

# Aylesbury Estate Regeneration

## Plot 18- North Building

### Schedule of Accomodation Stage 3



#### 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
26/09/2016	Room Sizes Added
03/11/2016	Minor amendments to the unit areas to accord with plan
09/11/2016	Hab Rooms ammended to count rooms 27.5 SqM as two hab rooms
28/02/2017	Block 1 changed to PR and Block 3 mix revised and tenure change to PR
19/05/2017	Block 3 mix revised
12/07/2017	Block 1, 2nd floor Bedroom added
18/08/2017	Areas ammended to current Revit model
25/09/2017	Block 3 Room Areas updated
26/09/2017	Section 73 Application

## Non-Residential Accomodation

Ground Floor Area Summary		GIA SQ M	GEA SQ M
Commercial	Block 1 A1/A3/A4- Retail café	82	96
	Block 3 A1- Commercial / Retail	112	120
	<b>Total Commercial/ Retail</b>	<b>194</b>	<b>216</b>
Community Facility	Library	407	479
	Afterhours Facilities (Inc. Staff Room, S&P+ Meeting + CT + circulation) exc. CF refuse	380	395
	Stay & Play (including kitchen, storage & WCs)	149	167
	Stay & Play Multiuse Room	106	119
	Meeting rooms	34	39
	Community Trust	41	52
	CF Refuse Store	12	15
	<b>Community Facility Total (Library+ S&amp;P+ Meeting + CT + circulation+ CF Refuse Store)</b>	<b>799</b>	<b>889</b>
<b>Total Non-Residential</b>	<b>993</b>	<b>1105</b>	

# Residential Acomodation

Bk	Fir.	No.	Type/ Beds	Persons	Type	Tenure	Hab Rms	NIA SQ M	NIA FT	SQ	Dual Aspect	Ensuite	External Space	Living Kitchen Dining	Bed 1	Bed 2	Bed 3
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## Block 1- 15 Storey Tall Building

PR	INT	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	
1	01 01	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	01 02	1 B	2 P	Wheelcha Flat	PR	3	70.6	760	Yes			7	31.2	16.1		
1	01 03	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	01 04	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	01 05	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	02 06	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	02 07	1 B	2 P	Wheelcha Flat	PR	3	70.6	760	Yes			7	31.2	16.1		
1	02 08	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	02 09	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	02 10	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	03 11	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	03 12	1 B	2 P	Wheelcha Flat	PR	3	70.6	760	Yes			7	31.2	16.1		
1	03 13	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	03 14	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	03 15	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	04 16	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	04 17	1 B	2 P	Wheelcha Flat	PR	3	70.6	760	Yes			7	31.2	16.1		
1	04 18	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	04 19	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	04 20	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	05 21	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	05 22	1 B	2 P	Wheelcha Flat	PR	3	70.6	760	Yes			7	31.2	16.1		
1	05 23	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	05 24	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	05 25	1 B	2 P	Flat	PR	2	51.7	556	No			5.4	25.7	14		
1	06 26	1 B	2 P	Flat	PR	2	51.7	556	Yes			5.4	25.7	14		
1	06 27	1 B	2 P	Wheelcha Flat	PR	3	70.6	760	Yes			7	31.2	16.1		
1	06 28	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	06 29	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	06 30	1 B	2 P	Flat	PR	2	51.7	556	Yes			5.4	25.7	14		
1	07 31	1 B	2 P	Flat	PR	2	51.7	556	Yes			5.4	25.7	14		
1	07 32	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	07 33	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	07 34	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	07 35	1 B	2 P	Flat	PR	2	51.7	556	Yes			5.4	25.7	14		
1	08 36	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		
1	08 37	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	08 38	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	08 39	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	08 40	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		
1	09 41	1 B	2 P	Flat	PR	2	51.7	556	No			6.8	25.7	14		
1	09 42	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	09 43	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	09 44	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	09 45	1 B	2 P	Flat	PR	2	51.7	556	No			6.8	25.7	14		
1	10 46	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		
1	10 47	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	10 48	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	10 49	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	10 50	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		
1	11 51	1 B	2 P	Flat	PR	2	51.7	556	No			6.8	25.7	14		
1	11 52	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	11 53	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	11 54	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	11 55	1 B	2 P	Flat	PR	2	51.7	556	No			6.8	25.7	14		
1	12 56	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		
1	12 57	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	12 58	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	12 59	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	12 60	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		
1	13 61	1 B	2 P	Flat	PR	2	51.7	556	No			6.8	25.7	14		
1	13 62	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	13 63	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	13 64	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	13 65	1 B	2 P	Flat	PR	2	51.7	556	No			6.8	25.7	14		
1	14 66	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		
1	14 67	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	14 68	1 B	2 P	Flat	PR	3	50.8	547	No			5.4	31	13		
1	14 69	2 B	3 P	Flat	PR	3	70.6	760	Yes	Yes		7	25.8	12.1	10.8	
1	14 70	1 B	2 P	Flat	PR	2	51.7	556	Yes			6.8	25.7	14		

