

East Street
Epsom

for

Zenith Land

22 January 2025

Winchester House
1-3 Brixton Road
London SW9 6DE

T 020 7251 0781

formationarchitects.co.uk

Residential Net Sales Area

Unit Mix

Plot	Block	Floor	Unit	Type	Occupancy	Wheelchair	sqm	sqft	External Amenity	Target Amenity	studio	1 bed 1p	1 bed	2 bed	3 bed	4 bed
1	C	0	1	2 bed	3 person		62	667	10.6	6				62		
2	C	0	2	1 bed	2 person	wc	57	614	12.2	5			57			
3	C	0	3	2 bed	4 person	wc	87	936	27.5	7				87		
4	C	0	4	2 bed	4 person		71	764	28.7	7				71		
5	C	0	5	1 bed	2 person		50	538	7.6	5			50			
6	C	1	1	3 bed	5 person		87	936	9.0	8					87	
7	C	1	2	2 bed	3 person		63	678	6.0	6				63		
8	C	1	3	2 bed	3 person		63	678	6.0	6				63		
9	C	1	4	2 bed	4 person	wc	87	936	9.0	7				87		
10	C	1	5	2 bed	4 person		71	764	9.0	7				71		
11	C	1	6	1 bed	2 person		50	538	6.0	5			50			
12	C	1	7	1 bed	2 person		50	538	6.0	5			50			
13	C	1	8	1 bed	2 person		50	538	6.0	5			50			
14	C	1	9	2 bed	4 person		71	764	9.0	7				71		
15	C	2	1	3 bed	5 person		87	936	9.0	8					87	
16	C	2	2	2 bed	3 person		63	678	6.0	6				63		
17	C	2	3	2 bed	3 person		63	678	6.0	6				63		
18	C	2	4	2 bed	4 person	wc	87	936	9.0	7				87		
19	C	2	5	2 bed	4 person		71	764	9.0	7				71		
20	C	2	6	1 bed	2 person		50	538	6.0	5			50			
21	C	2	7	1 bed	2 person		50	538	6.0	5			50			
22	C	2	8	1 bed	2 person		50	538	6.0	5			50			
23	C	2	9	2 bed	4 person		71	764	9.0	7				71		
24	C	3	1	3 bed	5 person		87	936	9.0	8					87	
25	C	3	2	2 bed	3 person		63	678	6.0	6				63		
26	C	3	3	2 bed	3 person		63	678	6.0	6				63		
27	C	3	4	2 bed	4 person	wc	87	936	9.0	7				87		
28	C	3	5	2 bed	4 person		71	764	9.0	7				71		
29	C	3	6	1 bed	2 person		50	538	6.0	5			50			
30	C	3	7	1 bed	2 person		50	538	6.0	5			50			
31	C	3	8	1 bed	2 person		50	538	6.0	5			50			
32	C	3	9	2 bed	4 person		71	764	9.0	7				71		
33	C	4	1	3 bed	5 person		87	936	9.0	8					87	
34	C	4	2	2 bed	3 person		63	678	6.0	6				63		
35	C	4	3	2 bed	3 person		63	678	6.0	6				63		
36	C	4	4	2 bed	4 person	wc	87	936	9.0	7				87		
37	C	4	5	2 bed	4 person		71	764	9.0	7				71		
38	C	4	6	1 bed	2 person		50	538	6.0	5			50			
39	C	4	7	1 bed	2 person		50	538	6.0	5			50			
40	C	4	8	1 bed	2 person		50	538	6.0	5			50			
41	C	4	9	2 bed	4 person		71	764	9.0	7				71		
42	C	5	1	3 bed	5 person		87	936	9.0	8					87	
43	C	5	2	2 bed	3 person		63	678	6.0	6				63		
44	C	5	3	2 bed	3 person		63	678	6.0	6				63		
45	C	5	4	2 bed	4 person	wc	87	936	9.0	7				87		
46	C	5	5	2 bed	4 person		71	764	9.0	7				71		
47	C	5	6	1 bed	2 person		50	538	6.0	5			50			
48	C	5	7	1 bed	2 person		50	538	6.0	5			50			
49	C	5	8	1 bed	2 person		50	538	6.0	5			50			
50	C	5	9	2 bed	4 person		71	764	9.0	7				71		
51	C	6	1	3 bed	5 person		87	936	9.0	8					87	
52	C	6	2	2 bed	3 person		63	678	6.0	6				63		
53	C	6	3	2 bed	3 person		63	678	6.0	6				63		
54	C	6	4	2 bed	4 person	wc	87	936	9.0	7				87		
55	C	6	5	2 bed	4 person		71	764	9.0	7				71		
56	C	6	6	1 bed	2 person		50	538	6.0	5			50			
57	C	6	7	1 bed	2 person		50	538	6.0	5			50			
58	C	6	8	1 bed	2 person		50	538	6.0	5			50			
59	C	6	9	2 bed	4 person		71	764	9.0	7				71		
60	C	7	1	3 bed	5 person		87	936	9.0	8					87	
61	C	7	2	2 bed	3 person		63	678	6.0	6				63		
62	C	7	3	2 bed	3 person		63	678	6.0	6				63		
63	C	7	4	2 bed	4 person	wc	87	936	9.0	7				87		
64	C	7	5	2 bed	4 person		71	764	9.0	7				71		
65	C	7	6	1 bed	2 person		50	538	6.0	5			50			
66	C	7	7	1 bed	2 person		50	538	6.0	5			50			
67	C	7	8	1 bed	2 person		50	538	6.0	5			50			
68	C	7	9	2 bed	4 person		71	764	9.0	7				71		
69	D	0	1	3 bed	5 person		90	969	8.0	8					90	
70	D	0	2	1 bed	2 person		50	538	6.5	5			50			
71	D	0	3	1 bed	2 person		50	538	6.5	5			50			
72	D	0	4	2 bed	3 person		72	775	7.2	6				72		
73	D	0	5	1 bed	2 person	wc	60	646	7.1	5			60			
74	D	1	1	3 bed	5 person		90	969	8.2	8					90	
75	D	1	2	1 bed	2 person		50	538	6.5	5			50			
76	D	1	3	1 bed	2 person	wc	57	614	6.5	5			57			
77	D	1	4	2 bed	4 person		78	840	8.2	7				78		
78	D	1	5	3 bed	5 person		90	969	8.2	8					90	
79	D	1	6	1 bed	2 person		50	538	6.5	5			50			

