

# Ham Close Regeneration

Planning Application:  
Viability Statement

Author: DS2  
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**HAM CLOSE, HAM, RICHMOND UPON THAMES,  
TW10 7PG**

**FINANCIAL VIABILITY ASSESSMENT**

**Prepared by DS2 LLP**

100 Pall Mall, SW1Y 5NQ

Tel: 0207 004 1765

[www.ds2.co.uk](http://www.ds2.co.uk)

On behalf of **Hill Residential**

**April 2022**





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## 1 EXECUTIVE SUMMARY

- 1.1 This Financial Viability Assessment has been prepared by DS2 and is submitted in support of a detailed planning application by Hill Residential in relation to Ham Close, Ham, Richmond Upon Thames, TW10 7PG. The determining planning authority is the London Borough of Richmond Upon Thames and the application is referable to the Greater London Authority
- 1.2 DS2 was instructed in November 2021 to assess the financial viability of the proposed development in order to inform discussion of the level of affordable housing and other s106 obligations that the development should be required to deliver in accordance with paragraphs 55 to 58 of the National Planning Policy Framework, July 2021, as revised and the development plan policies, without impeding the viability of the project and the prospects of delivery.
- 1.3 This Financial Viability Assessment (FVA) has been collated in accordance with National Planning Policy Framework, 2021 as revised, National Planning Practice Guidance, (which was last updated in 2019 in respect of viability), the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance, 2017, London Borough of Richmond Upon Thames Supplementary Planning Document Affordable Housing (adopted 6th March 2014) as well as professional best practice guidance, including the RICS Professional Statement ‘Financial Viability in Planning: Conduct and Reporting’ (1st Edition, adopted September 2019) and the RICS Guidance Note ‘Assessing Viability in Planning under the National Planning Policy Framework 2019 for England’ (1st Edition, adopted July 2021). DS2 can also confirm that in collating this report:
- We have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.
  - We have been reasonable, transparent, fair and objective as required by Section 4 of the Professional Statement.
  - Our instruction by Hill Residential is on a non-performance or contingent related basis
  - We are not currently working for the London Borough of Richmond Upon Thames on any other live planning applications, so can confirm there are no conflicts of interest in accordance with the RICS Professional Statement Conflicts of Interest, 1st Edition, that came into effect on 1st January 2018.

### Site Location and Description

- 1.4 The site is located within the administrative boundary of London Borough of Richmond Upon Thames. The site is bound by Woodville Road to the north and Ashburnham Road to the south.
- 1.5 The site is 4.69 hectares in size and comprised of residential buildings dating from the 1960s. A total of 14 residential blocks are located on site consisting of three principal building types; five storey blocks, four storey blocks with deck access flats and three story ‘T’ shaped blocks.

- 1.6 There are a total of 192 existing residential homes, of which 143 are social rent and managed by Richmond Housing Partnership, and 49 are leasehold homes (19 owned by Richmond Housing Partnership and the remaining 30 owned by existing leasehold tenants).
- 1.7 The existing on-site public realm consists of large areas of surface parking and informal amenity land. The Site also contains the existing Ham Youth Centre, Maker Labs and associated car parking and garages.

### **Reasons for redevelopment**

- 1.8 Ham Close has been identified as a regeneration project as part of London Borough Richmond upon Thames Uplift Programme. The Uplift Programme is designed to deliver physical, social and economic improvements to local areas.
- 1.9 The proposed development aims to deliver such physical, social and economic improvements on the site by:
  - Increasing the amount of affordable housing on site through an increase in density of development through sensitive design.
  - Improve the quality of housing across the Estate including:
  - Improved space standards with private outdoor space for all homes.
  - Improved outdoor spaces to improve health, social wellbeing and safety across the Estate.
  - Provide lifts as part of the proposed development which will allow more accessibility to people with disabilities, prams, and pushchairs.
  - Provide a high quality residential scheme which provides the commitments made to existing residents as part of the offer made by Richmond Housing Partnership.

### **Proposed Development**

- 1.10 The Description of Development for the proposed development is shown below:

*“Demolition of existing buildings on-site and phased mixed-use development comprising 452 residential homes (Class C3) up to six storeys; a Community/Leisure Facility (Class F2) of up to 3 storeys in height, a Maker Labs (sui generis) of up to 2 storeys together with basement car parking and site wide landscaping”*

- 1.11 Subject to planning permission being granted, the proposed development will deliver 452 residential homes of which 221 will be provided as affordable housing in the form of low cost rent (social rent and London affordable rent) and intermediate housing (London living rent and London shared ownership), with the remaining 231 residential homes being delivered as market housing. The 231 residential homes include 30 replacement homes for leaseholders who choose to remain at Ham Close. The affordable housing proposal is illustrated in the table below:

| <b>AFFORDABLE HOUSING PROPOSAL, HAM CLOSE, APRIL 2022</b> |                    |                              |                         |                  |                                  |                             |
|---|--------------------|------------------------------|-------------------------|------------------|----------------------------------|-----------------------------|
| <b>Tenure</b>   | <b>Total Units</b> | <b>% of Affordable Units</b> | <b>% of Total Units</b> | <b>Hab Rooms</b> | <b>% of Affordable Hab Rooms</b> | <b>% of Total Hab Rooms</b> |
| Social Rent Re-provision                                  | 143                | 65%                          | 32%                     | 350              | 64%                              | 28%                         |
| London Affordable Rent                                    | 21                 | 10%                          | 5%                      | 58               | 10%                              | 5%                          |
| London Living Rent  | 10                 | 5%                           | 2%                      | 23               | 4%                               | 2%                          |
| London Shared Ownership                                   | 47                 | 20%                          | 10%                     | 120              | 22%                              | 9%                          |
| <b>Total</b>  | <b>221</b>         | <b>100%</b>                  | <b>49%</b>              | <b>551</b>       | <b>100%</b>                      | <b>43%</b>                  |

1.12 The affordable housing proposal equates to 49 per cent (by individual units) or the re-provision of the existing 143 affordable homes plus 25 per cent on the uplift, or an additional 78 affordable homes<sup>1</sup>. The site wide affordable housing split is 75 per cent low cost rent (social rent and London affordable rent) with 25 per cent being provided by way of intermediate housing (London Living Rent and London Shared Ownership).

1.13 The proposed development will offer the re-provision of 30 existing leasehold homes to existing leaseholder residents, subject to take up. For the purposes of the S106 agreement it is envisaged that the market value of these homes will not be restricted<sup>2</sup> and as such for the purposes of the affordable housing proposal the leasehold homes have not been considered as affordable homes.

1.14 In addition to the above, the proposed development will also deliver a community centre (Use F2 Class) and a Maker Labs (sui generis).

**Methodology**

1.15 The approach taken in this FVA is to assess the viability of the proposed development by reference to the residual profit.

1.16 Residual profit is assessed by deducting the development costs (including a Benchmark Land Value) from the Gross Development Value of the proposed development.

**Benchmark Land Value**

1.17 The Benchmark Land Value in the Financial Viability Assessment is based on the site’s Existing Use Value consistent and compliant with the policy framework and professional guidance.

1.18 DS2 have provided a valuation on an Existing Use Value-Social Housing basis for the existing affordable homes and open market basis for the 49 leasehold homes, reflecting the value of the existing homes. The valuation can be disaggregated into tenanted properties and leasehold

<sup>1</sup>The proposed development provides 221 affordable homes, of which 143 are re-provision of the existing homes which results in an additional 78 affordable homes. These being in addition to the affordable homes already currently on the site.

<sup>2</sup> This meaning that the S106 agreement will not restrict the value that can be received for this homes.



properties. The valuation of the existing Youth Centre and garages has been carried out on an Existing Use Value basis.

1.19 The below sets out a breakdown of the Benchmark Land Value:

- £11,171,900 for the existing 143 tenanted properties;
- £16,143,500 for the 49 existing leasehold properties;
- £1,024,606 to secure vacant possession of the existing Community Centre on the site;
- £467,508 for the existing garages; and
- Zero value for the existing Maker Labs.

### **Appraisal Results**

1.20 The appraisal assumptions used in the FVA are summarised below:

| <b>APPRAISAL ASSUMPTIONS, HAM CLOSE, APRIL 2022</b>                |               |
|--|---------------|
| <b>Assumption</b>  | <b>Amount</b> |
| Gross Development Value  | £209,482,163  |
| Less   |               |
| Benchmark Land Value (inserted as a land cost) + acquisitions fees | -£30,766,425  |
| Construction and other costs                                       | -£148,047,478 |
| Finance  | -£12,360,203  |
| S106 obligations/ CIL  | - £9,474,237  |
| Equals   |               |
| Developer's return (£)   | £8,834,770    |
| Developer's return (% on GDV)                                      | 4.46%         |

1.21 The appraisal results for the proposed development are provided in the table below and assume a Benchmark Land Value of £28,807,514 based upon an Existing Use Value approach set out above. This has been inserted into the proposed development appraisal as a fixed site value, with the residual profit output being measured.

| <b>APPRAISAL RESULTS, HAM CLOSE, APRIL 2022</b> |                      |                      |                          |
|---|----------------------|----------------------|--------------------------|
| <b>Scheme</b>                                   | <b>Profit Target</b> | <b>Profit on GDV</b> | <b>Surplus / Deficit</b> |
| Proposed Development                            | 15.30%               | 4.46%                | -10.84%                  |

1.22 The Financial Viability Assessment illustrates that on a present-day basis, the proposed development would deliver a profit return of 4.46 per cent of Gross Development Value against a target profit of 15.30 per cent on a present-day basis providing in excess of the maximum amount of planning obligations including affordable housing and that the proposed development is extremely challenged financially. The profit return on a present-day basis is below the target rate of return meaning that the proposed development is financially unviable.

- 1.23 The outputs have been sensitivity tested. These have been undertaken in accordance with the RICS Professional Statement 'Financial Viability in Planning: Conduct and Reporting' (2019). Further detail is provided in Section 11 of this Financial Viability Assessment.

## 2 INTRODUCTION

- 2.1 This Financial Viability Assessment (“FVA”) has been prepared by DS2 in support of a detailed planning application in relation to Ham Close, Ham, Richmond Upon Thames, TW10 7PG (“the Site”) on behalf of Hill Residential (hereafter “the Applicant”). The determining planning authority is the London Borough of Richmond Upon Thames (“LBRuT”) and the application is referable to the Greater London Authority.
- 2.2 DS2 is instructed to assess the financial viability of the proposed development in order to inform discussion of the level of affordable housing and other s106 obligations that the development should be required to deliver in accordance with paragraphs 55 to 58 of the National Planning Policy Framework, July 2021 (“NPPF”), as revised and the development plan policies, without impeding the viability of the project and the prospects of delivery.
- 2.3 This FVA has been collated in accordance with NPPF, 2021 as revised, National Planning Practice Guidance, (which was last updated in 2019 in respect of viability matters) (“PPG”), the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance, 2017 (“Affordable Housing and Viability SPG”), London Borough of Richmond Upon Thames Supplementary Planning Document Affordable Housing (“LBRuT SPD”) (adopted 6<sup>th</sup> March 2014) as well as professional best practice guidance, including the RICS Professional Statement ‘Financial Viability in Planning: Conduct and Reporting’ (1<sup>st</sup> Edition, adopted September 2019) and the RICS Guidance Note ‘Assessing Viability in Planning under the National Planning Policy Framework 2019 for England’ (1<sup>st</sup> Edition, adopted July 2021).
- 2.4 DS2 have undertaken similar exercises on a range of estate regeneration projects across London where we have also had regard to the GLA’s ‘Good Practice Guide for Estate Regeneration’ dated February 2018.

### The Applicant

- 2.5 The Applicant: Hill Residential, is an award-winning housebuilder. Awards include being rated a 5 star home builder by the HBF in 2021 and What House Housebuilder of the Year 2021 amongst other accolades. Hill have built more than 19,000 homes to date and delivered a number of estate regeneration schemes in collaboration with local authority and Registered Providers (“RP”) partners.
- 2.6 Hill Residential are the delivery partners for Richmond Housing Partnership (“RHP”). RHP is a local RP (or housing association) established in July 2000 when LBRuT transferred all its Council owned housing stock, including Ham Close to the new organisation. RHP are a non-profit organisation with the purpose of providing good quality, affordable homes and housing related services to people unable to rent or buy in the local private housing market.

### The Challenge

- 2.7 The Applicant recognises the policy requirement to deliver like-for-like replacement housing with a right to return for existing residents and optimise new affordable housing provided as

part of the uplift in homes. Estate regeneration schemes such as Ham Close are challenging from a development economics perspective. Factors include:

- The lead-in period for estate regeneration projects is often significant in terms of timings and the requirement for comprehensive community engagement. Regeneration involves disruption and change to established communities and changes to the fabric of such communities needs to be treated carefully and sensitively.
- Prior to undertaking estate regeneration, landowners are tasked with fully establishing whether there are alternatives to achieve the vision and objectives of estate regeneration. This can take time and significant financial resource.
- The delivery of new homes, in accordance with planning policy, will be to a significantly higher design and environmental standard as well as being built to a size in excess of the space standards of existing homes.
- Estate regeneration involves a like-for-like replacement (full right to return with the same security of tenure) of existing low cost (social) rented homes plus the optimisation of affordable housing on any net uplift in housing.
- Those displaced by estate regeneration will be offered home loss compensation permitted by legislation. The Mayor’s Good Practice Guide to Estate Regeneration (2018) states leaseholders and freeholders should be fully compensated if their homes are to be demolished.
- Site assembly in preparation for regeneration is time consuming and expensive and policy requires a ‘fair deal’ for social tenants but also other leaseholders and freeholders. At Ham Close there are a number of leaseholders including resident leaseholders, whose properties need to be acquired ideally through negotiated agreement rather than through the use of Compulsory Purchase Order (“CPO”) powers. Leaseholders will need to be compensated on a market value basis, plus a compensation in accordance with legislation and The Mayor’s Good Practice Guide to Estate Regeneration, to secure vacant possession.
- Commonly, estate regeneration projects also require the delivery of other non-income producing community uses and a range of other public benefits at considerable cost and indeed this is the case at Ham Close.

### **DS2 Instructions**

- 2.8 In accordance with the Applicant’s instructions, DS2 have prepared, on an independent and objective basis, a viability assessment which tests the maximum level of affordable housing and S106 mitigation that the proposed development can viably support in accordance with planning policy and guidance.
- 2.9 The FVA has been prepared in accordance with the NPPF, PPG, GLA Affordable Housing and Viability SPG and LBRuT Affordable SPD.

### **Conflict of Interest**

- 2.10 DS2 can confirm that there are no conflicts of interest in accordance with the RICS Professional Statement Conflicts of Interest, 1st Edition, that came into effect on 1st January 2018.

### **Financial Viability in Planning: Conduct and Reporting**

- 2.11 This FVA has been prepared by DS2 in accordance with the latest RICS Professional Statement titled 'Financial Viability in Planning: Conduct and Reporting' which became effective from 1st September 2019 and adheres to the March 2021 edition.
- 2.12 This FVA has been prepared on an objective and impartial basis, without interference, and in full accordance with the planning policy and professional best practice requirements. DS2 can also confirm that in collating this report we have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.
- 2.13 DS2 can confirm that in undertaking this exercise we have been reasonable, transparent, fair and objective as required by Section 4 of the Professional Statement.

### **Methodology**

- 2.14 ARGUS developer has been used to demonstrate the project's financial viability. This is commercially available and widely used development appraisal software. It is considered appropriate to assess a development of this type because of its ability to accurately model development timings and cash flows. The use of ARGUS Developer has previously been accepted by LBRuT for viability testing.
- 2.15 The viability test has been undertaken by comparing the residual profit to an appropriate target return.
- 2.16 Given the sensitivities associated with residual valuations, highlighted as a risk in the RICS Guidance Note: 'Valuation of Development Property 2019, International Valuation Standard', (2020) section 410, and the RICS Guidance Note: 'Valuing Residential Property Purpose Built for Renting 2018' it is best practice to include sensitivity analysis in the results in order to stress test the residual outputs and, in a planning viability context, assess the ability of the proposed development to deliver the maximum quantum of public benefits, including affordable housing.

### **Information and Structure**

- 2.17 To inform the FVA, information prepared by the following consultants has been relied upon:
- BPTW and WR-AP – Architects;
  - Sphere 25 – Planning Consultants;
  - Hill Residential (independently verified by Arcadis) – Cost Consultants; and
  - Hill Residential (independently verified by Lesley J Stringer) – Residential Agents.

- 2.18 This FVA has been structured as follows:

- **Site Description** – summary of the location and nature of the existing asset;
- **Development Proposals** – review and description of the proposed development;
- **Planning Policy** – review of the key national, regional and local planning policies concerning the delivery of affordable housing and financial viability;
- **Viability Methodology** – description of the methodology employed within the wider context of best practice for FVAs;
- **Development Timings** – description of the proposed programme subject to a satisfactory planning consent being obtained;
- **Development Value** – review of the commercial values alongside any additional revenue streams that comprise the scheme Gross Development Value (GDV);
- **Development Costs** – review of the development costs for the proposed development including analysis of the appropriate developer’s return for the development at the Site;
- **Developer’s Profit Return** – analysis of the appropriate developer’s return for the development at the Site;
- **Site Value** – analysis in relation to the proposed Site Value / Benchmark Land Value (BLV) for the financial appraisals;
- **Appraisal Results and Sensitivity Testing** – summary of the financial appraisal outputs and supplementary results of sensitivity testing; and
- **Conclusions** – statement with the formal affordable housing offer and concluding rationale.

2.19 The appraisals and figures in this FVA do not represent formal ‘red book’ valuations (RICS Global Valuation Standards, effective from January 2020) and should not be relied upon as such. This report has been prepared to accompany the planning application for the purposes of Section 106 discussions only and should only be used for the consideration of these matters.

2.20 This FVA has been prepared by Jack Savin-Taylor MRICS, Liam Janusz and Daniel Collins Redrado who have considerable experience in preparing viability assessments of large-scale, mixed-use developments including estate regeneration schemes across London.

### 3 SITE DESCRIPTION AND LOCATION

#### Site Location

- 3.1 The Site is located in Richmond, south-west London, and expands over an area of 4.69 hectares, or 11.59 acres.
- 3.2 The Site is subject to a site allocation in the Richmond Upon Thames Local Plan 2018 (Local Plan) (site SA15) which envisages the redevelopment of the Site to deliver additional housing. Ham House Conservation Area lies to the east of the Site. There are no listed buildings in the immediate vicinity.
- 3.3 The Site is bound by Woodville Road to the north, Wiggins Lane and Ham Street to the east, Ham Clinic and Ashburnham Road to the south and St Richard's C of E Primary School and the Woodville Centre to the west.
- 3.4 It is located over 2.5 miles from the nearest point of the Transport for London Road Network (TLRN). Richmond station is also around 2.5 miles from the Site, providing access to National Rail, London Overground and London Underground (District Line) services. As such, the Site has a Public Transport Access Level of 1b, on a scale of 0 to 6b, where 6b represents the greatest level of access to public transport services. It is important to note that there are no planned transport infrastructure or services that will increase this PTAL in the foreseeable future based on TfL forecasts to 2031.
- 3.5 The site boundary is illustrated in the red line plan below. A contextual plan is provided at **Appendix 1**.



