



**Issue Log**

Date	Amendment
27/08/2015	Block GIAs corrected & Estimated Total GEA added
25/09/2015	Mix changed to increase PR sale and SR tenure
28/09/2015	Wheelchair Units changed to NHH mix
28/09/2015	Non resi areas updated to latest CF design + flat area updated to as drawn
02/12/2015	Area updated to Value Engineered design
18/12/2015	Areas further reduced Value Engineering
06/01/2016	Basement removed Ground floor redesigned & Blk 2.2 & Blk 3 reduced
01/02/2016	Overall Footprint reduced
08/03/2016	Amendments following planners comments
18/03/2016	Block 2 core moved and reduced to a single lift
05/04/2016	Summary Corrected
12/04/2016	Block 3 WheelCh unit chnaged & balcony sizes revised
29/04/2016	Planning Issue
02/06/2016	Non Residential Added

**Non-Residential Accomodation**

<b>Ground Floor Area Summary</b>		<b>GIA SQ M</b>	<b>GEA SQ M</b>
<b>Commercial</b>	Block 1 A1/A3/A4- Retail café	83	97
	Block 3 A1- Commercial / Retail	120	128
	<b>Total Commercial/ Retail</b>	<b>203</b>	<b>225</b>
<b>Community Facility</b>	Library (excl. Staff Room)	443	479
	Afterhours Facilities (Inc. Staff Room, S&P+ Meeting + CT + circulation) exc. CF refuse	370	395
	Stay & Play (including kitchen, storage & WCs)	156	167
	Stay & Play Multiuse Room	98	119
	Meeting rooms	36	39
	Community Trust	46	52
	CF Refuse Store	12	15
	<b>Community Facility Total (Library+ S&amp;P+ Meeting + CT + circulation+ CF Refuse Store)</b>	<b>825</b>	<b>889</b>
<b>Total Non-Residential</b>	<b>1028</b>	<b>1114</b>	

## Residential Acomodation

Blk	Fir. No.	Type/ Beds	Persons	Type	Tenure	Hab Rms	NIA SQ M	NIA FT	SQ	Dual Aspect	External Space
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### Block 1- 15 Storey Tall Building

Blk	Fir. No.	Type/ Beds	Persons	Type	Tenure	Hab Rms	NIA SQ M	NIA FT	SQ	Dual Aspect	External Space
Private & Intermediate	1st	1 01 01	1 B	2 P	Flat	INT	2	50.6	545	No	5.4
	1 01 02	1 B	2 P	Wheelcha Flat	INT	2	70.9	763	Yes	7	
	1 01 03	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 01 04	2 B	3 P	Flat	INT	3	70.9	763	Yes	7	
	1 01 05	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
2nd	1 02 06	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
	1 02 07	2 B	3 P	Flat	INT	3	70.9	763	Yes	7	
	1 02 08	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 02 09	1 B	2 P	Wheelcha Flat	PR	2	70.9	763	Yes	7	
	1 02 10	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
3rd	1 03 11	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
	1 03 12	1 B	2 P	Wheelcha Flat	PR	2	70.9	763	Yes	7	
	1 03 13	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 03 14	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 03 15	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
4th	1 04 16	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
	1 04 17	1 B	2 P	Wheelcha Flat	PR	2	70.9	763	Yes	7	
	1 04 18	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 04 19	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 04 20	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
5th	1 05 21	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
	1 05 22	1 B	2 P	Wheelcha Flat	PR	2	70.9	763	Yes	7	
	1 05 23	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 05 24	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 05 25	1 B	2 P	Flat	PR	2	50.6	545	No	5.4	
6th	1 06 26	1 B	2 P	Flat	PR	2	50.6	545	Yes	5.4	
	1 06 27	1 B	2 P	Wheelcha Flat	PR	2	70.9	763	Yes	7	
	1 06 28	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 06 29	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 06 30	1 B	2 P	Flat	PR	2	50.6	545	Yes	5.4	
7th	1 07 31	1 B	2 P	Flat	PR	2	50.6	545	Yes	5.4	
	1 07 32	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 07 33	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 07 34	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 07 35	1 B	2 P	Flat	PR	2	50.6	545	Yes	5.4	
8th	1 08 36	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	
	1 08 37	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 08 38	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 08 39	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 08 40	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	
9th	1 09 41	1 B	2 P	Flat	PR	2	50.6	545	No	6.8	
	1 09 42	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 09 43	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 09 44	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 09 45	1 B	2 P	Flat	PR	2	50.6	545	No	6.8	
10th	1 10 46	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	
	1 10 47	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 10 48	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 10 49	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 10 50	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	
11th	1 11 51	1 B	2 P	Flat	PR	2	50.6	545	No	6.8	
	1 11 52	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 11 53	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 11 54	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 11 55	1 B	2 P	Flat	PR	2	50.6	545	No	6.8	
12th	1 12 56	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	
	1 12 57	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 12 58	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 12 59	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 12 60	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	
13th	1 13 61	1 B	2 P	Flat	PR	2	50.6	545	No	6.8	
	1 13 62	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 13 63	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 13 64	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 13 65	1 B	2 P	Flat	PR	2	50.6	545	No	6.8	
14th	1 14 66	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	
	1 14 67	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 14 68	1 B	2 P	Flat	PR	2	50.8	547	No	5.4	
	1 14 69	2 B	3 P	Flat	PR	3	70.9	763	Yes	7	
	1 14 70	1 B	2 P	Flat	PR	2	50.6	545	Yes	6.8	