Schedule by ED
Checked by MT

Breakdown of areas

80	D	1	7	1 bed	2 person	50	538	6.5	5	50
81	D	1	8	3 bed	5 person	90	969	8.2	8	90
82	D	2	1	3 bed	5 person	90	969	8.2	8	90
83	D	2	2	1 bed	2 person	50	538	6.5	5	50
84	D	2	3	1 bed	2 person	57	614	6.5	5	57
85	D	2	4	2 bed	4 person	78	840	8.2	7	78
86	D	2	5	3 bed	5 person	90	969	8.2	8	90
87	D	2	6	1 bed	2 person	50	538	6.5	5	50
88	D	2	7	1 bed	2 person	50	538	6.5	5	50
89	D	2	8	3 bed	5 person	90	969	8.2	8	90
90	D	3	1	3 bed	5 person	90	969	8.2	8	90
91	D	3	2	1 bed	2 person	50	538	6.5	5	50
92	D	3	3	1 bed	2 person	57	614	6.5	5	57
93	D	3	4	2 bed	4 person	78	840	8.2	7	78
94	D	3	5	3 bed	5 person	90	969	8.2	8	90
95	D	3	6	1 bed	2 person	50	538	6.5	5	50
96	D	3	7	1 bed	2 person	50	538	6.5	5	50
97	D	3	8	3 bed	5 person	90	969	8.2	8	90
98	D	4	1	3 bed	5 person	90	969	8.2	8	90
99	D	4	2	1 bed	2 person	50	538	6.5	5	50
100	D	4	3	1 bed	2 person	57	614	6.5	5	57
101	D	4	4	2 bed	4 person	78	840	8.2	7	78
102	D	4	5	3 bed	5 person	90	969	8.2	8	90
103	D	4	6	1 bed	2 person	50	538	6.5	5	50
104	D	4	7	1 bed	2 person	50	538	6.5	5	50
105	D	4	8	3 bed	5 person	90	969	8.2	8	90
106	D	5	1	3 bed	5 person	90	969	8.2	8	90
107	D	5	2	1 bed	2 person	50	538	6.5	5	50
108	D	5	3	1 bed	2 person	57	614	6.5	5	57
109	D	5	4	2 bed	4 person	78	840	8.2	7	78
110	D	5	5	3 bed	5 person	90	969	8.2	8	90
111	D	5	6	1 bed	2 person	50	538	6.5	5	50
112	D	5	7	1 bed	2 person	50	538	6.5	5	50
113	D	5	8	3 bed	5 person	90	969	8.2	8	90
114	D	6	1	3 bed	5 person	90	969	8.2	8	90
115	D	6	2	1 bed	2 person	50	538	6.5	5	50
116	D	6	3	1 bed	2 person	57	614	6.5	5	57
117	D	6	4	2 bed	4 person	78	840	8.2	7	78
118	D	6	5	3 bed	5 person	90	969	8.2	8	90
119	D	6	6	1 bed	2 person	50	538	6.5	5	50
120	D	6	7	1 bed	2 person	50	538	6.5	5	50
121	D	6	8	3 bed	5 person	90	969	8.2	8	90
122	D	7	1	3 bed	5 person	90	969	8.2	8	90
123	D	7	2	1 bed	2 person	50	538	6.5	5	50
124	D	7	3	1 bed	2 person	57	614	6.5	5	57
125	D	7	4	2 bed	4 person	78	840	8.2	7	78
126	D	7	5	3 bed	5 person	90	969	8.2	8	90
127	D	7	6	1 bed	2 person	50	538	6.5	5	50
128	D	7	7	1 bed	2 person	50	538	6.5	5	50
129	D	7	8	3 bed	5 person	90	969	8.2	8	90
130	D	8	1	3 bed	5 person	90	969	8.2	8	90
131	D	8	2	1 bed	2 person	50	538	6.5	5	50
132	D	8	3	1 bed	2 person	57	614	6.5	5	57
133	D	8	4	2 bed	4 person	78	840	8.2	7	78
134	D	8	5	3 bed	5 person	90	969	8.2	8	90
135	D	8	6	1 bed	2 person	50	538	6.5	5	50
136	D	8	7	1 bed	2 person	50	538	6.5	5	50
137	D	8	8	3 bed	5 person	90	969	8.2	8	90
138	D	9	1	3 bed	5 person	90	969	8.2	8	90
139	D	9	2	1 bed	2 person	50	538	6.5	5	50
140	D	9	3	1 bed	2 person	57	614	6.5	5	57
141	D	9	4	2 bed	4 person	78	840	8.2	7	78
142	D	9	5	3 bed	5 person	90	969	8.2	8	90
143	D	9	6	1 bed	2 person	50	538	6.5	5	50
144	D	9	7	1 bed	2 person	50	538	6.5	5	50
145	D	9	8	3 bed	5 person	90	969	8.2	8	90
146	D	10	1	3 bed	5 person	90	969	8.2	8	90
147	D	10	2	1 bed	2 person	50	538	6.5	5	50
148	D	10	3	1 bed	2 person	57	614	6.5	5	57
149	D	10	4	2 bed	4 person	78	840	8.2	7	78
150	D	10	5	3 bed	5 person	90	969	8.2	8	90
151	D	10	6	1 bed	2 person	50	538	6.5	5	50
152	D	10	7	1 bed	2 person	50	538	6.5	5	50
153	D	10	8	3 bed	5 person	90	969	8.2	8	90
154	E	0	1	2 bed	3 person	62	667	29.4	6	62
155	E	0	2	3 bed	5 person	91	980	18.6	8	91
156	E	0	3	2 bed	4 person	76	818	30.2	7	76
157	E	0	4	1 bed	2 person	50	538	10.1	5	50
158	E	0	5	2 bed	4 person	70	753	29.6	7	70
159	E	1	1	2 bed	3 person	62	667	6.2	6	62
160	E	1	2	2 bed	4 person	70	753	10.6	7	70
161	E	1	3	1 bed	2 person	50	538	5.2	5	50
162	E	1	4	2 bed	4 person	70	753	10.6	7	70
163	E	1	5	2 bed	4 person	70	753	10.6	7	70
164	E	1	6	2 bed	3 person	61	657	9.2	6	61
165	E	1	7	2 bed	4 person	76	818	10.6	7	76
166	E	1	8	1 bed	2 person	50	538	5.2	5	50
167	E	1	9	2 bed	4 person	70	753	10.6	7	70