Source: BPTW

### Site Description

- 3.6 A total of 14 residential blocks are located on Site comprised of three principal building types; five storey blocks, four storey blocks with deck access flats and three storey ‘T’ shaped blocks.
- 3.7 The 14 blocks are – Hatch, Benson, Bentinck, Bowes-Lyon, Cavendish, Clarke, Edwards, Field, Greig, Hawkins, Hornby, Leyland, Newman and Secrett.
- 3.8 There are a total of 192 existing residential homes, of which 143 are social rent and owned by Richmond Housing Partnership (“RHP”) and 49 are leasehold homes (19 owned by RHP and the remaining 30 owned by existing leasehold tenants).
- 3.9 The table below provides a summary of the existing accommodation:

| <b>Tenure</b> | <b>Studio</b> | <b>1 Bed</b> | <b>2 Bed</b> | <b>3 Bed</b> | <b>3 Bed Duplex</b> | <b>Total</b> |
|---------------|---------------|--------------|--------------|--------------|---------------------|--------------|
| Leasehold     | 4             | 14           | 24           | 3            | 4                   | <b>49</b>    |
| Social rent   | 44            | 46           | 39           | 9            | 5                   | <b>143</b>   |
| <b>Total</b>  | <b>48</b>     | <b>60</b>    | <b>63</b>    | <b>12</b>    | <b>9</b>            | <b>192</b>   |

- 3.10 The Site contains 143 social homes which equates to an area of c. 75,634 sq ft (7,027 square meters) Gross Internal Area (GIA)<sup>3</sup>.
- 3.11 Moreover, the Site contains the Ham Village Green within its eastern extent, designated as Public Open Space and ‘Other Open Land of Townscape Importance’ within the Richmond Local Plan.
- 3.12 Adjacent to the Village Green stands the existing community centre of 6,206 sq ft (615 sq m) and associated car parking. The centre offers a range of activities for young persons including arts, sport, music, ICT and cooking. The current youth club has had 316 young people visit more than 3 times over the last year. The centre is also home to TAG, a club aimed at empowering and optimising potential of children and young people aged 8-25 who have a disability.
- 3.13 The site also consists of a single storey building known as the Maker Labs. The existing building has a functional area of 732 sq ft (74 sq m), utilising outside area and reduced height mezzanine. The space is used as a social hub for people with an interest in DIY and craft. There is a wide array of activities that are provided including woodwork, repairs, model-making and electronics.

### Planning History

- 3.14 The Site does not benefit from any relevant planning permissions that would impact the viability assessment.

### Site Ownership

- 3.15 The Site is owned in part by RHP and in part by LBRuT.

<sup>3</sup> The GIA is for the internal area of the flats only, and not the GIA of the blocks.



## 4 PROPOSED DEVELOPMENT

### Proposed Development

- 4.1 The proposed development of the Site (hereafter “Proposed Development”) is described in the planning application as follows:

*“Demolition of existing buildings on-site and phased mixed-use development comprising 452 residential homes (Class C3) up to six storeys; a Community/Leisure Facility (Class F2) of up to 3 storeys in height, a Maker Labs (sui generis) of up to 2 storeys together with basement car parking and site wide landscaping”*

- 4.2 Subject to planning, the Proposed Development will deliver 452 residential homes of which 221 will be provided as affordable housing in the form of low cost rent (social rent and London affordable rent) and intermediate housing (London living rent and London shared ownership), with the remaining 231 residential homes being delivered as market housing.
- 4.3 In addition to the above, the proposed development will also deliver a community centre (Use F2 Class) and a Maker Labs (sui generis).
- 4.4 A summary of the schedule of accommodation of the Proposed Development is provided below. The full accommodation/area schedule is provided at **Appendix 2** and floor plans provided at **Appendix 3**.

| <b>Tenure</b>                | <b>Studio</b> | <b>1 Bed</b> | <b>2 Bed</b> | <b>3 Bed</b> | <b>4 Bed</b> | <b>5 Bed</b> | <b>Total</b> |
|------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Social Rent<br>Reprovision   | -             | 93           | 37           | 13           | -            | -            | <b>143</b>   |
| London<br>Affordable<br>Rent | -             | 8            | 10           | 3            | -            | -            | <b>21</b>    |
| London Living<br>Rent        | -             | 7            | 3            | -            | -            | -            | <b>10</b>    |
| Shared<br>Ownership          | -             | 22           | 24           | 1            | -            | -            | <b>47</b>    |
| Leasehold                    | 2             | 7            | 17           | 4            | -            | -            | <b>30</b>    |
| Market                       | 2             | 83           | 74           | -            | 34           | 8            | <b>201</b>   |
| <b>Total</b>                 | <b>4</b>      | <b>220</b>   | <b>165</b>   | <b>21</b>    | <b>34</b>    | <b>8</b>     | <b>452</b>   |

4.5 A summary of the Proposed Development habitable rooms count is provided below.

| Tenure                  | Studio   | 1 Bed      | 2 Bed      | 3 Bed     | 4 Bed      | 5 Bed     | Total        |
|-------------------------|----------|------------|------------|-----------|------------|-----------|--------------|
| Social Rent Reprovision | -        | 186        | 111        | 52        | 0          | 0         | <b>349</b>   |
| London Affordable Rent  | -        | 16         | 30         | 12        | 0          | 0         | <b>58</b>    |
| London Living Rent      | -        | 14         | 51         | 16        | 0          | 0         | <b>81</b>    |
| Shared Ownership        | -        | 44         | 72         | 4         | 0          | 0         | <b>120</b>   |
| Leasehold               | 2        | 166        | 222        | 0         | 192        | 56        | <b>638</b>   |
| Market                  | 2        | 14         | 9          | 0         | 0          | 0         | <b>25</b>    |
| <b>Total</b>            | <b>4</b> | <b>440</b> | <b>495</b> | <b>84</b> | <b>192</b> | <b>56</b> | <b>1,267</b> |

4.6 A summary of the Proposed Development areas is provided below:

| Tenure          | GIA (sqm)     | GIA (sq ft)    | NIA (sqm)     | NIA (sq ft)    |
|-----------------|---------------|----------------|---------------|----------------|
| Residential     | 41,819        | 450,136        | 32,862        | 353,724        |
| Community Space | 716           | 7,707          | 651           | 7,005          |
| Maker Labs      | 130           | 1,399          | 111           | 1,195          |
| Parking         | 7,989         | 85,991         | -             | -              |
| Amenity Space   | 34,785        | 374,422        | -             | -              |
| <b>Total</b>    | <b>85,439</b> | <b>919,656</b> | <b>33,624</b> | <b>361,924</b> |

4.7 The Proposed Development will be delivered in three phases to ensure an orderly development and programme for re-homing existing residents.

4.8 A summary of each phase is provided below:

- **Phase 1** – Residential Blocks A, B, D and W together with the new community centre and the Maker Labs.
- **Phase 2** – Residential Blocks M, N, O, TU and V.
- **Phase 3** – Residential Blocks C, E, F, G, H, I, J, K, L, P, Q, R and S.

4.9 A site plan illustrating the location of each block is provided at **Appendix 4**.

### Phase 1

4.10 Phase 1 consists of 70 residential homes all of which are flats. The phase consists of a reprovision of 63 existing social rent homes and provision of 7 market sale homes which have been allocated for existing leaseholders, subject to take up. The homes are arranged over 4 blocks.

4.11 Phase 1 will deliver the community centre and Maker Labs. The current community centre lies within Phase 2 and the existing Maker Labs lies within Phase 3.

4.12 A summary of the unit mix of Phase 1 is provided in the table below:

| TABLE 5: PHASE 1 UNIT MIX, HAM CLOSE, APRIL 2022 |                         |                        |                           |              |           |
|--|-------------------------|------------------------|---------------------------|--------------|-----------|
| Block  | Affordable              |                        |                           | Market Homes | Total     |
|  | Social Rent Reprovision | London Affordable Rent | Intermediate <sup>4</sup> |              |           |
| A  | 14                      | -                      | -                         | -            | 14        |
| B  | 16                      | -                      | -                         | 5            | 21        |
| D  | 21                      | -                      | -                         | -            | 21        |
| W  | 12                      | -                      | -                         | 2            | 14        |
| <b>Total</b>                                     | <b>63</b>               | <b>-</b>               | <b>-</b>                  | <b>7</b>     | <b>70</b> |

4.13 Phase 1 comprises of a total of 47,784 sq ft NIA. A summary of the areas of Phase 1 is provided in the table below:

| TABLE 6: PHASE 1 AREAS (NIA, SQ FT), HAM CLOSE, APRIL 2022 |                         |                        |                      |                      |               |
|--|-------------------------|------------------------|----------------------|----------------------|---------------|
| Block  | Affordable              |                        |                      | Market Homes (sq ft) | Total (sq ft) |
|  | Social Rent Reprovision | London Affordable Rent | Intermediate (sq ft) |                      |               |
| A  | 9,718                   | -                      | -                    | -                    | 9,718         |
| B  | 10,925                  | -                      | -                    | 4,208                | 15,133        |
| D  | 13,921                  | -                      | -                    | -                    | 13,921        |
| W  | 8,168                   | -                      | -                    | 844                  | 9,012         |
| <b>Total</b>   | <b>42,732</b>           | <b>-</b>               | <b>-</b>             | <b>5,051</b>         | <b>47,783</b> |

## Phase 2

4.14 Phase 2 incorporates 160 residential homes arranged over 6 blocks. The phase consists of the reprovision of 80 existing social rent homes, 2 x London affordable rent homes and 78 market homes consisting of 23 leaseholder reprovision and 55 market sale.

4.15 A summary of the unit mix of Phase 2 is provided in the table below:

<sup>4</sup> Intermediate being either London Shared Ownership or London Living Rent

| Block        | Affordable               |                        |              | Market Homes | Total      |
|--------------|--------------------------|------------------------|--------------|--------------|------------|
|              | Social Rent Re provision | London Affordable Rent | Intermediate |              |            |
| M            | 52                       | -                      | -            | 0            | 52         |
| N            | 16                       | 2                      | -            | 0            | 18         |
| O            | 12                       | -                      | -            | 0            | 12         |
| TU           | -                        | -                      | -            | 36           | 36         |
| V            | -                        | -                      | -            | 42           | 42         |
| <b>Total</b> | <b>80</b>                | <b>2</b>               | <b>-</b>     | <b>78</b>    | <b>160</b> |

4.16 Phase 2 includes a total of 101,556 sq ft residential NIA. A summary of the areas of Phase 2 is provided in the table below:

| Block        | Affordable               |                        |                      | Market Homes (sq ft) | Total (sq ft)  |
|--------------|--------------------------|------------------------|----------------------|----------------------|----------------|
|              | Social Rent Re provision | London Affordable Rent | Intermediate (sq ft) |                      |                |
| M            | 32,385                   | -                      | -                    | -                    | 32,385         |
| N            | 8,721                    | 1,091                  | -                    | -                    | 9,812          |
| O            | 8,681                    | -                      | -                    | -                    | 8,681          |
| TU           | -                        | -                      | -                    | 23,940               | 23,940         |
| V            | -                        | -                      | -                    | 26,738               | 26,738         |
| <b>Total</b> | <b>49,787</b>            | <b>1,091</b>           | <b>-</b>             | <b>50,678</b>        | <b>101,556</b> |

### Phase 3

4.17 Phase 3 includes a total of 222 residential homes, of which 76 are affordable homes consisting of 19 London Affordable Rent homes, 47 London Shared Ownership Homes and 10 London Living Rent homes. Phase 3 delivers 146 market sale homes of which 42 are houses and 104 are flats.

4.18 A summary of the mix Phase 3 is provided in the table below:

**TABLE 9: PHASE 3 UNIT MIX, HAM CLOSE, APRIL 2022**

| Block        | Flats/Houses | Affordable               |                        |              | Market Homes | Total |
|--------------|--------------|--------------------------|------------------------|--------------|--------------|-------|
|              |              | Social Rent Re provision | London Affordable Rent | Intermediate |              |       |
| C            | Flat         | -                        | 19                     | 22           | -            | 41    |
| E            | Flat         | -                        | -                      | -            | 38           | 38    |
| I            | Flat         | -                        | -                      | -            | 38           | 38    |
| R            | Flat         | -                        | -                      | -            | 20           | 20    |
| S            | Flat         | -                        | -                      | 35           | 8            | 43    |
| F            | Houses       | -                        | -                      | -            | 4            | 4     |
| G            | Houses       | -                        | -                      | -            | 7            | 7     |
| H            | Houses       | -                        | -                      | -            | 4            | 4     |
| J            | Houses       | -                        | -                      | -            | 4            | 4     |
| K            | Houses       | -                        | -                      | -            | 7            | 7     |
| L            | Houses       | -                        | -                      | -            | 4            | 4     |
| P            | Houses       | -                        | -                      | -            | 6            | 6     |
| Q            | Houses       | -                        | -                      | -            | 6            | 6     |
| <b>Total</b> |              | -                        | 19                     | 57           | 146          | 222   |

4.19 Phase 3 includes a total of 204,385 sq ft residential NIA. A summary of the areas is provided in the table below:

**TABLE 10: PHASE 3 AREAS (SQ FT), HAM CLOSE, APRIL 2022**

| Block        | Flats/Houses | Affordable               |                        |                      | Market Homes (sq ft) | Total (sq ft) |
|--------------|--------------|--------------------------|------------------------|----------------------|----------------------|---------------|
|              |              | Social Rent Re provision | London Affordable Rent | Intermediate (sq ft) |                      |               |
| C            | Flat         | -                        | 14,574                 | 14,967               | -                    | 29,542        |
| E            | Flat         | -                        | -                      | -                    | 26,274               | 26,274        |
| I            | Flat         | -                        | -                      | -                    | 26,274               | 26,274        |
| R            | Flat         | -                        | -                      | -                    | 13,645               | 13,645        |
| S            | Flat         | -                        | -                      | 23,801               | 6,346                | 30,148        |
| F            | Houses       | -                        | -                      | -                    | 7,182                | 7,182         |
| G            | Houses       | -                        | -                      | -                    | 12,764               | 12,764        |
| H            | Houses       | -                        | -                      | -                    | 9,210                | 9,210         |
| J            | Houses       | -                        | -                      | -                    | 9,210                | 9,210         |
| K            | Houses       | -                        | -                      | -                    | 12,764               | 12,764        |
| L            | Houses       | -                        | -                      | -                    | 7,182                | 7,182         |
| P            | Houses       | -                        | -                      | -                    | 10,097               | 10,097        |
| Q            | Houses       | -                        | -                      | -                    | 10,097               | 10,097        |
| <b>Total</b> |              | -                        | 14,574                 | 38,768               | 151,042              | 204,385       |

4.20 A phasing plan of the Proposed Development is provided at **Appendix 5**.

### Amenity Space

- 4.21 All homes will have immediate access to a private amenity space by means of a private balcony, patio or garden.
- 4.22 The Proposed Development also incorporates communal facilities for residents consisting of communal allotments and courtyards. There are also various green spaces located through the Linear Park situated across the Proposed Development and Village Green towards the east. The Proposed Development also includes play spaces for young persons.

### Basement

- 4.23 A new central basement car park will provide the majority of the required parking and the location for the energy centres and plant rooms for the Proposed Development.
- 4.24 There will be two vehicular entrances to the basement - one located in the north of the Site accessed from Block C and the other to the south of the Site accessed from Block N.

### Community Centre and Maker Labs

- 4.25 As noted above, Phase 1 of the Proposed Development will include the early replacement of the community centre and Maker Labs.
- 4.26 As at present, the community centre will primarily used as a youth centre offering a range of activities for children aged between 11 and 19 years old free of charge.
- 4.27 The Maker Labs will be an all-inclusive space for people with an interest in DIY and craft and will include computer facilities, electronics lab, laser cutting, 3D printing, CNC machinery, metal lathe, kitchen facilities, informal wood shop, amongst other things.
- 4.28 A summary of the areas of the community centre and Maker Labs is provided in the table below. A schedule of areas is provided in **Appendix 6** and floor plans of both units can be seen in **Appendix 7**.

| Use              | Area GIA (sq ft) |
|------------------|------------------|
| Community Centre | 7,707            |
| Maker Labs       | 1,399            |

### Car Parking and Cycle Parking

- 4.29 The Proposed Development will comprise 284 car parking spaces across the Site, with approximately 230 of the spaces situated in the basement and 14 blue badge parking spaces. In addition, the Site will consist of 759 long stay secure cycle parking spaces and 13 short stay cycles spaces provided for the public.

## Summary

- 4.30 The Proposed Development will deliver a residential led scheme which comprises residential, community centre and the Maker Labs.
- 4.31 The Proposed Development will deliver 452 residential homes of which 221 will be provided as affordable housing in the form of low cost rent (social rent and London affordable rent) and intermediate housing (London living rent and London shared ownership), with the remaining 231 residential homes being delivered as market housing which includes 30 homes to be re-provided for existing leaseholders. This equates to 49 per cent affordable housing (by units) or the re-provision of the existing affordable housing plus 25 per cent on the uplift.<sup>5</sup>

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<sup>5</sup> The 49 per cent affordable housing is based upon the provision of 452 homes and 221 affordable homes (221 as a percentage of 452).

The 25 per cent uplift is based upon the above figures minus the existing 143 affordable homes on-site. This being the provision of 309 new homes and 78 affordable homes (78 as a percentage of 309 equals 25).

## 5 PLANNING POLICY

5.1 The following section of this FVA provides a summary review of the key national and local planning policy that guides the delivery of affordable housing, and other planning obligations, with reference to the importance of considering financial viability and balancing the requirements of obtaining planning obligations with the risks of non-delivery.

### National

#### **National Planning Policy Framework**

5.2 The revised NPPF was published on 20 July 2021. The NPPF (2021) sets out the Government's planning policies for England and how they should be applied.

5.3 Paragraph 63 of the NPPF states that where there is a need identified for affordable housing, the affordable housing should be provided on-site, except in justified circumstances.

5.4 The definition of affordable housing included within the Glossary (Annex 2) of the NPPF states:

*“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”*

5.5 This includes social rented, affordable rented and intermediate tenure housing i.e. housing provided to eligible households whose needs are not otherwise met by the market.

#### **National Planning Practice Guidance**

5.6 The PPG was adopted in July 2018 in line with the updated NPPF. The PPG provides guidance on viability for the purposes of plan making and individual application development management and was last updated for viability September 2019.

5.7 Paragraph 7 of the PPG states:

*“Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies”.*

5.8 Such circumstances could include where further information on infrastructure or site costs is required, where particular types of development are proposed which may significantly vary from standard models of development for sale and where a recession or similar significant economic changes have occurred since the date the Plan was brought into force.



