



# 4 Use and Amount

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Total GEA	3438 m <sup>2</sup> *
Total affordable requirement	1203

# Schedule of Accommodation

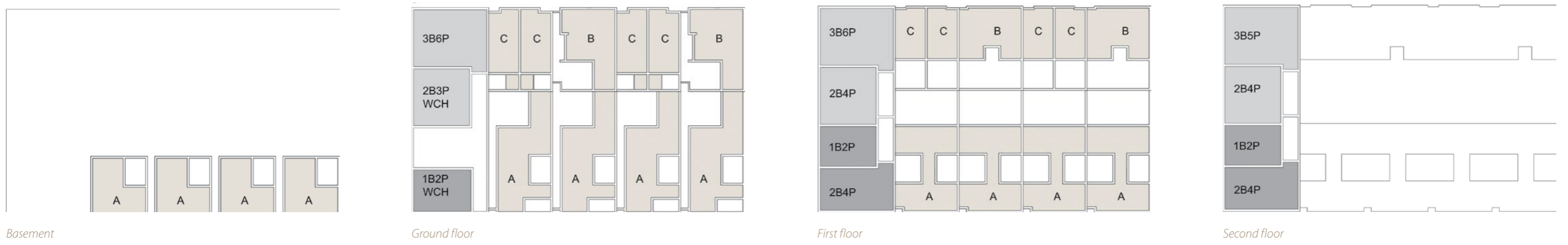
The schedule adjacent illustrates how the proposals are capable of providing a fully compliant mix of units delivering 11 affordable units and 10 private sale. The size of the social rent and shared ownership units has been refined to ensure they meet the practical requirements of these tenures in this location.

This development provides a wide range of small 1 and 2 bedroom apartments and houses up to large 4 bedroom homes. As such it provides a mixed tenure, diverse and policy compliant mix of units that will help to create an effective, mixed and sustainable additional to the community.

*(Image opposite: House type A internal view)*

		Type	Quantity		Percentage	Unit Area (NIA)m <sup>2</sup>	Total Area (NIA)m <sup>2</sup>
Affordable GEA (m <sup>2</sup> ) 1224.75 35.62% of total housing	Social rent GEA (m <sup>2</sup> ) 779.19 63.62%	2B	2B3P WCH	1	3	50% of social rent	81.23
			2B4P	2			79.26
		3B	3B6P	3	3	50% of social rent	105.01
	Shared ownership GEA (m <sup>2</sup> ) 445.56 36.38%	1B	1B2P WCH	1	3	60% of shared ownership	59.39
			1B2P	2			53.49
		2B	2B4P	2	2	40% of shared ownership	75.43
Sale GEA (m <sup>2</sup> ) 2213.237 64.38%	4B	TYPE A	4	6	60% of private housing	277.79	
		TYPE B	2			169.1	
	2B	TYPE C	4	4	40% of private housing	93.66	374.64
Total	100%			21		2696.01	

\*There are 2 existing residential units on the site providing a total of 167 m<sup>2</sup>. Strictly speaking this could be deducted from the proposed floorspace prior to calculating the affordable housing requirement. The revised calculation would result in an affordable housing provision of 37.44%, an overprovision of 4.44%.







# House Type A

These are the largest houses on the scheme. They are uniquely designed to provide a contemporary, courtyard style of housing over three levels (including a basement). The homes enjoy a range of external spaces, split across all levels that allow daylight and sunlight into all parts of the house and create an unexpected sense of openness and daylight in these dwellings.

Open plan entrance level living areas surround a rear courtyard. Upper floor bedrooms enjoy views into courtyards with the master bedroom suite having access to an upper level private terrace. The basement provides opportunity for homes cinema, gym, reception/home office and laundry facilities which are all arranged around a light well which cuts through the middle of the building.