## Block 2- Independent Living- 7 Storey building

Social Rent & Intermediate

Storey	Unit No	Room	Bed	Bath	Property	Tenure	HR	SqM	SqFt	Dual Asp.	Balcony
1st	2 01 01	1 B	2 P		Flat	INT	2	52.5	565	Yes	6
	2 01 02	2 B	3 P		Flat	SR	3	66.5	716	Yes	6
	2 01 03	2 B	3 P		Flat	SR	3	67.3	724	Yes	10
2nd	2 01 04	2 B	3 P		Flat	SR	3	67.4	725	Yes	10
	2 02 05	1 B	2 P		Flat	INT	2	52.5	565	Yes	6
	2 02 06	2 B	3 P		Flat	SR	3	66.5	716	Yes	6
3rd	2 02 07	2 B	3 P		Flat	SR	3	67.3	724	Yes	10
	2 02 08	2 B	3 P		Flat	SR	3	67.4	725	Yes	10
	2 03 09	1 B	2 P		Flat	INT	2	52.5	565	Yes	6
4th	2 03 10	2 B	3 P		Flat	SR	3	66.5	716	Yes	6
	2 03 11	2 B	3 P		Flat	SR	3	67.3	724	Yes	10
	2 03 12	2 B	3 P		Flat	SR	3	67.4	725	Yes	10
5th	2 04 13	1 B	2 P		Flat	INT	2	52.5	565	Yes	6
	2 04 14	2 B	3 P		Flat	SR	3	66.5	716	Yes	6
	2 04 15	2 B	3 P		Flat	SR	3	67.3	724	Yes	10
6th/ Roof	2 04 16	2 B	3 P		Flat	SR	3	67.4	725	Yes	10
	2 05 17	1 B	2 P		Flat	INT	2	52.5	565	Yes	6
	2 05 18	2 B	3 P		Flat	SR	3	66.5	716	Yes	6
6th/ Roof	2 05 19	2 B	3 P		Flat	SR	3	67.3	724	Yes	10
	2 05 20	2 B	3 P		Flat	SR	3	67.4	725	Yes	10
	2 05 21	2 B	3 P		Flat	INT	3	66.5	716	Yes	6
6th/ Roof	2 06 22	2 B	3 P		Flat	SR	3	67.3	724	Yes	10
	2 06 23	2 B	3 P		Flat	SR	3	67.4	725	Yes	10