- 5.9 Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then. We would highlight that in accordance with Policy H8 of the London Plan, estate regeneration schemes are subject to the viability tested route in order to ensure that the maximum amount of affordable housing is being provided, there is no fast track route for estate regeneration schemes.
- 5.10 Paragraph 9 states that *‘Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time’*.
- 5.11 The PPG provides clarity in respect to standardised inputs into a viability assessment. The PPG recognises at paragraph 10 that:
- “a viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return”.*
- 5.12 Further, paragraph 10 also states:
- “Any viability assessment should follow the government’s recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available”.*
- 5.13 In reference to NPPF paragraph 58, planning conditions and obligations, viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.
- 5.14 Further, viability assessments should be supported by appropriate available evidence informed with engagement with developers, landowners, infrastructure and affordable housing providers.

### **Regional**

#### **The London Plan (March 2021)**

- 5.15 The London Plan was adopted in March 2021.
- 5.16 The London Plan recognises that affordable housing is central to allowing Londoners of all means and backgrounds to play their part in community life. Providing a range of high quality, well-designed, accessible homes is important to delivering ‘Good Growth’, ensuring that London remains a mixed and inclusive place in which people have a choice about where to live.

- 5.17 The 2017 London Strategic Housing Market Assessment (SHMA) identifies that London needs 66,000 new homes each year, for at least twenty years and evidence suggests that 43,000 of them should be genuinely affordable.
- 5.18 Policy GG4 seeks to ensure that more homes are delivered and supports the delivery of the strategic target of 50 per cent of all new homes being genuinely affordable. Furthermore, there is emphasis to create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.
- 5.19 The London Plan sets out the ten-year targets for net housing completions for which each local planning authority should plan. Boroughs must include these targets in their Development Plan documents. This sets a ten year housing target of 4,110 new homes for LBRuT, or 411 per annum.
- 5.20 Policy H4 sets a strategic target of delivering 50 per cent of all new homes delivered across London to be affordable. The affordable housing should be delivered as genuinely affordable housing. Footnote 53 states that the NPPF defines affordable housing for planning purposes. Within this broad definition, section 4.6.3 – 4.6.9 of the London Plan sets out the Mayor’s preferred affordable housing tenures and other genuinely affordable housing products.
- 5.21 Paragraph 4.6.3 sets out the Mayor’s preferred affordable housing tenures which are set out below:
- Homes based on social rent levels, including social rent and London Affordable Rent;
  - London Living Rent;
  - London Shared Ownership.
- 5.22 Paragraph 4.6.7 states that other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the London Housing Strategy (dated 2018) definition of genuinely affordable housing, and are considered by the borough to be genuinely affordable.
- 5.23 For dwellings to be considered affordable, annual housing costs, including mortgages, rent and service charge should be no greater than 40 per cent of net household income.
- 5.24 Policy H5 of the London Plan sets out the Threshold Approach to planning applications, whereby a development must meet 35 per cent affordable housing in order to qualify for the Fast-Track Approach, whereby viability testing is not required. This target increases to 50 per cent for sites on public sector land where there is no portfolio agreement with the Mayor, or for Strategic Industrial Locations, Locally Significant Industrial Sites, and Non-designated Industrial Sites.
- 5.25 The following criteria must be met to follow the Fast-Track Route:
- Meet or exceed the relevant threshold level of affordable housing on site without public subsidy;

- Meet relevant tenure split requirements;
  - Meet other policy requirements to the satisfaction of the Mayor where relevant;
  - Demonstrate they have taken account of the strategic 50% target and have sought grant to increase the level of affordable housing.
- 5.26 Where a development does not meet the above criteria, it must follow the Viability Tested Route, which requires detailed supporting viability evidence to be submitted in a standardised and accessible format as part of the application.
- 5.27 Policy H5 states that viability review mechanisms should be applied to all viability tested applications at early and late stages in the development process (and mid-term reviews in the case of longer phased schemes) to ensure that affordable housing deliver is maximised as a result of any future improvement in viability.
- 5.28 Policy H8 of the London Plan states that for Estate Regeneration schemes or redevelopment of existing housing schemes, the Viability Tested Route must be followed as explained in the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance 2017 (“Affordable Housing and Viability SPG”) to demonstrate that the scheme has maximised the delivery of any additional affordable housing. For the purpose of this policy, existing affordable housing floorspace includes both occupied and vacant floorspace regardless of the current condition of the stock.
- 5.29 Policy H8 states that loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.
- 5.30 Furthermore, Policy H8 states that loss of existing affordable housing should not be permitted unless it is replaced by equivalent or better-quality accommodation, providing at least an equivalent level of affordable housing floorspace on an identical or equivalent basis.
- 5.31 The existing affordable housing floorspace must be replaced on an identical basis where a tenant has a right to return. Where there is no right of return affordable housing may be provided as either Social Rent or London Affordable Rent housing.
- 5.32 Policy H6 states that the Mayor is committed to delivering genuinely affordable housing. The following split of affordable products should be applied to development:
- A minimum of 30% low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/London Affordable Rent).
  - A minimum of 30% intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared Ownership.
  - 40% to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.

- 5.33 For the purposes of the Proposed Development, the above split would be provided to the additional affordable housing only should it be viable to provide an uplift in affordable housing.
- 5.34 Intermediate rented products such as London Living Rent and Discounted Market Rent should be affordable to household incomes of up to £60,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Rent should be affordable to households on incomes of up to £90,000.

**London Housing Strategy, May 2018**

- 5.35 The Housing Strategy sets out the Mayor’s strategy for tackling London’s housing shortage. This is underpinned by five priorities, one of which is delivering genuinely affordable homes.
- 5.36 The London Housing Strategy recognises that delivering significantly more new homes, including affordable housing, will require higher densities in many locations and that every development needs to make optimum use of land. This would mean using land more efficiently and developing new homes at densities that will often be higher than those in the surrounding area. Paragraph 3.22 states that when compared to many of its major international peers, London is a relatively low density city.
- 5.37 The Mayor is determined to make housing more affordable to Londoners on low and middle incomes. The 2017 London SHMA states that substantially more affordable housing should be built, and over two thirds should be for low-cost rent.
- 5.38 Policy 4.1 of the London Housing Strategy states that the Mayor will:
- Support homes based on social rent levels, allocated according to need to Londoners on low incomes.
  - Support intermediate rented homes for Londoners on middle incomes who do not have enough savings to access mainstream or affordable home ownership.
  - Build on the success of the shared ownership model by supporting affordable home ownership aimed at Londoners who cannot afford to buy on the open market.
- 5.39 The Mayor will also support innovation through a flexible approach to supporting different types of affordable homes. These must however meet the three tests set out at paragraph 4.13 of the Housing Strategy.

**Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance 2017 (“Affordable Housing and Viability SPG”)**

- 5.40 The Affordable Housing and Viability SPG was adopted in August 2017. The Mayor’s guidance is, therefore, a material consideration in the determination of planning applications.
- 5.41 The Affordable Housing and Viability SPG represents the new Mayoral administration’s policy objectives in relation to the delivery of new homes, including affordable housing. The

overarching objectives of the Affordable Housing and Viability SPG are clear in seeking to enhance housing and economic opportunities for all persons across the capital.

- 5.42 The Mayor wants to lead the way in openness and transparency in the planning system. As such, the Mayor will treat information submitted as part of, and in support of, a viability assessment transparently unless there is an exceptional circumstance that justifies the reason to keep certain information private and confidential.
- 5.43 The Affordable Housing and Viability SPG is clear that existing affordable housing should be replaced on a like-for-like basis, meaning that, for example, homes at social rent levels should be replaced with homes at the same or similar rent levels, or that specialist types of affordable housing should be replaced with the same type of housing.
- 5.44 The Fast-Track Route does not apply in these circumstances, and all estate regeneration schemes should follow the Viability Tested Route to deliver the re-provision of the existing affordable floorspace on a like-for-like basis and maximise additional affordable housing.

#### **The Mayor's Good Practice Guide to Estate Regeneration (February 2018)**

- 5.45 Section 4 of The Mayor's Good Practice Guide to Estate Regeneration states that where proposals include the demolition and replacement of existing homes, those social rent tenants affected should be guaranteed full rights to return, and leaseholders and freeholders must be offered a fair deal. If demolition is chosen as a way to proceed, then the affordable homes should be at least be replaced on a like for like basis, and increased wherever possible.
- 5.46 The Mayor supports the principle of mandatory ballots as part of estate regeneration schemes where demolition is involved. Therefore, proposes to encourage the wider use of ballots by requiring them as a condition of GLA funding.
- 5.47 Although Ham Close has an exemption from the Mayor's Ballot, with GLA funding allocated to the scheme, RHP have undertaken consultation and resident engagement in accordance with best practice.
- 5.48 The feedback from the workshops, which have been ongoing since 2016, led to the formulation of a draft masterplan, and a Customer Offer "What regeneration could mean for you Autumn 2016" to residents if a redevelopment were taken forward. The Customer Offer was, and remains, an integral part of the regeneration commitment to residents.
- 5.49 The Customer Offer was subject to consultation with residents, and was also subject to an external review by TPAS21 during 2017. At the time, TPAS concluded *"To date RHP has followed good practice and produced a clear and detailed offer document. All the promises meet or exceed what is expected."*
- 5.50 As set out at Policy H8 of the London Plan, replacement of affordable homes during estate regeneration should be on the basis of floorspace, rather than units. In adopting this approach, councils and housing associations may consider altering the mix of homes. For example, if an estate has a high proportion of one-bedroom homes that are being demolished, the landlord

may choose to replace some of them with the same or greater floorspace arranged as fewer, family-sized homes.

- 5.51 The homes must be replaced on a like-for-like basis. Homes at social rent levels must be replaced with homes based on the same rent levels.
- 5.52 Social tenants who have to move as a result of estate regeneration plans should have a full right to a property on the regeneration estate of suitable size, at the same or similar level or rent, and with the same security of tenure.
- 5.53 The Mayor’s Good Practice Guide to Estate Regeneration states that landlords should seek to offer the maximum home loss compensation permitted by legislation to tenants who meet the statutory criteria and who are displaced from their homes due to estate regeneration.
- 5.54 Landlords should pay for the ‘disturbance costs’ of moving home. This means paying the reasonable costs of moving, such as removal costs, telephone and utility connection costs, and the provision of new carpets and curtains.
- 5.55 Leaseholders and freeholders affected by estate regeneration should be treated fairly and fully compensated if their homes are to be demolished. Market value (plus home loss payments where appropriate) should be offered in good faith in the first instance. Where compulsory purchase is required, the rights of resident and non-resident leaseholders and freeholders are set out in legislation.
- 5.56 As of 13<sup>th</sup> July 2021, the Home Loss Payments (Prescribed Amounts) (England) Regulations 2021 states that the maximum amount of home loss payment is £71,000, and the minimum amount of home loss payment is £7,100.
- 5.57 The Mayor’s Good Practice Guide to Estate Regeneration states that councils and housing associations should offer resident leaseholders and freeholders the right to a new home on the regenerated estate through the following options:
- A shared equity basis, where the resident leaseholder or freeholder owns a proportion of the new home equivalent to the market value of the property that they gave up, with no rent payable on the remaining ‘unsold’ share. The resident leaseholder or freeholder should be allowed to retain any uplift in the value of their share of the new property between the point of purchase and any eventual sale; or
  - A shared ownership basis, where the resident leaseholder or freeholder owns a share of a new affordable home, is able to increase the share owned over time, and may pay rent on the remaining share to the council or housing association in the meantime.

**London Plan Annual Monitoring Report 16 2018/19, dated March 2021**

- 5.58 Table 2.7 indicates that for 2018/19 there was a total of 70 net conventional affordable completions in LBRuT, equating to 17 per cent affordable housing as a percentage of total net

conventional supply. The three-year average from 2016 to 2019 was circa 14 per cent affordable housing.

### **Local**

#### **London Borough of Richmond Upon Thames Local Plan (July 2018)**

- 5.59 Policy LP 36 of the LBRuT Local Plan states that the Council expects 50 per cent of all housing units will be affordable housing, with the 50 per cent comprising a tenure mix of 40 per cent affordable housing for rent and 10 per cent of the affordable housing for intermediate (essentially a 80/20 split in favour of low cost rent).
- 5.60 Policy LP 36 states that the affordable housing mix should reflect the need for larger rented family units and the Council's guidance on tenure and affordability, based on engagement with a Registered Provider to maximise delivery.
- 5.61 Part C of Policy LP 36 states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed use-schemes. The Council will have regard to:
1. Economic viability;
  2. Individual site costs;
  3. The availability of public subsidy; and
  4. The overall mix of uses and other planning benefits.
- 5.62 Where a reduction to an affordable housing contribution is sought from the Council's expectations on viability grounds, developers should provide a development appraisal to demonstrate that schemes are maximising affordable housing. In most circumstances the Existing Use Value plus a premium approach to assessing BLV in development appraisals and viability assessments should form the primary basis for determining the BLV.
- 5.63 Policy LP 38 states that existing housing should be retained however paragraph 9.5.2 states that the policy is aimed at individual smaller sites, rather than large scale remodelling.

#### **London Borough of Richmond Upon Thames Supplementary Planning Document Affordable Housing (March 2014) ("LBRuT Affordable SPD")**

- 5.64 The LBRuT Affordable SPD was adopted in March 2014. The SPD provides guidance on requirements to contribute towards affordable housing for applicants undertaking residential development.
- 5.65 In accordance with the Local Plan, the LBRuT Affordable SPD states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, having regard to the strategic borough-wide target, and the individual circumstances of the site.

- 5.66 The LBRuT Affordable SPD states that the priority is for larger rented family units, and smaller one and two bedroom homes for intermediate housing.
- 5.67 Housing provided on a shared ownership basis must be affordable to households on a low to moderate income. The Intermediate Housing Policy Statement (January 2018) states that whilst the GLA set a maximum income cap of £90,000 per annum for shared ownership, the Council expects that two thirds of the scheme applicants will have an income up to £50,000 per annum, and that these households should be prioritised. Moreover, the Council expects that the scheme should be affordable to an average household income of £56,200 per annum.
- 5.68 The Council acknowledge the rising cost of intermediate housing and state an upper cap of £64,000 household income will be permitted, or £74,000 for families requiring 3 or more bedroom properties.

### **Summary**

- 5.69 In summary, national, regional and local affordable housing policy support the delivery of the maximum amount of affordable housing that can be viably delivered, alongside other forms of planning gain and local CIL. The policy intent however also seeks to encourage rather than restrain delivery, so development proposals must remain commercially viable.
- 5.70 The Proposed Development re-provides the existing affordable housing by floorspace and homes, and provides an uplift in affordable housing, equivalent to 25 per cent (by units), as supported by the FVA.



## 6 VIABILITY METHODOLOGY

6.1 The methodology adopted in producing this FVA has been framed by national, regional and local adopted planning policy as well as non-adopted best practice guidance.

### Methodology

6.2 PPG paragraph 010 defines the viability process as

*“looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”*

6.3 As noted within the RICS 2021 guidance note, PPG describes a residual framework. This is detailed within the RICS Guidance Note ‘Valuation of Development Property’ (2019).

6.4 In short, residual valuation involves: Firstly, an assessment of the gross value of the completed development taking into account , amongst other things, the aggregated value of any residential properties, commercial income and car parking income. Secondly, the cost of building the development is deducted along with professional fees, finance costs and return to the developer. This is illustrated below:

| <b>TABLE 12: RESIDUAL ANALYSIS METHODOLOGY</b>   |  |
|--|--|
| <b>Gross Development Value</b>                   |  |
| Residential sales income                         |  |
| Affordable sales income                          |  |
| Commercial sales income                          |  |
| Less   |  |
| <b>Costs</b>                                     |  |
| Build costs                                      |  |
| Exceptional development costs (where applicable) |  |
| Professional fees                                |  |
| Planning obligations                             |  |
| Marketing costs and disposal fees                |  |
| Finance costs                                    |  |
| Planning gain costs                              |  |
| Less   |  |
| <b>Developer’s Profit</b>                        |  |
|  |  |
| Equals   |  |
| <b>Residual Land Value</b>                       |  |

6.5 The output is the Residual Land Value (RLV). Simply, if the RLV produced by a scheme is lower than an appropriate Benchmark Land Value (BLV) then the scheme is deemed to be unviable and is therefore unlikely to come forward for development, unless the level of affordable

housing and / or planning obligations can be reduced. If the RLV is higher than the BLV then the scheme can, in theory, provide additional affordable housing and / or other planning obligations.

- 6.6 Alternatively, the BLV can be inserted into the appraisal as a fixed cost and the level of return generated by the scheme becomes the benchmark by which viability is measured. If a sufficient level of return is generated the scheme is deemed to be viable. This approach has been adopted for the purposes of this FVA.

### **Summary**

- 6.7 Ultimately the aim of the NPPF and PPG, in respect of planning viability, is to create a balance so that the BLV is not simply included at the expense of planning obligations and conversely, planning obligations are not so onerous as to render a site undeliverable.
- 6.8 The BLV should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land while allowing a sufficient contribution to fully comply with policy requirements and taking into consideration the circumstances of the site.
- 6.9 The approach to BLV is set out in Section 11 of this report which sets out a valuation of the existing Site on an EUV basis.

## 7 DEVELOPMENT TIMINGS

- 7.1 The following section sets out the adopted pre-construction, construction and sales timings applied within the ARGUS appraisal of the Proposed Development.
- 7.2 In accordance with best practice principles, this assessment assumes that the Proposed Development has a notional resolution to grant planning permission and therefore, the cash flow commences April 2022.

### Pre-construction

- 7.3 The development programme is estimated from April 2022. A copy of the indicative development programme is attached at **Appendix 8**. A 6-month pre-construction period has been adopted within the proposed programme and includes an allowance for the following;
- Signing of the Section 106 agreement;
  - Expiration of the Judicial Review period;
  - Discharging of pre-commencement conditions;
  - Securing necessary development funding;
  - Tender period for build contract package (s)
  - Mobilisation; and
  - Preparation of a sales and marketing campaign.

### Construction

- 7.4 The Applicant has drawn up a construction programme for the Proposed Development, a summary of which is provided below:

| Building  | Construction |
|---|--------------|
|   | Duration     |
| Pre-Construction                                      | 6 months     |
| Phase 1 Construction (Blocks A, B, D, W)              | 21 months    |
| Phase 2 Construction (Blocks M,N,O,TU,V)              | 31 months    |
| Phase 3 Construction (Blocks E,F,G,H,I,J,K,L,P,Q,R,S) | 36 months    |
| Entire Scheme   | 92 months    |

- 7.5 As set out above, in accordance with best practice principles, this assessment assumes that the Proposed Development has resolution to grant planning permission as of April 2022. As such, whilst the durations assumed will align with other planning documents, the specific dates will not.

7.6 Please note that the delivery of each block has been profiled in accordance with the construction programme provided by Hill. The above provides a summary of the timings assumed on a phase-by-phase basis.

### **Residential sales timings**

#### **Market Sale**

7.7 The sales programme assumes that 60 per cent of the residential units will be sold prior to practical completion, on a block by block basis.

7.8 The revenue from the pre-sale of the market units will be received at practical completion of the block. It is assumed that the remaining un-sold units would be purchased at a rate of circa 5 units per month.

