

OASTHOUSE, STAINES

12 storey test option

29 March 2022



Stage 2

Massing

Flat Size	Count	Percentage
1B2P	34	18.8%
2B3P	45	24.9%
2B4P	102	56.35%
Total	181	100%

- Listed Oast house
- Commercial
- NHS
- Residential Duplexes
- Residential Flats



Revised option maximum 12 storeys

Massing

Flat Size	Count	Percentage
1B2P	39	21.4%
2B3P	51	28%
2B4P	92	50.6%
Total	182	100%

Density front of site:

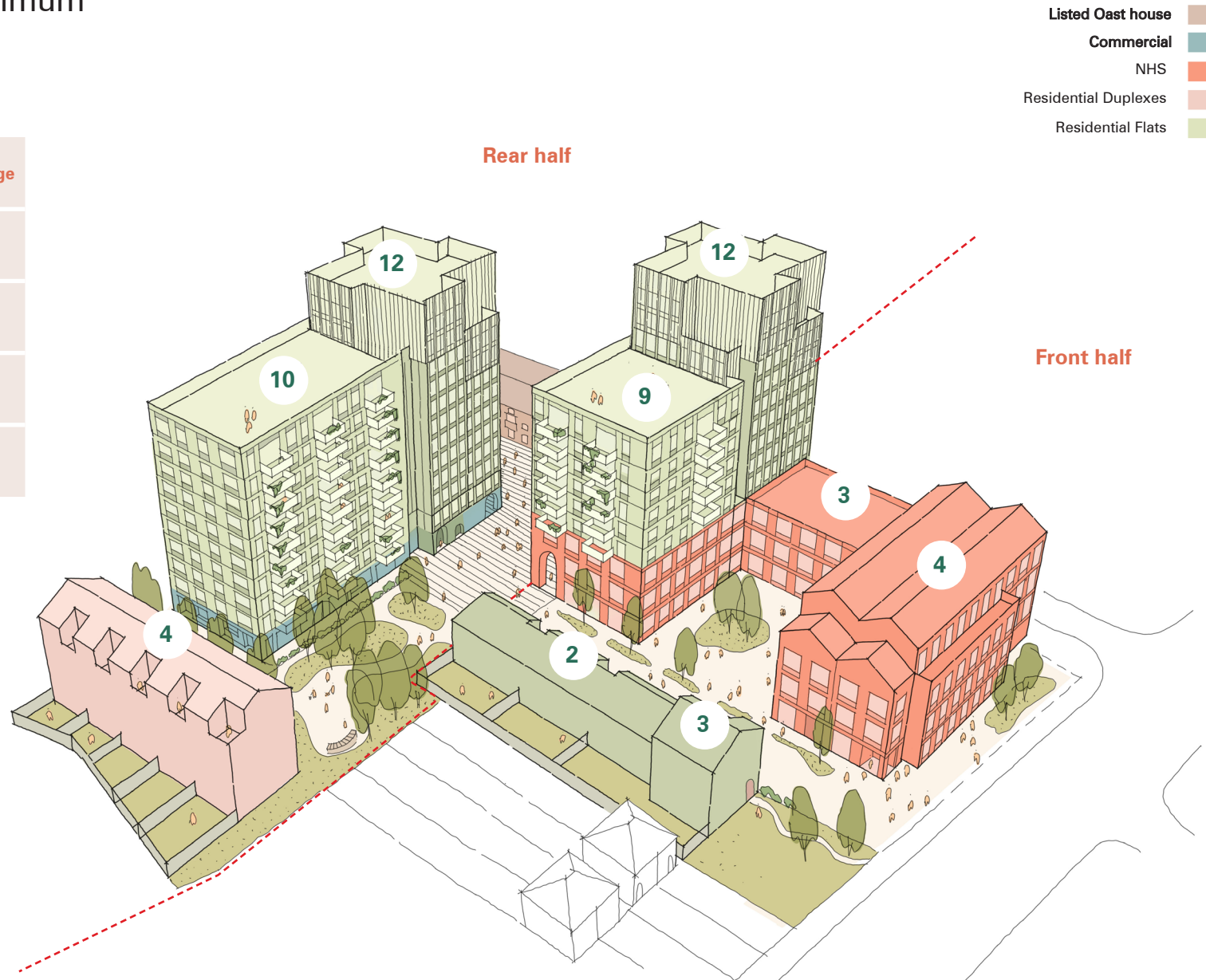
167 dwellings per hectare

Density rear of site:

217 dwellings per hectare

Density for whole site:

193 Dwellings per hectare



Revised option maximum 12 storeys

View south along Sidney Road



Revised option maximum
12 storeys

View west along Kingston Road



Revised option maximum 12 storeys

Schedules

Unit Mix per Block (Rooms) - Stage 2						
Comments	Count	Percentage Count	Percentage	Habitable Rooms	Bicycles	Refuse
Block A						
1B2P	20	20	30%	40	20	1000 L
2B3P	12	12	18%	36	12	1020 L
2B4P	34	34	52%	102	34	2890 L
	66	66	100%	178	66	4910 L
Block B						
1B2P	17	17	17%	34	17	850 L
2B3P	36	36	37%	108	36	3060 L
2B4P	45	45	46%	135	45	3825 L
	98	98	100%	277	98	7735 L
Block C						
2B4P (Duplex)	10	5	100%	30	10	850 L
	10	5	100%	30	10	850 L
Block D						
1B2P	2	2	25%	4	2	100 L
2B3P	3	3	38%	9	3	255 L
2B4P	3	3	38%	9	3	255 L
	8	8	100%	22	8	610 L
	182			507	182	14105 L

