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DOCUMENT TITLE	
PROPOSED ACCOMMODATION SCHEDULE	
PROJECT	SIZE
AYLESHAM CENTRE PECKHAM	A3
DOCUMENT NUMBER	REVISION
ASCP-DRM-ZZ-ZZ-LSH-A-000210	P03

REVISION	DESCRIPTION	DATE
P00	For Planning Submission	06.06.2024
P01	Planning Update	06.12.2024
P02	Planning Clarification	08.05.2025
P03	Planning Erratum	13.10.2025

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/ 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/ INCL. SUPERMARKET (EXCL. CARPARK AND SERVICE YARD)	TOTAL RETAIL GIA m² (INC. CARPARK + SERVICE YARD)	
	TOTAL (m²):	97,840	88,813	60,444	68.1%	3,338	867	39.7%	40.4%	20.0%	71.7%	6,538.00	2,725.30	4,436.00	4,731.30	1,544.70	10,974.00	17,250.0
TOTAL (R²):	1,053,149	955,986		650,620	N/A	35,934												

UNIT BY BUILDING AND TYPE

	BUILDING																TOTAL	CUMULATIVE TOTAL	%
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q			
1B1P	0	0	0	0	16	0	11	0	12	4	8	18	15	6	0	0	90	39.7%	10.4%
1B2P	7	1	8	0	40	0	23	0	33	4	36	12	33	54	0	3	254	29.3%	29.3%
2B3P	1	9	2	0	8	0	0	3	17	1	8	16	44	0	12	0	121	40.4%	14.0%
2B4P	8	16	3	0	10	10	23	32	29	6	15	30	17	1	5	24	229	26.4%	26.4%
3B5P	4	0	6	0	2	10	0	8	0	4	8	0	0	3	15	0	60	20.0%	6.9%
3B6P	0	0	0	0	3	0	14	0	17	2	10	9	40	0	0	0	95	11.0%	11.0%
4B6P	0	0	0												18	0	18	2.1%	2.1%
TOTAL	20	26	19		79	20	71	43	108	21	85	85	149	64	50	27	867	100%	100.0%
Dual aspect	17	26	15		71	20	41	32	52	13	55	67	108	51	37	17	622	72%	72%
Deck access	20	26	19		0	0	0	0	0	0	20	40	0	16			141		22.7%

HABITABLE ROOMS BY BUILDING AND TYPE (LBS)

	BUILDING																TOTAL	%	%
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q			
1B1P	0	0	0	0	32	0	22	0	24	8	16	36	30	12	0	0	180	6.3%	26.4%
1B2P	14	3	18	0	88	0	54	0	67	8	86	31	76	136	0	7	578	20.1%	
2B3P	3	29	8	0	24	0	0	9	51	3	24	48	149	0	48	0	396	13.9%	42.8%
2B4P	24	64	12	0	40	40	88	124	87	18	52	108	68	3	20	84	832	29.9%	
3B5P	20	0	30	0	10	50	0	40	0	20	40	0	0	15	75	0	390	10.4%	30.8%
3B6P	0	0	0	0	15	0	70	0	85	11	51	45	200	0	0	0	477	16.6%	
4B6P	0	0	0												108	0	108	3.8%	
TOTAL	61	96	68		209	90	234	173	314	68	269	268	523	156	251	91	2671		

AREAS SPLIT BY BUILDING

	Residential Units					
	GEA m²	GEA ft²	GIA m²	GIA ft²	NIA m²	NIA ft²
Building A	2,354	25,340	2,089	22,485	1,308	14,082
Building B	2,194	23,619	1,905	20,504	1,899	20,436
Building C	2,516	27,083	2,181	23,478	1,375	14,796
Building D	-	-	-	-	-	-
Building E	7,075	76,152	6,469	69,633	4,643	49,981
Building F	2,706	29,131	2,453	26,403	1,704	18,346
Building G	7,577	81,560	6,897	74,241	4,811	51,790
Building H	5,583	60,098	5,067	54,537	3,451	37,142
Building J1	10,812	116,377	9,905	106,619	7,303	78,605
Building J2	2,403	25,869	2,135	22,979	1,550	16,680
Building K	9,750	104,952	8,920	96,010	5,887	63,371
Building L	9,496	102,216	8,702	93,672	5,675	61,083
Building M	17,148	184,578	15,710	169,099	10,790	116,139
Building N	6,545	70,448	5,835	62,803	3,632	39,095
Building P	7,626	82,083	6,912	74,397	4,362	46,949
Building Q	4,054	43,640	3,635	39,128	2,056	22,128
Total	97,840	1,053,149	88,613	955,986	60,444	650,620

Retail/ Leisure/ Commercial Floorspace (Excl. Supermarket)		
GEA m²	GIA m²	NIA m²
503.5	427.3	415.0
402.0	425.5	412.3
453.7	392.4	386.0
2,843.3	2,725.3	2,237.8
383.6	341.0	341.0
237.7	207.5	196.3
299.5	276.2	265.0
272.1	244.2	235.2
145.1	125.3	119.7
-	-	-
1,347.1	1,259.4	1,149.4
20.4	16.5	15.9
-	-	-
-	-	-
106.8	97.4	94.2
-	-	-
-	-	-
7,114.8	6,538.0	5,867.8

		Supermarket	
		Commercial GIA	
		m ²	ft ²
Supermarket	2,252.92	24,250	
Ancillary/Back of House	2,183.08	23,499	
Service Yard	881.60	9,490	
Plant	663.10	7,138	
Basement Car Park	4,731.30	50,928	
Total	10712.00	115303.97	

	Affordable Provision				
	Hab Rms	BR Proposed	INT Proposed	Total	Total %
Phase 1	1,289	251		251	19.47%
Phase2	1,582		98	98	6.19%
Total	2,871	251	98	349	12.16%
		8.74%	3.41%		

Affordable Provision Unit Mix									
Social Rent (Block P)						Intermediate (Block B +1 flat in A)			
	Total	%	NIA ft²	NIA m²	GIA ft²	GIA m²	Total	%	NIA ft²
1B1P	0	0%					0	0%	
1B2P	0	0%					2	7%	
2B3P	12	24%					9	33%	
2B4P	5	10%					16	50%	
3B5P	15	30%					0	0%	
3B6P	0	0%					0	0%	
4B6P	18	36%					0		
TOTAL	50	100%	46,948	4,362	74,397	6,912	27	100%	20,436
% OF TOTAL UNITS	5.8%						3.1%		

Market Sale Unit Mix			
(Blocks A,C,E,F,G,H,J,K,L,M,N,Q)			
	Total	%	NIA m²
1B1P	90	11%	3637
1B2P	252	32%	13845
2B3P	100	13%	6194
2B4P	208	26%	16982
3B5P	45	6%	4101
3B6P	95	12%	9425
TOTAL	790	100%	54,184
% OF TOTAL UNITS	91.1%		89.6%

Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery access (recorded separately- not included in total GIA)	
	m²	B²	m²	B²	m²	B²	NIA / GIA	m²	B²	m²	B²
L19		0									
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	163	1,759	140	1,508	69	738	49%			27	291
L05	163	1,753	140	1,508						85	915
L04	485	5,215	421	4,536	335	3,606	80%			94	1,012
L03	485	5,215	421	4,536	285	3,065	68%			92	990
L02	485	5,215	421	4,536	285	3,065	68%			92	990
L01	485	5,215	421	4,536	335	3,606	80%			94	985
GF	90	968	123	1,325							
Total	2,354	25,340	2,089	22,485	1,308	14,082	63%	0	0	454	4,883

Floor Level	Unit types							Dual aspect	Deck access
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P		
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06			1					1	1
L05									
L04		2		2	1			3	5
L03		1		2	1			4	4
L02		2		2	1			4	5
L01		2		2	1			4	5
GF								1	
Total		7	1	8	4			17	20

Residential Totals Building A	
GEA - gross external (sq m)	2,354
GEA - gross external (sq ft)	25,340
GIA - gross internal (sq m)	2,089
GIA - gross internal (sq ft)	22,485
NIA - net internal (sq m)	1,308
NIA - net internal (sq ft)	14,082
Net to Gross %	63%
Number of units	20
1 Bed 2P	7
2 Bed 3P	1
2 Bed 4P	8
3 Bed	4
Dual aspect (No. units)	17
Total habitable rooms (LBS)	61
Residential facilities NIA (sq ft)	0
Total amenity (m²)	165
Total amenity shortfall (m²)	25
Total communal amenity (m²)	369

Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	B²	m²	B²
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	Aspect	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AQ(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has Single / Dual / Triple orientation	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BA-00-01	L01	3B5P	Triple	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	-	2.6	10.3
BA-00-02	L01	1B2P	Dual	Private	M4(2)	1	53.7	50	2	2	25.0	23	-	-	4.6	11.9	-	-	-	1.9	5.1
BA-00-03	L01	2B4P	Dual	Private	M4(2)	1	72.3	70	3	3	27.3	27	-	-	4.6	13.0	12.9	-	-	2.0	7.0
BA-00-04	L01	1B2P	Single	Private	M4(2)	1	50.3	50	2	2	24.3	23	-	-	4.6	12.9	-	-	-	2.0	5.0
BA-00-05	L01	2B4P	Dual	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	12.6	11.6	-	-	2.0	7.0
BA-01-01	L02	3B5P	Triple	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	-	2.6	10.3
BA-01-02	L02	1B2P	Dual	Private	M4(2)	1	53.7	50	2	2	25.1	23	-	-	4.6	11.9	-	-	-	1.9	5.0
BA-01-03	L02	2B4P	Dual	Private	M4(2)	1	72.3	70	3	3	27.3	27	-	-	4.6	13.0	12.9	-	-	2.0	7.2
BA-01-04	L02	2B4P	Dual	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	13.0	12.9	-	-	2.0	7.2
BA-01-05	L02	1B2P	Single	Intermediate	M4(2)	1	50.3	50	2	2	24.3	23	-	-	4.6	12.6	-	-	-	2.0	5.2
BA-02-01	L03	3B5P	Triple	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	-	2.6	10.3
BA-02-02	L03	1B2P	Dual	Private	M4(2)	1	53.7	50	2	2	25.1	23	-	-	4.6	11.9	-	-	-	1.9	5.1
BA-02-03	L03	2B4P	Dual	Private	M4(2)	1	72.3	70	3	3	27.3	27	-	-	4.6	13.0	12.9	-	-	2.0	7.0
BA-02-04	L03	2B4P	Dual	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	13.0	12.9	-	-	2.0	7.0
BA-03-01	L04	3B5P	Triple	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	-	2.6	10.3
BA-03-02	L04	1B2P	Dual	Private	M4(2)	1	53.7	50	2	2	25.1	23	-	-	4.6	11.9	-	-	-	1.9	5.1
BA-03-03	L04	2B4P	Dual	Private	M4(2)	1	72.3	70	3	3	27.0	27	-	-	4.6	13.0	12.9	-	-	2.0	7.0
BA-03-04	L04	2B4P	Dual	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	13.0	12.9	-	-	2.0	7.0
BA-03-05	L04	1B2P	Single	Private	M4(2)	1	50.3	50	2	2	24.3	23	-	-	4.6	12.6	-	-	-	2.0	5.2
BA-05-01	L06	2B3P	Dual	Private	M4(2)	1	68.6	61	3	3	25.3	25	-	-	4.6	12.6	11.6	-	-	2.5	7.0

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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
A	GF	Plant	Residential Ancillary	31.4
A	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	427.3

Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery access (recorded separately- not included in total GIA)	
	m²	#²	m²	#²	m²	#²	NIA / GIA	m²	#²	m²	#²
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	325	3,494	287	3,094	276	2,972	96%	0	155	1,668	
L05	325	3,494	287	3,094	345	3,710	120%	0	155	1,668	
L04	348	3,744	308	3,313	294	3,168	96%	0	155	1,668	
L03	348	3,744	308	3,313	345	3,709	112%	0	155	1,668	
L02	348	3,744	308	3,313	345	3,709	112%	0	155	1,668	
L01	348	3,743	308	3,313	294	3,168	96%	0	212	2,286	
GF	154	1,658	99	1,065				49	527		
Total	2,194	23,619	1,905	20,554	1,899	20,436	100%	49	527	987	10,628

