



# **5. Sale Value Summary for each Option**

Pivot Scenario 1 Full Redev.

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Full Redevelopment)	Average of Savills Pricing Epsf (Full Redevelopment)
Block A1	59	£582,188	£946
Duplex	74	£680,833	£857
2B4P	70	£656,000	£871
3B6P	95	£805,000	£787
Flat	58	£571,983	£955
1B1P	39	£461,429	£1,099
1B2P	50	£516,667	£960
2B4P	70	£644,762	£856
3B5P	86	£756,429	£817
Block A2	56	£564,020	£942
Flat	56	£564,020	£942
1B1P	39	£459,000	£1,093
1B2P	50	£517,500	£962
2B3P	61	£623,571	£950
2B4P	70	£645,667	£857
Block A3	63	£608,814	£899
Duplex	74	£680,833	£857
2B4P	70	£656,000	£871
3B6P	95	£805,000	£787
Flat	62	£600,660	£904
1B2P	50	£517,059	£961
2B3P	61	£622,500	£948
2B4P	70	£645,179	£856
Block B1	67	£630,583	£899
Flat	67	£630,583	£899
1B2P	50	£518,333	£963
2B3P	61	£622,500	£948
2B4P	70	£642,500	£853
3B5P	86	£755,909	£817
4B8P	124	£945,000	£708
Block B2	74	£671,341	£868
Duplex	102	£844,167	£774
3B6P	95	£812,500	£795
4B7P	115	£907,500	£733
Flat	70	£641,714	£884
1B2P	50	£516,316	£959
2B3P	61	£625,000	£952
3B6P	95	£801,667	£784
Block B3	86	£808,571	£885
Duplex	106	£958,333	£842
3B6P	95	£902,500	£883
4B7P	115	£1,003,000	£810
Flat	81	£774,875	£894
1B2P	50	£522,500	£971
2B4P	70	£683,158	£907
3B6P	95	£893,158	£873
Block B4	50	£535,000	£994
Flat	50	£535,000	£994
1B2P	50	£535,000	£994
Block C1	53	£536,176	£943
Flat	53	£536,176	£943
1B1P	39	£455,000	£1,084
1B2P	50	£515,556	£958
2B4P	70	£642,500	£853
Block C2	66	£622,500	£894
Flat	66	£622,500	£894
1B2P	50	£520,000	£966
2B4P	70	£647,500	£859
3B6P	95	£802,500	£785
Block C3	49	£511,204	£982
Flat	49	£511,204	£982
1B1P	39	£460,000	£1,096
1B2P	50	£518,000	£962
2B3P	61	£615,000	£937
Block D1	68	£672,027	£941
Flat	68	£672,027	£941
1B2P	50	£544,474	£1,012
2B4P	70	£680,000	£902
4B8P	124	£1,060,000	£794
Block D2	61	£668,049	£1,028
Flat	61	£668,049	£1,028
1B1P	39	£525,000	£1,251
1B2P	50	£580,769	£1,079
2B3P	61	£701,000	£1,068
2B4P	70	£727,857	£966
Block E1	60	£660,125	£1,043
Flat	60	£660,125	£1,043
1B1P	39	£525,000	£1,251
1B2P	50	£589,286	£1,095
2B4P	70	£732,188	£972
3B5P	86	£895,000	£967
Block F1	72	£708,367	£915
Flat	72	£708,367	£915
1B2P	50	£535,000	£994
2B3P	61	£652,500	£994
2B4P	70	£677,759	£900
3B6P	95	£888,333	£869
Grand Total	64	£632,671	£939

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

Pivot Scenario 2 Full Redev

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Full Redevelopment)	Average of Savills Pricing Epsf (Full Redevelopment)
Block A1	59	£587,500	£952
Duplex	74	£688,333	£864
2B4P	70	£656,000	£871
3B6P	95	£850,000	£831
Flat	58	£577,069	£961
1B1P	39	£461,429	£1,099
1B2P	50	£516,667	£960
2B4P	70	£644,762	£856
3B5P	86	£798,571	£863
Block A2	56	£564,020	£942
Flat	56	£564,020	£942
1B1P	39	£459,000	£1,093
1B2P	50	£517,500	£962
2B3P	61	£623,571	£950
2B4P	70	£645,667	£857
Block A3	64	£614,344	£898
Duplex	76	£705,000	£861
2B4P	70	£655,833	£870
3B6P	95	£852,500	£834
Flat	62	£600,660	£904
1B2P	50	£517,059	£961
2B3P	61	£622,500	£948
2B4P	70	£645,179	£856
Block B1	66	£621,917	£880
Flat	66	£621,917	£880
1B2P	50	£518,571	£964
2B4P	70	£645,667	£857
4B8P	124	£1,000,000	£749
Block B2	76	£707,841	£885
Duplex	102	£890,000	£816
3B6P	95	£856,667	£838
4B7P	115	£956,667	£773
Flat	70	£661,000	£903
1B2P	50	£516,316	£959
2B3P	61	£625,000	£952
3B6P	95	£846,667	£828
Block B3	85	£803,600	£888
Duplex	106	£958,333	£842
3B6P	95	£902,500	£883
4B7P	115	£1,003,000	£810
Flat	80	£769,634	£898
1B2P	50	£535,000	£994
2B4P	70	£683,158	£907
3B6P	95	£893,158	£873
Block C1	53	£536,176	£943
Flat	53	£536,176	£943
1B1P	39	£455,000	£1,084
1B2P	50	£515,556	£958
2B4P	70	£642,500	£853
Block C2	66	£633,750	£905
Flat	66	£633,750	£905
1B2P	50	£520,000	£966
2B4P	70	£647,500	£859
3B6P	95	£847,500	£829
Block C3	49	£511,204	£982
Flat	49	£511,204	£982
1B1P	39	£460,000	£1,096
1B2P	50	£518,000	£962
2B3P	61	£615,000	£937
Block D1	86	£801,129	£888
Duplex	124	£1,085,000	£813
4B8P	124	£1,085,000	£813
Flat	77	£733,000	£907
1B2P	50	£543,571	£1,010
2B4P	70	£680,000	£902
4B8P	124	£1,060,000	£794
Block D2	61	£668,049	£1,028
Flat	61	£668,049	£1,028
1B1P	39	£525,000	£1,251
1B2P	50	£580,769	£1,079
2B3P	61	£701,000	£1,068
2B4P	70	£727,857	£966
Block E1	60	£660,125	£1,043
Flat	60	£660,125	£1,043
1B1P	39	£525,000	£1,251
1B2P	50	£589,286	£1,095
2B4P	70	£732,188	£972
3B5P	86	£895,000	£967
Block F1	81	£766,316	£901
Duplex	115	£1,004,375	£811
4B7P	115	£1,004,375	£811
Flat	72	£702,833	£925
1B2P	50	£542,500	£1,008
2B4P	70	£678,500	£900
3B6P	95	£887,500	£868
Grand Total	65	£644,142	£937

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

Pivot Scenario 3 Full Redev

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Full Redevelopment)	Average of Savills Pricing £psf (Full Redevelopment)
Block A1	59	£582,188	£946
1B1P	39	£461,429	£1,099
Flat	39	£461,429	£1,099
1B2P	50	£516,667	£960
Flat	50	£516,667	£960
2B4P	70	£646,923	£859
Duplex	70	£656,000	£871
Flat	70	£644,762	£856
3B5P	86	£756,429	£817
Flat	86	£756,429	£817
3B6P	95	£805,000	£787
Duplex	95	£805,000	£787
Block A2	56	£564,020	£942
1B1P	39	£459,000	£1,093
Flat	39	£459,000	£1,093
1B2P	50	£517,500	£962
Flat	50	£517,500	£962
2B3P	61	£623,571	£950
Flat	61	£623,571	£950
2B4P	70	£645,667	£857
Flat	70	£645,667	£857
Block A3	63	£608,814	£899
1B2P	50	£517,059	£961
Flat	50	£517,059	£961
2B3P	61	£622,500	£948
Flat	61	£622,500	£948
2B4P	70	£646,818	£858
Duplex	70	£656,000	£871
Flat	70	£645,179	£856
3B6P	95	£805,000	£787
Duplex	95	£805,000	£787
Block B1	66	£621,000	£879
1B2P	50	£518,571	£964
Flat	50	£518,571	£964
2B4P	70	£645,667	£857
Flat	70	£645,667	£857
4B8P	124	£945,000	£708
Flat	124	£945,000	£708
Block B2	74	£671,341	£868
1B2P	50	£516,316	£959
Flat	50	£516,316	£959
2B3P	61	£625,000	£952
Flat	61	£625,000	£952
3B6P	95	£803,947	£786
Duplex	95	£812,500	£795
Flat	95	£801,667	£784
4B7P	115	£907,500	£733
Duplex	115	£907,500	£733
Block B3	85	£803,300	£887
1B2P	50	£535,000	£994
Flat	50	£535,000	£994
2B4P	70	£683,158	£907
Flat	70	£683,158	£907
3B6P	95	£894,348	£875
Duplex	95	£900,000	£880
Flat	95	£893,158	£873
4B7P	115	£1,002,000	£809
Duplex	115	£1,002,000	£809
Block C1	53	£536,176	£943
1B1P	39	£455,000	£1,084
Flat	39	£455,000	£1,084
1B2P	50	£515,556	£958
Flat	50	£515,556	£958
2B4P	70	£642,500	£853
Flat	70	£642,500	£853
Block C2	66	£622,500	£894
1B2P	50	£520,000	£966
Flat	50	£520,000	£966
2B4P	70	£647,500	£859
Flat	70	£647,500	£859
3B6P	95	£802,500	£785
Flat	95	£802,500	£785
Block C3	49	£511,204	£982
1B1P	39	£460,000	£1,096
Flat	39	£460,000	£1,096
1B2P	50	£518,000	£962
Flat	50	£518,000	£962
2B3P	61	£615,000	£937
Flat	61	£615,000	£937
Block D1	86	£801,129	£888
1B2P	50	£543,571	£1,010