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Schedule by ED
Checked by MT

Breakdown of areas

6972-D2900
rev P01

168	E	1	10	1 bed	2 person	50	538	5.2	5	50
169	E	1	11	1 bed	2 person	50	538	5.2	5	50
170	E	1	12	2 bed	4 person	70	753	10.6	7	70
171	E	2	1	2 bed	3 person	62	667	6.2	6	62
172	E	2	2	2 bed	4 person	70	753	10.6	7	70
173	E	2	3	1 bed	2 person	50	538	5.2	5	50
174	E	2	4	2 bed	4 person	70	753	10.6	7	70
175	E	2	5	2 bed	4 person	70	753	10.6	7	70
176	E	2	6	2 bed	3 person	61	657	9.2	6	61
177	E	2	7	2 bed	4 person	76	818	10.6	7	76
178	E	2	8	1 bed	2 person	50	538	5.2	5	50
179	E	2	9	2 bed	4 person	70	753	10.6	7	70
180	E	2	10	1 bed	2 person	50	538	5.2	5	50
181	E	2	11	1 bed	2 person	50	538	5.2	5	50
182	E	2	12	2 bed	4 person	70	753	10.6	7	70
183	E	3	1	2 bed	3 person	62	667	6.2	6	62
184	E	3	2	2 bed	4 person	70	753	10.6	7	70
185	E	3	3	1 bed	2 person	50	538	5.2	5	50
186	E	3	4	2 bed	4 person	70	753	10.6	7	70
187	E	3	5	2 bed	4 person	70	753	10.6	7	70
188	E	3	6	2 bed	3 person	61	657	9.2	6	61
189	E	3	7	2 bed	4 person	76	818	10.6	7	76
190	E	3	8	1 bed	2 person	50	538	5.2	5	50
191	E	3	9	2 bed	4 person	70	753	10.6	7	70
192	E	3	10	1 bed	2 person	50	538	5.2	5	50
193	E	3	11	1 bed	2 person	50	538	5.2	5	50
194	E	3	12	2 bed	4 person	70	753	10.6	7	70
195	E	4	1	2 bed	3 person	62	667	6.2	6	62
196	E	4	2	2 bed	4 person	70	753	10.6	7	70
197	E	4	3	1 bed	2 person	50	538	5.2	5	50
198	E	4	4	2 bed	4 person	70	753	10.6	7	70
199	E	4	5	2 bed	4 person	70	753	10.6	7	70
200	E	4	6	2 bed	3 person	61	657	9.2	6	61
201	E	4	7	2 bed	4 person	76	818	10.6	7	76
202	E	4	8	1 bed	2 person	50	538	5.2	5	50
203	E	4	9	2 bed	4 person	70	753	10.6	7	70
204	E	4	10	1 bed	2 person	50	538	5.2	5	50
205	E	4	11	1 bed	2 person	50	538	5.2	5	50
206	E	4	12	2 bed	4 person	70	753	10.6	7	70
207	E	5	1	2 bed	3 person	62	667	6.2	6	62
208	E	5	2	2 bed	4 person	70	753	10.6	7	70
209	E	5	3	1 bed	2 person	50	538	5.2	5	50
210	E	5	4	2 bed	4 person	70	753	10.6	7	70
