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Electronic file reference  
 Enter Source Filename ' Eg AA Title Block'

Status	R	Revision	Date	DRN	CHK	CDM
1		Planning Draft	19/12/18	HB	JL	
2		For Planning	08/02/19	AS	HB	

**Key**

	1 Bed	2 Bed	3 Bed
Shared Ownership	[Light Red]	[Light Red]	[Light Red]
Market	[Light Blue]	[Light Blue]	[Light Blue]
Affordable	[Light Green]	[Light Green]	[Light Green]
Commercial	[Light Purple]	[Light Purple]	[Light Purple]
Plant/Refuse/Bike Store	[Grey]	[Grey]	[Grey]

**Purpose of information**

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Information	<input checked="" type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

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Client  
**Avanton**

Project title  
**A3004 Manor Road Richmond**

Drawing title  
**GA Plans Proposed First Floor**

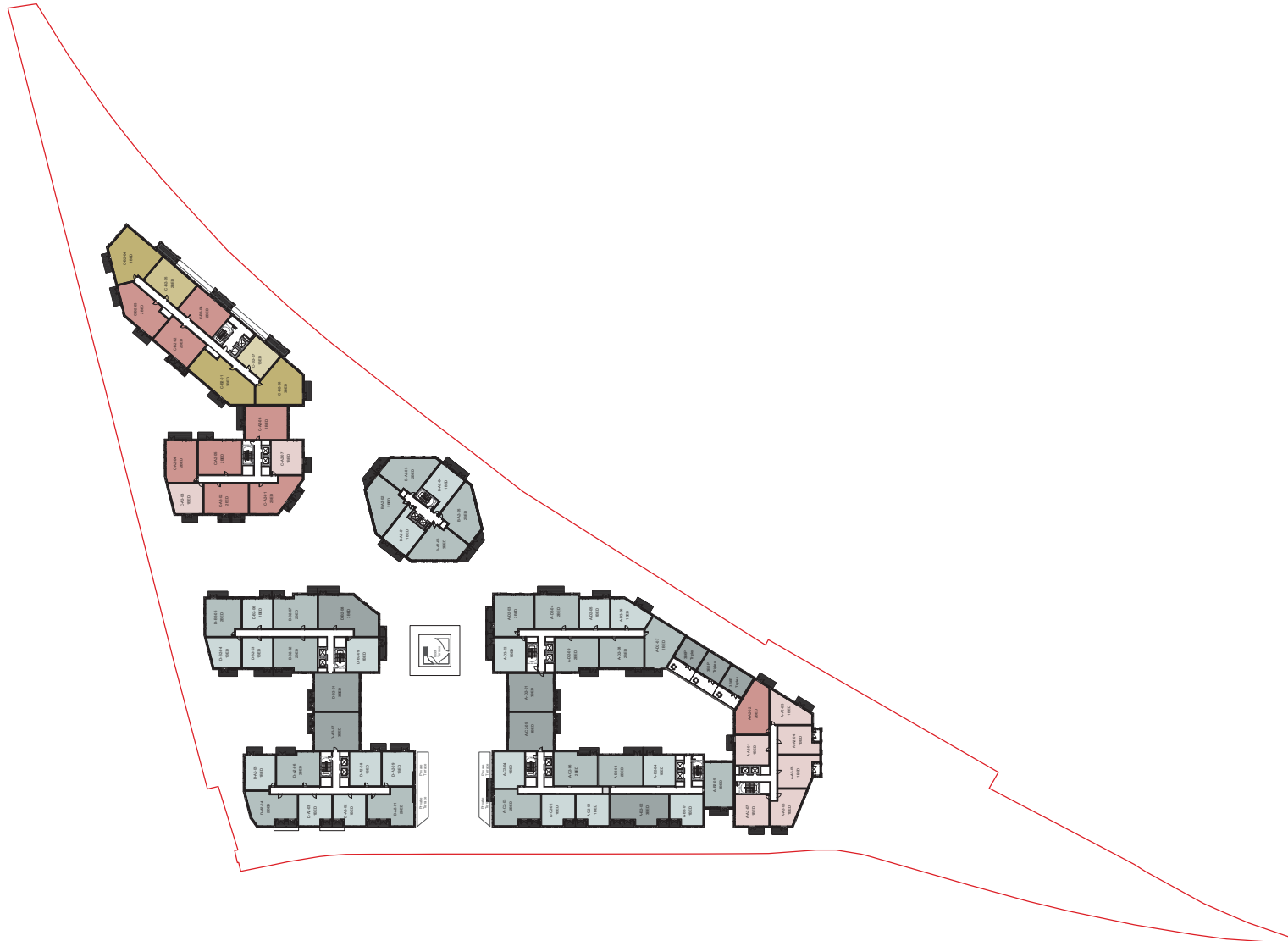
Scale @ A1 size Date  
**1:500 Feb '19**

Drawing N°  
**MNR-AA-ALL-01-DR-A-2001**

Status & Revision  
**R2**

**Assael**

Assael Architecture Limited  
 123 Upper Richmond Road  
 London SW15 2TL  
 ☎ +44 (0)20 7736 7744  
 ✉ info@assael.co.uk  
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1	Planning Draft	19/12/18	HB	JL		
2	For Planning	08/02/19	AS	HB		

**Key**

	1 Bed	2 Bed	3 Bed
Shared Ownership			
Market			
Affordable			
Commercial			
Plant/Refuse/Bike Store			

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Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

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Client  
**Avanton**

Project title  
**A3004  
 Manor Road Richmond**

Drawing title  
**GA Plans Proposed  
 Second Floor**

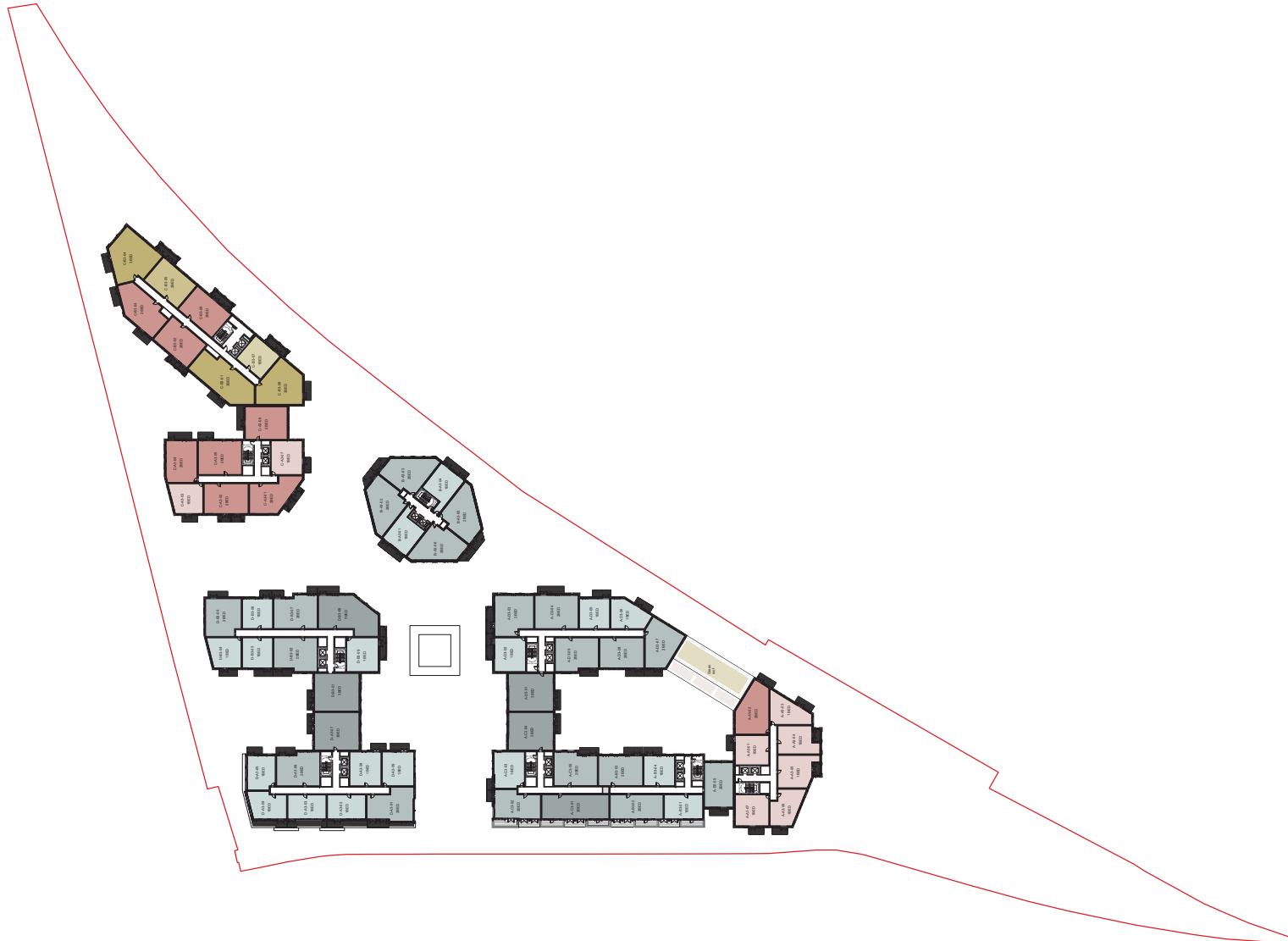
Scale @ A1 size Date  
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Drawing N°  
**MNR-AA-ALL-02-DR-A-2002**

Status & Revision  
**R2**

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 London SW15 2TL  
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 info@assael.co.uk  
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2	For Planning	08/02/19	AS	HB		

**Key**

	1 Bed	2 Bed	3 Bed
Shared Ownership			
Market			
Affordable			
Commercial			
Plant/Refuse/Bike Store			

**Purpose of information**

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Information	<input checked="" type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

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Client  
**Avanton**

Project title  
**A3004  
 Manor Road Richmond**

Drawing title  
**GA Plans Proposed  
 Third Floor**

Scale @ A1 size  
**1:500**

Date  
**Feb '19**

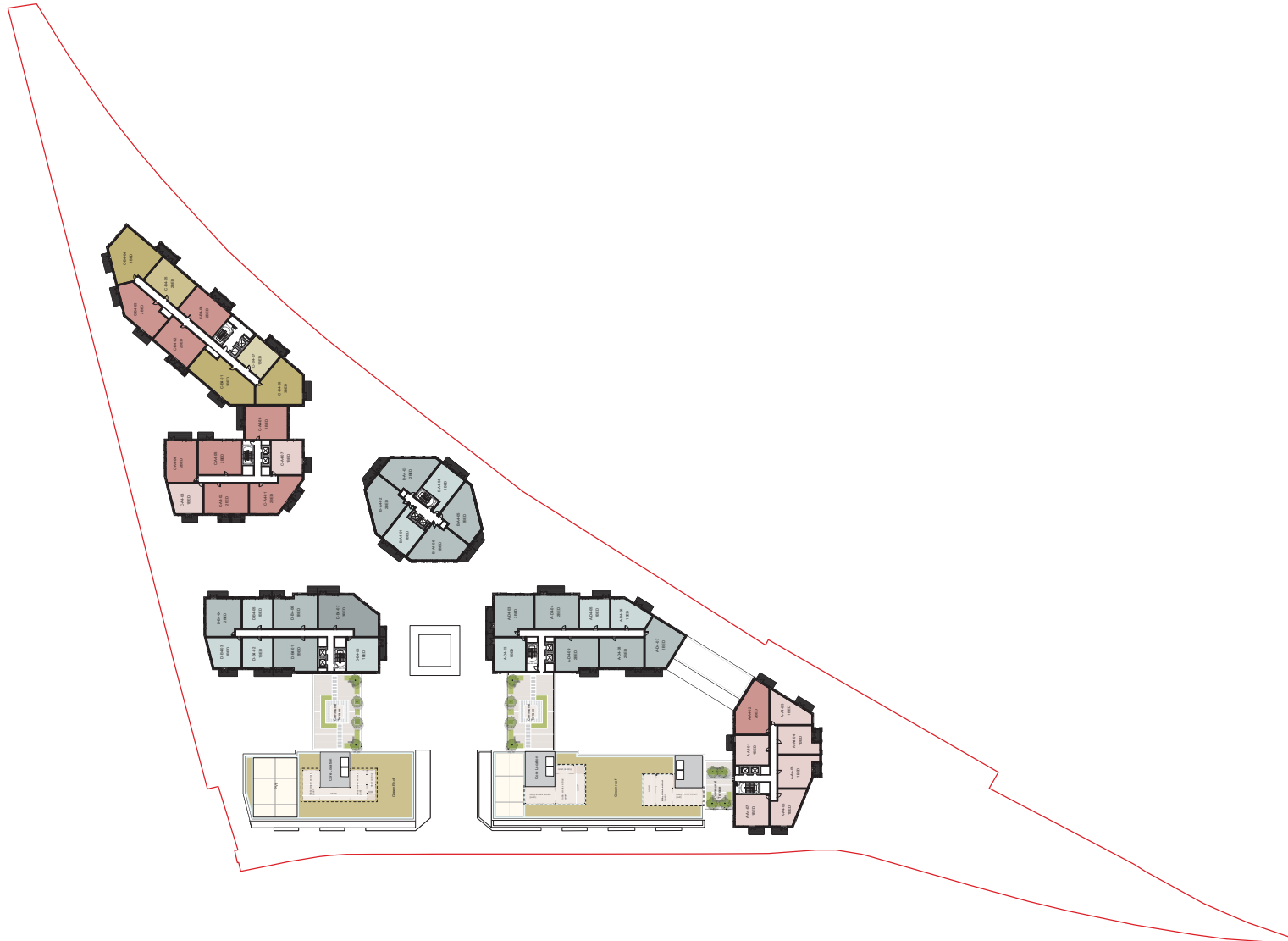
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Status & Revision  
**R2**

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Assael Architecture Limited  
 123 Upper Richmond Road  
 London SW15 2TL

+44 (0)20 7356 7744  
 info@assael.co.uk  
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Drawing notes

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Status	R	Revision	Date	DRN	CHK	CDM
1		Planning Draft	19/12/18	HB	JL	
2		For Planning	08/02/19	AS	HB	

**Key**

	1 Bed	2 Bed	3 Bed
Shared Ownership	[Light Blue]	[Medium Blue]	[Dark Blue]
Market	[Light Green]	[Medium Green]	[Dark Green]
Affordable	[Light Pink]	[Medium Pink]	[Dark Pink]
Commercial	[Light Grey]		
Plant/Refuse/Bike Store	[Dark Grey]		

**Purpose of information**

The purpose of the information on this drawing is for:

Planning	<input checked="" type="checkbox"/>
Information	<input type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client

**Avanton**

---

Project title

**A3004  
Manor Road Richmond**

---

Drawing title

**GA Plans Proposed  
Fourth Floor**

---

Scale @ A1 size

**1:500**

Date

**Feb '19**

---

Drawing N°

**MNR-AA-ALL-04-DR-A-2004**

---

Status & Revision

**R2**

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Assael Architecture Limited  
 123 Upper Richmond Road  
 London SW15 2TL

☎ +44 (0)20 7736 7744  
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Status	R	Revision	Date	DRN	CHK	CDM
1		Planning Draft	19/12/18	HB	JL	
2		For Planning	08/02/19	AS	HB	

**Key**

	1 Bed	2 Bed	3 Bed
Shared Ownership	[Light Pink]	[Medium Pink]	[Dark Pink]
Market	[Light Blue]	[Medium Blue]	[Dark Blue]
Affordable	[Light Green]	[Medium Green]	[Dark Green]
Commercial	[Light Purple]		
Plant/Refuse/Bike Store	[Grey]		

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Planning	<input checked="" type="checkbox"/>
Information	<input type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

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Client

**Avanton**

---

Project title

**A3004  
Manor Road Richmond**

---

Drawing title

**GA Plans Proposed  
Fifth Floor**

---

Scale @ A1 size

**1:500**

Date

**Feb '19**

---

Drawing N°

**MNR-AA-ALL-05-DR-A-2005**

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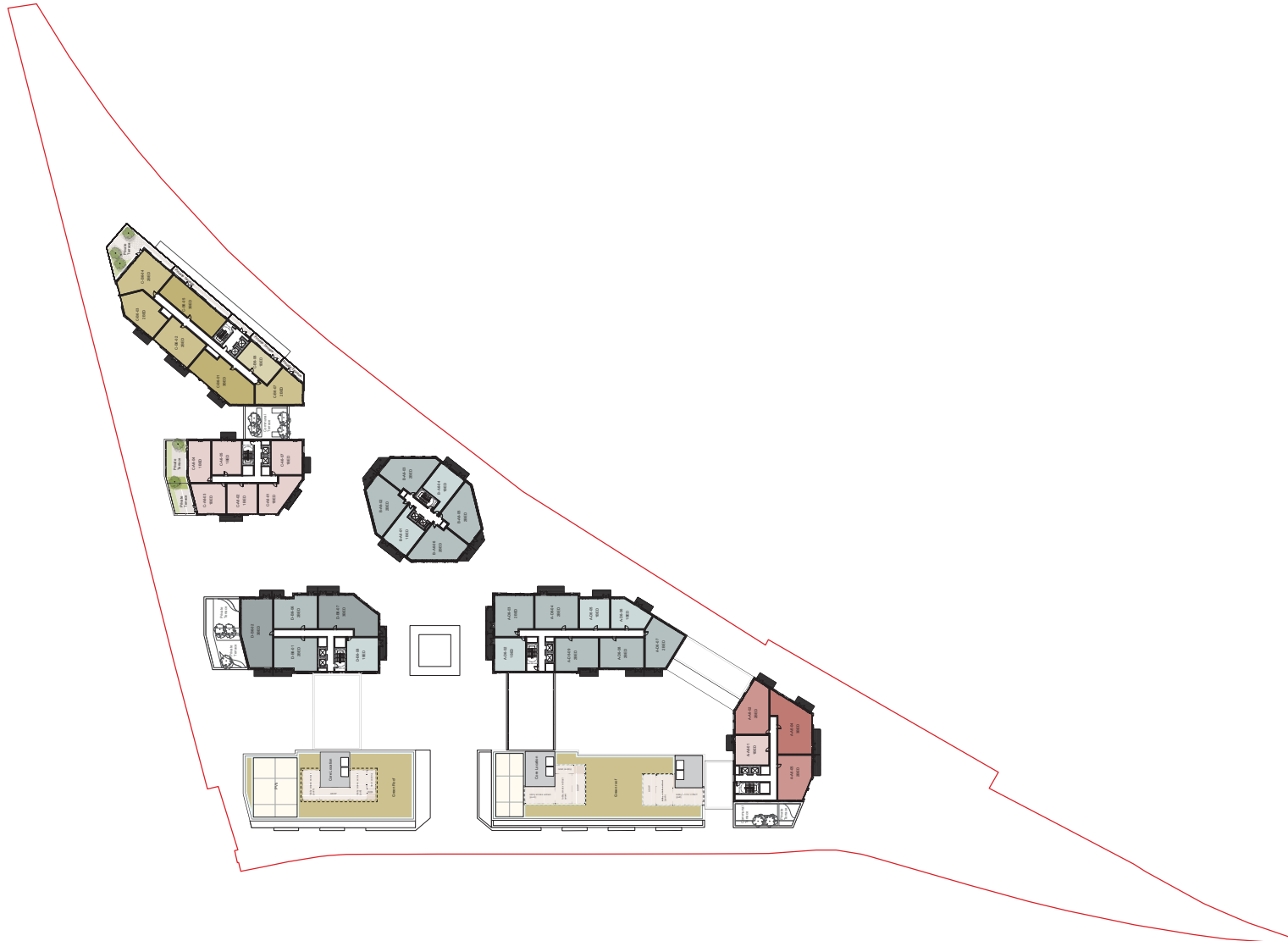
Status & Revision

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**Key**

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Market	[Light Blue]	[Medium Blue]	[Dark Blue]
Affordable	[Light Green]	[Medium Green]	[Dark Green]
Commercial	[Light Green]		
Plant/Refuse/Bike Store	[Grey]		

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Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