Communal garden 52 SqM

## Block 3- 4 & 6 Storey Building

Social Rent

Storey	Unit No	Room	Bed	Bath	Property	Tenure	HR	SqM	SqFt	Dual Asp.	Balcony
1st	3 01 01	1 B	2 P		Wheelcha Flat	SR	2	66.0	710	Yes	7
	3 01 02	1 B	2 P		Flat	SR	2	52.3	563	No	6
	3 01 03	2 B	4 P		Wheelcha Flat	SR	4	96.0	1,033	Yes	10
	3 01 04	1 B	2 P		Flat	SR	2	55.0	592	No	6
	3 01 05	2 B	4 P		Wheelcha Flat	SR	4	96.0	1,033	Yes	10
	3 01 06	1 B	2 P		Flat	SR	2	53.1	572	No	6
2nd	3 01 07	2 B	3 P		Flat	SR	3	69.8	751	Yes	6
	3 02 08	1 B	2 P		Wheelcha Flat	SR	2	66.0	710	Yes	7
	3 02 09	1 B	2 P		Flat	SR	2	52.3	563	No	6
	3 02 10	2 B	4 P		Wheelcha Flat	SR	4	96.0	1,033	Yes	10
	3 01 11	1 B	2 P		Flat	SR	2	55.0	592	No	6
	3 02 12	2 B	4 P		Wheelcha Flat	SR	4	96.0	1,033	Yes	10
3rd	5 02 13	1 B	2 P		Flat	SR	2	53.1	572	No	6
	6 02 14	2 B	3 P		Flat	SR	3	69.8	751	Yes	6
	3 01 15	2 B	3 P		Flat	SR	3	66.0	710	Yes	7
	3 01 16	1 B	2 P		Flat	SR	2	52.3	563	No	6
	3 01 17	3 B	5 P		Flat	SR	5	96.0	1,033	Yes	10
	3 01 18	1 B	2 P		Flat	SR	2	55.0	592	No	6
4th	3 01 19	3 B	5 P		Flat	SR	5	96.0	1,033	Yes	10
	3 01 20	1 B	2 P		Flat	SR	2	53.1	572	No	6
	3 01 21	2 B	3 P		Flat	SR	3	69.8	751	Yes	6
	3 01 22	2 B	3 P		Flat	SR	3	66.0	710	Yes	7
	3 01 23	1 B	2 P		Flat	SR	2	52.3	563	No	6
	3 01 24	1 B	2 P		Flat	SR	2	53.1	572	No	6
5th	3 01 25	2 B	3 P		Flat	SR	3	69.8	751	Yes	6
	3 01 26	2 B	3 P		Flat	SR	3	66.0	710	Yes	7
	3 01 27	1 B	2 P		Flat	SR	2	52.3	563	Yes	6
	3 01 28	1 B	2 P		Flat	SR	2	53.1	572	Yes	6
	3 01 29	2 B	3 P		Flat	SR	3	69.8	751	Yes	6

Overall Totals

306  
Persons

306  
HR

7530  
SqM

81052  
SqFt

81  
Dual Asp.

831  
Balcony

## Summary by Block

### Block 1

Unit Type

1B	48
2B3P	22

70 Total Units  
157 Hab Rooms  
6 Wheelchair Units  
38 Dual Aspect 54%

By Tenure

	PR	INT	Total
1B	46	2	48
2B	20	2	22
	66	4	70

Areas

4113	Total GIA Sq M
44274	Total GIA Sq Ft

### Block 2

Unit Type

1B	5
2B3P	18

23 Total Units  
64 Hab Rooms  
0 Wheelchair Units  
23 Dual Aspect 100%

By Tenure

	SR	INT	Total
1B 2P	0	5	5
2B 3P	17	1	18
2B 4P	0	0	0
3B5P	0	0	0
	17	6	23

Areas

1470	Total GIA Sq M
15820	Total GIA Sq Ft

### Block 3

Unit Type

1B	15
2B3P	8
2B4P	4
3B5P	2

29 Total Units  
80 Hab Rooms  
6 Wheelchair Units  
18 Dual Aspect 62%

All SR Units

Areas

1947	Total GIA Sq M
20958	Total GIA Sq Ft

## Overall Summaries

### Summary of Units by Block

	1B	2B3P	2B4P	3B	Total
Blk 1	48	22	0	0	70
Blk 2	5	18	0	0	23
Blk 3	15	8	4	2	29
					<b>122</b>

### Summary of Unit by Tenure

Size	SR	INT	PR	Totals
1 B 2P	15	7	46	<b>68</b>
2 B 3P	25	3	20	<b>48</b>
2B 4P	4	0	0	<b>4</b>
3B 5P	2	0	0	<b>2</b>
Total Units	<b>46</b>	<b>10</b>	<b>66</b>	<b>122</b>

Affordable Units 56

### Wheelchair Units

Size	SR	INT	PR	Totals
1 B 2P	2	1	5	<b>8</b>
2 B 3P	0	0	0	<b>0</b>
2 B 4P	4	0	0	<b>4</b>
Total Units	<b>6</b>	<b>1</b>	<b>5</b>	<b>12</b> 10%

### Summary Tenure by Block (Units)

	SR	INT	PR	Total	
Blk 1	0	4	66	70	PR & INT
Blk 2	17	6	0	23	SR & INT
Blk 3	29	0	0	29	SR
Total Units	<b>46</b>	<b>10</b>	<b>66</b>	<b>122</b>	
	38%	8%	54%		