Floor Level	Unit types								Dual aspect	Deck access
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P			
L19										
L18										
L17										
L16										
L15										
L14										
L13										
L12										
L11										
L10										
L09										
L08										
L07										
L06			4					4	4	
L05			5					5	5	
L04				4				4	4	
L03		1		4				5	5	
L02				4				4	4	
L01				4				4	4	
GF										
Total	0	1	9	16	0	0	0	26	26	

Residential Totals Building B	
GEA - gross external (sq m)	2,194
GEA - gross external (sq ft)	23,619
GIA - gross internal (sq m)	1,905
GIA - gross internal (sq ft)	20,504
NIA - net internal (sq m)	1,899
NIA - net internal (sq ft)	20,436
Net to Gross %	100%
Number of units	26
1 Bed 2P	1
2 Bed 3P	9
2 Bed 4P	16
3 Bed	0
Dual aspect (No. units)	26
Total habitable rooms (LBS)	96
Residential facilities NIA (sq ft)	527
Total amenity (m²)	194
Total amenity shortfall (m²)	46
Total communal amenity (m²)	-1

*communal amenity provision in Block A, via shared core

Floor Level	Commercial Areas			
	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	#²	m²	#²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	384	4,137	377	4,061
Total	384	4,137	377	4,061

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has Single / Dual / Triple orientation	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	Per 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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BB-00-01	L01	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-00-02	L01	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-00-03	L01	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-00-04	L01	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-01-01	L02	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.3
BB-01-02	L02	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.3
BB-01-03	L02	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.3
BB-01-04	L02	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.3
BB-02-01	L03	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-02-02	L03	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-02-03	L03	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-02-04	L03	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-02-05	L03	1B2P	Dual	Intermediate	M4(2)	1	50.3	50	2	3	28.2	23	-	-	4.6	12.6	-	-	-	2.0	5.2
BB-03-01	L04	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-03-02	L04	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-03-03	L04	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-03-04	L04	2B4P	Dual	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	-	2.5	7.6
BB-04-01	L05	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	12.0	11.5	-	-	2.5	12.0
BB-04-02	L05	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	12.0	11.5	-	-	2.5	12.0
BB-04-03	L05	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	12.0	11.5	-	-	2.5	12.0
BB-04-04	L05	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	12.0	11.5	-	-	2.5	12.0
BB-04-05	L05	2B3P	Dual	Intermediate	M4(2)	1	68.6	61	3	4	28.2	25	-	-	4.6	11.8	11.5	-	-	2.2	7.0
BB-05-01	L06	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-05-02	L06	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-05-03	L06	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	12.0	11.5	-	-	2.5	7.0
BB-05-04	L06	2B3P	Dual	Intermediate	M4(2)	1	69.0	61	3	4	28.2	25	-	-	4.6	12.0	11.5	-	-	2.5	7.0

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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
B	GF	Commercial	Flexible Retail/ Leisure/ Commercial/Workspace	408.3
B	GF	Commercial Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	17.2
B	GF	Plant	Residential Ancillary	8.6
B	GF	Plant	Residential Ancillary	15.3
B	GF	Refuse	Residential Ancillary	25.0
B	GF	Refuse	Residential Ancillary	25.0

Floor Level	Residential Areas									
	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery access (recorded separately- not included in total GIA)
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²	m²
L19										
L18										
L17										
L16										
L15										
L14										
L13										
L12										
L11										
L10										
L09										
L08										
L07										
L06	169	1,815	142	1,524	71	761	50%			19
L05	358	3,858	310	3,331	233	2,503	75%			19
L04	371	3,991	318	3,418	241	2,592	76%			66
L03	493	5,304	425	4,578	343	3,687	81%			66
L02	493	5,304	425	4,578	343	3,687	81%			66
L01	481	5,172	417	4,483	146	1,566	35%	194	2,088	66
GF	152	1,638	146	1,566				42	452	0
Total	2,516	27,083	2,181	23,478	1,375	14,796	63%	236	2,540	305

Floor Level	Unit types								Dual aspect	Deck access
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P			
L19										
L18										
L17										
L16										
L15										
L14										
L13										
L12										
L11										
L10										
L09										
L08										
L07										
L06				1						1
L05			2		1				3	3
L04	1				2				2	3
L03	3			1	1				5	5
L02	3			1	1				4	5
L01	1				1				1	2
GF										
Total	0	8	2	3	6	0	0		15	19

Residential Totals Building C	
GEA - gross external (sq m)	2,516
GEA - gross external (sq ft)	27,083
GIA - gross internal (sq m)	2,181
GIA - gross internal (sq ft)	23,478
NIA - net internal (sq m)	1,375
NIA - net internal (sq ft)	14,796
Net to Gross %	63%
Number of units	19
1 Bed 2P	8
2 Bed 3P	2
2 Bed 4P	3
3 Bed	6
Dual aspect (No. units)	15
Total habitable rooms (LBS)	66
Residential facilities NIA (sq ft)	2,540
Total amenity (m²)	149
Total amenity shortfall (m²)	21
Total communal amenity (m²)	-1

*communal amenity provision in block A, via shared core

Floor Level	Commercial Areas			
	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	386	4,155
Total	401	4,316	386	4,155

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has Single / Dual / Triple orientation	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BC-00-01	L01	1B2P	Single	Private	M4(2)	1	54.0	50	2	2	27.9	23	-	-	4.6	13.0	-	-	-	1.8	5.4
BC-00-02	L01	3B5P	Dual	Private	M4(2)	1	91.5	86	4	5	29.2	29	-	-	4.8	15.3	11.6	8.3	-	3.9	10.1
BC-01-01	L02	1B2P	Single	Private	M4(2)	1	54.0	50	2	2	27.9	23	-	-	4.6	13.0	-	-	-	1.8	5.4
BC-01-02	L02	3B5P	Dual	Private	M4(2)	1	91.3	86	4	5	29.2	29	-	-	4.6	15.3	11.6	8.3	-	3.9	10.1
BC-01-03	L02	1B2P	Dual	Private	M4(2)	1	66.9	50	2	3	37.2	23	-	-	4.6	13.4	-	-	-	3.3	5.9
BC-01-04	L02	1B2P	Dual	Private	M4(2)	1	50.1	50	2	2	24.5	23	-	-	4.6	11.9	-	-	-	1.7	5.0
BC-01-05	L02	2B4P	Dual	Private	M4(2)	1	80.3	70	3	4	30.9	27	-	-	4.6	14.3	12.3	-	-	2.7	9.8
BC-02-01	L03	1B2P	Single	Private	M4(2)	1	54.0	50	2	2	27.9	23	-	-	4.6	13.0	-	-	-	1.8	5.4
BC-02-02	L03	3B5P	Dual	Private	M4(2)	1	91.3	86	4	5	29.2	29	-	-	4.8	15.3	11.6	8.3	-	3.9	10.1
BC-02-03	L03	1B2P	Dual	Private	M4(2)	1	66.9	50	2	3	37.2	23	-	-	4.6	13.4	-	-	-	3.3	5.9
BC-02-04	L03	1B2P	Dual	Private	M4(2)	1	50.1	50	2	2	24.5	23	-	-	4.6	12.1	-	-	-	1.7	5.0
BC-02-05	L03	2B4P	Dual	Private	M4(2)	1	80.3	70	3	4	30.9	27	-	-	4.6	14.3	12.3	-	-	2.7	9.8
BC-03-01	L04	1B2P	Dual	Private	M4(2)	1	54.0	50	2	2	27.9	23	-	-	4.6	13.0	-	-	-	1.8	5.4
BC-03-02	L04	3B5P	Dual	Private	M4(2)	1	91.3	86	4	5	29.2	29	-	-	4.8	15.3	11.6	8.3	-	3.9	10.1
BC-03-03	L04	3B5P	Triple	Private	M4(2)	1	95.6	86	4	5	29.0	29	-	-	4.8	13.7	14.1	9.2	-	2.7	10.0
BC-04-01	L05	2B3P	Single	Private	M4(2)	1	68.5	61	3	4	28.2	25	-	-	4.6	11.8	8.0	-	-	4.3	15.0
BC-04-02	L05	2B3P	Dual	Private	M4(2)	1	68.5	61	3	4	32.5	25	-	-	4.6	13.5	8.0	-	-	2.3	12.4
BC-04-03	L05	3B5P	Dual	Private	M4(2)	1	95.6	86	4	5	29.0	29	-	-	4.8	14.1	14.0	9.2	-	2.7	10.0
BC-05-01	L06	2B4P	Triple	Private	M4(2)	1	70.7	70	3	4	28.6	27	-	-	4.6	12.2	11.6	-	-	2.1	7.5

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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
C	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	16.1
C	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	42.2
C	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	120.0
C	L01	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	214.1
C	GF	Cycle Store	Residential Ancillary	152.9

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

Floor Level	Unit types							
	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	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	24,087

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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
D	GF	Comms	Flexible Retail/ Leisure/ Commercial/Workspace	8.7
D	GF	Cycle Store	Flexible Retail/ Leisure/ Commercial/Workspace	69.1
D	GF	Life Safety	Flexible Retail/ Leisure/ Commercial/Workspace	21.6
D	GF	Low Voltage Room	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	GF	Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	22.0
D	GF	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	20.6
D	GF	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	245.5
D	L01	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L01	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L01	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	389.8
D	L02	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L02	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L02	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	389.8
D	L03	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L03	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L03	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	389.8
D	L04	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L04	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L04	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	391.0
D	L05	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L05	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L05	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	113.8

Residential Areas									
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m ²	B ²	m ²	B ²	m ²	B ²	NIA / GIA	m ²	B ²
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10	419	4,508	375	4,035	254	2,730	68%		
L09	961	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%		
GF	396	4,258	375	4,035				59	636
Total	7,075	76,152	6,469	69,633	4,643	49,981	72%	59	636

Floor Level	Unit types							
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10				2		1	3	
L09	2	5	1	1	2	2	4	
L08	2	5	1	1			8	
L07	2	5	1	1			8	
L06	2	5	1	1			8	
L05	2	5	1	1			8	
L04	2	5	1	1			8	
L03	2	5	1	1			8	
L02	2	5	1	1			8	
L01	2	5	1	1			8	
GF								
Total	16	40	8	10	2	3	71	

Residential Totals Building E	
GIA - gross external (sq m)	7,075
GEA - gross external (sq m)	76,152
GIA - gross internal (sq ft)	
GIA - gross internal (sq m)	6,469
GIA - gross internal (sq ft)	69,633
NIA - net internal (sq m)	4,643
NIA - net internal (sq ft)	49,981
Net to Gross %	72%
Number of units	79
1 Bed 1P	16
1 Bed 2P	40
2 Bed 3P	8
2 Bed 4P	10
3 Bed	5
Dual aspect (No. units)	71
Total habitable rooms (LBS)	209
Residential facilities NIA (sq ft)	636
Total amenity (m²)	951
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	B²	m²	B²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	341	3,670	329	3,546
Total	341	3,670	329	3,546