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Client

**Avanton**

---

Project title

**A3004  
Manor Road Richmond**

---

Drawing title

**GA Plans Proposed  
Sixth Floor**

---

Scale @ A1 size

**1:500**

Date

**Feb '19**

---

Drawing N°

**MNR-AA-ALL-06-DR-A-2006**

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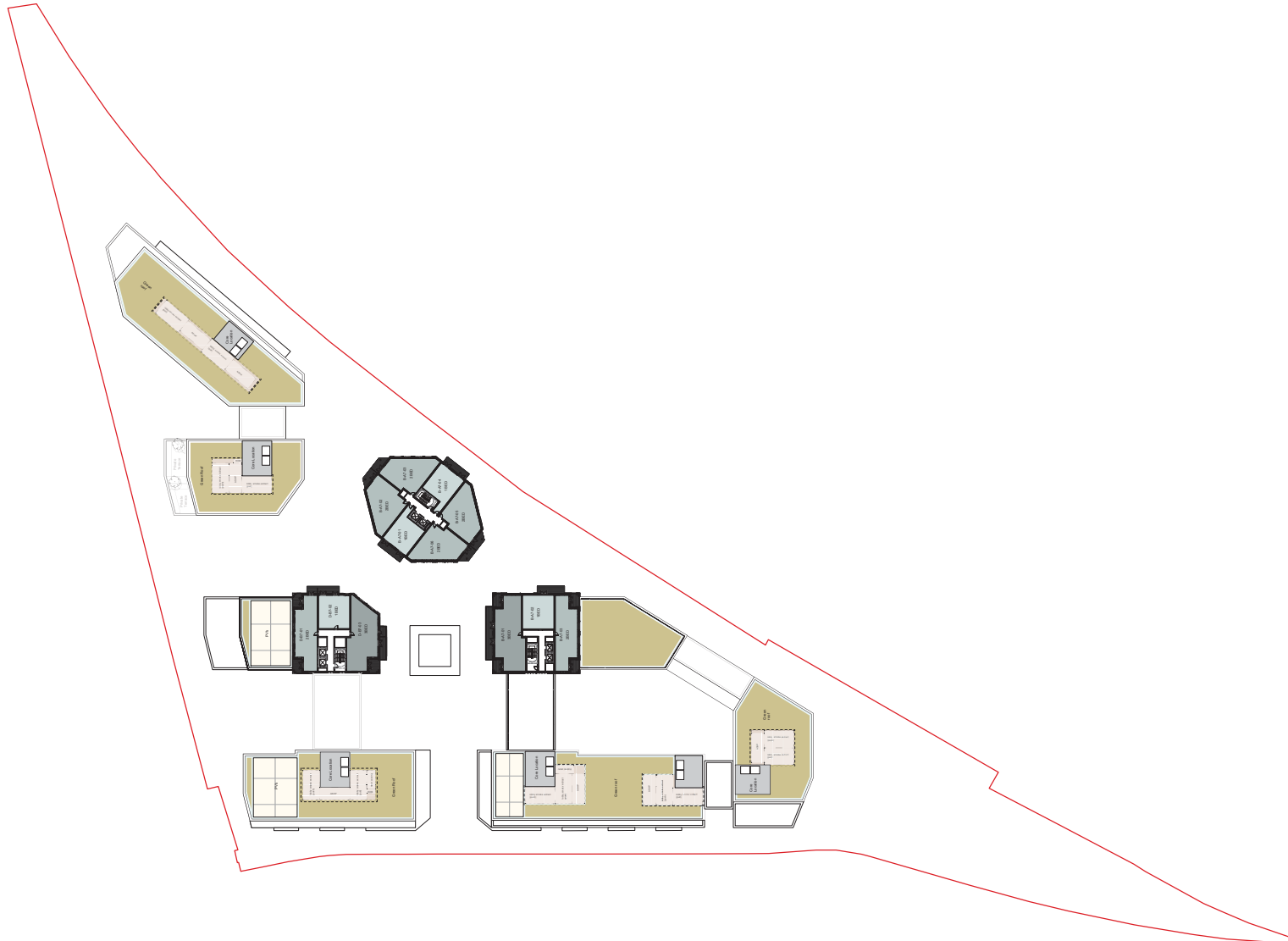
Status & Revision

**R2**

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2		For Planning	08/02/19	AS	HB	

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Market	[Light Blue]	[Medium Blue]	[Dark Blue]
Affordable	[Light Yellow]	[Medium Yellow]	[Dark Yellow]
Commercial	[Light Purple]		
Plant/Refuse/Bike Store	[Light Grey]		

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Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

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Client  
**Avanton**

Project title  
**A3004  
 Manor Road Richmond**

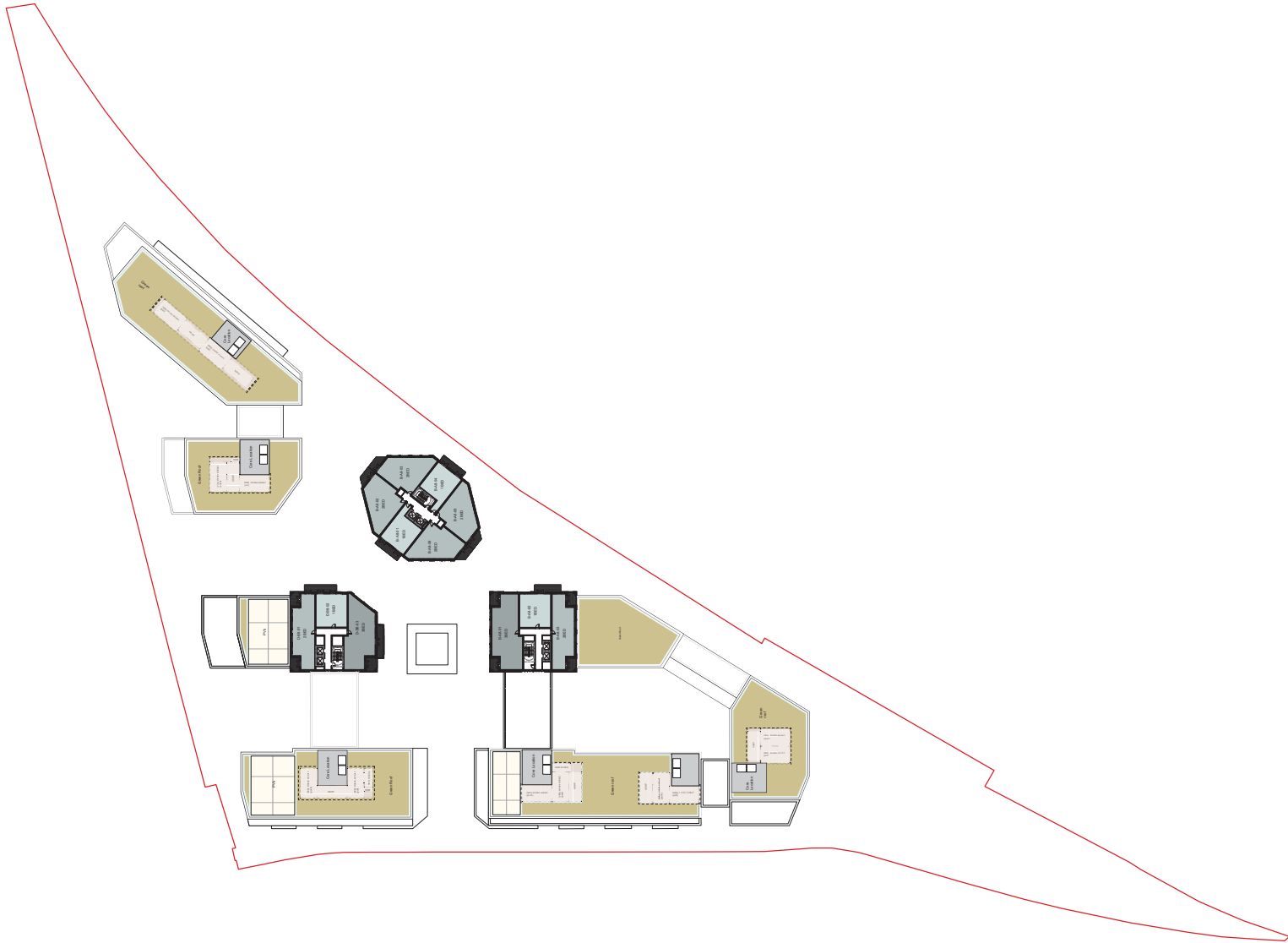
Drawing title  
**GA Plans Proposed  
 Seventh Floor**

Scale @ A1 size  
**1:500**

Date  
**Feb '19**

Drawing N°  
**MNR-AA-ALL-07-DR-A-2007**

Status & Revision  
**R2**



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	1 Bed	2 Bed	3 Bed
Shared Ownership	[Light Green Box]	[Medium Green Box]	[Dark Green Box]
Market	[Light Blue Box]	[Medium Blue Box]	[Dark Blue Box]
Affordable	[Light Yellow Box]	[Medium Yellow Box]	[Dark Yellow Box]
Commercial	[Light Purple Box]		
Plant/Refuse/Bike Store	[Grey Box]		

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Information   
 Comment   
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 Construction

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Client

**Avanton**

---

Project title

**A3004  
 Manor Road Richmond**

---

Drawing title

**GA Plans Proposed  
 Eighth Floor**

---

Scale @ A1 size

**1:500**

Date

**Feb '19**

---

Drawing N°

**MNR-AA-ALL-08-DR-A-2008**

---

Status & Revision

**R2**

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 123 Upper Richmond Road  
 London SW15 2TL

+44 (0)20 7356 7744  
 info@assael.co.uk  
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Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

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Client  
**Avanton**

Project title  
**A3004  
 Manor Road Richmond**

Drawing title  
**GA Plans Proposed  
 Roof Plan**

Scale @ A1 size Date  
**1:500 Feb '19**

Drawing N°  
**MNR-AA-ALL-09-DR-A-2009**

Status & Revision  
**R2**

**Assael**

Assael Architecture Limited  
 123 Upper Richmond Road  
 London SW15 2TL  
 ☎ +44 (0)20 7736 7744  
 ✉ info@assael.co.uk  
 🌐 www.assael.co.uk

# Appendix 2

## Accommodation schedule

Manor Road, Richmond

A3004 700 P19

A3004 700 P19

February 7, 2019

NOTES:

Definition of Area for Schedule of Areas
Net Internal Area (NIA)
Net Internal Area (Net Int. Area)
Gross Internal Area (GIA)
Gross External Area (GEA)
Balcony
Studio
1 Bed
2 Bed
3 Bed
4 Bed
5 Bed
6 Bed
7 Bed
8 Bed
9 Bed
10 Bed
11 Bed
12 Bed
13 Bed
14 Bed
15 Bed
16 Bed
17 Bed
18 Bed
19 Bed
20 Bed
21 Bed
22 Bed
23 Bed
24 Bed
25 Bed
26 Bed
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97 Bed
98 Bed
99 Bed
100 Bed

Net Internal Area (NIA)
Net Internal Area (Net Int. Area)
Gross Internal Area (GIA)
Gross External Area (GEA)
Balcony
Studio
1 Bed
2 Bed
3 Bed
4 Bed
5 Bed
6 Bed
7 Bed
8 Bed
9 Bed
10 Bed
11 Bed
12 Bed
13 Bed
14 Bed
15 Bed
16 Bed
17 Bed
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Net Internal Area (NIA)
Net Internal Area (Net Int. Area)
Gross Internal Area (GIA)
Gross External Area (GEA)
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Net Internal Area (NIA)
Net Internal Area (Net Int. Area)
Gross Internal Area (GIA)
Gross External Area (GEA)
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Net Internal Area (NIA)
Net Internal Area (Net Int. Area)
Gross Internal Area (GIA)
Gross External Area (GEA)
Balcony
Studio
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Legend table with 4 columns: Tenure Mix, Market, Affordable, Shared Ownership.

Main data table with columns: Floor, Flat No, Unit Type, Unit Type, NIA (sq.m), NIA (sq ft), GIA (sq.m), GIA (sq ft), GEA (sq.m), GEA (sq ft), Balcony (sq.m), Studio, Unit Mix (1 Bed to 10 Bed), Occupancy (Hab Rooms, Max Occupants), Tenure Mix (Market, Affordable, Shared Ownership).

PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:

Manor Road, Richmond

A3004 700 P19

A3004 700 P19

February 7, 2019



**NOTES:**

**Definition of Areas for Schedule of Areas**

These areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of the following definitions which are used:

**Net Internal Area (NIA)**  
Net internal area shall be the sum of all habitable areas within the dwelling, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen ovens and cupboards within the habitable space. Internal staircase when habitable are to be included on the base floor only. Excludes: balconies, verandas, terraces, garage and parking areas.

**Grounds**  
Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

**Ancillary**

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, lock rooms and storage rooms etc.

**Internal Division**  
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal Area, Circulation, and Ancillary Areas defined above.

**Gross Internal Area (GIA)**  
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

Excluded balconies, verandas, terraces, garages, parking areas and areas which are not enclosed spaces (e.g. open ground floors, open covered ways and the like). These should each be shown separately.

**Internal Face**

This means the surface of plasterwork applied to the masonry or masonry construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

**Areas**  
These are measured 1.5m above finished floor level (FFL). This is the top of the kerbed or finished top of pavements, ramps, concrete slab or road coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architects' Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

Tenure Mix	Market	Affordable	Shared Ownership
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Floor	Flat No	Unit Type	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX						OCCUPANCY		TENURE MIX			
				NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)		Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Max Occupants	Market	Affordable	Shared Ownership
5	A-D5-04	Market	1 Bed - 2p	50.1	539					5	0	1	0	0	0	0	1	2	2	1	0	0
5	A-D5-05	Market	1 Bed - 2p	52.5	565					5	0	1	0	0	0	0	1	2	2	1	0	0
5	A-D5-06	Market	2 Bed - 4p	76.0	818					7	0	0	0	1	0	0	1	3	4	1	0	0
5	A-D5-07	Market	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	1	0	0
5	A-D5-08	Market	2 Bed - 4p	76.4	822					7	0	0	0	1	0	0	1	3	4	1	0	0
				876.2	9,431.6	1,114.3	11,994.6	1,201.0	12,927.9	78.0	0	4	0	7	0	1	12	33	42	12	0	0
6	A-A6-01	Market	1 Bed - 2p	55.2	594	432.0	4,650	467.6	5,033	5	0	1	0	0	0	0	1	2	2	1	0	0
6	A-A6-02	Market	2 Bed - 4p	81.4	876					7	0	0	0	1	0	0	1	3	4	1	0	0
6	A-A6-03	Market	3 Bed - 6p	103.7	1,116					9	0	0	0	0	0	1	1	4	6	1	0	0
6	A-A6-04	Market	2 Bed - 4p	77.4	833					7	0	0	0	1	0	0	1	3	4	1	0	0
6	A-D6-01	Market	1 Bed - 2p	58.2	626	682.3	7,344	733.4	7,895	5	0	1	0	0	0	0	1	2	2	1	0	0
6	A-D6-02	Market	2 Bed - 4p	83.4	898					7	0	0	0	1	0	0	1	3	4	1	0	0
6	A-D6-03	Market	2 Bed - 4p	80.6	869					7	0	0	0	1	0	0	1	3	4	1	0	0
6	A-D6-04	Market	1 Bed - 2p	50.1	539					5	0	1	0	0	0	0	1	2	2	1	0	0
6	A-D6-05	Market	1 Bed - 2p	52.5	565					5	0	1	0	0	0	0	1	2	2	1	0	0
6	A-D6-06	Market	2 Bed - 4p	76.0	819					7	0	0	0	1	0	0	1	3	4	1	0	0
6	A-D6-07	Market	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	1	0	0
6	A-D6-08	Market	2 Bed - 4p	76.4	822					7	0	0	0	1	0	0	1	3	4	1	0	0
				868.0	9,343.4	1,114.3	11,994.6	1,201.0	12,927.9	78.0	0	4	0	7	0	1	12	33	42	12	0	0
7	A-D7-01	Market	3 Bed - 6p	106.9	1,151	354.4	3,815	389.1	4,168	9	0	0	0	0	0	1	1	4	6	1	0	0
7	A-D7-02	Market	1 Bed - 2p	58.4	629					5	0	1	0	0	0	0	1	2	2	1	0	0
7	A-D7-03	Market	2 Bed - 4p	81.0	872					7	0	0	0	1	0	0	1	3	4	1	0	0
				246.3	2,651.2	354.4	3,814.9	389.1	4,168.4	21.0	0	1	0	1	0	1	3	9	12	3	0	0
8	A-D8-01	Market	3 Bed - 6p	106.9	1,151	354.4	3,815	389.1	4,168	9	0	0	0	0	0	1	1	4	6	1	0	0
8	A-D8-02	Market	1 Bed - 2p	58.4	629					5	0	1	0	0	0	0	1	2	2	1	0	0
8	A-D8-03	Market	2 Bed - 4p	81.0	872					7	0	0	0	1	0	0	1	3	4	1	0	0
				246.3	2,651.2	354.4	3,814.9	389.1	4,168.4	21.0	0	1	0	1	0	1	3	9	12	3	0	0
	Triplex 1	Market	3 Bed - 6p	134.6	1,449	157.9	1,700	178.6	1,922	9	0	0	0	0	0	1	1	4	6	1	0	0
	Triplex 2	Market	3 Bed - 6p	134.6	1,449	157.9	1,700	178.6	1,922	9	0	0	0	0	0	1	1	4	6	1	0	0
	Triplex 3	Market	3 Bed - 6p	134.6	1,449	101.1	1,098	122.4	1,318	9	0	0	0	0	0	1	1	4	6	1	0	0
				403.8	4,346.8	419.9	4,487.6	479.6	5,162.5	27.0	0	0	0	0	0	3	3	12	18	3	0	0
<b>Building A Totals</b>				<b>10,173</b>	<b>109,508</b>	<b>13,232</b>	<b>142,428</b>	<b>14,010</b>	<b>150,806</b>	<b>918</b>	<b>0</b>	<b>70</b>	<b>1</b>	<b>58</b>	<b>3</b>	<b>14</b>	<b>146</b>	<b>385</b>	<b>474</b>	<b>113</b>	<b>0</b>	<b>33</b>

PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:



Manor Road, Richmond

A3004 700 P19

A3004 700 P19

February 7, 2019

NOTES:

Definition of Area for Schedule of Areas
This area is defined in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

Net Internal Area (NIA)
Net internal area shall be the sum of all habitable areas within the shellings, and measured within the internal face of the enclosing walls, inclusive areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and staircases within the habitable space. Internal balconies within habitable areas shall be included on the base floor only. Excludes: balconies, verandas, terraces, garages and parking areas.

Gross Internal Area (GIA)
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

Enclosed balconies, verandas, terraces, garages, parking areas and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like. These should each be shown separately.

Ancillary
This area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, stairways, rooms, lift, plant, bike rooms and storage rooms etc.

Internal Divisions
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal Area, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

Enclosed balconies, verandas, terraces, garages, parking areas and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like. These should each be shown separately.

Internal Face
This is the surface of the structure applied to the masonry or masonry construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas
These are measured 1.5m above finished floor level (FFL). This is the top of the kerbed or finished floor, not the finished floor level. All dimensions must be checked on site.

Calculation areas in accordance with Assael's methodology. Definition of Area for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

This drawing must not be used for land transfer purposes.

Revision Status: P - Planning T - Tender

Table with 4 columns: Tenure Mix, Market, Affordable, Shared Ownership

Main data table with columns: Floor, Flat No, Unit Type, Unit Type, NIA (sq.m), GIA (sq.m), Gross Area, Gross Area, Gross Area, Balcony, Studio 1p, 1 Bed 2p, 2 Bed 3p, 3 Bed 4p, 3 Bed 5p, Total Units, Hab Rooms, Max Occupants, Market, Affordable, Shared Ownership

PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:

Manor Road, Richmond

A3004 700 P19

A3004 700 P19

February 7, 2019



**NOTES:**

**Definition of Areas for Schedule of Areas**  
 Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:  
**Net Internal Area (NIA)**  
 Net internal area shall be the sum of all habitable areas within the dwelling, and measured within the internal face of the enclosing walls, inclusive areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and staircases within the habitable space. Internal staircases within cupboards are to be included in the base floor only. Exclude: balconies, verandas, terraces, garages and parking areas.  
**Circulation**  
 Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

**Ancillary**  
 Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, bike rooms and storage rooms etc.  
**Internal Division**  
 The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal Area, Circulation, and Ancillary Areas defined above.  
**Gross Internal Area (GIA)**  
 The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).  
 Excluded: balconies, verandas, terraces, garages, parking areas and areas which are not enclosed spaces (e.g. open ground floors, open covered ways and the like). These should each be shown separately.

