	0	1	0	0	0	0	1	
GF	0	0	2	0	0	0	1	
BS								
Total	0	12	21	10	18	0	42	0

Residential Totals Building P	
GEA - gross external (sq m)	7,561
GEA - gross external (sq ft)	81,391
GIA - gross internal (sq m)	6,861
GIA - gross internal (sq ft)	73,855
NIA - net internal (sq m)	4424
NIA - net internal (sq ft)	47,625
Net to Gross %	64%
Number of units	61
1 Bed 2P	12
2 Bed 3P	21
2 Bed 4P	10
3 Bed	18
Dual aspect (No. units)	42
Total habitable rooms (LBS)	226
Residential facilities NIA (sq ft)	1,288
Intermediate habitable rooms (LBS	6
Total amenity (m²)	610
Total amenity shortfall (m²)	0
Total communal amenity (m²)	50

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF				
GF				
BS				
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor unique unit number	Information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BP-00-01	GF	2B3P	Intermediate	M4(2)	2	87.6	70	3	3	25.8	25	-	-	5.6	15.3	8.9	-	3.5	12.0	10.0
BP-00-02	GF	2B3P	Intermediate	M4(2)	2	87.6	70	3	3	25.8	25	-	-	5.6	15.3	8.9	-	3.5	12.0	10.0
BP-01-01	UGF	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.1	23	-	-	4.6	13.1	-	-	1.5	10.0	10.0
BP-02-01	L01	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	24.0	10.0
BP-02-03	L01	2B3P	Social Rent	M4(2)	1	62.1	61	3	3	25.1	25	-	-	4.6	12.4	8.0	-	2.0	20.0	10.0
BP-02-04	L01	1B2P	Social Rent	M4(2)	1	51.1	50	2	2	23.5	23	-	-	4.6	13.0	-	-	1.6	10.0	10.0
BP-02-05	L01	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-02-06	L01	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-03-01	L02	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-03-03	L02	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-03-04	L02	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-03-05	L02	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-03-06	L02	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-04-01	L03	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-04-03	L03	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-04-04	L03	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-04-05	L03	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-04-06	L03	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-05-01	L04	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-05-03	L04	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-05-04	L04	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-05-05	L04	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-05-06	L04	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-06-01	L05	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-06-03	L05	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-06-04	L05	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-06-05	L05	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-06-06	L05	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-07-01	L06	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-07-02	L06	2B4P	Social Rent	M4(2)	1	85.0	70	3	4	35.0	27	-	-	4.6	16.4	13.1	-	2.8	10.0	10.0
BP-07-03	L06	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-07-04	L06	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-07-05	L06	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-07-06	L06	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-08-01	L07	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-08-02	L07	2B4P	Social Rent	M4(2)	1	85.0	70	3	4	35.0	27	-	-	4.6	16.4	13.1	-	2.8	10.0	10.0
BP-08-03	L07	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-08-04	L07	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-08-05	L07	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-08-06	L07	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-09-01	L08	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-09-02	L08	2B4P	Social Rent	M4(2)	1	85.0	70	3	4	35.0	27	-	-	4.6	16.4	13.1	-	2.8	10.0	10.0
BP-09-03	L08	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-09-04	L08	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-09-05	L08	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-09-06	L08	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-10-01	L09	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BP-10-02	L09	2B4P	Social Rent	M4(2)	1	85.0	70	3	4	35.0	27	-	-	4.6	16.4	13.1	-	2.8	10.0	10.0
BP-10-03	L09	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-10-04	L09	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-10-05	L09	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-10-06	L09	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BP-11-01	L10	2B4P	Social Rent	M4(2)	1	85.0	70	3	4	35.0	27	-	-	4.6	16.4	13.1	-	2.8	10.0	10.0
BP-11-02	L10	2B3P	Social Rent	M4(2)	1	64.2	61	3	3	25.5	25	-	-	4.6	12.5	8.0	-	2.0	10.0	10.0
BP-11-03	L10	2B3P	Social Rent	M4(2)	1	64.5	61	3	4	29.0	25	-	-	4.6	11.7	8.3	-	2.0	10.0	10.0
BP-11-04	L10	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BP-02-02	L01	2B4P	Social Rent	M4(3)SELHP	1	85.0	85	3	4	30.6	29	-	-	5.7	15.6	12.9	-	4.0	20.0	10.0
BP-03-02	L02	2B4P	Social Rent	M4(3)SELHP	1	85.0	85	3	4	30.6	29	-	-	5.7	15.6	12.9	-	4.0	10.0	10.0
BP-04-02	L03	2B4P	Social Rent	M4(3)SELHP	1	85.0	85	3	4	30.6	29	-	-	5.7	15.6	12.9	-	4.0	10.0	10.0
BP-05-02	L04	2B4P	Social Rent	M4(3)SELHP	1	85.0	85	3	4	30.6	29	-	-	5.7	15.6	12.9	-	4.0	10.0	10.0
BP-06-02	L05	2B4P	Social Rent	M4(3)SELHP	1	85.0	85	3	4	30.6	29	-	-	5.7	15.6	12.9	-	4.0	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	Information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BP-BS-P01	BS	Residential Plant	Residential Ancillary	166.1
BP-00-A03	GF	Lobby	Residential Amenity	33.5
BP-BS-A01	BS	Residential Carpark	Residential Amenity	306.2
BP-00-A01	GF	Refuse	Residential Ancillary	75.5
BP-00-A02	GF	Post Room	Residential Ancillary	12.7
BP-00-A04	GF	Cleaner's cbd	Residential Ancillary	0.6
BP-01-A01	UGF	Residential Ancillary	Residential Ancillary	34.5

