

Schedule of Accommodation

Ryebank Masterplan



NOTE: These areas are approximate. They relate to the likely areas of the building at the current state of the design and using the stated option from the Code of Measuring Practice, RICS/ISCV.

Any decision to be made on the basis of these predictions, whether as a project viability, pre-letting, lease agreements or the like, should include the due allowance for the increases and decreases inherent in the design development and the building process.

To be read in conjunction with the following drawings: 05476-SPA-MP-XX-DR-A-000200, 05476-SPA-MP-XX-DR-A-000201, 05476-SPA-MP-XX-DR-A-000202

Project Name:	Ryebank, Manchester
Project Number:	05746
Issue Date:	11/12/2024
Revision:	G

Plot	Level	Areas					Accommodation										
		GIA		NIA		N:G	1B1P Apt	1B2P Apt	2B3P Apt	2B4P Apt	2B3P Accessible	2B4P House	3B5P House	4B6P House	4B7P House	4B8P House	Total
		SQM	SQFT	SQM	SQFT	%											
Affordable Apartments																	
Z2 Block 1- Affordable Apartments - South	2	435.7	4,690	328.5	3,536	75.4	6	1	0	0	0	0	0	0	0	0	7
	1	435.7	4,690	328.5	3,536	75.4	6	1	0	0	0	0	0	0	0	0	7
	G	431.3	4,643	309.6	3,333	71.8	4	1	0	0	1	0	0	0	0	0	6
	Total	1,302.7	14,022	966.6	10,405	74.2	16	3	0	0	1	0	0	0	0	0	20
	Total Mix						80.0%	15.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Z1 Block 2- Affordable Apartments - North	2	435.7	4,690	317.6	3,419	72.9	7	0	0	0	0	0	0	0	0	0	7
	1	493.8	5,315	376.8	4,055	76.3	7	1	0	0	0	0	0	0	0	0	8
	G	489.7	5,271	360.0	3,875	73.5	4	2	0	0	1	0	0	0	0	0	7
	Total	1,419.2	15,276	1,054.4	11,349	74.3	18	3	0	0	1	0	0	0	0	0	22
	Total Mix						81.8%	13.6%	0.0%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Affordable Total	TOTAL	2,721.9	29,298.5	2,021.0	21,754.0												
	Age Friendly Accommodation					34	6	0	0	2	0	0	0	0	0	42	
	Age Friendly Total Accommodation Mix					81.0%	14.3%	0.0%	0.0%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	
Cohousing Apartments and Houses																	
Cohousing Apartments																	
Z2 Co-housing Apartments *Does not include bike/too/bin store	2	352.9	3,799	291.9	3,142	82.7	0	3	0	2	0	0	0	0	0	0	5
	1	352.9	3,799	294.5	3,170	83.4	0	0	0	4	0	0	0	0	0	0	4
	G	352.9	3,799	193.6	2,084	54.9	0	0	2	1	0	0	0	0	0	0	3
	Total	1,058.7	11,396	779.9	8,395	73.7	0	3	2	7	0	0	0	0	0	0	12
	Total Mix						0.0%	25.0%	16.7%	58.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Cohousing Houses																	
Z2 Block 5A HT7 (4B)	3 Storey	131.7	1,418	128.0	1,378	N/A	0.0	0.0	0.0	0.0	0.0	0	0	0	1	0	1
Z2 Block 5B HT5 (2B)	2 sotrey	91.4	984	91.4	984	N/A	0.0	0.0	0.0	0.0	0.0	2	0	0	0	0	2
Z2 Block 5C HT6A (3B Mid)	2 sotrey	95.0	1,023	95.0	1,023	N/A	0.0	0.0	0.0	0.0	0.0	0	2	0	0	0	2
Z2 Block 5D HT6B (3B end)	2 sotrey	95.0	1,023	95.0	1,023	N/A	0.0	0.0	0.0	0.0	0.0	0	1	0	0	0	1
Total		599.5	6,453	595.8	6,413	N/A	0	0	0	0	0	2	3	0	1	0	6
Total Mix							0.0%	0.0%	0.0%	0.0%	0.0%	33.3%	50.0%	0.0%	16.7%	0.0%	100.0%
Co-Housing Total	TOTAL	1,658.2	17,849.1	1,375.8	14,808.6												
	Co-housing Accommodation TOTAL					0	3	2	7	0	2	3	0	1	0	18	
	Co-housing TOTAL Accommodation Mix					0.0%	16.7%	11.1%	38.9%	0.0%	11.1%	16.7%	0.0%	5.6%	0.0%	100%	
Supported Living for Autistic Adults																	
Autism Friendly (South)	1	257.6	2,773	200.1	2,154	77.7	0	4	0	0	0	0	0	0	0	0	4
	G	357.1	3,844	200.1	2,154	56.0	0	4	0	0	0	0	0	0	0	0	4
	TOTAL	614.7	6,617	400.2	4,308	65.1	0	8	0	0	0	0	0	0	0	0	8
	Autism Friendly Total Mix					0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Private Sale Houses																	
Z2 Block 4 HT1A (end)	3 storey	129.1	1,390	125.3	1,349	N/A	0.0	0.0	0.0	0.0	0.0	0	0	0.0	2.0	0	2
Z2 Block 4 HT1B (mid)	3 storey	124.2	1,337	121.0	1,302	N/A	0.0	0.0	0.0	0.0	0.0	0	0	8	0.0	0	8
Z1 Block 6 HT2A (Villas)	3 storey	170.5	1,835	168.6	1,814	N/A	0.0	0.0	0.0	0.0	0.0	0	0	0.0	0.0	5	5
Z1 Block 6 HT2B (Villas)	3 storey	170.5	1,835	168.6	1,814	N/A	0.0	0.0	0.0	0.0	0.0	0	0	0.0	0.0	5	5
Z1 Block 7 HT3A (end)	3 storey	129.6	1,395	129.6	1,395	N/A	0.0	0.0	0.0	0.0	0.0	0	0	10.0		0	10
Z1 Block 7 HT3B (mid)	3 storey	129.6	1,395	129.6	1,395	N/A	0.0	0.0	0.0	0.0	0.0	0	0	4.0	0.0	0	4
Z1 Block 8 HT4A (end)	3 storey	129.6	1,395	129.6	1,395	N/A	0.0	0.0	0.0	0.0	0.0	0	0	10.0	0.0	0	10
Z1 Block 8 HT4B (mid)	3 storey	129.6	1,395	129.6	1,395	N/A	0.0	0.0	0.0	0.0	0.0	0	0	4.0	0.0	0	4
Z1 Block 9 HT8A (end)	3 storey	129.6	1,395	129.6	1,395	N/A	0.0	0.0	0.0	0.0	0.0	0	0	2.0	0.0	0	2
Z1 Block 9 HT8B (mid)	3 storey	129.6	1,395	129.6	1,395	N/A	0.0	0.0	0.0	0.0	0.0	0	0	2.0	0.0	0	2
Private Sale Total	TOTAL	7,103.8	76,464.6	7,050.7	75,893.2												
	Private Sale Accommodation											40	2	10	52		
	Private Sale Total Accommodation Mix											76.9%	3.8%	19.2%	100%		
MASTERPLAN	TOTAL	12,098.6	130,228.8	10,847.7	116,764.1												
	TOTAL NUMBER OF DWELLINGS					34	17	2	7	2	2	3	40	3	10	120	