**Internal Face**  
 This means the surface of plasterwork applied to the masonry or masonry construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.  
**Areas**  
 These are measured 1.5m above finished floor level (FFL). This is the top of the skirting or baseboards for partitions, cupboards, carpet laid or vinyl coverings. All dimensions must be checked on site.  
 This drawing must not be used for land transfer purposes.  
 Calculated areas in accordance with Assael Architects' Definition of Areas for Schedule of Areas.  
 Subject to survey, consultation and approval from all statutory authorities.  
 Revision Status: P = Planning T = Tender

Tenure Mix	Market	Affordable	Shared Ownership
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Floor	Flat No	Unit Type	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX						OCCUPANCY		TENURE MIX				
				NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)		Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Max Occupants	Market	Affordable	Shared Ownership	
4	C-A4-01	Shared Ownership	2 Bed - 4p	73.6	792	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-A4-02	Shared Ownership	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-A4-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	1	
4	C-A4-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-A4-05	Shared Ownership	2 Bed - 4p	80.6	868					7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-A4-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-A4-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	1	
4	C-B4-01	Affordable	3 Bed - 6p	106.4	1,145	535.6	5,765	558.0	6,006	9	0	0	0	0	0	1	1	4	6	0	1	0	
4	C-B4-02	Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-B4-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-B4-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	1	4	6	0	1	0	
4	C-B4-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0	
4	C-B4-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	1	
4	C-B4-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0	
4	C-B4-08	Affordable	3 Bed - 6p	96.1	1,034					9	0	0	0	0	0	1	1	4	6	0	1	0	
5	C-A5-01	Shared Ownership	2 Bed - 4p	1,137.1	12,240.0	1,402.3	15,094.7	1,510.4	16,258.3	105.0	0	3	0	0	9	0	3	15	43	60	0	5	10
5	C-A5-02	Shared Ownership	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	0	1	
5	C-A5-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	1	
5	C-A5-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	1	
5	C-A5-05	Shared Ownership	2 Bed - 4p	80.6	868					7	0	0	0	1	0	0	1	3	4	0	0	1	
5	C-A5-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	1	
5	C-B5-01	Affordable	3 Bed - 6p	106.4	1,145	535.6	5,765	558.0	6,006	9	0	0	0	0	0	1	1	4	6	0	1	0	
5	C-B5-02	Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0	0	0	1	0	0	1	3	4	0	0	1	
5	C-B5-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	1	
5	C-B5-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	1	4	6	0	1	0	
5	C-B5-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0	
5	C-B5-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	1	
5	C-B5-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0	
5	C-B5-08	Affordable	3 Bed - 6p	96.1	1,034					9	0	0	0	0	0	1	1	4	6	0	1	0	
6	C-A6-01	Shared Ownership	1 Bed - 2p	58.6	631	421.5	4,537	459.0	4,941	98.0	0	3	0	0	0	0	3	14	42	56	0	5	10
6	C-A6-02	Shared Ownership	1 Bed - 2p	50.1	539					5	0	1	0	0	0	0	1	2	2	0	0	1	
6	C-A6-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	1	
6	C-A6-04	Shared Ownership	1 Bed - 2p	50.7	546					5	0	1	0	0	0	0	1	2	2	0	0	1	
6	C-A6-05	Shared Ownership	1 Bed - 2p	55.2	594					5	0	1	0	0	0	0	1	2	2	0	0	1	
6	C-A6-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	1	
6	C-B6-01	Affordable	3 Bed - 6p	106.4	1,145	659.2	7,098	714.0	7,686	9	0	0	0	0	0	1	1	4	6	0	1	0	
6	C-B6-02	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0	
6	C-B6-03	Affordable	2 Bed - 4p	70.3	757					7	0	0	0	1	0	0	1	3	4	0	1	0	
6	C-B6-04	Affordable	2 Bed - 4p	80.3	864					7	0	0	0	1	0	0	1	3	4	0	1	0	
6	C-B6-05	Affordable	3 Bed - 5p	86.4	930					9	0	0	0	0	1	0	1	4	5	0	1	0	
6	C-B6-06	Affordable	1 Bed - 2p	51.8	558					5	0	1	0	0	0	0	1	2	2	0	1	0	
6	C-B6-07	Affordable	2 Bed - 4p	70.6	760					7	0	0	0	1	0	0	1	3	4	0	1	0	
Duplex	C-G-01	Shared Ownership	2 Bed - 4p	96.2	9,276	1,081	11,633	1,173	12,626	81	0	2	0	4	1	1	13	34	41	0	7	6	
Duplex	C-G-02	Shared Ownership	2 Bed - 4p	105.9	1,140	155.9	1,678	259.9	2,798	15	0	0	0	1	0	0	1	3	4	0	0	1	
Duplex	C-G-06	Shared Ownership	2 Bed - 4p	108.4	1,167					14	0	0	0	1	0	0	1	3	4	0	0	1	
				338	3,311	156	1,678	260	2,798	44	0	0	0	3	0	0	3	12	0	0	0	3	
<b>Building C Totals</b>				<b>7,505</b>	<b>80,780</b>	<b>9,401</b>	<b>101,195</b>	<b>10,245</b>	<b>110,278</b>	<b>708</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>57</b>	<b>11</b>	<b>18</b>	<b>99</b>	<b>293</b>	<b>387</b>	<b>0</b>	<b>38</b>	<b>61</b>	



PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:

Manor Road, Richmond

A3004 700 P19

A3004 700 P19

February 7, 2019



**NOTES:**

**Definition of Areas for Schedule of Areas**

**Floor Areas** are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

**Net Internal Area (NIA)**  
Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls.

**Internal Division**  
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal Area, Circulation, and Ancillary Areas defined above.

**Gross Internal Area (GIA)**  
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

**Enclosed**  
Enclosed spaces, verandas, terraces, garages, parking areas and areas which are not enclosed spaces (e.g. open ground floors, open covered ways and the like). These should each be shown separately.

**Ancillary**  
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, lock rooms and storage rooms etc.

**Internal Division**  
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal Area, Circulation, and Ancillary Areas defined above.

**Gross Internal Area (GIA)**  
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

**Enclosed**  
Enclosed spaces, verandas, terraces, garages, parking areas and areas which are not enclosed spaces (e.g. open ground floors, open covered ways and the like). These should each be shown separately.

**Internal Face**  
This means the surface of plasterwork applied to the masonry or masonry construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

**Area**  
These are measured 1.5m above finished floor level (FFL). This is the top of the kerbed or finished top of driveways, ramps, concrete treads or level coverings. All dimensions must be checked on site.

**Occupancy**  
This drawing must not be used for land transfer purposes.

**Calculated areas in accordance with Assael Architects' Definition of Areas for Schedule of Areas.**  
Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

Tenure Mix	Market	Affordable	Shared Ownership
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Floor	Flat No	Unit Type	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX						OCCUPANCY		TENURE MIX			
				NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)		Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Max Occupants	Market	Affordable	Shared Ownership
<b>Residential Ancillary</b>						GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)													
Basement	Bin Store	720	720			684.8	7,369.2	713.2	7,677													
Basement	Bin Store	70	70			203.3	2,188.4	214.6	2,310													
Basement	Plant					161.3	1,736.3	168.1	1,809													
						<b>1,049.2</b>	<b>11,293.9</b>	<b>1,095.9</b>	<b>11,796.6</b>													
Building A	Core A Bins					34.2	368.1	39.8	428													
	Core A Plant					86.3	929.0	90.7	978													
	Core C Bins					32.6	350.9	33.5	361													
	Core D Bins					53.4	574.8	57.9	623													
	Core D Bikes					16.8	180.8	19.8	213													
	Core D Plant					66.5	715.8	70.7	761													
						<b>289.8</b>	<b>3,119.5</b>	<b>312.4</b>	<b>3,362.8</b>													
Building B	Core B Bins					59.0	635.1	61.9	665													
	Core B Plant					81.9	881.6	88.7	955													
						<b>140.9</b>	<b>1,516.7</b>	<b>150.6</b>	<b>1,621.1</b>													
Building C	Core A Bins					25.9	278.8	29.1	313													
	Core A Plant					68.7	750.3	72.0	775													
	Core B Bins					53.2	572.7	57.1	615													
	Core B Bikes					98.5	1,060.3	103.3	1,112													
						<b>247.3</b>	<b>2,662.0</b>	<b>261.5</b>	<b>2,814.9</b>													
Building D	Core A Bins					42.6	458.6	44.6	480													
	Core A Plant					129.5	1,394.0	140.9	1,517													
	Core D Bins					24.6	264.8	26.0	280													
						<b>196.7</b>	<b>2,117.3</b>	<b>211.5</b>	<b>2,276.6</b>													
<b>Residential Ancillary Total</b>						<b>1,923.9</b>	<b>20,709.4</b>	<b>2,031.9</b>	<b>21,871.9</b>													

Commercial Office (B1) / Retail (A1) (A2)				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
G	Building A			187.1	2,014.0	204.3	2,199
G	Building D			201.8	2,172.2	220.7	2,376
G	Courtyard Unit			91.2	981.7	109.2	1,175
<b>Commercial (A1 / B1)</b>				<b>480.1</b>	<b>5,167.9</b>	<b>534.2</b>	<b>5,750.3</b>
<b>Total</b>				<b>37,518</b>	<b>403,851</b>	<b>40,331</b>	<b>434,138</b>



# Appendix 3

## Existing Use Value appraisal

**Homebase, Manor Road, Richmond**

**Report Date** 12 February 2019  
**Valuation Date** 13 November 2018

File/Ref No  
 Region

Description / Notes **Assumptions**

Valuation Tables Annually in Arrears

**Valuation**

Gross Valuation	<u>£28,213,768</u>
Capital Costs	-£297,400
Net Value Before Fees	<u>£27,916,368</u>

Less	Acquisition Fee	Fixed Amount	£0
	Stamp Duty	@ 4.96% of Net Value	-£1,319,351
	Agents Fee	@ 1.00% of Net Value	-£265,970
	Legal Fee	@ 0.75% of Net Value	-£199,478

Net Valuation	£26,131,569
	Say <u>£26,130,000</u>

Equivalent Yield	4.5003%	True Equivalent Yield	4.6221%
Initial Yield (Deemed)	4.0388%	Initial Yield (Contracted)	4.0388%
Reversion Yield	4.8576%		

Total Contracted Rent	£1,127,430	Total Current Rent	£1,127,430
Total Rental Value	£1,356,000	No. Tenants	1
Capital value per ft <sup>2</sup>	£577.98		

**Running Yields**

Date	Gross Rent	Net Rent	Annual	Quarterly
13-Nov-2018	£1,127,430	£1,127,430	4.0388 %	4.1429 %
20-Dec-2020	£0	£0	0.0000 %	0.0000 %
20-Mar-2022	£1,356,000	£1,356,000	4.8576 %	5.0088 %

Yields based on £27,914,799

**Homebase, Manor Road, Richmond**

**Report Date** 12 February 2019  
**Valuation Date** 13 November 2018

**Freehold Tenure****Tenant - Homebase**

Description  
 Status Occupied and Let  
 Lease 20 years from 20-Dec-2000  
 Expiring 19-Dec-2020  
 Rent Reviews every 5 years Upward only  
 Parent Tenure Freehold  
 Current Rent £1,127,430  
 Rental Value £1,356,000 from Areas (Rounded)  
 Valuation Method Term & Reversion (4.500 % , 4.500 % )

**Notes****Areas**

Areas	per ft <sup>2</sup>	ft <sup>2</sup>	% of ERV	+/-% adjust	Rent pa
	£30.00	45,209	100.00 %	0.00	£1,356,270
		45,209			£1,356,270
*Rental Value using Rounded ERV					£1,356,000

**Lease History**

Date	Years	Months	Days	Event	Rent Paid
20-Dec-2015	5	0	0	Review	£1,127,430
20-Dec-2020	1	3	0	Post Void	£0
20-Mar-2022	0	0	0	Reversion	£1,356,000

**Capital Costs/Income**

Label	Timing	Initial Annual Amount	Discounted Value
Letting costs	13-Nov-2018	ERV £1,356,000 @ 15.0000 % = -£203,400	-£203,400
Empty rates	13-Nov-2018	Fixed £94,000 = -£94,000	-£94,000
			-£297,400

**Component Valuation**

13-Nov-2018				
Gross rent (Current)	£1,127,430			
Valuation rent		£1,127,430		
YP 2 Yrs 1 Month	@ 4.50%	1.9643 yp		
				<u>£2,214,591</u>
20-Mar-2022				
Gross rent	(Reversion)	£1,356,000		
Valuation rent		£1,356,000		
YP perp	@ 4.50%	22.2222 yp		
PV 3 Yrs 4 Mths @ 4.50%		x 0.8628		
		19.1734 yp		
				<u>£25,999,177</u>
<b>Gross Value</b>				<b><u>£28,213,768</u></b>

# Appendix 4

## EUV + appraisal

**Homebase with premium, Manor Road, Richmond**

**Report Date** 12 February 2019  
**Valuation Date** 13 November 2018

File/Ref No  
 Region

Description / Notes **Assumptions**

Valuation Tables Annually in Arrears

**Valuation**

Gross Valuation	<u>£34,200,860</u>
Capital Costs	-£297,400
Net Value Before Fees	<u>£33,903,460</u>

Less	Acquisition Fee	Fixed Amount	£0
	Stamp Duty	@ 4.97% of Net Value	-£1,604,450
	Agents Fee	@ 1.00% of Net Value	-£322,990
	Legal Fee	@ 0.75% of Net Value	-£242,243

Net Valuation	£31,733,777
	Say <u>£31,730,000</u>

Equivalent Yield	3.7504%	True Equivalent Yield	3.8354%
Initial Yield (Deemed)	3.3258%	Initial Yield (Contracted)	3.3258%
Reversion Yield	4.0000%		

Total Contracted Rent	£1,127,430	Total Current Rent	£1,127,430
Total Rental Value	£1,356,000	No. Tenants	1
Capital value per ft <sup>2</sup>	£701.85		

**Running Yields**

Date	Gross Rent	Net Rent	Annual	Quarterly
13-Nov-2018	£1,127,430	£1,127,430	3.3258 %	3.3961 %
20-Dec-2020	£0	£0	0.0000 %	0.0000 %
20-Mar-2022	£1,356,000	£1,356,000	4.0000 %	4.1021 %

Yields based on £33,899,683

**Homebase with premium,Manor Road,Richmond**

**Report Date** 12 February 2019  
**Valuation Date** 13 November 2018

**Freehold Tenure****Tenant - Homebase**

Description  
 Status Occupied and Let  
 Lease 20 years from 20-Dec-2000  
 Expiring 19-Dec-2020  
 Rent Reviews every 5 years Upward only  
 Parent Tenure Freehold  
 Current Rent £1,127,430  
 Rental Value £1,356,000 from Areas (Rounded)  
 Valuation Method Term & Reversion (3.750 % , 3.750 % )

**Notes****Areas**

Areas	per ft <sup>2</sup>	ft <sup>2</sup>	% of ERV	+/-% adjust	Rent pa
	£30.00	45,209	100.00 %	0.00	£1,356,270
		45,209			£1,356,270
*Rental Value using Rounded ERV					£1,356,000

**Lease History**

Date	Years	Months	Days	Event	Rent Paid
20-Dec-2015	5	0	0	Review	£1,127,430
20-Dec-2020	1	3	0	Post Void	£0
20-Mar-2022	0	0	0	Reversion	£1,356,000

**Capital Costs/Income**

Label	Timing	Initial Annual Amount	Discounted Value
Letting costs	13-Nov-2018	ERV £1,356,000 @ 15.0000 % = -£203,400	-£203,400
Empty rates	13-Nov-2018	Fixed £94,000 = -£94,000	-£94,000
			-£297,400

**Component Valuation**

13-Nov-2018				
Gross rent (Current)		£1,127,430		
Valuation rent			£1,127,430	
YP 2 Yrs 1 Month	@ 3.75%		1.9862 yp	
				<u>£2,239,289</u>
20-Mar-2022				
Gross rent	(Reversion)	£1,356,000		
Valuation rent			£1,356,000	
YP perp	@ 3.75%		26.6667 yp	
PV 3 Yrs 4 Mths @ 3.75%			x 0.8839	
			23.5705 yp	
				<u>£31,961,571</u>
<b>Gross Value</b>				<b><u>£34,200,860</u></b>

# Appendix 5

## Sales comparables



No. Bedrooms	Average psf
1	£ 765
2	£ 728
3	£ 722

Scheme	Property	No of Beds	sq ft	Sale Date	Price / £	Price PSF	Floor	Comments
Manor House, Bardolph Road	Flat 2, 4 Bardolph Rd	2	860	Jul-17	£ 560,000	£ 651		
Manor House, Bardolph Road	Flat 1, 4 Bardolph rd	2	905	Sep-17	£ 600,000	£ 663		
Manor House, Bardolph Road	Flat 3, 4 Bardolph Rd	2	925	Sep-17	£ 600,000	£ 649		
Manor House, Bardolph Road	Flat 1, 2 Bardolph Rd	2	770	Jun-17	£ 510,000	£ 662		
Manor House, Bardolph Road	Flat 5, 4 Bardolph Rd.	2	861	Jul-17	£ 545,000	£ 633		
Manor House, Bardolph Road	Flat 3, 2 Bardolph	2	770	Jan-17	£ 485,000	£ 630		
Manor House, Bardolph Road	2a Bardolph Rd.	2	940	Jun-17	£ 600,000	£ 638		
Manor House, Bardolph Road	Plot 8	2	860	Jun-17	£ 545,000	£ 634		
Manor House, Bardolph Road	Flat 4, 4 Bardolph Rd	2	893	May-17	£ 630,000	£ 705		
Manor House, Bardolph Road	Flat 6, 4 Bardolph Rd	2	925	Aug-17	£ 595,000	£ 643		
Manor House, Bardolph Road	Flat 7, 2 Bardolph Rd	1	545	Jul-17	£ 385,000	£ 706		
Manor House, Bardolph Road	Flat 2, 2 Bardolph Rd	1	545	Jun-17	£ 385,000	£ 706		
Manor House, Bardolph Road	Flat 6, 2 Bardolph rd	2	775	Jun-17	£ 575,000	£ 742		
Manor House, Bardolph Road	Flat 4, 2 Bardolph Rd	2	865	Oct-17	£ 595,000	£ 688		
Emerald Garden	7 Fuchsia House	1	697	Oct-18	£ 500,000	£ 717	GF	
Emerald Garden	112 Lavender House	2	860	Oct-18	£ 600,000	£ 698	GF	
Emerald Garden	151 Rose House	2	816	Sep-18	£ 600,000	£ 735	3	
Emerald Garden	142 Rose House	2	847	Aug-18	£ 665,000	£ 785	2	
Emerald Garden	154 Rose House	2	872	Jul-18	£ 675,000	£ 774	3	
Emerald Garden	15 Fuchsia House	2	866	Jun-18	£ 655,000	£ 756	1	
Emerald Garden	101 Jasmine House	2	896	May-18	£ 640,000	£ 714	4	
Emerald Garden	52 Jasmine House	2	896	May-18	£ 680,000	£ 759	GF	
Emerald Garden	88 Jasmine House	2	896	May-18	£ 600,000	£ 670	3	
Emerald Garden	49 Jasmine House	2	896	Apr-18	£ 600,000	£ 670	GF	
Emerald Garden	76 Jasmine House	2	896	Apr-18	£ 600,000	£ 670	2	
Emerald Garden	62 Jasmine House	2	896	Apr-18	£ 600,000	£ 670	GF	
Emerald Garden	50 Jasmine House	2	896	Apr-18	£ 600,000	£ 670	GF	
Emerald Garden	63 Jasmine House	2	896	Apr-18	£ 600,000	£ 670	1	
Emerald Garden	108 Lavender House	2	782	Mar-18	£ 600,000	£ 767	GF	
Emerald Garden	96 Jasmine House	1	574	Feb-18	£ 465,000	£ 810	4	
Emerald Garden	113 Lavender House	1	565	Feb-18	£ 470,000	£ 832	1	
Emerald Garden	72 Jasmine House	2	896	Feb-18	£ 705,000	£ 787	2	
Emerald Garden	119 Lavender House	1	565	Dec-17	£ 475,000	£ 841	2	
Emerald Garden	14 Fuchsia House	2	860	Dec-17	£ 588,000	£ 684	1	
Emerald Garden	44 Jasmine House	2	896	Sep-17	£ 685,000	£ 765	GF	
Emerald Garden	155 Rose House	1	625	Aug-17	£ 485,000	£ 776	3	
Emerald Garden	45 Jasmine House	1	574	Aug-17	£ 455,000	£ 793	GF	
Emerald Garden	51 Jasmine House	1	574	Jul-17	£ 500,000	£ 871	GF	