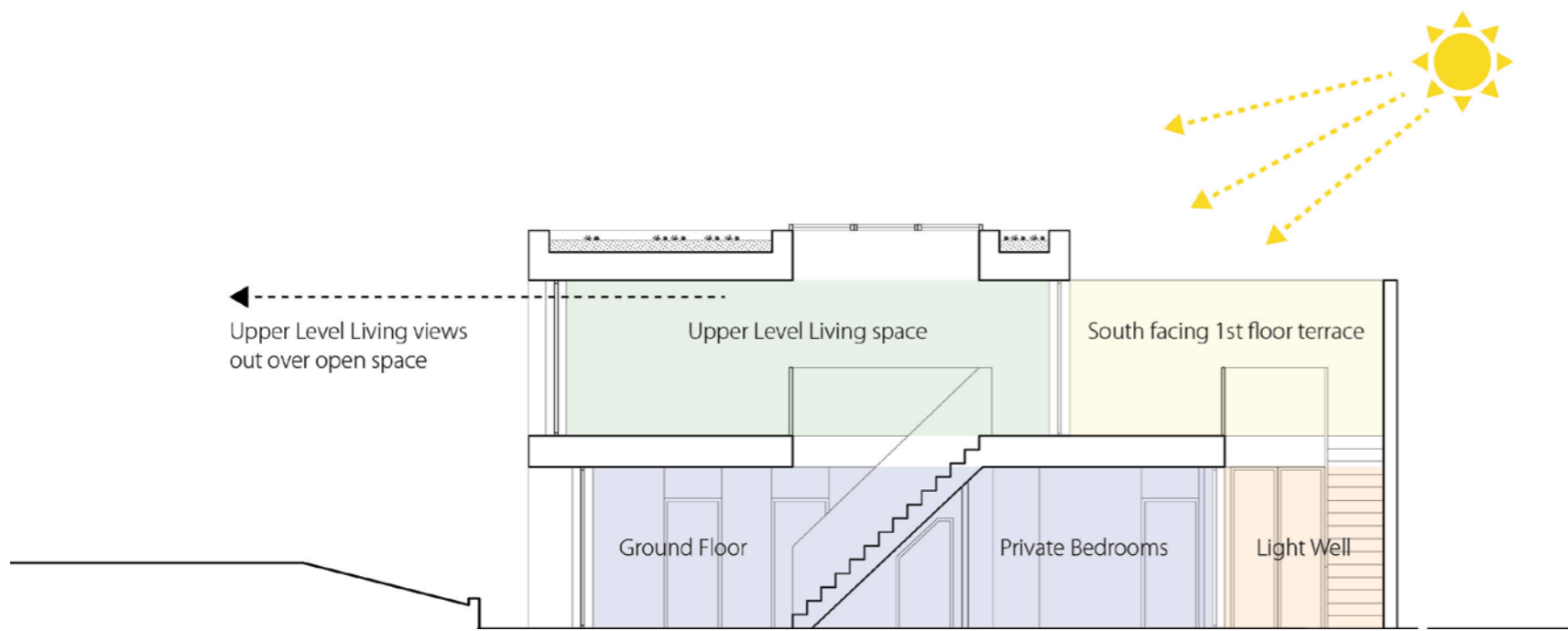
House type A plans



Site key plan

# House Type C

At the other end of the scale these houses are small 2 bedroom units. They have flexible bedroom accommodation at the ground floor level and an open plan upper floor. These units are located along the northern side of the building. To the north a bank rises up to the northern area of tennis courts and open space. These units take full advantage of this aspect to create dwellings with upper floor living areas that look out over the open spaces to the north and enjoy private, south facing terraces within the heart of the block.