Residential Unit Schedule																						
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden	
							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	Notes if a unit has Single / Dual / Triple orientation	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)SEHP	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden	
BE-00-01	L01	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-00-02	L01	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	13.2	8.2	-	-	2.1	10.0	
BE-00-03	L01	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	-	2.1	10.0	
BE-00-04	L01	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-00-05	L01	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.9	10.0	
BE-00-06	L01	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	-	1.9	10.0	
BE-00-07	L01	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-00-08	L01	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-00-09	L01	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-01-01	L02	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-01-02	L02	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	13.2	8.2	-	-	2.1	10.0	
BE-01-03	L02	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	-	2.1	10.0	
BE-01-04	L02	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-01-05	L02	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.9	10.0	
BE-01-06	L02	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	-	1.9	10.0	
BE-01-07	L02	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-01-08	L02	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-01-09	L02	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-02-01	L03	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	13.0	-	-	-	1.7	10.0	
BE-02-02	L03	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	13.2	8.2	-	-	2.1	10.0	
BE-02-03	L03	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	-	2.1	10.0	
BE-02-04	L03	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-02-05	L03	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.9	10.0	
BE-02-06	L03	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	-	1.9	10.0	
BE-02-07	L03	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-02-08	L03	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-02-09	L03	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	13.0	-	-	-	1.7	10.0	
BE-03-01	L04	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-03-02	L04	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	13.2	8.2	-	-	2.1	10.0	
BE-03-03	L04	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	-	2.1	10.0	
BE-03-04	L04	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-03-05	L04	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.9	10.0	
BE-03-06	L04	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	-	1.9	10.0	
BE-03-07	L04	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-03-08	L04	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-03-09	L04	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-04-01	L05	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-04-02	L05	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	-	2.0	10.0	
BE-04-03	L05	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	-	2.1	10.0	
BE-04-04	L05	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-04-05	L05	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.9	10.0	
BE-04-06	L05	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	-	1.9	10.0	
BE-04-07	L05	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-04-08	L05	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-04-09	L05	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-05-01	L06	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-05-02	L06	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	-	2.0	10.0	
BE-05-03	L06	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	-	2.1	10.0	
BE-05-04	L06	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-05-05	L06	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.9	10.0	
BE-05-06	L06	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	-	1.9	10.0	
BE-05-07	L06	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-05-08	L06	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-05-09	L06	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-06-01	L07	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-06-02	L07	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	-	2.0	10.0	
BE-06-03	L07	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	-	2.1	10.0	
BE-06-04	L07	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-06-05	L07	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.9	10.0	
BE-06-06	L07	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	-	1.9	10.0	
BE-06-07	L07	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-06-08	L07	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-06-09	L07	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-07-01	L08	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	-	2.0	10.0	
BE-07-02	L08	2B3P	Dual	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	-	2.0	10.0	
BE-07-03	L08	2B4P	Dual	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	-	2.1	10.0	
BE-07-04	L08	1B2P	Dual (not GIA)	Private	M4(2)	1	52.4	50	2	2	23.1	23	-	-	5.1	14.7	-	-	-	2.1	10.0	
BE-07-05	L08	1B2P	Dual (not GIA)	Private	M4(2)	1	55.6	50	2	2	23.1	23	-	-	4.8	14.8	-	-	-	2.0	10.0	
BE-07-06	L08	1B2P	Dual	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	4.8	14.8	-	-	-	4.8	10.0	
BE-07-07	L08	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.1	21	-	-	4.8	7.6	-	-	-	1.3	10.0	
BE-07-08	L08	1B1P	Dual (not GIA)	Private	M4(2)	1	43.6	37	2	2	21.1	21	-	-	4.8	8.8	-	-	-	2.3	10.0	
BE-07-09	L08	1B2P	Dual (not GIA)	Private	M4(2)	1	53.5	50	2	2												

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	4,747	341	3,669	77%		
L04	490	5,269	441	4,747	341	3,669	77%		
L03	490	5,269	441	4,747	341	3,669	77%		
L02	490	5,269	441	4,747	341	3,669	77%		
L01	490	5,269	441	4,747	341	3,669	77%		
GF	259	2,787	248	2,668				78	843
Total	2,706	29,131	2,453	26,403	1,704	18,346	69%	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				2	2		4	
L04				2	2		4	
L03				2	2		4	
L02				2	2		4	
L01				2	2		4	
GF							0	
Total	0	0	0	10	10	0	20	0

Residential Totals Building F	
GEA - gross external (sq m)	2,706
GEA - gross external (sq ft)	29,131
GIA - gross internal (sq m)	2,453
GIA - gross internal (sq ft)	26,403
NIA - net internal (sq m)	1,704
NIA - net internal (sq ft)	18,346
Net to Gross %	69%
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)	90
Residential facilities NIA (sq ft)	843
Total amenity (m²)	200
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas			
Floor Level	Commerc ial GIA - gross internal m²	Comme rcial NIA - net internal 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 2,113
Total	208	2,234	196 2,113

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has Single / Dual / Triple orientation	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BF-00-01	L01	2B4P	Dual	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	4.5	10.0
BF-00-02	L01	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	5.7	14.6	11.7	7.8	-	2.7	10.0
BF-00-03	L01	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	5.7	14.6	11.7	7.8	-	2.7	10.0
BF-00-04	L01	2B4P	Dual	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	6.1	10.0
BF-01-01	L02	2B4P	Dual	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	4.5	10.0
BF-01-02	L02	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	5.7	14.6	11.7	7.8	-	2.7	10.0
BF-01-03	L02	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	-	2.7	10.0
BF-01-04	L02	2B4P	Dual	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	6.1	10.0
BF-02-01	L03	2B4P	Dual	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	4.9	10.0
BF-02-02	L03	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	-	2.7	10.0
BF-02-03	L03	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	-	2.7	10.0
BF-02-04	L03	2B4P	Dual	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	6.1	10.0
BF-03-01	L04	2B4P	Dual	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	4.9	10.0
BF-03-02	L04	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	-	2.7	10.0
BF-03-03	L04	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	-	2.7	10.0
BF-03-04	L04	2B4P	Dual	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	6.1	10.0
BF-04-01	L05	2B4P	Dual	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	4.6	10.0
BF-04-02	L05	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	-	2.7	10.0
BF-04-03	L05	3B5P	Dual	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	-	2.7	10.0
BF-04-04	L05	2B4P	Dual	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	5.7	16.3	12.6	-	-	6.1	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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
F	GF	Comms Room	Residential Ancillary	10.6
F	GF	Cycle Store	Residential Ancillary	59.8
F	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	123.0
F	GF	F&B Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	18.9
F	GF	Life Safety Room	Residential Ancillary	17.9
F	GF	Lobby	Residential Amenity	17.6
F	GF	Low Voltage Room	Residential Ancillary	20.8
F	GF	Refuse	Residential Ancillary	20.1
F	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	58.5

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		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	6,606	465	5,001	76%		
L07	676	7,274	614	6,606	465	5,001	76%		
L06	676	7,274	614	6,606	465	5,001	76%		
L05	676	7,274	614	6,606	465	5,001	76%		
L04	676	7,274	614	6,606	465	5,001	76%		
L03	676	7,274	614	6,606	465	5,001	76%		
L02	676	7,274	614	6,606	465	5,001	76%		
L01	676	7,274	614	6,606	465	5,001	76%		
GF	483	5,196	465	5,010				120	1,286
Total	7,577	81,560	6,897	74,241	4,811	51,790	76%	120	1,286

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		1		2	3	
L10	1	1		1		2	3	
L09	1	1		1		2	3	
L08	1	2		3		1	4	
L07	1	2		3		1	4	
L06	1	2		3		1	4	
L05	1	2		3		1	4	
L04	1	3		2		1	4	
L03	1	3		2		1	4	
L02	1	3		2		1	4	
L01	1	3		2		1	4	
GF								
Total	11	23	0	23	0	14	41	0

Residential Totals Building G	
GEA - gross external (sq m)	7,577
GEA - gross external (sq ft)	81,560
GIA - gross internal (sq m)	6,897
GIA - gross internal (sq ft)	74,241
NIA - net internal (sq m)	4811
NIA - net internal (sq ft)	51,790
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)	234
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	
L19			
L18			
L17			
L16			
L15			
L14			
L13			
L12			
L11			
L10			
L09			
L08			
L07			
L06			
L05			
L04			
L03			
L02			
L01			
GF	276	2,973	265
Total	276	2,973	265

Residential Unit Schedule																						
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden	
								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	Notes if a unit has Single / Dual / Triple orientation	Social rental, 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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden	
BG-00-01	L01	1B2P	Dual	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	-	2.0	10.0	
BG-00-02	L01	1B2P	Single	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	-	1.6	5.0	
BG-00-03	L01	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-00-04	L01	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-00-05	L01	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-00-06	L01	1B1P	Single	Private	M4(2)	1	39.6	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	9.0	
BG-00-07	L01	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	12.1	-	-	2.1	10.0	
BG-01-01	L02	1B2P	Dual	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	-	2.0	10.0	
BG-01-02	L02	1B2P	Single	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	-	3.4	5.0	
BG-01-03	L02	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-01-04	L02	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-01-05	L02	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-01-06	L02	1B1P	Single	Private	M4(2)	1	39.6	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-01-07	L02	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.5	-	-	2.1	7.0	
BG-02-01	L03	1B2P	Dual	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	-	2.0	10.0	
BG-02-02	L03	1B2P	Single	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	-	1.6	5.0	
BG-02-03	L03	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-02-04	L03	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-02-05	L03	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-02-06	L03	1B1P	Single	Private	M4(2)	1	39.6	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-02-07	L03	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.5	-	-	2.1	7.0	
BG-03-01	L04	1B2P	Dual	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	-	2.0	10.0	
BG-03-02	L04	1B2P	Single	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	-	1.6	5.0	
BG-03-03	L04	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-03-04	L04	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-03-05	L04	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-03-06	L04	1B1P	Single	Private	M4(2)	1	39.6	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-03-07	L04	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.5	-	-	2.1	7.0	
BG-04-01	L05	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	-	2.4	10.0	
BG-04-02	L05	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	-	3.4	5.0	
BG-04-03	L05	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-04-04	L05	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-04-05	L05	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-04-06	L05	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-04-07	L05	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.5	-	-	2.1	7.0	
BG-05-01	L06	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	-	2.4	10.0	
BG-05-02	L06	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	-	3.4	5.0	
BG-05-03	L06	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-05-04	L06	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-05-05	L06	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-05-06	L06	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-05-07	L06	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.5	-	-	2.1	7.0	
BG-06-01	L07	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	-	2.4	10.0	
BG-06-02	L07	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	-	3.4	5.0	
BG-06-03	L07	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-06-04	L07	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-06-05	L07	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-06-06	L07	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.1	21	-	-	4.6	8.7	-	-	-	2.2	5.0	
BG-06-07	L07	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.5	-	-	2.1	7.0	
BG-07-01	L08	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	-	2.4	10.0	
BG-07-02	L08	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	-	3.4	5.0	
BG-07-03	L08	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-07-04	L08	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-07-05	L08	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-07-06	L08	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-07-07	L08	2B4P	Dual	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.5	-	-	2.1	7.0	
BG-08-01	L09	3B6P	Dual	Private	M4(2)	1	97.9	95	4	5	32.1	31	-	-	4.6	13.8	11.9	11.9	-	3.3	10.0	
BG-08-02	L09	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-08-03	L09	2B4P	Dual	Private	M4(2)	1	73.3	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-08-04	L09	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-08-05	L09	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-09-01	L10	3B6P	Dual	Private	M4(2)	1	97.9	95	4	5	32.1	31	-	-	4.6	13.8	11.9	11.9	-	3.3	10.0	
BG-09-02	L10	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-09-03	L10	2B4P	Dual	Private	M4(2)	1	73.3	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-09-04	L10	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-09-05	L10	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	
BG-10-01	L11	3B6P	Dual	Private	M4(2)	1	97.9	95	4	5	32.1	31	-	-	4.6	13.8	11.9	11.9	-	3.3	10.0	
BG-10-02	L11	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0	
BG-10-03	L11	2B4P	Dual	Private	M4(2)	1	73.3	70	3	4	28.2	27	-	-	4.4	12.1	11.5	-	-	2.1	10.0	
BG-10-04	L11	3B6P	Dual	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	-	4.4	10.0	
BG-10-05	L11	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.1	21	-	-	4.6	8.6	-	-	-	2.2	5.0	

Floor Level	Residential Areas										
	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery access (recorded separately- not included in total GIA)	
	m²	B²	m²	B²	m²	B²	NIA / GIA	m²	B²	m²	B²
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08	607	6,535	551	5,931	411	4,425	75%				
L07	607	6,535	551	5,931	411	4,425	75%				
L06	607	6,535	551	5,931	411	4,425	75%				
L05	607	6,535	551	5,931	411	4,425	75%				
L04	684	7,358	619	6,659	467	5,026	75%			0	0
L03	684	7,358	619	6,659	467	5,026	75%			0	0
L02	684	7,358	619	6,659	467	5,026	75%			0	0
L01	684	7,358	621	6,689	406	4,366	65%	185	1,996	0	0
GF	421	4,526	366	4,149						0	0
Total	5,983	60,098	5,067	54,537	3,451	37,142	68%	185	1,996	0	0

Floor Level	Unit types							
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08				4	1		4	
L07				4	1		4	
L06				4	1		4	
L05				4	1		4	
L04			1	4	1		4	
L03				4	1		4	
L02			1	4	1		4	
L01				4	1		4	
GF								
Total	0	0	3	32	8	0	32	0