Manor Road - Residential Comparables

Emerald Garden	1 Fuchsia House	2	797	Jun-17	£ 590,000	£ 740	GF	
Emerald Garden	26 Fuchsia House	2	776	Mar-17	£ 595,000	£ 767	3	
Emerald Garden	3 Fuchsia House	1	550	Feb-17	£ 400,000	£ 727	4	
Emerald Garden	37 Fuchsia House	1	550	Oct-16	£ 485,000	£ 882	4	
Emerald Garden	5 Fuchsia House	1	558	Oct-16	£ 440,000	£ 789	GF	
Emerald Garden	41 Fuchsia House	2	797	Aug-16	£ 624,625	£ 784	4	
Emerald Garden	2 Fuchsia House	1	570	Aug-16	£ 455,000	£ 798	GF	
Emerald Garden	12 Fuchsia House	1	558	Aug-16	£ 455,000	£ 815	GF	
Emerald Garden	17 Fuchsia House	2	776	Aug-16	£ 635,000	£ 818	GF	
Emerald Garden	9 Fuchsia House	2	796	Jun-16	£ 630,000	£ 791	1	
Emerald Garden	141 Rose House	2	816	Apr-18	£ 630,000	£ 772	2	
Emerald Garden	106	2	860	Available	£ 645,000	£ 750	GF	
Emerald Garden	109	2	860	Available	£ 600,000	£ 698	GF	
Emerald Garden	110	2	822	Available	£ 645,000	£ 785	GF	
Emerald Garden	115	2	860	Available	£ 670,000	£ 779	1	
Emerald Garden	116	2	822	Available	£ 660,000	£ 803	1	
Emerald Garden	118	2	860	Available	£ 675,000	£ 785	2	
Brentford Lock West	F003	1	624	Jul-18	£ 415,000	£ 665	GF	
Brentford Lock West	F002	2	1003	Jul-18	£ 600,000	£ 598	GF	
Brentford Lock West	F103	2	861	Jul-18	£ 545,000	£ 633	1	
Brentford Lock West	F105	2	904	Jul-18	£ 577,500	£ 639	1	
Brentford Lock West	F106	3	1227	Jul-18	£ 600,000	£ 489	1	
Lion Wharf	95	1	695	Recently	£ 434,995	£ 626	3	Riverside
Lion Wharf	131	1	535	Recently	£ 439,995	£ 822	3	Riverside
Lion Wharf	125	2	865	Recently	£ 699,995	£ 809	3	Riverside
Lion Wharf	E78	1	695	Available	£ 454,995	£ 655	1	
Lion Wharf	E80	2	913	Available	£ 669,995	£ 734	1	Riverside
Lion Wharf	E82	2	956	Available	£ 739,995	£ 774	1	Riverside
Lion Wharf	E83	3	1083	Available	£ 774,995	£ 716	1	Riverside
Lion Wharf	E84	2	1016	Available	£ 719,995	£ 709	1	Riverside
Lion Wharf	E89	2	942	Available	£ 739,995	£ 786	2	Riverside
Lion Wharf	E90	2	956	Available	£ 769,995	£ 805	2	Riverside
Lion Wharf	E92	2	1016	Available	£ 729,995	£ 718	2	Riverside
Lion Wharf	E100	2	1016	Available	£ 749,995	£ 738	3	Riverside
Lion Wharf	E102	2	1094	Available	£ 699,995	£ 640	4	Courtyard
Lion Wharf	F104	2	1004	Available	£ 699,995	£ 697	GF	Riverside
Lion Wharf	F106	2	819	Available	£ 574,995	£ 702	GF	
Lion Wharf	F109	2	864	Available	£ 634,995	£ 735	1	Riverside
Lion Wharf	F111	2	954	Available	£ 689,995	£ 723	1	Riverside
Lion Wharf	F112	2	929	Available	£ 699,995	£ 753	1	Riverside
Lion Wharf	F119	2	954	Available	£ 699,995	£ 734	2	Riverside
Lion Wharf	F120	2	929	Available	£ 709,995	£ 764	2	Riverside
Lion Wharf	F125	2	864	Available	£ 699,995	£ 810	3	Riverside
Lion Wharf	F133	3	1225	Available	£ 879,995	£ 718	4	Riverside
Lion Wharf	C48	2	734	Available	£ 534,995	£ 729	1	
Lion Wharf	C49	2	675	Available	£ 529,995	£ 785	1	
Lion Wharf	C50	3	1092	Available	£ 694,995	£ 636	1	
Lion Wharf	C51	2	672	Available	£ 524,995	£ 781	1	
Lion Wharf	C52	2	819	Available	£ 574,995	£ 702	2	
Lion Wharf	C54	1	593	Available	£ 444,995	£ 750	2	
Lion Wharf	C55	1	635	Available	£ 444,995	£ 701	2	
Lion Wharf	C58	2	778	Available	£ 569,995	£ 733	2	
Lion Wharf	C61	2	675	Available	£ 539,995	£ 800	3	
Lion Wharf	C67	2	843	Available	£ 664,995	£ 789	4	
Station Point	1	2	861	Apr-17	£ 590,000	£ 685	1	
Station Point	2	1	495	May-16	£ 420,000	£ 848	1	
Station Point	3	1	498	Jun-16	£ 455,000	£ 914	1	
Station Point	4	1	520	May-16	£ 430,000	£ 827	1	
Station Point	5	2	890	Mar-17	£ 600,000	£ 674	1	
Station Point	6	2	817	Mar-16	£ 590,000	£ 722	2	
Station Point	7	1	672	Sep-16	£ 450,000	£ 670	2	
Station Point	8	2	854	Mar-16	£ 760,000	£ 890	2	
St Margrets Waterside	210	2	919	Apr-17	£ 650,000	£ 707	1	
St Margrets Waterside	209	2	906	Mar-17	£ 600,000	£ 662	1	

Manor Road - Residential Comparables

St Margrets Waterside	201	2	930	Jan-17	£ 600,000	£ 645	1	
St Margrets Waterside	202	1	749	Nov-16	£ 500,000	£ 668	GF	
St Margrets Waterside	203	2	883	Nov-16	£ 600,000	£ 680	1	
St Margrets Waterside	102	1	747	Nov-16	£ 495,000	£ 663	GF	
St Margrets Waterside	303	2	956	Nov-16	£ 665,000	£ 696	1	
St Margrets Waterside	211	1	607	Nov-16	£ 410,000	£ 675	GF	
St Margrets Waterside	302	3	1076	Nov-16	£ 859,500	£ 799	2	
St Margrets Waterside	301	3	1024	Nov-16	£ 805,000	£ 786	2	
St Margrets Waterside	305	3	1223	Oct-16	£ 1,110,000	£ 908	2	
St Margrets Waterside	206	1	588	Oct-16	£ 425,000	£ 723	1	
Clarence Court	Flat 2	1	538	Jan-18	£ 392,500	£ 730	1	
Clarence Court	Flat 4	1	538	Dec-17	£ 425,000	£ 790	1	
Clarence Court	Flat 3	2	682	Nov-17	£ 520,000	£ 762	1	
Clarence Court	Flat 5	2	732	Nov-17	£ 525,000	£ 717	1	
Clarence Court	Flat 6	1	532	Oct-17	£ 435,000	£ 818	2	
Argyle House	Flat 4	2	754	Dec-17	£ 555,000	£ 736	GF	
Argyle House	Flat 14	2	750	Dec-17	£ 590,000	£ 787	2	
Argyle House	Flat 11	1	565	Nov-17	£ 435,000	£ 770	2	
Argyle House	Flat 2	2	652	Nov-17	£ 530,000	£ 813	GF	
Argyle House	Flat 15	2	1065	Nov-17	£ 817,000	£ 767	2	This property has the benefit of a terrace.
Argyle House	Flat 10	1	615	Nov-17	£ 470,000	£ 764	2	
Argyle House	Flat 5	1	598	Nov-17	£ 525,000	£ 878	1	
Argyle House	Flat 1	2	625	Oct-17	£ 512,000	£ 819	GF	

# Appendix 6

## Build cost report

**Manor Road, Richmond  
COST PLAN Nr 1**

**28 January 2019**

**for  
Avanton**

**PRIVATE AND CONFIDENTIAL**

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## **APPENDICES**

Appendix A - Summary Area Schedule and Drawings

Appendix B - Brief Specification Basis of Estimate

Appendix C - Avanton Total Cost Breakdown by Block

Appendix D - Block A, B, C and D Estimates

## 1.0 Executive Summary

### 1.1 Summary of Costs

The overall project construction costs for the scheme as Assael Architecture Revision P14 for 385 nr apartments with heating and cooling by air source heat pumps and basement for bicycle storage and bins at Q1 2019 price levels is as follows:

Enabling works including demolition	£900,000	£2 ft <sup>2</sup> GIA	£3 ft <sup>2</sup> NIA
Basement	£2,300,000	£6 ft <sup>2</sup> GIA	£8 ft <sup>2</sup> NIA
Buildings	£95,300,000	£235 ft <sup>2</sup> GIA	£320 ft <sup>2</sup> NIA
External Works and Services	£4,700,000	£12 ft <sup>2</sup> GIA	£16 ft <sup>2</sup> NIA
External Works to Bus Station	£500,000	£1 ft <sup>2</sup> GIA	£2 ft <sup>2</sup> NIA
<b>Total Construction Cost</b>	<b>£103,700,000</b>	<b>£256 ft<sup>2</sup> GIA</b>	<b>£342 ft<sup>2</sup> NIA</b>

### 1.2 Other Project Costs ( see Appendix C)

Design Fees	£2,593,000
Non-Recoverable VAT	£263,000
Carbon Offset 385 nr @ £2,200 based on air source heat pumps (as advised by Hoare Lea)	£847,000

There is a total cost breakdown by block as requested by Avanton in Appendix C

For the detailed breakdown please refer to Sections 2.0, 3.0, 4.0 and 5.0.

The costs include a Construction Contingency and Main Contractor's Design Risk of 5%.

### 1.3 Basis of Estimate

The estimate is based upon the information identified within Section 3.0.

### 1.4 Assumptions / Exclusions

A list of assumptions and exclusions are included within Sections 3.0 and 6.0.

1.0 Executive Summary (cont'd)

1.5 Reconciliation between Feasibility Estimate Nr 3 and Cost Plan Nr 1

1	<b>Feasibility Estimate Nr 3</b>		<b>£108,000,000</b>
2	Basement - more information and detailed measure for cores		(180,000)
3	Decrease in gross internal floor area 24,300ft <sup>2</sup>		(1,930,000)
4	Increase in area of blue roof		640,000
5	Add wintergardens and balconies built in brickwork		560,000
6	Additional apartments with cooling (85nr) includes 48nr shared ownership in Block A		990,000
7	Apartments - reduction due to more detailed measure and re-appraisal of rates		(4,080,000)
8	External Works - additional hard and soft landscaping due to reduction in building footprint and allowance for attenuation storage below		240,000
9	External Works - allowance for attenuation storage below ground		260,000
10	Add external works to bus station		380,000
11	External services - reduction in number of apartments		(310,000)
12	<b>Sub-Total</b>		<b>104,570,000</b>
13	Main Contractor Preliminaries	14%	(470,000)
14	Main Contractor Overheads and Profit	5%	(195,000)
15	Construction Contingency and Main Contractor's Design Risk 5%	5%	(205,000)
16	<b>Cost Plan Nr 1</b>		<b>£ 103,700,000</b>

Prepared by: Paul Mansell - Associate

Checked by: Mick Rogan - Partner

## 2.0 Summary of Costs

### 2.1 Introduction

The overall project construction cost for the scheme under consideration is shown below. For the detailed breakdown please refer to Section 4.0 and 5.0.

The estimate is priced as an out turn cost at Q1 19.

### 2.2 Cost Summary

	Total £	Construction Cost			Area	
		Apartment £	£/ft <sup>2</sup> GIA £	£/ft <sup>2</sup> NIA £	GIA ft <sup>2</sup>	NIA ft <sup>2</sup>
1 Enabling Works	900,000	2,000	2	3	405,402	303,112
2 Basement	2,300,000	6,000	179	8	12,873	303,112
3 Building A (Private & Shared Ownership)	36,200,000	248,000	245	324	147,552	111,598
4 Building B (Private)	12,100,000	242,000	250	319	48,339	37,922
5 Building C (Affordable)	24,200,000	244,000	233	299	103,841	80,871
6 Building D (Private)	22,600,000	251,000	246	315	91,817	71,741
7 Courtyard Building	200,000	1,000	204	204	980	980
8 External Works	3,300,000	9,000	8	11	405,402	303,112
9 External Works to Bus station	500,000	1,000	1	2	405,402	303,112
10 External Services	1,400,000	4,000	3	5	405,402	303,112
<b>11 Total</b>	<b>£103,700,000</b>	<b>£269,000</b>	<b>£256</b>	<b>£342</b>	<b>405,402</b>	<b>303,112</b>



### 3.0 Summary of Costs

Residential NIA (ft<sup>2</sup>) 297,945  
 GIA (ft<sup>2</sup>) 405,402

### 3.1 Cost Build up

Total £ £/ft<sup>2</sup> GIA

#### Enabling Works

1 Demolition and site clearance	700,000	1.73
	<u>700,000</u>	<u>1.73</u>

#### New Build Shell and Core Works

1 Basement	1,860,000	4.59
2 Building A	19,422,000	47.91
3 Building B	6,390,000	15.76
4 Building C	13,690,000	33.77
5 Building D	11,988,000	29.57
6 Courtyard Unit	160,000	0.39
	<u>53,510,000</u>	<u>131.99</u>

#### New Build Fit Out Works

1 Building A - Private / Shared Ownership residential and Commercial	9,400,000	23.19
2 Building B - Private residential	3,241,000	7.99
3 Building C - Affordable residential	5,527,000	13.63
4 Building D - Private residential and Commercial	5,954,000	14.69
	<u>24,122,000</u>	<u>59.50</u>

#### External Works & Services

1 External Works	2,620,000	6.46
2 External Works to bus station	380,000	0.94
3 External Services	1,150,000	2.84
	<u>4,150,000</u>	<u>10.24</u>

<b>Sub total</b>	<b>82,482,000</b>	<b>203.46</b>
------------------	-------------------	---------------

Main Contractor Preliminaries	14%	11,550,000	28.49
Main Contractor Overheads and Profit	5%	4,702,000	11.60
Construction Contingency and Main Contractor Design Risk	5%	4,937,000	12.18
Construction Period Inflation		Included	Included
Pre-Construction Inflation		Excluded	Excluded
Rounding		29,000	0.07
<b>Total</b>		<b>103,700,000</b>	<b>255.80</b>

#### 4.1 Key Risks

The key scope risks for this project include:

- 1 Ground remediation and removal of contaminated soil - no allowance in estimate
- 2 TFL or Network Rail requirements
- 3 Specific acoustic and vibration treatments linked to the close proximity of the railway lines
- 4 Future planning led change to the scheme design
- 5 Upgrade or reinforcement to electrical infrastructure.
- 6 Pre construction inflation. (See Appendix C)
- 7 Surfacewater drainage - trial holes to establish design principle

#### 4.2 Opportunities

Currently cooling and MVHR have been allowed for in the following apartments: -

- Block A - MVHR 66nr apartments and cooling 80nr apartments
- Block B - MVHR 8nr apartments and cooling 42nr apartments
- Block C - MVHR 13nr apartments and cooling 86nr apartments
- Block D - MVHR 39nr apartments and cooling 51nr apartments

The extra cost for all apartments to have cooling is as follows: -

Block A	£ 620,000
Block B	£ 80,000
Block C	£ 120,000
Block D	£ 370,000
<b>Total</b>	<b>£ 1,190,000</b>

## **5.1 Basis of Estimate**

- 1 Assael Architecture Floor Area Schedule P14 dated 20 December 2018
- 2 Assael Architecture Drawings draft planning issue by email on 16 January 2019
- 3 Hoare Lea's Energy and Sustainability Report and Acoustics and Overheating Report
- 4 Fairhurst's Geo-Environmental and Geotechnical Preliminary Risk Assessment
- 5 GVA Second London Wall programme ManRd-OMP-01 Rev 01 dated 23/07/2018

## **5.2 Assumptions**

- 1 Works will be carried out in a multiple phases
- 2 Single stage competitive design and build procurement route
- 3 Enabling works will form part of the works
- 4 Exclusions are as noted in Section 6
- 5 36 months on site period

**6.0 Cost Build Summaries 6.1 - 6.8**

**GIA (ft<sup>2</sup>) 405,402**

**6.1 Enabling Works**

**Total £ £/ft<sup>2</sup> GIA**

Enabling Works

1	Demolition and site clearance	1	item	400,000	400,000	0.99
2	Remove made up ground over whole site approximately 1m deep	15,365	m <sup>3</sup>	45	Excluded	-
3	Allowance for removing contaminated ground (Non Hazardous) say 5%	768	m <sup>3</sup>	35	Excluded	-
4	Allowance for fill to make up levels to level crossing end of site	7,299	m <sup>3</sup>	35	255,465	0.63
5	Allowance for temporary retaining structures (trench sheeting) to part of Manor Road frontage and south side of site by railway	165	m	250	41,250	0.10
6	Allowance for temporary retaining structures during removing made up ground	1	item	50,000	Excluded	-
<b>Sub total</b>					<b>696,715</b>	<b>1.72</b>
Rounding					3,285	0.01
<b>Total - To Summary</b>					<b>700,000</b>	<b>1.73</b>

**6.0 Cost Build up**

**Basement GIA (ft<sup>2</sup>)                      12,873**

**6.2 Basement**

**Total £                      £/ft<sup>2</sup> GIA**

Basement

1	Excavate basement; remove from site	5,526	m <sup>3</sup>	45	248,670	19.32
2	Allowance for hard material	1	item	20,000	20,000	1.55
3	Allowance for temporary dewatering	1	item	20,000	20,000	1.55
3	Allowance for temporary works	1	item	40,000	40,000	3.11
4	Allowance for piling mat	1,196	m <sup>2</sup>	25	29,900	2.32
5	Allowance for piling to basement	1,196	m <sup>2</sup>	195	233,220	18.12
6	400mm thick reinforced concrete basement slab waterproof including integral ground beams and pile caps	1,196	m <sup>2</sup>	200	239,200	18.58
7	Lift Pits including bin and cycle lifts	9	nr	5,000	45,000	3.50
8	Backfill to perimeter of basement	1,041	m <sup>2</sup>	40	41,640	3.23
9	300mm thick reinforced waterproof concrete wall	651	m <sup>2</sup>	270	175,770	13.65
10	Drainage below slab	1,196	m <sup>2</sup>	35	41,860	3.25
11	Columns upto ground floor level	1,196	m <sup>2</sup>	80	95,680	7.43
12	Suspended reinforced concrete slab	1,196	m <sup>2</sup>	140	167,440	13.01
13	250mm thick reinforced concrete core walls to lift shafts and staircases	310	m <sup>2</sup>	170	52,700	4.09
14	Blockwork walls fairfaced both sides	256	m <sup>2</sup>	70	17,920	1.39
15	Staircases including balustrade	3	nr	10,000	30,000	2.33
16	Painted single door including frame and ironmongery	8	nr	1,000	8,000	0.62
17	Painted double door including frame and ironmongery	3	nr	1,600	4,800	0.37
18	Painted single doors to risers including frame and ironmongery	8	nr	1,000	8,000	0.62
19	Floor paint to all basement floor	1,196	m <sup>2</sup>	20	23,920	1.86
20	Fittings to basement	1	item	5,000	5,000	0.39
21	Bicycle storage	720	nr	80	57,600	4.47
22	Mechanical and electrical installation	1,196	m <sup>2</sup>	112	133,952	10.41
23	Bin lift	1	nr	45,000	45,000	3.50
24	Cycle lifts	2	nr	35,000	70,000	5.44
25	BWIC to services	248,952	item	3%	7,469	0.58
<b>Sub total</b>					<b>1,862,741</b>	<b>144.70</b>
Rounding					(2,741)	(0.21)
<b>Total - To Summary</b>					<b>1,860,000</b>	<b>144.49</b>

6.3 BUILDING A SUMMARY

Shell and Core	GIA 147,552 ft <sup>2</sup>		Notes
	£/ft <sup>2</sup>	£	
Demolitions & Enabling Works		-	See summary of costs
<b>Shell &amp; Core</b>			
Substructure	7.05	1,040,000	Piled foundations
	7.05	1,040,000	
<b>Superstructure</b>			
Frame & Upper Floors	29.07	4,290,000	Concrete frame
Roof	8.40	1,240,000	
Stairs	1.57	231,500	
	39.04	5,761,500	
<b>External Cladding</b>			
External Walls, Windows & Doors	37.00	5,460,000	Masonry brickwork/Reconstituted stone /double glazed aluminium glazing/
	37.00	5,460,000	
<b>Internal Walls &amp; Doors</b>			
Internal Walls and Partitions	4.54	670,000	
Internal Doors	0.75	110,000	
	5.29	780,000	
<b>Internal Finishes &amp; Fittings</b>			
Wall finishes	1.15	170,000	
Floor finishes	1.63	240,000	
Ceiling finishes	0.88	130,000	
Fittings and furnishings	0.34	50,000	
	4.00	590,000	
<b>Services</b>			
Mechanical and Electrical	27.58	4,070,000	
Sprinklers	1.29	190,000	
Cooling	3.80	560,000	
	32.67	4,820,000	
<b>Lift &amp; Conveyor Installations</b>			
Passenger Lift	5.42	800,000	
	5.42	800,000	
<b>BWIC</b>	2.00	170,000	
<b>Total Shell &amp; Core</b>	<b>131.63</b>	<b>19,422,000</b>	Excluding demolition and basement
Fit Out Works	GIA 147,552 ft <sup>2</sup>		Notes
	£/ft <sup>2</sup>	£	
<b>Residential - Private</b>			
1 Bed	14.03	2,070,000	
2 Bed	25.01	3,690,000	
3 Bed	9.69	1,430,000	
<b>Residential - Shared Ownership</b>			
1 Bed	9.28	1,370,000	
2 Bed	2.24	330,000	
Cooling	3.46	510,000	Cooling to 80nr apartments
	63.71	9,400,000	
<b>Commercial</b>			
Fit-out	-	0	Excluded
	0.00	0	
<b>Total Fit Out Works</b>	<b>63.71</b>	<b>9,400,000</b>	
<b>Total</b>	<b>195.33</b>	<b>28,822,000</b>	Excluding demolition and basement

6.4 BUILDING B SUMMARY

Shell and Core	GIA <b>48,339</b> ft <sup>2</sup>		Notes
	£/ft <sup>2</sup>	£	
Demolitions & Enabling Works		-	See summary of costs
<b>Shell &amp; Core</b>			
Substructure	6.21	300,000	Piled foundations
	6.21	300,000	
<b>Superstructure</b>			
Frame & Upper Floors	30.41	1,470,000	Concrete frame
Roof	6.00	290,000	
Stairs	1.86	90,000	
	38.27	1,850,000	
<b>External Cladding</b>			
External Walls, Windows & Doors	37.65	1,820,000	Masonry brickwork/Reconstituted stone /double glazed aluminium glazing/
	37.65	1,820,000	
<b>Internal Walls &amp; Doors</b>			
Internal Walls and Partitions	4.55	220,000	
Internal Doors	0.62	30,000	
	5.17	250,000	
<b>Internal Finishes &amp; Fittings</b>			
Wall finishes	1.24	60,000	
Floor finishes	1.65	80,000	
Ceiling finishes	1.03	50,000	
Fittings and furnishings	0.41	20,000	
	4.33	210,000	
<b>Services</b>			
Mechanical and Electrical	27.12	1,311,000	
Sprinklers	1.55	75,000	
Cooling	6.08	294,000	
	34.75	1,680,000	
<b>Lift &amp; Conveyor Installations</b>			
Passenger Lift	4.55	220,000	
	4.55	220,000	
<b>BWIC</b>			
	1.24	60,000	
<b>Total Shell &amp; Core</b>	<b>132.19</b>	<b>6,390,000</b>	Excluding demolition and basement