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

Pivot Scenario 3 Full Redev

Flat	50	£543,571	£1,010
2B4P	70	£680,000	£902
Flat	70	£680,000	£902
4B8P	124	£1,072,500	£804
Duplex	124	£1,085,000	£813
Flat	124	£1,060,000	£794
Block D2	61	£668,049	£1,028
1B1P	39	£525,000	£1,251
Flat	39	£525,000	£1,251
1B2P	50	£580,769	£1,079
Flat	50	£580,769	£1,079
2B3P	61	£701,000	£1,068
Flat	61	£701,000	£1,068
2B4P	70	£727,857	£966
Flat	70	£727,857	£966
Block E1	60	£660,125	£1,043
1B1P	39	£525,000	£1,251
Flat	39	£525,000	£1,251
1B2P	50	£589,286	£1,095
Flat	50	£589,286	£1,095
2B4P	70	£732,188	£972
Flat	70	£732,188	£972
3B5P	86	£895,000	£967
Flat	86	£895,000	£967
Block F1	79	£766,053	£916
1B2P	50	£542,500	£1,008
Flat	50	£542,500	£1,008
2B4P	70	£678,500	£900
Flat	70	£678,500	£900
3B6P	95	£887,500	£868
Flat	95	£887,500	£868
4B7P	106	£1,003,125	£879
Duplex	106	£1,003,125	£879
(blank)		£436,675,000	£915
(blank)		£436,675,000	£915
(blank)		£436,675,000	£915
Grand Total	65	£1,276,827	£935

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

Pivot Scenario 4 Full Redev

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Full Redevelopment)	Average of Savills Pricing Epsf (Full Redevelopment)
Block A1	53	£548,602	£987
Flat	53	£548,602	£987
1B1P	39	£458,846	£1,093
1B2P	50	£516,714	£960
2B3P	61	£620,714	£945
2B4P	70	£644,444	£855
3B5P	86	£796,429	£860
Block A2	51	£533,426	£995
Flat	51	£533,426	£995
1B1P	39	£460,000	£1,096
1B2P	50	£516,364	£959
2B3P	61	£623,571	£950
2B4P	70	£643,333	£854
Block B1	76	£736,326	£912
Duplex	123	£1,067,500	£810
4B7P	115	£1,010,000	£816
4B8P	124	£1,079,000	£808
Flat	72	£703,208	£922
1B2P	50	£544,677	£1,012
2B4P	70	£680,714	£903
3B6P	95	£890,303	£871
Block C1	59	£583,121	£939
Flat	59	£583,121	£939
1B1P	39	£462,105	£1,101
1B2P	50	£520,137	£966
2B4P	70	£646,702	£858
3B5P	86	£800,278	£865
Block D1	74	£683,519	£869
Flat	74	£683,519	£869
1B2P	50	£514,286	£956
2B4P	70	£641,500	£851
3B6P	95	£844,000	£825
Block D2	54	£569,063	£990
Flat	54	£569,063	£990
1B2P	50	£544,231	£1,011
2B4P	70	£676,667	£898
Block D3	56	£595,943	£988
Flat	56	£595,943	£988
1B2P	50	£547,500	£1,017
2B3P	61	£656,111	£999
2B4P	70	£680,000	£902
Block E	106	£1,030,000	£905
Duplex	106	£1,030,000	£905
3B6P	95	£962,500	£941
4B7P	115	£1,076,667	£870
4B8P	124	£1,160,000	£869
Block F	61	£622,736	£971
Duplex	115	£1,005,000	£812
4B7P	115	£1,005,000	£812
Flat	52	£554,778	£999
1B2P	50	£542,561	£1,008
2B4P	70	£680,000	£902
Grand Total	62	£623,084	£952

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

Pivot Scenario 5 Full Redev

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Full Redevelopment)	Average of Savills Pricing £psf (Full Redevelopment)
Block A1	53	£548,602	£987
Flat	53	£548,602	£987
1B1P	39	£458,846	£1,093
1B2P	50	£516,714	£960
2B3P	61	£620,714	£945
2B4P	70	£644,444	£855
3B5P	86	£796,429	£860
Block A2	51	£533,426	£995
Flat	51	£533,426	£995
1B1P	39	£460,000	£1,096
1B2P	50	£516,364	£959
2B3P	61	£623,571	£950
2B4P	70	£643,333	£854
Block B1	77	£737,993	£912
Duplex	123	£1,068,077	£809
4B7P	115	£1,010,000	£816
4B8P	124	£1,078,636	£808
Flat	72	£703,387	£923
1B2P	50	£545,000	£1,013
2B4P	70	£681,034	£904
3B6P	95	£890,588	£871
Block C1	59	£586,424	£937
Flat	59	£586,424	£937
1B1P	39	£462,500	£1,102
1B2P	50	£520,649	£967
2B4P	70	£648,393	£861
3B5P	86	£800,789	£865
Block D1	74	£683,519	£869
Flat	74	£683,519	£869
1B2P	50	£514,286	£956
2B4P	70	£641,500	£851
3B6P	95	£844,000	£825
Block D2	54	£569,063	£990
Flat	54	£569,063	£990
1B2P	50	£544,231	£1,011
2B4P	70	£676,667	£898
Block D3	56	£596,441	£991
Flat	56	£596,441	£991
1B2P	50	£548,889	£1,020
2B3P	61	£657,500	£1,001
2B4P	70	£681,154	£904
Block E1	106	£1,030,000	£905
Duplex	106	£1,030,000	£905
3B6P	95	£962,500	£941
4B7P	115	£1,076,667	£870
4B8P	124	£1,160,000	£869
Block F1	61	£622,736	£971
Duplex	115	£1,005,000	£812
4B7P	115	£1,005,000	£812
Flat	52	£554,778	£999
1B2P	50	£542,561	£1,008
2B4P	70	£680,000	£902
Grand Total	62	£624,027	£952

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

All Partial Pivot

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Partial Redevelopment)	Average of Savills Pricing Epsf (Partial redevelopment)
Block A1	59	£564,141	£913
1B1P	39	£441,429	£1,052
Flat	39	£441,429	£1,052
1B2P	50	£496,667	£923
Flat	50	£496,667	£923
2B4P	70	£621,923	£825
Duplex	70	£631,000	£837
Flat	70	£619,762	£823
3B5P	86	£768,571	£830
Flat	86	£768,571	£830
3B6P	95	£815,000	£797
Duplex	95	£815,000	£797
Block A2	56	£541,863	£905
1B1P	39	£439,000	£1,046
Flat	39	£439,000	£1,046
1B2P	50	£497,500	£924
Flat	50	£497,500	£924
2B3P	61	£598,571	£912
Flat	61	£598,571	£912
2B4P	70	£620,667	£824
Flat	70	£620,667	£824
Block A3	63	£585,847	£865
1B2P	50	£497,059	£924
Flat	50	£497,059	£924
2B3P	61	£597,500	£910
Flat	61	£597,500	£910
2B4P	70	£621,818	£825
Duplex	70	£631,000	£837
Flat	70	£620,179	£823
3B6P	95	£815,000	£797
Duplex	95	£815,000	£797
Block B1	55	£560,000	£964
1B1P	39	£461,429	£1,099
Flat	39	£461,429	£1,099
1B2P	50	£520,455	£967
Flat	50	£520,455	£967
2B4P	70	£646,429	£858
Flat	70	£646,429	£858
3B5P	86	£790,000	£853
Flat	86	£790,000	£853
3B6P	95	£850,000	£831
Duplex	95	£850,000	£831
Block B2	70	£620,000	£830
1B2P	50	£493,571	£917
Flat	50	£493,571	£917
2B4P	70	£615,455	£817

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.



All Partial Pivot

Flat	70	£615,455	£817
3B5P	86	£750,000	£810
Flat	86	£750,000	£810
4B7P	115	£905,000	£731
Duplex	115	£905,000	£731
Block B3	62	£571,951	£865
1B2P	50	£493,182	£916
Flat	50	£493,182	£916
2B4P	70	£615,333	£817
Flat	70	£615,333	£817
3B5P	86	£750,000	£810
Flat	86	£750,000	£810
3B6P	95	£810,000	£792
Duplex	95	£810,000	£792
4B7P	115	£905,000	£731
Duplex	115	£905,000	£731
Block B4	49	£520,200	£1,013
1B1P	39	£460,909	£1,098
Flat	39	£460,909	£1,098
1B2P	50	£519,583	£965
Flat	50	£519,583	£965
3B6P	95	£850,000	£831
Duplex	95	£850,000	£831
Block C1	53	£515,294	£906
1B1P	39	£435,000	£1,036
Flat	39	£435,000	£1,036
1B2P	50	£495,556	£921
Flat	50	£495,556	£921
2B4P	70	£617,500	£820
Flat	70	£617,500	£820
Block C2	66	£608,750	£870
1B2P	50	£500,000	£929
Flat	50	£500,000	£929
2B4P	70	£622,500	£826
Flat	70	£622,500	£826
3B6P	95	£812,500	£795
Flat	95	£812,500	£795
Block C3	49	£491,111	£943
1B1P	39	£440,000	£1,048
Flat	39	£440,000	£1,048
1B2P	50	£498,000	£925
Flat	50	£498,000	£925
2B3P	61	£590,000	£899
Flat	61	£590,000	£899
Block D1	86	£770,161	£855
1B2P	50	£523,571	£973
Flat	50	£523,571	£973
2B4P	70	£655,000	£869
Flat	70	£655,000	£869
4B8P	124	£1,029,167	£771