Residential Totals Building H	
GEA - gross external (sq m)	5,983
GEA - gross external (sq ft)	60,098
GIA - gross internal (sq m)	5,067
GIA - gross internal (sq ft)	54,537
NIA - net internal (sq m)	3,451
NIA - net internal (sq ft)	37,142
Net to Gross %	68%
Number of units	43
1 Bed 2P	0
2 Bed 3P	3
2 Bed 4P	32
3 Bed	8
Dual aspect (No. units)	32
Total Habitable rooms (LBS)	173
Residential facilities NIA (sq ft)	1,996
Intermediate Habitable rooms (LBS)	0
Total amenity (m²)	430
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Floor Level	Commercial Areas			
	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	B²	m²	B²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	244	2,629	235	2,532
Total	244	2,629	235	2,532

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has Single / Dual / Triple orientation	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BH-00-01	L01	2B4P	Dual	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	-	2.7	10.0
BH-00-02	L01	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	-	2.1	10.0
BH-00-03	L01	2B4P	Dual	Private	M4(2)	1	86.5	70	3	4	32.1	27	-	-	4.6	13.6	12.8	-	-	2.4	10.0
BH-00-04	L01	2B4P	Dual	Private	M4(2)	1	81.6	70	3	4	37.4	27	-	-	5.1	14.1	12.4	-	-	2.3	10.0
BH-00-05	L01	3B5P	Dual	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	-	3.5	10.0
BH-01-01	L02	2B4P	Dual	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	-	2.7	10.0
BH-01-02	L02	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	-	2.1	10.0
BH-01-03	L02	2B4P	Dual	Private	M4(2)	1	86.5	70	3	4	37.4	27	-	-	4.6	13.6	12.8	-	-	2.4	10.0
BH-01-04	L02	2B4P	Dual	Private	M4(2)	1	81.6	70	3	4	32.1	27	-	-	5.1	14.1	12.4	-	-	2.3	10.0
BH-01-05	L02	2B3P	Single	Private	M4(2)	1	61.3	61	3	3	25.5	25	-	-	4.6	12.8	7.9	-	-	2.9	10.0
BH-01-06	L02	3B5P	Dual	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	-	3.2	10.0
BH-02-01	L03	2B4P	Dual	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	-	2.7	10.0
BH-02-02	L03	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	-	2.1	10.0
BH-02-03	L03	2B4P	Dual	Private	M4(2)	1	86.5	70	3	4	37.4	27	-	-	4.6	13.6	12.8	-	-	2.4	10.0
BH-02-04	L03	2B4P	Dual	Private	M4(2)	1	81.6	70	3	4	32.1	27	-	-	5.1	14.1	12.4	-	-	2.3	10.0
BH-02-05	L03	2B3P	Single	Private	M4(2)	1	61.3	61	3	3	25.5	25	-	-	4.6	12.8	7.9	-	-	2.9	10.0
BH-02-06	L03	3B5P	Dual	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	-	3.2	10.0
BH-03-01	L04	2B4P	Dual	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	-	2.7	10.0
BH-03-02	L04	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	-	2.1	10.0
BH-03-03	L04	2B4P	Dual	Private	M4(2)	1	86.5	70	3	4	37.4	27	-	-	4.6	13.6	12.8	-	-	2.4	10.0
BH-03-04	L04	2B4P	Dual	Private	M4(2)	1	81.6	70	3	4	32.1	27	-	-	5.1	14.1	12.4	-	-	2.3	10.0
BH-03-05	L04	2B3P	Single	Private	M4(2)	1	61.3	61	3	3	25.5	25	-	-	4.6	12.8	7.9	-	-	2.9	10.0
BH-03-06	L04	3B5P	Dual	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	-	3.2	10.0
BH-04-01	L05	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-04-02	L05	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.7	13.9	11.8	-	-	2.1	10.0
BH-04-03	L05	3B5P	Dual	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	5.7	13.8	12.3	7.9	-	2.8	30.0
BH-04-04	L05	2B4P	Dual	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	30.0
BH-04-05	L05	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-05-01	L06	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-05-02	L06	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	-	2.1	10.0
BH-05-03	L06	3B5P	Dual	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	4.8	13.8	12.3	7.9	-	2.8	10.0
BH-05-04	L06	2B4P	Dual	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-05-05	L06	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-06-01	L07	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-06-02	L07	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	-	2.1	10.0
BH-06-03	L07	3B5P	Dual	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	4.8	13.8	12.3	7.9	-	2.8	10.0
BH-06-04	L07	2B4P	Dual	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-06-05	L07	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-07-01	L08	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-07-02	L08	2B4P	Single	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.7	13.9	11.8	-	-	2.1	10.0
BH-07-03	L08	3B5P	Dual	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	5.7	13.8	12.3	7.9	-	2.8	10.0
BH-07-04	L08	2B4P	Dual	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0
BH-07-05	L08	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	5.7	14.7	12.5	-	-	4.0	10.0

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 access (recorded separately- not included in total GIA)	
	m ²	# ²	m ²	# ²	m ²	# ²	NIA / GIA	m ²	# ²	m ²	# ²
L19											
L18											
L17											
L16											
L15	582	6,264	524	5,642	400	4,306	76%				
L14	582	6,264	524	5,642	400	4,306	76%				
L13	582	6,264	524	5,642	400	4,306	76%				
L12	582	6,264	524	5,642	400	4,306	76%				
L11	722	7,770	657	7,067	510	5,485	78%				
L10	722	7,770	657	7,067	510	5,485	78%				
L09	722	7,770	657	7,067	510	5,485	78%				
L08	722	7,770	657	7,067	510	5,485	78%				
L07	722	7,770	657	7,067	510	5,485	78%				
L06	722	7,770	657	7,067	510	5,485	78%				
L05	716	7,711	662	7,121	508	5,463	77%				
L04	716	7,711	662	7,121	508	5,463	77%				
L03	716	7,711	662	7,121	508	5,463	77%				
L02	716	7,711	662	7,121	508	5,463	77%				
L01	716	7,711	662	7,121	506	5,450	77%				
GF	571	6,144	561	6,043	108	1,167	19%	192	2,071		
Total	10,812	116,377	9,905	106,619	7,303	78,605	74%	192	2,071	0	0

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15							4	4
L14							4	4
L13							4	4
L12							4	4
L11		3	2	3				4
L10		3	2	3				4
L09		3	2	3				4
L08		3	2	3				4
L07		3	2	3				4
L06		3	2	3				4
L05	3	3	1	2				2
L04	3	3	1	2				2
L03	3	3	1	2				2
L02	3	3	1	2				2
L01			3	1	2			2
GF				1		1	2	2
Total	12	33	17	29	0	17	52	0

Residential Totals Building J1	
GEA - gross external (sq m)	10,812
GEA - gross external (sq ft)	116,377
GIA - gross internal (sq m)	9,905
GIA - gross internal (sq ft)	106,619
NIA - net internal (sq m)	7303
NIA - net internal (sq ft)	78,605
Net to Gross %	74%
Number of units	168
1 Bed 1P	12
1 Bed 2P	33
2 Bed 3P	17
2 Bed 4P	29
3 Bed	17
Dual aspect (No. units)	52
Total habitable rooms (LBS)	314
Residential facilities NIA (sq ft)	2,071
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	
	m²	#*	m²	#*
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	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden	
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Notes if a unit has Single / Dual / Triple orientation	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(D)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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden	
BJ1-00-01	GF	2B4P	Dual	Private	M4(2)	2	96.3	79	3	3	27.9	27	-	-	5.7	12.9	14.6	-	-	4.9	12.0	
BJ1-00-02	GF	3B6P	Dual	Private	M4(2)	2	136.3	102	4	5	39.4	31	-	-	4.6	20.3	14.4	12.7	-	6.3	14.5	
BJ1-00-03	L01	1B2P	Single	Private	M4(2)	1	67.7	50	2	2	25.5	23	-	-	6.2	18.6	-	-	-	4.0	10.0	
BJ1-00-04	L01	2B3P	Single	Private	M4(2)	1	62.4	61.0	3	3	27.1	25	-	-	4.8	12.8	7.5	-	-	2.0	11.0	
BJ1-00-05	L01	1B2P	Single	Private	M4(2)	1	51.1	50	2	3	28.2	23	-	-	5.1	12.3	-	-	-	2.4	12.0	
BJ1-00-06	L01	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.1	27	-	-	4.6	11.8	11.5	-	-	2.0	11.0	
BJ1-00-07	L01	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.9	27	-	-	4.8	13.1	11.5	-	-	2.0	10.0	
BJ1-00-08	L01	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.8	11.7	-	-	-	2.2	10.0	
BJ1-01-01	L02	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	11.0	
BJ1-01-02	L02	1B1P	Single	Private	M4(2)	1	42.6	37	2	2	21.1	21	-	-	4.6	8.7	-	-	-	2.9	10.0	
BJ1-01-03	L02	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	21.1	21	-	-	4.4	10.6	-	-	-	1.0	10.0	
BJ1-01-04	L02	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.6	8.8	-	-	-	2.0	10.0	
BJ1-01-05	L02	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	-	3.5	10.0	
BJ1-01-06	L02	1B2P	Single	Private	M4(2)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	-	4.0	11.0	
BJ1-01-07	L02	2B3P	Single	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	-	2.0	10.0	
BJ1-01-08	L02	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	-	1.6	10.0	
BJ1-01-09	L02	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	-	2.2	10.0	
BJ1-02-01	L03	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	11.0	
BJ1-02-02	L03	1B1P	Single	Private	M4(2)	1	42.6	37	2	2	21.1	21	-	-	4.6	8.7	-	-	-	2.9	10.0	
BJ1-02-03	L03	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	21.1	21	-	-	4.4	10.6	-	-	-	1.0	10.0	
BJ1-02-04	L03	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.6	8.8	-	-	-	2.0	10.0	
BJ1-02-05	L03	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	-	3.5	10.0	
BJ1-02-06	L03	1B2P	Single	Private	M4(2)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	-	4.0	11.0	
BJ1-02-07	L03	2B3P	Single	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	-	2.0	10.0	
BJ1-02-08	L03	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	-	1.6	10.0	
BJ1-02-09	L03	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	-	2.2	10.0	
BJ1-03-01	L04	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	11.0	
BJ1-03-02	L04	1B1P	Single	Private	M4(2)	1	42.6	37	2	2	21.1	21	-	-	4.6	8.7	-	-	-	2.9	10.0	
BJ1-03-03	L04	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	21.1	21	-	-	4.4	10.6	-	-	-	1.0	10.0	
BJ1-03-04	L04	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.6	8.8	-	-	-	2.0	10.0	
BJ1-03-05	L04	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	-	3.5	10.0	
BJ1-03-06	L04	1B2P	Single	Private	M4(3)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	-	4.0	11.0	
BJ1-03-07	L04	2B3P	Single	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	-	2.0	10.0	
BJ1-03-08	L04	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	-	1.6	10.0	
BJ1-03-09	L04	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	-	2.2	10.0	
BJ1-04-01	L05	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	11.0	
BJ1-04-02	L05	1B1P	Single	Private	M4(2)	1	42.6	37	2	2	21.1	21	-	-	4.6	8.7	-	-	-	2.9	10.0	
BJ1-04-03	L05	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	21.1	21	-	-	4.4	10.6	-	-	-	1.0	10.0	
BJ1-04-04	L05	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.6	8.8	-	-	-	2.0	10.0	
BJ1-04-05	L05	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	-	3.5	10.0	
BJ1-04-06	L05	1B2P	Single	Private	M4(2)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	-	4.0	11.0	
BJ1-04-07	L05	2B3P	Single	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	-	2.0	10.0	
BJ1-04-08	L05	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	-	1.6	10.0	
BJ1-04-09	L05	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	-	2.2	10.0	
BJ1-05-01	L06	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	12.8	11.5	-	-	2.0	11.0	
BJ1-05-02	L06	1B2P	Single	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	-	3.2	10.0	
BJ1-05-03	L06	1B2P	Single	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	-	1.5	10.0	
BJ1-05-04	L06	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	-	2.1	10.0	
BJ1-05-05	L06	2B3P	Dual	Private	M4(2)	1	67.7	61	3	3	25.4	25	-	-	4.8	14.6	12.6	-	-	3.1	10.0	
BJ1-05-06	L06	2B3P	Single	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	-	2.0	10.0	
BJ1-05-07	L06	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	-	1.6	10.0	
BJ1-05-08	L06	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	-	2.2	10.0	
BJ1-06-01	L07	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	11.0	
BJ1-06-02	L07	1B2P	Single	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	-	3.2	10.0	
BJ1-06-03	L07	1B2P	Single	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	-	1.5	10.0	
BJ1-06-04	L07	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	-	2.1	10.0	
BJ1-06-05	L07	2B3P	Dual	Private	M4(2)	1	67.7	61	3	3	25.4	25	-	-	4.8	14.6	12.6	-	-	3.1	10.0	
BJ1-06-06	L07	2B3P	Single	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	-	2.0	10.0	
BJ1-06-07	L07	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	-	1.6	10.0	
BJ1-06-08	L07	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	-	2.2	10.0	
BJ1-07-01	L08	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	11.0	
BJ1-07-02	L08	1B2P	Single	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	-	3.2	10.0	
BJ1-07-03	L08	1B2P	Single	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	-	1.5	10.0	
BJ1-07-04	L08	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	-	2.1	10.0	
BJ1-07-05	L08	2B3P	Dual	Private	M4(2)	1	67.7	61	3	3	25.4	25	-	-	4.8	14.6	12.6	-	-	3.1	10.0	
BJ1-07-06	L08	2B3P	Single	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	-	2.0	10.0	
BJ1-07-07	L08	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	-	1.6	10.0	
BJ1-07-08	L08	2B4P	Dual	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	-	2.2	10.0	
BJ1-08-01	L09	2B4P	Dual	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	11.0	
BJ1-08-02	L09	1B2P	Single	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	-	3.2	10.0	
BJ1-08-03	L09	1B2P	Single	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	-	1.5	10.0	
BJ1-08-04	L09	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	-	2.1	10.0	
BJ1-08-05	L09	2B3P	Dual	Private	M4(2)	1	67.															

