

SQUIRE & PARTNERS

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme
80/20 Split Affordable Offer

21.04.23

Building Level	Building 1				Building 2				Building 3			Building 4		
	Cinema	Office	Flexible Use (Café)	TOTAL	Residential (Private)	Flexible Use	Car Park	TOTAL	Residential (Private)	Car Park	TOTAL	Residential (Private)	Flexible Use	TOTAL
	sq.ft	sq.ft	sq.ft	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.
12														
11														
10														
9														
8														
7					1,029			1,029						
6					16,848			16,848				1,477		1,477
5					20,239			20,239				1,485		1,485
4					20,638			20,638	8,612	8,612		6,956		6,956
3					20,638			20,638	10,543	10,543		6,956		6,956
2		5,168		5,168	20,638			20,638	10,722	10,722		6,956		6,956
1		10,376		10,376	20,638			20,638	10,722	10,722		6,956		6,956
G		10,376		10,376	20,239			20,239	10,722	10,722		5,756	967	6,723
B1	4,314	4,603	1,491	10,408	13,694	6,220	1,424	21,338	9,528	2,105	11,633	2,176	4,780	6,956
B2	6,702			6,702										
Total sqf	20,850	30,523	1,491	46,162	154,601	6,220	1,424	162,245	60,849	2,105	62,954	38,718	5,747	44,465
Total sqm	1,937	2,836	139	4,289	14,363	578	132	15,073	5,653	196	5,849	3,597	534	4,131

Areas are approximate only and subject to change through rights of light considerations, planning, design and development

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Combined Plot 1A						
Building Level	Residential (Private)	Flexible Use	Cinema	Office	Car Park	PLOT 1A TOTAL
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
12	0	0				0
11	0	0				0
10	0	0				0
9	0	0				0
8	1,029	0				1,029
7	18,325	0				18,325
6	21,724	0				21,724
5	36,206	0				36,206
4	38,137	0				38,137
3	38,316	0		5,168		43,484
2	38,316	0		10,376		48,692
1	36,717	967		10,376		48,060
G	25,398	12,491	4,314	4,603	3,529	50,335
B1			9,834		81,395	91,229
B2			6,702			6,702
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
Total	254,168	13,458	20,850	30,523	84,924	403,923
	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>
Total	23,613	1,250	1,937	2,836	7,890	37,525

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Combined Plot 1B						
Building Level	Residential (Private)	Flexible Use	Hotel	Office	Car Park	PLOT 1B TOTAL
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
12	0	0	0	0		0
11	0	0	0	0		0
10	0	0	0	0		0
9	0	0	0	0		0
8	6,954	0	0	0		6,954
7	26,806	0	0	0		26,806
6	30,722	0	0	0		30,722
5	31,028	0	0	0		31,028
4	34,729	0	0	0		34,729
3	39,598	0	0	0		39,598
2	39,598	0	3,554	4,376		47,528
1	39,158	0	5,737	12,172		57,067
G	23,039	26,740	6,435	2,708		58,922
B1	0	4,543	5,129	3,338	81,527	94,537
B2						
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
Total	271,632	31,283	20,855	22,594	81,527	427,891
	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>
Total	25,235	2,906	1,937	2,099	7,574	39,752

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Building 9			Building 10				Building 11			Building 12			Combined Plot 1C				
Residential (Private)	Flexible Use	TOTAL	Residential (Private)	Flexible Use	Car Park	TOTAL	Residential (Private)	Flexible Use	TOTAL	Residential (Private)	Flexible Use	TOTAL	Building Level	Residential (Private)	Flexible Use	Car Park	PLOT 1C TOTAL
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.		sq.ft.	sq.ft.	sq.ft.	sq.ft.
													12	0	0		0
							7,721		7,721	5,456		5,456	11	0	0		0
							9,245		9,245	7,771		7,771	10	0	0		0
							9,570		9,570	8,838		8,838	9	0	0		0
							9,570	3,546	9,570	8,838	4,506	8,838	8	0	0		0
							9,570		9,570	8,838		8,838	7	13,177	0		0
							9,570		9,570	8,838		8,838	6	17,016	0		0
							9,245		9,245	8,838		8,838	5	22,658	0		0
							9,245		9,245	8,838		8,838	4	31,243	0		0
							9,245		9,245	8,838		8,838	3	33,710	0		0
							9,245		9,245	8,838		8,838	2	33,710	0		0
							9,245		9,245	8,838		8,838	1	33,385	0		0
							6,318	3,546	9,864	4,952	4,506	9,458	G	17,984	13,523	3,100	16,623
													B1			47,619	47,619
													B2				
													Total	202,883	13,523	50,719	64,242
													Total	18,848	1,256	4,712	5,968