Fit Out Works	GIA <b>48,339</b> ft <sup>2</sup>		Notes
	£/ft <sup>2</sup>	£	
<b>Residential - Private</b>			
1 Bed	17.58	850,000	
2 Bed	45.74	2,211,000	
Cooling	3.72	180,000	Cooling to 42nr apartments
	67.04	3,241,000	
<b>Total Fit Out Works</b>	<b>67.05</b>	<b>3,241,000</b>	
<b>Total</b>	<b>199.24</b>	<b>9,631,000</b>	Excluding demolition and basement

### 6.5 BUILDING C SUMMARY

Shell and Core	GIA		Notes
	103,841 ft <sup>2</sup>		
	£/ft <sup>2</sup>	£	
Demolitions & Enabling Works		-	See summary of costs
<b>Shell &amp; Core</b>			
Substructure	8.47	880,000	Piled foundations
	8.47	880,000	
<b>Superstructure</b>			
Frame & Upper Floors	27.45	2,850,000	Concrete frame
Roof	8.38	870,000	
Stairs	1.54	160,000	
	37.37	3,880,000	
<b>External Cladding</b>			
External Walls, Windows & Doors	39.68	4,120,000	Masonry brickwork/Reconstituted stone /double glazed aluminium glazing/
	39.68	4,120,000	
<b>Internal Walls &amp; Doors</b>			
Internal Walls and Partitions	4.82	500,000	
Internal Doors	0.58	60,000	
	5.40	560,000	
<b>Internal Finishes &amp; Fittings</b>			
Wall finishes	0.96	100,000	
Floor finishes	1.44	150,000	
Ceiling finishes	0.39	40,000	
Fittings and furnishings	0.39	40,000	
	3.18	330,000	
<b>Services</b>			
Mechanical and Electrical	25.61	2,659,500	
Sprinklers	1.43	148,500	
Cooling	5.80	602,000	
	32.84	3,410,000	
<b>Lift &amp; Conveyor Installations</b>			
Passenger Lift	3.85	400,000	
	3.85	400,000	
<b>BWIC</b>	1.06	110,000	
<b>Total Shell &amp; Core</b>	<b>131.84</b>	<b>13,690,000</b>	Excluding demolition and basement

Fit Out Works	GIA		Notes
	103,841 ft <sup>2</sup>		
	£/ft <sup>2</sup>	£	
<b>Residential - Affordable Rented</b>			
1 Bed	1.93	200,000	
2 Bed	11.56	1,200,000	
3 Bed	9.70	1,007,000	
<b>Residential - Shared Ownership</b>			
1 Bed	7.99	830,000	
2 Bed	18.59	1,930,000	
Cooling	3.47	360,000	Cooling to 86nr apartments
	53.24	5,527,000	
<b>Total Fit Out Works</b>	<b>53.23</b>	<b>5,527,000</b>	
<b>Total</b>	<b>185.06</b>	<b>19,217,000</b>	Excluding demolition and basement



6.6 BUILDING D SUMMARY

Shell and Core		GIA 91,817 ft <sup>2</sup>		Notes
		£/ft <sup>2</sup>	£	
Demolitions & Enabling Works			-	See summary of costs
<b>Shell &amp; Core</b>				
Substructure	9.48	870,000		Piled foundations
	9.48	870,000		
<b>Superstructure</b>				
Frame & Upper Floors	28.54	2,620,000		Concrete frame
Roof	10.46	960,000		
Stairs	1.63	150,000		
	40.63	3,730,000		
<b>External Cladding</b>				
External Walls, Windows & Doors	37.44	3,438,000		Masonry brickwork/Reconstituted stone /double glazed aluminium glazing/
	37.44	3,438,000		
<b>Internal Walls &amp; Doors</b>				
Internal Walls and Partitions	4.47	410,000		
Internal Doors	0.65	60,000		
	5.12	470,000		
<b>Internal Finishes &amp; Fittings</b>				
Wall finishes	1.09	100,000		
Floor finishes	1.52	140,000		
Ceiling finishes	0.54	50,000		
Fittings and furnishings	0.44	40,000		
	3.59	330,000		
<b>Services</b>				
Mechanical and Electrical	23.61	2,168,000		
Sprinklers	1.47	135,000		
Cooling	3.89	357,000		Cooling to 51nr apartments
	28.97	2,660,000		
<b>Lift &amp; Conveyor Installations</b>				
Passenger Lift	4.36	400,000		
	4.36	400,000		
<b>BWIC</b>				
	0.98	90,000		
<b>Total Shell &amp; Core</b>		<b>130.56</b>	<b>11,988,000</b>	Excluding demolition and basement
Fit Out Works		GIA 91,817 ft <sup>2</sup>		Notes
		£/ft <sup>2</sup>	£	
<b>Residential - Private</b>				
1 Bed	23.42	2,150,000		
2 Bed	20.48	1,880,000		
3 Bed	17.53	1,610,000		
Cooling	3.42	314,000		Cooling to 51nr apartments
	64.85	5,954,000		
<b>Commercial</b>				
Fit-out	0.00	0		Excluded
	0.00	0		
<b>Total Fit-Out</b>		<b>64.85</b>	<b>5,954,000</b>	
<b>Total</b>		<b>195.41</b>	<b>17,942,000</b>	Excluding demolition and basement

### 6.7 External Works and External Services Cost Build Up

				GIA (ft <sup>2</sup> )	405,402	
				Total £	£/ft <sup>2</sup> GIA	
<u>External Works</u>						
1	Allowance for works to existing entrance from Manor Road	1	item	50,000	50,000	0.12
2	Road - block paving	1,329	m <sup>2</sup>	150	199,350	0.49
3	Hard landscaping	4,310	m <sup>2</sup>	130	560,300	1.38
4	Allowance for hard landscaping features	1	item	100,000	100,000	0.25
5	1m high facing brick wall to ground floor apartment terraces including	125	m	160	20,000	0.05
7	Allowance for works to existing footpath along Manor Road	325	m <sup>2</sup>	120	39,000	0.10
8	Allowance for bollards, etc	1	item	50,000	50,000	0.12
8	Allowance for metal gates to Block	3	nr	10,000	30,000	0.07
9	Soft landscaping	5,018	m <sup>2</sup>	100	501,800	1.24
10	Streetscape and feature trees	14	nr	3,000	42,000	0.10
10	Allowance for trees including pits	120	nr	1,500	180,000	0.44
11	Street furniture	1	item	50,000	50,000	0.12
12	Allowance for play areas	1	item	50,000	50,000	0.12
13	Works to edges of site adjoining railway lines	1	item	50,000	50,000	0.12
14	Allowance for acoustic screening to railway lines	460	m	200	92,000	0.23
15	Drainage to external works	5,639	m <sup>2</sup>	20	112,780	0.28
16	Allowance for 1.6m attenuation storage with unlined base for infiltration	720	m <sup>3</sup>	500	360,000	0.89
17	Connection to existing foulwater drainage	1	item	25,000	25,000	0.06
18	Allowance for external lighting	10,657	m <sup>2</sup>	10	106,570	0.26
<b>Sub total</b>				<b>2,618,800</b>	<b>6.46</b>	
Rounding				1,200	-	
<b>Total - To Summary</b>				<b>2,620,000</b>	<b>6.46</b>	
<u>External Services</u>						
1	Allowance for electrical substations	1	item	250,000	250,000	0.62
2	Electrical Mains	385	nr	1,250	481,250	1.19
3	Water Mains	385	nr	250	96,250	0.24
4	Telephone/Broadband connections	385	nr	250	96,250	0.24
5	BWIC	385	nr	500	192,500	0.47
6	Services to commercial units	1	PS	30,000	30,000	0.07
<b>Sub total</b>				<b>1,146,250</b>	<b>2.83</b>	
Rounding				3,750	0.01	
<b>Total - To Summary</b>				<b>1,150,000</b>	<b>2.84</b>	

Project: Manor Road  
 Estimate: Cost Plan Nr 1  
 Date : 28 January 2019

## 6.8 External Works to Bus Station Build Up

				GIA (ft <sup>2</sup> )	405,402	
				Total £	£/ft <sup>2</sup> GIA	
<u>External Works</u>						
1	Allowance for removing existing hard and soft landscaping as required	1	item	20,000	20,000	0.05
2	Bus hardstanding - block paving	1,457	m <sup>2</sup>	150	218,550	0.54
5	Allowance for threshold crossing and forming traffic island	1	item	10,000	10,000	0.02
7	Allowance for works to existing footpath along Manor Road	120	m <sup>2</sup>	120	14,400	0.04
9	Soft landscaping	433	m <sup>2</sup>	90	38,970	0.10
10	Allowance for trees	4	nr	3,000	12,000	0.03
11	Street furniture				Excluded	
13	Works to edges of site adjoining railway lines	1	item	3,000	3,000	0.01
13	Allowance for new screen panel infill to existing wall along Manor Road	100	m	200	20,000	0.05
15	Drainage to external works	1,457	m <sup>2</sup>	20	29,140	0.07
18	Allowance for external lighting	1,457	m <sup>2</sup>	10	14,570	0.04
<b>Sub total</b>					<b>380,630</b>	<b>0.94</b>
Rounding					(630)	-
<b>Total - To Summary</b>					<b>380,000</b>	<b>0.94</b>

## 7.0 Exclusions

The following items have been excluded from this estimate :-

### 7.1 Items for which separate provision should be made (within the Client Development Appraisal)

- 1 Finance charges
- 2 Out of hours working
- 3 Professional fees, Legal fees, Planning Application fees, Building Regulations etc
- 4 Value Added Tax
- 5 Site, building, asbestos or other surveys (including intrusive structural survey)
- 6 Ground investigations, testing existing materials (including contaminated ground conditions) and geo-technical surveys
- 7 Artwork, display / exhibition equipment or features
- 8 Developers Risk Allowance / Overall Project Contingency
- 9 Project Insurances
- 10 Provisions for abnormal ground conditions
- 11 Archeology
- 12 Section 106 or 278 Agreements
- 13 CIL Contributions
- 14 BREEAM assessment costs
- 15 Rights of light issues, under/oversail licences or other statutory fees
- 16 Loose FF&E
- 17 Services diversions/reinforcement
- 20 Works to existing substation
- 21 TFL or Network Rail requirements not currently identified
- 22 Pre construction inflation excluded from Q1 19 to start on site
- 23 Carbon offset payments
- 24 Cooling to affordable apartments
- 25 Removing made up ground and back filling
- 26 Contaminated ground
- 27 Blinds to windows
- 28 Costs due to Brexit

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**Appendix A - Summary Area Schedule**

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**Project :** Manor Road  
**Estimate :** Cost Plan Nr 1  
**Date :** 28 January 2019

**Summary Area Schedule**

	<b>Residential</b>	<b>Commercial</b>	<b>Circulation</b>	<b>Ancillary</b>	<b>Bike/Bin Store</b>	<b>Total</b>
	NIA m <sup>2</sup>	NIA m <sup>2</sup>	GIA m <sup>2</sup>	GIA m <sup>2</sup>	GIA m <sup>2</sup>	GIA m <sup>2</sup>
<b>Basement</b>	-	-	147	161	888	<b>1,196</b>
<b>Building A</b>						
Ground Floor	1,176	187	701	290	-	2,354
First Floor	1,803	-	463	-	-	2,266
Second Floor	1,803	-	463	-	-	2,266
Third Floor	1,765	-	501	-	-	2,266
Fourth Floor	964	-	239	-	-	1,203
Fifth Floor	868	-	246	-	-	1,114
Sixth Floor	868	-	246	-	-	1,114
Seventh Floor	265	-	89	-	-	354
Eighth Floor	265	-	89	-	-	354
Triplexes	404	-	13	-	-	417
<b>Total</b>	<b>10,181</b>	<b>187</b>	<b>3,050</b>	<b>290</b>	<b>-</b>	<b>13,708</b>
<b>Building B</b>						
Ground Floor	131	-	227	141	-	499
First Floor	424	-	75	-	-	499
Second Floor	424	-	75	-	-	499
Third Floor	424	-	75	-	-	499
Fourth Floor	424	-	75	-	-	499
Fifth Floor	424	-	75	-	-	499
Sixth Floor	424	-	75	-	-	499
Seventh Floor	424	-	75	-	-	499
Eighth Floor	424	-	75	-	-	499
<b>Total</b>	<b>3,523</b>	<b>-</b>	<b>827</b>	<b>141</b>	<b>-</b>	<b>4,491</b>
<b>Building C</b>						
Lower Ground	150	-	6	-	-	156
Ground Floor	882	-	351	247	-	1,480
First Floor	1,140	-	262	-	-	1,402
Second Floor	1,140	-	262	-	-	1,402
Third Floor	1,140	-	262	-	-	1,402
Fourth Floor	1,140	-	262	-	-	1,402
Fifth Floor	1,064	-	258	-	-	1,322
Sixth Floor	857	-	224	-	-	1,081
<b>Total</b>	<b>7,513</b>	<b>-</b>	<b>1,887</b>	<b>247</b>	<b>-</b>	<b>9,647</b>
<b>Building D</b>						
Lower Ground	164	-	5	-	-	169
Ground Floor	716	202	323	197	-	1,438
First Floor	1,233	-	277	-	-	1,510
Second Floor	1,233	-	277	-	-	1,510
Third Floor	1,202	-	276	-	-	1,478
Fourth Floor	541	-	130	-	-	671
Fifth Floor	432	-	104	-	-	536
Sixth Floor	432	-	104	-	-	536
Seventh Floor	255	-	86	-	-	341
Eighth Floor	255	-	86	-	-	341
<b>Total</b>	<b>6,463</b>	<b>202</b>	<b>1,668</b>	<b>197</b>	<b>-</b>	<b>8,530</b>
<b>Courtyard Unit</b>						
Ground Floor	-	91	-	-	-	91
<b>Total</b>	<b>-</b>	<b>91</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>91</b>
<b>Total</b>	<b>27,680</b>	<b>480</b>	<b>7,579</b>	<b>1,036</b>	<b>888</b>	<b>37,663</b>

**Project :** Manor Road  
**Estimate :** Cost Plan Nr 1  
**Date :** 28 January 2019

**Summary Area Schedule**

	<b>Residential</b>	<b>Commercial</b>	<b>Circulation</b>	<b>Ancillary</b>	<b>Car Park</b>	<b>Total</b>
	NIA ft <sup>2</sup>	NIA ft <sup>2</sup>	GIA ft <sup>2</sup>	GIA ft <sup>2</sup>	GIA ft <sup>2</sup>	GIA ft <sup>2</sup>
<b>Basement</b>	-	-	<b>1,582</b>	<b>1,733</b>	<b>9,558</b>	<b>12,873</b>
<b>Building A</b>						
Ground Floor	12,658	2,013	7,546	3,122	-	25,339
First Floor	19,407	-	4,984	-	-	24,391
Second Floor	19,407	-	4,984	-	-	24,391
Third Floor	18,998	-	5,393	-	-	24,391
Fourth Floor	10,376	-	2,573	-	-	12,949
Fifth Floor	9,343	-	2,648	-	-	11,991
Sixth Floor	9,343	-	2,648	-	-	11,991
Seventh Floor	2,852	-	958	-	-	3,810
Eighth Floor	2,852	-	958	-	-	3,810
Triplexes	4,349	-	140	-	-	4,489
<b>Total</b>	<b>109,585</b>	<b>2,013</b>	<b>32,832</b>	<b>3,122</b>	-	<b>147,552</b>
<b>Building B</b>						
Ground Floor	1,410	-	2,443	1,518	-	5,371
First Floor	4,564	-	807	-	-	5,371
Second Floor	4,564	-	807	-	-	5,371
Third Floor	4,564	-	807	-	-	5,371
Fourth Floor	4,564	-	807	-	-	5,371
Fifth Floor	4,564	-	807	-	-	5,371
Sixth Floor	4,564	-	807	-	-	5,371
Seventh Floor	4,564	-	807	-	-	5,371
Eighth Floor	4,564	-	807	-	-	5,371
<b>Total</b>	<b>37,922</b>	-	<b>8,899</b>	<b>1,518</b>	-	<b>48,339</b>
<b>Building C</b>						
Lower Ground	1,615	-	65	-	-	1,680
Ground Floor	9,494	-	3,778	2,659	-	15,931
First Floor	12,271	-	2,820	-	-	15,091
Second Floor	12,271	-	2,820	-	-	15,091
Third Floor	12,271	-	2,820	-	-	15,091
Fourth Floor	12,271	-	2,820	-	-	15,091
Fifth Floor	11,453	-	2,777	-	-	14,230
Sixth Floor	9,225	-	2,411	-	-	11,636
<b>Total</b>	<b>80,871</b>	-	<b>20,311</b>	<b>2,659</b>	-	<b>103,841</b>
<b>Building D</b>						
Lower Ground	1,765	-	54	-	-	1,819
Ground Floor	7,707	2,174	3,477	2,121	-	15,479
First Floor	13,272	-	2,982	-	-	16,254
Second Floor	13,272	-	2,982	-	-	16,254
Third Floor	12,938	-	2,971	-	-	15,909
Fourth Floor	5,823	-	1,399	-	-	7,222
Fifth Floor	4,650	-	1,119	-	-	5,769
Sixth Floor	4,650	-	1,119	-	-	5,769
Seventh Floor	2,745	-	926	-	-	3,671
Eighth Floor	2,745	-	926	-	-	3,671
<b>Total</b>	<b>69,567</b>	<b>2,174</b>	<b>17,955</b>	<b>2,121</b>	-	<b>91,817</b>
<b>Courtyard Unit</b>						
Ground Floor	-	980	-	-	-	980
<b>Total</b>	-	<b>980</b>	-	-	-	<b>980</b>
<b>Total</b>	<b>297,945</b>	<b>5,167</b>	<b>81,579</b>	<b>11,153</b>	<b>9,558</b>	<b>405,402</b>

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## **Appendix B - Brief Specification Basis of Estimate**

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**Manor Road, Richmond**  
**Brief Specification**

**Enabling Works**

Demolish existing building; disconnect services; remove existing paving areas and clear site

**Basement**

Construct basement with battered excavation; basement waterproof reinforced concrete slab; waterproof reinforced concrete walls; suspended concrete slab; cores with stairs; bike racks; cores fairfaced painted walls; painted ceilings and fair faced concrete floors and staircases; services comprising power, lighting, fire alarm, ventilation, smoke detection, no heating; lift for bins(1nr) and cycles (2nr)

**Substructure**

Piled foundations with reinforced concrete ground bearing slab; allowance for for piling including piling mat; pile caps; insulation;

**Frame and Upper Floors**

Reinforced concrete frame and reinforced concrete flat suspended slabs

**Roof**

Waterproof membrane on reinforced concrete slab; insulation; allowance for brown roof and blue roofs for attenuation

**Balconies**

Allowed for bolt balconies with timber floor, inset balconies and wintegardens formed from brickwork

**Stairs**

Reinforced concrete staircases with fair faced concrete finish and mild steel balustrade and handrails

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**Manor Road, Richmond**  
**Brief Specification**

**Quantem Consulting LLP**

**External Walls, Windows and External Doors**

External walls comprising mainly facing brickwork with some reconstituted stone details with SFS system behind; aluminium powder coated aluminium double glazed windows; powder coated aluminium doors

**Internal Walls and Partitions**

Stud partitions with plasterboard; reinforced concrete lift shafts and staircases

**Internal Doors**

Painted softwood doors

**Wall Finishes**

Generally painted walls; tiled walls to bathrooms and WCs; enhanced finish to apartment block entrances; fair faced blockwork to basement

**Floor Finishes**

Tiled/carpet to circulation areas; enhanced finishes to apartment block entrances; in apartments ceramic tiled finish to bathrooms and WCs; generally carpet to apartments; timber flooring to kitchen / living area; mdf painted skirting

**Ceiling Finishes**

Generally painted plasterboard ceiling; enhanced finish to apartment block entrances; unfinished concrete soffit to car park

**Fittings and Furnishings**

Fitted kitchens to apartments; wardrobe to main bedroom; bathroom fittings to apartments ; communal letter boxes to apartments in communal area; statutory and general signage

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**Manor Road, Richmond**  
**Brief Specification**

**Quantem Consulting LLP**

**Quantem Consulting LLP**

### **Mechanical and Electrical Installation**

Mechanical Installation comprising air source heat pumps for heating and cooling; underfloor heating to apartments; sanitaryware to apartments; soil vent installation; mains water installation including boosters; hot and cold water distribution; ventilation to apartments; cooling to apartments as advised by Hoare Lea

Electrical installation comprising switchgear and distribution including meter for each apartment; power and lighting to apartments and circulation areas; fire alarm and smoke detection; TV, telephone and data installation to apartments; apartment access control and CCTV

### **BWIC**

Builder's work in connection with services installation including holes, patresses, etc

### **External Works**

Hard landscaping comprising block paving or precast concrete slabs with some features; soft landscaping; allowance for bollards; allowance for trees and pits; allowance for street furniture; allowance for play areas; drainage to external works; connection to existing surface water and mains drainage; external lighting; acoustic fencing along side of railway



**Manor Road, Richmond**  
**Brief Specification**

**Quantem Consulting LLP**

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## Appendix C - Avanton Total Cost Per Block