Floor Level	Residential Areas										
	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery areas (recorded separately- not included in total GIA)	
	m²	#	m²	#	m²	#	NIA / GIA	m²	#	m²	#
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
GF	395	4,255	330	3,550	233	2,510	71%				
Total	2,403	25,869	2,135	22,979	1,550	16,680	73%	0	0	0	0

Floor Level	Unit types							
	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			1	1		2
L04	1	1			1	1		2
L03	1	1			1	1		2
L02	1	1			1	1		2
L01								
GF			1	2		2	5	
Total	4	4	1	6	4	2	13	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)	1,550
NIA - net internal (sq ft)	16,680
Net to Gross %	73%
Number of units	21
1 Bed 1P	4
1 Bed 2P	4
2 Bed 3P	1
2 Bed 4P	6
3 Bed	6
Dual aspect (No. units)	13
Total habitable rooms (LBS)	68
Residential facilities NIA (sq ft)	0
Intermediate habitable rooms (LBS)	0
Total amenity (m²)	210
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Floor Level	Commercial Areas			
	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	#	m²	#
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

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has Single / Dual / Triple orientation	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BJ2-00-01	GF	2B4P	Dual	Private	M4(2)	2	86.4	79	3	3	27.0	27	-	-	5.1	12.2	12.2	-	-	2.4	12.0
BJ2-00-02	GF	3B6P	Dual	Private	M4(2)	2	123.1	102	4	6	43.4	31	-	-	4.6	14.3	14.3	13.1	-	3.3	11.0
BJ2-00-03	GF	2B3P	Dual	Private	M4(2)	2	79.6	70	3	3	25.0	25	-	-	4.6	14.1	9.2	-	-	2.0	10.0
BJ2-00-04	GF	2B4P	Dual	Private	M4(2)	2	87.8	79	3	3	27.8	27	-	-	4.8	14.3	13.0	-	-	2.9	11.5
BJ2-00-05	GF	3B6P	Dual	Private	M4(2)	2	117.3	102	4	5	31.1	31	-	-	5.1	17.5	14.2	12.6	-	3.1	10.0
BJ2-01-01	L02	3B5P	Dual	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	-	2.8	10.0
BJ2-01-02	L02	1B2P	Single	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	-	2.2	10.0
BJ2-01-03	L02	1B1P	Single	Private	M4(2)	1	43.9	37	2	2	23.0	21	-	-	4.5	9.6	-	-	-	1.3	10.0
BJ2-01-04	L02	2B4P	Dual	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	10.0
BJ2-02-01	L03	3B5P	Triple	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	-	2.8	10.0
BJ2-02-02	L03	1B2P	Single	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	-	2.2	10.0
BJ2-02-03	L03	1B1P	Single	Private	M4(2)	1	43.9	37	2	2	23.0	21	-	-	4.5	9.6	-	-	-	1.3	10.0
BJ2-02-04	L03	2B4P	Dual	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	10.0
BJ2-03-01	L04	3B5P	Dual	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	-	2.8	10.0
BJ2-03-02	L04	1B2P	Single	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	-	2.2	10.0
BJ2-03-03	L04	1B1P	Single	Private	M4(2)	1	43.9	37	2	2	23.0	21	-	-	4.5	9.6	-	-	-	1.3	10.0
BJ2-03-04	L04	2B4P	Dual	Private	M4(2)	1	73.7	61	3	3	27.1	25	-	-	4.8	13.1	11.5	-	-	2.0	10.0
BJ2-04-01	L05	3B5P	Dual	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	-	2.8	10.0
BJ2-04-02	L05	1B2P	Single	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	-	2.2	10.0
BJ2-04-03	L05	1B1P	Single	Private	M4(2)	1	43.9	37	2	2	23.0	21	-	-	4.5	9.6	-	-	-	1.3	10.0
BJ2-04-04	L05	2B4P	Dual	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	-	2.0	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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
J2	GF	Lobby	Residential Amenity	23.6

Residential Areas											Unit types								Residential Totals Building K	Commercial Areas						
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery access (recorded separately- not included in total GIA)		Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P		Dual aspect	Deck access	Floor Level	Commercial GIA - gross internal	Commercial NIA - net internal		
	m²	#	m²	#	m²	#	NIA / GIA	m²	#	m²	#											m²	#	m²	#	
L19												L19										L19				
L18												L18										L18				
L17												L17										L17				
L16												L16										L16				
L15												L15										L15				
L14												L14										L14				
L13												L13										L13				
L12												L12									0	L12				
L11												L11									0	L11				
L10												L10									0	L10				
L09	366	3,943	322	3,463	261	2,806	81%					L09									0	L09				
L08	784	8,442	713	7,669	511	5,496	72%					L08		2			3	2	1	7	5	L08				
L07	803	8,638	729	7,844	528	5,684	72%					L07	1	4			1	1	1	4	5	L07				
L06	950	10,224	855	9,205	642	6,914	75%					L06	1	4			1	1	1	4	5	L06				
L05	1,191	12,824	1,084	11,668	855	9,204	79%				66	L05	1	4	2	2	1	1	3	9	5	L05				
L04	1,191	12,824	1,084	11,668	855	9,204	79%				66	L04	1	6	2	2	1	1	1	9	0	L04				
L03	1,191	12,824	1,084	11,668	855	9,204	79%				66	L03	1	6	2	2	2	1	1	9	0	L03				
L02	1,191	12,824	1,084	11,668	855	9,204	79%				66	L02	1	6	2	2	2	1	1	9	0	L02				
L01	759	8,603	732	7,877	526	5,657	72%					L01	1	4			2		1	4		L01				
GF	1,283	13,807	1,234	13,279	526	5,657	72%			847	9,118	GF										GF	503	5408.86	695	7,481
Total	9,750	104,952	8,920	96,010	5,887	63,371	66%			847	9,118	Total	8	36	8	15	8	10	55	20		Total	1,259	13,556	1,149	12,372

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has single / Dual / Triple orientation	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)ELHP	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BK-00-01	L01	1B2P	Dual	Private	M4(2)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	-	4.3	10.0
BK-00-02	L01	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.1	-	-	-	1.5	10.0
BK-00-03	L01	1B2P	Single	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	13.1	-	-	-	2.0	10.0
BK-00-04	L01	2B4P	Dual	Private	M4(3)	1	92.7	70	3	4	32.0	29	-	-	4.6	15.0	13.1	-	-	2.3	10.0
BK-00-05	L01	3B6P	Dual	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	-	3.1	10.0
BK-00-06	L01	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	12.0	5.0
BK-00-07	L01	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.3	21	-	-	4.6	9.0	-	-	-	2.0	5.0
BK-00-08	L01	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	-	2.1	7.0
BK-01-01	L02	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	6.2	15.4	12.9	-	-	3.9	10.0
BK-01-02	L02	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.5	-	-	2.0	9.0
BK-01-03	L02	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.6	-	-	2.0	10.0
BK-01-04	L02	1B2P	Dual	Private	M4(2)	1	57.9	50	2	2	26.7	23	-	-	4.6	12.6	-	-	-	2.4	9.0
BK-01-05	L02	1B2P	Dual	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	12.6	-	-	-	2.3	10.0
BK-01-06	L02	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	3.0	5.0
BK-01-07	L02	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	-	2.0	5.0
BK-01-08	L02	3B5P	Dual	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.8	13.0	8.6	-	2.6	10.0
BK-01-09	L02	3B6P	Dual	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	-	3.1	10.0
BK-01-10	L02	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0
BK-01-11	L02	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.3	21	-	-	4.6	9.0	-	-	-	2.0	5.0
BK-01-12	L02	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	-	2.1	7.0
BK-01-13	L02	1B2P	Dual	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	-	4.3	5.0
BK-02-01	L03	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	4.6	15.0	13.1	-	-	2.0	7.0
BK-02-02	L03	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.5	-	-	2.0	6.0
BK-02-03	L03	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.6	-	-	2.0	6.0
BK-02-04	L03	1B2P	Dual	Private	M4(2)	1	57.9	50	2	2	26.7	23	-	-	4.6	12.6	-	-	-	2.4	6.0
BK-02-05	L03	1B2P	Triple	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	12.6	-	-	-	2.3	10.0
BK-02-06	L03	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-02-07	L03	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	-	2.0	5.0
BK-02-08	L03	3B5P	Dual	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.7	13.1	8.6	-	2.6	10.0
BK-02-09	L03	3B6P	Dual	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	-	3.1	10.0
BK-02-10	L03	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-02-11	L03	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.3	21	-	-	4.6	9.0	-	-	-	2.0	5.0
BK-02-12	L03	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	-	2.1	7.0
BK-02-13	L03	1B2P	Dual	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	-	4.3	5.0
BK-03-01	L04	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	6.2	15.4	12.9	-	-	7.9	7.0
BK-03-02	L04	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.5	-	-	2.0	6.0
BK-03-03	L04	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.6	-	-	2.0	6.0
BK-03-04	L04	1B2P	Dual	Private	M4(2)	1	57.9	50	2	2	26.7	23	-	-	4.6	12.6	-	-	-	2.4	6.0
BK-03-05	L04	1B2P	Triple	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	12.6	-	-	-	2.3	10.0
BK-03-06	L04	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-03-07	L04	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	-	2.0	5.0
BK-03-08	L04	3B5P	Dual	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.7	13.1	8.6	-	2.6	10.0
BK-03-09	L04	3B6P	Dual	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	-	3.1	10.0
BK-03-10	L04	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-03-11	L04	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.3	21	-	-	4.6	9.0	-	-	-	2.0	5.0
BK-03-12	L04	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	-	2.1	7.0
BK-03-13	L04	1B2P	Dual	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	-	4.3	5.0
BK-04-01	L05	2B4P	Dual	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	6.2	15.4	12.9	-	-	3.9	7.0
BK-04-02	L05	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.5	-	-	2.0	6.0
BK-04-03	L05	2B3P	Dual	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	4.6	12.1	9.6	-	-	2.0	6.0
BK-04-04	L05	3B6P	Dual	Private	M4(2)	2	115.8	102	4	5	39.2	31	-	-	4.8	13.6	13.3	13.5	-	2.8	10.0
BK-04-05	L05	3B6P	Triple	Private	M4(2)	2	118.1	102	4	5	39.2	31	-	-	4.8	13.6	13.9	14.1	-	2.9	10.0
BK-04-06	L05	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-04-07	L05	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	-	2.0	5.0
BK-04-08	L05	3B5P	Dual	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.7	13.1	8.6	-	2.6	10.0
BK-04-09	L05	3B6P	Dual	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	-	3.1	10.0
BK-04-10	L05	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-04-11	L05	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.3	21	-	-	4.6	9.0	-	-	-	2.0	5.0
BK-04-12	L05	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	-	2.1	7.0
BK-04-13	L05	1B2P	Dual	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	-	4.3	5.0
BK-05-01	L06	1B2P	Dual	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	-	4.3	5.0
BK-05-02	L06	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-05-03	L06	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	-	2.0	5.0
BK-05-04	L06	3B5P	Dual	Private	M4(2)	1	92.5	86	4	5	29.2	27	-	-	4.6	14.7	13.1	8.6	-	2.6	10.0
BK-05-05	L06	3B6P	Dual	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	-	3.1	10.0
BK-05-06	L06	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	2.0	5.0
BK-05-07	L06	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.3	21	-	-	4.6	9.0	-	-	-	2.0	5.0
BK-05-08	L06	2B4P	Dual	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	-	2.1	7.0
BK-06-01	L07	1B2P	Dual	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	-	4.3	5.0
BK-06-02	L07	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	-	1.5	5.0
BK-06-03	L07	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	-	2.0	5.0
BK-06-04	L07	3B5P	Dual	Private	M4(2)	1	95.2	86	4	5	29.2	29	-	-	4.6						

