

Project
Panda House
Address
628 Commercial Road, London E14 7HS
Client
Capulet Properties

CDA Project Number
189 // (SH) 0001
Revision
10
Revision Date
14.10.2019

ACCOMMODATION SCHEDULE							
B1-LOWER GROUND FLOOR			HOSTEL				
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm			
R-(-1).01	SGL. ROOM	1	17.0				
R-(-1).02	DBL. ROOM	2	17.5				
R-(-1).03	SGL. ROOM	1	15.5				
R-(-1).04	SGL. ROOM	1	15.5				
R-(-1).05	DBL. ROOM	2	17.5				
R-(-1).06	NOT USED						
R-(-1).07	ACCESSIBLE	2	23.5				
R-(-1).08	DBL. ROOM	2	23.5				
R-(-1).09	DBL. ROOM	2	16.5				
R-(-1).10	DBL. ROOM	2	17.0				
R-(-1).11	DBL. ROOM	2	17.0				
R-(-1).12	DBL. ROOM	2	23.5				
R-(-1).13	ACCESSIBLE	2	28.5				
R-(-1).00-01	COMMON HALL					47.5	
R-(-1).00-02	LIFT LOBBY					7.0	
R-(-1).00-03	COMMON HALL					39.0	
R-(-1).00-04	STAIR 1					13.0	
R-(-1).00-05	STAIR 2					16.0	
R-(-1).00-06	CLEANER					2.5	
R-(-1).00-07	LAUNDARY					6.5	
R-(-1).00-08	ACC. W.C.					4.0	
R-(-1).00-09	PLANT					39.5	
R-(-1).00-10	GYM					35.5	
R-(-1).00-11	CYCLE STORE					21.5	
R-(-1).00-12	GEN. STORE					16.0	
R-(-1).00-13	LUGGAGE					15.5	
R-(-1).00-14	CINEMA					41.5	
R-(-1).00-15	REFUSE					32.0	
	12 Bedrooms	21 Occupants	232.5	+	337.0	= 570	
00-GROUND FLOOR			HOSTEL				
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm			
R-00.01	NOT USED						
R-00.02	NOT USED						
R-00.03	NOT USED						
R-00.04	NOT USED						
R-00.05	NOT USED						
R-00.06	NOT USED						
R-00.07	SGL. ROOM	1	15.5				
R-00.08	SGL. ROOM	1	15.0				
R-00.09	SGL. ROOM	1	15.0				
R-00.10	ACCESSIBLE	2	28.5				
R-00.11	DBL. ROOM	2	23.5				
R-00.12	DBL. ROOM	2	16.5				
R-00.13	DBL. ROOM	2	17.0				
R-00.14	DBL. ROOM	2	16.5				
R-00.15	DBL. ROOM	2	23.5				
R-00.16	ACCESSIBLE	2	28.5				
R-00.17	SGL. ROOM	1	15.0				
R-00.18	SGL. ROOM	1	15.0				
R-00.19	SGL. ROOM	1	15.5				
R-00.00-01	COMMON HALL					49.5	
R-00.00-02	KITCHEN / DINING					28.0	
R-00.00-03	LOUNGE					21.0	
R-00.00-04	LOUNGE/K & RECEPTION					63.0	
R-00.00-05	LOUNGE					21.0	
R-00.00-06	KITCHEN / DINING					28.0	
R-00.00-07	COMMON HALL					14.0	
R-00.00-08	COMMON HALL					7.5	
R-00.00-09	COMMON HALL					31.0	
R-00.00-10	COMMON HALL					16.5	
R-00.00-11	STAIR 1					11.5	
R-00.00-12	STAIR 2					12.5	
R-00.00-13	CLEANER					2.5	
R-00.00-14	OFFICE					6.5	
R-00.00-15	ACC. W.C.					4.0	
	13 Bedrooms	20 Occupants	245.0	+	316.5	= 562	

Accommodaton Schedule

01-FIRST FLOOR

HMO					
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm	
R-01.01	SGL ROOM	1	17.0		
R-01.02	DBL ROOM	2	17.5		
R-01.03	SGL ROOM	1	15.5		
R-01.04	SGL ROOM	1	15.5		
R-01.05	DBL ROOM	2	17.5		
R-01.06	SGL ROOM	1	17.0		
R-01.07	DBL ROOM	2	18.5		
R-01.08	DBL ROOM	2	18.0		
R-01.09	DBL ROOM	2	17.5		
R-01.10	ACCESSIBLE	2	28.5		
R-01.11	DBL ROOM	2	23.5		
R-01.12	DBL ROOM	2	16.5		
R-01.13	DBL ROOM	2	17.0		
R-01.14	DBL ROOM	2	16.5		
R-01.15	DBL ROOM	2	23.5		
R-01.16	ACCESSIBLE	2	28.5		
R-01.17	DBL ROOM	2	17.5		
R-01.18	DBL ROOM	2	18.0		
R-01.19	DBL ROOM	2	18.5		
R-01.00-01	COMMON HALL			31.5	
R-01.00-02	LIFT LOBBY			7.0	
R-01.00-03	COMMON HALL			34.0	
R-01.00-04	LOBBY			7.0	
R-01.00-05	LOBBY			7.0	
R-01.00-06	STAIR 1			13.0	
R-01.00-07	STAIR 2			16.0	
R-01.00-08	CLEANER			2.5	
R-01.00-09	LAUNDARY			6.5	
R-01.00-10	ACC. W.C.			4.0	
R-01.00-11	KITCHEN / DINING			28.5	
R-01.00-12	LOUNGE			33.0	
19 Bedrooms		34 Occupants	362.0	+ 190.0	= 552