Project : Manor Road  
 Estimate : Cost Plan Nr 1  
 Date : 28 January 2019

**Avanton Total Cost by Block**

Elements	Description	Block A £	Block B £	Block C £	Block D £	Courtyard Building £	Total £
Enabling Works	Demolition & site clearance	263,000	86,000	185,000	164,000	2,000	700,000
Foundations	Piling	1,040,000	300,000	880,000	870,000	10,000	3,100,000
Basement	Structural Box	524,000	172,000	370,000	327,000	3,000	1,396,000
Basement	Fit Out	128,000	42,000	91,000	80,000	1,000	342,000
Commercial	Serviced watertight shell	153,000	0	0	170,000	150,000	473,000
Superstructure	Watertight shell & core above ground	11,185,000	3,670,000	8,030,000	7,028,000	0	29,913,000
Fit-Out	Full fit out within watertight shell	16,561,000	5,661,000	10,337,000	9,904,000	0	42,463,000
External Works	Proportional allocation	1,128,000	369,000	794,000	702,000	7,000	3,000,000
External Services	Proportional allocation	400,000	111,000	381,000	251,000	6,000	1,149,000
Preliminaries	14% allowance	4,377,000	1,458,000	2,945,000	2,725,000	25,000	11,530,000
Overhead & Profit	5% allowance	1,782,000	593,000	1,199,000	1,110,000	10,000	4,694,000
Contingency and Risk Allowance	5% allowance	1,882,000	623,000	1,259,000	1,165,000	11,000	4,940,000
<b>Construction Costs</b>		<b>39,423,000</b>	<b>13,085,000</b>	<b>26,471,000</b>	<b>24,496,000</b>	<b>225,000</b>	<b>103,700,000</b>
Bond	1% allowance	394,000	131,000	265,000	245,000	2,000	1,037,000
Design Fees	2.5% allowance	986,000	327,000	662,000	612,000	6,000	2,593,000
Carbon Offset	£2,200 per apartment	319,000	112,000	233,000	209,000	0	873,000
VAT Contingency	£660 per apartment - non-recoverable	96,000	34,000	70,000	63,000	0	263,000
<b>Total Construction Cost</b>		<b>41,218,000</b>	<b>13,689,000</b>	<b>27,701,000</b>	<b>25,625,000</b>	<b>233,000</b>	<b>108,466,000</b>
Firm price allowance to start on site	1% allowance to start on site 4th Quarter 2019	412,000	137,000	277,000	256,000	2,000	1,084,000
Cost per NIA sq ft		353	345	327	341	230	342
Cost per GIFA sq ft (GIFA includes pro rata for basement area)		259	262	247	258	222	256
Cost per Unit		284,262	268,412	261,330	269,737	n/a	273,214

Notes:

1. An allowance of 1% has been included for bond but this amount can vary between contractors
2. An allowance for design fees of 2.5% has been allowed
3. We have included an allowance of £2,200 per apartment for carbon offset as advised by Hoare Lea
4. On non-recoverable VAT, we have assumed non-recoverable VAT on white goods and wardrobes

Prepared by: **Paul Mansell - Associate**

Checked by: **Mick Rogan - Partner**

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## Appendix C - Block A, B, C and D Estimates

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Project: Manor Road  
Estimate: Cost Plan Nr 1  
Date : 28 January 2019

Block A

NIA (m<sup>2</sup>) 10,368  
GIA (m<sup>2</sup>) 13,708

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
<b>1</b>		<b>SUBSTRUCTURE</b>					1,036,880
	1	Piled foundation including pile caps; ground slab 300mm thick; insulation; membrane and screed; underground drainage; cavity wall in facings upto DPC	1,994	m <sup>2</sup>	520	1,036,880	
<b>2</b>		<b>SUPERSTRUCTURE</b>					
<b>2A</b>		<u>Frame</u>					2,697,440
	2	Reinforced concrete frame including transfer structures	13,708	m <sup>2</sup>	150	2,056,200	
	3	250mm thick reinforced concrete walls to lift shafts and staircases	3,772	m <sup>2</sup>	170	641,240	
<b>2B</b>		<u>Upper Floors</u>					1,589,560
	4	Reinforced concrete flat slabs; 250mm thick	11,354	m <sup>2</sup>	140	1,589,560	
<b>2C</b>		<u>Roofs</u>					1,244,445
	5	Reinforced concrete roof slab; 275mm thick	2,354	m <sup>2</sup>	150	353,100	
	6	Inverted roof finish to concrete slab incorporating attenuation(blue roof)	2,354	m <sup>2</sup>	230	541,420	
	7	Allowance for green roof	1,789	m <sup>2</sup>	100	178,900	
	8	Allowance for paving to terraces	565	m <sup>2</sup>	125	70,625	
	9	Allowance for mansafe system	1	item	20,000	20,000	
	10	Allowance for balustrades to terraces	164	m	350	57,400	
	11	Access hatch to roof	3	nr	1,000	3,000	
	12	Allowance for landscaping to communal roof terrace	1	item	20,000	20,000	
<b>2D</b>		<u>Stairs</u>					231,500
	13	Reinforced concrete staircase to include handrails and balustrade and finishes	20	nr	10,000	200,000	
	14	Stairs to porch 1.30m wide including balustrade and finish	3	nr	2,500	7,500	
	15	Stairs to porch 6m wide including balustrade and finish	3	nr	6,000	18,000	
	16	Plant access on roof - metal ladder	3	nr	2,000	6,000	
<b>2E</b>		<u>External Walls</u>					4,106,050
	17	Facing brickwork/reconstructed stone in cavity wall including plasterboard inner face, metsec, cavity with insulation and all brickwork support	8,811	m <sup>2</sup>	280	2,467,080	
	18	Reconstructed stone banding	613	m	30	18,390	
	19	Allowance for reconstructed stone embellishment	1	item		included	
	20	Form brickwork arches to entrance between buildings at ground floor	2	nr	10,000	20,000	
	21	Reconstructed stone coping allowance	186	m	30	5,580	
	22	Allowance for brickwork porches	9	nr	5,000	45,000	
	23	Allowance for bolt on balconies including finish to balcony, balustrade and finish to soffit of balcony	93	nr	10,000	930,000	
	24	Allowance for inset balconies including finish to balcony, balustrade and finish to soffit of balcony	20	nr	15,000	300,000	
	25	Allowance for wintergarden including brickwork walls, finish to balcony, single glazed opening windows and finish to soffit	8	nr	40,000	320,000	
<b>2F</b>		<u>Windows and External Doors</u>					1,358,100



Project: Manor Road  
 Estimate: Cost Plan Nr 1  
 Date : 28 January 2019

**Block A**

**NIA (m<sup>2</sup>) 10,368**  
**GIA (m<sup>2</sup>) 13,708**

Item	Works	Qty	Unit	Rate	Sub Total	Group Total
26	Aluminium powder coated double glazed windows	2,031	m <sup>2</sup>	600	1,218,600	
27	Aluminium powder coated double glazed and metal clad shop fronts	124	m <sup>2</sup>	1,000	124,000	
28	Allowance for main entrance double doors	2	nr	5,000	10,000	
29	Allowance for single external doors	1	nr	2,000	2,000	
30	Allowance for double external doors	1	nr	3,500	3,500	
<b>2G</b>	<u>Internal Walls and Partitions</u>					666,045
31	Internal walls dividing apartments and common areas including plasterboard both sides	7,011	m <sup>2</sup>	95	666,045	
<b>2H</b>	<u>Internal Doors</u>					109,600
32	Painted single internal doors and frames; including	30	nr	1,000	30,000	
33	Painted double internal doors and frames; including	1	nr	1,600	1,600	
34	Doors to riser cupboards including frame and ironmongery	78	nr	1,000	78,000	
<b>3</b>	<b>INTERNAL FINISHES</b>					
<b>3A</b>	<u>Wall Finishes</u>					167,900
35	Painting to walls and painted mdf skirtings to	3,050	m <sup>2</sup>	50	152,500	
36	Enhanced finish to residential lobby area	154	m <sup>2</sup>	100	15,400	
<b>3B</b>	<u>Floor Finishes</u>					241,956
37	Screed to common areas	3,527	m <sup>1</sup>	28	98,756	
38	Floor finish to common areas - carpet	3,050	m <sup>2</sup>	40	122,000	
39	Enhanced finish to residential lobby area	154	m <sup>2</sup>	100	15,400	
40	Floor finish to ancillary areas - floor paint	290	m <sup>2</sup>	20	5,800	
<b>3C</b>	<u>Ceiling Finishes</u>					134,320
41	Painted plasterboard MF ceiling to common areas	3,050	m <sup>2</sup>	40	122,000	
42	Enhanced ceiling to residential lobby	154	m <sup>2</sup>	80	12,320	
<b>4</b>	<b>FITTINGS AND FURNISHINGS</b>					
<b>4A</b>	<u>Common Areas</u>					49,350
43	Communal postboxes	129	nr	150	19,350	
44	Allowance general signage	1	item	30,000	30,000	
<b>5</b>	<b>M&amp;E INSTALLATION</b>					
<b>5A</b>	<u>Sanitary Appliances</u>					1,000
45	Allowance for cleaners sink	1	item	1,000	1,000	
<b>5B</b>	<u>Services Equipment</u>					0
					Excluded	
<b>5C</b>	<u>Disposal Installation</u>					356,408
46	Soil and vent installation infrastructure	13,708	m <sup>2</sup>	20	274,160	
47	Rainwater installation	13,708	m <sup>2</sup>	6	82,248	
<b>5D</b>	<u>Water Installation</u>					411,240
48	Hot and cold water distribution infrastructure	13,708	m <sup>2</sup>	30	411,240	
<b>5E</b>	<u>Heat Source</u>					837,440

**Project:** Manor Road  
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**Block A**

**NIA (m<sup>2</sup>)** 10,368  
**GIA (m<sup>2</sup>)** 13,708

Item	Works	Qty	Unit	Rate	Sub Total	Group Total
49	Common area heating	3,340	m <sup>2</sup>	25	83,500	
50	Air source heat pumps infrastructure	13,708	m <sup>2</sup>	55	753,940	
<b>5F</b>	<u>Space Heating and Air Treatment</u>					560,000
51	Cooling to apartments infrastructure	80	nr	7,000	560,000	
<b>5G</b>	<u>Ventilating System</u>					274,160
52	Ventilation to WCs and kitchen	13,708	m <sup>2</sup>	20	274,160	
<b>5H</b>	<u>Electrical Installation</u>					1,159,960
53	HV/LV connection, transformers and switchgear	13,708	m <sup>2</sup>	20	274,160	
54	Power, lighting and emergency lighting infrastructure to apartments	13,708	m <sup>2</sup>	50	685,400	
55	Power, lighting and emergency lighting to common areas	3,340	m <sup>2</sup>	60	200,400	
<b>5I</b>	<u>Gas Installation</u>					0
					Excluded	
<b>5J</b>	<u>Lifts and escalators</u>					800,000
56	Passenger Lifts	8	nr	100,000	800,000	
<b>5K</b>	<u>Protective Installation</u>					650,490
57	Smoke/heat detection	13,708	m <sup>2</sup>	10	137,080	
58	Lightning protection	13,708	m <sup>2</sup>	10	137,080	
59	Earthing and bonding	13,708	m <sup>2</sup>	10	137,080	
60	Sprinkler installation	129	nr	1,500	193,500	
61	Dry riser installation	3,050	m <sup>2</sup>	15	45,750	
<b>5L</b>	<u>Fire Alarm, Communications and Security</u>					548,320
62	Fire Alarms	13,708	m <sup>2</sup>	15	205,620	
63	Block Entry system / entry control	13,708	m <sup>2</sup>	15	205,620	
64	TV / Data / Telephone Installation	13,708	m <sup>2</sup>	10	137,080	
65	CCTV				Excluded	
<b>5M</b>	<u>Special Installations</u>					24,500
66	PV installation	98	m <sup>2</sup>	250	24,500	
<b>5N</b>	<u>Builders Work in Connection with Services</u>					168,706
67	BWIC	5,623,518	item	3%	168,706	
<b>5O</b>	<u>M&amp;E Prelims, Profits and Overheads</u>					0
68	M&E Contractors Management, Profit and Overheads				Included	
	<b>RESIDENTIAL FIT OUT</b>					
	<u>Private Fit Out</u>					7,187,000
69	One bedroom apartment	41	nr	50,000	2,050,000	
70	Two bedroom apartment	55	nr	67,000	3,685,000	
71	Three bedroom apartment	17	nr	84,000	1,428,000	
72	Timber staircases within triplexes	6	nr	4,000	24,000	
	<u>Shared Ownership Fit Out</u>					1,702,000
73	One bedroom apartment	28	nr	49,000	1,372,000	
74	Two bedroom apartment	5	nr	66,000	330,000	
75	Three bedroom apartment	-	nr	-	-	

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**Block A**

**NIA (m<sup>2</sup>)** 10,368  
**GIA (m<sup>2</sup>)** 13,708

Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	<u>Rented Fit Out</u>					
76	One bedroom apartment	-	nr		-	
77	Two bedroom apartment	-	nr		-	
78	Three bedroom apartment	-	nr		-	
	<u>Cooling Installation</u>					507,200
79	Cooling to apartments excludes affordable	80	nr	3,700	296,000	
80	MVHR with boost fans	66	nr	3,200	211,200	

<b>Sub total</b>	<b>28,821,570</b>	<b>2,103</b>
Rounding	430	0
<b>Total - To Summary</b>	<b>28,822,000</b>	<b>2,103</b>

**Project: Manor Road**  
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**Block B**

**NIA (m<sup>2</sup>) 3,523**  
**GIA (m<sup>2</sup>) 4,491**

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
<b>1</b>		<b>SUBSTRUCTURE</b>					299,400
	1	Piled foundation including pile caps; ground slab 300mm thick; insulation; membrane and screed; underground drainage; cavity wall in facings upto DPC	499	m <sup>2</sup>	600	299,400	
<b>2</b>		<b>SUPERSTRUCTURE</b>					
<b>2A</b>		<u>Frame</u>					908,730
	2	Reinforced concrete frame	4,491	m <sup>2</sup>	170	763,470	
	3	250mm thick reinforced concrete walls to lift shafts and staircases	807	m <sup>2</sup>	180	145,260	
<b>2B</b>		<u>Upper Floors</u>					558,880
	4	Reinforced concrete flat slabs; 250mm thick	3,992	m <sup>2</sup>	140	558,880	
<b>2C</b>		<u>Roofs</u>					292,020
	5	Reinforced concrete roof slab; 275mm thick	499	m <sup>2</sup>	150	74,850	
	6	Allowance for blue roof	499	m <sup>2</sup>	230	114,770	
	7	Allowance for green sedum on top of blue roof	345	m <sup>2</sup>	100	34,500	
	8	Allowance for paving to roof areas	154	m <sup>2</sup>	125	19,250	
	9	Allowance for mansafe system	1	item	10,000	10,000	
	10	Allowance for balustrades to terraces	39	m	350	13,650	
	11	Allowance for landscaping to communal roof terrace	1	item	25,000	25,000	
<b>2D</b>		<u>Stairs</u>					90,000
	12	Reinforced concrete staircase to include handrails and balustrade and finishes	9	nr	10,000	90,000	
<b>2E</b>		<u>External Walls</u>					1,278,070
	13	Facing brickwork/reconstructed stone in cavity wall including plasterboard inner face, metsec, cavity with insulation and all brickwork support	2,821	m <sup>2</sup>	280	789,880	
	14	Reconstructed stone banding	182	m	30	5,460	
	15	Reconstructed stone coping allowance	91	m	30	2,730	
	16	Allowance for reconstructed stone embellishment	1	item		included	
	17	Allowance for bolt on balconies including finish to balcony, balustrade and finish to soffit of balcony	48	nr	10,000	480,000	
<b>2F</b>		<u>Windows and External Doors</u>					543,400
	18	Aluminium powder coated double glazed windows	874	m <sup>2</sup>	600	524,400	
	19	Allowance for main entrance double doors	2	nr	5,000	10,000	
	20	Allowance for single external doors	1	nr	2,000	2,000	
	21	Allowance for double external doors	2	nr	3,500	7,000	
<b>2G</b>		<u>Internal Walls and Partitions</u>					223,155
	22	Internal walls dividing apartments and common areas including plasterboard both sides	2,349	m <sup>2</sup>	95	223,155	
<b>2H</b>		<u>Internal Doors</u>					33,600
	23	Painted single internal doors and frames; including	14	nr	1,000	14,000	
	24	Painted double internal doors and frames; including	1	nr	1,600	1,600	
	25	Doors to riser cupboards including frame and ironmongery	18	nr	1,000	18,000	

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**Block B**

**NIA (m<sup>2</sup>) 3,523**  
**GIA (m<sup>2</sup>) 4,491**

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
<b>3</b>		<b>INTERNAL FINISHES</b>					
<b>3A</b>		<u>Wall Finishes</u>					58,650
	26	Painting to walls and painted mdf skirtings to	827	m <sup>2</sup>	50	41,350	
	27	Enhanced finish to residential lobby on ground floor	173	m <sup>2</sup>	100	17,300	
<b>3B</b>		<u>Floor Finishes</u>					80,304
	28	Screed to common areas	968	m <sup>1</sup>	28	27,104	
	29	Floor finish to common areas - carpet	827	m <sup>2</sup>	40	33,080	
	30	Enhanced finish to residential lobby on ground floor	173	m <sup>2</sup>	100	17,300	
	31	Floor finish to ancillary areas - floor paint	141	m <sup>2</sup>	20	2,820	
<b>3C</b>		<u>Ceiling Finishes</u>					46,920
	32	Painted plasterboard MF ceiling to common areas	827	m <sup>2</sup>	40	33,080	
	33	Enhanced ceiling to residential lobby on ground floor	173	m <sup>2</sup>	80	13,840	
<b>4</b>		<b>FITTINGS AND FURNISHINGS</b>					
<b>4A</b>		<u>Common Areas</u>					22,500
	34	Communal postboxes	50	nr	150	7,500	
	35	Allowance for statutory and general signage	1	item	15,000	15,000	
<b>5</b>		<b>M&amp;E INSTALLATION</b>					
<b>5A</b>		<u>Sanitary Appliances</u>					3,000
	36	Allowance for WC and WHB for concierge and cleaners sink	1	item	3,000	3,000	
<b>5B</b>		<u>Services Equipment</u>					-
							-
<b>5C</b>		<u>Disposal Installation</u>					116,766
	37	Soil and vent installation	4,491	m <sup>2</sup>	20	89,820	
	38	Rainwater installation	4,491	m <sup>2</sup>	6	26,946	
<b>5D</b>		<u>Water Installation</u>					134,730
	39	Hot and cold water distribution infrastructure	4,491	m <sup>2</sup>	30	134,730	
<b>5E</b>		<u>Heat Source</u>					271,205
	40	Common area heating	968	m <sup>2</sup>	25	24,200	
	41	Air source heat pumps infrastructure	4,491	m <sup>2</sup>	55	247,005	
<b>5F</b>		<u>Space Heating and Air Treatment</u>					294,000
	42	Cooling to apartments infrastructure	42	nr	7,000	294,000	
<b>5G</b>		<u>Ventilating System</u>					89,820
	43	Ventilation to WCs and kitchen	4,491	m <sup>2</sup>	20	89,820	
<b>5H</b>		<u>Electrical Installation</u>					324,050
	44	HV/LV connection, transformers and switchgear	4,491	m <sup>2</sup>	20	89,820	
	45	Power, lighting and emergency lighting to apartments	3,523	m <sup>2</sup>	50	176,150	

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**Block B**

**NIA (m<sup>2</sup>) 3,523**  
**GIA (m<sup>2</sup>) 4,491**

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	46	Power, lighting and emergency lighting to common areas	968	m <sup>2</sup>	60	58,080	
<b>5I</b>		<u>Gas Installation</u>				Excluded	-
<b>5J</b>		<u>Lifts and escalators</u>					220,000
	47	Passenger Lifts	2	nr	110,000	220,000	
<b>5K</b>		<u>Protective Installation</u>					262,575
	48	Smoke/heat detection	4,491	m <sup>2</sup>	10	44,910	
	49	Lightning protection	4,491	m <sup>2</sup>	10	44,910	
	50	Earthing and bonding	4,491	m <sup>2</sup>	10	44,910	
	51	Sprinkler installation	50	nr	1,500	75,000	
	52	Dry riser installation	3,523	m <sup>2</sup>	15	52,845	
<b>5L</b>		<u>Fire Alarm, Communications and Security</u>					179,640
	53	Fire Alarms	4,491	m <sup>2</sup>	15	67,365	
	54	Block Entry system /entry control	4,491	m <sup>2</sup>	15	67,365	
	55	TV / Data / Telephone Installation	4,491	m <sup>2</sup>	10	44,910	
	56	CCTV				Excluded	
<b>5M</b>		<u>Special Installations</u>				Excluded	-
<b>5N</b>		<u>Builders Work in Connection with Services</u>					56,874
	57	BWIC	1,895,786	item	3%	56,874	
<b>5O</b>		<u>M&amp;E Prelims, Profits and Overheads</u>					-
	58	M&E Contractors Management, Profit and Overheads				Included	
		<b>RESIDENTIAL FIT OUT</b>					
		<u>Private Fit Out</u>					3,061,000
	59	One bedroom apartment	17	nr	50,000	850,000	
	60	Two bedroom apartment	33	nr	67,000	2,211,000	
	61	Three bedroom apartment	-	nr			
		<u>Shared Ownership Fit Out</u>					-
	62	One bedroom apartment	-	nr		-	
	63	Two bedroom apartment	-	nr			
	64	Three bedroom apartment	-	nr			
		<u>Rented Fit Out</u>					-
	65	One bedroom apartment	-	nr		-	
	66	Two bedroom apartment	-	nr			
	67	Three bedroom apartment	-	nr			
		<u>Cooling Installation</u>					181,000
	68	Cooling to apartments	42	nr	3,700	155,400	
	69	MVHR with boost fans	8	nr	3,200	25,600	

