

## WAITES HOUSES, PRIORY ROAD – ACCOMMODATION SCHEDULE

07-029 03.06.09

BLOCK REFERENCE	No.	TYPE	TENURE	1 BED	2 BED	3 BED	UNIT AREA	TOTAL SQM	Hab Rooms	
<b>Woodchurch Road-Block A</b>										
Ground and First Floors										
	A01	Maisonette	Affordable Rent			3B5P	94.9		5	
	A02	Maisonette	Affordable Rent			3B5P	94.9		5	
	A03	Maisonette	Affordable Rent			3B5P	94.9		5	
	A04	Maisonette	Affordable Rent			3B5P	94.9		5	
	A05	Maisonette	Affordable Rent			3B5P	94.9		5	
	A06	Maisonette	Affordable Rent			3B5P	94.9		5	
<b>Sub total</b>	<b>6</b>					<b>6</b>	<b>569.4</b>	<b>569.4</b>	<b>30</b>	
<b>Woodchurch Road-Block A</b>										
Second and Third floors										
	A07	Flat	Shared Ownership		2B3P		61.1		3	
	A08	Flat	Shared Ownership		2B3P		61.1		3	
	A09	Flat	Shared Ownership		2B4P		77.7		3	
	A10	Flat	Shared Ownership		2B4P		79.5		3	
	A11	Flat	Shared Ownership		2B3P		61.1		3	
	A12	Flat	Shared Ownership		2B3P		61.1		3	
	A13	Flat	Shared Ownership		2B4P		77.7		3	
	A14	Flat	Shared Ownership		2B4P		79.5		3	
<b>Sub total</b>	<b>8</b>			<b>0</b>	<b>8</b>		<b>558.8</b>	<b>558.8</b>	<b>24</b>	
<b>Priory Road-Block B</b>										
Ground Floor										
	B01	Flat	Affordable Rent		2B4Pw/c		79.2		3	
	B02	Flat	Affordable Rent	1B2Pw/c			52.6		2	
	B03	Flat	Affordable Rent		2B4Pw/c		87.8		3	
First Floor										
	B04	Flat	Affordable Rent	1B2P			52.7		2	
	B05	Flat	Affordable Rent	1B2P			54.2		2	
	B06	Flat	Affordable Rent	1B2P			49.4		2	
	B07	Flat	Affordable Rent	1B2P			53.3		2	
Second Floor										
	B08	Flat	Affordable Rent	1B2P			53.7		2	
	B09	Flat	Affordable Rent	1B2P			52.7		2	
	B10	Flat	Affordable Rent	1B2P			54.2		2	
	B11	Flat	Affordable Rent	1B2P			49.5		2	
	B12	Flat	Affordable Rent	1B2P			53.3		2	
Third Floor										
	B13	Flat	Affordable Rent	1B2P			53.7		2	
	B14	Flat	Affordable Rent	1B2P			47.8		2	
	B15	Flat	Affordable Rent		2B3P		70.7		3	
	B16	<b>(Unit lost in reccessing of top storey)</b>								
	B17	Flat	Affordable Rent	1B2P			55.8		2	
	B18	Flat	Affordable Rent	1B2P			52.8		2	
<b>Sub total</b>	<b>17</b>			<b>14</b>	<b>3</b>		<b>973.4</b>	<b>973.4</b>	<b>37</b>	
<b>Priory Road-Block C</b>										
Ground Floor										
	C01	Flat	Affordable Rent			3B5Pw/c	95.2		4	
	C02	Flat	Affordable Rent	1B2Pw/c			51.6		2	
	C03	Flat	Affordable Rent	1B2Pw/c			60.9		2	
First Floor										
	C04	Flat	Affordable Rent		2B3P		68.5		3	
	C05	Flat	Affordable Rent		2B3P		69.1		3	
	C06	Flat	Affordable Rent		2B3P		67.4		3	
	C07	Flat	Affordable Rent		2B3P		68.6		3	
Second Floor										
	C08	Flat	Affordable Rent	1B2P			50.9		2	
	C09	Flat	Affordable Rent		2B3P		68.7		3	
	C10	Flat	Affordable Rent		2B3P		69.3		3	
	C11	Flat	Affordable Rent		2B3P		67.1		3	
	C12	Flat	Affordable Rent		2B3P		68.4		3	
	C13	Flat	Affordable Rent	1B2P			51.3		2	
<b>Sub total</b>	<b>13</b>			<b>4</b>	<b>8</b>	<b>1</b>	<b>857</b>	<b>857</b>	<b>36</b>	
Third Floor										
	C14		Shared Ownership	1B2P			55.5		2	
	C15		Shared Ownership	1B2P			50.3		2	
	C16		Shared Ownership	1B2P			48.4		2	
	C17		Shared Ownership	1B2P			52.6		2	
<b>Sub total</b>	<b>4</b>			<b>4</b>	<b>0</b>		<b>206.8</b>	<b>206.8</b>	<b>8</b>	
<b>Priory Road-Block D Houses 1-7</b>										
Ground to Second floor										
	D01	House	Affordable Rent			3B6P	111.3		6	
	D02	House	Affordable Rent			3B6P	111.3		6	
	D03	House	Affordable Rent			3B6P	111.3		6	
	D04	House	Affordable Rent			3B6P	111.3		6	
	D05	House	Affordable Rent			3B6P	111.3		6	
	D06	House	Affordable Rent			3B6P	111.3		6	
	D07	House	Affordable Rent			3B6P	111.3		6	
<b>Sub total</b>	<b>7</b>					<b>7</b>	<b>779.1</b>	<b>779.1</b>	<b>42</b>	