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

All Partial Pivot

Duplex	124	£1,040,000	£779
Flat	124	£1,018,333	£763
Block D2	61	£640,122	£985
1B1P	39	£505,000	£1,203
Flat	39	£505,000	£1,203
1B2P	50	£555,769	£1,033
Flat	50	£555,769	£1,033
2B3P	61	£671,000	£1,022
Flat	61	£671,000	£1,022
2B4P	70	£697,857	£926
Flat	70	£697,857	£926
Block E1	60	£632,750	£1,000
1B1P	39	£505,000	£1,203
Flat	39	£505,000	£1,203
1B2P	50	£564,286	£1,048
Flat	50	£564,286	£1,048
2B4P	70	£702,188	£932
Flat	70	£702,188	£932
3B5P	86	£860,000	£929
Flat	86	£860,000	£929
Block F1	72	£672,245	£868
1B2P	50	£510,000	£948
Flat	50	£510,000	£948
2B3P	61	£620,000	£944
Flat	61	£620,000	£944
2B4P	70	£642,759	£853
Flat	70	£642,759	£853
3B6P	95	£843,333	£825
Flat	95	£843,333	£825
Grand Total	62	£593,064	£913

Partial A Pivot

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Partial Option A Redevelopment)	Average of Savills Pricing Epsf (Partial Option A Redevelopment)
Block A1	59	£564,141	£913
1B1P	39	£441,429	£1,052
Flat	39	£441,429	£1,052
1B2P	50	£496,667	£923
Flat	50	£496,667	£923
2B4P	70	£621,923	£825
Duplex	70	£631,000	£837
Flat	70	£619,762	£823
3B5P	86	£768,571	£830
Flat	86	£768,571	£830
3B6P	95	£815,000	£797
Duplex	95	£815,000	£797
Block A2	56	£541,863	£905
1B1P	39	£439,000	£1,046
Flat	39	£439,000	£1,046
1B2P	50	£497,500	£924
Flat	50	£497,500	£924
2B3P	61	£598,571	£912
Flat	61	£598,571	£912
2B4P	70	£620,667	£824
Flat	70	£620,667	£824
Block A3	63	£585,847	£865
1B2P	50	£497,059	£924
Flat	50	£497,059	£924
2B3P	61	£597,500	£910
Flat	61	£597,500	£910
2B4P	70	£621,818	£825
Duplex	70	£631,000	£837
Flat	70	£620,179	£823
3B6P	95	£815,000	£797
Duplex	95	£815,000	£797
Block C1	53	£515,294	£906
1B1P	39	£435,000	£1,036
Flat	39	£435,000	£1,036
1B2P	50	£495,556	£921
Flat	50	£495,556	£921
2B4P	70	£617,500	£820
Flat	70	£617,500	£820
Block C2	66	£608,750	£870
1B2P	50	£500,000	£929
Flat	50	£500,000	£929
2B4P	70	£622,500	£826
Flat	70	£622,500	£826
3B6P	95	£812,500	£795
Flat	95	£812,500	£795
Block C3	49	£491,111	£943
1B1P	39	£440,000	£1,048
Flat	39	£440,000	£1,048
1B2P	50	£498,000	£925
Flat	50	£498,000	£925
2B3P	61	£590,000	£899
Flat	61	£590,000	£899
Average	59	£558,611	£897

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Partial Option B Redevelopment)	Average of Savills Pricing £psf (Partial Option B redevelopment)
Block B1	55	£560,000	£964
1B1P	39	£461,429	£1,099
Flat	39	£461,429	£1,099
1B2P	50	£520,455	£967
Flat	50	£520,455	£967
2B4P	70	£646,429	£858
Flat	70	£646,429	£858
3B5P	86	£790,000	£853
Flat	86	£790,000	£853
3B6P	95	£850,000	£831
Duplex	95	£850,000	£831
Block B2	70	£620,000	£830
1B2P	50	£493,571	£917
Flat	50	£493,571	£917
2B4P	70	£615,455	£817
Flat	70	£615,455	£817
3B5P	86	£750,000	£810
Flat	86	£750,000	£810
4B7P	115	£905,000	£731
Duplex	115	£905,000	£731
Block B3	62	£571,951	£865
1B2P	50	£493,182	£916
Flat	50	£493,182	£916
2B4P	70	£615,333	£817
Flat	70	£615,333	£817
3B5P	86	£750,000	£810
Flat	86	£750,000	£810
3B6P	95	£810,000	£792
Duplex	95	£810,000	£792
4B7P	115	£905,000	£731
Duplex	115	£905,000	£731
Block B4	49	£520,200	£1,013
1B1P	39	£460,909	£1,098
Flat	39	£460,909	£1,098
1B2P	50	£519,583	£965
Flat	50	£519,583	£965
3B6P	95	£850,000	£831
Duplex	95	£850,000	£831
Average	60	£571,706	£906

\*the individual net internal areas for 2B4P and 3B6P homes are based on technical space standards for 1 storey dwellings. Two storey duplex dwellings will be provided in accordance with the minimum space standards for these homes i.e. 79sqm 2B4P and 102sqm 3B6P. The duplex dwellings have been costed and valued on the basis of these increased space standards.

Partial C Pivot

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Partial Option C Redevelopment)	Average of Savills Pricing Epsf (Partial Option C redevelopment)
Block D1	86	£770,161	£855
1B2P	50	£523,571	£973
Flat	50	£523,571	£973
2B4P	70	£655,000	£869
Flat	70	£655,000	£869
4B8P	124	£1,029,167	£771
Duplex	124	£1,040,000	£779
Flat	124	£1,018,333	£763
Block D2	61	£640,122	£985
1B1P	39	£505,000	£1,203
Flat	39	£505,000	£1,203
1B2P	50	£555,769	£1,033
Flat	50	£555,769	£1,033
2B3P	61	£671,000	£1,022
Flat	61	£671,000	£1,022
2B4P	70	£697,857	£926
Flat	70	£697,857	£926
Block E1	60	£632,750	£1,000
1B1P	39	£505,000	£1,203
Flat	39	£505,000	£1,203
1B2P	50	£564,286	£1,048
Flat	50	£564,286	£1,048
2B4P	70	£702,188	£932
Flat	70	£702,188	£932
3B5P	86	£860,000	£929
Flat	86	£860,000	£929
Average	65	£662,763	£966

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Partial Option D Redevelopment)	Average of Savills Pricing Epsf (Partial Option D Redevelopment)
Block F1	72	£672,245	£868
1B2P	50	£510,000	£948
Flat	50	£510,000	£948
2B3P	61	£620,000	£944
Flat	61	£620,000	£944
2B4P	70	£642,759	£853
Flat	70	£642,759	£853
3B6P	95	£843,333	£825
Flat	95	£843,333	£825
Average	72	£672,245	£868

Infill A Pivot





Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Infill Option A Redevelopment)	Average of Savills Pricing Epsf (Infill Option A redevelopment)
Option A Block A	127	£845,000	£617
3B5P	127	£845,000	£617
Mews Hous	127	£845,000	£617
Option A Block B	143	£910,000	£592
3B5P	143	£910,000	£592
Townhouse	143	£910,000	£592
Option A Block C	143	£845,000	£550
3B5P	143	£845,000	£550
Townhouse	143	£845,000	£550
Average	130	£851,500	£608

Infill B Pivot

Row Labels	Average of Unit Gross Internal Area sqm	Average of Savills Pricing (Infill Option B Redevelopment)	Average of Savills Pricing Epsf (Infill Option B redevelopment)
Option B Block A	68	£624,444	£859
1B2P	50	£510,000	£948
Flat	50	£510,000	£948
2B4P	70	£638,750	£848
Flat	70	£638,750	£848
Option B Block B	68	£624,444	£859
1B2P	50	£510,000	£948
Flat	50	£510,000	£948
2B4P	70	£638,750	£848
Flat	70	£638,750	£848
Option B Block C	143	£910,000	£592
3B5P	143	£910,000	£592
Townhouse	143	£910,000	£592
Option B Block D	143	£845,000	£550
3B5P	143	£845,000	£550
Townhouse	143	£845,000	£550
Average	75	£649,750	£830











