

Fig 91 Health Centre First floor layout

### War Memorial inscription and founder's plaque

The final location of these two memorials has not been fully agreed with the interested groups. The intention is to relocate the beam with the inscription and the plaque to a public area where it can be appreciated more widely by the general public as they enter the building.

A location near the entrance also has the advantage that it can allow for small ceremonies to take place out of hours.

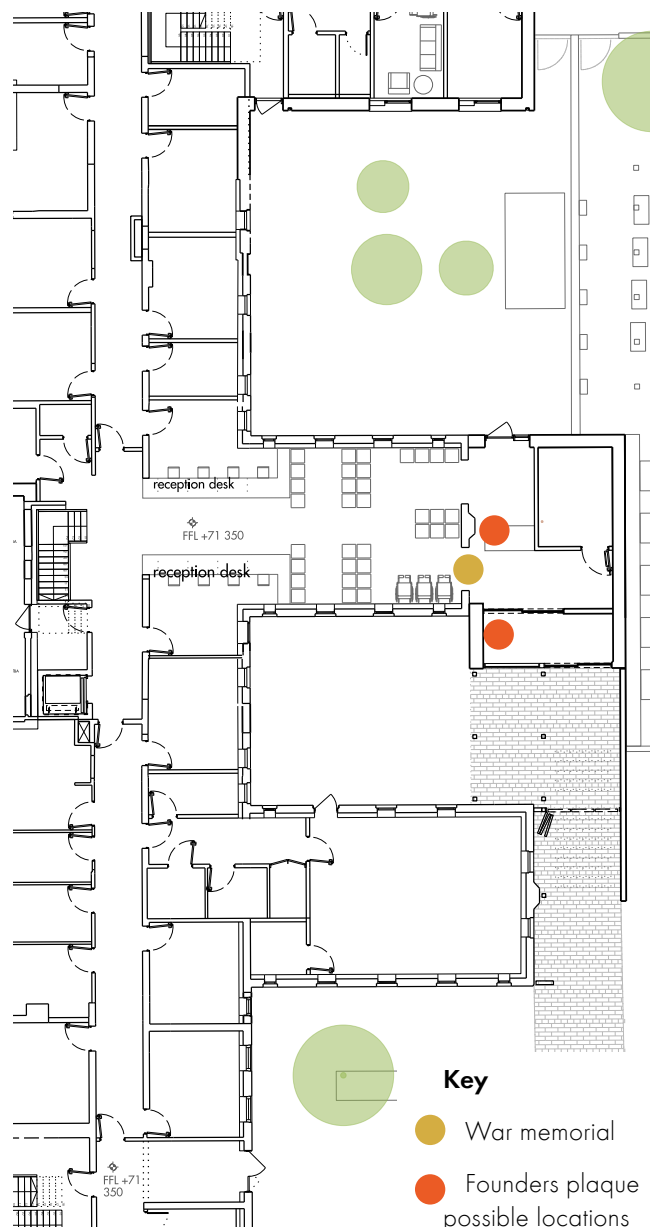


Fig 92 Plan showing possible locations



Fig 93 Illustrative section through reception / waiting



## 4.2 USE AND AMOUNT OF DEVELOPMENT

### 4.2.1 Health Centre

The total Gross External Area of the proposed building including new infills and extensions and excluding entrance canopy is 1,683sqm.

**Total Gross Internal Area is: 1,473 sqm**

The development provides accommodation for two GP surgeries and Community Services. Rooms include consulting and treatment rooms with associated clinical stores, a baby clinic, Reception and Waiting and facilities manager on the Ground Floor.

On the first floor there are administrative rooms, meeting rooms and staff welfare facilities.

Tenancy / Activity / Room name	Levels	
	00	01
	Nr. rooms	Nr. rooms
<b>Common Parts</b>		
Entrance Draft Lobby	1	
Lift		1
Escape stair		2
Main Stair		1
Toilet	1	4
Facilities Management		
FM/Cleaners' Store	1	
Cleaners' Cupboard 1		1
Comms Room		1
<b>Community Services</b>		
Clean Utility	1	
Dirty Utility	1	
Stores	3	
Reception	1	
Administration	1	7
Meeting Room		1
Staff welfare		2
OP	5	
Baby Clinic	1	
Mental Health Sessional	1	
Mental Health Clinic 1	1	
Mental Health Clinic 2	1	
Mental Health Waiting	1	
<b>GP1</b>		
Clean Utility	1	
GP and Practice Nurse	4	
<b>GP2</b>		
Clean Utility	1	
GP and Practice Nurse	4	
<b>Shared (Acre and Carepoint Only)</b>		
Reception	1	
Admin		1
Meeting Room		2
Dirty Utility	1	
Circulation		
Reception	1	
Staff Welfare		1
<b>Sessional</b>	1	
<b>Shared</b>		
Toilet	4	
Changing Places	1	
Baby Change	1	
Infant feeding	1	
General Waiting	1	
<b>Grand Total</b>	<b>46</b>	<b>20</b>