SUMMARY OF ALL DWELLINGS								
	No of dwellings			1bed	2 bed	3 bed	Total Area sqm	Total Hab Rooms
<b>Shared ownership (SO)</b>								
BLOCK A FLATS	8			0	8		558.8	24
BLOCK C FLATS	4			4	0		206.8	8
<b>Total SO</b>	<b>12</b>			<b>4</b>	<b>8</b>		<b>765.6</b>	<b>32</b>
<b>Affordable rented (AR)</b>								
BLOCK A MAISONETTES 1-6	6					6	569.4	30
BLOCK B FLATS	17			14	3	0	973.4	37
BLOCK C FLATS	13			4	8	1	857	36
BLOCK D HOUSES 1-7	7					7	779.1	42
<b>Total AR</b>	<b>43</b>			<b>18</b>	<b>11</b>	<b>14</b>	<b>3178.9</b>	<b>145</b>
<b>GRAND TOTAL</b>	<b>55</b>			<b>22</b>	<b>19</b>	<b>14</b>	<b>3944.5</b>	<b>177</b>

SUMMARY OF WHEELCHAIR UNITS								
	No of dwellings			1bed	2 bed	3 bed		
BLOCK A	0			0	0	0		
BLOCK B	3			1	2	0		
BLOCK C	3			2	0	1		
BLOCK D	0			0	0	0		
<b>Total</b>	<b>6</b>			<b>3</b>	<b>2</b>	<b>1</b>		

**DENSITY**

on Habitable Rooms / site area (0.39Ha)

Proposed Density  $\frac{177}{0.39} = 454\text{hrh}$

Existing Density  $\frac{110}{0.39} = 282\text{hrh}$

**FAMILY ACCOMODATIONS**

Total Area of family accommodations (3bed and over )  
1443.7 sqm

Total area of affordable accommodation:  
3178.9 sqm

Percentage of family accomodations (3 bed and over) in relation to affordable area of the development:

$\frac{1452.3}{3178.9} = 42.7\%$  Target 40%

**2 BEDROOM UNITS**

Total area of 2 bed accomodation:  
1343.6 sqm

Percentage of 2 bed units in relation to overall area of the development:

$\frac{1345.6}{3944.5} = 34\%$  Target 30%

**OPEN SPACE**

Open space requirement (in accordance with RDUP policy N4): 9sqm per bed space

Total number of bedspaces 184

**Total open space requirement  $184 \times 9 = 1656 \text{ sqm}$**

Open spaces provided:

communal green area	899 sqm
balconies/terraces	73 sqm
private gardens	500 sqm

**Total space provided 1472 sqm**