



# Design and Access Statement

Former 'Anzio Camp'

Proposed Care Village and Holiday Lodge Centre

October 2014 – Version 2

## **Redevelopment of the former Anzio Military Base for Enhanced Developments Ltd**

**This document forms part of a comprehensive set of information in support of the Full Planning application being lodged by Enhanced Developments Ltd and as such should be read in conjunction with the full set of documents.**

### **Contents -**

- 1 Use**
- 2 Amount**
- 3 Layout**
- 4 Scale**
- 5 Landscaping**
- 6 Appearance**
- 7 Access**

Appendix A Drawing Issue Sheet

The purpose of this statement is to set out the design principles to compliment the suite of documents and Planning statements which make up the Full Planning Application for the redevelopment of the former Anzio Ministry of Defence Establishment into an Elderly Person Residential Care Village and Holiday Lodge site being submitted by Enhanced Developments.

This statement follows, as its basis, the framework originally set out in PPS1 (2005) where design is considered to be an important component and theme within the Planning system. The previous publication by the DETR and CABE 'by design' and the subsequent circulars aim to raise standards of urban design. The guidance on changes to the development control system (2006) set out a simple list of headings to provide information on how the physical characteristics of the scheme have informed the design process. It is these headings which are used to explain in more detail the Anzio redevelopment scheme.

## 1 Use

Recently the then local council leader Sybil Ralphs was reported as stating:

'The need for older persons housing is a national and district crisis and extra care schemes are crucial in meeting the housing need of our ageing population, and to enable housing providers to free up family properties for new generations.'

South Moorlands District Council in 2009 committed to provide 2000 additional assisted/supported living spaces which was underlined further by Local Authority and Social Services stating that this extra model would need to provide at least 600 spaces during the 2010 to 2015 period. These numbers are still not being met. This development seeks to assist in meeting this need on a site included within the Core Strategy 2006-2026 as suitable for extra care housing.

In addition, to the care provision the mix of uses within the site also seeks to provide holiday accommodation to feed the promotion of tourism within Staffordshire Moorlands.

The proposed Anzio Care Village and Holiday Lodge development will cater for the varied needs of the population. The care provided will range from close care within the two homes. In the cottages, residents needs dictate their residency. One of the two homes provides their care needs to end of life care.

The holiday/tourism facilities will provide an additional vitality and life to the development which with the encouragement for local engagement will ensure a true 'village' is created. The two storey social centre seeks to provide a facility within the heart of the development which is the link between the elderly residents, on site holiday makers, staff and the



Fig 1. Social Centre



Fig 2. Social Centre (West)

Fig 3. Social Centre (South)

local community. The centre will have a cafe as well as providing two function rooms for onsite entertainment to which the local community are welcome to enjoy.

A small convenience store together with the holiday park reception will help keep the building a busy centre to the development. This will also be enhanced by the potential provision of a small pharmacy and local doctor's surgery outreach facility.

As well as offering 'lodge' style timber holiday accommodation within the Eastern elevated parts of the site a further diverse addition to the development is the provision of four two storey live/work residential units. These will be located to the South Western corner of the site replacing the large and very tall former vehicle garage building. The provision of these units meets a large local interest for craft and leisure related business growth and is consistent with the wider mix being created on the Anzio redevelopment site and on the edge of the Peak District.



Fig 4. Live Work Units

The final building type to be provided on site is the single story utilities/estate management facility. This will be the maintenance hub and will house the office, workshop, storage and vehicle storage needs of the site.

This will compliment and service the two care homes which each have their own fully fitted commercial kitchen and laundry making them self-sufficient enabling the utilities/estate management building to be kept for all the other estate servicing needs.

Fig 5. Proposed Care Village Layout



## 2 Amount

In determining the density of development to be proposed on the Anzio site it was important to take into consideration the needs of Social Services for the care element of the proposal underlined by market testing as well as ensuring that the holiday lodge provision would also meet a local need.

In 2012 at the time of the last Planning submission the Social Services indentified a need for care with a potential requirement on the Anzio site of a mixed level of care provision of 150 units ranging from close care through to high care/dementia sufferers.