Sold transactions Comps






Sold transactions									
Beds?	Address	Type	Area sqm	Area sqft	Price	Epsf	Date of Sale	Comments	Idea picture (Google)
1	Flat 22, 80 St Pancras Way, London NW1 9DN	Mid floor Flat	52	560	£625,000	£1,117	20/06/2017	Camden Courtyards, New Build. Barratt Homes	
1	Flat 12, 80 St Pancras Way, London NW1 9DN	Mid floor Flat	52	560	£596,550	£1,066	20/06/2017		
2	Flat 3, 80 St Pancras Way, London NW1 9DN	Mid floor Flat	75	807	£750,000	£929	20/06/2017		
2	Flat 21, 80 St Pancras Way, London NW1 9DN	Mid floor Flat	71	764	£815,500	£1,067	20/06/2017		
2	Flat 8, 80 St Pancras Way, London NW1 9DN	Mid floor Flat	75	807	£751,200	£931	29/06/2017		
	Flat 5, 80 St Pancras Way, London NW1 9DN	Mid floor Flat	61	657	£683,520	£1,041	28/06/2017		
2	Flat 13, 80 St Pancras Way, London NW1 9DN	Mid floor Flat	75	807	£775,000	£960	22/06/2017		
2	79a Camden Road, London, NW1 9EU	Flat			£781,375	#DIV/0!	20/12/2017		
2	79e, Camden Road, London, Greater London NW1 9EU	Flat	87	936	£790,000	£843.60	18/12/2017		
2	Flat 3, 1, Rochester Place, London, Greater London NW1 9DZ	Flat	71	764	£725,000	£948.65	06/11/2017		
2	Flat 3, 11, Rochester Place, London, Greater London NW1 9EF	Flat	73	786	£720,000	£916.30	16/10/2017		
2	Flat 4, 11, Rochester Place, London, Greater London NW1 9EF	Flat	72	775	£710,000	£916.12	13/10/2017		
2	Flat 5, 11, Rochester Place, London, Greater London NW1 9EF	Flat	71	764	£700,000	£915.94	13/10/2017		
2	Flat 7, 11, Rochester Place, London, Greater London NW1 9EF	Flat	73	786	£757,500	£964.02	02/10/2017		
2	3, Rochester Place, London, Greater London NW1 9ET	Flat	101	1087	£875,000	£804.85	22/09/2017		
3	9, Rochester Place, London, Greater London NW1 9ET	Flat	93	1001	£833,700	£832.82	11/12/2017		
The Lock House									
1	Flat 54, Lock House, 35, Oval Road, London, Greater London NW1 7BF	Flat	55	592	£574,995	£971	24 Mar 2017	Mid-floor flat. Scheme built in 2008 by Barratt Homes.	
1	Flat 27, Lock House, 35, Oval Road, London, Greater London NW1 7BF	Flat	48	517	£570,000	£1,103	28 Jul 2017	Mid-floor flat. Scheme built in 2008 by Barratt Homes.	
2	Flat 138, Lock House, 35, Oval Road, London, Greater London NW1 7BJ	Flat	68	732	£825,000	£1,127	07/07/2017	Mid-floor flat. Scheme built in 2008 by Barratt Homes.	
2	Flat 12, Lock House, 35, Oval Road, London, Greater London NW1 7BF	Flat	72	775	£810,000	£1,045	31/03/2016	Mid-floor flat. Scheme built in 2008 by Barratt Homes.	
The Maple Building									
Studio	Flat 205, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	41	441	£535,000	£1,212	20 Jan 2017	Mid-floor flat	
1	Flat 210, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	39	420	£520,000	£1,239	03/01/2017	Mid-floor flat	
1	Flat 305, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	41	441	£530,000	£1,200.93	04/08/2017	Mid-floor flat	
2	Flat 303, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	75	807	£867,500	£1,075	04/10/2017	Mid-floor flat	
2	Flat 112, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	73	786	£950,000	£1,209	10/05/2017	Mid-floor flat	
2	Flat 209, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	58	624	£628,000	£1,006	12 Apr 2017	Mid-floor flat	
2	Flat 202, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	60	646	£665,000	£1,030	24/02/2017	Mid-floor flat	
3	Flat 201, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	110	1184	£1,255,000	£1,060	02 Nov 2017	Mid-floor flat	
3	Flat 506, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	113	1216	£1,700,000	£1,398	16/08/2017	Top-floor flat	
3	Flat 411, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	119	1281	£1,575,000	£1,230	16/05/2017	Top-floor flat	
3	Flat 312, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	89	958	£1,100,000	£1,148	03 Feb 2017	Mid-floor flat	
3	Flat 107, 39 - 51, Highgate Road, London, Greater London NW5 1RT	Flat	88	947	£1,030,000	£1,087	16/01/2017	Mid-floor flat	
Carlow House									
1	Flat 301 Carlow House Carlow Street, London, NW1 7BS	Flat	51	549	£797,750	£1,453	16/05/2017	Mid-floor flat	
1	Flat 322 Carlow House Carlow Street, London, NW1 7BS	Flat	49	527	£551,664	£1,046	10/05/2017	Mid-floor flat	
1	Flat 9 Carlow House Carlow Street, London, NW1 7BS	Flat	51	549	£490,000	£893	13/04/2017	Ground floor flat	
1	Flat 302 Carlow House Carlow Street, London, NW1 7BS	Flat	49	527	£551,664	£1,046	10/05/2017	Mid-floor flat	
2	Flat 2 Carlow House Carlow Street, London, NW1 7BS	Flat	80	861	£600,000	£697	13/10/2017	Ground floor flat	
2	Flat 1 Carlow House Carlow Street, London, NW1 7BS	Flat	74	797	£600,000	£753	18/09/2017	Ground floor flat	
2	Flat 5 Carlow House Carlow Street, London, NW1 7BS	Flat	84	904	£685,000	£758	07/08/2017	Ground floor flat	
2	Flat 210 Carlow House Carlow Street, London, NW1 7BS	Flat	61	657	£620,622	£945	10/05/2017	Mid-floor flat	
2	Flat 125 Carlow House Carlow Street, London, NW1 7BS	Flat	59	635	£632,113	£995	10/05/2017	Mid-floor flat	
2	Flat 225 Carlow House Carlow Street, London, NW1 7BS	Flat	59	635	£639,777	£1,007	28/04/2017	Mid-floor flat	
2	Flat 208 Carlow House Carlow Street, London, NW1 7BS	Flat	64	689	£750,876	£1,090	28/04/2017	Mid-floor flat	
2	Flat 124 Carlow House Carlow Street, London, NW1 7BS	Flat	61	657	£651,270	£992	28/04/2017	Mid-floor flat	
2	Flat 324 Carlow House Carlow Street, London, NW1 7BS	Flat	61	657	£666,594	£1,015	28/04/2017	Mid-floor flat	
2	Flat 109 Carlow House Carlow Street, London, NW1 7BS	Flat	60	646	£743,650	£1,151	28/04/2017	Mid-floor flat	
2	Flat 108 Carlow House Carlow Street, London, NW1 7BS	Flat	64	689	£743,650	£1,079	28/04/2017	Mid-floor flat	
2	Flat 325 Carlow House Carlow Street, London, NW1 7BS	Flat	59	635	£658,932	£1,038	28/04/2017	Mid-floor flat	
2	Flat 209 Carlow House Carlow Street, London, NW1 7BS	Flat	60	646	£750,876	£1,163	28/04/2017	Mid-floor flat	
2	Flat 224 Carlow House Carlow Street, London, NW1 7BS	Flat	61	657	£658,932	£1,004	28/04/2017	Mid-floor flat	
2	Flat 102 Carlow House Carlow Street, London, NW1 7BS	Flat	49	527	£630,000	£1,194	20/03/2017	Mid-floor flat	
3	Flat 326 Carlow House Carlow Street, London, NW1 7BS	Flat	79	850	£1,115,000	£1,311	24/03/2017	Mid-floor flat	
3	Flat 126 Carlow House Carlow Street, London, NW1 7BS	Flat	79	850	£881,130	£1,036	28/04/2017	Mid-floor flat	







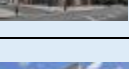





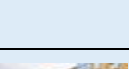






Sold transactions Comps

XY Apartments									
1	Flat 31 9a York Way, London, N7 9GY	Flat	53	570	£731,500	£1,282	10/01/2018		 
1	Flat 35 9a York Way, London, N7 9GY	Flat	53	570	£588,000	£1,031	05/01/2018		
1	Flat 58 9a York Way, London, N7 9GY	Flat	51	549	£599,500	£1,092	22/12/2017		
1	Flat 34 9a York Way, London, N7 9GY	Flat	53	570	£600,000	£1,052	15/12/2017		
1	Flat 40 9a York Way, London, N7 9GY	Flat	53	570	£600,000	£1,052	11/12/2017		
1	Flat 38 9a York Way, London, N7 9GY	Flat	51	549	£590,000	£1,075	07/12/2017		
1	Flat 18 9c York Way, London, N7 9GY	Flat	50	538	£482,650	£897	06/12/2017		
1	Flat 23 9a York Way, London, N7 9GY	Flat	51	549	£545,000	£993	04/12/2017		
1	Flat 19 9a York Way, London, N7 9GY	Flat	53	570	£600,000	£1,052	04/12/2017	Mid-floor flat	
1	Flat 8 9c York Way, London, N7 9GY	Flat	50	538	£450,000	£836	30/11/2017		
1	Flat 39 9a York Way, London, N7 9GY	Flat	53	570	£600,000	£1,052	24/11/2017		
1	Flat 74 9a York Way, London, N7 9GY	Flat	53	570	£655,000	£1,148	24/11/2017	Mid-floor flat	
2	Flat 61 9a York Way, London, N7 9GY	Flat	68	732	£774,325	£1,058	28/11/2017		
2	Flat 76 9a York Way, London, N7 9GY	Flat	68	732	£862,500	£1,178	05/12/2017		
Whittlebury Mews West									
3	4, Whittlebury Mews West, London, Greater London NW1 8HS	Terraced	167	1798	£1,525,000	£848	15/03/2017	Modern mews house. The other side of the railway track from the subject property. Built in 2015.	
3	7 Whittlebury Mews West, NW1 8HS	Terraced	194	2088	£1,680,000	£805	09/02/2017	Modern mews house. The other side of the railway track from the subject property. Built in 2015.	
3	5 Whittlebury Mews West, NW1 8HS	Terraced	167	1798	£1,450,000	£807	21/02/2017	Modern mews house. The other side of the railway track from the subject property. Built in 2015.	
3	6 Whittlebury Mews West, NW1 8HS	Terraced	203	2185	£1,825,000	£835	23/12/2016	Modern mews house with Sauna. The other side of the railway track from the subject property. Built in 2015.	
Other older stock within 0.25 miles									
1	The Chalk House, 74 Chalk Farm Road, London, NW1 8AP	Flat	48	517	£403,000	£779.99	25/01/2018	1st floor of contemporary development directly opposite Camden Roundhouse. Good condition.	
1	61a, Eton Place, London, Greater London NW3 2BU	Flat	49	527	£565,000	£1,071.22	12/01/2018	Top floor flat. 1930s purpose built mansion block. Next to Chalk Farm Underground Station.	
1	Flat 12, Stockholm Apartments, 86, Chalk Farm Road, London, Greater London NW1 8AR	Flat	66	710	£715,000	£1,006	08/12/2017	Loft style penthouse apartment. Directly opposite Camden Roundhouse. West facing terrace with views across London. Allocated off street parking.	
1	54 Forge Place, London, Greater London NW1 8DQ	Flat	98	527	£425,000	£806	06/11/2017	Ground floor garden flat. Private garden.	
2	Flat 2, 42, Gloucester Avenue, London, Greater London NW1 8JD		83	893	£1,000,000	£1,119.30	18 Dec 2017	Modern apartment block next to railway track and canal. To the west of the subject scheme on the other side of the railway track. Closer to Primrose Hill.	

