ASHLEY PARK SCHEDULE OF ACCOMMODATION
Job Title: Ashley Park, Ashley Rd, Tottenham Hale
Job Number: 2025-032
Document Number: AHCF-DLA-ZZ-ZZ-LA-A-00300
Issue Date: 05/08/2026
Revision: P10

NOTE: These areas have generally been calculated in accordance with the RICS/ISVA Code of Measuring Practice, 6th Edition, RICS 2007.
Also voids to stairs in duplexes and store rooms up to approximately 1.5m have been included in apartment areas.
Areas are given in square metres and approximate square feet, where 1m² = approximately 10.764 square feet.
All areas are **approximate** and subject to change. Measurements have been produced with the aid of an electronic CAD based system using reasonable skill, care and diligence.
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Net Internal Area (NIA) is measured in this schedule including voids above Market Sale stairs in duplexes, M&E boxing, and all structural SLumns and walls within apartment boundary.
NIA does NOT include internal corridors and Living/Dining/Kitchen with student clusters.
Gross Internal Area (GIA) is measured in this schedule including voids above Market Sale and communal stairs, lift shafts, communal circulation, communal lobbies, communal amenities, undercroft car park, M&E risers and boxing, plant rooms, cycle and refuse store and all structural SLumns and walls.

Gross External Area (GEA) is measured in this schedule including external walls, integral balconies, risers, voids and double height spaces.

The total number of balconies includes the Market Sale gardens of the duplexes at second floor.

BLOCK A	Shared Living													
	Shared Living					NIA		GIA		GEA		Efficiency	Number of M4(3) units	
						sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft			
	R Studio	L Studio	Premium	Accessible	Total Keys	Including Amenities		Including communal amenities, circulation, plant, BoH		not including balconies & terraces				
Total	**385**	**44**	**40**	**53**	**522**	**12,975**	**139,669**	**20,625**	**225,020**	**20,905**	**225,018**	62.1%	**53**	
	73.8%	8.4%	7.7%	10.2%	**Keys**								10%	

BLOCK B	AFFORDABLE																			
	Social Rented											NIA		GIA		GEA		Efficiency	Number of Habitable Rooms	Number of M4(3) units
												sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft			
	1B2P	1B2P-M4(3)	2B3P	2B4P	2B4P TH	2B4P-M4(3)	3B4P	3B5P	3B5P-M4(3)	4B6P TH	4B6P TH M4(3	Total units	Excluding Amenities, circulation, plant, BOH		**Excluding Commercial & Deck Corridor.** Including communal amenities, circulation, plant, BoH.		not including balconies & terraces				
Total	**14**			**46**		**5**		**8**	**4**	**9**	**1**	**87**	**7,311**	**78,696**	**9,258**	**99,649**	**10,271**	**110,558**	**79.0%**	**293**	**11**
	16.1%	0.0%	0.0%	52.9%	0.0%	5.7%	0.0%	9.2%	4.6%	10.3%	1.1%	100%									13%

	Commercial					
	Block A		Block B		Total	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Total	**154.41**	**1,662**	**75.80**	**816**	**230**	**2,478**

	Community					
	Block A		Block B		Total	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Total	**125.51**	**1,351**			**126**	**1,351**

	BLOCK GIA TOTALS (Excluding Deck Corridor)					
	Block A		Block B		Total	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Total	**20,905**	**225,020**	**9,333**	**100,466**	**30,238**	**325,485**

	BLOCK GEA TOTALS					
	Block A		Block B		Total	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Total	**20,905**	**225,020**	**10,271**	**110,559**	**31,176**	**335,579**

Area Totals of entire scheme	GIA		GEA	
	sq.m	sq.ft	sq.m	sq.ft
	30,238	**325,485**	**31,176**	**335,579**

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BLOCK A

Shared Living

Level		Shared Living: R Studio	L Studio	Premium	Accessible	Total Keys	NIA sq.m (Including Accommodation only. Excluding communal amenities, circulation, plant, BoH)	NIA sq.ft	GIA sq.m (Excluding Commercial & Community. Including communal amenities, circulation, plant, BoH.)	GIA sq.ft	GIA sq.m (Including Commercial & Communtiy. Including communal amenities, circulation, plant, BoH.)	GIA sq.ft	GEA sq.m (Including Commercial & Community. Not including balconies & terraces.)	GEA sq.ft	Efficiency	Accessible Units
00	1 storeys						0	0	1,801	19,387	2,081	22,400	1,917	20,635	0.0%	0
01	2 storeys	40	3	2	4	49	1,064	11,450	1,581	17,023	1,581	17,023	1,899	20,435	67.3%	4
02	3 storeys	47	3	2	5	57	1,219	13,122	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5
03	4 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5
04	5 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5
05	6 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5
06	7 storeys	47	3	2	5	57	1,218	13,115	1,756	18,900	1,756	18,900	1,915	20,613	69.4%	5
07	8 storeys	6				6	122	1,315	592	6,371	592	6,371	599	6,452	20.6%	0
08	9 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
09	10 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
10	11 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
11	12 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
12	13 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
13	14 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
14	15 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
15	16 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
16	17 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
17	18 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
18	19 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
19	20 storeys	8	2	2	2	14	319	3,429	541	5,819	541	5,819	599	6,452	58.9%	2
20	21 storeys	8	2	4		14	320	3,446	541	5,819	541	5,819	599	6,452	59.2%	0
21	22 storeys						0	0	422	4,538	422	4,538	464	4,998	0.0%	0
22	23 storeys						0	0	422	4,538	422	4,538	464	4,998	0.0%	0
	Total	385	44	40	53	**522**	**11,421**	**122,942**	**20,625**	**222,005**	**20,905**	**225,018**	**22,711**	**244,456**	**55.4%**	**53**
						Keys										10.15%