211	E	5	5	2 bed	4 person	70	753	10.6	7	70
212	E	5	6	2 bed	3 person	61	657	9.2	6	61
213	E	5	7	2 bed	4 person	76	818	10.6	7	76
214	E	5	8	1 bed	2 person	50	538	5.2	5	50
215	E	5	9	2 bed	4 person	70	753	10.6	7	70
216	E	5	10	1 bed	2 person	50	538	5.2	5	50
217	E	5	11	1 bed	2 person	50	538	5.2	5	50
218	E	5	12	2 bed	4 person	70	753	10.6	7	70
219	E	6	1	2 bed	3 person	62	667	6.2	6	62
220	E	6	2	2 bed	4 person	70	753	10.6	7	70
221	E	6	3	1 bed	2 person	50	538	5.2	5	50
222	E	6	4	2 bed	4 person	70	753	10.6	7	70
223	E	6	5	2 bed	4 person	70	753	10.6	7	70
224	E	6	6	2 bed	3 person	61	657	9.2	6	61
225	E	6	7	2 bed	4 person	76	818	10.6	7	76
226	E	6	8	1 bed	2 person	50	538	5.2	5	50
227	E	6	9	2 bed	4 person	70	753	10.6	7	70
228	E	6	10	1 bed	2 person	50	538	5.2	5	50
229	E	6	11	1 bed	2 person	50	538	5.2	5	50
230	E	6	12	2 bed	4 person	70	753	10.6	7	70
231	E	7	1	2 bed	3 person	62	667	6.2	6	62
232	E	7	2	2 bed	4 person	70	753	10.6	7	70
233	E	7	3	1 bed	2 person	50	538	5.2	5	50
234	E	7	4	2 bed	4 person	70	753	10.6	7	70
235	E	7	5	2 bed	4 person	70	753	10.6	7	70
236	E	7	6	2 bed	3 person	61	657	9.2	6	61
237	E	7	7	2 bed	4 person	76	818	10.6	7	76
238	E	7	8	1 bed	2 person	50	538	5.2	5	50
239	E	7	9	2 bed	4 person	70	753	10.6	7	70
240	E	7	10	1 bed	2 person	50	538	5.2	5	50
241	E	7	11	1 bed	2 person	50	538	5.2	5	50
242	E	7	12	2 bed	4 person	70	753	10.6	7	70
243	F	0	1	1 bed	2 person	52	560	5.8	5	52
244	F	0	2	1 bed	2 person	52	560	6.9	5	52
245	F	0	3	1 bed	2 person	56	603	7.0	5	56
246	F	0	4	2 bed	4 person	75	807	7.0	7	75
247	F	0	5	1 bed	2 person	52	560	6.0	5	52
248	F	1	1	1 bed	2 person	52	560	6.0	5	52
249	F	1	2	1 bed	2 person	52	560	6.0	5	52
250	F	1	3	2 bed	4 person	75	807	7.0	7	75
251	F	1	4	2 bed	4 person	75	807	7.0	7	75
252	F	1	5	1 bed	2 person	52	560	6.0	5	52
253	F	1	6	1 bed	2 person	52	560	6.0	5	52
254	F	1	7	2 bed	4 person	75	807	7.0	7	75
255	F	1	8	2 bed	4 person	75	807	7.0	7	75
256	F	2	1	1 bed	2 person	52	560	6.0	5	52

