

CLIENT: BRITANNIA GROUP
 PROJECT: NEW RESIDENTIAL DEVELOPMENT
 ADDRESS: DAISY BANK ROAD, VICTORIA PARK
 DRAWING: AREA SCHEDULE
 DATE CREATED : AUGUST '22
 DRAWING NO.: A662_P_901
 REVISION: E

OLLIER SMURTHWAITE ARCHITECTS
 40 KING STREET
 MANCHESTER
 M2 6BA
 T: 0161 883 0838
 E: MAIL@OLLIERSMURTHWAITE.COM

NOTE:

AREA SCHEDULE

PLOT	NO. BEDS	ROOM	AREA (SQM)	AREA (SQFT)	ORIENTATION	PART O COMPLIANCE	PERCENTAGE OVER/ UNDER STANDARDS	SPACE STANDARD REFERRED TO
BLOCK 1 (APARTMENTS)								
PLOT 01	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 02	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 03	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 04	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 05	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 06	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 07	2A	RESIDENTIAL	61.6	662.8	North		1.0	2b 3p - 61m²
PLOT 08	2A	RESIDENTIAL	61.6	662.8	North		1.0	2b 3p - 61m²
PLOT 09	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 10	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 11	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 12	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 13	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 14	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 15	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 16	2A	RESIDENTIAL	61.6	662.8	North		1.0	2b 3p - 61m²
PLOT 17	2A	RESIDENTIAL	61.6	662.8	North		1.0	2b 3p - 61m²
PLOT 18	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 19	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 20	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 21	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 22	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 23	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 24	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 25	2A	RESIDENTIAL	61.6	662.8	North		1.0	2b 3p - 61m²
PLOT 26	2A	RESIDENTIAL	61.6	662.8	North		1.0	2b 3p - 61m²
PLOT 27	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 28	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 29	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 30	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 31	1A	RESIDENTIAL	37.1	399.3	South		0.3	1b 1p - 37m²
PLOT 32	1C	RESIDENTIAL	43.6	468.8	South		17.7	1b 1p - 37m²
PLOT 33	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 34	2C	RESIDENTIAL	71.5	769.2	North		2.1	2b 3p - 70m²
PLOT 35	1D	RESIDENTIAL	40.5	435.4	North		9.3	1b 1p - 37m²
PLOT 36	1D	RESIDENTIAL	40.5	435.4	North		9.3	1b 1p - 37m²
PLOT 37	1D	RESIDENTIAL	40.5	435.4	North		9.3	1b 1p - 37m²
CIRCULATION			234.6	2525.2				
PLANT			16.7	179.5				
GIA			2157.7	23225.5				
BLOCK 2								
PLOT 38	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
PLOT 39	3A	RESIDENTIAL	90.1	969.9	West		0.1	3b 4p - 90m²
PLOT 40	3A	RESIDENTIAL	90.1	969.9	West		0.1	3b 4p - 90m²
PLOT 41	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
BLOCK 3								
PLOT 42	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
PLOT 43	3A	RESIDENTIAL	90.1	969.9	West		0.1	3b 4p - 90m²
PLOT 44	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
PLOT 45	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
PLOT 46	3A	RESIDENTIAL	90.1	969.9	West		0.1	3b 4p - 90m²
PLOT 47	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
BLOCK 4								
PLOT 48	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
PLOT 49	1B	RESIDENTIAL	37.0	398.3	West		0.0	1b 1p - 37m²
PLOT 50	2B	RESIDENTIAL	71.5	769.2	West		2.1	2b 3p - 70m²
PLOT 51	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
PLOT 52	1B	RESIDENTIAL	37.0	398.3	West		0.0	1b 1p - 37m²
PLOT 53	2B	RESIDENTIAL	71.5	769.2	West		2.1	2b 3p - 70m²
PLOT 54	4A	RESIDENTIAL	106.1	1141.5	West		0.0	4b 5p - 106m²
BLOCK 5								
PLOT 55	4A	RESIDENTIAL	106.1	1141.5	South		0.0	4b 5p - 106m²
PLOT 56	3A	RESIDENTIAL	90.1	969.9	South		0.1	3b 4p - 90m²
PLOT 57	3A	RESIDENTIAL	90.1	969.9	South		0.1	3b 4p - 90m²
PLOT 58	4A	RESIDENTIAL	106.1	1141.5	South		0.0	4b 5p - 106m²
BLOCK 6								
PLOT 59	4A	RESIDENTIAL	106.1	1141.5	South		0.0	4b 5p - 106m²
PLOT 60	3A	RESIDENTIAL	90.1	969.9	South		0.1	3b 4p - 90m²
PLOT 61	3A	RESIDENTIAL	90.1	969.9	South		0.1	3b 4p - 90m²
PLOT 62	4A	RESIDENTIAL	106.1	1141.5	South		0.0	4b 5p - 106m²
PLOT 63	6A	RESIDENTIAL	131.1	1411.1			1.6	6b 7p - 129m²
BLOCK 7								
PLOT 64	4A	RESIDENTIAL	106.1	1141.5	North		0.0	4b 5p - 106m²
PLOT 65	3A	RESIDENTIAL	90.1	969.9	North		0.1	3b 4p - 90m²
PLOT 66	3A	RESIDENTIAL	90.1	969.9	North		0.1	3b 4p - 90m²
PLOT 67	4A	RESIDENTIAL	106.1	1141.5	North		0.0	4b 5p - 106m²
BLOCK 8								