7.9 According to Moliior, which is an online database which provides information on residential schemes across London, the pre-sales percentages of residential units in other schemes at practical completion are as follows:

- **Teddington Riverside** pre-sold 17 per cent.
- **Richmond Chase** pre-sold 82 per cent.
- **Richmond Square** pre-sold 50 per cent.
- **Royal Exchange (Old Post Office)** pre-sold 66 per cent.

7.10 The above comparables have been considered due to the proximity of the schemes to the subject Site as well as providing market sale homes.

7.11 Considering the information above, 60 per cent off-plan sales rate for the Proposed Development is considered to be reasonable.

#### **Affordable housing**

7.12 The affordable revenue is cash flowed as follows; 20 per cent of the value is assumed up-front to reflect when the affordable provider takes a legal interest in the building (up-front meaning commencement of construction). The remainder of the affordable payments are cash flowed on a quarterly basis through the construction period, assumed to be on certification of the RP's Employer's Agent (EA).

### **Grant Funding**

7.13 The grant funding has been profiled within the Proposed Development appraisal as follows:

- 50 per cent start on site.
- 50 per cent practical completion of the Proposed Development.

## 8 DEVELOPMENT VALUE

8.1 The following section provides a summary of the residential, affordable values, the community centre and Maker Labs space that have been incorporated into the appraisal of the Proposed Development.

### Market Homes

8.2 The Proposed Development will provide 231 market homes of which 189 are flats and 42 are houses. The flats will consist of a mix of studio, 1,2 and 3 bedroom apartments whilst the houses will be made up of 4 and 5 bedroom homes.

8.3 Values have been arrived at through a market research report and comparable evidence provided by Hill Residential which has been independently verified by property consultant Lesley J Stringer, who was previously a director at Hamptons for c.5 years before starting her own property consultancy. The full comparables is provided in **Appendix 9**, a summary of the comparables is provided below.

8.4 Teddington Riverside Development and Thames Gateway are the only new large-scale developments of over 100 homes within a mile of the Proposed Development.

8.5 Teddington Riverside Development is a scheme that was completed in April 2020 and is situated 0.9 miles away from the Proposed Development. It offers 238 luxury apartments of which 15 are affordable and 6 townhouses with the apartments being marketed for either rent or sale. The scheme is marketed at an average value of £1,261 per sq ft with values ranging from £2,120,000 to £2,320,000.

8.6 It is assumed the Teddington Riverside Development will achieve higher values than the homes in the Proposed Development as the scheme is of high specification, with views of the river and also in close proximity to Teddington Station. It is important to note that according to agent reports houses have struggled to sell due to the development being considered overpriced and gardens being too small for family use. Moreover, according to local agents due to the lack of sales interest most of the apartments have now been leased.

8.7 Thames Gateway is a development of 121 one, two and three bedroom apartments situated above the redevelopment of Twickenham station and lies 0.8 miles away from the Proposed Development. 82 apartments were sold for BTR and therefore the scheme consists of 39 market sale units. It launched in April 2019 with asking prices of around £820 per sq ft, however, in March 2021 prices reduced between 3% and 11% to £790 per sq ft.

8.8 As of January 2022, 33 apartments have sold in Thames Gateway and six apartments unsold with the current available stock marketed at the following prices.

| Plot | Floor | Beds | Sq ft | Price    | £psf | Feature     |
|------|-------|------|-------|----------|------|-------------|
| 6    | 1     | 1    | 546   | £480,000 | £879 | balcony     |
| 7    | 1     | 2    | 770   | £575,000 | £747 | 2 balconies |
| 15   | 2     | 2    | 767   | £575,000 | £750 | balcony     |
| 19   | 2     | 2    | 832   | £650,000 | £781 | balcony     |
| 39   | 5     | 2    | 952   | £700,000 | £735 | terrace     |
| 23   | 5     | 2    | 932   | £765,000 | £821 | terrace     |

- 8.9 The asking prices above produce a blended average value of £780 per sq ft.
- 8.10 The scheme does not include parking, however, it is in a better location due to its close proximity to Twickenham station and local shops. Therefore, the scheme will achieve higher values than the Proposed Development.
- 8.11 The table below are estimated sales values provided by Hill Residential with assistance from independent property consultant Lesley J Stringer.
- 8.12 A full pricing schedule is provided in **Appendix 10**.

| Block        | Number of Homes | NIA            | GDV                 | Average £PSF | Average Value     |
|--------------|-----------------|----------------|---------------------|--------------|-------------------|
| B            | 5               | 4,208          | £3,082,360          | £732         | £616,472          |
| W            | 2               | 844            | £617,479            | £732         | £308,739          |
| TU           | 36              | 23,940         | £18,019,638         | £753         | £500,546          |
| V            | 42              | 26,738         | £20,109,600         | £752         | £479,183          |
| E            | 38              | 26,274         | £19,754,370         | £752         | £519,852          |
| I            | 38              | 26,274         | £19,754,370         | £752         | £519,852          |
| R            | 20              | 13,645         | £10,461,076         | £767         | £523,054          |
| S            | 8               | 6,346          | £4,762,483          | £750         | £595,310          |
| F            | 4               | 7,182          | £5,714,430          | £796         | £1,428,608        |
| G            | 7               | 12,764         | £10,155,804         | £795         | £1,450,829        |
| H            | 4               | 9,210          | £6,888,804          | £748         | £1,722,201        |
| J            | 4               | 9,210          | £6,888,804          | £748         | £1,722,201        |
| K            | 7               | 12,764         | £10,147,891         | £795         | £1,449,699        |
| L            | 4               | 7,182          | £5,714,430          | £796         | £1,428,608        |
| P            | 6               | 10,097         | £8,408,681          | £833         | £1,401,447        |
| Q            | 6               | 10,097         | £8,408,681          | £833         | £1,401,447        |
| <b>Total</b> | <b>231</b>      | <b>206,775</b> | <b>£158,888,901</b> | <b>£768</b>  | <b>£1,004,253</b> |

### Low-cost rent values

- 8.13 In valuing the affordable housing homes, regard has been given to the Council's affordable housing policies as well as DS2's professional experience of valuing affordable housing.

### Social Rent Re provision

- 8.14 To assess the value of the affordable housing to a developer, DS2 has used specialist discounted cashflow software which is used by the RP sector. ProVal assesses the total rental income generated by the affordable homes, then makes deductions to reflect the RP's costs in delivering and managing the affordable homes long term. This includes costs for management, maintenance and repair, letting, voids, delivery and borrowing (finance). The cashflow is assessed over 45 years and discounted back at an appropriate rate to a present-day value.
- 8.15 The social rented homes are to be re-provided to existing residents at 'Target Rent'. These are set by the National Rent Regime and Rent Standards which set a rent cap or 'Target Rent' for social rent homes.
- 8.16 In summary, the value generated by the social rented homes equates to an average value of £215 per sq ft. This is based upon the Proval appraisal attached at **Appendix 11**.

### London Affordable Rent

- 8.17 The Proposed Development will provide 21 London Affordable Rent homes which have been valued using Proval as explained above. For the purposes of this FVA, the London Affordable Rent are based upon the following rents for 2022-23 which are set by the GLA:
- 1 bed - £168.34 per week
  - 2 bed - £178.23 per week
  - 3 bed - £188.13 per week
- 8.18 The rents set out above are exclusive of service charge.
- 8.19 In summary, the value generated by the London Affordable Rent homes equates to an average value of £234 per sq ft. This is based upon the Proval appraisal attached at **Appendix 12**.

### Intermediate values

#### Leasehold Homes (also referred to as shared equity homes)

- 8.20 Under the Customer Offer, resident and non-resident leaseholders of Ham Close are offered a shared equity home as their rehoming option on site. Under a shared equity arrangement, a leaseholder would own, via leasehold, a portion of the property while the remaining portion would be owned by a RP. Unlike shared ownership there is no rent payable on the unsold equity and no requirement for the RP to offer staircasing (were the tenant purchases further tranches of equity in the property).
- 8.21 The take up of the Customer Offer is not yet determined and DS2 are aware that up to 30 shared equity homes may need to be provided for rehousing. For the purposes of the FVA, the shared equity homes (also referred to as leasehold homes within other planning documents) have been valued at market value. It is envisaged that the S106 will not impose a restriction on the value that the units can be sold for.

### London Shared Ownership

- 8.22 The Proposed Development will provide 47 London Shared Ownership homes. London Shared Ownership is a form of housing where a buyer part-owns the property. A buyer will purchase an initial equity or stake in the property (say between 25 per cent and 50 per cent) from an RP on which they take out a mortgage in the normal manner. They also however pay a rent to the RP (typically between 0.5 per cent-2.75 per cent), based on the percentage of the property that the RP has retained as well as the relevant service charge. Overtime the buyer can seek to purchase further tranches of equity in their property. This process is known as ‘Staircasing.’
- 8.23 The combination of mortgage, rent and service charge forms the purchaser’s ‘housing costs.’ London Plan policy further stipulates that total housing costs cannot exceed 40 per cent of net annual income. Based on a certain level of initial sale, rent and service charge it can be calculated whether a property’s housing costs are ‘affordable’ to those on the applicable intermediate incomes.
- 8.24 The London Shared ownership homes are proposed to be affordable to households with gross incomes of up to £90,000 which is in line with the GLA’s maximum household income cap. Moreover, the Council expects that the scheme should be affordable to an average household income of £56,200 per annum. As a result, the following income caps have been assumed for the following tenure types:

**TABLE:16, LONDON SHARED OWNERSHIP INCOME CAPS, HAM CLOSE, APRIL 2022**

| Units | Unit Size | Income cap |
|-------|-----------|------------|
| 20    | 1b2p      | £47,500    |
| 2     | 1b2p W    | £47,500    |
| 5     | 2b3p W    | £50,000    |
| 11    | 2b4p      | £50,000    |
| 8     | 2b4p      | £87,500    |
| 1     | 3b4p      | £90,000    |

- 8.25 In summary, the value generated by the London Shared Ownership homes equates to an average value of £365 per sq ft. This is based upon the Proval appraisal attached at **Appendix 13**.

### London Living Rent

- 8.26 The Proposed Development will provide 10 London Living Rent homes which have been valued using Proval as explained above. For the purposes of this FVA, the London Living Rents are based upon the following rents for 2022-23 for Ham, Petersham and Richmond Ward which are set by the GLA and which are inclusive of service charges:
- 1 bed - £1,194.40 per month, or £275.63 per week.
  - 2 bed - £1,327.11 per month, or £306.36 per week.



- 3 bed - £1,400 per month, or £323 per week.

8.27 The rents set out above are inclusive of service charge.

8.28 In summary, the value generated by the London Living Rent homes equates to an average value of £350 per sq ft. This is based upon the Proval appraisal attached at **Appendix 14**.

### **Commercial values**

#### **Community Centre**

8.29 The Proposed Development includes the provision of a community centre (Use F2 Class) of approximately 7,005 sq ft NIA.

8.30 There is a dearth of rental transactions deriving the same use class as the community centre across London.

8.31 Barnfield, Parfields Road, Kingston KT2 5LL is deemed the best comparable. The property is a children's day nursery of 5,710 sq ft and was leased in June 2017 for a rent of £100,00 per annum equating to a rent of £17.50 per sq ft.

8.32 According to Alex Martin Commercial Agents a community building in Golders Green Road, Golder Green NW11 of 5,540 sq ft was leased at £57,500 per annum in August 2021. This equates to a rent of £10 per sq ft.

8.33 Following the information above, DS2 have adopted a rent of £15 per sq ft for the community centre of the Proposed Development.

8.34 There are a lack of transactions for community centres to establish an investment yield. Based on DS2's experience of undertaking planning viability assessments, a yield of 7 per cent would be reasonable considering the nature of the property, location and use class of the proposed building.

8.35 DS2 has spoken to commercial agents that support a 7 per cent yield and as a result have applied this into the appraisal.

8.36 In summary, a total GDV of £1,501,071 has been assumed in the appraisal for the proposed community centre.

#### **Maker Labs**

8.37 The Proposed Development consists of a Maker Labs (sui generis) approximately 1,119 sq ft NIA. The space would include computer facilities, electronics lab, laser cutting, 3D printing, CNC machinery, metal lathe, kitchen facilities, informal wood shop, amongst other things. Due to the use of the property and the machinery included in the facility DS2 have considered leases of workshop spaces.

8.38 There is a lack of workshop space within the area and as a result have expanded our search, looking at workshop spaces of similar size.

- 8.39 Wow Workspaces is the most comparable space offering a combination of warehouse, office and workshop space. According to Costar asking rents for Wow Workspace in Wembley are at £9.60 per sq ft for a unit of 2,500 square foot.
- 8.40 Moreover, according to Alex Martins Commercial Agents the following rents had been achieved for similar warehouse style units:
- **Bellingham Trading Estate, SE6** – Warehouse style industrial unit of 4,350 sq ft had been leased for a rent £38,000 per annum from March 2021. This equates to a rent of around £9 per sq ft.
  - **Surrey Canal Road, Bermondsey, SE14** – Warehouse style industrial unit of 3,000 sq ft achieved a rent per annum of £32,400 from October 2020. This equates to a rent of approximately £11 per sq ft.
- 8.41 Following the information provided above, DS2 have applied a rent of £10 per sq ft for the Maker Labs.
- 8.42 In terms of workshop investment evidence, there is little of relevance in the local market. The Knight Frank Investment Yield Guide (March 2022) proposes a yield between 4.75 per cent - 5.25 per cent for secondary estate warehouses and industrial space. The CBRE UK Property Investment Yield Guide (February 2022) assumes a yield of 5.5 per cent for secondary estates.
- 8.43 Considering the location and nature of the property a higher yield would be assumed for the Marker Labs as the likely users of would be start-ups with a low covenant strength. Therefore, a yield of 8 per cent has been adopted for the Maker Labs.
- 8.44 In summary, a total GDV of £149,375 has been assumed in the appraisal for the proposed Maker Labs.

### **Grant Funding**

- 8.45 Grant funding has been agreed with the GLA for Proposed Development for the following amounts:
- London Affordable Rent - £60,000 grant per unit, or £9,840,000 based upon 164 eligible units.
  - London Living Rent - £28,000 grant per unit, or £280,000 based upon 10 eligible units.
  - London Shared Ownership - £28,000 grant per unit, or £1,316,000 based upon 47 eligible units.
- 8.46 In summary, grant funding of £11,436,000 has been assumed in the Proposed Development appraisal.

### **Summary**

- 8.47 The table below provides a summary of the gross development values that have been applied to the Proposed Development.

| <b>TABLE:17, PROPOSED DEVELOPMENT GDV SUMMARY, HAM CLOSE, APRIL 2022</b> |                                 |
|--|---------------------------------|
| <b>Input</b>   | <b>Value</b>                    |
| Market Homes   | £158,888,901                    |
| Affordable   | £37,619,049                     |
| Commercial   | £1,650,446                      |
| <b>Total</b>   | <b>£198,158,394<sup>6</sup></b> |

<sup>6</sup> The Proposed Development appraisal indicates a GDV of £209,482,163 which includes £11,436,000 of grant funding.

## 9 DEVELOPMENT COSTS

9.1 This section provides a summary of the development costs on a present-day basis. The overall cost comprise:

- a) Construction costs;
- b) Contingency;
- c) Professional fees;
- d) Sales, letting, disposal and marketing costs;
- e) Compensation costs;
- f) Planning obligations;
- g) Other development costs; and
- h) Finance

### **Construction costs**

9.2 The build cost advice for the Proposed Development has been provided by the Applicant which has been independently verified by Arcadis. A summary of the cost estimated is provided at **Appendix 15** for the residential homes and **Appendix 16** for the community centre and Maker Labs.

9.3 The cost estimate includes allowance for preliminaries, main contractor's overheads and profit. The total build costs equate to £118,344,578 or £220 per sq ft on the GIA.

### **Construction contingency**

9.4 A 5 per cent construction contingency has been assumed in this FVA. This is in line with what is typically assumed for the purposes of viability assessments.

### **Professional fees**

9.5 Professional fees have been included at 10 per cent of the total construction costs and contingency. This is at the lower end of the range of 10-12 per cent which is generally acceptable. DS2 are aware of several estate regeneration schemes where professional fees of 10 per cent or higher has been supported and agreed by stakeholders.

9.6 The professional fees have been cash flowed on an s-curve basis with fees being incurred at the start of construction up until practical completion, on a phase by phase basis.

### **Sales, letting disposal and marketing costs**

9.7 The following sales, letting disposal and marketing costs have been adopted in this assessment in line with industry norms for a development of this type.

- Residential marketing – 1.5 per cent (of market homes GDV).

- Residential sales agent fee – 1.50 per cent (of market homes GDV)
- Residential sales legal fee – £1,000 per unit.
- Commercial sales agent fee – 1 per cent (of NDV)
- Commercial sale legal fee – 0.5 per cent (of NDV)
- Commercial letting agent fee – 10 per cent (of net rent)
- Commercial letting legal fee – 5 per cent (of net rent)

9.8 Each of the above allowances are within a reasonable and generally accepted range.

#### **Compensation costs**

9.9 The Mayor’s Good Practice Guide to Estate Regeneration (February 2018) states that landlords should seek to offer the maximum home loss compensation permitted by legislation to tenants who meet the statutory criteria and who are displaced from their homes due to estate regeneration.

9.10 Landlords should also pay for the ‘disturbance costs’ of moving. This means paying the reasonable costs of moving, such as removal costs, telephone and utility connections, and the provision of new carpets and curtains.

9.11 Leaseholders and freeholders affected by estate regeneration should be treated fairly and fully compensated if their homes are to be demolished. Market value (plus home loss payments where appropriate) should be offered in good faith in the first instance to leaseholders and freeholders.

9.12 The below compensation costs are based upon the Customer Offer which was put forward to existing residents.

#### **Tenanted home loss payment**

9.13 A cost of £12,100 per existing social rent homes has been adopted in the FVA. This is based upon the following:

- £7,100 per unit (current home loss payment in accordance with legislation as of October 2021).
- £5,000 per unit (estimated allowance to cover disturbance costs).

9.14 In summary, a total cost of £1,730,300 has been assumed for the tenanted home loss payments.

9.15 The tenanted home loss payments have been profiled to be incurred at the commencement of each phase which involves the displacement of existing tenants.

#### **Leaseholder home loss payment**

##### **Resident leaseholders**

9.16 The Site currently consists of 17 resident leaseholder homes.

9.17 The following has been adopted in the FVA for the resident leaseholders home loss payments:

- 10 per cent of market value (up to a maximum of £58,000 per unit).
- £25,000 per unit (estimated allowance to cover leaseholders own valuation, legal conveyance fees and stamp duty on onwards acquisition).

9.18 The above has been informed by RHP incurring disturbance costs of £166,816 for 12 leaseholder homes, which equates to £13,901 per unit (excluding stamp duty). The additional circa £11,000 assumed in the above allowance is to cover the cost of the stamp duty of the onward acquisition. RHP have paid stamp duty on two properties to date equating to £22,500, or £11,250 per unit.