Floor Level	Residential Areas										
	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery access (recorded separately- 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
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09	492	5,296	443	4,769	339	3,644	76%			88.7	955
L08	899	9,680	811	8,731	661	7,115	81%			88.7	955
L07	899	9,680	811	8,731	661	7,115	81%			88.7	955
L06	899	9,680	811	8,731	661	7,115	81%			88.7	955
L05	899	9,680	811	8,731	661	7,115	81%			0	0
L04	912	9,816	880	9,474	675	7,268	77%			0	0
L03	912	9,816	880	9,474	675	7,268	77%			0	0
L02	912	9,816	880	9,474	675	7,268	77%			105.4	1,135
L01	912	9,816	823	8,863	667	7,175	81%	0	0		
UGF Mezzanine	303	3,264	272	2,922				161	1,953		
UGF								326	3,513		
LEVEL 00-U	513	5,525	441	4,750				75	807		
GF	489	5,268	438	4,710				141	1,521		
BS	454	4,881	401	4,311				0	0		
Total	9,496	102,216	8,702	93,872	5,676	61,083	65%	724	7,794	460	4,954

Floor Level	Unit types							
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Dock access
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09	2			2			1	3
L08	2	2		5			1	8
L07	2	2		5			1	8
L06	2	2		5			1	8
L05	2	2		5			1	8
L04	2	1	4	2			1	8
L03	2	1	4	2			1	8
L02	2	1	4	2			1	8
L01	2	1	4	2			1	8
UGF Mezzanine								
UGF								
GF								
BS								
Total	18	12	16	30	0	0	8	40

Residential Totals Building L	
GEA - gross external (sq m)	9,496
GEA - gross external (sq ft)	102,216
GIA - gross internal (sq m)	8,702
GIA - gross internal (sq ft)	93,872
NIA - net internal (sq m)	5,676
NIA - net internal (sq ft)	61,083
Net to Gross %	65%
Number of units	85
1 Bed 1P	18
1 Bed 2P	12
2 Bed 3P	16
2 Bed 4P	30
3 Bed	0
Dual aspect (No. units)	8
Total habitable rooms (LBS)	268
Residential facilities NIA (sq ft)	7,794
Intermediate habitable rooms (LBS)	0
Total amenity (m ²)	566
Total amenity shortfall (m ²)	374
Total communal amenity (m ²)	431

Floor Level	Commercial Areas			
	Commercial GIA - gross internal		Commercial NIA - net internal	
	m ²	ft ²	m ²	ft ²
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF Mezzanine				
UGF				
GF	16.5	177.6044	15.9	171.146
BS				
Total	17	178	16	171

Residential Unit Schedule																						
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden	
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Notes if a unit has Single / Dual / Triple orientation	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)SELPH	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	included in LKD area	cluded in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden	
BL-01-01	L01	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-01-02	L01	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-01-03	L01	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-01-04	L01	2B4P	Dual	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	-	2.1	7.1	
BL-01-05	L01	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	-	2.8	10.1	
BL-01-06	L01	1B2P	Dual	Private	M4(2)	1	51.3	50	2	2	23.3	23	-	-	5.0	12.6	-	-	-	1.5	5.7	
BL-01-07	L01	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	12.8	
BL-01-08	L01	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	12.8	
BL-01-09	L01	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	12.8	
BL-01-10	L01	2B3P	Dual	Private	M4(3)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	-	2.8	15.2	
BL-02-01	L02	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-02-02	L02	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-02-03	L02	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-02-04	L02	2B4P	Dual	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	-	2.1	7.1	
BL-02-05	L02	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	-	2.8	10.1	
BL-02-06	L02	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	30.3	23	-	-	4.8	11.6	-	-	-	2.1	6.0	
BL-02-07	L02	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.0	
BL-02-08	L02	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.1	
BL-02-09	L02	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	27.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.1	
BL-02-10	L02	2B3P	Dual	Private	M4(2)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	-	2.8	6.0	
BL-03-01	L03	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-03-02	L03	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-03-03	L03	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-03-04	L03	2B4P	Dual	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	-	2.1	7.1	
BL-03-05	L03	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	-	2.8	10.1	
BL-03-06	L03	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	30.3	23	-	-	4.8	11.6	-	-	-	2.1	6.0	
BL-03-07	L03	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.0	
BL-03-08	L03	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.1	
BL-03-09	L03	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.1	
BL-03-10	L03	2B3P	Dual	Private	M4(2)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	-	2.8	6.0	
BL-04-01	L04	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-04-02	L04	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-04-03	L04	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-04-04	L04	2B4P	Dual	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	-	2.1	7.1	
BL-04-05	L04	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	-	2.8	10.1	
BL-04-06	L04	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	30.3	23	-	-	4.8	11.6	-	-	-	2.1	6.0	
BL-04-07	L04	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.0	
BL-04-08	L04	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.1	
BL-04-09	L04	2B3P	Dual	Private	M4(3)	1	70.2	70	3	3	28.0	25	-	-	5.9	14.0	8.8	-	-	3.0	7.1	
BL-04-10	L04	2B3P	Dual	Private	M4(2)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	-	2.8	6.0	
BL-05-01	L05	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-05-02	L05	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-05-03	L05	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-05-04	L05	2B4P	Dual	Private	M4(2)	1	79.8	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	-	2.1	7.1	
BL-05-05	L05	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	-	2.8	10.0	
BL-05-06	L05	1B2P	Dual	Private	M4(3)	1	59.5	50	2	3	33.5	25	-	-	5.7	13.7	-	-	-	3.5	7.1	
BL-05-07	L05	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-05-08	L05	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-05-09	L05	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-05-10	L05	1B2P	Dual	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	-	1.7	5.0	
BL-06-01	L06	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-06-02	L06	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-06-03	L06	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-06-04	L06	2B4P	Dual	Private	M4(2)	1	79.8	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	-	2.1	7.1	
BL-06-05	L06	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	-	2.8	10.1	
BL-06-06	L06	1B2P	Dual	Private	M4(3)	1	59.5	50	2	3	33.5	25	-	-	5.7	13.7	-	-	-	3.5	7.1	
BL-06-07	L06	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-06-08	L06	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-06-09	L06	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-06-10	L06	1B2P	Dual	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	-	1.7	5.0	
BL-07-01	L07	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-07-02	L07	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-07-03	L07	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-07-04	L07	2B4P	Dual	Private	M4(2)	1	79.8	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	-	2.1	7.1	
BL-07-05	L07	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	-	2.8	10.1	
BL-07-06	L07	1B2P	Dual	Private	M4(3)	1	59.5	50	2	3	33.5	25	-	-	5.7	13.7	-	-	-	3.5	7.1	
BL-07-07	L07	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-07-08	L07	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-07-09	L07	2B4P	Dual	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.7	14.0	-	-	2.6	7.1	
BL-07-10	L07	1B2P	Dual	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	-	1.7	5.0	
BL-08-01	L08	2B4P	Dual	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	-	3.0	7.1	
BL-08-02	L08	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-	-	1.2	5.0	
BL-08-03	L08	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.4	21	-	-	4.6	8.1	-	-				

Floor Level	Residential Areas									
	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		
	m²	#	m²	#	m²	#	NIA / GIA	m²	#	
L19	503	5,413	450	4,842	305	3,278	68%			
L18	503	5,414	450	4,843	334	3,076	68%	0	0	
L17	873	9,396	798	8,593	597	6,431	75%			
L16	873	9,396	798	8,593	597	6,431	75%			
L15	873	9,396	798	8,593	597	6,431	75%			
L14	873	9,396	798	8,593	597	6,431	75%			
L13	873	9,396	798	8,593	597	6,431	75%			
L12	873	9,396	798	8,593	597	6,431	75%			
L11	873	9,396	798	8,593	597	6,431	75%			
L10	873	9,396	798	8,593	597	6,431	75%			
L09	873	9,396	798	8,593	597	6,431	75%			
L08	873	9,396	798	8,593	597	6,431	75%			
L07	880	9,471	806	8,670	603	6,487	75%			
L06	880	9,471	806	8,670	603	6,487	75%			
L05	880	9,471	806	8,670	603	6,487	75%			
L04	880	9,471	806	8,670	603	6,487	75%			
L03	880	9,471	806	8,670	603	6,487	75%			
L02	880	9,471	806	8,670	603	6,487	75%			
L01	880	9,471	806	8,669	590	6,353	73%	0	0	
UGF	436	4,695	420	4,518				288	3,100	
GF	466	5,016	441	4,747				272	2,930	
BS	362	3,784	328	3,531				0	0	
Total	17,148	184,578	15,710	169,099	10,790	116,139	69%	560	6,030	

Floor Level	Unit types							
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19						3	3	
L18						3	3	
L17		2	3	1				
L16		2	3	1		2	6	
L15		2	3	1		2	6	
L14		2	3	1		2	6	
L13		2	3	1		2	6	
L12		2	3	1		2	6	
L11		2	3	1		2	6	
L10		2	3	1		2	6	
L09		2	3	1		2	6	
L08		2	3	1		2	6	
L07	2	2	2	1		2	6	
L06	2	2	2	1		2	6	
L05	2	2	2	1		2	6	
L04	2	2	2	1		2	6	
L03	2	2	2	1		2	6	
L02	2	2	2	1		2	6	
L01	3	1	2	1		2	6	
Mezzanine								
GF								
BS								
Total	15	33	44	17	0	40	108	0

Residential Totals Building M	
GEA - gross external (sq ft)	17,148
GEA - gross external (sq ft)	184,578
GIA - gross internal (sq m)	15,710
GIA - gross internal (sq ft)	169,099
NIA - net internal (sq m)	10,790
NIA - net internal (sq ft)	116,139
Net to Gross %	69%
Number of units	149
1 Bed 1P	15
1 Bed 2P	33
2 Bed 3P	44
2 Bed 4P	17
3 Bed	0
Dual aspect (No. units)	108
Total habitable rooms (LBS)	323
Residential facilities NIA (sq ft)	6,030
Total amenity (m²)	1082
Total amenity shortfall (m²)	408
Total communal amenity (m²)	469