Building Q
Residential
Social Rent

Residential Areas									
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06									
L05									
L04	677	7,284	616	6,634	465	5,003	75%		
L03	677	7,284	616	6,634	465	5,003	75%		
L02	677	7,284	616	6,634	465	5,003	75%		
L01	677	7,284	616	6,635	451	4,851	73%		
UGF	478	5,143	453	4,875				351	3,782
GF	382	4,110	300	3,232				51	550
BS	448	4,826	390	4,195				0	0
Total	**4,015**	**43,214**	**3,608**	**38,839**	**1,845**	**19,859**	**51%**	**403**	**4,333**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05								
L04	0	1	2	0	3	0	4	
L03	0	2	1	0	3	0	4	
L02	0	2	1	0	3	0	4	
L01	0	2	1	0	3	0	4	
UGF	0	0	0	0	0	0	0	
GF	0	0	0	0	0	0	0	
BS								
Total	0	7	5	0	12	0	16	0

Residential Totals Building Q	
GEA - gross external (sq m)	4,015
GEA - gross external (sq ft)	43,214
GIA - gross internal (sq m)	3,608
GIA - gross internal (sq ft)	38,839
NIA - net internal (sq m)	1845
NIA - net internal (sq ft)	19,859
Net to Gross %	51%
Number of units	24
1 Bed 2P	7
2 Bed 3P	5
2 Bed 4P	0
3 Bed	12
Dual aspect (No. units)	16
Total habitable rooms (LBS)	91
Residential facilities NIA (sq ft)	4,333
Total amenity (m²)	240
Total amenity shortfall (m²)	0
Total communal amenity (m²)	50