Unit Mix per Block per Level (Rooms) - Stage 2							
Comments	Count	Percentage Count	Percentage	Level	Habitable Rooms	Bicycles	Refuse
Block A							
03-A							
1B2P	2	2	3%	03-A	4	2	100 L
2B3P	2	2	3%	03-A	6	2	170 L
2B4P	5	5	8%	03-A	15	5	425 L
	9	9	14%		25	9	695 L
04-A							
1B2P	2	2	3%	04-A	4	2	100 L
2B3P	2	2	3%	04-A	6	2	170 L
2B4P	5	5	8%	04-A	15	5	425 L
	9	9	14%		25	9	695 L
05-A							
1B2P	2	2	3%	05-A	4	2	100 L
2B3P	2	2	3%	05-A	6	2	170 L
2B4P	5	5	8%	05-A	15	5	425 L
	9	9	14%		25	9	695 L
06-A							
1B2P	2	2	3%	06-A	4	2	100 L
2B3P	2	2	3%	06-A	6	2	170 L
2B4P	5	5	8%	06-A	15	5	425 L
	9	9	14%		25	9	695 L
07-A							
1B2P	2	2	3%	07-A	4	2	100 L
2B3P	2	2	3%	07-A	6	2	170 L
2B4P	5	5	8%	07-A	15	5	425 L
	9	9	14%		25	9	695 L
08-A							
1B2P	2	2	3%	08-A	4	2	100 L
2B3P	2	2	3%	08-A	6	2	170 L
2B4P	5	5	8%	08-A	15	5	425 L
	9	9	14%		25	9	695 L
09-A							
2B4P	4	4	6%	09-A	12	4	340 L
	4	4	6%		12	4	340 L
10-A							
1B2P	4	4	6%	10-A	8	4	200 L
	4	4	6%		8	4	200 L
11-A							
1B2P	4	4	6%	11-A	8	4	200 L
	4	4	6%		8	4	200 L
Block A	66	66	100%		178	66	4910 L
Block B							
1-B							
1B2P	1	1	1%	1-B	2	1	50 L
2B3P	4	4	4%	1-B	12	4	340 L
2B4P	5	5	5%	1-B	15	5	425 L
	10	10	10%		29	10	815 L
2-B							
1B2P	1	1	1%	2-B	2	1	50 L
2B3P	4	4	4%	2-B	12	4	340 L
2B4P	5	5	5%	2-B	15	5	425 L
	10	10	10%		29	10	815 L
3-B							
1B2P	1	1	1%	3-B	2	1	50 L
2B3P	4	4	4%	3-B	12	4	340 L
2B4P	5	5	5%	3-B	15	5	425 L
	10	10	10%		29	10	815 L
B - 04							
1B2P	1	1	1%	B - 04	2	1	50 L

Unit Mix per Block per Level (Rooms) - Stage 2							
Comments	Count	Percentage Count	Percentage	Level	Habitable Rooms	Bicycles	Refuse
B - 04							
2B3P	4	4	4%	B - 04	12	4	340 L
2B4P	5	5	5%	B - 04	15	5	425 L
	10	10	10%		29	10	815 L
B - 05							
1B2P	1	1	1%	B - 05	2	1	50 L
2B3P	4	4	4%	B - 05	12	4	340 L
2B4P	5	5	5%	B - 05	15	5	425 L
	10	10	10%		29	10	815 L
B - 06							
1B2P	1	1	1%	B - 06	2	1	50 L
2B3P	4	4	4%	B - 06	12	4	340 L
2B4P	5	5	5%	B - 06	15	5	425 L
	10	10	10%		29	10	815 L
B - 07							
1B2P	1	1	1%	B - 07	2	1	50 L
2B3P	4	4	4%	B - 07	12	4	340 L
2B4P	5	5	5%	B - 07	15	5	425 L
	10	10	10%		29	10	815 L
B - 08							
1B2P	1	1	1%	B - 08	2	1	50 L
2B3P	4	4	4%	B - 08	12	4	340 L
2B4P	5	5	5%	B - 08	15	5	425 L
	10	10	10%		29	10	815 L
B - 09							
1B2P	1	1	1%	B - 09	2	1	50 L
2B3P	4	4	4%	B - 09	12	4	340 L
2B4P	5	5	5%	B - 09	15	5	425 L
	10	10	10%		29	10	815 L
B - 10							
1B2P	4	4	4%	B - 10	8	4	200 L
	4	4	4%		8	4	200 L
B - 11							
1B2P	4	4	4%	B - 11	8	4	200 L
	4	4	4%		8	4	200 L
Block B	98	98	100%		277	98	7735 L
Block C							
0							
2B4P (Duplex)	5	2.5	50%	0	15	5	425 L
	5	2.5	50%		15	5	425 L
02-C							
2B4P (Duplex)	5	2.5	50%	02-C	15	5	425 L
	5	2.5	50%		15	5	425 L
Block C	10	5	100%		30	10	850 L
Block D							
0							
1B2P	1	1	13%	0	2	1	50 L
2B4P	3	3	38%	0	9	3	255 L
	4	4	50%		11	4	305 L
01-C							
1B2P	1	1	13%	01-C	2	1	50 L
2B3P	2	2	25%	01-C	6	2	170 L
	3	3	38%		8	3	220 L
1-B							
2B3P	1	1	13%	1-B	3	1	85 L
	1	1	13%		3	1	85 L
Block D	8	8	100%		22	8	610 L
	182	177			507	182	14105 L

BELL PHILLIPS ARCHITECTS

Unit 305, Metropolitan Wharf
70 Wapping Wall
London
E1W 3SS, UK

t: +44 (0)20 7234 9330
w: www.bellphillips.com