02-SECOND FLOOR

HMO					
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm	
R-02.01	SGL ROOM	1	17.0		
R-02.02	DBL ROOM	2	17.5		
R-02.03	SGL ROOM	1	15.5		
R-02.04	SGL ROOM	1	15.0		
R-02.05	DBL ROOM	2	17.5		
R-02.06	SGL ROOM	1	17.0		
R-02.07	DBL ROOM	2	18.5		
R-02.08	DBL ROOM	2	18.0		
R-02.09	DBL ROOM	2	17.5		
R-02.10	ACCESSIBLE	2	28.5		
R-02.11	DBL ROOM	2	23.5		
R-02.12	DBL ROOM	2	16.5		
R-02.13	DBL ROOM	2	17.0		
R-02.14	DBL ROOM	2	16.5		
R-02.15	DBL ROOM	2	23.5		
R-02.16	ACCESSIBLE	2	28.5		
R-02.17	DBL ROOM	2	17.5		
R-02.18	DBL ROOM	2	18.0		
R-02.19	DBL ROOM	2	18.5		
R-02.00-01	COMMON HALL			31.5	
R-02.00-02	LIFT LOBBY			7.0	
R-02.00-03	COMMON HALL			34.5	
R-02.00-04	LOBBY			7.0	
R-02.00-05	LOBBY			7.0	
R-02.00-06	STAIR 1			13.0	
R-02.00-07	STAIR 2			16.0	
R-02.00-08	CLEANER			2.5	
R-02.00-09	LAUNDARY\			6.5	
R-02.00-10	ACC. W.C.			4.0	
R-02.00-11	KITCHEN / DINING			28.5	
R-02.00-12	LOUNGE			33.0	
19 Bedrooms		34 Occupants	361.5	+ 190.5	= 552

Accommodaton Schedule

03-THIRD FLOOR

HMO				
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm
R-02.01	SGL. ROOM	1	17.0	
R-02.02	DBL. ROOM	2	17.5	
R-02.03	SGL. ROOM	1	15.5	
R-02.04	SGL. ROOM	1	15.0	
R-02.05	DBL. ROOM	2	17.5	
R-02.06	SGL. ROOM	1	17.0	
R-02.07	DBL. ROOM	2	18.5	
R-02.08	DBL. ROOM	2	18.0	
R-02.09	DBL. ROOM	2	17.5	
R-02.10	ACCESSIBLE	2	28.5	
R-02.11	DBL. ROOM	2	23.5	
R-02.12	DBL. ROOM	2	16.5	
R-02.13	ACCESSIBLE	2	17.0	
R-02.14	DBL. ROOM	2	16.5	
R-02.15	DBL. ROOM	2	23.5	
R-02.16	DBL. ROOM	2	28.5	
R-02.00-01	COMMON HALL			31.5
R-02.00-02	LIFT LOBBY			7.0
R-02.00-03	COMMON HALL			34.5
R-02.00-04	LOBBY			7.0
R-02.00-05	LOBBY			7.0
R-02.00-06	STAIR 1			13.0
R-02.00-07	STAIR 2			16.0
R-02.00-08	CLEANER			2.5
R-02.00-09	LAUNDARY\			6.5
R-02.00-10	ACC. W.C.			4.0
R-02.00-11	KITCHEN / DINING			28.5
R-02.00-12	LOUNGE			33.0
R-02.00-13	KITCHEN / DINING			22.0
R-02.00-14	LOUNGE			32.0
16 Bedrooms		28 Occupants	307.5	+ 244.5 = 552