Floor Level	Commercial Areas			
	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	#	m²	#
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	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden	
unique unit reference identifying Building - floor - unit - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Notes if a unit has Single / Dual / Triple orientation	Social rental, 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)SEIHP	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden	
BM-01-01	L01	3B6P	Dual	Private	M4(2)	1	95.2	95	4	5	31.0	31	-	-	4.5	14.6	11.9	11.9	-	3.0	9.1	
BM-01-02	L01	2B3P	Dual	Private	M4(2)	1	66.3	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.0	
BM-01-03	L01	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-01-04	L01	2B4P	Dual	Private	M4(2)	1	82.7	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-01-05	L01	3B6P	Dual	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-01-06	L01	1B1P	Dual	Private	M4(2)	1	39.2	37	2	2	21.0	21	-	-	4.6	8.3	-	-	-	1.6	9.4	
BM-01-07	L01	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	21.0	21	-	-	4.8	8.5	-	-	-	4.1	11.0	
BM-01-08	L01	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.0	21	-	-	4.8	7.6	-	-	-	1.5	11.3	
BM-01-09	L01	2B3P	Dual	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	6.1	
BM-02-01	L02	3B6P	Dual	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-02-02	L02	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1	
BM-02-03	L02	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-02-04	L02	2B4P	Dual	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-02-05	L02	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	2.8	10.1	
BM-02-06	L02	1B2P	Dual	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	-	1.7	5.0	
BM-02-07	L02	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	22.0	21	-	-	4.8	8.5	-	-	-	4.1	5.0	
BM-02-08	L02	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	22.0	21	-	-	4.8	7.6	-	-	-	1.5	5.0	
BM-02-09	L02	2B3P	Dual	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	7.0	
BM-03-01	L03	3B6P	Dual	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-03-02	L03	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1	
BM-03-03	L03	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-03-04	L03	2B4P	Dual	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-03-05	L03	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-03-06	L03	1B2P	Dual	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	-	1.7	5.0	
BM-03-07	L03	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	21.0	21	-	-	4.8	8.5	-	-	-	4.1	5.0	
BM-03-08	L03	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	21.0	21	-	-	4.8	7.6	-	-	-	1.5	5.0	
BM-03-09	L03	2B3P	Dual	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	7.0	
BM-04-01	L04	3B6P	Dual	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-04-02	L04	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1	
BM-04-03	L04	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-04-04	L04	2B4P	Dual	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-04-05	L04	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-04-06	L04	1B2P	Dual	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	-	1.7	5.0	
BM-04-07	L04	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	22.0	21	-	-	4.8	8.5	-	-	-	4.1	5.0	
BM-04-08	L04	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	22.0	21	-	-	4.8	7.6	-	-	-	1.5	5.0	
BM-04-09	L04	2B3P	Dual	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	7.0	
BM-05-01	L05	3B6P	Dual	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-05-02	L05	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1	
BM-05-03	L05	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-05-04	L05	2B4P	Dual	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-05-05	L05	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-05-06	L05	1B2P	Dual	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	-	1.7	5.0	
BM-05-07	L05	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	22.0	21	-	-	4.8	8.5	-	-	-	4.1	5.0	
BM-05-08	L05	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	22.0	21	-	-	4.8	7.6	-	-	-	1.5	5.0	
BM-05-09	L05	2B3P	Dual	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	7.0	
BM-06-01	L06	3B6P	Dual	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-06-02	L06	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1	
BM-06-03	L06	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-06-04	L06	2B4P	Dual	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-06-05	L06	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-06-06	L06	1B2P	Dual	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	-	1.7	5.0	
BM-06-07	L06	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	22.0	21	-	-	4.8	8.5	-	-	-	4.1	5.0	
BM-06-08	L06	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	22.0	21	-	-	4.8	7.6	-	-	-	1.5	5.0	
BM-06-09	L06	2B3P	Dual	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	7.0	
BM-07-01	L07	3B6P	Dual	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.5	14.6	11.9	11.9	-	3.0	10.1	
BM-07-02	L07	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1	
BM-07-03	L07	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-07-04	L07	2B4P	Dual	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-07-05	L07	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-07-06	L07	1B2P	Dual	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	-	1.7	5.0	
BM-07-07	L07	1B1P	Single	Private	M4(2)	1	42.8	37	2	2	22.0	21	-	-	4.8	8.5	-	-	-	4.1	5.0	
BM-07-08	L07	1B1P	Single	Private	M4(2)	1	37.1	37	2	2	22.0	21	-	-	4.8	7.6	-	-	-	1.5	5.0	
BM-07-09	L07	2B3P	Dual	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	7.0	
BM-08-01	L08	3B6P	Dual	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-08-02	L08	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1	
BM-08-03	L08	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0	
BM-08-04	L08	2B4P	Dual	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	-	3.0	7.0	
BM-08-05	L08	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-08-06	L08	2B3P	Dual	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.3	8.9	-	-	2.1	7.0	
BM-08-07	L08	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	-	1.6	5.0	
BM-08-08	L08	2B3P	Dual	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	-	4.5	7.0	
BM-09-01	L09	3B6P	Dual	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.1	
BM-09-02	L09	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25</										

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							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	Notes if a unit has Single / Dual / Triple orientation	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	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BM-16-01	L16	3B6P	Dual	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.2
BM-16-02	L16	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1
BM-16-03	L16	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0
BM-16-04	L16	2B4P	Dual	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	-	3.0	7.2
BM-16-05	L16	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.2
BM-16-06	L16	2B3P	Dual	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	-	2.1	7.0
BM-16-07	L16	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	-	1.6	5.0
BM-16-08	L16	2B3P	Dual	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	-	4.5	7.0
BM-17-01	L17	3B6P	Dual	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.2
BM-17-02	L17	2B3P	Dual	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	-	2.4	7.1
BM-17-03	L17	1B2P	Single	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	-	1.7	5.0
BM-17-04	L17	2B4P	Dual	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	-	3.0	7.2
BM-17-05	L17	3B6P	Dual	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.2
BM-17-06	L17	2B3P	Dual	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	-	2.1	7.0
BM-17-07	L17	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	-	1.6	5.0
BM-17-08	L17	2B3P	Dual	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	-	4.5	7.0
BM-18-01	L18	3B6P	Dual	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	-	3.0	10.2
BM-18-02	L18	3B6P	Dual	Private	M4(2)	1	104.6	95	4	5	35.8	31	-	-	4.6	14.5	13.9	14.0	-	2.8	10.2
BM-18-03	L18	3B6P	Dual	Private	M4(2)	1	104.8	95	4	5	37.7	31	-	-	4.6	14.8	13.0	13.0	-	2.9	12.1
BM-19-01	L19	3B6P	Dual	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.8	-	3.0	10.2
BM-19-02	L19	3B6P	Dual	Private	M4(2)	1	104.8	95	4	5	35.8	31	-	-	4.6	14.6	13.9	14.0	-	2.8	10.2
BM-19-03	L19	3B6P	Dual	Private	M4(2)	1	104.8	95	4	5	37.7	31	-	-	4.6	14.8	13.0	13.0	-	2.9	12.1

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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
M	GF	Residential Plant	Residential Ancillary	234.8
M	GF	Concierge	Residential Ancillary	68.6
M	GF	Parcel Room	Residential Ancillary	29.5
M	GF	Post Room	Residential Ancillary	9.7
M	GF	Refuse	Residential Ancillary	140.3
M	L18	Sterile Lobby	Residential Ancillary	29.8
M	GF	Residential Plant	Residential Ancillary	14.9
M	GF	Electrical	Residential Ancillary	34.1
M	GF	Residential Ancillary	Residential Ancillary	144.7
M	BS	Screening Room	Residential Ancillary	149.3

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 access (recorded separately- 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	221	2,382	63%				
L10	393	4,226	349	3,759	221	2,382	63%				
L09	393	4,226	349	3,759	221	2,382	63%				
L08	393	4,226	349	3,759	221	2,382	63%				
L07	393	4,226	349	3,759	221	2,382	63%				
L06	393	4,226	349	3,759	221	2,382	63%				
L05	381	4,105	338	3,638	210	2,259	62%			58	624
L04	650	7,001	564	6,072	437	4,703	77%			46	498
L03	698	7,512	624	6,716	483	5,195	77%			46	498
L02	698	7,512	624	6,716	483	5,195	77%			46	498
L01	698	7,512	624	6,716	483	5,195	77%				
UGF	557	5,990	510	5,494	210	2,259	41%				0
GF	274	2,944	285	3,071							0
BS	234	2,516	176	1,929							0
Total	6,545	70,448	5,835	62,803	3,632	39,095	62%	0	0	197	2,119

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11		4					3	
L10		4					3	
L09		4					3	
L08		4					3	
L07		4					3	
L06		4					3	
L05	1	3					3	
L04	1	6		1			7	4
L03	1	6			1		7	4
L02	1	6			1		7	4
L01	1	6			1		7	4
UGF	1	3					2	
GF								
BS								
Total	6	54	0	1	3	0	51	16

Residential Totals Building N	
GEA - gross external (sq m)	6,545
GEA - gross external (sq ft)	70,448
GIA - gross internal (sq m)	5,835
GIA - gross internal (sq ft)	62,803
NIA - net internal (sq m)	3632
NIA - net internal (sq ft)	39,095
Net to Gross %	62%
Number of units	64
1 Bed 1P	6
1 Bed 2P	54
2 Bed 3P	0
2 Bed 4P	1
3 Bed	3
Dual aspect (No. units)	51
Total habitable rooms (LBS)	156
Residential facilities NIA (sq ft)	0
Intermediate habitable rooms (LBS)	0
Total private amenity (m²)	349
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	97	1,048	94	1,014
BS				
Total	97	1,048	94	1,014

Residential Unit Schedule																					
Unit Reference	Level	Beds / Persons	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Notes if a unit has Single / Dual / Triple orientation	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	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
							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	external floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BN-00-01	Upper GF	1B2P	Single	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-00-02	Upper GF	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.8	7.8	-	-	-	2.3	5.0
BN-00-03	Upper GF	1B2P	Dual	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	11.7	-	-	-	2.4	5.0
BN-00-04	Upper GF	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	-	2.6	5.0
BN-01-01	L01	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-01-02	L01	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.8	7.8	-	-	-	2.3	5.0
BN-01-03	L01	1B2P	Dual	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	11.7	-	-	-	2.4	5.0
BN-01-04	L01	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	-	2.6	5.0
BN-01-05	L01	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	9.1
BN-01-06	L01	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	9.2
BN-01-07	L01	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	9.2
BN-01-08	L01	3B5P	Triple	Private	M4(2)	1	88.3	86	4	5	31.6	29	-	-	4.8	12.7	14.4	8.8	-	2.7	10.4
BN-02-01	L02	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-02-02	L02	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.8	7.8	-	-	-	2.3	5.0
BN-02-03	L02	1B2P	Dual	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	11.7	-	-	-	2.4	5.0
BN-02-04	L02	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	-	2.6	5.0
BN-02-05	L02	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	6.0
BN-02-06	L02	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	6.0
BN-02-07	L02	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	6.0
BN-02-08	L02	3B5P	Triple	Private	M4(2)	1	88.3	86	4	5	31.6	29	-	-	4.8	12.7	14.4	8.8	-	2.7	14.0
BN-03-01	L03	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-03-02	L03	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.8	7.8	-	-	-	2.3	5.0
BN-03-03	L03	1B2P	Dual	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	11.7	-	-	-	2.4	5.0
BN-03-04	L03	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	-	2.6	5.0
BN-03-05	L03	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	6.0
BN-03-06	L03	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	6.0
BN-03-07	L03	1B2P	Dual	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	-	1.9	6.0
BN-03-08	L03	3B5P	Dual	Private	M4(2)	1	88.3	86	4	5	31.6	29	-	-	4.8	12.7	14.4	8.8	-	2.7	14.0
BN-04-01	L04	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-04-02	L04	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.8	7.7	-	-	-	2.3	5.0
BN-04-03	L04	1B2P	Dual	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	12.0	-	-	-	2.3	5.0
BN-04-04	L04	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.6	-	-	-	2.3	5.2
BN-04-05	L04	1B2P	Dual	Private	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.9	-	-	-	1.9	8.7
BN-04-06	L04	1B2P	Dual	Private	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.9	-	-	-	1.9	9.2
BN-04-07	L04	1B2P	Dual	Private	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.9	-	-	-	1.9	9.2
BN-04-08	L04	2B4P	Triple	Private	M4(2)	1	75.9	70	3	3	27.0	27	-	-	4.6	13.2	13.6	-	-	2.2	10.4
BN-05-01	L05	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-05-02	L05	1B1P	Single	Private	M4(2)	1	40.0	37	2	2	21.0	21	-	-	4.8	7.8	-	-	-	2.3	5.0
BN-05-03	L05	1B2P	Dual	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	12.0	-	-	-	2.3	5.0
BN-05-04	L05	1B2P	Dual	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.6	-	-	-	2.3	5.0
BN-06-01	L06	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-06-02	L06	1B2P	Single	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-06-03	L06	1B2P	Dual	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	4.6	14.1	-	-	-	43.0	5.0
BN-06-04	L06	1B2P	Dual	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	-	2.7	5.0
BN-07-01	L07	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-07-02	L07	1B2P	Single	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-07-03	L07	1B2P	Dual	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	4.6	14.1	-	-	-	43.0	5.0
BN-07-04	L07	1B2P	Dual	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	-	2.7	5.0
BN-08-01	L08	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-08-02	L08	1B2P	Single	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-08-03	L08	1B2P	Dual	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	4.6	14.1	-	-	-	43.0	5.0
BN-08-04	L08	1B2P	Dual	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	-	2.7	5.0
BN-09-01	L09	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-09-02	L09	1B2P	Single	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-09-03	L09	1B2P	Dual	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	4.6	14.1	-	-	-	43.0	5.0
BN-09-04	L09	1B2P	Dual	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	-	2.7	5.0
BN-10-01	L10	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-10-02	L10	1B2P	Single	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-10-03	L10	1B2P	Dual	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	4.6	14.1	-	-	-	43.0	5.0
BN-10-04	L10	1B2P	Dual	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	-	2.7	5.0
BN-11-01	L11	1B2P	Dual	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-11-02	L11	1B2P	Single	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	-	1.6	5.0
BN-11-03	L11	1B2P	Dual	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	4.6	14.1	-	-	-	43.0	5.0
BN-11-04	L11	1B2P	Dual	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	-	2.7	5.0