PLOT 68	3B	RESIDENTIAL	90.6	975.0	West	0.6	3b 4p - 90m ²
PLOT 69	3B	RESIDENTIAL	90.6	975.0	West	0.6	3b 4p - 90m ²
PLOT 70	3B	RESIDENTIAL	90.6	975.0	West	0.6	3b 4p - 90m ²
PLOT 71	3B	RESIDENTIAL	90.6	975.0	West	0.6	3b 4p - 90m ²
PLOT 72	3B	RESIDENTIAL	90.6	975.0	West	0.6	3b 4p - 90m ²
TOTAL 1 BED	25	TOTAL	988.95	10645.0			
TOTAL 2 BED	16	TOTAL	369.48	3977.0			
TOTAL 3 BED	15	TOTAL	1354	14574.3			
TOTAL 4 BED	15	TOTAL	1590.75	17122.7			
TOTAL 6 BED	1	TOTAL	131.1	1411.1			
	72						
		TOTAL GIA	5450.5	58668.5			

ACCOMMODATION SCHEDULE SIMPLIFIED

	BEDS	AREA (sqm)	AREA (sqft)	SPACE STANDARD			NUMBER OF PLOTS	TOTAL AREA (sqm)	TOTAL AREA (sqft)
APARTMENT TYPE 1A	1A	37.1	399.3	1b 1p - 37m²	37.0	398.3	12	445.2	4792.1
APARTMENT TYPE 1B	1B	37.0	398.3	1b 1p - 37m²	37.0	398.3	2	74.0	796.5
APARTMENT TYPE 1C	1C	43.6	468.8	1b 1p - 37m²	37.0	398.3	8	348.4	3750.1
APARTMENT TYPE 1D	1D	40.5	435.4	1b 1p - 37m²	37.0	398.3	3	121.4	1306.2
APARTMENT TYPE 2A	2A	61.6	662.8	2b 3p - 61m²	61.0	656.6	6	369.5	3977.0
APARTMENT TYPE 2B	2B	71.5	769.2	2b 3p - 70m²	70.0	753.5	2	142.9	1538.4
APARTMENT TYPE 2C	2C	71.5	769.2	2b 3p - 70m²	70.0	753.5	8	571.7	6153.5
HOUSE TYPE 3A	3A	90.1	969.9	3b 4p - 90m²	90.0	968.8	10	901.1	9699.4
HOUSE TYPE 3B	3B	90.6	975.0	3b 4p - 90m²	90.0	968.8	5	452.9	4875.0
HOUSE TYPE 4A	4A	106.1	1141.5	4b 5p - 106m²	106.0	1141.0	15	1590.8	17122.7
HOUSE TYPE 6A	6A	131.1	1411.1	6b 7p - 129m²	129.0	1388.6	1	131.1	1411.1
TOTAL NIA							72	5148.9	55422.0
AVERAGE UNIT AREA								71.5	769.8

Vacant Building Credit Calculation	
Item	Amount (ft ²)
Number of dwellings (D)	72
Policy affordable contribution (%)	20
No. of affordable before credit (A)	14.4
Existing Gross Floorspace (E)	9904
Proposed Gross Floorspace (P)	58668.5
Revised no. of affordable (R)	12.0

$$A = D * 20\%$$

$$R = A - (A * (E / P))$$