9.19 In summary, a total cost of £984,300 has been assumed for the leaseholder home loss payments.

#### Non-Resident leaseholders<sup>7</sup>

9.20 The Site currently consists of 13 non-resident leaseholder homes.

9.21 The following has been adopted in the FVA for the non-resident leaseholders home loss payments:

- 10 per cent of market value (up to a maximum of £58,000) per unit.
- £25,000 per unit (estimated allowance to cover leaseholders own valuation, legal conveyance fees and stamp duty on onwards acquisition as set out above).

9.22 In summary, a total cost of £752,700 has been assumed for the leaseholder home loss payments.

#### Planning Obligations

#### **London Borough of Richmond Upon Thames Community Infrastructure Levy (CIL) and Mayoral CIL**

9.23 The following figures provided by Sphere25 have been included within the Proposed Development appraisal.

| <b>TABLE 18: BOROUGH AND MAYORAL CIL SUMMARY, HAM CLOSE, APRIL 2022</b> |                   |
|---|-------------------|
| <b>Source</b>   | <b>Payable</b>    |
| Est. Borough CIL  | £5,999,010        |
| Est. Mayoral CIL  | £1,893,227        |
| <b>Total</b>  | <b>£7,892,237</b> |

<sup>7</sup> This being a person who owns the property but does not live there and rents it out to their own tenants.

- 9.24 Please note that both the Mayoral and Borough CIL figures are based on assumptions provided by Sphere 25. The CIL figures are approximate and based on assumptions related to indexation. These figures can only be finalised once planning permission has been granted.
- 9.25 The Mayoral and Borough CIL figures have been profiled on a phase by phase basis, apportioned based upon GIA of that particular phase. This approach is to be agreed with LBRuT.
- 9.26 The figures have also been profiled in accordance with LBRuT's Instalment Policy. This being £250,000 payable within 180 of commencement, £500,000 payable within 240 days of commencement and the remaining balance payable within 365 days of commencement. The S106 is assumed to be payable at the start of construction, however, the timings are to be discussed with the Council.

### **Section 106 Obligations**

- 9.27 A total allowance of £1,582,000 has been assumed for the Section 106 contributions based upon the figures provided by Sphere 25. The figure assumes a cost of £3,500 per unit.
- 9.28 In respect of all planning obligation figures stated above, the Applicant has not formally agreed these with LBRuT, and therefore may be required to update the FVA should the level of these obligations change (go up or down).

### **Other development costs**

- 9.29 The following additional development costs have been advised by the Applicant.
- **Social Value Fund:** £2,000,000. Social Value Fund: The FVA assumes a total cost of £250,000 a year for 8 years for a social value fund which totals £2,000,000. This is a contractual agreement between Hill and RHP. The social value fund will be used to provide services, activities and programmes to existing residents and key local stakeholders. The fund will contribute to creating a thriving, resilient and cohesive community where people want to live, whilst generating local economic improvements, supporting local supply chains and improving the prosperity of residents and local communities. For the purposes of the viability assessment it has been profiled evenly across the three phases.
  - **Compulsory Purchase Order:** £76,650. Assuming a value of £2,555 for legal fees. Given these costs have not yet been incurred due to the current early stages of the development process, these costs cannot yet be evidenced. If the Council's independent assessors do not recognise this as a real cost, we recommend the actual cost should be picked up in the review mechanism through expansion of the construction costs definition within the review calculation.

### **Finance**

- 9.30 For the purpose of this FVA, it has been assumed that the development is 100 per cent debt financed, in line with standard practice for undertaking FVAs.

- 9.31 A 6.5 per cent finance cost has been included in the appraisal of the Proposed Development. This is an 'all in' finance rate which includes the basic margin (3-4%), commitment fees, arrangement fees (2-3%) and exit fees (0.5-1%), as well as a bank management/monitoring cost.
- 9.32 The basic margin that a lender will require for loan purposes is in part informed by risk and also the Bank of England base rate. The Bank of England use the base rate as a tool to maintain inflation at their target rate of 2 per cent. As it currently stands, inflation (CPI) rose by 6.2 per cent in the 12 months to February 2022, or a 0.8 per cent rise in February 2022 compared with a rise of 0.1 per cent in February 2021. This was the largest monthly CPI increase between January and February since 2009, and inflation stands at the highest it has been it over 30 years.
- 9.33 It is widely predicted that inflation will rise to around 7 per cent in spring 2022 which is putting significant pressure on the Bank of England to increase the base rate which is currently at 0.75 per cent (up from 0.25 per cent as of November 2021). Whilst only speculation at this point in time, many are predicting that the Bank of England rate will be over 2 per cent by February 2023 and possibly even higher. This impacting the basic margin that a lender charges, with the 3 to 4 per cent being assumed for the purposes of this FVA based upon the predications being optimistic.
- 9.34 Whilst it is assumed that the development is 100 per cent debt financed, many of the most traditional lenders generally only lend senior debt at a maximum 50-60 per cent loan to cost ratio. The higher the loan to cost ratio, the higher the cost of equity or mezzanine finance will be as the development is deemed more risky.
- 9.35 Developers have to revert to equity or mezzanine finance to secure full development funding, both of which are considerably more expensive than senior debt, typically at 10-15 per cent and potentially higher. DS2's recent experience suggests this could be as high as 20 per cent depending upon site specific circumstances. Alternatively, developers can source debt from niche operators, who are by their nature, more expensive than the traditional lenders.
- 9.36 Based upon the above, and the risks set out in section 9 below, a 6.5 per cent finance rate has been adopted.



## 10 DEVELOPER RETURN

- 10.1 The criteria to consider in arriving at an appropriate figure for developer's return include, amongst other things, location, property use type, the scale of development and associated expenditure profile and the economic context.
- 10.2 Developers, banks and other funding institutions will have minimum expectations in terms of financial returns that are aligned with the risk profile. Simply, there must be a reasonable prospect that the return will be commensurate with the risks being undertaken.

### Policy and guidance

#### PPG

- 10.3 The requirement for a reasonable development return is by reference to the PPG. Developer return is deemed to be a key component of the viability process as defined in paragraph 010.
- 10.4 Paragraph 018 of the PPG states the following in regard to developer return:

*“For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.”*

- 10.5 The above explicitly states that plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planning development.
- 10.6 Paragraph 21 states that a viability assessment should refer back to the evidence base that underpins the Local Plan. In that regard, the Council's evidence titled 'Whole Plan Viability Assessment' prepared by Adams Integra and dated December 2016, refers to 20 per cent on GDV for private residential and 6 per cent on GDV for affordable.

#### London Plan

- 10.7 The London Plan Viability Study – Technical Report dated December 2017 which was carried out in support of the London Plan states at Annex G – Analysis of Developer Returns that

*“the main conclusion is that returns in the range of 15% to 20% are sustainable provided that a financial viability assessment has a separate item for cost of finance. The single most significant built form factor for the range of returns is the time it takes to build out a development before sales can be completed and this correlates most with the number of storeys”.*

## Market Sale

- 10.8 The London Plan Viability Evidence forms an opinion that a developer return of 15 per cent to 20 per cent is reasonable dependent upon the height of the building. Whilst this may have been reflective of the market in 2017, risk has clearly increased over the past several years, particularly since 2017 given the significant headwinds that developers are facing through the as a result of Covid-19, as well as significant inflationary pressures and the introduction of the residential property developer tax which will apply from 1 April 2022 to profits arising from residential property development. Developer returns that were reasonable in 2017 now need to be adjusted as development risk has significantly increased with the uncertain outlook of the economy which in part informs how the property sector will perform.
- 10.9 It is worth highlighting what is included within developer returns (as identified in the PPG). The risk premium is the largest element of developer returns however it also includes other matters such as developer overheads and other costs.
- 10.10 The London Plan Viability Study – Technical Report dated December 2017 states that developers’ overheads represent between 2 per cent to 3 per cent of GDV which includes overheads such as governance, financial management and reporting and support services. This is based upon information known as of 2017 and does not account for inflationary pressures (increased costs of overheads) as well as the introduction of the residential property developer tax, which whilst is not an explicit consideration for the purposes of viability assessments, is a financial cost that will impact developers.
- 10.11 Build cost risk forms part of the developer return and is inevitable for any developer. Furthermore, unexpected build costs can also arise which impacts on risk. The London Plan Viability Study report referred to above states that it is rare for final accounts to come in within tender price and some price overrun is probable. Costs can further overrun if disputes arise and/or contractors go into liquidation (which is becoming more common as cost inflation continues to rise) and need replacing. The risk of this happening has certainly increased this year compared to others.
- 10.12 In addition to the above, risk of delays is also considered as part of developer return. These being delays that are outside of the developers’ control such as remediation, planning, market circumstances etc. It is estimated that this equates to roughly 1 per cent of GDV.
- 10.13 Lastly, there is also sales risk which needs to be considered. As interest rates continue to rise this puts downward pressure on the housing market as the cost of borrowing increases which means people can afford to borrow less, which in turns they can afford less for a property.
- 10.14 Whilst the above breakdown is indicative only and will vary on a site-by-site basis, it gives an understanding of what elements are included in developer return which helps arrive at a blended average return for the purposes of the Proposed Development.

**Site specific considerations**

10.15 In order to arrive at an appropriate target return for the project we have considered the risk profile of the Proposed Development in more detail.

| <b>Risk Profile Consideration</b> | <b>Comments</b>   | <b>Risk Profile</b> |
|-----------------------------------|---|---------------------|
| Methodology                       | <p>Standard developer model whereby it is assumed the developer purchases the site, builds out and then exits through selling the individual components of the scheme.</p> <p>It is important to note there are a number of existing resident leaseholders that would need to be compensated on a market value basis, plus a premium, in order to secure vacant possession.</p>   | Medium              |
| Expenditure profile               | Multi-building handovers helps spread risk allowing revenue to be received over the development period.   | Medium to Low       |
| Programme                         | <p>The proposed programme is c. 7 and a half years long, which is inherently risky.</p> <p>This is due to a combination of external, influencing factors – this includes general fluctuations in the property market, changes at local, regional or national government, changes in Monetary policy (e.g. interest rates), changes in fiscal policy (e.g. changes in SDLT) and one-off events (such as Brexit or the Covid-19 pandemic).</p> <p>Furthermore, at Ham Close there are a number of existing residents who will need to move between phases and leaseholders, whose properties need to be acquired ideally through negotiated agreement rather than through the use of CPO powers. This can be a lengthy process and adds risk to the programme.</p>  | Medium to High      |
| Inflation and growth              | <p>The FVA adopts current day values and costs, excluding growth and inflation</p> <p>Both sales growth and construction cost inflation are linked to a variety of influencing factors, however inherent volatility in either could result in cost inflation outstripping growth.</p> <p>The FVA has excluded the mid-point inflation included in the Hill Residential cost plan submitted with the FVA, as is the established approach in planning viability (albeit not one that DS2 agree with). Mid-point tender inflation is an approach used by main contractors to allow for the future cost of appointing sub-contractors. When factored into a cost estimate it allows the main contractor to ‘fix’ the total price at the stated level, and if costs rise above the estimated mid-point amount, it is the main contractor to absorb the increase not the developer. A fixed price cost contract</p> | Very High           |

|                |  |        |
|----------------|--|--------|
|                | <p>provides developers with certainty and the ability to manage risk accordingly.</p> <p>If the main contract is not fixed, the contract is therefore subject inflationary pressures over the life of the project, with the main contractor passing on any increase in costs onto the developer. In a period of cost deflation this is to the developer’s benefit. However, in a period of inflation it is to their detriment.</p> <p>The Bank of England’s Monetary Policy Committee Report (February 2022) notes that inflation rose to 5.4% in December, above the MPC’s 2% target, reflecting the higher cost of energy and goods. Inflation is projected to pick up further in Spring 2022, up to 7%, before returning to little above the 2% target in two years time.</p> <p>In terms of specific construction forecasts provided by other consultants, Mace has revised its Tender Price forecast to 4.5% in comparison to last year, rising to 3.5% for 2022 and 2023, driven by an increase in the cost of raw materials and a short-term shortage of HGV drivers. RLB predicts a similar trend over the short to medium term of 3.25% pa in its Q4 2021 Tender Price Forecast, again as a result of material costs increasing due to supply issues coupled with a shortage of labour, with London particularly affected by the shortage of skilled labour. Finally, the G&amp;T Q4 2021 Tender Price Indicator concludes with the following statement</p> <p><i>“Increasing workloads and constrained supply, coupled with labour cost and material price inflation, means that for the time being at least, there is only one direction for tender price inflation.”</i></p> <p>In this current environment of rising inflation coupled with the fact that there is no allowance for a fixed price contract, means that the risk profile to both developer (and funders) is significantly increased.</p> |        |
| Scheme use mix | The Proposed Development use mix comprises predominantly residential (including affordable housing). This limits the ability to diversify the risk profile of the scheme.  | Medium |
| Market Context | In January 2022 UK house prices reported an increase of 9.6% over the year to January 2022. London was the region that witnessed the lowest annual growth with an average price increase of 2.2%. This is due to the long term impacts of the pandemic where changes in working practices have caused an exodus of buyers out of the capital in a search for additional space and lifestyle changes. Although the Proposed Development is in a built up residential location, it is situated over two miles away from Richmond and Kingston  | Medium |

|  |  |  |
|--|--|--|
|  | <p>station and as a result this will have a negative impact on market prices.</p> <p>Looking ahead, the forecast for house prices is less favourable due to a combination of increasing inflation, soaring energy costs, impending tax increases, national insurance increases and the withdrawal of the furlough programme, reducing net earnings and savings.</p> <p>According to data from Molior new build sales volumes are up by 54% in outer London as buyers seek larger homes with a garden. Whilst there is predicted to remain a supply/ demand imbalance in London generally that will help sustain current prices, the market indicators undoubtedly point to a greater risk to developers bringing forward a wholly flatted, scheme.</p> <p>Molior also reports that Help to Buy has accounted for 20% of sales in those top selling schemes. The programme set to close at the end of March 2023, before the proposed development is due to commence, limiting the ability of the developer to de-risk their scheme in this way. The Molior October 2021 quarterly analysis reports that the looming closure of the Help to Buy programme is more significant than the end of stamp duty relief.</p> <p>A final market-risk consideration is off-plan sales. The FVA assumes an optimistic rate of 60% of units being sold off plan. This should be considered in the context of the closure of Help to Buy and the wider impacts on the London residential market. It is well established that the changes in stamp duty on buy-to-let landlords and investors in 2016 has caused a reduction in new homes being sold off-plan, as it is investors who the most likely candidates to purchase a property off-plan compared to end-users who typically require a tangible product to view before committing to a purchase.</p> <p>Taking all of these factors into consideration, the risk profile of a predominantly flatted scheme in London, which comprises 189 market flats with limited parking is considered to be high.</p> |  |
|--|--|--|

10.16 A summary of the profit targets adopted by DS2 is as follows:

- 17.5 per cent profit on GDV for the Market Sale residential element;
- 6 per cent profit on GDV for the affordable housing element;
- 15 per cent profit on GDV for the commercial space

10.17 This derives a blended site-wide profit target of 15.30 per cent for the Proposed Development.

## 11 SITE VALUE/BENCHMARK LAND VALUE

11.1 In arriving at a BLV for the Site, regard has been given to planning policy framework provided by the NPPF and PPG, and the professional best practice guidance produced by the RICS. The assessment of BLV considers the following components: Existing Use Value, Premium, Alternative Use Value (where appropriate) and market evidence (where appropriate).

### Policy and guidance

#### **Existing Use Value Plus (EUV+)**

##### PPG

11.2 Paragraph 13 of the PPG states that a BLV should be established based on the EUV of the land, plus a premium for the landowner.

11.3 The premium to the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should therefore provide a reasonable incentive, in comparing with other options available, for the landowner to sell the land for development.

11.4 Paragraph 14 of the PPG states that a BLV should;

- Be based upon EUV;
- Allow for a premium to landowners;
- Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and
- Be informed by market evidence including current uses, costs and values wherever possible. Where recent evidence is used to inform assessment of BLV this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and Applicants' should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic BLV of non-policy compliant developments are not used to inflated values over time.

11.5 Paragraph 15 of the PPG defines what is meant by EUV in a viability assessment. This states the following:

*“Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).”*

- 11.6 The approach to BLV must be assessed independently of the scheme for which planning permission is sought. It must also be assessed objectively i.e. irrespective of who the Applicant is for the planning permission.
- 11.7 The EUV is the first component of calculating BLV. The second component is the premium, or as stated at paragraph 16 of the PPG the 'plus' in EUV+.
- 11.8 This is the amount above the EUV required to provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.
- 11.9 The premium should be informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. The PPG states that for any viability assessment data sources to inform the establishment of the landowner premium should include market evidence and can include benchmark land values from other viability assessments.

#### Affordable Housing and Viability SPG

- 11.10 The Affordable Housing and Viability SPG defines EUV as the current use value of a site plus an appropriate site premium. The Affordable Housing and Viability SPG states that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. The Affordable Housing and Viability SPG considers that the EUV Plus approach is the most appropriate for planning purposes.
- 11.11 The Affordable Housing and Viability SPG states at paragraph 3.46 the following when determining the EUV Plus benchmark;
- 11.12 The EUV is independent of the Proposed Development. The EUV should be fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes any hope value associated with development on the site or alternative uses. This evidence should relate to sites and buildings of a similar condition and quality or otherwise be appropriately adjusted. Where an existing use and its value to a landowner is due to be retained in a development (and not lost as is usually the case), a lower benchmark would be expected. Where a proposed EUV is based on a refurbishment scenario, or a redevelopment of the current use, this is an alternative development scenario and the guidance relating to AUV will apply.
- 11.13 Premiums above EUV should be justified, reflecting the circumstances of the site. For a site which does not meet the requirements of the landowner or creates ongoing liabilities/ costs, a lower or no premium would be required. The premium could be 10 per cent to 30 per cent, but this must reflect site specific circumstances and will vary.
- 11.14 The level of premium can be informed by BLVs that have been accepted for planning purposes on other comparable sites were determined on a basis that is consistent with this guidance.
- 11.15 As set out in PPG, in all cases land or site value should reflect Development Plan Policies, planning obligations and CIL. When determining a level of premium that would be sufficient to

incentivise release of a site for development and ensure that a landowner receives a 'competitive return', this should take into account the overarching aim of delivering sustainable, policy compliant development and that an uplift in land value is dependent on the grant of full planning consent.

London Borough of Richmond Upon Thames Local Plan (July 2018)

11.16 Policy LP 36 Part D states that in most circumstances the Existing Use Value plus a premium approach to assessing the BLV in development appraisals and viability assessments should form the primary basis for determining the BLV.

**Alternative Use Value (AUV) Approach**

PPG

11.17 The PPG recognises that an AUV is acceptable and states;

*“For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its current permitted use, and other potential development that requires planning consent, technical consent or unrealistic permitted development with different associated values. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which have an existing implementable permission for that use. Where there is no existing implementable permission for that use, plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be doubled counted”.*

Affordable Housing and Viability SPG

11.18 The Affordable Housing and Viability SPG recognises that an alternative approach will only be considered in exceptional circumstances which must be robustly justified by the Applicant.