04-FOURTH FLOOR

HMO				
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm
R-02.01	SGL. ROOM	1	17.0	
R-02.02	DBL. ROOM	2	17.5	
R-02.03	SGL. ROOM	1	15.5	
R-02.04	SGL. ROOM	1	15.0	
R-02.05	DBL. ROOM	2	17.5	
R-02.06	SGL. ROOM	1	17.0	
R-02.07	DBL. ROOM	2	18.5	
R-02.08	DBL. ROOM	2	18.0	
R-02.09	DBL. ROOM	2	17.5	
R-02.10	ACCESSIBLE	2	28.5	
R-02.11	DBL. ROOM	2	23.5	
R-02.12	DBL. ROOM	2	16.5	
R-02.13	DBL. ROOM	2	17.0	
R-02.14	ACCESSIBLE	2	16.5	
R-02.15	DBL. ROOM	2	23.5	
R-02.16	DBL. ROOM	2	28.5	
R-02.00-01	COMMON HALL			31.5
R-02.00-02	LIFT LOBBY			7.0
R-02.00-03	COMMON HALL			34.5
R-02.00-04	LOBBY			7.0
R-02.00-05	LOBBY			7.0
R-02.00-06	STAIR 1			13.0
R-02.00-07	STAIR 2			16.0
R-02.00-08	CLEANER			2.5
R-02.00-09	LAUNDARY\			6.5
R-02.00-10	ACC. W.C.			4.0
R-02.00-11	KITCHEN / DINING			28.5
R-02.00-12	LOUNGE			33.0
R-02.00-13	KITCHEN / DINING			22.0
R-02.00-14	LOUNGE			32.0
16 Bedrooms		28 Occupants	307.5	+ 244.5 = 552

Accommodaton Schedule

05-FIFTH FLOOR				
HMO				
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm
R-05.01	SGL. ROOM	1	15.5	
R-05.02	SGL. ROOM	1	12.0	
R-05.03	DBL. ROOM	2	23.0	
R-05.04	SGL. ROOM	1	14.0	
R-05.05	DBL. ROOM	2	24.5	
R-05.06	DBL. ROOM	2	22.0	
R-05.07	SGL. ROOM	1	12.5	
R-05.08	SGL. ROOM	1	15.5	
R-05.00-01	COMMON HALL			31.5
R-05.00-02	LIFT LOBBY			7.0
R-05.00-03	COMMON HALL			27.5
R-05.00-04	STAIR 1			13.0
R-05.00-05	STAIR 2			16.0
R-05.00-06	CLEANER			2.5
R-05.00-07	LAUNDARY			6.5
R-05.00-08	ACC. W.C.			4.0
R-05.00-09	KITCHEN			15.0
R-05.00-10	LOUNGE			30.5
	8 Bedrooms	11 Occupants	139.0	+ 153.5 = 293

06-SIXTH FLOOR				
HMO				
Zone Number	Zone Name	Occupants	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm
R-06.01	DBL. ROOM	2	20.0	
R-06.02	SGL. ROOM	1	13.0	
R-06.03	SGL. ROOM	1	14.5	
R-06.04	DBL. ROOM	2	25.0	
R-06.05	SGL. ROOM	1	13.0	
R-06.06	DBL. ROOM	2	20.0	
R-06.00-01	COMMON HALL			31.5
R-06.00-02	LIFT LOBBY			7.0
R-06.00-03	COMMON HALL			27.5
R-06.00-04	STAIR 1			13.0
R-06.00-05	STAIR 2			16.0
R-06.00-06	CLEANER			2.5
R-06.00-07	LAUNDARY			6.5
R-06.00-08	ACC. W.C.			4.0
R-06.00-09	KITCHEN			15.4
R-06.00-10	LIVING			30.5
	6 Bedrooms	9 Occupants	105.5	+ 153.9 = 259

	Total Area (NIA) BEDRM UNIT sqm	Total Area (NIA) ANCILLARY sqm	Total Area (NIA) COMBINED sqm
TOTAL HOSTEL: 25 Bedrooms	41 Occupants	478	+ 654 = 1,131
TOTAL HMO: 84 Bedrooms	144 Occupants	1,583	+ 1,177 = 2,760
TOTAL COMBINED: 109 Bedrooms	185 Occupants	2,061	+ 1,830 = 3,891

- 1 These areas have been calculated in accordance with the method defined by (RICS, Client etc) net, gross etc.
- 2 For the avoidance of doubt, the area of the toilet in the dwelling unit (i.e. in the Bedroom Unit) is included in the N.I.A. (Net Internal Area).
- 3 These areas have been measured off preliminary drawings using the stated conventions:
- 4 § There is design development yet to take place that might affect them.
- 5 § The building may present anomalies in relation to surveyed/drawn plans (include for existing).
- 6 § The Contractor is required to work to specific tolerances during construction.
- 7 Take account of these factors before planning any financial or property development purpose or strategy.
- 8 Seek confirmation of areas before decision-making.
- 9 The areas are approximate. They relate to the likely areas of the building at the current state of design, using the stated option (eq NIA) from the Code of Measuring Practice 5th Edition RICS/ISVA.
- 10 Decimal places to be ignored and numbers rounded down.