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Checked by MT

Breakdown of areas

6972-D2900
rev P01

257 F 2 2	1 bed 2 person	52	560	6.0	5	52
258 F 2 3	2 bed 4 person	75	807	7.0	7	75
259 F 2 4	2 bed 4 person	75	807	7.0	7	75
260 F 2 5	1 bed 2 person	52	560	6.0	5	52
261 F 2 6	1 bed 2 person	52	560	6.0	5	52
262 F 2 7	2 bed 4 person	75	807	7.0	7	75
263 F 2 8	2 bed 4 person	75	807	7.0	7	75
264 F 3 1	1 bed 2 person	52	560	6.0	5	52
265 F 3 2	1 bed 2 person	52	560	6.0	5	52
266 F 3 3	2 bed 4 person	75	807	7.0	7	75
267 F 3 4	2 bed 4 person	75	807	7.0	7	75
268 F 3 5	1 bed 2 person	52	560	6.0	5	52
269 F 3 6	1 bed 2 person	52	560	6.0	5	52
270 F 3 7	2 bed 4 person	75	807	7.0	7	75
271 F 3 8	2 bed 4 person	75	807	7.0	7	75
272 F 4 1	1 bed 2 person	52	560	6.0	5	52
273 F 4 2	1 bed 2 person	52	560	6.0	5	52
274 F 4 3	2 bed 4 person	75	807	7.0	7	75
275 F 4 4	2 bed 4 person	75	807	7.0	7	75
276 F 4 5	1 bed 2 person	52	560	6.0	5	52
277 F 4 6	1 bed 2 person	52	560	6.0	5	52
278 F 4 7	2 bed 4 person	75	807	7.0	7	75
279 F 4 8	2 bed 4 person	75	807	7.0	7	75
280 F 5 1	1 bed 2 person	52	560	6.0	5	52
281 F 5 2	1 bed 2 person	52	560	6.0	5	52
282 F 5 3	2 bed 4 person	75	807	7.0	7	75
283 F 5 4	2 bed 4 person	75	807	7.0	7	75
284 F 5 5	1 bed 2 person	52	560	6.0	5	52
285 F 5 6	1 bed 2 person	52	560	6.0	5	52
286 F 5 7	2 bed 4 person	75	807	7.0	7	75
287 F 5 8	2 bed 4 person	75	807	7.0	7	75
288 F 6 1	1 bed 2 person	52	560	6.0	5	52
289 F 6 2	1 bed 2 person	52	560	6.0	5	52
290 F 6 3	2 bed 4 person	75	807	7.0	7	75
291 F 6 4	2 bed 4 person	75	807	7.0	7	75
292 F 6 5	1 bed 2 person	52	560	6.0	5	52
293 F 6 6	1 bed 2 person	52	560	6.0	5	52
294 F 6 7	2 bed 4 person	75	807	7.0	7	75
295 F 6 8	2 bed 4 person	75	807	7.0	7	75
296 F 7 1	1 bed 2 person	52	560	6.0	5	52
297 F 7 2	1 bed 2 person	52	560	6.0	5	52
298 F 7 3	2 bed 4 person	75	807	7.0	7	75
299 F 7 4	2 bed 4 person	75	807	7.0	7	75
300 F 7 5	1 bed 2 person	52	560	6.0	5	52
301 F 7 6	1 bed 2 person	52	560	6.0	5	52
302 F 7 7	2 bed 4 person	75	807	7.0	7	75
303 F 7 8	2 bed 4 person	75	807	7.0	7	75
304 F 8 1	1 bed 2 person	52	560	6.0	5	52
305 F 8 2	1 bed 2 person	52	560	6.0	5	52
306 F 8 3	2 bed 4 person	75	807	7.0	7	75
307 F 8 4	2 bed 4 person	75	807	7.0	7	75
308 F 8 5	1 bed 2 person	52	560	6.0	5	52
309 F 8 6	1 bed 2 person	52	560	6.0	5	52
310 F 8 7	2 bed 4 person	75	807	7.0	7	75
311 F 8 8	2 bed 4 person	75	807	7.0	7	75
312 F 9 1	1 bed 2 person	52	560	6.0	5	52
313 F 9 2	1 bed 2 person	52	560	6.0	5	52
314 F 9 3	2 bed 4 person	75	807	7.0	7	75
315 F 9 4	2 bed 4 person	75	807	7.0	7	75
316 F 9 5	1 bed 2 person	52	560	6.0	5	52
317 F 9 6	1 bed 2 person	52	560	6.0	5	52
318 F 9 7	2 bed 4 person	75	807	7.0	7	75
319 F 9 8	2 bed 4 person	75	807	7.0	7	75
320 F 10 1	1 bed 2 person	52	560	6.0	5	52
321 F 10 2	1 bed 2 person	52	560	6.0	5	52
322 F 10 3	2 bed 4 person	75	807	7.0	7	75
323 F 10 4	2 bed 4 person	75	807	7.0	7	75
324 F 10 5	1 bed 2 person	52	560	6.0	5	52
325 F 10 6	1 bed 2 person	52	560	6.0	5	52
326 F 10 7	2 bed 4 person	75	807	7.0	7	75
327 F 10 8	2 bed 4 person	75	807	7.0	7	75
328 F 11 1	1 bed 2 person	52	560	6.0	5	52
329 F 11 2	1 bed 2 person	52	560	6.0	5	52
330 F 11 3	2 bed 4 person	75	807	7.0	7	75
331 F 11 4	2 bed 4 person	75	807	7.0	7	75
332 F 11 5	1 bed 2 person	52	560	6.0	5	52
333 F 11 6	1 bed 2 person	52	560	6.0	5	52
334 F 11 7	2 bed 4 person	75	807	7.0	7	75
335 F 11 8	2 bed 4 person	75	807	7.0	7	75
336 G 10 1	3 bed 4 person	82	883	28.5	7	82
337 G 0 2	3 bed 5 person	87	936	32.5	8	87
338 G 0 3	1 bed 2 person	50	538	10.6	5	50
339 G 0 4	1 bed 2 person	50	538	10.8	5	50
340 G 0 5	1 bed 2 person	50	538	10.8	5	50
341 G 0 6	2 bed 4 person	70	753	13.5	7	70
342 G 0 7	3 bed 5 person	89	958	31.1	8	89
343 G 0 8	2 bed 3 person	61	657	11.6	6	61
344 G 0 9	2 bed 4 person	70	753	10.4	7	70

