# **Assael**

#### Architecture

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Lifestyle Residences Ltd

A3711 Orchard Lane

Area Schedule

A3711-ASA-ZZ-ZZ-SC-A-0700 P25 DATE P25 Planning Addendum update 14.09.23

General notes
© 2023 Assael Architecture Ltd. In this document, the following definitions apply: 'NIA' is measured and calculated generally in accordance with the description of 'Gross Internal Area' within paragraph 8 of the Nationally Described Space Standard (amended May 2016), Residential (GA) and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 1' and 'IPMS 2 - Residential' respectively within RICS 'Property Measurement', 2nd Edition (January 2018), Non-residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'IPMS 1' and 'IPMS 2 - Offices' respectively within RICS 'Property Measurement', 2nd Edition (January 2018). his document has been prepared by Assael Architecture, in accordance with the directions of LIFESTYLE RESIDENCES LTD. he areas listed are approximate only and have been measured from the preliminary drawings (which are still subject to receipt of detailed survey) listed below: A3711-ASA-ZZ-B1-DR-A-0209 Revision P34

A3711-ASA-ZZ-01-DR-A-0211 Revision P28 A3711-ASA-ZZ-02-DR-A-0212 A3711-ASA-ZZ-03-DR-A-0213 Revision P27 A3711-ASA-ZZ-RP-DR-A-0215 Revision P27 All areas have been calculated in metric units. Areas gives in Imperial units (sq. ft) have been calculated using the conversion factor 10.7639. Construction tolerances, workmanship and design by others may affect the stated areas. Existing buildings and structures may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All measurements exclude window and door reveals prior to RIBA Stage 3, due to the Level Of Information present in the model. All these factors obtained to the state of the st

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#### **KEY SCHEME SUMMARY**

	GIA (sq.m)	GIA (sq.ft)
GIA RESIDENTIAL	7,245	77,985
GIA AMENITY	399	4,295
GIA ANCILLARY	2,348	25,274
TOTAL	9,992	107,554

### TOTAL DEVELOPMENT SUMMARY

	UNITS									HR		ARI	AS			
	Units	1B1P	1 bed	1 bed WCH	2B3P	2B4P	2 bed WCH	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
BUILDING A	50	0	3	0	0	35	4	6	2	155	4,179	44,983	5,817	62,614	6,231	67,070
BUILDING B	4	0	0	0	0	1	0	3	0	20	511	5,500	601	6,469	729	7,867
BUILDING C	20	7	5	0	6	2	0	0	0	48	1,048	11,281	1,424	15,328	1,643	16,286
BASEMENT	0	0	0	0	0	0	0	0	0	0	0	0	2,150	23,143	2,444	26,307
TOTAL	74	7	8	0	6	38	4	9	2	223	5,738	61,764	9,992	107,554	11,047	117,531
		9%	11%	0%	8%	51%	5%	12%	3%							
		2	:0%			65%			15%							

## **BASEMENT TOTALS**

BASEMENT TO	TALS															
	UNITS									HR		AR	EAS			
	Units	1B1P	1 bed	1 bed WCH	2B3P	2B4P	2 bed WCH	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m) Including ramp	GEA (sq.ft)
BASEMENT CARPARK													1,683	18,116	1,902	20,473
BUILDING A BASEMENT ANCILLARY													352	3,789	419	4,510
BUILDING C BASEMENT ANCILLARY													23	248	27	291
BUILDING A BASEMENT LOBBY													75	807	79	850
BUILDING C BASEMENT LOBBY													17	183	17	183
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	2,150	23,143	2,444	26,307

#### RIITI DING A TOTALS

BUILDING A TO	OTALS															
	UNITS									HR		AR	EAS			
	Units	1B1P	1 bed	1 bed WCH	2B3P	2B4P	2 bed WCH	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
RESIDENTIAL	50	0	3	0	0	35	4	6	2	155	4,179	44,983	5,277	56,802	5,643	60,741
SECOND FLOOR STORE/CLEANERS CUPBOARD													8	86	8	86
FIRST FLOOR STORE/CLEANERS CUPBOARD													8	86	8	86
GROUND FLOOR ANCILLARY													125	1,346	136	1,464
SUBSTATION													0	0	19	205
GROUND FLOOR AMENITY													399	4,295	417	4,489
TOTAL	50	0	3	0	0	35	4	6	2	155	4,179	44,983	5,817	62,614	6,231	67,070
		0%	6%	0%	0%	70%	8%	12%	4%							