### Affordable Calculation (Hab Rooms)

	SR	INT	PR	Total	
Blk 1	-	10	152	162	PR & INT
Blk 2	51	13	-	64	SR & INT
Blk 3	80	-	-	80	SR
Total HR	<b>131</b>	<b>23</b>	<b>152</b>	<b>306</b>	
	43%	7%	50%		

Affordable Hab rooms 154

Affordable Ratio 50.3% by Hab Room

### Dual Aspect

Dual Aspect Units 81 Dual Aspect 66.4%

### Refuse Calculation

Units	30L	Bedroom	70L	L	50% Recycling	1100L Bins	75% General	1100L Bins	Total Bins
Blk 1	70	30	2100	92	6440	8540	4270	3.9	<b>4</b>
Blk 2	23	30	690	41	2870	3560	1780	1.6	<b>2</b>
Blk 3	29	30	870	45	3150	4020	2010	1.8	<b>2</b>
							6405	5.8	<b>6</b>
							2670	2.4	<b>2</b>
							3015	2.7	<b>3</b>
									<b>10</b>
									<b>4</b>
									<b>5</b>

### Residents Cycles

	Policy Compliant		Total
	1B	2 & 3B	
Blk 1	48	44	<b>92</b>
Blk 2	5	36	<b>41</b>
Blk 3	15	20	<b>35</b>
Total			<b>168</b>

### Amenity Space

#### Private Amenity Space

Block 1	442.4
Block 2	186
Block 3	203
Total	831.4

#### Communal Amenity

Block 1 (Roof)	117	
Block 2 (Roof)	52	Not Inc. 1st floor
Block 3		Not Inc. 1st floor or U5s Play
Total	169	

#### Public Amenity

Aylesbury Square 1877

# DUGGAN MORRIS ARCHITECTS

## Schedule of Accommodation

Project	Aylesbury Health Centre
Job no.	A229
File	A229_10.05-015 Rev F

Issued: 13/05/16

### South Building \_Area Schedule

Calculation based on current set of drawings (floor by floor basis)	GEA (sqm)	GIA (sqm)	HC - GIA (sqm)	EY - GIA (sqm)	Shared GIA (sqm)	Notes - Referring to GIA/GEA	TOTAL NIA	CARPARK & CYCLE NIA (sqm)	PLANT (including circulation - NIA (sqm)	Shared - NIA (sqm)	GP - NIA (sqm)	GSTT - NIA (sqm)	EY - NIA (sqm)
Basement Floor Level	1461.5	1414.8	623.2	0.0	791.7	For shared GIA assumed Cores + Riser Cupboards + Plant + Circulation + Cycle Store	1256.0	701.0	347.5	125.1	54.2	28.2	NA
Ground Floor	1054.3	942.9	768.2	53.1	121.6	For shared GIA assumed Cores + Riser Cupboards + Fire Escapes	774.4	NA	NA	488.5	233.4	16.6	35.9
First Floor	1063.0	958.7	833.2	0.0	125.5	For shared GIA assumed Cores + Riser Cupboards	769.3	NA	NA	307.5	265.5	196.3	NA
Second Floor	1097.3	992.8	867.3	0.0	125.5	For shared GIA assumed Cores + Riser Cupboards	827.7	NA	NA	212.3	241.2	374.2	NA
Third Floor	775.4	692.1	0.0	692.1	0.0	For shared GIA assumed Cores + Riser Cupboards - (Early Years Toy Store + Z2WC Cluster 2)	558.3	NA	NA	NA	NA	NA	558.3
Shared Area Apportionment (Refer to GIA HC & GIA EY only)	NA	NA	957.7	209.6	NA	Shared Area Apportionment assumed 82% Health Centre and 18% Early Years							
<b>TOTAL</b>	<b>5451.4</b>	<b>5001.4</b>	<b>4049.6</b>	<b>954.8</b>	<b>1164.3</b>	Including cycle store/ carpark/ car ramp	<b>4185.7</b>	<b>701.0</b>	<b>347.5</b>	<b>1133.4</b>	<b>794.3</b>	<b>615.3</b>	<b>594.2</b>
<b>TOTAL</b>	<b>4737.2</b>	<b>4287.2</b>	<b>3343.7</b>	<b>946.6</b>	<b>1119.1</b>	Excluding cycle store(45.24sqm)/ carpark/ car ramp (668.95 sqm GIA)							

Note: Inboard terraces have been excluded from GIA calculation. Double height spaces have been measured at base level only for both GEA/GIA. All areas provided here are intended for illustrative purposes only.

DMA advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off and confirmation by Arcadis. DMA do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown. Please note that all areas may change subject to further coordination and design development.