Shared Living

SHARED LIVING - AMENITIES

Level		INTERNAL AMENITIES (included in overall GIA)	NIA sq.m (Excluding Indiative Partition Walls. Community)	NIA sq.ft	GIA sq.m (Including indicative partition walls. Including Community)	GIA sq.ft	GEA sq.m (not including balconies & terraces)	GEA sq.ft	Efficiency
B1	-1 storeys		0	0					
00	1 storeys		728	7,835					
01	2 storeys		0	0					
02	3 storeys		0	0					
03	4 storeys		0	0					
04	5 storeys		0	0					
05	6 storeys		0	0					
06	7 storeys		0	0					
07	8 storeys		243	2,612					
08	9 storeys		0	0					
09	10 storeys		0	0					
10	11 storeys		0	0					
11	12 storeys		0	0					
12	13 storeys		0	0					
13	14 storeys		0	0					
14	15 storeys		0	0					
15	16 storeys		0	0					
16	17 storeys		0	0					
17	18 storeys		0	0					
18	19 storeys		0	0					
19	20 storeys		0	0					
20	21 storeys		0	0					
21	22 storeys		292	3,148					
22	23 storeys		291	3,133					
	Total		**1,554**	**16,727**					**2.98**

Shared Living

	Shared Living: R Studio	L Studio	Premium	Accessible	Total Keys	NIA sq.m (Including Shared Living Accommodation and amenity only.)	NIA sq.ft	GIA sq.m (Including Community & Commercial. Including communal amenities, circulation, plant, BoH,)	GIA sq.ft	GEA sq.m (Including Community & Commercial.)	GEA sq.ft	Efficiency
Total	**385**	**44**	**40**	**53**	**522**	**12,975**	**139,669**	**20,905**	**225,020**	**20,905**	**225,018**	62.1%
	73.8%	8.4%	7.7%	10.2%	Keys							

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BLOCK B

Affordable Residential

Level	Social Rented 1B2P	1B2P-M4(3)	2B3P	2B4P	2B4P TH	2B4P-M4(3)	3B4P	3B5P	3B5P-M4(3)	4B6P TH	4B6P TH M4(3)	Total units	NIA sq.m	NIA sq.ft	GIA sq.m	GIA sq.ft	GIA sq.m	GIA sq.ft	GEA sq.m	GEA sq.ft	Efficiency	Number of Habitable Rooms	Number of M4(3) units
													Including Accommodation only. Excluding communal amenities, circulation, plant, BoH		**Excluding Commercial & Deck Corridor.** Including communal amenities, circulation, plant, BoH.		**Including Commercial & Deck Corridor.** Including communal amenities, circulation, plant, BoH.		**Including Commercial.** Not including balconies & terraces.				
00 1 storey						1				9	1	**11**	828	8,916	1,629	17,539	1,705	18,355	1,780	19,159	50.8%	63	2
01 2 storeys	2			6								**8**	1,338	14,400	1,574	16,937	1,574	16,937	1,748	18,810	85.0%	22	1
02 3 storeys	3			10		1		2	1			**17**	1,287	13,854	1,513	16,282	1,619	17,425	1,665	17,922	85.1%	52	2
03 4 storeys	3			10		1		2	1			**17**	1,285	13,837	1,514	16,297	1,620	17,440	1,665	17,922	84.9%	52	2
04 5 storeys	3			10		1		2	1			**17**	1,286	13,841	1,514	16,297	1,620	17,440	1,665	17,922	84.9%	52	2
05 6 storeys	3			10		1		2	1			**17**	1,286	13,841	1,514	16,297	1,620	17,440	1,665	17,922	84.9%	52	2
Total	**14**			**46**		**5**		**8**	**4**	**9**	**1**	**87**	**7,310**	**78,689**	**9,258**	**99,649**	**9,758**	**105,038**	**10,188**	**109,658**	**79%**	**293**	**11**
	16.1%	0.0%	0.0%	52.9%	0.0%	5.7%	0.0%	9.2%	4.6%	10.3%	1.1%	100.0%											13%
	14		**51**				**12**			**10**													
	16%		**59%**				**14%**			**11%**		100.0%											
							Total Units	**22**	**25%**														

BLOCK B - AMENITY

Affordable Residential

Level	NIA sq.m	NIA sq.ft	GIA sq.m	GIA sq.ft
	Including Accommodation only. Excluding communal amenities, circulation, plant, BoH		**Excluding Commercial.** Including communal amenities, circulation, plant, BoH.	
00 1 storey				
01 2 storeys				
02 3 storeys				
03 4 storeys				
04 5 storeys				
05 6 storeys				
06 7 storeys				
Total				

Affordable Calculations

	NIA incl. Amenities (m^2) sqm	%	Hab Rooms No.	%
Shared Living	**12,975**	**64%**	**522**	**64%**
Social Rented	**7,310**	**36.0372%**	**293**	**36%**