Coupled with the social need locally it is also important to ensure that the development density provides an economically sustainable model which can be undertaken by a selected care provider. It is the combination of these factors, whilst also taking cognizance of the Local Planning Authority's views that has informed the mix and density of the scheme submitted for consideration.

The two care homes each will provide residential care for 40 residents totalling 80 residents. Each home will have supporting ancillary facilities which are complimented by the Social Centre thus meeting the varied care, social and day to day needs of the residents.

The Care Home provision is supported by a mixture of 42 two and single bedroom cottages peppered around the lower section of the existing site.

It is often the case that an elderly couple reaching the later part of life can be accommodated on site to suit their individual needs with one residing within the home whilst the more active residing in their own cottage ensuring couples, at whatever their stage in life, can remain close together.



The live/work units comprise a small development of four two bedroomed residential/working spaces. Parking is provided to account for both the residents' needs and visitors to these businesses.

The proposed holiday units provide a total of 45 timber chalets with a mix of two sizes.

The majority of nineteen units being the more spacious Pinelog Woodsman style chalet the remaining twenty six being the narrower Pine log Caboose style.

## 3 Layout

The layout of the development has very much been dictated by the topography of the existing site as well as the positioning of the variety of existing accommodation blocks, mess building, hard standing areas and other ancillary buildings which made up the former Anzio army base.

The main entrance onto the site remains as existing with modifications to suit the less regimented on-site road layout once you have entered the site from the A53 Leek to Buxton Road.

A winding spine road moves through the site West to East leading eventually to the Social Centre after which the Holiday Lodges are accessed utilising the existing pattern of minor roads/tracks taking the former lines of the MOD roads/tracks.

The spine road as it moves East also has a variety of subordinate roads and courts leading off it utilising a variety of surface finishes to ensure the hard estate/institutional feel is avoided and a more village like environment of variety created.

The cottages have been grouped to provide a variety of small neighbourhoods which are inter-linked by the pathways and minor vehicle access routes.



Fig 8. Road/Track Hierarchy

The use of the existing site topography and built form has dictated the position of the holiday and care provision.

The holiday lodges have been located to the East of the site on the higher ground to make best use of the stunning views towards the Roaches as well as ensuring the steeper areas of the site do not house the elderly residents who need a more constant gradient to pathways and amenity areas. The lodges being more flexible in layout also suit the existing path and road layout of the existing site ensuring the greater majority of the trees remain.

The lower part of the site which housed the larger and more widespread of the EX - MOD building also more easily facilitates the planning of suitable gradients enabling the elderly to have greater access to this part of the village.



Fig 9. Existing /Proposed Overlaid

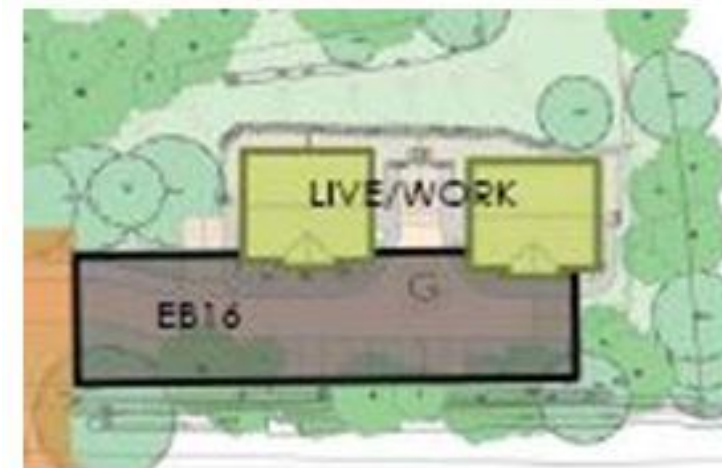


Fig 10. Live Work/Formal Garage

avoiding an intrusive addition to the visibility of the Anzio site from afar.