House type C diagram



House type C section and plans



Site key plan

3B FAMILY APARTMENT

2B FAMILY APARTMENT

1B APARTMENT



Ground floor affordable element plans

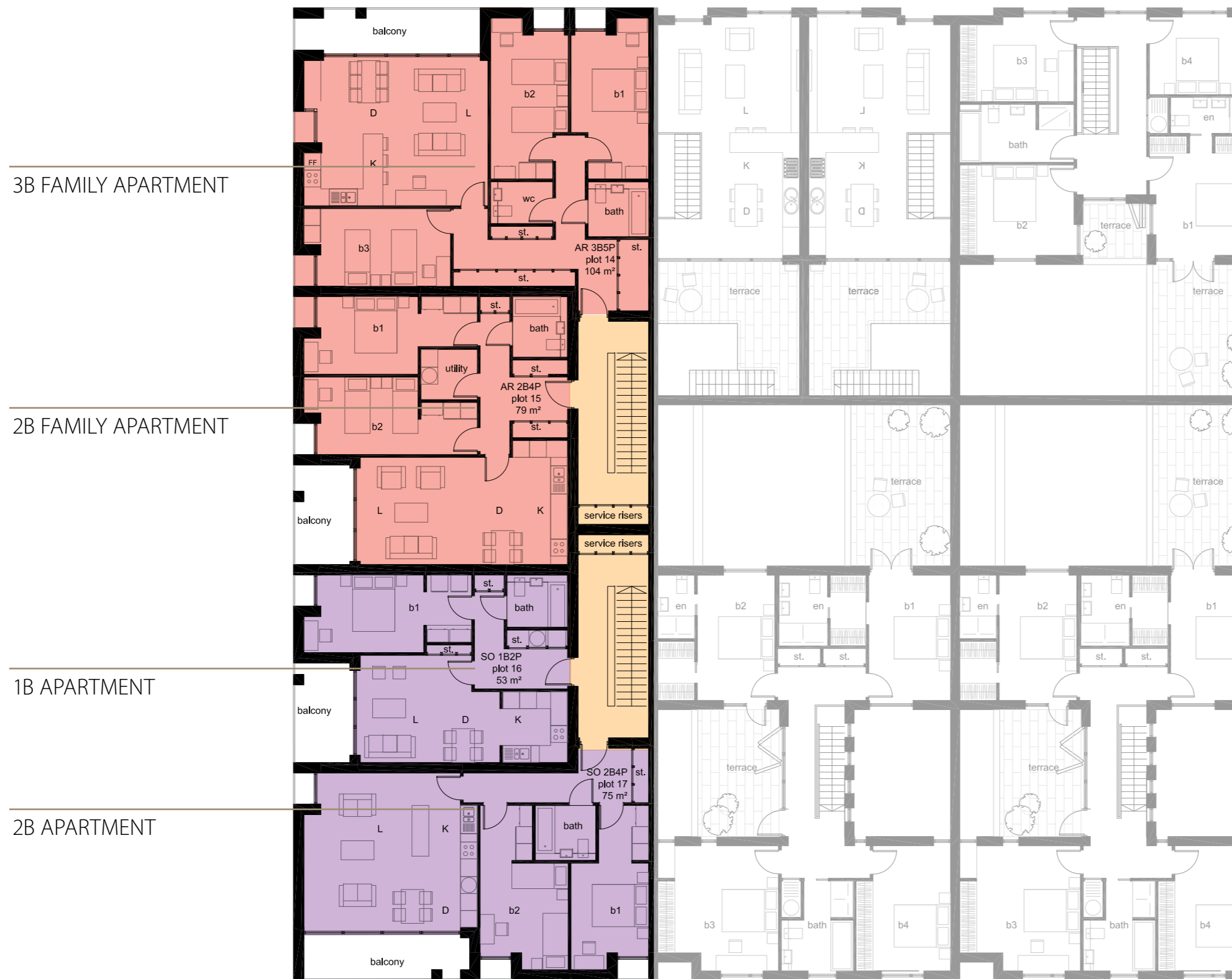
# Apartment Plans

These plans illustrate how the different affordable units are capable of being accommodated within the 3 storey apartment element at the front of the proposed building. Two cores have been used to keep the number of residents using each access to a minimum. This approach helps to promote a greater sense of security and community among residents as it is easier to recognise/get to know who your neighbours are when the number of residents you meet is limited. This enables residents to identify, more easily, whether an individual within the stairwell should be there or not promoting a greater sense of security and safety for the residents.

Two disabled/wheelchair adaptable units are located on the ground floor with a range of 1, 2 and 3 bedroom units providing a wide range of accommodation for a range of different needs.