11.19 In this scenario, the Applicant must demonstrate that the site value fully reflects policy requirements, planning obligations and CIL charges, and takes account of site-specific circumstances. Generally, the Mayor will only accept the use of AUV where there is an existing implementable permission for that use.

11.20 Where there is no existing implementable permission, the approach should only be used if the alternative use would fully comply with development plan policies, and if it can be demonstrated that the alternative use could be implemented on the site in question and there is market demand for that use.



## **Market Value**

### PPG

11.21 Paragraph 14 of the PPG states that market evidence can be used as a cross-check of BLV but should not be used in place of BLV. There may be divergence between BLVs and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

11.22 The evidence used should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and Applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic BLVs of non-policy compliant developments are not used to inflate values over time.

11.23 Where a viability assessment is used to inform decision making, under no circumstances will the price paid for the land be a relevant justification for failing to accord with relevant policies in the plan.

### Approach to Site Value/BLV

#### **Existing Use Value**

11.24 The Site has been broken down into the following components in order to help give better context;

- 1) Existing social rent homes.
- 2) Existing leaseholder homes.
- 3) Existing Community Centre
- 4) Existing Garages.
- 5) Existing Maker Labs.

11.25 There are a total of 192 existing residential homes existing, of which 143 are social rent and managed by RHP, 49 are leasehold homes, of which 30 are private leasehold and 19 are leasehold bought by RHP, with no restriction on the market value.

11.26 A summary of the existing accommodation is provided in the table below.

**TABLE 20: EXISTING ACCOMMODATION, HAM CLOSE, APRIL 2022**

| Tenure                   | Studio    | 1 Bed     | 2 Bed     | 3 Bed     | 3 Bed Duplex | Total      | % of Total  |
|--------------------------|-----------|-----------|-----------|-----------|--------------|------------|-------------|
| Leasehold                | 4         | 14        | 24        | 3         | 4            | 49         | 26%         |
| Leaseholder Area (sq ft) | 1,372     | 6,795     | 16,577    | 2,349     | 3,388        | 30,482     | 29%         |
| Social Rent              | 44        | 46        | 39        | 9         | 5            | 143        | 74%         |
| Social Rent Area (sq ft) | 15,094    | 22,326    | 26,938    | 7,047     | 4,236        | 75,640     | 71%         |
| <b>Total</b>             | <b>48</b> | <b>60</b> | <b>63</b> | <b>12</b> | <b>9</b>     | <b>192</b> | <b>100%</b> |

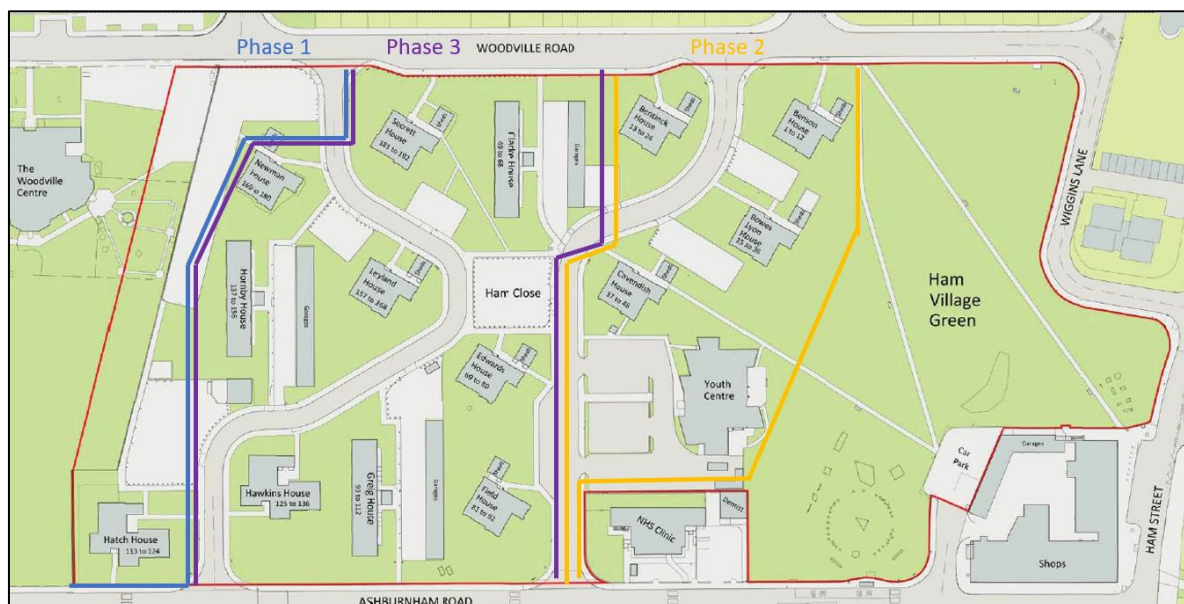
### Stock transfer

- 11.27 RHP was established to receive the housing stock from LBRuT under the Large Scale Voluntary Transfer (LSVT) agreement. The transfer was completed on 17 July 2000 and RHP arranged loan facilities totalling £173.5m with Bradford and Bingley PLC. A number of the terms were amended via Supplemental Agreements including a reduction in the total facility to £160.3m.
- 11.28 As part of the loan agreement, RHP was obliged to ensure that at all times the value of the properties charged to BandB is at least 1.25 greater than the outstanding loans. As at 30 December 2007, RHP had drawn down £115.9m.
- 11.29 The RHP Transfer Agreement indicates that a price of £59,500,000 was agreed for the properties.
- 11.30 The stock transfer comprised of 7,139 rented proposes plus 1,614 leasehold flats (8,753 in total), of which 192 were in relation to Ham Close. At the time of the stock transfer a stock condition survey was carried out which stated that the properties had suffered from under investment in recent years but generally were in a reasonable state of repair.
- 11.31 As part of the transfer, RHP committed to a significant investment in repairs and improvements which included: £10m for catch up repairs, £138m for future major repairs and planned maintenance, £5m for contingent major repairs, £1m a year for cyclical maintenance, £3m a year for responsive and void repairs, £14m for improvements, and £12m worth of adaptations for those residents with disabilities.
- 11.32 Since the stock transfer RHP have invested £4.17m into the existing affordable homes at Ham Close as supported by the breakdown provided at **Appendix 17**.

### Ham Close Residential Accommodation

- 11.33 DS2 carried out a site inspection of Ham Close on 14<sup>th</sup> February 2022. Photos of the existing site are provided in **Appendix 18**.
- 11.34 The Proposed Development will be brought forward in three phases, with Phase 1 consisting of a reprovion of homes that will be demolished in Phase 2 and Phase 2 will incorporates the reprovion of homes that currently sit in what will be Phase 3.

11.35 The red line site plan below demonstrates the existing buildings and what phase they are situated in. Phase 1 incorporates all blocks that are situated between the blue lines, Phase 2 consists of the area in the orange lines and Phase 3 is made up of all blocks in the purple lines.



Source: BPTW

11.36 A total of 14 residential blocks are located on Site comprised of three principal building types; five storey blocks, four storey deck with access flats and three storey ‘T’ shaped blocks.

11.37 The table below provides a summary of the residential homes per block and the phase they are situated in. An accommodation schedule of existing accommodation is provided at **Appendix 19**.

| TABLE 21: EXISTING ACCOMMODATION PER BLOCK, HAM CLOSE, APRIL 2022 |       |                               |                   |                 |             |
|---|-------|-------------------------------|-------------------|-----------------|-------------|
| Block   | Phase | Building type                 | Social Rent Units | Leasehold units | Total Units |
| Hatch House   | 1     | Three Storey ‘T’ Shape        | 11                | 1               | 12          |
| Newman House  | 1     | Five Storey Block             | 7                 | 5               | 12          |
| Benson House  | 2     | Five Storey Block             | 9                 | 3               | 12          |
| Bentinck House  | 2     | Five Storey Block             | 11                | 1               | 12          |
| Bowes Lyon House  | 2     | Five Storey Block             | 9                 | 3               | 12          |
| Cavendish House   | 2     | Five Storey Block             | 8                 | 4               | 12          |
| Clarke House  | 3     | Four Storey Deck Access Flats | 17                | 3               | 20          |
| Edwards House   | 3     | Five Storey Block             | 8                 | 4               | 12          |
| Field House   | 3     | Five Storey Block             | 8                 | 4               | 12          |
| Greig House   | 3     | Four Storey Deck Access Flats | 17                | 3               | 20          |
| Hawkins House   | 3     | Three Storey ‘T’ Shape        | 10                | 2               | 12          |
| Hornby House  | 3     | Four Storey Deck Access Flats | 12                | 8               | 20          |

|               |   |                               |            |           |            |
|---------------|---|-------------------------------|------------|-----------|------------|
| Leyland House | 3 | Four Storey Deck Access Flats | 9          | 3         | 12         |
| Secrett House | 3 | Five Storey Block             | 7          | 5         | 12         |
| <b>Total</b>  |   |                               | <b>143</b> | <b>49</b> | <b>192</b> |

#### Ham Close Community Centre

11.38 The Site comprises 6,206 sq ft (615sq m) of community centre space. The space is used as youth centre offering a range of activities for children aged between 11 and 19 years old free of charge.

11.39 The existing lease for the property is 12 years from and including the 1<sup>st</sup> April 2014 to and including 31<sup>st</sup> March 2026. The initial rent agreed was £59,500 per annum with a rent review on 1 April 2019 and every fifth anniversary of that date. For the purposes of the EUV, no rental increases have been assumed.

#### Garages

11.40 The Site comprises 47 garages of which 45 are leased out. For the purposes of the EUV it is assumed that the garages are used as storage space.

#### Maker Labs

11.41 The Site also consists of Maker Labs of 506 sq ft (47sq m)<sup>8</sup>. It is an all-inclusive space for people with an interest in DIY and craft. The space includes computer facilities, electronics lab, laser cutting, 3D printing, CNC machinery, metal lathe, kitchen facilities, informal wood shop, amongst other things.

#### Valuation

##### **Valuation of existing social rent homes**

11.42 DS2 have been provided with a rent schedule for the existing social rent homes which is provided at **Appendix 20**. All tenanted homes are let at or below Target Rents. This has been summarised in the table below:

| Unit Type    | Number of units | Total Mix | Number of voids | Average Rent per week |
|--------------|-----------------|-----------|-----------------|-----------------------|
| Studio       | 44              | 23%       | 5               | £107                  |
| 1 bed        | 46              | 24%       | 5               | £116                  |
| 2 bed        | 39              | 20%       | 1               | £137                  |
| 3 bed        | 9               | 5%        | 0               | £138                  |
| 3 bed duplex | 5               | 3%        | 0               | £144                  |

11.43 The rents achieved for each unit type have been input into ProVal, a specialist valuation software for affordable housing. ProVal uses the discounted cashflow method, assessing the

<sup>8</sup> Excludes restricted head height mezzanine and outside storage as per RICS measurement. Inclusion of additional areas would be approximately 68sqm

total rental income generated by the affordable homes, then making deductions to reflect the RP's costs in delivering and managing the affordable homes long term. This includes costs for management, maintenance and repair, letting, voids, delivery and borrowing (finance). The cashflow is assessed over 45 years and discounted back at an appropriate rate to a present-day value.

11.44 DS2 have been provided with a 30-year future works programme, which is the estimated investment required in order to maintain the homes at Decent Homes Standard. This is provided at **Appendix 21** and indicates a total cost of £5,790,796. This equates to a value of £1,350 per unit per annum on a pro rata basis which has been incorporated into the valuation as such, as we have undertaken a 45 year discounted cash flow. Furthermore, it is important to note that this cost does not allow for day to day repairs/maintenance. Therefore, an added maintenance cost of £1,000 per unit per annum has been added to the valuation to account for cyclical maintenance costs. As a result, a total maintenance cost of £2,350 per unit per annum has been included in the valuation of the existing social rent homes.

11.45 The management costs have been applied at £450 per unit based on DS2's surveys of RPs and review of RP financial reporting. In addition, 1.9 per cent voids and bad debts have been applied noting that the average for Ham Close Estate as of 2021 was 1.9 per cent.

11.46 A discount rate of 5.0 per cent has been applied to the appraisal informed by DS2's surveys of RPs. Rents and costs have been increased at a base inflation rate assumed at 1.4 per cent.

11.47 In summary, the EUV-SH which is provided at **Appendix 22** indicates a total value of **£11,171,900** this equates to **£78,125 per unit**.

11.48 The valuation of the existing social rented homes takes into account the existing condition of the homes which has been informed by the site inspection that DS2 carried out, discussions with RHP, the investment into the existing stock since the stock transfer took place and the forecast future investment required to maintain the homes to a lettable standard. It should be noted that at the time of writing this report surveyors have been instructed by RHP to carry out a further stock condition surveys on the existing social rent homes which can be provided when available.

11.49 Based upon the schedule provided, it is understood that the following number of social rent homes are situated in the following phases:

- Phase 1 – 18 social rent homes
- Phase 2 – 37 social rent homes
- Phase 3 – 88 social rent homes

11.50 By applying the average capital value per unit to the number of social rent homes located in each phase, the following site value has been attributed to each phase.

- Phase 1 – EUV-SH of £1,406,253

- Phase 2 – EUV-SH of £2,890,631
- Phase 3 – EUV-SH of £6,875,015

Valuation of Existing Leasehold Homes

11.51 The Applicant has provided details of recent transactions of leasehold units within the Ham Close estate which have been taken into consideration in order to derive a value for the remaining exiting leaseholder homes.

11.52 The table below provides a summary of recent transactions at Ham Close.

| <b>Block</b> | <b>Beds</b> | <b>Sq ft</b> | <b>Value</b> | <b>£PSF</b> | <b>Date</b> |
|--------------|-------------|--------------|--------------|-------------|-------------|
| Cavendish    | Studio      | 333          | £250,000     | £751        | 21/07/2021  |
| Secrett      | Studio      | 333          | £250,000     | £751        | 16/09/2021  |
| Clarke       | 1           | 460          | £292,000     | £635        | 16/06/2020  |
| Clarke       | 1           | 462          | £288,000     | £623        | 30/09/2020  |
| Greig        | 1           | 469          | £295,000     | £629        | 03/09/2021  |
| Hornby       | 1           | 461          | £295,000     | £640        | 17/12/2020  |
| Hornby       | 1           | 461          | £295,000     | £640        | 17/12/2020  |
| Bentinck     | 2           | 659          | £365,000     | £554        | 16/12/2020  |
| Bowes        | 2           | 671          | £380,000     | £566        | 23/04/2021  |
| Bowes        | 2           | 655          | £345,000     | £527        | 16/09/2020  |
| Cavendish    | 2           | 647          | £345,000     | £533        | 31/01/2020  |
| Cavendish    | 2           | 639          | £345,000     | £540        | 09/11/2020  |
| Field        | 2           | 654          | £343,000     | £524        | 26/02/2020  |
| Field        | 2           | 614          | £335,000     | £546        | 13/02/2019  |
| Newman       | 2           | 706          | £345,000     | £489        | 02/11/2020  |
| Secrett      | 2           | 649          | £370,000     | £570        | 16/12/2020  |
| Secrett      | 2           | 645          | £365,000     | £566        | 21/07/2021  |
| Edwards      | 3           | 747          | £388,000     | £519        | 14/02/2021  |

11.53 The evidence provided in table 23 produces a blended average capital rate of circa £574.

11.54 The table above produces the following average capital values:

- Studios - £250,000
- 1 bed - £293,000
- 2 bed - £353,800
- 3 bed - £388,000

**TABLE 24: EXISTING LEASEHOLDER COMPARABLES, HAM CLOSE, APRIL 2022**

| Address   | Beds | Size (sq ft) | Price    | £PSF | Asking/<br>Achieved | Date                  | Comments   |
|---|------|--------------|----------|------|---------------------|-----------------------|--|
| 62 Bonser Road,<br>Twickenham<br>TW1 4RG                          | 1    | 427          | £325,000 | £761 | Achieved            | 26/06/2020            | 2.2 miles away from the Site. Close proximity to Strawberry Hill station and in better condition   |
| Heath Road,<br>Twickenham,<br>TW1                                 | 1    | 629          | £350,000 | £556 | Asking              | 10/03/2022            | 1.9 miles away from Site. Flat is in better condition than existing units. It lies in closer proximity to a station.   |
| 60 Richmond Road,<br>Twickenham<br>TW1 3BE                        | 2    | 769          | £450,000 | £585 | Achieved            | 14/12/2021            | 1.4 miles away from the Site. Better location as closer to Twickenham train station. Slightly better conditions to existing  |
| 3 Admiral House, 20 Manor Road,<br>Teddington<br>TW11 8BF         | 2    | 843          | £505,000 | £599 | Asking              | Withdrawn on 28/10/21 | 1.4 miles away from the Site. Similar type of location as it is not close to any station and lacks amenities. However, it is along the River Thames could increase value slightly. Similar condition |
| 21 Bucklands Road,<br>Teddington<br>TW11 9QR                      | 2    | 661          | £349,950 | £529 | Asking              | Withdrawn on 8/10/21  | 1.4 miles away from the Site. South of the site, far from amenities and station, similar condition good comparable   |
| 14 Kingfisher Lodge,<br>Strawberry Vale,<br>Twickenham<br>TW1 4SL | 2    | 805          | £599,950 | £745 | Asking              | Withdrawn on 09/08/21 | 1.4 miles away from the Site. West of the site, closer to public transport, similar condition but does have a balcony.   |
| 134 High Street,<br>Teddington<br>TW11 8JB                        | 2    | 832          | £465,000 | £559 | Asking              | Withdrawn on 28/10/21 | 1.3 miles away from the Site. Property is on the High Street and has better amenities close by. Closer to the station. Also appears to be in good condition  |
| 17 Butler Farm Close,<br>Richmond,<br>Surrey TW10 7JS             | 3    | 1,021        | £600,000 | £588 | Asking              | Withdrawn on 30/07/21 | 0.6 miles away from the Site. Appears to be in better condition than existing units. It is in similar location   |

11.55 DS2 have also considered transactions of flats in apartment blocks that are of a good standard and lie within 2.5 miles of the Site. There is a dearth of completed transactions in the area and as a result have also used asking prices. The table below provides a summary of achieved/asking prices.

11.56 The evidence above produces a blended average capital value of £609 per sq ft.

11.57 17 Butler Farm is the closest transaction geographically speaking to the Site situated 0.6 miles away. Similar to the existing leaseholder homes, the scheme is hindered by its lack of direct access to public transport. However, the scheme appears to be more modern than the existing homes and as a result we assume it will achieve a higher capital value.

11.58 21 Bucklands Road is in a similar condition to the existing homes of Ham Close. Despite being 1.4 miles away from the Site it is in a comparable location as it lack amenities close by, however,

it is surrounded by greenery. Considering the values provided by the Applicant we would assume that the existing units would achieve a higher capital value than £529 per sq ft.

11.59 The following average prices have been assumed for the existing studio, 1 2 and 3 bedroom homes. A full pricing schedule is provided at **Appendix 23**. In arriving at the below value, the evidence provided in the tables above has been relied upon.