Fig 94 Schedule of Accommodation Table

SCHEDULE OF ACCOMMODATION KEY:

- GP 1 (Acre Surgery)
- GP2 (Carepoint Surgery)
- Shared (Acre and Carepoint only)
- Community Healthcare
- CCG Sessional
- Shared spaces (admin/staff / Waiting)
- Shared corridors
- Shared clinical stores
- Shared training/education/conference
- Common parts - Lift and stairs / BOH
- Shared mep



Fig 95 Ground floor Schedule of Accommodation

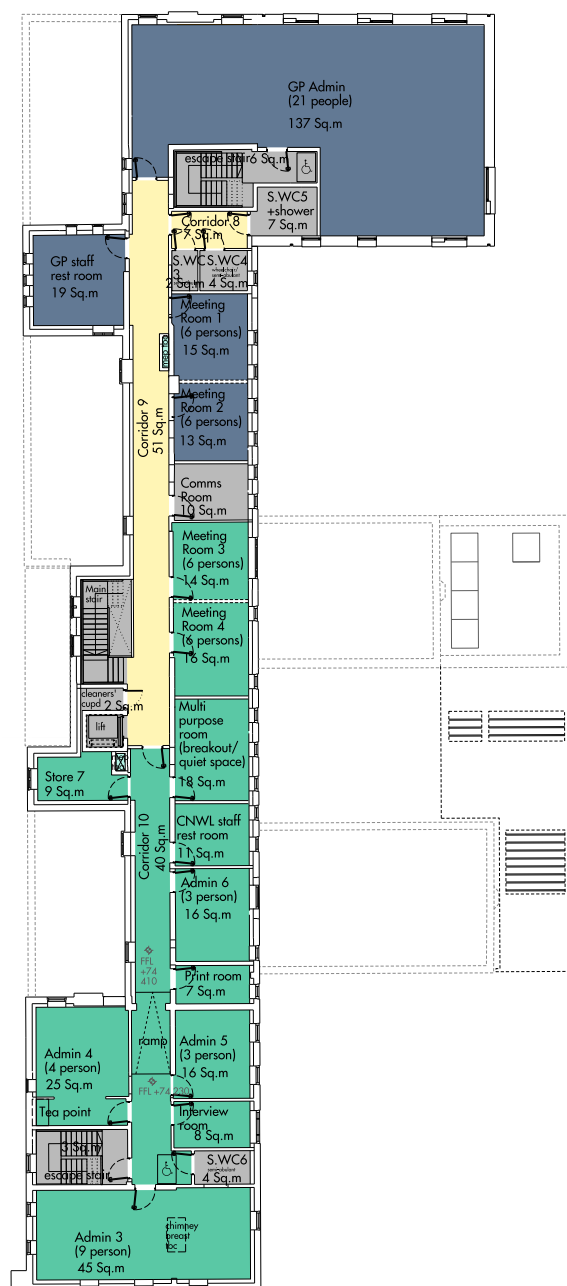


Fig 96 First floor Schedule of Accommodation



## 4.2.2 Residential

### Areas

The total GEA of the residential proposals, across both blocks is approximately **6,747sqm**, including access decks and excluding entrance porches, pergolas and stacked balconies.

The total GIA of the proposals is **5,949 sqm**

### Residential Mix and Density

The proposals have a total of 70 residential units located in two separate blocks providing a mix of 1-bed, 2-bed and 3-bed apartments. The residential mix is based on Client's brief and it balances commercial advice received, appropriate density in relation to the PTAL rating of the site (ptal 1b/2) and viability of the scheme to fund the new health centre development.

There are 32 units in block A and 38 units in block B.

	GEA sqm		GIA sqm	
	Block A	Block B	Block A	Block B
Level 00	800.5	1,127.3	722.5	964
Level 01	800.5	1,127.3	722.8	964.6
Level 02	693.1	752.4	630.7	685.3
Level 03	693.1	752.4	602.7	656.3
<b>Total per block</b>	<b>2,987.2</b>	<b>3,759.4</b>	<b>2,678.7</b>	<b>3,270.2</b>
<b>Residential Total</b>	<b>6,746.6</b>		<b>5,948.9</b>	

**Fig 97** Residential GEA /GIA table

Density	
Site Area (ha)	1.006
Total Number Units	70
Total number Habitable rooms	184
Total number of Bedrooms	114
Total number of Bed spaces	207
<b>Density units/ha</b>	<b>69.6</b>
<b>Density hr/ha</b>	<b>182.9</b>
<b>Density Bedroom/ha</b>	<b>113.3</b>
<b>Density Bedspaces/ha</b>	<b>205.8</b>

