

Key Figures

Site Area (sqm)	9,622
Cycle Parking Spaces - Student Internal	941 (including 5 cargo and 48 elctric bike stands)
Cycle Parking Spaces - Other Internal	3
Cycle Parking Spaces - Landscape	218
Car Parking	7
Accessible Car Parking	2

Internal Area (sqm)	
Cultural/ Community	1422
Student Amenity	3687
Plant	369
Bike Store	876
Retail	250
Electrical Room	21
Bin Store	210
Cores	4661

Planning requirement	required total area	provided internal area	provided external area	provided total area	
5% Cultural/ Community space *	1,268	1,422	131	1,553	6.12%
10% public open space	962	-	-	3,000	
5 sqm amenity / bed min.	4,495	3,687	1,174	4,861	5.41

*5% of GFA excluding plant, bin stores, cores & parking

Standard Room	831	92.4%	Typical Room = 12.86 sqm
Accessible Studio	44	4.9%	Typical Accessible= 25 sqm
Studio	24	2.7%	Typical Studio = 25 sqm
Total	899	100.0%	

Demolition	GIA	GEA
L1	2538	2630
Total	5172	5375

External Area (sqm)	
Cultural/ Community	131
Student Amenity	1174
Roof Plant	807
Existing Electrical Substation	13

TOTAL GFA	31,496
-----------	--------

AREA SCHEDULE				
Floor	Block 1		Block 2	
	Core A - GIA (m2)	Core B - GIA (m2)	Core C+D - GIA (m2)	Total - GIA (m2)
Basement	1198	0	1130	2328
Lower Ground Floor	426	0	0	426
Ground Floor	1903	0	1083	2986
1st Floor	1899	0	1018	2917
2nd Floor	822	647	1187	2656
3rd Floor	822	647	1187	2656
4th Floor	822	647	1187	2656
5th Floor	822	647	1187	2656
6th Floor	822	647	1187	2656
7th Floor	822	647	1187	2656
8th Floor	822	647	1187	2656
9th Floor	822	647	886	2355
10th Floor	572	0	675	1247
11th Floor	322	0	0	322
12th Floor	322	0	0	322
TOTAL	13218	5176	13102	31496
TOTAL excl. Basement & LGF	11594	5176	11972	28742

Cultural/ Community NIA					
Floor	Use	Name	Internal Area (sqm)	Total Internal Area (sqm)	External Area (sqm)
Basement	Cultural	Digital Hub	436	729	
		Office	41		
		Store/ BoH	193		
		Staff Changing Rooms and	18		
		WC	16		
Ground Floor	Shared Community / Cultural	Accessible Break-Out	162	221	91
		Shared Reception	59		
	Community	Café	50	472	40
		Cycle Clinic	11		
		Co-Working Area	86		
		Main Co-Working Area	268		
		Ancillary	41		
		WC	11		
Total				1422	131
Percentage				92%	8%
Total Combined				1553	

Amenities NIA		
Floor	Internal	External
Basement	897	338
Ground Floor	1037	160
1st Floor	1753	0
2nd Floor	0	387
9th Floor	0	289
Totals	3687	1174
Percentage	76%	24%
Total combined	4861	

Room & Cluster Schedules

ROOM SCHEDULE												
Floor	Block 1						Block 2					
	Core A			Core B			Core C			Core D		
	Std Room	Accessible	Studio	Std Room	Accessible	Studio	Std Room	Accessible	Studio	Std Room	Accessible	Studio
Basement												
Lower Ground Floor												
Ground Floor												
1st Floor	14	1		7		1	5	1				
2nd Floor	29	2		23	1	1	16	1		28	1	1
3rd Floor	29	2		23	1	1	16	1		28	1	1
4th Floor	29	2		23	0	2	16	1		28	1	1
5th Floor	29	2		23	0	2	16	1		28	1	1
6th Floor	29	2		23	0	2	16	1		28	1	1
7th Floor	29	2		23	0	2	16	1		28	1	1
8th Floor	29	2		23	0	2	16	1		28	1	1
9th Floor	29	2		23	0	2	16	1		14	1	2
10th Floor	16	2					12	1		11	1	
11th Floor	6	2										
12th Floor	6	2										
Totals	274	23	0	191	2	15	145	10	0	221	9	9
Rooms per Core	297			208			155			239		
Rooms per Block	505						394					
Grand Total	899											