Sold transactions Comps

2	Flat 44, Darwin Court, Gloucester Avenue, London, Greater London NW1 7BG	Flat	116	1249	£944,000	£756	05 Dec 2017	Top floor flat in purpose built apartment block. Next to the railway track to the south west of the subject scheme. In need of modernisation.	
2	49d Gloucester Avenue, London, Greater London NW1 7BA	Flat	116	756	£1,120,000	£1,481	04/12/2017	Attractive period property. 3rd floor flat. Communal gardens.	
2	Flat 19, Gilbey House, 38, Jamestown Road, London, Greater London NW1 7BY	Flat	98	756	£1,300,000	£1,720	28/11/2017	Mid floor flat.	
3	Flat 9, Darwin Court, Gloucester Avenue, London, Greater London NW1 7BG	Flat	98	1150	£980,000	£852	29/08/2017	Second floor flat. Balcony. Underground garage. Purpose built apartment block. Next to the railway track to the south west of the subject scheme.	
3/4	Flat 69, Gilbey House, 38, Jamestown Road, London, Greater London NW1 7BY	Flat	136	1464	£1,550,000	£1,058.81	15 Dec 2017	Top floor flat. A former distillery and warehouse with a concierge service. Residents gym.	

On the market												
Bedroom	Address	Type	Area sqm	Area sqft	Price	Epsf	Condition	Distance from SP	Station	Comments	NB?	Picture
Studio	Carlow House, Carlow Street, NW1	Studio	47	506	£599,950	£1,186	Very good	0.6	Mornington Crescent = 0.1 miles. Camden Town = 0.3 miles. Camden Road = 0.4 miles	Premium specification. All private block. Warehouse type features.	Y	
1	Princes Gate, Prince Of Wales Road, Kentish Town, NW5	Flat	62	666	£575,000	£863	Good	0.4 miles	Kentish Town West = 0.0 miles. Chalk Farm = 0.3 miles. Kentish Town = 0.4 miles	6th floor. Panoramic views from a large private south terrace. Concierge.	Y	
1	74 Chalk Farm Road, London	Flat	49	530	£495,000	£934	Good	0.20 miles	Chalk Farm = 0.1 miles. Camden Town = 0.5 miles. Kentish Town West = 0.3 miles	1st floor above commercial. Opposite Camden's Roundhouse. Above Shops. Chalk Farm Road. Secure entry phone system	Y	
1	The Lock House, Oval Road, London, NW1	Flat	46	495	£575,000	£1,162	Good	0.05 miles	Camden Road = 0.4. Camden Town = 0.2 miles. Chalk Farm = 0.4 miles	2nd floor flat. Balcony. Modern development built in 2008. Communal garden and terrace. Resident gym. Cycle park. 24 hr porter. Communal gas central heating.	N	
2	Bassett Street, Kentish Town, London, NW5	Duplex	56	599	£499,950	£835	Good	0.7 miles	Kentish Town West = 0.3 miles. Chalk Farm = 0.4 miles. Gospel Oak = 0.4 miles	Duplex (2nd /3rd floor). 5 unit development with commercial on the ground floor.Help to Buy.	Y	
2	Prince Of Wales Road, London, NW5	Flat	74	796	£595,000	£747	Good	0.4 miles	Kentish Town West = 0.0 miles. Chalk Farm = 0.3 miles. Kentish Town = 0.4 miles	Ground floor. Smal 10 developmengt scheme.	Y	
2	St Martins Walk, Vicars Road, London, NW5	Flat	70	753	£620,000	£823	Good	0.8 miles	Gospel Oak = 0.3 miles. Kentish Town West = 0.2 miles. Chalk Farm = 0.5 miles	1st floor flat. Part of the Camden Collection. Set around landscaped space.	Y	
2	Regents Park Road, London, NW1	Flat	63	675	£649,950	£963	Good	0.3 miles	Chalk Farm = 0.1 miles. Kentish Town = 0.4 miles. Camden Town = 0.6 miles	Ground floor. Modern development opposite Chalk Farm underground station.Private garden. Secure underground parking.	N	
2	St Martins Walk, Vicars Road, London, NW5	Flat	91	984	£715,000	£727	Good	0.8 miles	Gospel Oak = 0.3 miles. Kentish Town West = 0.2 miles. Chalk Farm = 0.5 miles	Ground floor apatment. Part of the Camden Collection. Set around landscaped space.	Y	
2	52 Prince Of Wales Road, Kentish Town, NW5	Flat	74	796	£725,000	£911	Good	0.4 miles	Kentish Town West = 0.0 miles. Chalk Farm = 0.3 miles. Kentish Town = 0.4 miles	Balcony overlooking the park.	Y	
2	Dickens House-Duplex at Camden Courtyards, 86 St. Pancras Way, Camden, London, NW1 9ND	Duplex	86	923	£730,000	£791	Good	0.6 miles	Camden Road = 0.1 miles. Camden Town = 0.3 miles. Kentish Town West = 0.5 miles	Basement/ground floor duplex. Patio.Two storage rooms. Underfloor heating.	Y	
2	204 Regents Park Road, London, NW1	Flat	67	721	£750,000	£1,040	Good	0.3 miles	Chalk Farm = 0.1 miles. Kentish Town = 0.4 miles. Camden Town = 0.6 miles	Modern development opposite Chalk Farm underground station. South facing balcony overlooking railway line. Secure underground parking.	N	
2	45 Holmes Road, Kentish Town, London, NW5	Flat	75	806	£775,000	£962	Very Good	0.8 miles	Kentish Town = 0.2 miles. Kentish Town West = 0.2 miles. Gospel Oak = 0.5 miles	1st floor. Boutique gated development comprising 9 apartments. Private balcony. Concierge. Communal WI-fi.	Y	
2	Regents Park Road, Primrose Hill, London, NW1	Flat	63	682	£800,000	£1,173	Good	0.3 miles	Chalk Farm = 0.1 miles. Kentish Town = 0.4 miles. Camden Town = 0.6 miles	1st floor. Recently refurbished flat in a modern development opposite Chalk Farm underground station. South facing balcony overlooking railway line. Secure underground parking.	N	
2	45 Holmes Road, Kentish Town, London, NW5	Flat	73	786	£825,000	£1,050	Very Good	0.8 miles	Kentish Town = 0.2 miles. Kentish Town West = 0.2 miles. Gospel Oak = 0.5 miles	2nd floor. Boutique gated development comprising 9 apartments. Private balcony. Concierge. Communal WI-fi.	Y	
2	Prince of Wales Road, London, NW5	Duplec	79	850	£850,000	£1,000	Good	0.4 miles	Kentish Town West = 0.0 miles. Chalk Farm = 0.3 miles. Kentish Town = 0.4 miles	4th/5th floor duplex. Development comprising of 10 apartments. Street parking permits.	Y	
2	Arlington Lofts, Arlington Road, Camden, NW1	Duplec	96	1038	£1,115,000	£1,074	Very Good	0.5 miles	Camden Town= 0.1 Mornington Crescent = 0.3 miles Camden Road = 0.3 miles	1st/2nd floor duplex. Between Camden High Street and Regents Park.	Y	





# **14. Detailed accommodation schedules for each option**

Camden Goods Yard Unit Schedule - INFILL OPTION A

Unit no.	Block	Level	Accommodation Type	Unit Type	No Bedrooms	Hab Rooms	Unit Gross Area sqm	Internal Area sqft	Communal/circulation sqm	sqft	Building GIA M2	Tenure
<b>A</b>												
1 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Affordable
2 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Affordable
3 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Affordable
4 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Shared Ownership
1 A		Level 1	Mews House				33.9	365	0	-	34	Affordable
2 A		Level 1	Mews House				33.9	365	0	-	34	Affordable
3 A		Level 1	Mews House				33.9	365	0	-	34	Affordable
4 A		Level 1	Mews House				33.9	365	0	-	34	Shared Ownership
1 A		Level 2	Mews House				34.4	370	0	-	34	Affordable
2 A		Level 2	Mews House				34.4	370	0	-	34	Affordable
3 A		Level 2	Mews House				34.4	370	0	-	34	Affordable
4 A		Level 2	Mews House				34.4	370	0	-	34	Shared Ownership
					<b>12.0</b>	<b>16.0</b>	<b>509.2</b>	<b>5481.0</b>	<b>0.0</b>	<b>0.0</b>	<b>509.2</b>	<b>0.0</b>
<b>B</b>												
11 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Private
12 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Private
13 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Private
14 A		Level 0	Mews House	3B5P	3	4	59	635	0	-	59	Private
11 A		Level 1	Mews House				33.9	365	0	-	34	Private
12 A		Level 1	Mews House				33.9	365	0	-	34	Private
13 A		Level 1	Mews House				33.9	365	0	-	34	Private
14 A		Level 1	Mews House				33.9	365	0	-	34	Private
11 A		Level 2	Mews House				34.4	370	0	-	34	Private
12 A		Level 2	Mews House				34.4	370	0	-	34	Private
13 A		Level 2	Mews House				34.4	370	0	-	34	Private
14 A		Level 2	Mews House				34.4	370	0	-	34	Private
					<b>12.0</b>	<b>16.0</b>	<b>509.2</b>	<b>5481.0</b>	<b>0.0</b>	<b>0.0</b>	<b>509.2</b>	<b>0.0</b>
<b>C</b>												
21 B		Level 0	Townhouse	3B5P	3	4	57.5	619	0	-	58	Affordable
21 B		Level 1					57.5	619	0	-	58	
21 B		Level 2					27.8	299	0	-	28	
					<b>3.0</b>	<b>4.0</b>	<b>142.8</b>	<b>1537.1</b>	<b>0.0</b>	<b>0.0</b>	<b>142.8</b>	<b>0.0</b>
<b>D</b>												
22 C		Level 0	Townhouse	3B5P	3	4	57.5	619	0	-	58	Private
22 C		Level 1					57.5	619	0	-	58	
23 C		Level 2					27.8	299	0	-	28	
					<b>3.0</b>	<b>4.0</b>	<b>142.8</b>	<b>1537.1</b>	<b>0.0</b>	<b>0.0</b>	<b>142.8</b>	<b>0.0</b>