In a similar way the live/work units have been located to minimise their potential impact on the site by replacing a very large and tall former military vehicle garage and later indoor sports structure on the western boundary. The buildings nestle into the topography of the site with the existing raised former sports pitch and building providing a soft landscaped backdrop to the buildings.

The Social Centre similarly has been designed to sit in the same position as the two storey former accommodation block to the east of the large mess block siting of care home A. The locating of the two storey buildings proposed to serve the care village on the footprints of the former two storey/two and half storey buildings ensures the visible impact of the new buildings is minimised. The existing surface car park has also been retained to serve the lodge occupants and visitors to the site. The planting surrounding the existing areas is proposed to be heavily enhanced to further screen the car park from the North as well as from users of the village.

It can also be seen from the comparison drawing, which delineates the building and hard standing of the former Anzio barracks overlaid with the proposed development layout, that the cottages and the facilities building where possible occupy land previously developed. This is also true of the mix of holiday lodges peppered to the East of the application site.



Fig 11. Social Centre Laid over the Former Accommodation Unit

The site has three distinct plateaus and the proposed layout respects these existing levels as much as possible which also enables a significant retention of the existing arboriculture.

The position of the two new care homes has been carefully determined to sit in the case of home A over the footprint of the large mess building whilst the care home B sits over the footprint of the two former accommodation blocks.

This locating of the principle and largest of the care village buildings ensures that their integration into the site is coherently made

#### 4 Scale

When considering the layout of the care village and the overall topography of the existing site and the previous MOD build form the proposed scale of the building evolved.

The need to accommodate two forty bedroomed Residential Care Homes without occupying large sprawling footprints which would affect the existing landscaping and arboriculture meant a two storey design was required. The two and two and a half storey homes design became a logical way to provide the Close care accommodation. As previously discussed the final location of these two buildings was also informed by the position of the existing MOD building within the site.

However, the overall heights of the various elements of the two homes has been minimised despite the need for a deep footprint to enable rooms divided by a corridor to be accommodated.