Floor Level	Residential Areas										
	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery access (recorded separately- 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	501	5,396	451	4,858	314	3,381	70%	0	0		
L09	646	6,952	587	6,323	444	4,780	76%	0	0		
L08	646	6,952	587	6,323	444	4,780	76%	0	0		
L07	646	6,952	587	6,323	444	4,780	76%	0	0		
L06	646	6,952	587	6,323	444	4,780	76%	0	0		
L05	646	6,952	587	6,323	444	4,780	76%	0	0		
L04	646	6,952	587	6,323	444	4,780	76%	0	0		
L03	646	6,952	587	6,323	444	4,780	76%	0	0		
L02	646	6,952	587	6,323	444	4,780	76%	0	0		
L01	646	6,952	587	6,323	431	4,644	73%	0	0		
UGF	351	3,777	311	3,344	63	682	20%	101	1,091		
GF	351	3,776	321	3,450				7	72		
BS	610	6,563	543	5,840				0	0		
Total	7,626	82,083	6,912	74,397	4,362	46,949	63%	108	1,164	0	0

Floor Level	Unit types							
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	Dual aspect
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10			2		1		1	2
L09			1		2		2	4
L08			1		2		2	4
L07			1		2		2	4
L06			1		2		2	4
L05			1	1	1		2	4
L04			1	1	1		2	3
L03			1	1	1		2	4
L02			1	1	1		2	4
L01			1	1	2		1	4
UGF			1					
GF								
BS								
Total	0	0	12	5	15	0	16	37

Residential Totals Building P	
GEA - gross external (sq m)	7,626
GEA - gross external (sq ft)	82,083
GIA - gross internal (sq m)	6,912
GIA - gross internal (sq ft)	74,397
NIA - net internal (sq m)	4,362
NIA - net internal (sq ft)	46,949
Net to Gross %	63%
Number of units	50
1 Bed 2P	6
2 Bed 3P	12
2 Bed 4P	5
3 Bed	15
4 Bed	16
Dual aspect (No. units)	37
Total habitable rooms (LBS)	251
Residential facilities NIA (sq ft)	1,164
Intermediate habitable rooms (LBS)	0
Total amenity (m²)	610
Total amenity shortfall (m²)	0
Total communal amenity (m²)	50

Floor Level	Commercial Areas			
	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	#²	m²	#²
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	Aspect	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwork Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Notes if a unit has Single / Dual / Triple orientation	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwork 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 Southwork Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwork Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BP-00-01	Upper GF	2B3P	Single	Social Rent	M4(2)	1	63.4	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.0
BP-01-01	L01	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	35.1
BP-01-02	L01	3B5P	Dual	Social Rent	M4(2)	1	91.6	86	4	5	29.0	29	16.8	14.7	4.6	15.0	12.7	7.5	-	2.5	31.8
BP-01-03	L01	2B4P	Dual	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	5.6	15.6	14.4	-	-	10.8	10.1
BP-01-04	L01	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-01-05	L01	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.3	11.5	8.6	-	3.3	10.1
BP-02-01	L02	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-02-02	L02	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-02-03	L02	2B4P	Dual	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	5.6	15.6	14.4	-	-	10.8	10.1
BP-02-04	L02	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-02-05	L02	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-03-01	L03	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-03-02	L03	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-03-03	L03	2B4P	Dual	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	5.6	15.6	14.4	-	-	10.8	10.1
BP-03-04	L03	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-03-05	L03	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-04-01	L04	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-04-02	L04	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-04-03	L04	2B4P	Dual	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	5.6	15.6	14.4	-	-	10.8	10.1
BP-04-04	L04	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-04-05	L04	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-05-01	L05	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-05-02	L05	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-05-03	L05	2B4P	Dual	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	5.6	15.6	14.4	-	-	10.8	10.1
BP-05-04	L05	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-05-05	L05	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-06-01	L06	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-06-02	L06	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-06-03	L06	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-06-04	L06	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-06-05	L06	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-07-01	L07	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-07-02	L07	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-07-03	L07	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-07-04	L07	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-07-05	L07	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-08-01	L08	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-08-02	L08	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-08-03	L08	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-08-04	L08	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-08-05	L08	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-09-01	L09	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-09-02	L09	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.1
BP-09-03	L09	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-09-04	L09	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1
BP-09-05	L09	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.4	11.5	8.6	-	3.3	10.1
BP-10-01	L10	2B3P	Single	Social Rent	M4(2)	1	61.5	61	3	4	28.2	25	-	-	4.6	13.3	7.9	-	-	2.7	24.2
BP-10-02	L10	4B6P	Dual	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	16.8	14.7	4.6	17.6	11.6	7.5	7.5	3.7	10.0
BP-10-03	L10	3B5P	Dual	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	18.3	10.7	4.6	13.3	11.5	8.6	-	3.3	10.1
BP-10-04	L10	2B3P	Single	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	4.6	13.6	7.6	-	-	2.0	10.1

Residential Areas									
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m²	#²	m²	#²	m²	#²	NIA / GIA	m²	#²
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06									
L05									
L04	677	7,284	616	6,633	473	5,090	77%		
L03	677	7,284	616	6,633	473	5,090	77%		
L02	677	7,284	616	6,633	473	5,090	77%	0	0
L01	677	7,284	616	6,633	460	4,951	75%	0	0
UGF	498	5,355	462	4,976	177	1,905	38%	140	1,510
GF	402	4,324	318	3,427				39	419
BS	448	4,825	390	4,194				0	0
Total	4,054	43,640	3,635	39,128	2,056	22,126	57%	179	1,929

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	Dual aspect
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05								
L04				6				4
L03				6				4
L02				6				4
L01		1		5				4
UGF	2			1				1
GF								
BS								
Total		3		24				17

Residential Totals Building Q	
GEA - gross external (sq m)	4,054
GEA - gross external (sq ft)	43,640
GIA - gross internal (sq m)	3,635
GIA - gross internal (sq ft)	39,128
NIA - net internal (sq m)	2,056
NIA - net internal (sq ft)	22,126
Net to Gross %	57%
Number of units	27
1 Bed 2P	3
2 Bed 3P	0
2 Bed 4P	24
3 Bed	0
Dual aspect (No. units)	17
Total habitable rooms (LBS)	91
Residential facilities NIA (sq ft)	1,929
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		
	#²	m²	#²	
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	Aspect	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	Bedroom 4	Combined Storage	Terrace/Balcony /Garden
							m ²	m ²		m ²	m ²										
unique unit reference identifying Building - floor - unique unit	information to identify which level the unit is on	Bedrooms and people per unit	Notes if a unit has single / Dual / Triple orientation	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)SEHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	external floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance- Housing Design Standards	included in LKD area	included in LKD area	Area of primary 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	area of fourth bedroom in each unit	compliant with NDSS	floor area of private terrace, balcony, or garden
BQ-00-01	Upper GF	1B2P	Dual	Private	M4(2)	1	51.2	50	2	2	23.1	23	-	-	4.8	13.7	-	-	-	1.9	5.0
BQ-00-02	Upper GF	1B2P	Single	Private	M4(2)	1	53.9	50	2	2	27.1	23	-	-	4.6	12.0	-	-	-	1.6	5.0
BQ-00-03	Upper GF	2B4P	Single	Private	M4(2)	1	71.9	70	3	3	27.6	27	-	-	4.6	13.1	11.5	-	-	3.3	10.0
BQ-01-01	L01	2B4P	Dual	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	-	2.2	25.0
BQ-01-02	L01	1B2P	Single	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.1	-	-	-	1.6	15.0
BQ-01-03	L01	2B4P	Dual	Private	M4(2)	1	84.3	70	3	4	33.4	27	-	-	4.6	13.0	12.1	-	-	2.5	31.3
BQ-01-04	L01	2B4P	Dual	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.6	-	-	2.0	10.1
BQ-01-05	L01	2B4P	Single	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.5	-	-	3.3	10.1
BQ-01-06	L01	2B4P	Dual	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	-	2.1	10.1
BQ-02-01	L02	2B4P	Dual	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	-	2.2	10.1
BQ-02-02	L02	2B4P	Single	Private	M4(2)	1	72.0	70	3	3	27.5	27	-	-	4.6	13.2	11.6	-	-	3.3	10.1
BQ-02-03	L02	2B4P	Dual	Private	M4(2)	1	84.3	70	3	4	33.4	27	-	-	4.6	13.0	12.1	-	-	2.1	10.1
BQ-02-04	L02	2B4P	Dual	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.6	-	-	2.0	10.1
BQ-02-05	L02	2B4P	Single	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.6	-	-	3.3	10.1
BQ-02-06	L02	2B4P	Dual	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	-	3.2	10.1
BQ-03-01	L03	2B4P	Dual	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	-	2.2	10.1
BQ-03-02	L03	2B4P	Single	Private	M4(2)	1	72.0	70	3	3	27.5	27	-	-	4.6	13.2	11.6	-	-	3.3	10.1
BQ-03-03	L03	2B4P	Dual	Private	M4(2)	1	84.3	70	3	4	33.4	27	-	-	4.6	13.0	12.1	-	-	2.1	10.1
BQ-03-04	L03	2B4P	Dual	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.6	-	-	2.0	10.1
BQ-03-05	L03	2B4P	Single	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.6	-	-	3.3	10.1
BQ-03-06	L03	2B4P	Dual	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	-	3.2	10.1
BQ-04-01	L04	2B4P	Dual	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	-	2.2	10.1
BQ-04-02	L04	2B4P	Single	Private	M4(2)	1	72.0	70	3	3	27.5	27	-	-	4.6	13.2	11.6	-	-	3.3	10.1
BQ-04-03	L04	2B4P	Dual	Private	M4(2)	1	84.3	70	3	4	33.4	27	-	-	4.6	13.0	12.1	-	-	2.1	10.1
BQ-04-04	L04	2B4P	Dual	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.6	-	-	2.0	10.1
BQ-04-05	L04	2B4P	Single	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.6	-	-	3.3	10.1
BQ-04-06	L04	2B4P	Dual	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	-	3.2	10.1

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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
Q	GF	Residential Plant	Residential Ancillary	186.9
Q	GF	Bulky Storage	Residential Amenity	26.2
Q	GF	Lobby	Residential Amenity	42.5
Q	GF	Refuse	Residential Ancillary	36.5
Q	GF	Residential Plant	Residential Ancillary	82.2
Q		Residential Plant	Residential Ancillary	296.4

Phase 1 Non -Residential Areas

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 identify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
MR-00-P01	GF	Plant/ Ancillary	Supermarket Ancillary	74.0
MR-00-S01	GF	Supermarket	Supermarket	2247.9
MR-00-S02	GF	Back of House	Supermarket	1589.5
MR-00-S03	GF	Service Yard	Supermarket	883.2
MR-01-S01	GF	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