

PROJECT 8048 - 786 STOCKPORT ROAD
TITLE ACCOMMODATION AREA SCHEDULE
DRAWING 8048_S00_01
REVISION B
DATE APRIL '22

OLLIER SMURTHWAITE ARCHITECTS
40 KING STREET
MANCHESTER
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Summary

Consented

Residential	2 Storey Duplex	1 Bed	2 Bed	Total
Ground		0	0	2
First	2	3	9	12
Second	0	4	9	13
Third	0	5	4	9
Fourth	0	1	2	3
Total	2	13	24	39
Ratio	5.1%	33.3%	61.5%	

Retail Units	sqm	sqft
Nett Internal Area	455	4,898
Gross Internal Area	514	5,533

Total Scheme	sqm	sqft
Total Gross Internal Area	3,653	39,322
Total Nett Internal Area	2,891	31,123
Nett / Gross	79%	

Parking	Quantity
Onsite Standard Bays	20
Onsite Accessible Bays	2
Residents' Cycle Spaces	43
Retail Unit's Cycle Spaces	2

Nett Area (Apartments Only)	2 Storey Duplex	1 Bed	2 Bed	Total
sqm	190.2	671.2	1574.9	2436.3
sqft	2,047	7,225	16,953	26,224

Ancillary Accommodation	sqm	sqft
Entrance / Lobby	21	226
M&E / Plant	51	544
Refuse Store x 2	57	616
Cycle Store	30	324

Proposed

Residential	2 Storey Duplex	1 Bed	2 Bed	Total
Ground		0	0	2
First	2	5	8	13
Second	0	6	9	15
Third	0	2	7	9
Total	2	13	24	39
Ratio	5.1%	33.3%	61.5%	

Retail Units	sqm	sqft
Nett Internal Area	510.9	4,898
Gross Internal Area	559.7	5,533

Total Scheme	sqm	sqft
Total Gross Internal Area	3,536	38,057
Total Nett Internal Area	2,895	31,166
Nett / Gross	82%	

Parking	Quantity
Onsite Standard Bays	20
Onsite Accessible Bays	2
Residents' Cycle Spaces	40
Retail Unit's Cycle Spaces	2

Nett Area (Apartments Only)	2 Storey Duplex	1 Bed	2 Bed	Total
sqm	198.5	615	1571	2384.5
sqft	2,137	6,620	16,910	25,667

Ancillary Accommodation	sqm	sqft
Entrance / Lobby	41.6	448
M&E / Plant	45.4	489
Refuse Store x 2	54.4	586
Cycle Store	29.5	318

Apartment Area Schedule

Consented

Ground Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	3	51.5	554.3
02	3	51.5	554.3
Number of Units / Floor			2
Floor Total Nett Internal Area		103.0	1,109
Floor Total Gross Internal Area		820	8,826
Floor Total Gross External Area		901	9,698
Floor Total Nett / Gross			12.6%

NIA / Mix (sqm)
103

First Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	3	43.6	469
02	3	43.6	469
03	1	50.0	538
04	1	50.0	538
05	2	64.1	690
06	1	55.0	592
07	2	65.1	701
08	2	64.6	695
09	2	69.4	747
10	2	65.8	708
11	2	63.1	679
12	2	61.2	659
13	2	72.0	775
14	2	71.8	773
Number of Units / Floor			14
Floor Total Nett Internal Area		839.3	9,034
Floor Total Gross Internal Area		996	10,721
Floor Total Gross External Area		1071	11,528
Floor Total Nett / Gross			84.3%

NIA / Mix (sqm)
155
597
87

Second Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	1	51.0	549
02	1	50.0	538
03	1	50.0	538
04	2	64.1	690
05	1	55.0	592
06	2	65.1	701
07	2	64.6	695
08	2	69.4	747
09	2	65.9	709
10	2	63.1	679
11	2	62.9	677
12	2	72.0	775
13	2	71.8	773
Number of Units / Floor			13
Floor Total Nett Internal Area		804.9	8,664
Floor Total Gross Internal Area		958	10,312
Floor Total Gross External Area		1034	11,130
Floor Total Nett / Gross			84.0%

NIA / Mix (sqm)
206
599
0

Third Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	1	50.0	538
02	2	64.1	690
03	1	50.0	538
04	1	50.0	538
05	1	50.0	538
06	1	54.2	583
07	2	61.8	665
08	2	63.1	679
09	2	63.1	679
Number of Units / Floor			9
Floor Total Nett Internal Area		506.3	5,450
Floor Total Gross Internal Area		626	6,738
Floor Total Gross External Area		681	7,330
Floor Total Nett / Gross			80.9%

NIA / Mix (sqm)
254
252
0

Fourth Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	2	62.1	668
02	1	56.0	603
03	2	64.7	696
Number of Units / Floor			3
Floor Total Nett Internal Area		182.8	1,968
Floor Total Gross Internal Area		253	2,723
Floor Total Gross External Area		308	3,315
Floor Total Nett / Gross			72.3%

NIA / Mix (sqm)
56
127
0

General Notes:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 2 Storey Duplex

Nett apartment areas include internal walls

Gross Internal Area of ground floor includes retail units and ancillary accommodation

Gross Internal Area are measured from internal face of external walls

Gross External Areas exclude private balconies / external terraces

2 Storey Duplex areas are per floor - total duplex apartment is both the ground floor and first floor calculated together

Proposed

Ground Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	3	48.6	523.1
02	3	48.6	523.1
Number of Units / Floor			2
Floor Total Nett Internal Area		97.2	1,046
Floor Total Gross Internal Area		850.1	9,150
Floor Total Gross External Area		914.5	9,844
Floor Total Nett / Gross			11.4%

NIA / Mix (sqm)
97.2

First Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	3	52.7	567
02	3	48.6	523
03	1	37.0	398
04	1	60.5	651
05	2	66.1	711
06	1	47.4	510
07	2	62.9	677
08	2	62.9	677
09	2	68.3	735
10	2	68.3	735
11	2	62.9	677
12	2	62.9	677
13	1	48.1	518
14	1	41.3	445
15	2	67.0	721
Number of Units / Floor			15
Floor Total Nett Internal Area		856.9	9,224
Floor Total Gross Internal Area		1001.4	10,779
Floor Total Gross External Area		1067.5	11,490
Floor Total Nett / Gross			85.6%

NIA / Mix (sqm)
234
521
101

Second Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	2	62.9	677
02	1	38.5	414
03	1	37.0	398
04	1	60.5	651
05	2	66.1	711
06	1	47.4	510
07	2	62.9	677
08	2	62.9	677
09	2	68.3	735
10	2	68.3	735
11	2	62.9	677
12	2	62.9	677
13	1	48.1	518
14	1	41.3	445
15	2	67.0	721
Number of Units / Floor			15
Floor Total Nett Internal Area		857.0	9,225
Floor Total Gross Internal Area		1001.4	10,779
Floor Total Gross External Area		1067.5	11,490
Floor Total Nett / Gross			85.6%

NIA / Mix (sqm)
273
584
0

Third Floor

Apt No.	No. of beds	Area	
		sqm	sqft
01	1	60.5	651
02	2	66.1	711
03	1	47.4	510
04	2	62.9	677
05	2	62.9	677
06	2	68.3	735
07	2	68.3	735
08	2	62.9	677
09	2	74.1	798
Number of Units / Floor			9
Floor Total Nett Internal Area		573.4	6,172
Floor Total Gross Internal Area		682.7	7,349
Floor Total Gross External Area		730.8	7,866
Floor Total Nett / Gross			84.0%

NIA / Mix (sqm)
108
466
0