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF				
GF				
BS				
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor unique unit number	Information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BQ-02-01	L01	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	25.0	10.0
BQ-02-02	L01	1B2P	Social Rent	M4(2)	1	51.3	50	2	2	23.5	23	-	-	4.6	13.7	-	-	1.9	15.0	10.0
BQ-02-04	L01	2B3P	Social Rent	M4(2)	1	62.4	61	3	3	25.0	25	-	-	4.6	13.6	7.7	-	2.3	10.0	10.0
BQ-02-05	L01	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BQ-02-06	L01	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BQ-03-01	L02	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BQ-03-04	L02	2B3P	Social Rent	M4(2)	1	62.4	61	3	3	25.0	25	-	-	4.6	13.6	7.7	-	2.3	10.0	10.0
BQ-03-05	L02	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BQ-03-06	L02	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BQ-04-01	L03	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BQ-04-04	L03	2B3P	Social Rent	M4(2)	1	62.4	61	3	3	25.0	25	-	-	4.6	13.6	7.7	-	2.3	10.0	10.0
BQ-04-05	L03	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BQ-04-06	L03	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BQ-05-01	L04	3B5P	Social Rent	M4(2)	1	86.0	86	4	5	29.0	29	-	-	4.6	13.8	12.1	8.1	2.5	10.0	10.0
BQ-05-02	L04	2B3P	Social Rent	M4(2)	1	65.4	61	3	3	25.0	25	-	-	4.6	13.9	7.7	-	2.2	10.0	10.0
BQ-05-04	L04	2B3P	Social Rent	M4(2)	1	62.4	61	3	3	25.0	25	-	-	4.6	13.6	7.7	-	2.3	10.0	10.0
BQ-05-05	L04	1B2P	Social Rent	M4(2)	1	50.4	50	2	2	23.2	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BQ-05-06	L04	3B5P	Social Rent	M4(2)	1	88.7	86	4	5	30.2	29	-	-	4.6	13.4	11.9	7.5	2.5	10.0	10.0
BQ-02-03	L01	3B5P	Social Rent	M4(3)SELHP	1	111.8	110	4	5	35.7	31	-	-	5.7	16.1	14.5	10.4	2.3	30.0	10.0
BQ-03-02	L02	1B2P	Social Rent	M4(3)SELHP	1	65.4	65	2	3	29.7	25	-	-	5.7	15.0	-	-	2.2	10.0	10.0
BQ-03-03	L02	3B5P	Social Rent	M4(3)SELHP	1	111.8	110	4	5	35.7	31	-	-	5.7	16.1	14.5	10.4	2.3	10.0	10.0
BQ-04-02	L03	1B2P	Social Rent	M4(3)SELHP	1	65.4	65	2	3	29.7	25	-	-	5.7	15.0	-	-	2.2	10.0	10.0
BQ-04-03	L03	3B5P	Social Rent	M4(3)SELHP	1	111.8	110	4	5	35.7	31	-	-	5.7	16.1	14.5	10.4	2.3	10.0	10.0
BQ-05-03	L04	3B5P	Social Rent	M4(3)SELHP	1	111.8	110	4	5	35.7	31	-	-	5.7	16.1	14.5	10.4	2.3	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
BQ-00-P02	GF	Residential Plant	Residential Ancillary	83.5
BQ-BS-P01	BS	Residential Plant	Residential Ancillary	341.9
BQ-00-A03	GF	Lobby	Residential Amenity	33.7
BQ-00-A04	GF	Bulky Storage	Residential Amenity	16.2
BQ-00-A01	GF	Refuse	Residential Ancillary	36.4
BQ-00-A02	GF	Cleaner's cbd	Residential Ancillary	3.1
BQ-00-A05	GF	Cycle Store	Residential Ancillary	12.8
BQ-01-A01	UGF	Cycle Store	Residential Ancillary	73.7
BQ-01-A02	UGF	Cycle Store	Residential Ancillary	46.2
BQ-01-A03	UGF	Cycle Store	Residential Ancillary	16.5
BQ-01-A08	UGF	Cycle Store	Residential Ancillary	93.0
BQ-01-A09	UGF	Cycle Store	Residential Ancillary	49.0
BQ-01-A10	UGF	Cycle Store	Residential Ancillary	20.3
BQ-01-A11	UGF	Cycle Store	Residential Ancillary	49.8

Supermarket

Commercial

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
MR-00-P01	L00	Plant/ Ancillary	Supermarket Ancillary	74.0
MR-00-S01	L00	Supermarket	Supermarket	2247.9
MR-00-S02	L00	Back of House	Supermarket	1589.5
MR-00-S03	L00	Service Yard	Supermarket	883.2
MR-01-S01	L00	Back of House	Supermarket	611.5
MR-BS-P01	BS	Plant/ Ancillary	Supermarket Ancillary	449.7
MR-BS-S01	BS	Lobby	Supermarket	138.7
MR-BS-S02	BS	Carpark	Supermarket	4731.3