- Studios - £258,000
- 1 bed - £286,000
- 2 bed - £350,000
- 3 bed - £385,000

11.60 DS2 have adopted a blended value £530 per sq ft, or an average capital value of £329,000 for the existing leasehold homes. This results in a GDV of £16,143,500 for the existing leasehold homes.

11.61 Based upon the schedule provided, it is understood that the following number of leasehold homes are situated in the following phases:

- Phase 1 – 6 leasehold homes
- Phase 2 – 11 leasehold homes
- Phase 3 – 32 leasehold homes

11.62 The above reflects the existing 49 leasehold properties that are currently situated on the site, of which 19 are currently owned by RHP, with the remaining 30 being acquired in the future.

11.63 By applying the average capital value per unit to the number of leasehold homes located in each phase, the following has been attributed to each phase.

- Phase 1 – EUV-Leasehold of £1,976,755
- Phase 2 – EUV-Leasehold of £3,624,051
- Phase 3 – EUV-Leasehold of £10,542,694

#### Valuation of Community Centre

11.64 Following the comparable evidence for the community centre provided in section 7, a rent of £12.50 psf has been applied to the estimated market rent, capitalised at a yield of 7 per cent.

11.65 Having assumed a market rent of £77,575 per annum capitalised at 7 per cent yield and applied a purchasing cost of 6.8 per cent, this derives a value of £1,024,606. The appraisal of the community centre is provided in **Appendix 24**.

11.66 The community centre is situated in Phase 2 and therefore, the value of £1,024,606 has been attributed within this phase.



### Valuation of Garages

11.67 The rental income of the existing garages has been provided by RHP and is provided in **Appendix 25**. The total rental income for the 45 garage equates to approximately £50,162 per annum.

11.68 There is a lack of investment transactions within the area, however, having considered the location and nature of the garages a yield of 10 per cent has been considered reasonable.

11.69 When adopting a rent of £50,162 per annum capitalised at 10 per cent yield and deducting a purchasing costs of 6.8 per cent, this produces an EUV of £467,508.

11.70 Based upon the schedule provided it is understood that the garages are located within phase 3 and as a result their value has been attributed within this phase.

### Valuation of Maker Labs

11.71 The existing building is currently let at a peppercorn rent between the freehold RHP and Ham United Group CIC. As such no value has been attributed to the building for the purposes of the BLV.

### Summary

11.72 A summary of the breakdown of the BLV is set out below:

- Social Rent Homes – £11,171,900
- Leaseholder - £16,143,500
- Community Centre - £1,024,606
- Garages - £467,508
- Makers Lab - Zero

11.73 For the purposes of the FVA DS2 have apportioned the BLV on a phase by phase basis as follows:

- Phase 1 – Social Rent Homes of £1,406,254
- Phase 1 – Leaseholder Homes of £1,976,755
- Phase 2 – Social Rent Homes of £2,890,631
- Phase 2 – Leaseholder Homes of £3,624,051
- Phase 2 – Community Centre of £1,024,606
- Phase 3 – Social Rent Homes of £6,875,015
- Phase 3 – Leaseholder Homes of £10,542,694
- Phase 3 – Garages of £467,508

11.74 In summary, a total BLV of £28,807,514 has been assumed, profiled in as set out above.

## 12 APPRAISAL RESULTS

12.1 The results of the FVA are included in the table below. The Proposed Development appraisal is provided at **Appendix 26**.

| Scheme               | Profit Target | Profit Output | Surplus/(deficit) |
|----------------------|---------------|---------------|-------------------|
| Proposed Development | 15.30%        | 4.46%         | -10.84%           |

12.2 The FVA illustrates that on a present-day basis, the proposed development would deliver a profit return of 4.46 per cent of GDV against a target profit of 15.30 per cent on a present-day basis meaning that the proposed development is financially unviable. Growth in values or cost savings are required to deliver a technically viable scheme in accordance with the PPG.

### Sensitivity analysis

12.3 The RICS Professional Statement titled ‘Financial Viability in Planning: Conduct and Reporting’ requires the use of sensitivity testing to consider the impact of changes in inputs on overall scheme viability.

12.4 Whilst the results set out above demonstrate the scheme is currently unviable, DS2 has undertaken sensitivity analysis to reflect variations in both the build costs and the expectation of residential revenue to illustrate how the scheme is deliverable. DS2 has varied the sales values by +/- 5% increments and varied the construction costs by +/- 5% increments which produces the following results.

| Market Residential Sales Value |         |        |        |        |        |
|--------------------------------|---------|--------|--------|--------|--------|
| Con. Costs                     | -10%    | -5%    | 0%     | +5%    | +10%   |
| -10%                           | 4.60%   | 8.84%  | 12.74% | 16.34% | 19.62% |
| -5%                            | 0.03%   | 4.52%  | 8.61%  | 12.36% | 15.84% |
| 0%                             | -4.72%  | 0.15%  | 4.46%  | 8.39%  | 12.01% |
| +5%                            | -9.46%  | -4.39% | 0.26%  | 4.40%  | 8.18%  |
| +10%                           | -14.21% | -8.94% | -4.10% | 0.36%  | 4.34%  |

12.5 The sensitivity analysis demonstrates that through a combination of changes to the sales and build cost inputs over the life of the Proposed Development, there is the potential for a significant improvement in the residual profit, however it also indicates that if costs are higher than expected and sales values do not increase, the development will be even less viable.

## 13 CONCLUSIONS

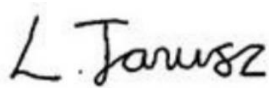
- 13.1 The Proposed Development provides 452 high quality homes with a provision of 49 per cent affordable by unit or 43 per cent affordable by habitable room. The Proposed Development will also incorporate 9,106 sq ft GIA of commercial floor space consisting of 7,707 sq ft GIA (716sq m) space of community space and 1,399 sq ft (130sq m) GIA of Maker labs.
- 13.2 The proposed tenure split is 75 per cent low-cost rented homes and 25 per cent intermediate housing, measured by unit (or 74 per cent low cost rent and 26 per cent intermediate by habitable room).
- 13.3 The results at Section 12 of this FVA demonstrate that the scheme is delivering the maximum reasonable amount of planning obligations, including affordable housing.
- 13.4 Notwithstanding these conclusions, the applicant has committed to the proposed planning obligations package, including 49 per cent affordable housing.
- 13.5 The Applicant is taking a commercial view, at their risk, to bring forward the development. However, policy and guidance indicate that developers can receive a reasonable level of return to reflect the risks associated with bringing forward land for redevelopment. As such, any improvements in the current viability position through negotiation or otherwise, would serve to 'bridge the viability gap' in the first instance, as opposed to providing additional planning obligations and / or affordable housing.
- 13.6 We would be happy to meet with LBRuT and its appointed advisors to discuss or expand upon any points contained within this submission.

**Prepared by:**



**Daniel Collins Redrado**  
**Assistant Surveyor**

Email: Daniel.CollinsRedrado@DS2.co.uk  
Direct: 07809 583919



**Liam Janusz**  
**Associate**

Email: Liam.janusz@ds2.co.uk  
Direct: 0207 004 1778

**Reviewed by:**



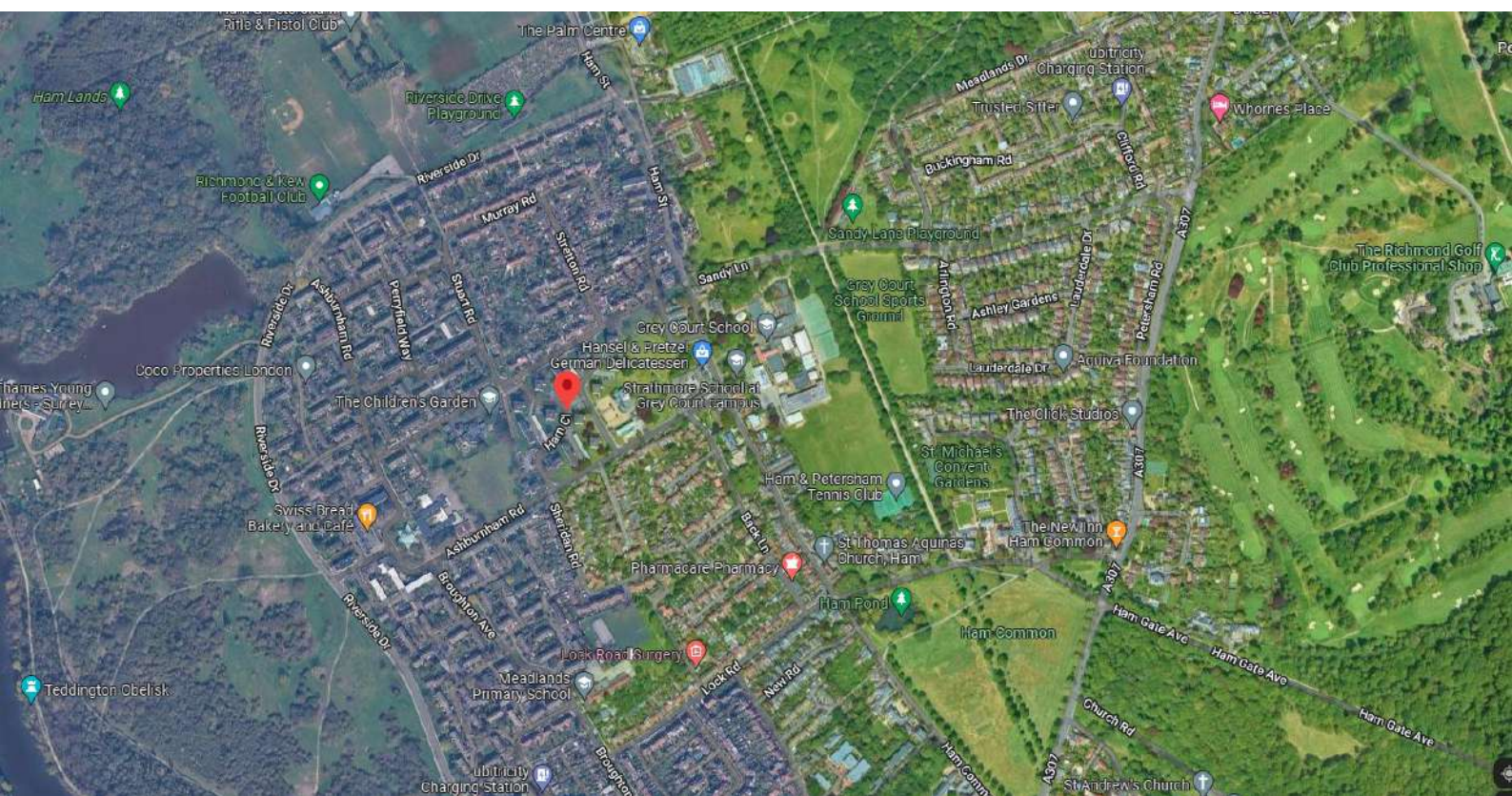
**Jack Savin-Taylor MRICS**  
**PARTNER**

Email: [jack.savintaylor@ds2.co.uk](mailto:jack.savintaylor@ds2.co.uk)  
Tel: 0207 004 1764  
Mob: 077 2008 7923

**DATE: April 2022**

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**APPENDIX ONE – Contextual Plan**



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**APPENDIX TWO – Accommodation Schedule/ Area Schedule (NIA)**



Plot Schedule

| Flat Number |       |             | Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS) | Type Ref | Flat (F) House (H) | No. of Bedrooms | No. of Inhabitants | Habitable Rooms | Approved Document M Compliance (accessibility) | Ensuite       | Dual/Triple Aspect | Private Amenity Space | m <sup>2</sup><br>Amenity Area | Unit Area              |                        |                 |            |        |
|-------------|-------|-------------|---|----------|--------------------|-----------------|--------------------|-----------------|--|---------------|--------------------|-----------------------|--------------------------------|------------------------|------------------------|-----------------|------------|--------|
| Block       | Floor | Plot Number |   |          |                    |                 |                    |                 |  |               |                    |                       |                                | Size sq.m Ground Floor | Size sq.m Upper Floors | Size sq.m Total | Size sq.ft |        |
| 1           | A     | 0           | A-0-1                                     | ARR      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 13.8                   | 87.5                   | 0               | 87.5       | 941.8  |
| 2           | A     | 0           | A-0-2                                     | ARR      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 13.8                   | 87.5                   | 0               | 87.5       | 941.8  |
| 3           | A     | 1           | A-1-1                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 6.4                    | 50.9                   | 0               | 50.9       | 547.9  |
| 4           | A     | 1           | A-1-2                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.4                    | 70.4                   | 0               | 70.4       | 757.8  |
| 5           | A     | 1           | A-1-3                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.4                    | 70.4                   | 0               | 70.4       | 757.8  |
| 6           | A     | 1           | A-1-4                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 6.4                    | 50.9                   | 0               | 50.9       | 547.9  |
| 7           | A     | 2           | A-2-1                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 6.4                    | 50.9                   | 0               | 50.9       | 547.9  |
| 8           | A     | 2           | A-2-2                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.4                    | 70.4                   | 0               | 70.4       | 757.8  |
| 9           | A     | 2           | A-2-3                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.4                    | 70.4                   | 0               | 70.4       | 757.8  |
| 10          | A     | 2           | A-2-4                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 6.4                    | 50.9                   | 0               | 50.9       | 547.9  |
| 11          | A     | 3           | A-3-1                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 6.8                    | 50.9                   | 0               | 50.9       | 547.9  |
| 12          | A     | 3           | A-3-2                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.6                    | 70.4                   | 0               | 70.4       | 757.8  |
| 13          | A     | 3           | A-3-3                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.6                    | 70.4                   | 0               | 70.4       | 757.8  |
| 14          | A     | 3           | A-3-4                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 6.8                    | 50.9                   | 0               | 50.9       | 547.9  |
| 15          |       |             |   |          |                    |                 |                    |                 |  |               |                    |                       |                                |                        |                        |                 |            |        |
| 16          | B     | 0           | B-0-1                                     | ARR      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 13.2                   | 88.2                   | 0               | 88.2       | 949.4  |
| 17          | B     | 0           | B-0-2                                     | ARR      | 1B2P W             | F               | 1                  | 2               | 2  | M4(3) Access. | No                 | Yes                   | Yes                            | 8.1                    | 70.3                   | 0               | 70.3       | 756.7  |
| 18          | B     | 0           | B-0-3                                     | ARR      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 8.4                    | 90                     | 0               | 90         | 968.8  |
| 19          | B     | 1           | B-1-1                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.1                    | 53.5                   | 0               | 53.5       | 575.9  |
| 20          | B     | 1           | B-1-2                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 8.1                    | 70.3                   | 0               | 70.3       | 756.7  |
| 21          | B     | 1           | B-1-3                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5                      | 50.8                   | 0               | 50.8       | 546.8  |
| 22          | B     | 1           | B-1-4                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5                      | 50.8                   | 0               | 50.8       | 546.8  |
| 23          | B     | 1           | B-1-5                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 8.1                    | 70.3                   | 0               | 70.3       | 756.7  |
| 24          | B     | 1           | B-1-6                                     | ARR      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 8.4                    | 90                     | 0               | 90         | 968.8  |
| 25          | B     | 2           | B-2-1                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.1                    | 53.8                   | 0               | 53.8       | 579.1  |
| 26          | B     | 2           | B-2-2                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 8.1                    | 70.3                   | 0               | 70.3       | 756.7  |
| 27          | B     | 2           | B-2-3                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5                      | 50.8                   | 0               | 50.8       | 546.8  |
| 28          | B     | 2           | B-2-4                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5                      | 50.8                   | 0               | 50.8       | 546.8  |
| 29          | B     | 2           | B-2-5                                     | L        | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 8.1                    | 70.3                   | 0               | 70.3       | 756.7  |
| 30          | B     | 2           | B-2-6                                     | L        | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 8.4                    | 90                     | 0               | 90         | 968.8  |
| 31          | B     | 3           | B-3-1                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.1                    | 53.5                   | 0               | 53.5       | 575.9  |
| 32          | B     | 3           | B-3-2                                     | L        | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 8.1                    | 70.3                   | 0               | 70.3       | 756.7  |
| 33          | B     | 3           | B-3-3                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5                      | 50.8                   | 0               | 50.8       | 546.8  |
| 34          | B     | 3           | B-3-4                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5                      | 50.8                   | 0               | 50.8       | 546.8  |
| 35          | B     | 3           | B-3-5                                     | L        | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 8.1                    | 70.3                   | 0               | 70.3       | 756.7  |
| 36          | B     | 3           | B-3-6                                     | L        | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 8.4                    | 90                     | 0               | 90         | 968.8  |
| 37          |       |             |   |          |                    |                 |                    |                 |  |               |                    |                       |                                |                        |                        |                 |            | 0.0    |
| 38          | C     | 0           | C-0-1                                     | ARA      | 3B4P W             | F               | 3                  | 4               | 4  | M4(3) Access. | No                 | Yes                   | Yes                            | 8.5                    | 100.6                  | 0               | 100.6      | 1082.8 |
| 39          | C     | 0           | C-0-2                                     | ARA      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Access. | No                 | Yes                   | Yes                            | 7.9                    | 80                     | 0               | 80         | 861.1  |
| 40          | C     | 0           | C-0-3                                     | ARA      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Access. | No                 | Yes                   | Yes                            | 7.9                    | 80.1                   | 0               | 80.1       | 862.2  |
| 41          | C     | 0           | C-0-4                                     | LLR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 10.8                   | 74.1                   | 0               | 74.1       | 797.6  |
| 42          | C     | 0           | C-0-5                                     | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.5                    | 54.7                   | 0               | 54.7       | 588.8  |
| 43          | C     | 1           | C-1-1                                     | S/O      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Adapt.  | No                 | Yes                   | Yes                            | 7                      | 74                     | 0               | 74         | 796.5  |
| 44          | C     | 1           | C-1-2                                     | LLR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.9                    | 73.3                   | 0               | 73.3       | 789.0  |
| 45          | C     | 1           | C-1-3                                     | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50.1                   | 0               | 50.1       | 539.3  |
| 46          | C     | 1           | C-1-4                                     | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50                     | 0               | 50         | 538.2  |
| 47          | C     | 1           | C-1-5                                     | LLR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.9                    | 73.4                   | 0               | 73.4       | 790.1  |
| 48          | C     | 1           | C-1-6                                     | ARA      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Access. | No                 | Yes                   | Yes                            | 7                      | 74.2                   | 0               | 74.2       | 798.7  |
| 49          | C     | 1           | C-1-7                                     | LLR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5                      | 50                     | 0               | 50         | 538.2  |
| 50          | C     | 1           | C-1-8                                     | LLR      | 1B2P W             | F               | 1                  | 2               | 2  | M4(3) Adapt.  | No                 | Yes                   | Yes                            | 5                      | 63.3                   | 0               | 63.3       | 681.4  |
| 51          | C     | 2           | C-2-1                                     | S/O      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Adapt.  | Yes                | Yes                   | Yes                            | 7                      | 74                     | 0               | 74         | 796.5  |
| 52          | C     | 2           | C-2-2                                     | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes                            | 7.9                    | 73.3                   | 0               | 73.3       | 789.0  |
| 53          | C     | 2           | C-2-3                                     | ARA      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50.1                   | 0               | 50.1       | 539.3  |
| 54          | C     | 2           | C-2-4                                     | ARA      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50                     | 0               | 50         | 538.2  |
| 55          | C     | 2           | C-2-5                                     | ARA      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.9                    | 73.4                   | 0               | 73.4       | 790.1  |
| 56          | C     | 2           | C-2-6                                     | ARA      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Access. | No                 | Yes                   | Yes                            | 7                      | 74.2                   | 0               | 74.2       | 798.7  |
| 57          | C     | 2           | C-2-7                                     | LLR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5                      | 50                     | 0               | 50         | 538.2  |
| 58          | C     | 2           | C-2-8                                     | ARA      | 1B2P W             | F               | 1                  | 2               | 2  | M4(3) Access. | Yes                | Yes                   | Yes                            | 5                      | 63.4                   | 0               | 63.4       | 682.4  |
| 59          | C     | 3           | C-3-1                                     | S/O      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Adapt.  | Yes                | Yes                   | Yes                            | 7                      | 74                     | 0               | 74         | 796.5  |
| 60          | C     | 3           | C-3-2                                     | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes                            | 7.9                    | 73.3                   | 0               | 73.3       | 789.0  |
| 61          | C     | 3           | C-3-3                                     | ARA      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50.1                   | 0               | 50.1       | 539.3  |
| 62          | C     | 3           | C-3-4                                     | ARA      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50                     | 0               | 50         | 538.2  |
| 63          | C     | 3           | C-3-5                                     | ARA      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.9                    | 73.4                   | 0               | 73.4       | 790.1  |
| 64          | C     | 3           | C-3-6                                     | ARA      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7                      | 74.2                   | 0               | 74.2       | 798.7  |
| 65          | C     | 3           | C-3-7                                     | LLR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5                      | 50                     | 0               | 50         | 538.2  |
| 66          | C     | 3           | C-3-8                                     | ARA      | 1B2P W             | F               | 1                  | 2               | 2  | M4(3) Access. | Yes                | Yes                   | Yes                            | 5                      | 63.4                   | 0               | 63.4       | 682.4  |
| 67          | C     | 4           | C-4-1                                     | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes                            | 7                      | 74                     | 0               | 74         | 796.5  |
| 68          | C     | 4           | C-4-2                                     | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes                            | 7.9                    | 73.3                   | 0               | 73.3       | 789.0  |
| 69          | C     | 4           | C-4-3                                     | LLR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50.1                   | 0               | 50.1       | 539.3  |
| 70          | C     | 4           | C-4-4                                     | LLR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.8                    | 50                     | 0               | 50         | 538.2  |
| 71          | C     | 4           | C-4-5                                     | ARA      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.9                    | 73.4                   | 0               | 73.4       | 790.1  |
| 72          | C     | 4           | C-4-6                                     | ARA      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7                      | 74.2                   | 0               | 74.2       | 798.7  |
| 73          | C     | 4           | C-4-7                                     | LLR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5                      | 50                     | 0               | 50         | 538.2  |
| 74          | C     | 4           | C-4-8                                     | S/O      | 1B2P W             | F               | 1                  | 2               | 2  | M4(3) Adapt.  | Yes                | Yes                   | Yes                            | 5                      | 63.4                   | 0               | 63.4       | 682.4  |
| 75          | C     | 5           | C-5-1                                     | ARA      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 28.9                   | 70.1                   | 0               | 70.1       | 754.5  |
| 76          | C     | 5           | C-5-2                                     | ARA      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 67.9                   | 88.3                   | 0               | 88.3       | 950.5  |
| 77          | C     | 5           | C-5-3                                     | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | No                    | Yes                            | 33.1                   | 70.5                   | 0               | 70.5       | 758.9  |
| 78          | C     | 5           | C-5-4                                     | ARA      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 69.1                   | 88.3                   | 0               | 88.3       | 950.5  |
| 79          |       |             |   |          |                    |                 |                    |                 |  |               |                    |                       |                                |                        |                        |                 |            | 0.0    |
| 80          | D     | 0           | D-0-1                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.6                    | 70.4                   | 0               | 70.4       | 757.8  |
| 81          | D     | 0           | D-0-2                                     | ARR      | 3B5P               | F               | 3                  | 5               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 11.1                   | 89.5                   | 0               | 89.5       | 963.4  |
| 82          | D     | 0           | D-0-3                                     | ARR      | 3B6P               | F               | 3                  | 6               | 4  | M4(2)         | No                 | Yes                   | Yes                            | 13                     | 99                     | 0               | 99         | 1065.6 |
| 83          | D     | 1           | D-1-1                                     | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes                            | 7.6                    | 70.4                   | 0               | 70.4       | 757.8  |
| 84          | D     | 1           | D-1-2                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes                            | 5.4                    | 51.4                   | 0               | 51.4       | 553.3  |
| 85          | D     | 1           | D-1-3                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5.4                    | 50.6                   | 0               | 50.6       | 544.7  |
| 86          | D     | 1           | D-1-4                                     | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes                            | 5.4                    | 50.6                   | 0               | 50.6       | 544.7  |