CLUSTER SCHEDULE						
Floor	3 person	4 person	5 person	6 person	7 person	8 person
Basement						
Lower Ground Floor						
Ground Floor						
1st Floor			1		3	
2nd Floor				1	6	6
3rd Floor				1	6	6
4th Floor				1	6	6
5th Floor				1	6	6
6th Floor				1	6	6
7th Floor				1	6	6
8th Floor				1	6	6
9th Floor				1	4	6
10th Floor	1	1	2	1		2
11th Floor				1		
12th Floor				1		
TOTAL	1	1	3	11	49	50
					TOTAL	115

HQA

HOUSING QUALITY ASSESSMENT																												
General											Area (sqm)		Kitchen/ Living/ Dining (sqm)				Bathrooms		Bedrooms (sqm)									
Block	Core	Floor	Number	Type	Orientation	Dual Aspect	No. of Bedrooms per Floor	No. of Bedspaces per Floor	Total No. of Bedspaces	Required Bedspaces min-max	GIA	Required GIA min-max	Kitchen/ Living/ Dining Area	Required Kitchen/ Living/ Dining Area	Area per Resident	Required Area per Resident	Bathrooms/ Bedroom (Required 1 Bath/ 3 Beds min.)	Required Single En-suite Bedroom Area	Single Ensuite Bedroom 1	Single Ensuite Bedroom 2	Single Ensuite Bedroom 3	Single Ensuite Bedroom 4	Single Ensuite Bedroom 5	Single Ensuite Bedroom 6	Single Ensuite Bedroom 7	Single Ensuite Bedroom 8	Aggregate Bedroom Area	
Block 1	Core A	First Floor	A1-1/ DA	7 Bed Cluster	N/E	Yes	7	7	7	3 - 8	157.0	55 - 160	28.0	28.0	4.0	4.0	1/1	12.0	13.2	14.5	13.5	12.9	12.2	12.2	12.9	0.0	91.4	
		First Floor	A1-2	7 Bed Cluster	E	No	7	7	7	3 - 8	160.0	55 - 160	29.1	28.0	4.2	4.0	1/1	12.0	15.4	12.9	12.9	12.9	12.5	12.5	12.9	0.0	92.0	
		Second Floor to Eighth Floor	A2-1/ DA to A8-1/ DA	7 Bed Cluster	N/E	Yes	7	7	49	3 - 8	157.0	55 - 160	28.0	28.0	4.0	4.0	1/1	12.0	13.2	14.5	13.5	12.9	12.2	12.2	12.9	0.0	91.4	
		Second Floor to Eighth Floor	A2-2 to A8-2	7 Bed Cluster	E	No	7	7	49	3 - 8	160.0	55 - 160	29.1	28.0	4.2	4.0	1/1	12.0	15.4	12.9	12.9	12.9	12.5	12.5	12.9	0.0	92.0	
		Second Floor to Eighth Floor	A2-3/ DA to A8-3/ DA	7 Bed Cluster	E/W/S	Yes	7	7	49	3 - 8	159.0	55 - 160	32.0	28.0	4.6	4.0	1/1	12.0	12.9	12.9	12.9	12.9	12.9	12.5	12.5	0.0	89.5	
		Second Floor to Eighth Floor	A2-4/ DA to A8-4/ DA	8 Bed Cluster	N/W/S	Yes	8	8	56	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.3	12.9	12.9	12.3	12.3	12.9	12.9	12.9	88.5	
		Nineth Floor	A9-1/ DA	7 Bed Cluster	N/E	Yes	7	7	7	3 - 8	157.0	55 - 160	28.0	28.0	4.0	4.0	1/1	12.0	13.2	14.5	13.5	12.9	12.2	12.2	12.9	0.0	91.4	
		Nineth Floor	A9-2	7 Bed Cluster	E	No	7	7	7	3 - 8	160.0	55 - 160	29.1	28.0	4.2	4.0	1/1	12.0	15.4	12.9	12.9	12.9	12.5	12.5	12.9	0.0	92.0	
		Nineth Floor	A9-3/ DA	7 Bed Cluster	E/W/S	Yes	7	7	7	3 - 8	159.0	55 - 160	32.0	28.0	4.6	4.0	1/1	12.0	12.9	12.9	12.9	12.9	12.9	12.5	12.5	0.0	89.5	