East Street
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22 January 2025

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345	G	1	1	3 bed	4 person	82	883	9.6	7	82
346	G	1	2	3 bed	5 person	87	936	9.6	8	87
347	G	1	3	1 bed	2 person	50	538	5.2	5	50
348	G	1	4	1 bed	2 person	50	538	5.2	5	50
349	G	1	5	1 bed	2 person	50	538	5.2	5	50
350	G	1	6	1 bed	2 person	50	538	5.2	5	50
351	G	1	7	2 bed	4 person	70	753	9.6	7	70
352	G	1	8	3 bed	5 person	89	958	9.6	8	89
353	G	1	9	2 bed	3 person	61	657	9.6	6	61
354	G	1	10	1 bed	2 person	50	538	5.2	5	50
355	G	1	11	1 bed	2 person	50	538	5.2	5	50
356	G	1	12	1 bed	2 person	50	538	5.2	5	50
357	G	1	13	1 bed	2 person	50	538	5.2	5	50
358	G	1	14	2 bed	4 person	70	753	9.6	7	70
359	G	2	1	3 bed	4 person	82	883	9.6	7	82
360	G	2	2	3 bed	5 person	87	936	9.6	8	87
361	G	2	3	1 bed	2 person	50	538	5.2	5	50
362	G	2	4	1 bed	2 person	50	538	5.2	5	50
363	G	2	5	1 bed	2 person	50	538	5.2	5	50
364	G	2	6	1 bed	2 person	50	538	5.2	5	50
365	G	2	7	2 bed	4 person	70	753	9.6	7	70
366	G	2	8	3 bed	5 person	89	958	9.6	8	89
367	G	2	9	2 bed	3 person	61	657	9.6	6	61
368	G	2	10	1 bed	2 person	50	538	5.2	5	50
369	G	2	11	1 bed	2 person	50	538	5.2	5	50
370	G	2	12	1 bed	2 person	50	538	5.2	5	50
371	G	2	13	1 bed	2 person	50	538	5.2	5	50
372	G	2	14	2 bed	4 person	70	753	9.6	7	70
373	G	3	1	3 bed	4 person	82	883	9.6	7	82
374	G	3	2	3 bed	5 person	87	936	9.6	8	87
375	G	3	3	1 bed	2 person	50	538	5.2	5	50
376	G	3	4	1 bed	2 person	50	538	5.2	5	50
377	G	3	5	1 bed	2 person	50	538	5.2	5	50
378	G	3	6	1 bed	2 person	50	538	5.2	5	50
379	G	3	7	2 bed	4 person	70	753	9.6	7	70
380	G	3	8	3 bed	5 person	89	958	9.6	8	89
381	G	3	9	2 bed	3 person	61	657	9.6	6	61
382	G	3	10	1 bed	2 person	50	538	5.2	5	50
383	G	3	11	1 bed	2 person	50	538	5.2	5	50
384	G	3	12	1 bed	2 person	50	538	5.2	5	50
385	G	3	13	1 bed	2 person	50	538	5.2	5	50
386	G	3	14	2 bed	4 person	70	753	9.6	7	70
387	G	4	1	3 bed	4 person	82	883	9.6	7	82
388	G	4	2	3 bed	5 person	87	936	9.6	8	87
389	G	4	3	1 bed	2 person	50	538	5.2	5	50
390	G	4	4	1 bed	2 person	50	538	5.2	5	50
391	G	4	5	1 bed	2 person	50	538	5.2	5	50
392	G	4	6	1 bed	2 person	50	538	5.2	5	50
393	G	4	7	2 bed	4 person	70	753	9.6	7	70
394	G	4	8	3 bed	5 person	89	958	9.6	8	89
395	G	4	9	2 bed	3 person	61	657	9.6	6	61
396	G	4	10	1 bed	2 person	50	538	5.2	5	50
397	G	4	11	1 bed	2 person	50	538	5.2	5	50
398	G	4	12	1 bed	2 person	50	538	5.2	5	50
399	G	4	13	1 bed	2 person	50	538	5.2	5	50
400	G	4	14	2 bed	4 person	70	753	9.6	7	70
401	G	5	1	3 bed	4 person	82	883	9.6	7	82
402	G	5	2	3 bed	5 person	87	936	9.6	8	87
403	G	5	3	1 bed	2 person	50	538	5.2	5	50
404	G	5	4	1 bed	2 person	50	538	5.2	5	50
405	G	5	5	1 bed	2 person	50	538	5.2	5	50
406	G	5	6	1 bed	2 person	50	538	5.2	5	50
407	G	5	7	2 bed	4 person	70	753	9.6	7	70
408	G	5	8	3 bed	5 person	89	958	9.6	8	89
409	G	5	9	2 bed	3 person	61	657	9.6	6	61
410	G	5	10	1 bed	2 person	50	538	5.2	5	50
411	G	5	11	1 bed	2 person	50	538	5.2	5	50
412	G	5	12	1 bed	2 person	50	538	5.2	5	50
413	G	5	13	1 bed	2 person	50	538	5.2	5	50
414	G	5	14	2 bed	4 person	70	753	9.6	7	70
415	G	6	1	3 bed	4 person	82	883	9.6	7	82
416	G	6	2	3 bed	5 person	87	936	9.6	8	87
417	G	6	3	1 bed	2 person	50	538	5.2	5	50
418	G	6	4	1 bed	2 person	50	538	5.2	5	50
419	G	6	5	1 bed	2 person	50	538	5.2	5	50
420	G	6	6	1 bed	2 person	50	538	5.2	5	50
421	G	6	7	2 bed	4 person	70	753	9.6	7	70
422	G	6	8	3 bed	5 person	89	958	9.6	8	89
423	G	6	9	2 bed	3 person	61	657	9.6	6	61
424	G	6	10	1 bed	2 person	50	538	5.2	5	50
425	G	6	11	1 bed	2 person	50	538	5.2	5	50
426	G	6	12	1 bed	2 person	50	538	5.2	5	50
427	G	6	13	1 bed	2 person	50	538	5.2	5	50
428	G	6	14	2 bed	4 person	70	753	9.6	7	70
429	G	7	1	3 bed	4 person	82	883	9.6	7	82
430	G	7	2	3 bed	5 person	87	936	9.6	8	87
431	G	7	3	1 bed	2 person	50	538	5.2	5	50
432	G	7	4	1 bed	2 person	50	538	5.2	5	50