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Block B NIA (m<sup>2</sup>) 3,523  
GIA (m<sup>2</sup>) 4,491

Item	Works	Qty	Unit	Rate	Sub Total	Group Total

Sub total 9,630,289 2,144

Rounding - 289 -

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Total - To Summary 9,630,000 2,144

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**Block C**

NIA (m<sup>2</sup>) 7,513  
GIA (m<sup>2</sup>) 9,647

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
<b>1</b>		<b>SUBSTRUCTURE</b>					875,850
	1	Piled foundation including pile caps; ground slab 300mm thick; insulation; membrane and screed; underground drainage; cavity wall in facings upto DPC	1,480	m <sup>2</sup>	520	769,600	
	2	Excavate to form basement including temporary works and backfill	650	m <sup>2</sup>	70	45,500	
	3	Reinforced concrete waterproof walls	225	m <sup>2</sup>	270	60,750	
<b>2</b>		<b>SUPERSTRUCTURE</b>					
<b>2A</b>		<u>Frame</u>					1,705,620
	4	Reinforced concrete frame including transfer structures	9,647	m <sup>2</sup>	150	1,447,050	
	5	250mm thick reinforced concrete walls to lift shafts and staircases	1,521	m <sup>2</sup>	170	258,570	
<b>2B</b>		<u>Upper Floors</u>					1,143,380
	6	Reinforced concrete flat slabs; 250mm thick	8,167	m <sup>2</sup>	140	1,143,380	
<b>2C</b>		<u>Roofs</u>					869,650
	7	Reinforced concrete roof slab; 275mm thick	1,480	m <sup>2</sup>	150	222,000	
	8	Allowance for blue roof	1,480	m <sup>2</sup>	230	340,400	
	9	Allowance for green sedum on top of blue roof	1,154	m <sup>2</sup>	100	115,400	
	10	Allowance for paving to roof areas	326	m <sup>2</sup>	125	40,750	
	11	Allowance for mansafe system	1	item	20,000	20,000	
	12	Allowance for balustrades to terraces	326	m	350	114,100	
	13	Access hatch to roof	2	nr	1,000	2,000	
	14	Allowance for landscaping to communal roof terrace	1	item	15,000	15,000	
<b>2D</b>		<u>Stairs</u>					160,000
	15	Reinforced concrete staircase to include handrails and balustrade and finishes	12	nr	10,000	120,000	
	16	Stairs to basement 1.35m wide including balustrade and finish	3	nr	8,000	24,000	
	17	Stairs to porch 6m wide including balustrade and finish	2	nr	6,000	12,000	
	18	Plant access on roof - metal ladder	2	nr	2,000	4,000	
<b>2E</b>		<u>External Walls</u>					3,240,720
	19	Facing brickwork/reconstructed stone in cavity wall including plasterboard inner face, metsec, cavity with insulation and all brickwork support	6,311	m <sup>2</sup>	280	1,767,080	
	20	Reconstructed stone banding	480	m	30	14,400	
	21	Facing brickwork half brick wall to basement concrete retaining walls	131	m <sup>2</sup>	80	10,480	
	22	Reconstructed stone coping allowance	292	m	30	8,760	
	23	Allowance for reconstructed stone embellishment	1	item		included	
	24	Allowance for balconies including finish to balcony, balustrade and finish to soffit of balcony	56	nr	10,000	560,000	
	25	Allowance for balconies within brickwork structure including finish to balcony, balustrade and finish to soffit of balcony	16	nr	25,000	400,000	



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Block C

NIA (m<sup>2</sup>) 7,513  
GIA (m<sup>2</sup>) 9,647

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	26	Allowance for wintergarden including brickwork walls, finish to balcony, single glazed opening windows and finish to soffit	16	nr	30,000	480,000	
<b>2F</b>		<u>Windows and External Doors</u>					884,100
	27	Aluminium powder coated double glazed windows	1,426	m <sup>2</sup>	600	855,600	
	28	Allowance for main entrance double doors	2	nr	5,000	10,000	
	29	Allowance for single external doors	4	nr	2,000	8,000	
	30	Allowance for double external doors	3	nr	3,500	10,500	
<b>2G</b>		<u>Internal Walls and Partitions</u>					501,885
	31	Internal walls dividing apartments and common areas including plasterboard both sides	5,283	m <sup>2</sup>	95	501,885	
<b>2H</b>		<u>Internal Doors</u>					58,600
	32	Painted single internal doors and frames; including	29	nr	1,000	29,000	
	33	Painted double internal doors and frames; including	1	nr	1,600	1,600	
	34	Doors to riser cupboards including frame and ironmongery	28	nr	1,000	28,000	
<b>3</b>		<b>INTERNAL FINISHES</b>					
<b>3A</b>		<u>Wall Finishes</u>					104,150
	35	Painting to walls and painted mdf skirtings to	1,887	m <sup>2</sup>	50	94,350	
	36	Enhanced finish to residential lobby area	98	m <sup>2</sup>	100	9,800	
<b>3B</b>		<u>Floor Finishes</u>					149,972
	37	Screed to common areas	2,134	m <sup>1</sup>	28	59,752	
	38	Floor finish to common areas - carpet	1,887	m <sup>2</sup>	40	75,480	
	39	Enhanced finish to residential lobby area	98	m <sup>2</sup>	100	9,800	
	40	Floor finish to ancillary areas - floor paint	247	m <sup>2</sup>	20	4,940	
<b>3C</b>		<u>Ceiling Finishes</u>					40,920
	41	Painted plasterboard MF ceiling to common areas	827	m <sup>2</sup>	40	33,080	
	42	Enhanced ceiling to residential lobby	98	m <sup>2</sup>	80	7,840	
<b>4</b>		<b>FITTINGS AND FURNISHINGS</b>					
<b>4A</b>		<u>Common Areas</u>					37,300
	43	Communal postboxes	50	nr	150	7,500	
	44	Allowance general signage	1	item	25,000	25,000	
	45	Cycle storage	60	nr	80	4,800	
<b>5</b>		<b>M&amp;E INSTALLATION</b>					
<b>5A</b>		<u>Sanitary Appliances</u>					1,000
	46	Allowance for cleaners sink	1	item	1,000	1,000	
<b>5B</b>		<u>Services Equipment</u>					0
						-	
<b>5C</b>		<u>Disposal Installation</u>					250,822

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**Block C**

**NIA (m<sup>2</sup>) 7,513**  
**GIA (m<sup>2</sup>) 9,647**

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	47	Soil and vent installation	9,647	m <sup>2</sup>	20	192,940	
	48	Rainwater installation	9,647	m <sup>2</sup>	6	57,882	
<b>5D</b>		<u>Water Installation</u>					289,410
	49	Hot and cold water distribution infrastructure	9,647	m <sup>2</sup>	30	289,410	
<b>5E</b>		<u>Heat Source</u>					583,935
	50	Common area heating	2,134	m <sup>2</sup>	25	53,350	
	51	Air source heat pumps infrastructure	9,647	m <sup>2</sup>	55	530,585	
<b>5F</b>		<u>Space Heating and Air Treatment</u>					602,000
	52	Cooling to apartments	86	nr	7,000	602,000	
<b>5G</b>		<u>Ventilating System</u>					192,940
	53	Ventilation to WCs and kitchen	9,647	m <sup>2</sup>	20	192,940	
<b>5H</b>		<u>Electrical Installation</u>					696,630
	54	HV/LV connection, transformers and switchgear	9,647	m <sup>2</sup>	20	192,940	
	55	Power, lighting and emergency lighting to apartments	7,513	m <sup>2</sup>	50	375,650	
	56	Power, lighting and emergency lighting to common areas	2,134	m <sup>2</sup>	60	128,040	
<b>5I</b>		<u>Gas Installation</u>					0
						Excluded	
<b>5J</b>		<u>Lifts and escalators</u>					400,000
	57	Passenger Lifts	4	nr	100,000	400,000	
<b>5K</b>		<u>Protective Installation</u>					405,900
	58	Smoke/heat detection	7,513	m <sup>2</sup>	10	75,130	
	59	Lightning protection	7,513	m <sup>2</sup>	10	75,130	
	60	Earthing and bonding	7,513	m <sup>2</sup>	10	75,130	
	61	Sprinkler installation	99	nr	1,500	148,500	
	62	Dry riser installation	2,134	m <sup>2</sup>	15	32,010	
<b>5L</b>		<u>Fire Alarm, Communications and Security</u>					385,880
	63	Fire Alarms	9,647	m <sup>2</sup>	15	144,705	
	64	Block Entry system /entry control	9,647	m <sup>2</sup>	15	144,705	
	65	TV / Data / Telephone Installation	9,647	m <sup>2</sup>	10	96,470	
	66	CCTV				Excluded	
<b>5M</b>		<u>Special Installations</u>					0
						Excluded	
<b>5N</b>		<u>Builders Work in Connection with Services</u>					114,256
	67	BWIC	3,808,517	item	3%	114,256	
<b>5O</b>		<u>M&amp;E Prelims, Profits and Overheads</u>					0
	68	M&E Contractors Management, Profit and Overheads				Included	
		<b>RESIDENTIAL FIT OUT</b>					

Project: Manor Road  
 Estimate: Cost Plan Nr 1  
 Date : 28 January 2019

Block C NIA (m<sup>2</sup>) 7,513  
GIA (m<sup>2</sup>) 9,647

Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	<u>Private Fit Out</u>					-
69	One bedroom apartment	-	nr		-	
70	Two bedroom apartment	-	nr			
71	Three bedroom apartment	-	nr			
	<u>Shared Ownership Fit Out</u>					2,759,000
72	One bedroom apartment	17	nr	49,000	833,000	
73	Two bedroom apartment	29	nr	66,000	1,914,000	
74	Three bedroom apartment	-	nr			
75	Timber staircases within duplexes	3	nr	4,000	12,000	
	<u>Rented Fit Out</u>					2,415,000
76	One bedroom apartment	6	nr	34,000	204,000	
77	Two bedroom apartment	28	nr	43,000	1,204,000	
78	Three bedroom apartment	19	nr	53,000	1,007,000	
	<u>Cooling Installation</u>					359,800
79	Cooling to apartments	86	nr	3,700	318,200	
80	MVHR with boost fans	13	nr	3,200	41,600	

<b>Sub total</b>	<b>19,228,720</b>	<b>1,993</b>
Rounding	280	0
<b>Total - To Summary</b>	<b>19,229,000</b>	<b>1,993</b>

Project: Manor Road  
Estimate: Cost Plan Nr 1  
Date : 28 January 2019

Block D

NIA (m<sup>2</sup>) 6,665  
GIA (m<sup>2</sup>) 8,530

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
<b>1</b>		<b>SUBSTRUCTURE</b>					866,270
	1	Piled foundation including pile caps; ground slab 300mm thick; insulation; membrane and screed; underground drainage; cavity wall in facings upto DPC	1,510	m <sup>2</sup>	500	755,000	
	2	Excavate to form basement including temporary works and backfill	687	m <sup>2</sup>	70	48,090	
	3	Reinforced concrete waterproof walls	234	m <sup>2</sup>	270	63,180	
<b>2</b>		<b>SUPERSTRUCTURE</b>					
<b>2A</b>		<u>Frame</u>					1,604,370
	4	Reinforced concrete frame including transfer structures	8,530	m <sup>2</sup>	150	1,279,500	
	5	250mm thick reinforced concrete walls to lift shafts and staircases	1,911	m <sup>2</sup>	170	324,870	
<b>2B</b>		<u>Upper Floors</u>					1,016,540
	6	Reinforced concrete flat slabs; 250mm thick	7,261	m <sup>2</sup>	140	1,016,540	
<b>2C</b>		<u>Roofs</u>					957,300
	7	Reinforced concrete roof slab; 275mm thick	1,510	m <sup>2</sup>	150	226,500	
	8	Allowance for blue roof	1,510	m <sup>2</sup>	230	347,300	
	9	Allowance for green sedum on top of blue roof	1,002	m <sup>2</sup>	100	100,200	
	10	Allowance for paving to roof areas	508	m <sup>2</sup>	125	63,500	
	11	Allowance for mansafe system	1	item	20,000	20,000	
	12	Allowance for balustrades to terraces	508	m	350	177,800	
	13	Access hatch to roof	2	nr	1,000	2,000	
	14	Allowance for landscaping to communal roof terrace	1	item	20,000	20,000	
<b>2D</b>		<u>Stairs</u>					154,500
	15	Reinforced concrete staircase to include handrails and balustrade and finishes	10	nr	10,000	100,000	
	16	Stairs to basement 1.35m wide including balustrade and finish	3	nr	8,000	24,000	
	17	Stairs to porch 6m wide including balustrade and finish	3	nr	6,000	18,000	
	18	Stairs to porch 2.8m wide including balustrade and finish	1	nr	3,500	3,500	
	19	Ramp to bin store including brickwork wall	1	item	5,000	5,000	
	20	Plant access on roof - metal ladder	2	nr	2,000	4,000	
<b>2E</b>		<u>External Walls</u>					2,609,140
	21	Facing brickwork/reconstructed stone in cavity wall including plasterboard inner face, metsec, cavity with insulation and all brickwork support	6,053	m <sup>2</sup>	280	1,694,840	
	22	Reconstructed stone banding at bottom of first floor	461	m	30	13,830	
	23	Reconstructed stone coping allowance	357	m	30	10,710	
	24	Allowance for reconstructed stone embellishment	1	item		included	
	25	Allowance for brickwork porches	4	nr	5,000	20,000	
	26	Form brickwork arches to entrance between buildings at ground floor	1	nr	10,000	10,000	
	27	Facing brickwork half brick wall to basement concrete retaining walls	122	m <sup>2</sup>	80	9,760	



**Project: Manor Road**  
**Estimate: Cost Plan Nr 1**  
**Date : 28 January 2019**

**Block D**

**NIA (m<sup>2</sup>) 6,665**  
**GIA (m<sup>2</sup>) 8,530**

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
<b>5C</b>		<u>Disposal Installation</u>					116,766
	49	Soil and vent installation	4,491	m <sup>2</sup>	20	89,820	
	50	Rainwater installation	4,491	m <sup>2</sup>	6	26,946	
<b>5D</b>		<u>Water Installation</u>					134,730
	51	Hot and cold water distribution infrastructure	4,491	m <sup>2</sup>	30	134,730	
<b>5E</b>		<u>Heat Source</u>					493,350
	52	Common area heating	968	m <sup>2</sup>	25	24,200	
	53	Air source heat pumps infrastructure	8,530	m <sup>2</sup>	55	469,150	
<b>5F</b>		<u>Space Heating and Air Treatment</u>					357,000
	54	Cooling to apartments	51	nr	7,000	357,000	
<b>5G</b>		<u>Ventilating System</u>					170,600
	55	Ventilation to WCs and kitchen	8,530	m <sup>2</sup>	20	170,600	
<b>5H</b>		<u>Electrical Installation</u>					615,750
	56	HV/LV connection, transformers and switchgear	8,530	m <sup>2</sup>	20	170,600	
	57	Power, lighting and emergency lighting to apartments	6,665	m <sup>2</sup>	50	333,250	
	58	Power, lighting and emergency lighting to common areas	1,865	m <sup>2</sup>	60	111,900	
<b>5I</b>		<u>Gas Installation</u>					0
						Excluded	
<b>5J</b>		<u>Lifts and escalators</u>					400,000
	59	Passenger Lifts	4	nr	100,000	400,000	
<b>5K</b>		<u>Protective Installation</u>					362,925
	60	Smoke/heat detection	6,665	m <sup>2</sup>	10	66,650	
	61	Lightning protection	6,665	m <sup>2</sup>	10	66,650	
	62	Earthing and bonding	6,665	m <sup>2</sup>	10	66,650	
	63	Sprinkler installation	90	nr	1,500	135,000	
	64	Dry riser installation	1,865	m <sup>2</sup>	15	27,975	
<b>5L</b>		<u>Fire Alarm, Communications and Security</u>					341,200
	65	Fire Alarms	8,530	m <sup>2</sup>	15	127,950	
	66	Block Entry system /entry control	8,530	m <sup>2</sup>	15	127,950	
	67	TV / Data / Telephone Installation	8,530	m <sup>2</sup>	10	85,300	
	68	CCTV				Excluded	
<b>5M</b>		<u>Special Installations</u>					70,750
	69	PV installation	283	m <sup>2</sup>	250	70,750	
<b>5N</b>		<u>Builders Work in Connection with Services</u>					91,922
	70	BWIC	3,064,071	item	3%	91,922	
<b>5O</b>		<u>M&amp;E Prelims, Profits and Overheads</u>					0
	71	M&E Contractors Management, Profit and Overheads				Included	
		<b>RESIDENTIAL FIT OUT</b>					

Project: Manor Road  
 Estimate: Cost Plan Nr 1  
 Date : 28 January 2019

Block D

NIA (m<sup>2</sup>) 6,665  
 GIA (m<sup>2</sup>) 8,530

Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	<u>Private Fit Out</u>					5,634,000
72	One bedroom apartment	43	nr	50,000	2,150,000	
73	Two bedroom apartment	28	nr	67,000	1,876,000	
74	Three bedroom apartment	19	nr	84,000	1,596,000	
75	Timber staircases within duplexes	3	nr	4,000	12,000	
	<u>Shared Ownership Fit Out</u>					-
76	One bedroom apartment	-	nr		-	
77	Two bedroom apartment	-	nr		-	
78	Three bedroom apartment	-	nr		-	
	<u>Rented Fit Out</u>					-
79	One bedroom apartment	-	nr		-	
80	Two bedroom apartment	-	nr		-	
81	Three bedroom apartment	-	nr		-	
	<u>Cooling Installation</u>					313,500
82	Cooling to apartments	51	nr	3,700	188,700	
83	MVHR with boost fans	39	nr	3,200	124,800	

**Sub total** 17,945,859 2,104

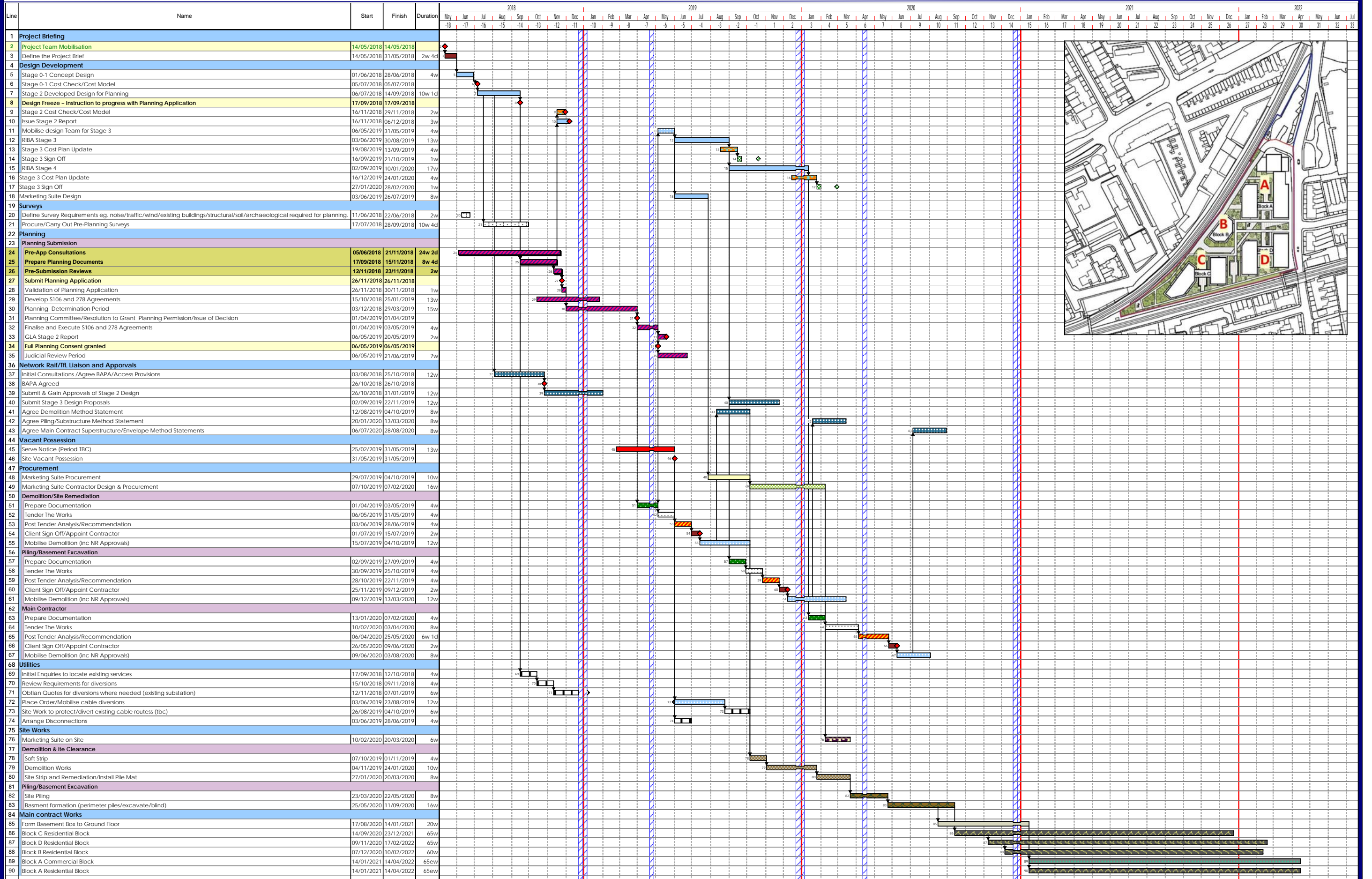
Rounding 141 0

**Total - To Summary** 17,946,000 2,104

# Appendix 7

## Programme





# Appendix 8

## Appraisals

Manor Road Richmond  
Policy compliant Richmond

**Manor Road Richmond  
Policy compliant Richmond**

**Summary Appraisal for Phase 1**

Currency in £

REVENUE	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Block A	1	43,830	900.00	39,447,000	39,447,000
Block B	1	37,920	900.00	34,128,000	34,128,000
Block C - Affordable blended	1	80,780	242.00	19,548,760	19,548,760
Block D - Private	1	67,042	900.00	60,337,800	60,337,800
Block A - Affordable blended	1	65,679	242.00	15,894,318	15,894,318
Block D blended	1	2,332	242.00	564,344	564,344
<b>Totals</b>	<b>6</b>	<b>297,583</b>			<b>169,920,222</b>