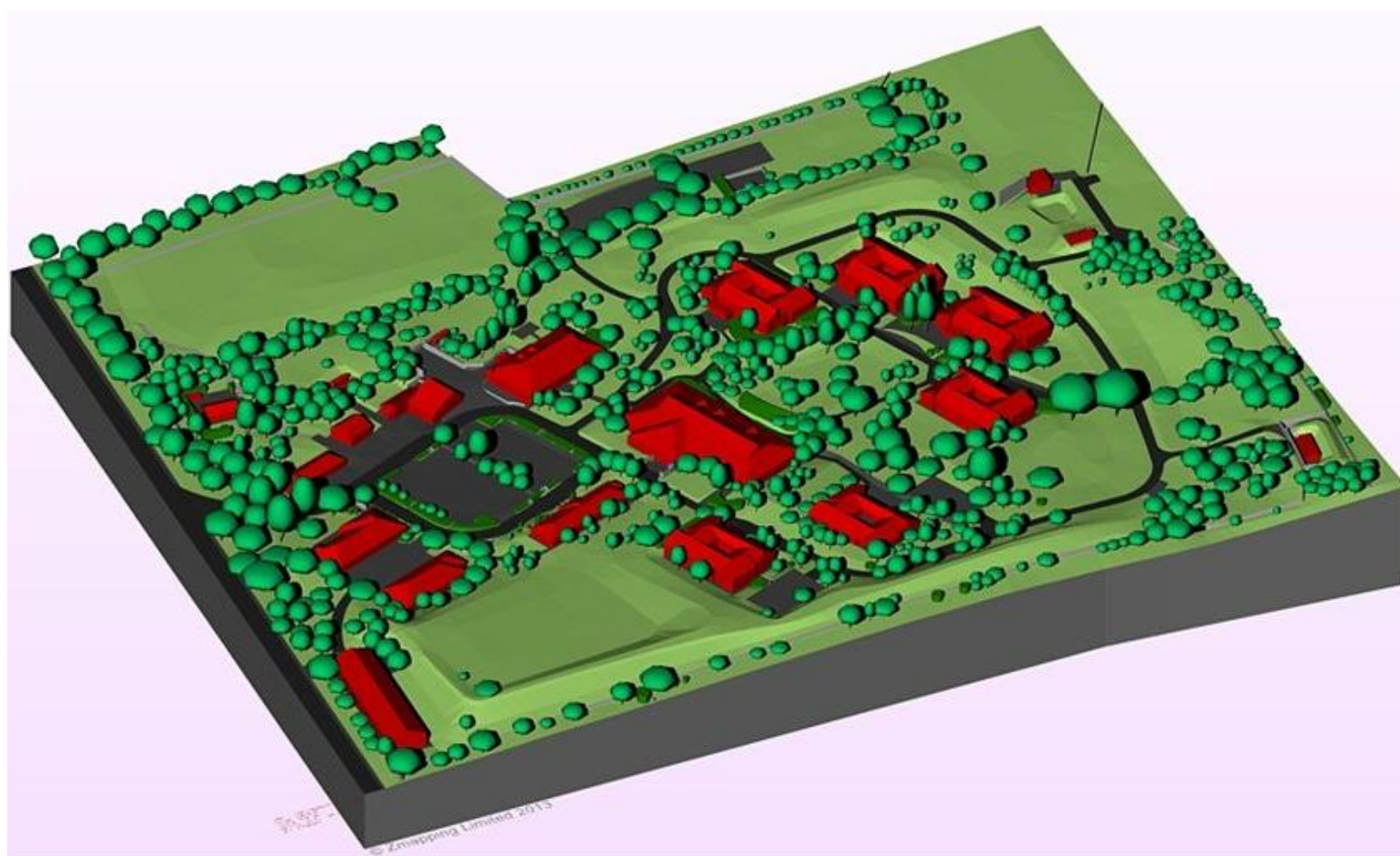


Fig.12. 3D Massing Model of the Existing Anzio Site

#### Existing Building Information

| Building Ref: | Footprint (m <sup>2</sup> ): | Building approx. FFL: | Eaves Height (m): | Ridge Height (m): |
|---------------|------------------------------|-----------------------|-------------------|-------------------|
| EB01          | 490.4                        | 98.2                  | 2.9               | 6.1               |
| EB02          | 388.9                        | 98.2                  | 2.8               | 6.2               |
| EB03          | 349.3                        | 102.3                 | 2.9               | 5.5               |
| EB04          | 1681.1                       | 104.2                 | 2.9               | 9.3               |
| EB05          | 691.7                        | 103.3                 | 5.4               | 7.8               |
| EB06          | 655.4                        | 106.2                 | 2.8               | 5.2               |
| EB07          | 685.9                        | 108.7                 | 5.4               | 7.9               |
| EB08          | 698.3                        | 109.8                 | 5.4               | 7.9               |
| EB09          | 690.9                        | 109.8                 | 5.4               | 7.9               |
| EB10          | 688.6                        | 108.2                 | 5.4               | 7.9               |
| EB11          | 751.1                        | 104.8                 | 5.7/2.5           | 7.1               |
| EB12          | 253.8                        | 100.5                 | 4.8/3.5           | 8.3/4.9           |
| EB13          | 96.7                         | 99.3                  | 3.9/2.8           | 5.8               |
| EB14          | 214.4                        | 98.3                  | 2.8               | 5.6               |
| EB15          | 43.2                         | ####                  | ####              | ####              |
| EB16          | 761.8                        | 96.4                  | 6.0               | 8.3               |
| EB17          | 79.4                         | 98.0                  | 2.2               | 4.3               |
| EB18          | 11.7                         | ####                  | ####              | ####              |
| EB19          | 25.3                         | ####                  | ####              | ####              |
| EB20          | 22.1                         | ####                  | ####              | ####              |
| <b>TOTAL:</b> | <b>9280</b>                  |                       |                   |                   |