		Nineth Floor	A9-4/ DA	8 Bed Cluster	N/W/S	Yes	8	8	8	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.3	12.9	12.9	12.3	12.3	12.9	12.9	12.9	88.5	
		Tenth Floor	A10-1/ DA	6 Bed Cluster	N/E	Yes	6	6	6	3 - 8	143.0	55 - 160	28.0	24.0	4.0	4.0	1/1	12.0	13.2	14.5	13.5	12.9	12.3	12.3	0.0	0.0	78.7	
		Tenth Floor	A10-2	5 Bed Cluster	E	No	5	5	5	3 - 8	125.0	55 - 160	29.1	20.0	5.8	4.0	1/1	12.0	15.4	12.9	12.9	12.9	12.5	12.5	0.0	0.0	79.1	
		Tenth Floor	A10-3/ DA	5 Bed Cluster	E/W/S	Yes	5	5	5	3 - 8	123.0	55 - 160	32.1	20.0	6.4	4.0	1/1	12.0	13.8	12.9	12.9	12.5	12.5	0.0	0.0	0.0	64.6	
		Eleventh Floor to Twelfth Floor	A11-1/ DA to A12-1/ DA	6 Bed Cluster	N/E	Yes	6	6	12	3 - 8	143.0	55 - 160	28.0	24.0	4.0	4.0	1/1	12.0	13.2	14.5	13.5	12.9	12.3	12.3	0.0	0.0	78.7	
		First Floor	AC-A1-1	Accessible Studio	S	No	1	1	1	-	25.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-
		Second Floor to Eighth Floor	AC-A2-1 to AC-A8-1	Accessible Studio	W	No	1	1	7	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-
	Second Floor to Eighth Floor	AC-A2-2 to AC-A8-2	Accessible Studio	S	No	1	1	7	-	25.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Nineth Floor	AC-A9-1	Accessible Studio	W	No	1	1	1	-	25.1	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Nineth Floor	AC-A9-2	Accessible Studio	S	No	1	1	1	-	25.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Tenth Floor	AC-A10-1	Accessible Studio	W	No	1	1	1	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Tenth Floor	AC-A10-2	Accessible Studio	S	No	1	1	1	-	25.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Eleventh Floor to Twelfth Floor	AC-A11-1 to AC-A12-1	Accessible Studio	W	No	1	1	2	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Eleventh Floor to Twelfth Floor	AC-A11-2 to AC-A12-2	Accessible Studio	S	No	1	1	2	-	25.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Core B	Second Floor to Eighth Floor	B2-1/ DA to B8-1/ DA	8 Bed Cluster	N/E/W	Yes	8	8	56	3 - 8	160.0	55 - 160	32.1	32.0	4.0	4.0	1/1	12.0	12.9	12.3	12.3	12.9	12.9	12.9	12.2	12.2	88.4	
		First Floor to Eighth Floor	B1-2/ DA to B8-2/ DA	7 Bed Cluster	E/S	Yes	7	7	56	3 - 8	154.0	55 - 160	28.4	28.0	4.1	4.0	1/1	12.0	14.2	12.2	12.2	12.9	12.9	12.9	12.9	0.0	90.2	
		Second Floor to Eighth Floor	B2-3/ DA to B8-3/ DA	8 Bed Cluster	N/W/S	Yes	8	8	56	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.3	12.9	12.9	12.9	12.3	12.3	12.9	12.9	12.9	88.5
		Nineth Floor	B9-1/ DA	8 Bed Cluster	N/E/W	Yes	8	8	8	3 - 8	160.0	55 - 160	32.1	32.0	4.0	4.0	1/1	12.0	12.2	12.2	12.9	12.9	12.9	12.3	12.3	12.9	87.7	
		Nineth Floor	B9-2/ DA	7 Bed Cluster	E/S	Yes	7	7	7	3 - 8	154.0	55 - 160	28.4	28.0	4.1	4.0	1/1	12.0	14.2	12.2	12.2	12.9	12.9	12.9	12.9	0.0	90.2	