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433 G 7 5	1 bed 2 person	50	538	5.2	5
434 G 7 6	1 bed 2 person	50	538	5.2	5
435 G 7 7	2 bed 4 person	70	753	9.6	7
436 G 7 8	3 bed 5 person	89	958	9.6	8
437 G 7 9	2 bed 3 person	61	657	9.6	6
438 G 7 10	1 bed 2 person	50	538	5.2	5
439 G 7 11	1 bed 2 person	50	538	5.2	5
440 G 7 12	1 bed 2 person	50	538	5.2	5
441 G 7 13	1 bed 2 person	50	538	5.2	5
442 G 7 14	2 bed 4 person	70	753	9.6	7
443 G 8 1	3 bed 4 person	82	883	9.6	7
444 G 8 2	3 bed 5 person	87	936	9.6	8
445 G 8 3	1 bed 2 person	50	538	5.2	5
446 G 8 4	1 bed 2 person	50	538	5.2	5
447 G 8 5	1 bed 2 person	50	538	5.2	5
448 G 8 6	1 bed 2 person	50	538	5.2	5
449 G 8 7	2 bed 4 person	70	753	9.6	7
450 G 8 8	3 bed 5 person	89	958	9.6	8
451 G 8 9	2 bed 3 person	61	657	9.6	6
452 G 8 10	1 bed 2 person	50	538	5.2	5
453 G 8 11	1 bed 2 person	50	538	5.2	5
454 G 8 12	1 bed 2 person	50	538	5.2	5
455 G 8 13	1 bed 2 person	50	538	5.2	5
456 G 8 14	2 bed 4 person	70	753	9.6	7

Total Residential NSA	29,291	315,288
Total Residential Units	456	
Total Residential GIA	38,077	409,861
Total Number of Bedspaces	1,421	

Private External Amenity		
Total Private External Amenity	3,546	38,172
Local Plan Total Private External Amenity Requirement	2,767	29,784

Total Accommodation			
Unit Mix	0 bed 1 person	0	0%
	1 bed 1 person	0	0%
	1 bed 2 person	210	46%
	2 bed 3 person	40	9%
	2 bed 4 person	140	31%
	3 bed 4 person	9	2%
	3 bed 5 person	57	13%
	3 bed 6 person	0	0%
Family Units		206	45%
	2 bed 4 person	140	
	3 bed +	66	
Wheelchair Units	WC	21	5%
	0 studio 1 person	0	0%
	1 bed 1 person	0	0%
	1 bed 2 person	13	3%
	2 bed 3 person	0	0%
	2 bed 4 person	8	2%
	3 bed 4 person	0	0%
	3 bed 5 person	0	0%