Private		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
5 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
5		
Shared Ownership		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
1 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
1		
Rented		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
- 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
-		
Affordable (all new)		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
4 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
4		
Total Residential		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
10 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
10		
		Total Residential

Unit Mix		
Private		50%
S/O		10%
Rented		0%
Affordable		40%
Total		100%

Unit Mix		
Studio		0%
1 Bed 2P		0%
2 Bed 3P		0%
2 Bed 4P		0%
3 Bed 5P		100%
4 Bed 6P		0%
5 Bed 6P		0%
Total		100%

Camden Goods Yard Unit Schedule- INFILL OPTION B

Unit no.	Block	Level	Accommodation Ty	Unit Type	No Bedrooms	Hab Rooms	Unit Gross Internal Area		Communal/circulation		Building GIA	Tenure
							sqm	sqft	sqm	sqft	M2	
<b>A</b>												
1 A		Level 0	Flat	2B4P	2	3	70	753	28	301	98	Shared Owners
2 A		Level 0	Flat	1B2P	1	2	50	538	20	215	70	Shared Owners
3 A		Level 0	Flat	2B4P	2	3	70	753	28	301	98	Shared Owners
4 A		Level 1	Flat	2B4P	2	3	70	753	17.5	188	88	Affordable
5 A		Level 1	Flat	2B4P	2	3	70	753	17.5	188	88	Affordable
6 A		Level 1	Flat	2B4P	2	3	70	753	17.5	188	88	Affordable
7 A		Level 2	Flat	2B4P	2	3	70	753	17.5	188	88	Affordable
8 A		Level 2	Flat	2B4P	2	3	70	753	17.5	188	88	Affordable
9 A		Level 2	Flat	2B4P	2	3	70	753	17.5	188	88	Affordable
					<b>17.0</b>	<b>26.0</b>	<b>610.0</b>	<b>6566.0</b>	<b>181.0</b>	<b>1948.3</b>	<b>791.0</b>	<b>0.0</b>
<b>B</b>												
10 B		Level 0	Flat	2B4P	2	3	70	753	28	301	98	Private
11 B		Level 0	Flat	1B2P	1	2	50	538	20	215	70	Private
12 B		Level 0	Flat	2B4P	2	3	70	753	28	301	98	Private
13 B		Level 1	Flat	2B4P	2	3	70	753	17.5	188	88	Private
14 B		Level 1	Flat	2B4P	2	3	70	753	17.5	188	88	Private
15 B		Level 1	Flat	2B4P	2	3	70	753	17.5	188	88	Private
16 B		Level 2	Flat	2B4P	2	3	70	753	17.5	188	88	Private
17 B		Level 2	Flat	2B4P	2	3	70	753	17.5	188	88	Private
18 B		Level 2	Flat	2B4P	2	3	70	753	17.5	188	88	Private
					<b>17.0</b>	<b>26.0</b>	<b>610.0</b>	<b>6566.0</b>	<b>181.0</b>	<b>1948.3</b>	<b>791.0</b>	<b>0.0</b>
<b>C</b>												
21 C		Level 0	Townhouse	3B5P	3	4	57.5	619	0	-	58	Affordable
21 C		Level 1			-	-	57.5	619	0	-	58	
21 C		Level 2			-	-	27.8	299	0	-	28	
					<b>3.0</b>	<b>4.0</b>	<b>142.8</b>	<b>1537.1</b>	<b>0.0</b>	<b>0.0</b>	<b>142.8</b>	<b>0.0</b>
<b>D</b>												
22 D		Level 0	Townhouse	3B5P	3	4	57.5	619	0	-	58	Private
22 D		Level 1			-	-	57.5	619	0	-	58	
23 D		Level 2			-	-	27.8	299	0	-	28	
					<b>3.0</b>	<b>4.0</b>	<b>142.8</b>	<b>1537.1</b>	<b>0.0</b>	<b>0.0</b>	<b>142.8</b>	<b>0.0</b>

Private		
- Studios		@
1 1 Bed 2P		@
- 2 Bed 3P		@
8 2 Bed 4P		@
1 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
10		
Shared Ownership		
- Studios		@
1 1 Bed 2P		@
- 2 Bed 3P		@
2 2 Bed 4P		@
- 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
3		
Rented		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
- 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
-		
Affordable (All new)		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
6 2 Bed 4P		@
1 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
7		
Total Residential		
- Studios		@
2 1 Bed 2P		@
- 2 Bed 3P		@
16 2 Bed 4P		@
2 3 Bed 5P		@
- 4 Bed 6P		@
- 5 Bed 6P		@
20		
Total Residential		

Unit Mix		
Private		50%
S/O		15%
Rented		0%
Affordable		35%
Total		100%

Unit Mix		
Studio		0%
1 Bed 2P		10%
2 Bed 3P		0%
2 Bed 4P		80%
3 Bed 5P		10%
4 Bed 6P		0%
5 Bed 6P		0%
Total		100%







Private		
26 Studios	@	
50 1 Bed 2P	@	
15 2 Bed 3P	@	
74 2 Bed 4P	@	
7 3 Bed 5P	@	
2 3 Bed 6P	@	
- 4 Bed 7P	@	
- 4 Bed 8P	@	
174		
Shared Ownership		
7 Studios	@	
16 1 Bed 2P	@	
- 2 Bed 3P	@	
5 2 Bed 4P	@	
- 3 Bed 5P	@	
- 3 Bed 6P	@	
- 4 Bed 7P	@	
- 4 Bed 8P	@	
28		
Rented		
- Studios	@	
- 1 Bed 2P	@	
- 2 Bed 3P	@	
- 2 Bed 4P	@	
- 3 Bed 5P	@	
- 3 Bed 6P	@	
- 4 Bed 7P	@	
- 4 Bed 8P	@	
-		
Affordable		
- Studios	@	
22 1 Bed 2P	@	
- 2 Bed 3P	@	
28 2 Bed 4P	@	
- 3 Bed 5P	@	
32 3 Bed 6P	@	
- 4 Bed 7P	@	
8 4 Bed 8P	@	
90		
Total Residential		
33 Studios	@	
88 1 Bed 2P	@	
15 2 Bed 3P	@	
107 2 Bed 4P	@	
7 3 Bed 5P	@	
34 3 Bed 6P	@	
- 4 Bed 7P	@	
8 4 Bed 8P	@	
292		Total Residential

Unit Mix	
Private	60%
S/O	10%
Rented	0%
Affordable	31%
Total	100%

Unit Mix	
Studio	11%
1 Bed 2P	30%
2 Bed 3P	5%
2 Bed 4P	37%
3 Bed 5P	2%
4 Bed 6P	0%
5 Bed 6P	3%
Total	88%

Affordable Repronision PARTIAL A (like for like)				Affordable New					
Area	0	-	1B1P	@	Area	0	-	1B1P	@
	900	18	1B2P	@		200	4	1B2P	@
	0	-	2B3P	@		0	-	2B3P	@
	1960	28	2B4P	@		0	-	2B4P	@
	0	-	3B5P	@		0	-	3B5P	@
	3040	32	3B6P	@		0	-	3B6P	@
	0	-	4B7P	@		0	-	4B7P	@
	992	8	4B8P	@		0	-	4B8P	@
	6,892	86				200	4		

\* Please note that affordable housing layouts and mix will need to be reviewed in order to accommodate the repronision mix (once the scenario for repronision is agreed)





Block E1	Level 5	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 6	Flat	1B1P	1	1	39	419.8	9.75	104.9	48.75	Private	1	5
Block E1	Level 6	Flat	1B1P	1	1	39	419.8	9.75	104.9	48.75	Private	1	5
Block E1	Level 6	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 6	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 6	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 6	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 6	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 6	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 7	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 7	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 7	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 7	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 7	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 7	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 8	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 8	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 8	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 8	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 8	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 8	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 9	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 9	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 9	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 9	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 9	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 9	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 10	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 10	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 10	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 10	Flat	1B2P	1	2	50	538.2	12.5	134.6	62.5	Private	1	5
Block E1	Level 10	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 10	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
Block E1	Level 10	Flat	2B4P	2	3	70	753.5	17.5	188.4	87.5	Private	1	7
						4762	51258	1239.4	13341	6001.4	0	80	476
<b>Grand total</b>						10722	###	2834	###	13556	0	147	958

Non Resi Schedule													
Unit no.	Block	Level	Accommodation Type	Unit Type	No Bedrooms	Hab Rooms	Gross Internal sqm	Internal/circular sqft	Building GIA M2	Tenure	Unit Count	Amenity m2	
Block E	Level 0	Commercial	N/A	N/A	N/A	N/A	104.491	1125		N/A	N/A	N/A	
Block D	Level 0	Level podium parking	N/A	N/A	N/A	N/A	1013.514	10909		N/A	N/A	N/A	
<b>Grand total</b>							104	###					
<b>Grand total</b>							1014	###					

Private		
2	Studios	@
42	1 Bed 2P	@
-	2 Bed 3P	@
32	2 Bed 4P	@
4	3 Bed 5P	@
-	3 Bed 6P	@
-	4 Bed 7P	@
-	4 Bed 8P	@
80		
Shared Ownership		
-	Studios	@
8	1 Bed 2P	@
-	2 Bed 3P	@
6	2 Bed 4P	@
-	3 Bed 5P	@
-	3 Bed 6P	@
-	4 Bed 7P	@
-	4 Bed 8P	@
14		
Rented		
-	Studios	@
-	1 Bed 2P	@
-	2 Bed 3P	@
-	2 Bed 4P	@
-	3 Bed 5P	@
-	3 Bed 6P	@
-	4 Bed 7P	@
-	4 Bed 8P	@
-		@
Affordable		
-	Studios	@
16	1 Bed 2P	@
-	2 Bed 3P	@
11	2 Bed 4P	@
-	3 Bed 5P	@
17	3 Bed 6P	@
9	4 Bed 7P	@
-	4 Bed 8P	@
53		
Total Residential		
2	Studios	@
66	1 Bed 2P	@
-	2 Bed 3P	@
49	2 Bed 4P	@
4	3 Bed 5P	@
17	3 Bed 6P	@
-	4 Bed 6P	@
9	4 Bed 7P	@
-	4 Bed 8P	@
147		
Total Residential		@

