

Site Area

0.395	hectares (ha)
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Existing

Existing floorspace

23 Hackney Grove	
Floor	GIA (sqm)
LG	91.5
00	84.6
01	82.8
Total	258.9 sq m
Veron Hall	
00	130.1
Total	130.1 sq m
Total	389 sq m

Proposed

Gross Internal Area

Existing Building and extension		
Block	Floor	GIA (sqm)
A	LG	94.4 sq m
A	00	77.1 sq m
A	01	79.6 sq m
A	02	63 sq m
Total		314.1 sq m
New Build		
B	LG	136.8 sq m
B	00	131.2 sq m
B	01	114.4 sq m
B	02	90.8 sq m
Total		473.2 sq m
Total		787.3 sq m

Residential Summary - All Blocks

	Dwelling Type					No. of occupants	Habitable Rooms	Residential Area (sqm)	Private Amenity (sqm)
	Studio	1B2P	2B3P	2B4P	3B6P				
Total	1	1	1	4	1	28	22	608.5 sq m	84.4 sq m
%	12.5%	12.5%	12.5%	50.0%	12.5%				
	1	1	5		1				
	12%	12%	62%		12%				
Total	8								

Residential Breakdown

Block A - Existing Building and extension

Dwelling ID			Dwelling Type		Net Area	Amenity	Habitable Room	No. of occupants
Block	Floor	No.			(sqm)	(sqm)	(HR)	Occ.
A	LG	Flat 2	Studio		37.8 sq m	14.2 sq m	1	1
A	LG	Flat 3	1B/2P		54.3 sq m	17.3 sq m	2	2
A	00	Flat 4	2B/4P		77.2 sq m	0 sq m	3	4
A	01	Flat 6	2B/4P		79.7 sq m	0 sq m	3	4
A	02	Flat 8	2B/3P		63 sq m	3.2 sq m	3	3
Total	5		dwellings		312 sq m	34.7 sq m	12	14

Block B - New Build

Dwelling ID			Dwelling Type		Net Area	Amenity	Habitable Room	No. of occupants
Block	Floor	No.			(sqm)	(sqm)	(HR)	Occ.
B	LG	Flat 1	3B/6P	duplex	133.6 sq m	19.5 sq m	4	6
B	01	Flat 5	2B/4P		87.7 sq m	8.2 sq m	3	4
B	02	Flat 7	2B/4P		75.2 sq m	22 sq m	3	4
Total	3		dwellings		296.5 sq m	49.7 sq m	10	14

General Notes

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These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.

The site boundaries and surroundings are based on the following:

• OS Map / Measured survey by Matrix

The site boundaries are those described by the client.

These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.

Specific Notes

Key

P0	HL	Issued for planning		10/12/25
Rev	Drawn	Notes		Date
P0	HL	05/12/25	PS	05/12/25
Rev	Checked	Date	Approved	Date

REVISIONS

Client

Metrosite Properties Limited

	A - APPROVED
	B - APPROVED WITH COMMENTS
	C - DO NOT USE

CLIENT APPROVAL

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Project

23 Hackney Grove, London E8 3NR

BIM Ref. 2310 - DS - 01 - ZZ -SH- A - Z150	Job No. 2310
Purpose of Issue PLANNING	Scale N/A @ A3

Drawing Title

Accommodation Schedule

Drawing Ref.

Project No - Drawing No - Status - Revision

2310 - Z150 - S2 - P0