#### Proposed Building Information

| Building Ref:    | Footprint (m <sup>2</sup> ): | Building approx. FFL: | Eaves Height (m): | Ridge Height (m): |
|------------------|------------------------------|-----------------------|-------------------|-------------------|
| Care Home A      | 1332.1                       | 104.18                | 5.2               | 8.9               |
| Care Home B      | 1260.3                       | 104.09                | 5.2               | 8.9               |
| Social Cntr.     | 424.9                        | 107.95                | 6.1               | 9.4               |
| Facilities Bldg. | 275.9                        | 98.65                 | 3.0               | 7.2               |
| Live Work Units  | 157.2                        | 96.64/96.70           | 5.3               | 8.8               |
| 1Bed Bnglwr.     | 59.8 (x4)                    | ####                  | 2.5               | 6.1               |
| 2Bed. Bnglwr     | 75.1 (x28)                   | ####                  | 2.5               | 5.4               |
| <b>TOTAL:</b>    | <b>4529.4</b>                |                       |                   |                   |

#### Proposed Lodge's & Static Caravan Information

| Building Ref: | Footprint (m <sup>2</sup> ): | Number of Units: | Total (m <sup>2</sup> ): |
|---------------|------------------------------|------------------|--------------------------|
| Lodge         | 74.4                         | 19               | 1413.6                   |
| Static        | 37.2                         | 28               | 1041.6                   |
| <b>TOTAL:</b> |                              |                  | <b>2455.2</b>            |

Fig.13. Table Comparison of Existing and Proposed Ridge Heights

Existing Building EB15, EB18, EB19, EB20 no finished floor levels, eaves height or ridge heights provided, as these buildings are ancillary to the main re-development and will be removed as part of the demolition.

Proposed building Information: single bedroom, single bungalow finish floor heights vary throughout the site.

The buildings' scale has been further reduced by the directional changes to each of the footprints and the Articulation of the various orientation of the facades.

The mix of hipped and gable end rooflines together with the generous overhangs at the eaves level helps to give both of the homes a more squat appearance reducing their visual impact and overall scale within the site.

This is also true with the design of the Social Centre which, although two storey in layout, is not of the same scale as the two storey MOD accommodation building it replaces. The varied roof lines also help to reduce the visual impact. Further assistance in the impact of the two storey buildings is the retention of the extensive layout of existing mature and semi nature trees supplemented by the large areas of additional planting which are included as part of the current application.

To assist in understanding how the new design respects the scale of the existing buildings that the development replaces a summary of the ridge and eaves heights of the existing and proposed is set out as figure 13.

In addition, as part of the drawn information a series of typical sections have been produced to provide a comparison of existing and proposed these are included within the documentation, drawn and written, which accompany the current application.

## 5 Landscaping

The design scheme for the proposed landscaping treatment for the development is dealt with in detail by 'Landscape Matters' the landscape consultant for the Anzio project.

However, the landscaping design for both the residential homes and extra cottages has been extensively thought-out to respect the topography and arboriculture of the existing site.

Providing a carefully specified hard and soft landscape scheme is crucial to providing an environment which is inviting to the residents of the care village and residential accommodation. The spaces created within the immediate Care Home demise and wider site area should be visually interesting for the residents and practical to access. The environment should be varied, not unwieldy, and inviting; it should be predominantly level and secure and should consciously and subconsciously stimulate the senses of the users, through the use of colour, smell, texture and movement when residents venture into the gardens.

The landscaping to the cottages similarly should provide a varied landscape, with the retention of existing but manageable, mature trees retained predominantly to communal areas and new trees which could incorporate a mixture of size and species, selected for the environment they sit in. Evergreen or trees with limited leaf fall would be selected close to private entrances of dwellings to reduce the user groups the risk of slips during the autumn period; the selection of trees to other areas can and should be more varied.

The landscape setting can also assist in the management and safety of residents to control where they roam; resident safety is paramount, the use of hard landscape materials such as gravel are generally unpleasant underfoot so residents tend not to walk in these areas, the use of indigenous hedges or green screen form a physical but attractive barrier and therefore a control factor.

