

JF54

Block	Unit number	Size	Type	Floor area (sqm)	Tenure	AAAP minimum (sqm)
4C	C2.01	2B4P-SO	Flat	75.2	S/Ownership	77,2
4C	C3.01	2B4P-SO	Flat	75.2	S/Ownership	77,2
4C	C4.01	2B4P-SO	Flat	75.2	S/Ownership	77,2
4C	C5.01	2B4P-SO	Flat	75.2	S/Ownership	77,2
4C	C6.01	2B4P-SO	Flat	75.2	S/Ownership	77,2
4B	B2.08	2B4P-PS	Flat	73	Market Rent	73.5
4B	B3.05	2B4P-PS	Flat	73	Market Rent	73.5
4B	B4.08	2B4P-PS	Flat	73	Market Rent	73.5
4B	B5.05	2B4P-PS	Flat	73	Market Rent	73.5
1C	S01-C-02-05	3B4P-SR	Flat	84.1	SR	90.8
1C	S01-C-03-05	3B4P-SR	Flat	84.1	SR	90.8
1C	S01-C-04-05	3B4P-SR	Flat	84.1	SR	90.8
1C	S01-C-05-05	3B4P-SR	Flat	84.1	SR	90.8
S06D	03-02	3B4P-SR	Flat	87.09	SR	90.8
S06D	05-02	3B4P-SR	Flat	87.09	SR	90.8
S06D	06-02	3B4P-SR	Flat	87.09	SR	90.8
S06D	07-02	3B4P-SR	Flat	87.09	SR	90.8

- source: Appendix II Schedule of Accommodation Design and Access Adendum V2 – PT 5 LR 17/AP/3885 Oct 2017 and AAAP A6.7 Table A6.1 pg 152

A6.7 Homes

A6.7.1 Well designed homes are critical to the successful redevelopment of the Aylesbury area. A well designed home helps to improve residents' quality of life through ensuring each home is liveable, accessible and creates a pleasant environment.

A6.7.3 The standards are Parker Morris plus 10% for social rented housing, Parker Morris plus 5% for intermediate housing and the basic Parker Morris standard for private housing. Table A6.1 sets out the minimum net internal floor areas (sqm) for each of the three types of tenures.

Space standards

A6.7.2 The minimum floor area standards are based on the Parker Morris Report standards and ensure enough space is provided to achieve the better living conditions and quality housing the vision aspires to. The existing Aylesbury Estate was built to Parker Morris plus 10% and through consultation with residents, we have decided that the estate needs to be redeveloped to similar large dimensions.

Bed size / number of people	Habitable rooms	Net internal floor area sqm		
		Private	Intermediate	Social rented
Flat studio/1p	1	32.5	N/A	N/A
Flat 1b/2p	2	47.5	49.9	52.3
Flat 2b/3p	3	60.0	63.0	66.0
Flat 2b/4p	3	73.5	77.2	80.9
Flat 3b/5p	5	82.5	86.6	90.8
Flat 4b/6p	6	90.0	94.5	99.0
Flat 5b/7p	7	105.0	110.3	115.5
Maisonette 2b/4p	3	75.5	79.3	83.1
Maisonette 3b/5p	5	85.5	89.8	94.1
Maisonette 4b/6p	6	96.0	100.8	105.6
Maisonette 5b/7p	7	111.5	117.1	122.7
House 2b/4p	3	79.0	83.0	86.9
House 3b/5p	5	89.5	94.0	98.5
House 7b/6p	6	97.0	101.9	106.7
House b3/7p	7	114.5	120.2	126.0

Table A6.1: Space standards