## Key

- Affordable rental properties
- Affordable shared ownership properties



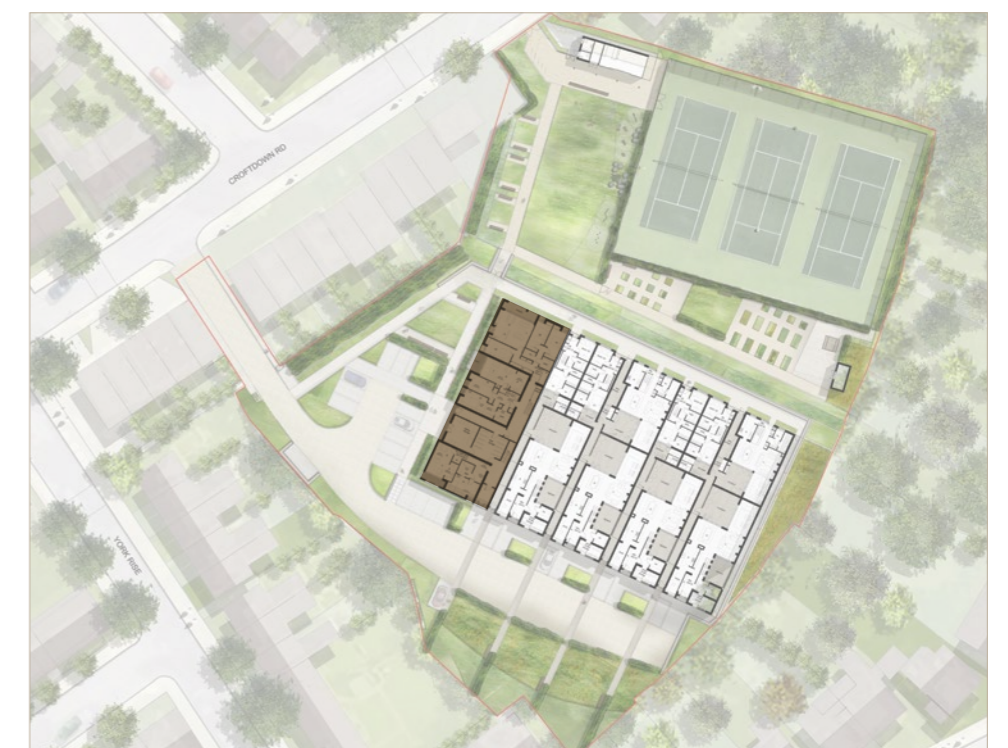
3B FAMILY APARTMENT

2B FAMILY APARTMENT

1B APARTMENT

2B APARTMENT

Upper floors affordable element plans



Site key plan







# Open Space Area Comparison

These diagrams illustrate how the proposals compare in provision of open space.

This scheme proposes substantial areas of new open space that are now, for the first time, made publicly accessible for the benefit of the entire community. Three new tennis courts to full LTA standards provide a generous new tennis facility to enable this enthusiastically supported leisure use to be preserved and enhanced.

The substantial areas of unattractive hard standing around the existing site are much reduced and replaced with elegant hard paved areas surrounded by rich boundary planting and new trees.

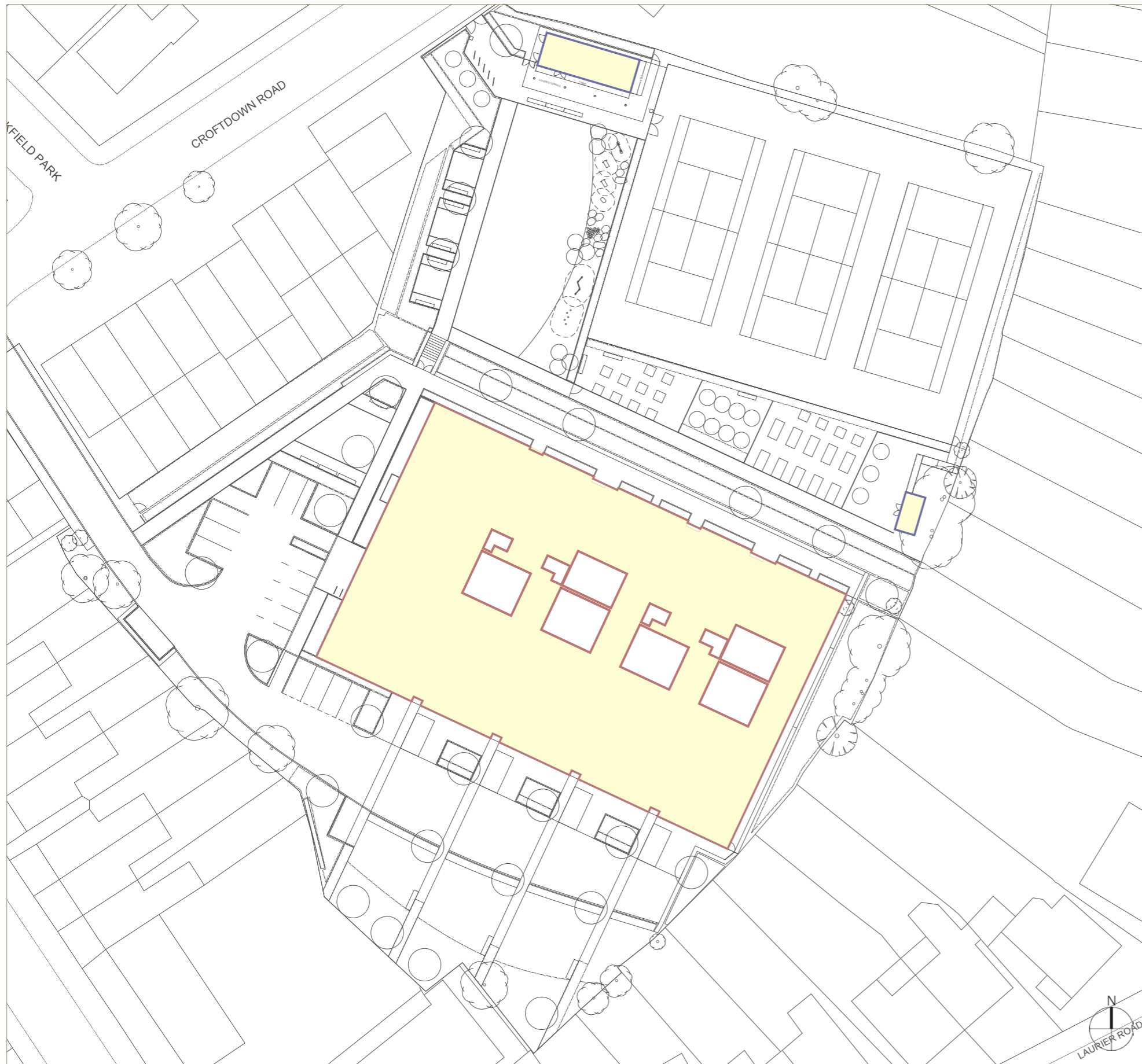
Key	Existing	Proposed
 Paving	2163 m <sup>2</sup>	2216 m <sup>2</sup>
 Green space	1787 m <sup>2</sup>	3130 m <sup>2</sup>
 Buildings	1993 m <sup>2</sup>	1743 m <sup>2</sup>
 Leisure and recreation open space	2775 m <sup>2</sup>	1634 m <sup>2</sup>