To accomplish the above, given the size, positional elevation and species of the existing trees, the Landscape Architect has opted to maintain an element of control removing those existing trees

which do not compliment the above. However, this isn't wholesale removal to increase the amount of development. It is to reintroduce landscaping which will quickly establish to provide a more long term sustainable view and mitigate the effect of the development in respect of views into the site from afar. The amount of built form proposed to the amount of built form existing has been carefully considered to be materially the same or less than on the Anzio site at present.

Elsewhere on the site, retention of the existing trees are in managed areas or areas less susceptible to slips and falls, including those around the site entrance leading to the live work units, access to the facilities building and in the Holiday Lodge park area.

The detail of the proposed hard and soft landscaping scheme will be set out by Landscape Matters in their submission as part of the application.

Suggested methods of landscaping enclosure to the cottages and homes will consist of a mixture of:-

(1) 1800mm vertical timber close boarded fencing for security and obscuring any areas of undesirable views e.g. Main Buxton Road, which might also include hedging.

(2) 1200mm timber picket or black bar paddock fencing as division between cottages or to retain an open feel in certain areas.

(3) 225mm wide brick to match the cottages or in Moorland stone lookalike blocks as walls to sub-divide units. Heights to be determined by location and in agreement with the Local Authority.

(4) Landscaped banking as a softer approach to dividing or enclosing areas.

(5) Indigenous hedging to reinforce the divisions and to provide screening.

(6) Varied height 'Green Screen' allowing a secure but see through barrier where necessary especially utilised surrounding the two care homes and dementia garden.

The final location and detail of these different solutions will be set out and agreed prior to development where not agreed as part of any consent.

## 6 Appearance

From the outset the design of the new Care Village proposed for the existing former Anzio military base, has been to create a development which harmonised its appearance and scale with the surrounding villages. The existing utilitarian military Architecture provided a common theme through-out, lacking any interest or connection with the Architectural styles and materials of the Staffordshire Moorlands.

This development seeks to address this with a varied but coherent design encompassing the local vernacular style within the design and layout of the new buildings proposed.

The design of the scheme utilises the remarkable variety of local building traditions which have rarely been based upon conscious Architectural styles but rather stem from the variety of local building materials available, local skills and customs and the response to the local physical conditions and typography. It is this traditional connection between buildings and places, so important in creating the character seen in our towns and villages that we are endeavouring to create at Anzio.

The choice of a palette of materials and a family of related Architectural details drawing from distinctive local character will help to ensure that a settlement of distinction is created.

A simplicity of design and detailing throughout the variety of buildings on site avoids the over complicated visually disturbing aesthetic of arbitrary 'stick on' or pastiche of Architectural styles.

### **Palette of proposed materials**

The character of the proposal, as already described, is delivered from strong visual links with the local architectural vernacular with the palette of materials taking reference from the surrounding area.

A hierarchy of buildings will dictate which materials are selected. In addition, to buildings which are located on the principal visual vistas through the village which will also join the key buildings in their material section.



### **Key buildings**

- Social centre
- Care homes A and B
- Live work units
- Cottages on the main spine access road through the site.

**Roof Finishes** Penrhyn Heather Blue Riven Slate or Plain Clay tiles with a pattern/band to be approved where large areas of roof require breaking up.

### **Facing Material**

**Social Centre** To be natural stone with a mixture of dressed quoins and an unsystematic layout of facing stone.

### **Care Home: Plinth**

To be natural stone to front facades with high quality reconstituted stone block produced providing appearance of squared lightly dressed natural stone (grit stone appearance and colour). This would overcome the economically limiting supply of natural stone. The main walls are to be finished in Staffordshire red brickwork with the features of a reclaimed brick with orangery red soft colours.



**Live Work Units** Natural stone with a mixture of dressed quoins and an unsystematic pattern of facing stone. Timber features and selected areas of vertical or horizontal boarding will also be introduced to the facades to add further variety.