		Nineth Floor	B9-3/ DA	8 Bed Cluster	N/W/S	Yes	8	8	8	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.3	12.9	12.9	12.3	12.3	12.9	12.9	12.9	88.5	
		Second Floor to Third Floor	AC-B2-1 to AC-B3-1	Accessible Studio	W	No	1	1	2	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	
		First Floor to Eighth Floor	ST-B1-1 to ST-B8-1	Studio	S	No	1	1	8	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	
		Fourth Floor to Eighth Floor	ST-B4-2 to ST-B8-2	Studio	W	No	1	1	5	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	
Nineth Floor		ST-B9-1	Studio	S	No	1	1	1	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-		
Nineth Floor		ST-B9-2	Studio	W	No	1	1	1	-	25.0	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-		
Core C		First Floor	C1-1/DA	5 Bed Cluster	N/E/W	Yes	5	5	5	3 - 8	160.0	55 - 160	32.0	32.0	6.4	4.0	1/1	12.0	12.3	12.9	12.3	12.3	12.9	12.9	12.9	12.9	88.5	
		Second Floor to Eighth Floor	C2-1/ DA to C8-1/ DA	8 Bed Cluster	N/E/W	Yes	8	8	56	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.3	12.9	12.3	12.3	12.9	12.9	12.9	12.9	88.5	
		Second Floor to Eighth Floor	C2-2 to C8-2	8 Bed Cluster	E/W	No	8	8	56	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.9	12.9	12.9	12.9	12.3	12.3	12.9	12.3	89.1	
		Nineth Floor	C9-1/ DA	8 Bed Cluster	N/E/W	Yes	8	8	8	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.3	12.9	12.3	12.3	12.9	12.9	12.9	12.9	88.5	
		Nineth Floor	C9-2	8 Bed Cluster	E/W	No	8	8	8	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.9	12.9	12.9	12.9	12.3	12.3	12.9	12.3	89.1	
	Tenth Floor	C10-1/ DA	4 Bed Cluster	N/E/W	Yes	4	4	4	3 - 8	92.0	55 - 160	24.0	16.0	6.0	4.0	1/1	12.0	12.3	12.9	12.9	12.9	12.9	0.0	0.0	0.0	51.0		
	Tenth Floor	C10-2	8 Bed Cluster	E/W	No	8	8	8	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.9	12.9	12.9	12.9	12.3	12.3	12.9	12.3	89.1		
	First Floor to Eighth Floor	AC-C1-1 to AC-C8-1	Accessible Studio	E	No	1	1	8	-	30.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Nineth Floor	AC-C9-1	Accessible Studio	E	No	1	1	1	-	30.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Tenth Floor	AC-C10-1	Accessible Studio	E	No	1	1	1	-	30.2	25 - 35	-	-	-	-	1/1	-	-	-	-	-	-	-	-	-	-	-	
	Core D	Second Floor to Eighth Floor	D2-1 to D8-1	8 Bed Cluster	E/W	No	8	8	56	3 - 8	160.0	55 - 160	32.0	32.0	4.0	4.0	1/1	12.0	12.9	12.9	12.9	12.9	12.3	12.3	12.9	12.3	89.1	
		Second Floor to Eighth Floor	D2-2/ DA to D8-2/ DA	6 Bed Cluster	W/S	Yes	6	6	42	3 - 8	141.0	55 - 160	25.1	24.0	4.2	4.0	1/1	12.0	15.8	12.9	12.9	12.9	12.9	12.8	0.0	0.0	80.2	
		Second Floor to Eighth Floor	D2-3 to D8-3	7 Bed Cluster	S	No	7	7	49	3 - 8	159.0	55 - 160	28.0	28.0	4.0	4.0	1/1	12.0	12.9	12.9	12.5							