## Block 2- Independent Living- 7 Storey building

SR	1st	2nd	3rd	4th	5th	6th											
2	01 01	1 B	2 P	Flat	INT	2	52.7	567	Yes			6	24.7	13.6			
2	01 02	2 B	3 P	Flat	SR	4	66.5	716	Yes			6	32.2	12.2	10.2		
2	01 03	2 B	3 P	Flat	SR	4	67.3	724	Yes			10	33.4	12.3	9.8		
2	01 04	2 B	3 P	Flat	SR	4	67.4	725	Yes			10	33.6	12.3	9.8		
2	02 05	1 B	2 P	Flat	INT	2	52.7	567	Yes			6	24.7	13.6			
2	02 06	2 B	3 P	Flat	SR	4	66.5	716	Yes			6	32.2	12.2	10.2		
2	02 07	2 B	3 P	Flat	SR	4	67.3	724	Yes			10	33.4	12.3	9.8		
2	02 08	2 B	3 P	Flat	SR	4	67.4	725	Yes			10	33.6	12.3	9.8		
2	03 09	1 B	2 P	Flat	INT	2	52.7	567	Yes			6	24.7	13.6			
2	03 10	2 B	3 P	Flat	SR	4	66.5	716	Yes			6	32.2	12.2	10.2		
2	03 11	2 B	3 P	Flat	SR	4	67.3	724	Yes			10	33.4	12.3	9.8		
2	03 12	2 B	3 P	Flat	SR	4	67.4	725	Yes			10	33.6	12.3	9.8		
2	04 13	1 B	2 P	Flat	INT	2	52.7	567	Yes			6	24.7	13.6			
2	04 14	2 B	3 P	Flat	SR	4	66.5	716	Yes			6	32.2	12.2	10.2		
2	04 15	2 B	3 P	Flat	SR	4	67.3	724	Yes			10	33.4	12.3	9.8		
2	04 16	2 B	3 P	Flat	SR	4	67.4	725	Yes			10	33.6	12.3	9.8		
2	05 17	1 B	2 P	Flat	INT	2	52.7	567	Yes			6	24.7	13.6			
2	05 18	2 B	3 P	Flat	SR	4	66.5	716	Yes			6	32.2	12.2	10.2		
2	05 19	2 B	3 P	Flat	SR	4	67.3	724	Yes			10	33.4	12.3	9.8		
2	05 20	2 B	3 P	Flat	SR	4	67.4	725	Yes			10	33.6	12.3	9.8		
2	05 21	2 B	3 P	Flat	INT	4	66.5	716	Yes			6	32.2	12.2	10.2		
2	06 22	2 B	3 P	Flat	SR	4	67.3	724	Yes			10	33.4	12.3	9.8		
2	06 23	2 B	3 P	Flat	SR	4	67.4	725	Yes			10	33.6	12.3	9.8		