<b>Unit Total</b>	<b>70</b>	<b>100%</b>
<b>1Bed</b>	<b>31</b>	<b>44%</b>
<b>2Bed</b>	<b>34</b>	<b>49%</b>
<b>3Bed</b>	<b>5</b>	<b>7%</b>

Block A					
	1Bed		2Bed		3Bed
	1p	2p	3p	4p	5p
Level 00	3		1	2	1
Level 01	4		1	3	1
Level 02	4		1	3	
Level 03	3	1		4	
<b>Sub total 1</b>	<b>3</b>	<b>12</b>	<b>3</b>	<b>12</b>	<b>2</b>
<b>Sub total 2</b>	<b>15</b>		<b>15</b>		<b>2</b>
<b>Total Block A</b>	<b>32</b>				

Block B				
	1Bed	2Bed		3Bed
	2p	3p	4p	5p
Level 00	4	4	2	
Level 01	4	4	3	1
Level 02	4		3	1
Level 03	4	2	1	1
<b>Sub total 1</b>	<b>16</b>	<b>10</b>	<b>9</b>	<b>3</b>
<b>Sub total 2</b>	<b>16</b>		<b>19</b>	<b>3</b>
<b>Total Block B</b>	<b>38</b>			

**Fig 98** Residential Unit mix tables

## Residential private amenity

This is provided in the form of gardens and balconies has been designed to meet or exceed London Plan requirements.

- Proposed ground floor gardens vary in size from 14sqm to 90sqm.
- Projecting balconies on upper levels vary between 6sqm and 8sqm.
- Inset balconies vary between 5sqm and 6sqm.
- The total private amenity area across both residential blocks is: 939sqm

In addition to the Private amenity, the proposals incorporate Shared amenity space in ground floor courtyards and second-floor terraces. These spaces are easily surveyed by the residents and fall clearly within the secure line of the development. These areas also make allowance for Child's play space.

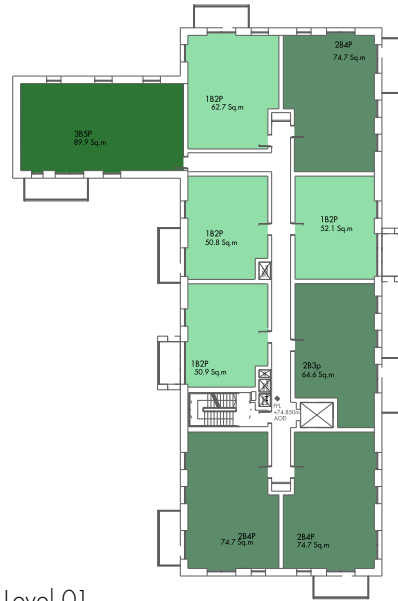
Local Plan requirements for residential amenity, 1,620sqm based on mix, are met by a combination of both private and shared amenity. Refer to Chapter 5 Landscape for a breakdown of these areas.



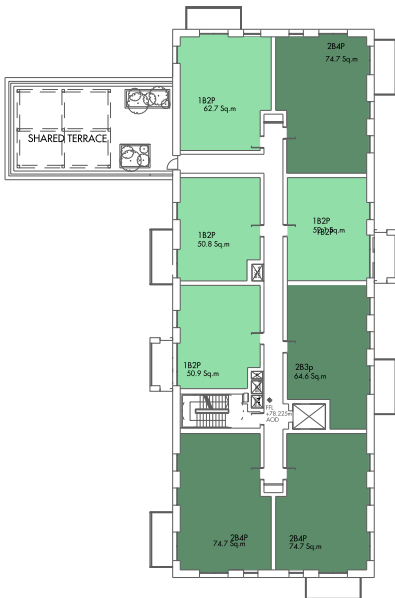
- 1B 2p
- 2B 4p / 2B 3p
- 3B 5p
- W** PartM(3)  
Wheelchair unit



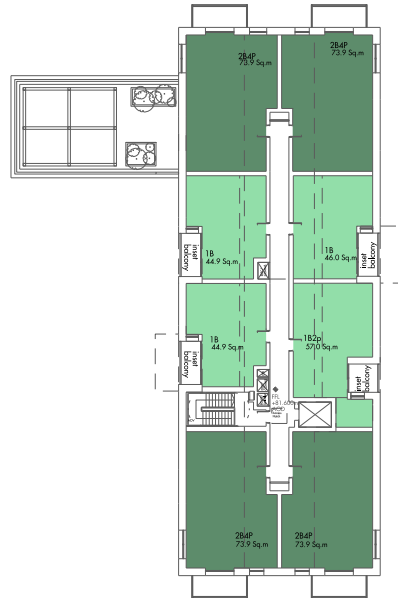
Level 00



Level 01



Level 02



Level 03

Fig 99 Block A residential mix plans