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Building 13		Building 14		Building 15		Building 16		Building 17		Combined Plot 2A			
Residential (Private)	TOTAL	Residential (Private)	TOTAL	Residential (Private)	TOTAL	Residential (Private)	TOTAL	Residential (Private)	TOTAL	Building Level	Residential (Private)	Car Park	PLOT 2A TOTAL
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.		sq.ft.	sq.ft.	sq.ft.
										12	0	0	0
										11	0	0	0
										10	0	0	0
										9	0	0	0
										8	0	0	0
				5,971	5,971					7	5,971	0	5,971
				14,135	14,135			6,975	6,975	6	21,110	0	21,110
4,957	4,957	4,343	4,343	14,135	14,135	7,476	7,476	6,975	6,975	5	37,886	0	37,886
4,957	4,957	4,343	4,343	14,135	14,135	11,543	11,543	11,325	11,325	4	46,303	0	46,303
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	3	52,045	0	52,045
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	2	52,045	0	52,045
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	1	52,045	0	52,045
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	G	52,045	0	52,045
										B1		62,857	62,857
										B2			
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	Total	sq.ft.	sq.ft.	sq.ft.
42,954	42,954	35,814	35,814	104,916	104,916	65,191	65,191	70,575	70,575		319,450	62,857	382,307
sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	Total	sq.m	sq.m	sq.m
3,991	3,991	3,327	3,327	9,747	9,747	6,056	6,056	6,557	6,557		29,678	5,840	35,517

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Building 18			Building 19		Combined Plot 2B				
Residential (Private)	Residential (Potential Affordable)	TOTAL	Residential (Potential Affordable)	TOTAL	Building Level	Residential (Private)	Residential (Potential Affordable)	Residential (Total)	PLOT 2B TOTAL
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.		sq.ft.	sq.ft.	sq.ft.	sq.ft.
					12	0	0	0	0
					11	0	0	0	0
					10	0	0	0	0
					9	0	0	0	0
					8	0	0	0	0
					7	0	0	0	0
					6	0	0	0	0
6,787	3,575	10,362			5	6,787	3,575	10,362	10,362
21,631	6,290	27,921			4	21,631	6,290	27,921	27,921
27,931	6,290	34,221	10,087	10,087	3	27,931	16,377	44,308	44,308
30,451	6,290	36,741	15,804	15,804	2	30,451	22,094	52,545	52,545
30,451	6,290	36,741	15,804	15,804	1	30,451	22,094	52,545	52,545
28,909	7,832	36,741	15,804	15,804	G	28,909	23,636	52,545	52,545
					B1				
					B2				
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	Total	sq.ft.	sq.ft.	sq.ft.	sq.ft.
146,160	36,567	182,727	57,499	57,499		146,160	94,066	240,226	240,226
sq.m	sq.m	sq.m	sq.m	sq.m	Total	sq.m	sq.m	sq.m	sq.m
13,579	3,397	16,976	5,342	5,342		13,579	8,739	22,318	22,318

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Building 20		Building 21		Combined Plot 2C			School	
Residential (Private)	TOTAL	Residential (Private)	TOTAL	Building Level	Residential (Private)	PLOT 2C TOTAL	School	TOTAL
sq.ft.	sq.ft.	sq.ft.	sq.ft.		sq.ft.	sq.ft.	sq.ft.	sq.ft.
				12				
				11				
				10				
				9				
				8				
				7				
				6				
				5				
				4			1,320	1,320
				3			39,596	39,596
9,677	9,677	4,623	4,623	2	14,300	14,300	41,842	41,842
10,274	10,274	5,382	5,382	1	15,656	15,656	40,271	40,271
10,274	10,274	5,382	5,382	G	15,656	15,656		
				B1				
				B2				
sq.ft.	sq.ft.	sq.ft.	sq.ft.	Total	sq.ft.	sq.ft.	sq.ft.	sq.ft.
30,225	30,225	15,387	15,387		45,612	45,612	123,029	123,029
sq.m	sq.m	sq.m	sq.m	Total	sq.m	sq.m	sq.m	sq.m
2,808	2,808	1,429	1,429		4,237	4,237	11,430	11,430

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Combined Phases										
Building Level	Residential (Private)	Residential (Potential Affordable)	Residential (Total)	Flexible Use	Office	Hotel	Cinema	School	Car Park	GRAND TOTAL
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
12	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0
8	7,983	0	7,983	0	0	0	0	0	0	7,983
7	64,279	0	64,279	0	0	0	0	0	0	64,279
6	90,572	0	90,572	0	0	0	0	0	0	90,572
5	134,565	3,575	138,140	0	0	0	0	0	0	138,140
4	172,043	6,290	178,333	0	0	0	0	0	0	178,333
3	191,600	16,377	207,977	0	5,168	0	0	1,320	0	214,465
2	208,420	22,094	230,514	0	14,752	3,554	0	39,596	0	288,416
1	207,412	22,094	229,506	967	22,548	5,737	0	41,842	0	300,600
G	163,031	23,636	186,667	52,755	7,311	6,435	4,314	40,271	6,629	304,381
B1	0	0	0	4,543	3,338	5,129	9,834	0	273,398	296,242
B2							6,702			6,702
Total	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
	1,239,905	94,066	1,333,971	58,265	53,117	20,855	20,850	123,029	280,027	1,890,113
Total	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>
	115,190	8,739	123,929	5,413	4,935	1,937	1,937	11,430	26,015	175,596