Existing open space



Proposed open space



Proposed footprint analysis

# Built Form Comparison

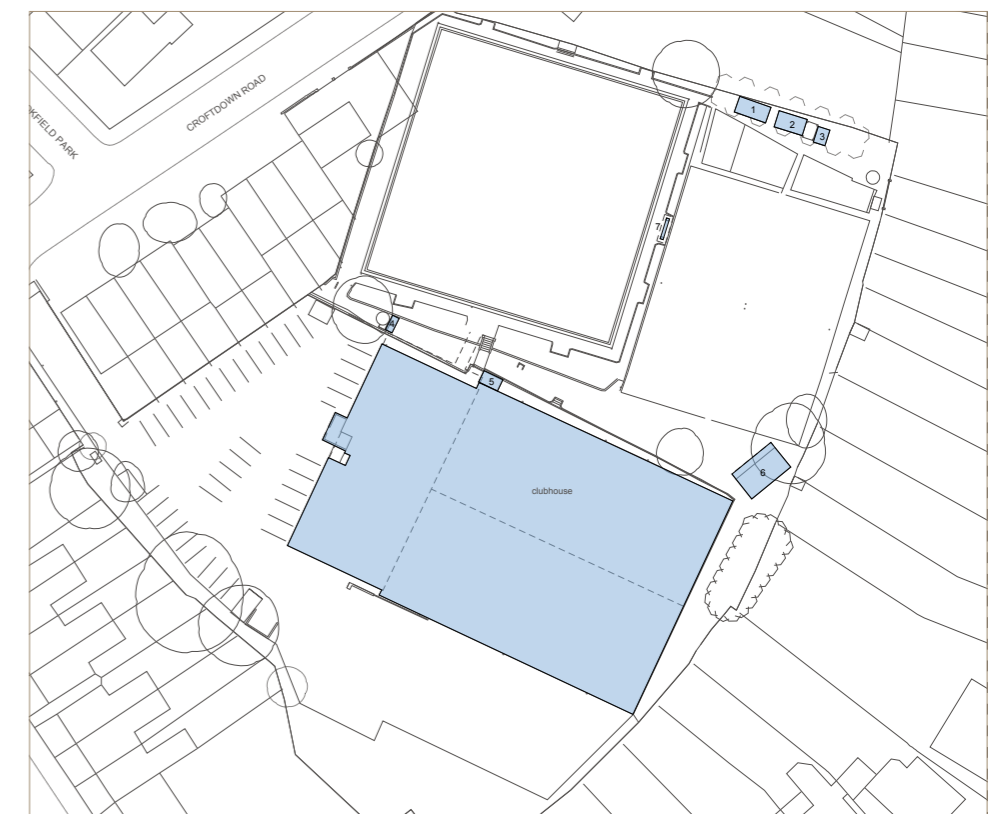
The building form sits within the footprint of the existing building but with reduced areas of footprint by way of introducing courtyards within the houses.

The pavilion building and new storage shed for community garden have a footprint that is cumulatively less than the total footprint of the ancillary buildings that are currently on the site.

### Key

- Residential footprint
- Pavilion / store footprint
- Footprint of proposed structures
- Footprint of existing structures

Existing		Proposed	
Ancillary buildings	70.7 m <sup>2</sup>	Pavilion + Store	61.9 m <sup>2</sup>
Club house	1922.2 m <sup>2</sup>	New homes	1681.1 m <sup>2</sup>
<b>Total</b>	<b>1992.8 m<sup>2</sup></b>	<b>Total</b>	<b>1743 m<sup>2</sup></b>



Footprint of Existing Structures