Unit Mix	
Private	54%
S/O	10%
Rented	0%
Affordable	36%
Total	100%

Unit Mix	
Studio	1%
1 Bed 2P	45%
2 Bed 3P	0%
2 Bed 4P	33%
3 Bed 5P	3%
3 Bed 6P	12%
4 Bed 6P	0%
4 Bed 7P	6%
4 Bed 8P	0%
Total	100%

Area	Affordable Reprovision PARTIAL C (like for like)				Area	Affordable New			
0	-	1B1P		@	0	-	1B1P		@
650	13	1B2P		@	150	3	1B2P		@
0	-	2B3P		@	0	-	2B3P		@
770	11	2B4P		@	0	-	2B4P		@
###	-	3B5P		@	0	-	3B5P		@
1615	17	3B6P		@	0	-	3B6P		@
1035	9	4B7P		@	0	-	4B7P		@
0	-	4B8P		@	0	-	4B8P		@
###	50				150	3			

\* Please note that affordable housing layouts and mix will need to be reviewed in order to accommodate the reprovision mi:













Block F1	Level 4	Flat	2B3P	2	3	61	656.604	15.25	164.151	76.25 Affordable	1	6	
Block F1	Level 4	Flat	2B3P	2	3	61	656.604	15.25	164.151	76.25 Affordable	1	6	
Block F1	Level 4	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 4	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 4	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 4	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 4	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 4	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 4	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 4	Flat	3B6P	3	4	95	1022.58	23.75	255.645	118.75 Affordable	1	9	
Block F1	Level 4	Flat	3B6P	3	4	95	1022.58	23.75	255.645	118.75 Affordable	1	9	
Block F1	Level 5	Flat	2B3P	2	3	61	656.604	15.25	164.151	76.25 Affordable	1	6	
Block F1	Level 5	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 5	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 5	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 5	Flat	2B4P	2	3	70	753.48	17.5	188.37	87.5 Affordable	1	7	
Block F1	Level 5	Flat	3B6P	3	4	95	1022.58	23.75	255.645	118.75 Affordable	1	9	
Block F1: 49						3545	38158.38	923.9	9944.8596	4468.9	0	49	349
Grand total						47212	508190	12457	134086	50669	0	700	4438

48628

Non Resi Schedule													
Unit no.	Block	Level	Accommodation Type	Unit Type	No Bedrooms	Hab Rooms	Unit Gross Internal Area		Communa/circulation	Building GIA	Tenure	Unit Count	Amenity
							sqm	sqft	sqm	M2			m2
Block A	Level 0	Level podium parking	N/A	N/A	N/A	N/A	1013.422	10908.47441			N/A	N/A	N/A
Block B	Level 0	Level podium parking	N/A	N/A	N/A	N/A	645.887	6952.327668			N/A	N/A	N/A
Block C3	Level -1	Plant room	N/A	N/A	N/A	N/A	239.24	2575.17936			N/A	N/A	N/A
Block C3	Level -1	Commercial	N/A	N/A	N/A	N/A	259.373	2791.890972			N/A	N/A	N/A
Block D	Level 0	Level podium parking	N/A	N/A	N/A	N/A	1013.514	10909.4647			N/A	N/A	N/A
Block E	Level 0	Commercial	N/A	N/A	N/A	N/A	104.491	1124.741124			N/A	N/A	N/A
Block F	Level 0	Plant room	N/A	N/A	N/A	N/A	201.751	2171.647764			N/A	N/A	N/A
Block F	Level 0	Commercial	N/A	N/A	N/A	N/A	120.899	1301.356836			N/A	N/A	N/A
Grand total			Commercial				485	5218					
Grand total			Plant rooms				441	4747					
Grand total			Level Podiums				2673	28770					

Private		
29 Studios		@
159 1 Bed 2P		@
15 2 Bed 3P		@
132 2 Bed 4P		@
11 3 Bed 5P		@
22 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
368		
Shared Ownership		
10 Studios		@
58 1 Bed 2P		@
6 2 Bed 3P		@
21 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
95		
Rented		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
-		@
Overall Affordable (reprovision + new)		
- Studios		@
69 1 Bed 2P		@
19 2 Bed 3P		@
62 2 Bed 4P		@
22 3 Bed 5P		@
51 3 Bed 6P		@
- 4 Bed 6P		@
7 4 Bed 7P		@
7 4 Bed 8P		@
237		
Total Residential		
39 Studios		@
286 1 Bed 2P		@
40 2 Bed 3P		@
215 2 Bed 4P		@
33 3 Bed 5P		@
73 3 Bed 6P		@
7 4 Bed 7P		@
7 4 Bed 8P		@
700		
	Total Residential	

Unit Mix		
Private		53%
S/O		14%
Rented		0%
Affordable		34%
Total		100%

Unit Mix			
Studio		6%	39
1 Bed 2P		41%	286
2 Bed 3P		6%	40
2 Bed 4P		31%	215
3 Bed 5P		5%	33
3 Bed 6P		10%	73
4 Bed 7P		1%	7
4 Bed 8P		1%	7
Total		100%	700

Affordable Reprovision Sc. 1			
- Studios			@
63 1 Bed 2P			@
- 2 Bed 3P			@
76 2 Bed 4P			@
- 3 Bed 5P			@
41 3 Bed 6P			@
- 4 Bed 6P			@
7 4 Bed 7P			@
7 4 Bed 8P			@
194			

Affordable New			
- Studios			@
6 1 Bed 2P			@
19 2 Bed 3P			@
- 14 2 Bed 4P			@
22 3 Bed 5P			@
10 3 Bed 6P			@
- 4 Bed 6P			@
- 4 Bed 7P			@
- 4 Bed 8P			@
43			















270	1 Bed 2P	@
22	2 Bed 3P	@
239	2 Bed 4P	@
11	3 Bed 5P	@
74	3 Bed 6P	
-	4 Bed 6P	
15	4 Bed 7P	@
13	4 Bed 8P	@
683	Total Residential	

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269	1 Bed 2P	@
38	2 Bed 3P	@
217	2 Bed 4P	@
26	3 Bed 5P	@
66	3 Bed 6P	
4	4 Bed 6P	
11	4 Bed 7P	@
13	4 Bed 8P	@
683	Total Residential	









- 4 Bed 7P	@
- 4 Bed 8P	@
<b>Overall Affordable (reprovision + new)</b>	
- Studios	@
79 1 Bed 2P	@
- 2 Bed 3P	@
70 2 Bed 4P	@
- 3 Bed 5P	@
51 3 Bed 6P	@
- 4 Bed 6P	@
15 4 Bed 7P	@
13 4 Bed 8P	@
228	
<b>Total Residential</b>	
82 Studios	@
256 1 Bed 2P	@
44 2 Bed 3P	@
156 2 Bed 4P	@
25 3 Bed 5P	@
51 3 Bed 6P	@
- 4 Bed 6P	@
15 4 Bed 7P	@
13 4 Bed 8P	@
642	<b>Total Residential</b>

Total	100%
-------	------

<b>Affordable Reprovision Sc. 4</b>			
- Studios			@
47 1 Bed 2P			@
- 2 Bed 3P			@
69 2 Bed 4P			@
- 3 Bed 5P			@
51 3 Bed 6P			@
- 4 Bed 6P			@
14 4 Bed 7P			@
13 4 Bed 8P			@
194			

<b>Affordable New</b>			
- Studios			@
32 1 Bed 2P			@
- 2 Bed 3P			@
1 2 Bed 4P			@
- 3 Bed 5P			@
- 3 Bed 6P			@
- 4 Bed 6P			@
1 4 Bed 7P			@
- 4 Bed 8P			@
34			

<b>Private- Juniper</b>	
58 Studios	@
108 1 Bed 2P	@
28 2 Bed 3P	@
56 2 Bed 4P	@
25 3 Bed 5P	@
- 3 Bed 6P	@
- 4 Bed 7P	@
- 4 Bed 8P	@
275	
<b>Shared Ownership- Juniper</b>	
24 Studios	@
11 1 Bed 2P	@
7 2 Bed 3P	@
12 2 Bed 4P	@
- 3 Bed 5P	@
- 3 Bed 6P	@
- 4 Bed 7P	@
- 4 Bed 8P	@
54	
<b>Rented - Juniper</b>	
- Studios	@
- 1 Bed 2P	@
- 2 Bed 3P	@
- 2 Bed 4P	@
- 3 Bed 5P	@
- 3 Bed 6P	@
- 4 Bed 7P	@
- 4 Bed 8P	@
<b>Overall Affordable (reprovision + new) Juniper</b>	
- Studios	@
31 1 Bed 2P	@
- 2 Bed 3P	@
56 2 Bed 4P	@
- 3 Bed 5P	@
33 3 Bed 6P	@
2 4 Bed 7P	@
10 4 Bed 8P	@
132	
<b>Total Residential Juniper</b>	
82 Studios	@
150 1 Bed 2P	@
35 2 Bed 3P	@
124 2 Bed 4P	@
25 3 Bed 5P	@
33 3 Bed 6P	@
2 4 Bed 7P	@
10 4 Bed 8P	@
461	<b>Total Residential</b>