## Block 3- 4 & 6 Storey Building

PR	1st	2nd	3rd	4th	5th	Overall Totals	Per	HR	SqM	SqFt	Dual Asp.	Balcony							
3	01 01	1 B	2 P	Flat	PR	3	69.8	751	Yes		Yes	6	27	12.9	9				
3	01 02	1 B	2 P	Flat	PR	2	52.0	560	No			6	24	12.4					
3	01 03	2 B	4 P	Wheelcha Flat	PR	4	91.0	980	Yes			10	31.4	21.2	13.8				
3	01 04	1 B	2 P	Flat	PR	2	52.3	563	No			6	28.5	12.8					
3	01 05	2 B	4 P	Wheelcha Flat	PR	4	91.0	980	Yes			10	31.4	21.2	13.8				
3	01 06	1 B	2 P	Flat	PR	3	50.8	547	No			6	28	12.6					
3	01 07	2 B	3 P	Wheelcha Flat	PR	3	68.9	742	Yes			6	28	16					
3	02 08	1 B	2 P	Flat	PR	3	69.8	751	Yes		Yes	6	27	12.9	9				
3	02 09	1 B	2 P	Flat	PR	2	52.0	560	No			6	24	12.4					
3	02 10	2 B	4 P	Wheelcha Flat	PR	4	91.0	980	Yes			10	31.4	21.2	13.8				
3	01 11	1 B	2 P	Flat	PR	2	52.3	563	No			6	28.5	12.8					
3	02 12	2 B	4 P	Wheelcha Flat	PR	4	91.0	980	Yes			10	31.4	21.2	13.8				
3	02 13	1 B	2 P	Flat	PR	3	50.8	547	No			6	28	12.6					
3	02 14	2 B	3 P	Wheelcha Flat	PR	3	68.9	742	Yes			6	28	16					
3	01 15	2 B	3 P	Flat	PR	3	69.8	751	Yes		Yes	6	27	12.9	9				
3	01 16	1 B	2 P	Flat	PR	2	52.0	560	No			6	24	12.4					
3	01 17	3 B	5 P	Flat	PR	5	91.0	980	Yes		Yes	10	31.3	13.8	12.5	9.3			
3	01 18	1 B	2 P	Flat	PR	2	52.3	563	No			6	28.5	12.8					
3	01 19	3 B	5 P	Flat	PR	5	91.0	980	Yes		Yes	10	31.3	13.8	12.5	9.3			
3	01 20	1 B	2 P	Flat	PR	3	50.8	547	No			6	28	12.6					
3	01 21	2 B	3 P	Flat	PR	3	68.9	742	Yes			6	28	12.1	8.9				
3	01 22	2 B	3 P	Flat	PR	3	69.8	751	Yes		Yes	6	27	12.9	9				
3	01 23	1 B	2 P	Flat	PR	2	52.0	560	No			6	24	12.4					
3	01 24	1 B	2 P	Flat	PR	3	51.2	551	No			6	28	12.6					
3	01 25	2 B	3 P	Flat	PR	3	66.8	719	Yes			6	28	16					
3	01 26	2 B	3 P	Flat	PR	3	69.8	751	Yes		Yes	6	27	12.9	9				
3	01 27	1 B	2 P	Flat	PR	2	52.0	560	Yes			6	24	12.4					
3	01 28	1 B	2 P	Flat	PR	3	51.2	551	Yes			6	28	12.6					
3	01 29	2 B	3 P	Flat	PR	3	68.9	742	Yes			6	28	12.1	8.9				
<b>Overall Totals</b>							<b>306</b>	<b>351</b>	<b>7515</b>	<b>80896</b>	<b>81</b>	<b>29</b>	<b>826.4</b>						
							Per	HR	SqM	SqFt	Dual Asp.	Balcony							

## Summary by Block

### Block 1

Unit Type	1B	48
2B3P	22	

70 Total Units  
182 Hab Rooms  
6 Wheelchair Units  
40 Dual Aspect 57%

By Tenure	PR	INT	Total
1B	48	0	48
2B	22	0	22
	70	0	70

Areas	Total NIA Sq M
4136	Total NIA Sq M
44516	Total NIA Sq Ft

### Block 2

Unit Type	1B	5
2B3P	18	

23 Total Units  
82 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	Total NIA Sq M
1471	Total NIA Sq M
15831	Total NIA Sq Ft

### Block 3

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

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

#### All PR Units

Areas	Total NIA Sq M
1909	Total NIA Sq M
20550	Total NIA 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>Total</b>					<b>122</b>

### Summary of Unit by Tenure

Size	SR	INT	PR	Totals
1 B 2P	0	5	63	68
2 B 3P	17	1	30	48
2B 4P	0	0	4	4
3B 5P	0	0	2	2
<b>Total</b>	<b>17</b>	<b>6</b>	<b>99</b>	<b>122</b>

Affordable Units 23

### Wheelchair Units

Size	SR	INT	PR	Totals
1 B 2P	0	0	6	6
2 B 3P	0	0	6	6
2 B 4P	0	0	0	0
<b>Total Un</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>

10%

### Summary Tenure by Block (Units)

	SR	INT	PR	Total
Blk 1	0	0	70	70
Blk 2	17	6	0	23
Blk 3	0	0	29	29
<b>Total Unit</b>	<b>17</b>	<b>6</b>	<b>99</b>	<b>122</b>

14% 5% 81%

### Affordable Calculation (Hab Rooms)

	SR	INT	PR	Total
Blk 1	-	-	182	182
Blk 2	68	14	-	82
Blk 3	0	-	87	87
<b>Total HR</b>	<b>68</b>	<b>14</b>	<b>269</b>	<b>351</b>

19% 7% 77%

Affordable Hab rooms 82

Affordable Ratio 23.4% by Hab Room

### Dual Aspect

Dual Aspect Units 81 Dual Aspect 66.4%

### Refuse Calculation

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

### Residents Cycles

#### Policy Compliant

	1B	2 & 3B	Total
Blk 1	48	44	92
Blk 2	5	36	41
Blk 3	15	28	43
<b>Total</b>			<b>176</b>

### Amenity Space

Private Amenity Space	Block 1	442.4
	Block 2	186
	Block 3	198
<b>Total</b>		<b>826.4</b>

#### Communal Amenity

Block 1 (Roof)	117
Block 2 (Roof)	52
Block 3	
<b>Total</b>	<b>169</b>

Not Inc. 1st floor  
Not Inc. 1st floor or U5s Play

#### Public Amenity

Aylesbury Square 1877