

SQUIRE & PARTNERS

Stag Brewery

Schedule of Gross Internal Areas - Hybrid 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					807			807						
7					15,248			15,248				627		627
6					18,105			18,105				1,148		1,148
5					18,644			18,644	7,744	7,744		6,121		6,121
4					18,644			18,644	9,306	9,306		4,556		4,556
3		5,126		5,126	18,644			18,644	9,462	9,462		6,121		6,121
2		9,241		9,241	18,644			18,644	9,462	9,462		6,121		6,121
1		9,241		9,241	18,105			18,105	9,462	9,462		5,203	810	6,013
G	3,861	4,067	1,313	9,241	12,646	5,634	1,034	19,314	8,619	1,834	10,453	1,887	4,226	6,113
B1	9,241			9,241										
B2	4,186			4,186										
Total sqf	17,288	27,675	1,313	46,276	139,487	5,634	1,034	146,155	54,055	1,834	55,889	31,784	5,036	36,820
Total sqm	1,606	2,571	122	4,299	12,959	523	96	13,578	5,022	170	5,192	2,953	468	3,421

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	807	0				807
7	15,875	0				15,875
6	19,253	0				19,253
5	32,509	0				32,509
4	32,506	0				32,506
3	34,227	0		5,126		39,353
2	34,227	0		9,241		43,468
1	32,770	810		9,241		42,821
G	23,152	11,173	3,861	4,067	2,868	45,121
B1			9,241		79,433	88,674
B2			4,186			4,186
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>
	225,326	11,983	17,288	27,675	82,301	364,573
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>
	20,933	1,113	1,606	2,571	7,646	33,870

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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
11	0					0
10	0					0
9	0					0
8	6,069					6,069
7	24,097					24,097
6	27,498					27,498
5	27,905					27,905
4	31,037					31,037
3	35,487					35,487
2	35,487		3,108	3,781		42,376
1	34,947		5,211	11,134		51,292
G	21,264	23,720	6,046	2,525		53,555
B1	0	4,114	4,633	2,974	79,433	91,154
B2						
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>
	243,791	27,834	18,998	20,414	79,433	390,470
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>
	22,649	2,586	1,765	1,897	7,380	36,276

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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.
2,449		2,449	3,496			3,496	6,822		6,822	4,914		4,914	12	0			0
4,850		4,850	8,749			8,749	8,074		8,074	6,849		6,849	11	0			0
4,850		4,850	8,749			8,749	8,349		8,349	8,349		8,349	10	0			0
4,850		4,850	8,749			8,749	8,349		8,349	7,632		7,632	9	0			0
1,165	3,685	4,850	8,749			8,749	8,074		8,074	7,632		7,632	8	0			0
			4,867	1,045	2,831	8,743	5,846	3,017	8,863	4,532	3,931	8,463	7	11,736			0
													6	14,923			0
													5	19,477			0
													4	27,179			0
													3	29,580			0
													2	29,580			0
													1	29,305			0
													G	16,410	11,678	2,831	14,509
													B1			45,104	45,104
													B2				
18,164	3,685	21,849	43,359	1,045	2,831	47,235	62,212	3,017	65,229	54,455	3,931	58,386	Total	178,190	11,678	47,935	59,613
1,687	342	2,030	4,028	97	263	4,388	5,780	280	6,060	5,059	365	5,424	Total	16,554	1,085	4,453	5,538

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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.
4,371	4,371	3,783	3,783	5,116	5,116	6,725	6,725	6,314	6,314	12	0	0	0
4,371	4,371	3,783	3,783	12,958	12,958	10,531	10,531	6,314	6,314	11	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	10	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	9	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	8	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	7	5,116	0	5,116
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	6	19,272	0	19,272
										5	34,151	0	34,151
										4	41,971	0	41,971
										3	47,482	0	47,482
										2	47,482	0	47,482
										1	47,482	0	47,482
										G	47,482	0	47,482
										B1		59,543	59,543
										B2			59,543
38,590	38,590	32,378	32,378	95,822	95,822	59,380	59,380	64,268	64,268	Total	290,438	59,543	349,981
3,585	3,585	3,008	3,008	8,902	8,902	5,517	5,517	5,971	5,971	Total	26,982	5,532	32,514

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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.
6,132	3,178	9,310			12	0	0	0	0
19,653	5,750	25,403			11	0	0	0	0
25,717	5,750	31,467	8,944	8,944	10	0	0	0	0
28,330	5,750	34,080	14,515	14,515	9	0	0	0	0
28,330	5,750	34,080	14,515	14,515	8	0	0	0	0
26,880	7,206	34,086	14,515	14,515	7	0	0	0	0
					6	0	0	0	0
					5	6,132	3,178	9,310	9,310
					4	19,653	5,750	25,403	25,403
					3	25,717	14,694	40,411	40,411
					2	28,330	20,265	48,595	48,595
					1	28,330	20,265	48,595	48,595
					G	26,880	21,721	48,601	48,601
					B1				
					B2				
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.		sq.ft.	sq.ft.	sq.ft.	sq.ft.
135,040	33,386	168,426	52,489	52,489	Total	135,040	85,875	220,915	220,915
sq.m	sq.m	sq.m	sq.m	sq.m		sq.m	sq.m	sq.m	sq.m
12,546	3,102	15,647	4,876	4,876	Total	12,546	7,978	20,523	20,523

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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
	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.
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	6,876	0	6,876	0	0	0	0	0	0	6,876
7	56,824	0	56,824	0	0	0	0	0	0	56,824
6	80,946	0	80,946	0	0	0	0	0	0	80,946
5	120,174	3,178	123,352	0	0	0	0	0	0	123,352
4	152,346	5,750	158,096	0	0	0	0	0	0	158,096
3	172,493	14,694	187,187	0	5,126	0	0	813	0	193,126
2	187,284	20,265	207,549	0	13,022	3,108	0	26,312	0	249,991
1	186,212	20,265	206,477	810	20,375	5,211	0	34,967	0	267,840
G	148,566	21,721	170,287	46,571	6,592	6,046	3,861	38,219	5,699	277,274
B1	0	0	0	4,114	2,974	4,633	9,241	0	263,513	284,475
B2	0	0	0	0	0	0	4,186	0	0	4,186
Total	1,111,719	85,875	1,197,594	51,495	48,089	18,998	17,288	100,311	269,212	1,702,987
Total	103,281	7,978	111,259	4,784	4,468	1,765	1,606	9,319	25,010	158,211