**Windows and Doors** Social centre and live work units together with selected primary positioned cottages will have timber conservation style casement windows with slender glazing bars set back

into the reveals (Mumford and Ward Windows) where necessary, due to Secured by Design, front doors to the cottages will be of a composite metal construction with entrance doors finished in a range of English paint colours such as Oxford Blue, Pillarbox Red, British Racing Green, Clotted Cream etc. the two Care Homes will have colour coated UPVC casement style windows to an approved sample.



**Roofing Elements** Exposed timber features to entrances would be constructed in Natural Oak and finished naturally. (Porch features to homes and Social Centre). Barge Boards, Fascia, Porches and Soffits would be finished in paint, in an off-white string colour with black cast iron effect gutters and rainwater goods. Roof finishes would be a traditional Penrhyn colour such as Heather Blue with a Riven finish Complimentary ridge and hip tiles with Conservation style roof lights are proposed to the Social Centre roof. To the key buildings and on selected cottages exposed rafter ends will also be used to soften the eaves treatments throughout the site.

### **Subordinate Location Cottages and Facilities Building**

The facilities building and cottages are not in prominent locations the following palette of materials will be selected form.

**(A) Roof Finishes** Sandtoft range of concrete plain and slate appearance tiles with UV stable and tolerant pigments incorporating natural materials to maintain the original appearance or where prominent Natural Penryhn Heather Blue Riven slate.

**Pulford Blend**



**Mellow Russet**



**Natural Orange M/D**



**(B) Wall Facing Materials** A mixture of Staffordshire red brickwork with weathered pointing in a natural mortar.

Reconstructed stone blocks to match the Moorland stone. Quoins and squared lightly dressed facing work with a grit appearance and colour. Road, courtyard and hard surface finishes.



## **7 Access**

As previously set out the design layout for the Care village and Holiday Lodge site has been carefully thought through to take full consideration of the particular needs of an aging population predominantly occupying the site.

The desired permeability of the site has been created by variety of vehicular and pedestrian routes.

A spine road leads from the existing A53 junction into the site and rises East through the Care Village up to the Social Centre and Holiday Lodge site which is situated at the highest part of the site.

This main spine road has a distinct hierarchy of subordinate vehicular and pedestrian routes emanating from it to provide controlled, safe access to all parts of the site.

The remainder of the site is accessed by single pathways or dual pathways which have been carefully designed and positioned to levels of no steeper than 1:21. Laybys and seating areas are integrated into the design to provide rest areas to residents moving around the site especially visiting the Social Centre. Due to the nature of the existing trees, creating tree lined pathways with the existing trees has been resisted except in managed areas to reduce the risk of slips by users.

Resident car parking is proposed close to each cottage block to maintain the independence of the residents and avoid large areas of car parking or hard surfaces. Elsewhere the car parks serving the Care Homes have been positioned where possible close to the front of the building and incorporate the service yards to limit the amount visible hard surfaced areas.

The two Care Homes are positioned on the middle plateau of the existing site topography taking, as far as possible, the footprints of the previous MOD buildings. This enables a large part of the perimeter areas (gardens etc) serving each home to have either level or sympathetic 1:21 gradients to pathways.

A consistent internal floor level is maintained linked to the external area.

The careful remodelling of the existing site has enabled the removal of the steep gradients which adequately serviced the Army's needs but would be unsuitable for the proposed user groups of elderly persons.



Taxi at Peaker Park Care Village, Market Harborough



Minibus at Rutland Care Village, Oakham

A shuttle bus service could be provided to serve the Care Village but could also provide access for other site users and the wider community to come to and from the proposed development.

In addition, the potential partnering care provider Primelife Ltd does provide 'London' taxis style as an alternative transport option to residents who wish to visit the local centres.

Due to the particular nature of the residents and in line with current legislation access from the external areas into the ground floor level of all buildings proposed will be maintained as level access thresholds with all door openings and the design of any external ramps being in full accordance with current Building Control Regulation Part M as well as DDA Requirements.