Rental Area Summary	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A commercial	1	1,611	30.00	48,336	48,336	48,336
Block D commercial	1	1,738	30.00	52,128	52,128	52,128
Pavilion Commercial	1	786	30.00	23,568	23,568	23,568
<b>Totals</b>	<b>3</b>	<b>4,134</b>			<b>124,032</b>	<b>124,032</b>

Investment Valuation	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
<b>Block A commercial</b>						
Market Rent	48,336	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	920,686	
<b>Block D commercial</b>						
Market Rent	52,128	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	992,914	
<b>Pavilion Commercial</b>						
Market Rent	23,568	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	448,914	
					<b>2,362,514</b>	

**GROSS DEVELOPMENT VALUE** 172,282,736

Purchaser's Costs	(160,651)
Effective Purchaser's Costs Rate	6.80%

**NET DEVELOPMENT VALUE** 172,122,085

**NET REALISATION** 172,122,085

**OUTLAY**

**ACQUISITION COSTS**

Fixed Price	31,750,000
Stamp Duty	2,159,000
	2,159,000

**CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
Pavilion Commercial	982	203.67	200,000
Block A	142,428	254.16	36,200,000
Block B	46,816	258.46	12,100,000
Block C - Affordable blended	101,195	239.14	24,200,000
Block D - Private	87,535	258.18	22,600,000
<b>Totals</b>	<b>383,142</b>		<b>95,300,000</b>

Developers Contingency	5.00%	4,925,000
Demolition and enabling		900,000
LBRUT CiL		6,557,326
Mayoral CiL		1,727,733
		14,110,059

**Other Construction**

Basement	2,300,000
Other development costs	9,200,000
	11,500,000

**PROFESSIONAL FEES**

Professional Fees	12.00%	11,820,000
		11,820,000

**MARKETING & LETTING**

Letting Agent Fee	10.00%	12,403
Letting Legal Fee	5.00%	6,202
		18,605

**DISPOSAL FEES**

Sale Agent fee private residential	2.50%	3,347,820
Sales Agent fee other	1.00%	383,699
Sales Legal Fee	0.25%	430,707
		4,162,226

**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)	
Land	6,433,501
Construction	3,784,948
Other	4,236,257
Total Finance Cost	14,454,705

**TOTAL COSTS** 185,274,595

**PROFIT** (13,152,510)

**Performance Measures**

Profit on Cost%	(7.10)%
Profit on GDV%	(7.63)%
Profit on NDV%	(7.64)%
Development Yield% (on Rent)	0.07%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	0.60%
Rent Cover	-106 yrs 0 mths
Profit Erosion (finance rate 6.000)	N/A

Manor Road Richmond  
Proposed scheme GLA compliant mix

**Manor Road Richmond  
Proposed scheme GLA compliant mix**

**Summary Appraisal for Phase 1**

Currency in £

REVENUE	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Block A	1	88,252	900.00	79,426,800	79,426,800
Block B	1	37,920	900.00	34,128,000	34,128,000
Block C - Affordable LAR	1	34,421	140.00	4,818,940	4,818,940
Block D - Private	1	67,042	900.00	60,337,800	60,337,800
Block A - Affordable SO	1	21,256	450.00	9,565,200	9,565,200
Block C - Affordable SO	1	46,360	450.00	20,862,000	20,862,000
Block D rented	1	2,332	140.00	326,480	326,480
<b>Totals</b>	<b>7</b>	<b>297,583</b>			<b>209,465,220</b>

Rental Area Summary	Units	ft <sup>2</sup>	Rent Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A commercial	1	1,611	30.00	48,336	48,336	48,336
Block D commercial	1	1,738	30.00	52,128	52,128	52,128
Pavilion Commercial	1	786	30.00	23,568	23,568	23,568
<b>Totals</b>	<b>3</b>	<b>4,134</b>			<b>124,032</b>	<b>124,032</b>

Investment Valuation	Units	ft <sup>2</sup>	YP @	5.0000%	20.0000	
<b>Block A commercial</b>						
Market Rent	48,336	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	920,686	
<b>Block D commercial</b>						
Market Rent	52,128	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	992,914	
<b>Pavilion Commercial</b>						
Market Rent	23,568	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	448,914	
					<b>2,362,514</b>	

**GROSS DEVELOPMENT VALUE 211,827,734**

Purchaser's Costs	(160,651)
Effective Purchaser's Costs Rate	6.80%

**NET DEVELOPMENT VALUE 211,667,083**

**NET REALISATION 211,667,083**

**OUTLAY**

**ACQUISITION COSTS**

Fixed Price	31,750,000
Stamp Duty	2,159,000
	2,159,000

**CONSTRUCTION COSTS**

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost
Pavilion Commercial	982	203.67	200,000
Block A	142,428	254.16	36,200,000
Block B	46,816	258.46	12,100,000
Block C - Affordable LAR	101,195	239.14	24,200,000
Block D - Private	87,535	258.18	22,600,000
<b>Totals</b>	<b>383,142</b>		<b>95,300,000</b>

Developers Contingency	5.00%	4,925,000
Demolition and enabling		900,000
LBRUT CiL		6,557,326
Mayoral CiL		1,727,733
		14,110,059

**Other Construction**

Basement	2,300,000
Other development costs	9,200,000
	11,500,000

**PROFESSIONAL FEES**

Professional Fees	12.00%	11,820,000
		11,820,000

**MARKETING & LETTING**

Letting Agent Fee	10.00%	12,403
Letting Legal Fee	5.00%	6,202
		18,605

**DISPOSAL FEES**

Sale Agent fee private residential	2.50%	4,347,315
Sales Agent fee other	1.00%	379,351
Sales Legal Fee	0.25%	529,569
		5,256,236

**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)	
Land	6,433,501
Construction	3,743,436
Other	1,092,850
Total Finance Cost	11,269,787

**TOTAL COSTS 183,183,687**

**PROFIT**

**28,483,396**

**Performance Measures**

Profit on Cost%	15.55%
Profit on GDV%	13.45%
Profit on NDV%	13.46%
Development Yield% (on Rent)	0.07%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	16.49%
Rent Cover	229 yrs 8 mths
Profit Erosion (finance rate 6.000)	2 yrs 5 mths

Manor Road Richmond  
Proposed scheme GLA compliant mix

Manor Road Richmond  
Proposed scheme 35%



**Manor Road Richmond  
Proposed scheme 35%**

**Summary Appraisal for Phase 1**

Currency in £

REVENUE	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Block A	1	88,252	900.00	79,426,800	79,426,800
Block B	1	37,920	900.00	34,128,000	34,128,000
Block C - Affordable LAR	1	34,421	190.00	6,539,990	6,539,990
Block D - Private	1	67,042	900.00	60,337,800	60,337,800
Block A - Affordable SO	1	21,256	450.00	9,565,200	9,565,200
Block C - Affordable SO	1	46,360	450.00	20,862,000	20,862,000
Block D rented	1	2,332	190.00	443,080	443,080
<b>Totals</b>	<b>7</b>	<b>297,583</b>			<b>211,302,870</b>

Rental Area Summary	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A commercial	1	1,611	30.00	48,336	48,336	48,336
Block D commercial	1	1,738	30.00	52,128	52,128	52,128
Pavilion Commercial	1	786	30.00	23,568	23,568	23,568
<b>Totals</b>	<b>3</b>	<b>4,134</b>			<b>124,032</b>	<b>124,032</b>

Investment Valuation	Units	ft²	YP @	PV 1yr @	Market Rent	Net Rent
<b>Block A commercial</b>						
Market Rent (1yr Rent Free)	48,336	YP @	5.0000%	20.0000		
		PV 1yr @	5.0000%	0.9524		920,686
<b>Block D commercial</b>						
Market Rent (1yr Rent Free)	52,128	YP @	5.0000%	20.0000		
		PV 1yr @	5.0000%	0.9524		992,914
<b>Pavilion Commercial</b>						
Market Rent (1yr Rent Free)	23,568	YP @	5.0000%	20.0000		
		PV 1yr @	5.0000%	0.9524		448,914
						<b>2,362,514</b>

**GROSS DEVELOPMENT VALUE 213,665,384**

Purchaser's Costs	(160,651)
Effective Purchaser's Costs Rate	6.80%

**NET DEVELOPMENT VALUE 213,504,733**

**NET REALISATION 213,504,733**

**OUTLAY**

**ACQUISITION COSTS**

Fixed Price	31,750,000
Stamp Duty	2,159,000
	2,159,000

**CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
Pavilion Commercial	982	203.67	200,000
Block A	142,428	254.16	36,200,000
Block B	46,816	258.46	12,100,000
Block C - Affordable LAR	101,195	239.14	24,200,000
Block D - Private	87,535	258.18	22,600,000
<b>Totals</b>	<b>383,142</b>		<b>95,300,000</b>

Developers Contingency	5.00%	4,925,000
Demolition and enabling		900,000
LBRUT CiL		6,557,326
Mayoral CiL		1,727,733
		14,110,059

**Other Construction**

Basement	2,300,000
Other development costs	9,200,000
	11,500,000

**PROFESSIONAL FEES**

Professional Fees	12.00%	11,820,000
		11,820,000

**MARKETING & LETTING**

Letting Agent Fee	10.00%	12,403
Letting Legal Fee	5.00%	6,202
		18,605

**DISPOSAL FEES**

Sale Agent fee private residential	2.50%	4,347,315
Sales Agent fee other	1.00%	397,728
Sales Legal Fee	0.25%	534,163
		5,279,206

**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)	
Land	6,433,501
Construction	3,632,693
Other	983,342
Total Finance Cost	11,049,536

**TOTAL COSTS 182,986,406**

**PROFIT**

**30,518,327**

**Performance Measures**

Profit on Cost%	16.68%
Profit on GDV%	14.28%
Profit on NDV%	14.29%
Development Yield% (on Rent)	0.07%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	17.33%
Rent Cover	246 yrs 1 mth
Profit Erosion (finance rate 6.000)	2 yrs 7 mths

Manor Road Richmond  
Proposed scheme 35%

Manor Road Richmond  
Maximum reasonable proposed mix

**Manor Road Richmond  
Maximum reasonable proposed mix**

**Summary Appraisal for Phase 1**

Currency in £

REVENUE	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Block A	1	96,508	900.00	86,857,200	86,857,200
Block B	1	37,920	900.00	34,128,000	34,128,000
Block C - Affordable	1	80,780	358.00	28,919,240	28,919,240
Block D - Private	1	69,374	900.00	62,436,600	62,436,600
Block A - Affordable	1	13,000	358.00	4,654,000	4,654,000
<b>Totals</b>	<b>5</b>	<b>297,582</b>			<b>216,995,040</b>

Rental Area Summary	Units	ft <sup>2</sup>	Rent Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A commercial	1	1,611	30.00	48,336	48,336	48,336
Block D commercial	1	1,738	30.00	52,128	52,128	52,128
Pavilion Commercial	1	786	30.00	23,568	23,568	23,568
<b>Totals</b>	<b>3</b>	<b>4,134</b>			<b>124,032</b>	<b>124,032</b>

Investment Valuation	Units	ft <sup>2</sup>	YP @	5.0000%	20.0000	Net Rent at Sale
<b>Block A commercial</b>						
Market Rent	48,336		YP @	5.0000%	20.0000	
(1yr Rent Free)			PV 1yr @	5.0000%	0.9524	920,686
<b>Block D commercial</b>						
Market Rent	52,128		YP @	5.0000%	20.0000	
(1yr Rent Free)			PV 1yr @	5.0000%	0.9524	992,914
<b>Pavilion Commercial</b>						
Market Rent	23,568		YP @	5.0000%	20.0000	
(1yr Rent Free)			PV 1yr @	5.0000%	0.9524	448,914
						<b>2,362,514</b>

**GROSS DEVELOPMENT VALUE 219,357,554**

Purchaser's Costs	(160,651)
Effective Purchaser's Costs Rate	6.80%
	(160,651)

**NET DEVELOPMENT VALUE 219,196,903**

**NET REALISATION 219,196,903**

**OUTLAY**

**ACQUISITION COSTS**

Fixed Price	31,750,000
	31,750,000
Stamp Duty	6.80%
	2,159,000
	2,159,000

**CONSTRUCTION COSTS**

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost
Pavilion Commercial	982	203.67	200,000
Block A	142,428	254.16	36,200,000
Block B	46,816	258.46	12,100,000
Block C - Affordable	101,195	239.14	24,200,000
Block D - Private	87,535	258.18	22,600,000
<b>Totals</b>	<b>383,142</b>		<b>95,300,000</b>

Developers Contingency	5.00%	4,925,000
Demolition and enabling		900,000
LBRUT CiL		6,557,326
Mayoral CiL		1,727,733
		14,110,059

**Other Construction**

Basement	2,300,000
Other development costs	9,200,000
	11,500,000

**PROFESSIONAL FEES**

Professional Fees	12.00%	11,820,000
		11,820,000

**MARKETING & LETTING**

Letting Agent Fee	10.00%	12,403
Letting Legal Fee	5.00%	6,202
		18,605

**DISPOSAL FEES**

Sale Agent fee private residential	2.50%	4,701,895
Sales Agent fee other	1.00%	312,818
Sales Legal Fee	0.25%	548,394
		5,563,106

**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)		
Land		6,433,501
Construction		3,871,940
Other		853,438
Total Finance Cost		11,158,879

**TOTAL COSTS 183,379,649**

**PROFIT**

**35,817,254**

**Performance Measures**

Profit on Cost%	19.53%
Profit on GDV%	16.33%
Profit on NDV%	16.34%
Development Yield% (on Rent)	0.07%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	18.97%
Rent Cover	288 yrs 9 mths
Profit Erosion (finance rate 6.000)	2 yrs 12 mths

Manor Road Richmond  
Maximum reasonable Richmond mix

**Manor Road Richmond  
Maximum reasonable Richmond mix**

**Summary Appraisal for Phase 1**

Currency in £

REVENUE	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
<b>Sales Valuation</b>					
Block A	1	116,508	900.00	104,857,200	104,857,200
Block B	1	37,920	900.00	34,128,000	34,128,000
Block C - Affordable	1	73,280	242.00	17,733,760	17,733,760
Block D - Private	1	69,374	900.00	62,436,600	62,436,600
Block C private	1	500	900.00	450,000	450,000
<b>Totals</b>	<b>5</b>	<b>297,582</b>			<b>219,605,560</b>

Rental Area Summary	Units	ft <sup>2</sup>	Rent Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A commercial	1	1,611	30.00	48,336	48,336	48,336
Block D commercial	1	1,738	30.00	52,128	52,128	52,128
Pavilion Commercial	1	786	30.00	23,568	23,568	23,568
<b>Totals</b>	<b>3</b>	<b>4,134</b>			<b>124,032</b>	<b>124,032</b>

Investment Valuation	Units	ft <sup>2</sup>	YP @	5.0000%	20.0000	Net Rent at Sale	Initial MRV
<b>Block A commercial</b>							
Market Rent	48,336		YP @	5.0000%	20.0000		
(1yr Rent Free)			PV 1yr @	5.0000%	0.9524	920,686	
<b>Block D commercial</b>							
Market Rent	52,128		YP @	5.0000%	20.0000		
(1yr Rent Free)			PV 1yr @	5.0000%	0.9524	992,914	
<b>Pavilion Commercial</b>							
Market Rent	23,568		YP @	5.0000%	20.0000		
(1yr Rent Free)			PV 1yr @	5.0000%	0.9524	448,914	
						<b>2,362,514</b>	

**GROSS DEVELOPMENT VALUE 221,968,074**

Purchaser's Costs	(160,651)
Effective Purchaser's Costs Rate	6.80%
	(160,651)

**NET DEVELOPMENT VALUE 221,807,423**

**NET REALISATION 221,807,423**

**OUTLAY**

**ACQUISITION COSTS**

Fixed Price	31,750,000
	31,750,000
Stamp Duty	6.80%
	2,159,000
	2,159,000

**CONSTRUCTION COSTS**

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost
Pavilion Commercial	982	203.67	200,000
Block A	142,428	254.16	36,200,000
Block B	46,816	258.46	12,100,000
Block C - Affordable	101,195	239.14	24,200,000
Block D - Private	87,535	258.18	22,600,000
<b>Totals</b>	<b>383,142</b>		<b>95,300,000</b>

Developers Contingency	5.00%	4,925,000
Demolition and enabling		900,000
LBRUT CiL		6,557,326
Mayoral CiL		1,727,733
		14,110,059

**Other Construction**

Basement	2,300,000
Other development costs	9,200,000
	11,500,000

**PROFESSIONAL FEES**

Professional Fees	12.00%	11,820,000
		11,820,000

**MARKETING & LETTING**

Letting Agent Fee	10.00%	12,403
Letting Legal Fee	5.00%	6,202
		18,605

**DISPOSAL FEES**

Sale Agent fee private residential	2.50%	5,035,545
Sales Agent fee other	1.00%	200,963
Sales Legal Fee	0.25%	553,795
		5,790,303

**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)		
Land		6,433,501
Construction		5,541,412
Other		1,142,964
Total Finance Cost		13,117,877

**TOTAL COSTS 185,565,844**

**PROFIT**

**36,241,579**

**Performance Measures**

Profit on Cost%	19.53%
Profit on GDV%	16.33%
Profit on NDV%	16.34%
Development Yield% (on Rent)	0.07%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%

IRR 17.63%

Rent Cover 292 yrs 2 mths  
Profit Erosion (finance rate 6.000) 2 yrs 12 mths

# Appendix 9

## Sensitivity Analysis

Manor Road Richmond  
Proposed scheme 35%



**Manor Road Richmond  
Proposed scheme 35%**

**Table of Gross Development Value and Profit on GDV%**

		Sales: Rate /ft²				
Construction: Rate /ft²	0.000%	+1.500%	+3.000%	+4.500%	+6.000%	
	900.00 /ft²	913.50 /ft²	927.00 /ft²	940.50 /ft²	954.00 /ft²	
-5.000%	£213,665,384 17.137%	£216,273,773 18.145%	£218,882,162 19.125%	£221,490,551 20.081%	£224,098,940 21.010%	
-2.500%	£213,665,384 15.713%	£216,273,773 16.743%	£218,882,162 17.744%	£221,490,551 18.719%	£224,098,940 19.669%	
0.000%	£213,665,384 14.283%	£216,273,773 15.334%	£218,882,162 16.357%	£221,490,551 17.352%	£224,098,940 18.322%	
+2.500%	£213,665,384 12.847%	£216,273,773 13.919%	£218,882,162 14.964%	£221,490,551 15.979%	£224,098,940 16.969%	
+5.000%	£213,665,384 11.404%	£216,273,773 12.498%	£218,882,162 13.564%	£221,490,551 14.600%	£224,098,940 15.610%	

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /ft²**

Original Values are varied by Steps of 1.500%.

Heading	Phase	Rate	No. of Steps
Block A	1	£900.00	5 Up only
Block B	1	£900.00	5 Up only
Block D - Private	1	£900.00	5 Up only

**Construction: Rate /ft²**

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Pavilion Commercial	1	£203.67	2 Up & Down
Block A	1	£254.16	2 Up & Down
Block B	1	£258.46	2 Up & Down
Block C - Affordable LAR	1	£239.14	2 Up & Down
Block D - Private	1	£258.18	2 Up & Down

# Contact Details

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## Enquiries

Cecilia Fellows MRICS  
0207 911 2118  
[cecilia.fellows@avisonyoung.com](mailto:cecilia.fellows@avisonyoung.com)

## Visit us online

[avisonyoung.co.uk](http://avisonyoung.co.uk)

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## Avison Young

65 Gresham Street, London EC2V 7NQ

Avison Young is the trading name of GVA Grimley Limited

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