Block C			
Residential NSA		4,471	48,126
Residential Units		68	
Number of Bedrooms		120	
Number of Bedspaces		218	
Unit Mix	0 studio 1 person	0	0%
	1 bed 1 person	0	0%
	1 bed 2 person	23	34%
	2 bed 3 person	15	22%
	2 bed 4 person	23	34%
	3 bed 4 person	0	0%
	3 bed 5 person	7	10%
	3 bed 6 person	0	0%

Block D			
Residential NSA		5,872	63,206
Residential Units		85	
Number of Bedrooms		158	
Number of Bedspaces		284	
Unit Mix	0 studio 1 person	0	0%
	1 bed 1 person	0	0%
	1 bed 2 person	43	51%
	2 bed 3 person	1	1%
	2 bed 4 person	10	12%
	3 bed 4 person	0	0%

						50
						50
					70	
				89		
					61	
						50
						50
						50
					70	
						82
						87
						50
						50
						50
						50
					70	
						89
						61
						50
						50
						50
						70
0	0	10,687	12,792	5,812	0	
0	0	210	180	66	0	
Total NSA				29,291	315,288	
Total Units				456		

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3 bed	5 person	31	36%
3 bed	6 person	0	0%
85			
Block E			
Residential NSA		5,592	60,192
Residential Units		89	
Number of Bedrooms		150	
Number of Bedspaces		284	
Unit Mix	0 studio 1 person	0	0%
	1 bed 1 person	0	0%
	1 bed 2 person	29	33%
	2 bed 3 person	15	17%
	2 bed 4 person	44	49%
	3 bed 4 person	0	0%
	3 bed 5 person	1	1%
	3 bed 6 person	0	0%

89			
Block F			
Residential NSA		5,875	63,239
Residential Units		93	
Number of Bedrooms		138	
Number of Bedspaces		276	
Unit Mix	0 studio 1 person	0	0%
	1 bed 1 person	0	0%
	1 bed 2 person	48	52%
	2 bed 3 person	0	0%
	2 bed 4 person	45	48%
	3 bed 4 person	0	0%
	3 bed 5 person	0	0%
	3 bed 6 person	0	0%

93			
Block G			
Residential NSA		7,481	80,525
Residential Units		121	
Number of Bedrooms		202	
Number of Bedspaces		359	
Unit Mix	0 studio 1 person	0	0%
	1 bed 1 person	0	0%
	1 bed 2 person	67	55%
	2 bed 3 person	9	7%
	2 bed 4 person	18	15%
	3 bed 4 person	9	7%
	3 bed 5 person	18	15%
	3 bed 6 person	0	0%

121		
Residential GIA	sqm	sqft
Level LG	0	0
Level 0 (GF)	4,022	43,293
Level 1	4,053	43,626
Level 2	4,053	43,626
Level 3	4,053	43,626
Level 4	4,053	43,626
Level 5	4,053	43,626
Level 6	4,053	43,626
Level 7	4,053	43,626
Level 8	2,393	25,758
Level 9	1,325	14,262
Level 10	1,325	14,262
Level 11	641	6,900
Level 12	0	0
Level 13	0	0
Total	38,077	409,861

Block C	sqm	sqft
LG	-	-
0	722	7,772
1	722	7,772
2	722	7,772
3	722	7,772
4	722	7,772
5	722	7,772
6	722	7,772
7	722	7,772
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	0	0
Total	5,776	62,173
Net to gross ratio*	77%	

Block D	sqm	sqft
LG	-	-
0	691	7,438
1	684	7,363
2	684	7,363
3	684	7,363
4	684	7,363
5	684	7,363
6	684	7,363
7	684	7,363
8	684	7,363
9	684	7,363
10	684	7,363
11	0	0
12	0	0
13	0	0
Total	7,531	81,064
Net to gross ratio*	78%	

Block E	sqm	sqft
LG	-	-
0	915	9,849
1	938	10,097
2	938	10,097
3	938	10,097
4	938	10,097
5	938	10,097
6	938	10,097
7	938	10,097
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	0	0
Total	7,481	80,525
Net to gross ratio*	75%	

Block F	sqm	sqft
LG	-	-
0	649	6,986
1	641	6,900
2	641	6,900
3	641	6,900
4	641	6,900
5	641	6,900
6	641	6,900
7	641	6,900
8	641	6,900
9	641	6,900
10	641	6,900
11	641	6,900
12	0	0
13	0	0
Total	7,700	82,883
Net to gross ratio*	76%	

Block G	sqm	sqft
LG	-	-
0	1,045	11,248
1	1,068	11,496
2	1,068	11,496
3	1,068	11,496
4	1,068	11,496
5	1,068	11,496
6	1,068	11,496
7	1,068	11,496
8	1,068	11,496
9	0	0
10	0	0
11	0	0
12	0	0
13	0	0
Total	9,589	103,216
Net to gross ratio*	78%	

Notes

- All areas have been measured from the drawings listed.
- All areas are measured broadly in accordance with RICS Code of Measuring Practice, 6th Edition.
- The net to gross ratio calculation relates the residential GIA to the NSA. It excludes underground and undercroft parking areas, deck access walkways and commercial areas.
- The density calculation relates the area of the site ownership boundary to the number of residential units and habitable rooms.

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