The statement was prepared in support of the Planning Application to redevelop the former Anzio MOD base to create a Care Village and Holiday Lodge development for Enhanced Developments Ltd and was prepared by;

**Malcolm Foulkes-Arnold**  
**Chartered Architect**  
**B.Arts (Hons)**  
**DipArch (Leicester)**  
**R.I.B.A**  
**Version 1**  
**October 2014**

# Appendix A

3262.SM.14.1000 P1- Master Site Plan  
 3262.SM.14.1001 P1 - Proposed Master Plan with Existing MOD Buildings Overlaid  
 3262.SM.14.1002 P0 - Proposed Unilateral Undertaking Master Site Plan  
 3262.SM.14. 1003P0 - Existing and Proposed Site Sections

## Live Work Units

3262.SM.11.1010 P1 – Live Work Plans and Elevations  
 3262.SM.11.1011 P1 – Live Work Street Scene

## Social Centre

3262.SM.11.1020 P0 – Social Centre Context Drawing  
 3262.SM.11.1022 P0 – Social Centre North and West Elevations  
 3262.SM.11.1023 P0 – Social Centre South and East Elevations

## Facilities Building

3262.SM.11.1030 P1 – Facilities Building Plans  
 3262.SM.11.1031 P0 - Facilities Building Elevations

## Cottages

3262.SM.11.2000 P0 - D1, D2  
 3262.SM.11.2001 P0 - D3, D4, D5  
 3262.SM.11.2003 P0 - D9  
 3262.SM.11.2006 P1 - D14, D15  
 3262.SM.11.2007 P1 - D16, D17, D18  
 3262.SM.11.2010 P0 - D24, D25  
 3262.SM.11.2015 P1 - D36, D37, D38, D39

## Care Home A

3262.SM.14.1050 P0 – Care Home A Context Plan  
 3262.SM.14.1051 P0 – Care Home A Floor Plans  
 3262.SM.14.1052 P0 – Care Home A Elevations Sheet 1  
 3262.SM.14.1053 P0 – Care Home A Elevations Sheet 2

## Care Home B

3262.SM.14.1040 P1 - Care Home B Context Plan  
 3262.SM.14.1041 P1 - Care Home B Floor Plans  
 3262.SM.14.1042 P1 - Care Home B Elevations Sheet 1  
 3262.SM.14.1043 P1 - Care Home B Elevations Sheet 2

| <b>(A) Care Home A</b>                         | <b>Sqm</b> | <b>Sqft</b> |
|------------------------------------------------|------------|-------------|
| Ground Floor                                   | 1371       | 14758       |
| First Floor                                    | 1061       | 11421       |
| Total Floor Area                               | 2432       | 26179       |
| Finish Floor Level - 104.18                    |            |             |
| <b>(B) Care Home B</b>                         |            |             |
| Ground Floor                                   | 1260       | 13563       |
| First Floor                                    | 1036       | 11115       |
| Total Floor Area                               | 2296       | 24678       |
| Finish Floor Level - 104.09                    |            |             |
| <b>(C) Social Centre</b>                       |            |             |
| Ground Floor                                   | 425        | 4575        |
| First Floor                                    | 288        | 3100        |
| Total Floor Area                               | 713        | 7875        |
| Finish Floor Level - 107.95                    |            |             |
| <b>(D) Live Work Unit</b>                      |            |             |
| Ground Floor                                   | 78.5       | 845         |
| First Floor                                    | 81         | 871         |
| Total Floor Area                               | 159.5      | 1716        |
| Finish Floor Level - 96.70                     |            |             |
| <b>(E) Facilities Building</b>                 |            |             |
| Ground Floor                                   | 277        | 2982        |
| Total Floor Area                               | 277        | 2982        |
| Finish Floor Level - 98.65                     |            |             |
| <b>(F) Cottage Type 1 (2bed) (38 No.)</b>      |            |             |
| Ground Floor                                   | 75         | 807         |
| Total Floor Area                               | 75         | 807         |
| Finish Floor Level - various                   |            |             |
| <b>(G) Cottage Type 2 (Single Bed) (4 No.)</b> |            |             |
| Ground                                         | 60         | 645         |
| Total Floor Area                               | 60         | 645         |
| Finish Floor Level - various                   |            |             |