78%

6%

RIITI DING A RESIDENTIAL

UNITS										HR		ARE	ΔS			
Floor	Unit No	1B1P	1B2P	1 bed	2B3P	2B4P	2 bed	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft
11001	A0-1	1011	1021	WCH	2031	1	WCH	3531	3501	3	80	861	OIA (Sq.III)	OIA (Sq.III)	GEA (Sq.III)	OLA (Sq.10
						1					88					
	A0-2									3		947				
	A0-3					1				3	83	893				
	A0-4					1				3	80	861				
	A0-5					1				3	80	861				
GROUND	A0-6					1				3	76	818	1,144	12,314	1,216	13,089
	A0-7					1				3	80	861				
	A0-8					1				3	80	861				
	A0-9					1				3	81	872				
	A0-10					1				3	76	818				
	A0-11		1							2	60	646				
	A1-1					1				3	80	861				
	A1-2					1				3	88	947				
	A1-3					1				3	83	893				
	A1-4					1				3	80	861				
	A1-5					1				3	80	861				
	A1-6					1	1			3	101	1,087				
	A1-7						1			3	85	915				
	A1-8						1			3	85	915 861				
						1							1.670	10.000	1 700	10.160
FIRST	A1-9					1				3	80	861	1,678	18,062	1,780	19,160
	A1-10					1				3	76	818				
	A1-11					1				3	80	861				
	A1-12					1				3	80	861				
	A1-13					1				3	81	872				
	A1-14					1				3	79	850				
	A1-15		1							2	53	570				
	A1-16					1				3	86	926				
	A1-17					1				3	84	904				
	A2-1					1				3	80	861				
	A2-2								1	4	123	1,324				
	A2-3					1				3	80	861				
	A2-4					1				3	80	861				
	A2-5						1			3	101	1,087				
	A2-6						1			3	85	915				
							1									
GEGOVE.	A2-7					1				3	80	861		16.605	4.654	
SECOND	A2-8					1				3	80	861	1,551	16,695	1,651	17,771
	A2-9					1				3	76	818				
	A2-10					1				3	80					
	A2-11								1	4	123	1,324				
	A2-12					1				3	75	807				
	A2-13		1							2	53	570				
	A2-14					1				3	79	850				
	A2-15					1				3	77	829				
	A3-1							1		4	101	1,087				
	A3-2							1		4	105	1,130				
	A3-3							1		4	106	1,141				
THIRD	A3-4							1		4	94	1,012	904	9,731	996	10,721
	A3-5							1		4	96	1,033				,
	A3-6							1		4	86	926				
								1			1					
	A3-7		_			1				3	79	850	F 0	FC 000	F. 6.43	60.71
	50	0	3	0	0	35	4	6	2	155	4,179	44,983	5,277	56,802	5,643	60,74
		0%	6%	0%	0%	70%	8%	12%	4%							

DOTEDING D IV	DIALS															
	UNITS									HR		ARI	EAS			
	Units	1B1P	1B2P	1 bed WCH	2B3P	2B4P	2 bed WCH	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
RESIDENTIAL	4	0	0	0	0	1	0	3	0	20	511	5,500	601	6,469	712	7,664
GROUND FLOOR EXTERNAL PLANT													0	0	17	183
TOTAL	4	0	0	0	0	1	0	3	0	20	511	5,500	601	6,469	729	7,867
		0%	0%	0%	0%	25%	0%	75%	0%							
		00/-	٥	0/2		25%			75%	1						

**BUILDING B RESIDENTIAL** 

UNITS										HR		ARI	AS			
Floor	Unit No	1B1P	1B2P	1 bed WCH	2B3P	2B4P	2 bed WCH	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
	B0-1							1		5	135	1,453				
HOUSE	B0-2							1		5	135	1,453	601	6,469	712	7,664
HOUSE	во-3							1		5	135	1,453	001			
	B0-4					1				5	106	1,141				
_	4	0	0	0	0	1	0	3	0	20	511	5,500	601	6,469	712	7,664
	4	0%	0%	0%	0%	25%	0%	75%	0%							

BUILDING C TO	DTALS															
	UNITS									HR		ARE	AS			
	Units	1B1P	1B2P	1 bed WCH	2B3P	2B4P	2 bed WCH	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
RESIDENTIAL	20	7	5	0	6	2	0	0	0	48	1,048	11,281	1,367	14,714	1,513	16,286
GROUND FLOOR ANCILLARY (INCLUDING ACCESS STAIR TO BASEMENT IN BUILDING A)													57	614	69	743
EXTERNAL PLANT AND CYCLE STORE													0	0	61	657
TOTAL	20	7	5	0	6	2	0	0	0	48	1,048	11,281	1,424	15,328	1,643	17,746
		35%	25%	0%	30%	10%	0%	0%	0%							
		250/	21	-0/		400/			00/	1						

BUILDING C RESIDENTIAL

BUILDING C R										LID		ADI	- 4.0			
UNITS				1 bed		1	2 bed	1		HR		ARI				
Floor	Unit No	1B1P	1B2P	WCH	2B3P	2B4P	WCH	3B5P	3B6P	Hab Room	NSA (sq.m)	NSA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
	C0-1	1								2	43	463				
	C0-2				1					3	61	657				
	C0-3				1					3	61	657				
GROUND	C0-4	1								2	41	441	469	5,048	523	5,630
	C0-5	1								2	41	441				
	C0-6				1					3	61	657				
	C0-7		1							2	50	538				
	C1-1		1							2	50	538				6,243
	C1-2		1							2	50	538			580	
C1-3	C1-3				1					3	61	657				
FIRST	C1-4				1					3	61	657	518	C 576		
FIRSI	C1-5	1								2	41	441	310	5,576		
	C1-6	1								2	41	441				
	C1-7				1					3	61	657				
	C1-8		1							2	50	538				
	C2-1					1				3	72	775				
	C2-2					1				3	70	753				
SECOND	C2-3		1							2	51	549	380	4,090	410	4,413
	C2-4	1								2	37	398				
	C2-5	1								2	45	484				
	20	7	5	0	6	2	0	0	0	48	1,048	11,281	1,367	14,714	1,513	16,286
	20	35%	25%	0%	30%	10%	0%	0%	0%							