<b>Affordable Reprovision Sc. 4- Juniper</b>			
- Studios			@
25 1 Bed 2P			@
- 2 Bed 3P			@
55 2 Bed 4P			@
- 3 Bed 5P			@
33 3 Bed 6P			@
2 4 Bed 7P			@
10 4 Bed 8P			@
125			
Total sqm			9,705
* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys			

<b>Affordable New- Juniper</b>			
- Studios			@
6 1 Bed 2P			@
- 2 Bed 3P			@
1 2 Bed 4P			@
- 3 Bed 5P			@
- 3 Bed 6P			@
- 4 Bed 7P			@
- 4 Bed 8P			@
7			
Total sqm			370
* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys			

<b>Private Gilbeys</b>	
- Studios	@
32 1 Bed 2P	@
9 2 Bed 3P	@
12 2 Bed 4P	@
- 3 Bed 5P	@
- 3 Bed 6P	@
- 4 Bed 7P	@
- 4 Bed 8P	@
53	
<b>Shared Ownership- Gilbeys</b>	
- Studios	@
26 1 Bed 2P	@
- 2 Bed 3P	@
6 2 Bed 4P	@
- 3 Bed 5P	@
- 3 Bed 6P	@
- 4 Bed 7P	@
- 4 Bed 8P	@
32	
<b>Rented- Gilbeys</b>	
- Studios	@
- 1 Bed 2P	@
- 2 Bed 3P	@
- 2 Bed 4P	@
- 3 Bed 5P	@
- 3 Bed 6P	@
- 4 Bed 7P	@
- 4 Bed 8P	@
<b>Overall Affordable (reprovision + new)- Gilbeys</b>	
- Studios	@
48 1 Bed 2P	@
- 2 Bed 3P	@
14 2 Bed 4P	@
- 3 Bed 5P	@
18 3 Bed 6P	@
13 4 Bed 7P	@
3 4 Bed 8P	@
96	
<b>Total Residential- Gilbeys</b>	
- Studios	@
106 1 Bed 2P	@
9 2 Bed 3P	@
32 2 Bed 4P	@
- 3 Bed 5P	@
18 3 Bed 6P	@
13 4 Bed 7P	@
3 4 Bed 8P	@
181	<b>Total Residential</b>

<b>Affordable Reprovision Sc. 4- Gilbeys</b>			
- Studios			@
22 1 Bed 2P			@
- 2 Bed 3P			@
14 2 Bed 4P			@
- 3 Bed 5P			@
18 3 Bed 6P			@
12 4 Bed 7P			@
3 4 Bed 8P			@
69			
Total sqm			5,542
* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys			

<b>Affordable New- Gilbeys</b>			
- Studios			@
26 1 Bed 2P			@
- 2 Bed 3P			@
- 2 Bed 4P			@
- 3 Bed 5P			@
- 3 Bed 6P			@
1 4 Bed 7P			@
- 4 Bed 8P			@
27			
Total sqm			1,415
* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys			











Non Resi Schedule													
Unit no.	Block	Level	Accommodation Type	Unit Type	No Bedrooms	Hab Rooms	Unit Gross Internal Area		Communa/circulation	Building GIA	Tenure	Unit Count	Amenity
							sqm	sqft	sqm	M2			m2
Block A		Level 0	Level podium parking	N/A	N/A	N/A	912.5	9822.15			N/A	N/A	N/A
Block B		Level 0	Level podium parking	N/A	N/A	N/A	892	9601.488			N/A	N/A	N/A
Block B		Level 0	Commercial	N/A	N/A	N/A	523.6	5636.0304			N/A	N/A	N/A
Block C		Level -1	Energy Centre and Plant	N/A	N/A	N/A	507.6	5463.8064			N/A	N/A	N/A
Block C		Level -1	Commercial	N/A	N/A	N/A	861	9267.804			N/A	N/A	N/A
Block C		Level -1 and 0	Community Centre	N/A	N/A	N/A	498.5	5365.854			N/A	N/A	N/A
Block D1 to 3		Level 0	Level podium parking	N/A	N/A	N/A	1021	10990.044			N/A	N/A	N/A
Block D3		Level 0	Commercial	N/A	N/A	N/A	135.4	1457.4456			N/A	N/A	N/A
Block F		Level 0	Level Podium Parking	N/A	N/A	N/A	484.5	5215.158			N/A	N/A	N/A
Block F		Level 0	Commercial	N/A	N/A	N/A	83	893.412			N/A	N/A	N/A
Grand total							1603	17256					
Grand total							508	5464					
Grand total							499	5366					
Grand total							3310	30414					

Private		
59 Studios		@
148 1 Bed 2P		@
38 2 Bed 3P		@
78 2 Bed 4P		@
26 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
349		
Shared Ownership		
24 Studios		@
37 1 Bed 2P		@
7 2 Bed 3P		@
18 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
86		
Rented		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
-		@
Overall Affordable (reprovision + new)		
- Studios		@
80 1 Bed 2P		@
- 2 Bed 3P		@
72 2 Bed 4P		@
- 3 Bed 5P		@
52 3 Bed 6P		@
- 4 Bed 6P		@
15 4 Bed 7P		@
13 4 Bed 8P		@
232		
Total Residential		
83 Studios		@
265 1 Bed 2P		@
45 2 Bed 3P		@
168 2 Bed 4P		@
26 3 Bed 5P		@
52 3 Bed 6P		@
- 4 Bed 6P		@
15 4 Bed 7P		@
13 4 Bed 8P		@
667		
Total Residential		

Unit Mix	
Private	52%
S/O	13%
Rented	0%
Affordable	35%
Total	100%

Unit Mix	
Studio	12%
1 Bed 2P	40%
2 Bed 3P	7%
2 Bed 4P	25%
3 Bed 5P	4%
3 Bed 6P	8%
4 Bed 6P	0%
4 Bed 7P	2%
4 Bed 8P	2%
Total	100%

Affordable Reprovision Sc. 5			
- Studios			@
47 1 Bed 2P			@
- 2 Bed 3P			@
69 2 Bed 4P			@
- 3 Bed 5P			@
51 3 Bed 6P			@
- 4 Bed 6P			@
14 4 Bed 7P			@
13 4 Bed 8P			@
194			

Affordable New			
- Studios			@
33 1 Bed 2P			@
- 2 Bed 3P			@
3 2 Bed 4P			@
- 3 Bed 5P			@
1 3 Bed 6P			@
- 4 Bed 6P			@
1 4 Bed 7P			@
- 4 Bed 8P			@
38			

Private- Juniper		
59 Studios		@
112 1 Bed 2P		@
28 2 Bed 3P		@
65 2 Bed 4P		@
26 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
290		
Shared Ownership- Juniper		
24 Studios		@
11 1 Bed 2P		@
7 2 Bed 3P		@
12 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
54		
Rented - Juniper		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
-		@
Overall Affordable (reprovision + new) Juniper		
- Studios		@
32 1 Bed 2P		@
- 2 Bed 3P		@
58 2 Bed 4P		@
- 3 Bed 5P		@
34 3 Bed 6P		@
2 4 Bed 7P		@
10 4 Bed 8P		@
136		
Total Residential Juniper		
83 Studios		@
155 1 Bed 2P		@
35 2 Bed 3P		@
135 2 Bed 4P		@
26 3 Bed 5P		@
34 3 Bed 6P		@
2 4 Bed 7P		@
10 4 Bed 8P		@
480		
Total Residential		

Affordable Reprovision Sc. 5- Juniper			
- Studios			@
25 1 Bed 2P			@
- 2 Bed 3P			@
55 2 Bed 4P			@
- 3 Bed 5P			@
33 3 Bed 6P			@
2 4 Bed 7P			@
10 4 Bed 8P			@
125			
Total sqm			5,425

\* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys

Affordable New- Juniper			
- Studios			@
7 1 Bed 2P			@
- 2 Bed 3P			@
3 2 Bed 4P			@
- 3 Bed 5P			@
1 3 Bed 6P			@
- 4 Bed 7P			@
- 4 Bed 8P			@
11			
Total sqm			5,855

\* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys

<b>Private Gilbeys</b>		
- Studios		@
36 1 Bed 2P		@
10 2 Bed 3P		@
13 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
59		
<b>Shared Ownership- Gilbeys</b>		
- Studios		@
26 1 Bed 2P		@
- 2 Bed 3P		@
6 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
32		
<b>Rented- Gilbeys</b>		
- Studios		@
- 1 Bed 2P		@
- 2 Bed 3P		@
- 2 Bed 4P		@
- 3 Bed 5P		@
- 3 Bed 6P		@
- 4 Bed 7P		@
- 4 Bed 8P		@
-		@
<b>Overall Affordable (reprovision + new)- Gilbeys</b>		
- Studios		@
48 1 Bed 2P		@
- 2 Bed 3P		@
14 2 Bed 4P		@
- 3 Bed 5P		@
18 3 Bed 6P		@
13 4 Bed 7P		@
3 4 Bed 8P		@
96		
<b>Total Residential- Gilbeys</b>		
- Studios		@
110 1 Bed 2P		@
10 2 Bed 3P		@
33 2 Bed 4P		@
- 3 Bed 5P		@
18 3 Bed 6P		@
13 4 Bed 7P		@
3 4 Bed 8P		@
187		
	Total Residential	

<b>Affordable Reprovision Sc. 5- Gilbeys</b>			
- Studios			@
22 1 Bed 2P			@
- 2 Bed 3P			@
14 2 Bed 4P			@
- 3 Bed 5P			@
18 3 Bed 6P			@
12 4 Bed 7P			@
3 4 Bed 8P			@
69			
Total sqm			3,975

\* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys

<b>Affordable New- Gilbeys</b>			
- Studios			@
26 1 Bed 2P			@
- 2 Bed 3P			@
- 2 Bed 4P			@
- 3 Bed 5P			@
- 3 Bed 6P			@
1 4 Bed 7P			@
- 4 Bed 8P			@
27			
Total sqm			2,104

\* Please note this area assumes all 3B to be 1 storey and all 4B to be 2 storeys