

0614 CHESTER ROAD ACCOMMODATION SCHEDULE

BELL PHILLIPS ARCHITECTS

STAGE 3 - DEVELOPMENT PROPOSAL

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Prepared

by: AT

Rev E

NOTE Proposed accommodation schedule is the same for all delivery and construction methods being considered at this stage

* Wall: Floor Ratio measured using GEA perimeter x Typical floor height : GIA

Level	Dwelling Ref	Use	No. Bedrms	Max. No. Persons	Unit type	No. units	Total Hab.	Non residential area		Min. area per residential unit		Figures measured from design model				*Wall:Floor Ratio GIA / Wall Area			
								sqm	sqft	sqm	sqft	NIA		GIA			GEA		
												sqm	sqft	sqm	sqft		sqm	sqft	sqm
Lower Ground												0	0	169	1819	222	2390	0.000	1.355
	Furniture Stores	Non Residential	NA	NA	NA	NA	NA	28.2	304										
	Plant, refuse etc.	Non Residential	NA	NA	NA	NA	NA	102.6	1104										
	Staff & Common Areas	Non Residential	NA	NA	NA	NA	NA	34.9	376										
Ground												443	4758	605	6507	700	7535	0.733	1.310
	Staff & Common Areas	Non Residential	NA	NA	NA	NA	NA	73.4	790										
	Plant, refuse etc.	Non Residential	NA	NA	NA	NA	NA	20.4	220										
	Studio	Residential	1	3	Dwelling A	10	10			25.5	274	255	2745						
	1-bed	Residential	1	4	Dwelling B	2	4			37	398	74	797						
	1-bed wheelchair	Residential	1	4	Dwelling D	2	4			56.5	608	113	1216						
	2-bed	Residential	2	6	Dwelling C	0	0			53.2	573	0	0						
First												517	5556	590	6355	682	7338	0.876	1.285
	Bike and Buggy Stores	Non Residential	NA	NA	NA	NA	NA	10	108										
	Studio	Residential	1	3	Dwelling A	8	8			25.5	274	204	2196						
	1-bed	Residential	1	4	Dwelling B	7	14			37	398	259	2788						
	2-bed	Residential	2	6	Dwelling C	1	3			53.2	573	53.2	573						
Second												517	5556	590	6355	682	7338	0.876	1.285
	Bike and Buggy Stores	Non Residential	NA	NA	NA	NA	NA	10	108										
	Studio	Residential	1	3	Dwelling A	8	8			25.5	274	204	2196						
	1-bed	Residential	1	4	Dwelling B	7	14			37	398	259	2788						
	2-bed	Residential	2	6	Dwelling C	1	3			53.2	573	53.2	573						
Third												103	1098	125	1342	146	1572	0.823	1.454
	Bike and Buggy Stores	Non Residential	NA	NA	NA	NA	NA	4.6	50										
	Studio	Residential	1	3	Dwelling A	4	4			25.5	274	102	1098						
	1-bed	Residential	1	4	Dwelling B	0	0			37	398	0	0						
	2-bed	Residential	2	6	Dwelling C	0	0			53.2	573	0	0						
Total			17	56		50	72	284	3058			1580	16968	2079	22378	2431	26172	0.760	1.338

ACCOMMODATION SUMMARY

	STUDIO	1-BED	1-BED WCH	2-BED	TOTAL
G	10	2	2		
1	8	7		1	
2	8	7		1	
3	4	0		0	
Total	30	16	2	2	50
%	60%	32%	4%	4%	
			Communal, staff and stores (sqm)		161.1
			Plant, refuse etc. (sqm)		123

PROPOSED DENSITY

Site Area (Ha)	0.22	
Proposed no. Dwellings	50	
Proposed HR	72	
Proposed Dw / Ha	227	
Proposed HR / Ha	327	
Proposed ave. HR / Dw	1.4	
PTAL rating*	3 (urban)	5 (urban) *adjacent
PTAL guidance DW / Ha	45-170	45-260
PTAL guidance HR / Ha	200-450	200-700

AMENITY

	Area (sqm)
Courtyard	406
Roof Terrace	-
Pocket Park (est.)	495
Total	901