Plot Schedule

|     | Flat Number |       |             | Tenure (ARR) (ARA)<br>(STR) (LLR) (S/O) (MS) | Type Ref | Flat (F)<br>House (H) | No. of Bedrooms | No. of Inhabitants | Habitable Rooms | Approved Document<br>M Compliance<br>(accessibility) | Ensuite | Dual/Triple Aspect | Private<br>Amenity<br>Space | m <sup>2</sup> |                           | Unit Area                 |                    |            |  |
|-----|-------------|-------|-------------|--|----------|-----------------------|-----------------|--------------------|-----------------|--|---------|--------------------|-----------------------------|----------------|---------------------------|---------------------------|--------------------|------------|--|
|     | Block       | Floor | Plot Number |  |          |                       |                 |                    |                 |  |         |                    |                             | Amenity Area   | Size sq.m<br>Ground Floor | Size sq.m<br>Upper Floors | Size sq.m<br>Total | Size sq.ft |  |
| 87  | D           | 1     | D-1-5       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.4            | 51.4                      | 0                         | 51.4               | 553.3      |  |
| 88  | D           | 1     | D-1-6       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 7.6            | 70.4                      | 0                         | 70.4               | 757.8      |  |
| 89  | D           | 2     | D-2-1       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 7.6            | 70.4                      | 0                         | 70.4               | 757.8      |  |
| 90  | D           | 2     | D-2-2       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.4            | 51.4                      | 0                         | 51.4               | 553.3      |  |
| 91  | D           | 2     | D-2-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.4            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 92  | D           | 2     | D-2-4       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.4            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 93  | D           | 2     | D-2-5       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.4            | 51.4                      | 0                         | 51.4               | 553.3      |  |
| 94  | D           | 2     | D-2-6       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 7.6            | 70.4                      | 0                         | 70.4               | 757.8      |  |
| 95  | D           | 3     | D-3-1       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.5            | 70.4                      | 0                         | 70.4               | 757.8      |  |
| 96  | D           | 3     | D-3-2       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.4            | 51.4                      | 0                         | 51.4               | 553.3      |  |
| 97  | D           | 3     | D-3-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.4            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 98  | D           | 3     | D-3-4       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.4            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 99  | D           | 3     | D-3-5       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.4            | 51.4                      | 0                         | 51.4               | 553.3      |  |
| 100 | D           | 3     | D-3-6       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.5            | 70.4                      | 0                         | 70.4               | 757.8      |  |
| 101 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    | 0.0        |  |
| 102 | E           | 0     | E-0-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 8              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 103 | E           | 0     | E-0-2       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 104 | E           | 0     | E-0-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 105 | E           | 0     | E-0-4       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.2            | 75.5                      | 0                         | 75.5               | 812.7      |  |
| 106 | E           | 0     | E-0-5       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 107 | E           | 1     | E-1-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 108 | E           | 1     | E-1-2       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 109 | E           | 1     | E-1-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 110 | E           | 1     | E-1-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 111 | E           | 1     | E-1-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 112 | E           | 1     | E-1-6       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 113 | E           | 1     | E-1-7       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 114 | E           | 2     | E-2-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 115 | E           | 2     | E-2-2       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 116 | E           | 2     | E-2-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 117 | E           | 2     | E-2-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 118 | E           | 2     | E-2-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 119 | E           | 2     | E-2-6       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 120 | E           | 2     | E-2-7       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 121 | E           | 3     | E-3-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 122 | E           | 3     | E-3-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 123 | E           | 3     | E-3-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 124 | E           | 3     | E-3-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 125 | E           | 3     | E-3-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 126 | E           | 3     | E-3-6       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 127 | E           | 3     | E-3-7       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 128 | E           | 4     | E-4-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 129 | E           | 4     | E-4-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 130 | E           | 4     | E-4-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 131 | E           | 4     | E-4-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 132 | E           | 4     | E-4-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 133 | E           | 4     | E-4-6       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 134 | E           | 4     | E-4-7       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 135 | E           | 5     | E-5-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 40.4           | 52.5                      | 0                         | 52.5               | 565.1      |  |
| 136 | E           | 5     | E-5-2       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 35.6           | 53.5                      | 0                         | 53.5               | 575.9      |  |
| 137 | E           | 5     | E-5-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 11.8           | 50.2                      | 0                         | 50.2               | 540.3      |  |
| 138 | E           | 5     | E-5-4       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 40.7           | 77.4                      | 0                         | 77.4               | 833.1      |  |
| 139 | E           | 5     | E-5-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 40.5           | 53.3                      | 0                         | 53.3               | 573.7      |  |
| 140 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    | 0.0        |  |
| 141 | F           | 0     | F-0-1       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 50.9                      | 115.8                     | 166.8              | 1795.4     |  |
| 142 | F           | 0     | F-0-2       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 51                        | 115.8                     | 166.8              | 1795.4     |  |
| 143 | F           | 0     | F-0-3       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 51                        | 115.8                     | 166.8              | 1795.4     |  |
| 144 | F           | 0     | F-0-4       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 51                        | 115.8                     | 166.8              | 1795.4     |  |
| 145 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    | 0.0        |  |
| 146 | G           | 0     | G-0-1       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 147 | G           | 0     | G-0-2       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 148 | G           | 0     | G-0-3       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 149 | G           | 0     | G-0-4       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 150 | G           | 0     | G-0-5       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 151 | G           | 0     | G-0-6       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 152 | G           | 0     | G-0-7       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 153 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    | 0.0        |  |
| 154 | H           | 0     | H-0-1       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.3                     | 213.9              | 2302.4     |  |
| 155 | H           | 0     | H-0-2       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.2                     | 213.9              | 2302.4     |  |
| 156 | H           | 0     | H-0-3       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.2                     | 213.9              | 2302.4     |  |
| 157 | H           | 0     | H-0-4       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.2                     | 213.9              | 2302.4     |  |
| 158 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    | 0.0        |  |
| 159 | I           | 0     | I-0-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 8              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 160 | I           | 0     | I-0-2       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 161 | I           | 0     | I-0-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 162 | I           | 0     | I-0-4       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 8.3            | 75.5                      | 0                         | 75.5               | 812.7      |  |
| 163 | I           | 0     | I-0-5       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 164 | I           | 1     | I-1-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 165 | I           | 1     | I-1-2       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 166 | I           | 1     | I-1-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 167 | I           | 1     | I-1-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 168 | I           | 1     | I-1-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 169 | I           | 1     | I-1-6       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 170 | I           | 1     | I-1-7       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 171 | I           | 2     | I-2-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 172 | I           | 2     | I-2-2       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7              | 78                        | 0                         | 78                 | 839.6      |  |
| 173 | I           | 2     | I-2-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  |         |                    |                             |                |                           |                           |                    |            |  |



### Plot Schedule

|     | Flat Number |       |             | Tenure (ARR) (ARA)<br>(STR) (LLR) (S/O) (MS) | Type Ref | Flat (F)<br>House (H) | No. of Bedrooms | No. of Inhabitants | Habitable Rooms | Approved Document<br>M Compliance<br>(accessibility) | Ensuite | Dual/Triple Aspect | Private<br>Amenity<br>Space | m <sup>2</sup> |                           | Unit Area                 |                    |            |  |
|-----|-------------|-------|-------------|--|----------|-----------------------|-----------------|--------------------|-----------------|--|---------|--------------------|-----------------------------|----------------|---------------------------|---------------------------|--------------------|------------|--|
|     | Block       | Floor | Plot Number |  |          |                       |                 |                    |                 |  |         |                    |                             | Amenity Area   | Size sq.m<br>Ground Floor | Size sq.m<br>Upper Floors | Size sq.m<br>Total | Size sq.ft |  |
| 179 | I           | 3     | I-3-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 180 | I           | 3     | I-3-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 181 | I           | 3     | I-3-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 182 | I           | 3     | I-3-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 183 | I           | 3     | I-3-6       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 184 | I           | 3     | I-3-7       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 185 | I           | 4     | I-4-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 186 | I           | 4     | I-4-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 187 | I           | 4     | I-4-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 188 | I           | 4     | I-4-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 189 | I           | 4     | I-4-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3            | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 190 | I           | 4     | I-4-6       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 75.2                      | 0                         | 75.2               | 809.4      |  |
| 191 | I           | 4     | I-4-7       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7              | 72.6                      | 0                         | 72.6               | 781.5      |  |
| 192 | I           | 5     | I-5-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 40.4           | 52.5                      | 0                         | 52.5               | 565.1      |  |
| 193 | I           | 5     | I-5-2       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 35.6           | 53.5                      | 0                         | 53.5               | 575.9      |  |
| 194 | I           | 5     | I-5-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 11.8           | 50.2                      | 0                         | 50.2               | 540.3      |  |
| 195 | I           | 5     | I-5-4       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 40.7           | 77.4                      | 0                         | 77.4               | 833.1      |  |
| 196 | I           | 5     | I-5-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 40.5           | 53.3                      | 0                         | 53.3               | 573.7      |  |
| 197 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    | 0.0        |  |
| 198 | J           | 0     | J-0-1       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.3                     | 213.9              | 2302.4     |  |
| 199 | J           | 0     | J-0-2       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.2                     | 213.9              | 2302.4     |  |
| 200 | J           | 0     | J-0-3       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.2                     | 213.9              | 2302.4     |  |
| 201 | J           | 0     | J-0-4       | MS   | H03 5B9P | H                     | 5               | 9                  | 7               | M4(2)  | Yes     | Yes                | Yes                         | 81.5           | 51.7                      | 162.2                     | 213.9              | 2302.4     |  |
| 202 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    | 0.0        |  |
| 203 | K           | 0     | K-0-1       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 204 | K           | 0     | K-0-2       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 205 | K           | 0     | K-0-3       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 206 | K           | 0     | K-0-4       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 207 | K           | 0     | K-0-5       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 208 | K           | 0     | K-0-6       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 209 | K           | 0     | K-0-7       | MS   | H02 4B8P | H                     | 4               | 8                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 58.2           | 55.2                      | 114.2                     | 169.4              | 1823.4     |  |
| 210 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    |            |  |
| 211 | L           | 0     | L-0-1       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 50.9                      | 115.8                     | 166.8              | 1795.4     |  |
| 212 | L           | 0     | L-0-2       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 51                        | 115.8                     | 166.8              | 1795.4     |  |
| 213 | L           | 0     | L-0-3       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 51                        | 115.8                     | 166.8              | 1795.4     |  |
| 214 | L           | 0     | L-0-4       | MS   | H04 4B7P | H                     | 4               | 7                  | 6               | M4(2)  | Yes     | Yes                | Yes                         | 64             | 51                        | 115.8                     | 166.8              | 1795.4     |  |
| 215 |             |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    |            |  |
| 216 | M           | 0     | M-0-1       | ARR  | 3B5P W   | F                     | 3               | 5                  | 4               | M4(3) Access.  | No      | Yes                | Yes                         | 16.1           | 109.1                     | 0                         | 109.1              | 1174.3     |  |
| 217 | M           | 0     | M-0-2       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 218 | M           | 0     | M-0-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 219 | M           | 0     | M-0-4       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 9              | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 220 | M           | 0     | M-0-5       | ARR  | 1B2P W   | F                     | 1               | 2                  | 2               | M4(3) Access.  | No      | Yes                | Yes                         | 8.7            | 70.7                      | 0                         | 70.7               | 761.0      |  |
| 221 | M           | 0     | M-0-6       | ARR  | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Access.  | No      | Yes                | Yes                         | 8.7            | 75                        | 0                         | 75                 | 807.3      |  |
| 222 | M           | 1     | M-1-1       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 223 | M           | 1     | M-1-2       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 224 | M           | 1     | M-1-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.6            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 225 | M           | 1     | M-1-4       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 226 | M           | 1     | M-1-5       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.2            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 227 | M           | 1     | M-1-6       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 228 | M           | 1     | M-1-7       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 8.4            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 229 | M           | 1     | M-1-8       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.6            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 230 | M           | 1     | M-1-9       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 70.7                      | 0                         | 70.7               | 761.0      |  |
| 231 | M           | 1     | M-1-10      | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 75                        | 0                         | 75                 | 807.3      |  |
| 232 | M           | 2     | M-2-1       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 233 | M           | 2     | M-2-2       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 234 | M           | 2     | M-2-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.5            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 235 | M           | 2     | M-2-4       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 236 | M           | 2     | M-2-5       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.2            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 237 | M           | 2     | M-2-6       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 238 | M           | 2     | M-2-7       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 8.4            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 239 | M           | 2     | M-2-8       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.5            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 240 | M           | 2     | M-2-9       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 70.7                      | 0                         | 70.7               | 761.0      |  |
| 241 | M           | 2     | M-2-10      | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 75                        | 0                         | 75                 | 807.3      |  |
| 242 | M           | 3     | M-3-1       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 243 | M           | 3     | M-3-2       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 244 | M           | 3     | M-3-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.5            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 245 | M           | 3     | M-3-4       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 246 | M           | 3     | M-3-5       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.2            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 247 | M           | 3     | M-3-6       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 248 | M           | 3     | M-3-7       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 8.4            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 249 | M           | 3     | M-3-8       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.5            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 250 | M           | 3     | M-3-9       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 70.7                      | 0                         | 70.7               | 761.0      |  |
| 251 | M           | 3     | M-3-10      | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 75                        | 0                         | 75                 | 807.3      |  |
| 252 | M           | 4     | M-4-1       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.3                      | 0                         | 50.3               | 541.4      |  |
| 253 | M           | 4     | M-4-2       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5              | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 254 | M           | 4     | M-4-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.5            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 255 | M           | 4     | M-4-4       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 256 | M           | 4     | M-4-5       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.2            | 50.6                      | 0                         | 50.6               | 544.7      |  |
| 257 | M           | 4     | M-4-6       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6              | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 258 | M           | 4     | M-4-7       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 8.4            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 259 | M           | 4     | M-4-8       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 6.5            | 50.5                      | 0                         | 50.5               | 543.6      |  |
| 260 | M           | 4     | M-4-9       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 70.7                      | 0                         | 70.7               | 761.0      |  |
| 261 | M           | 4     | M-4-10      | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                         | 8.7            | 75                        | 0                         | 75                 | 807.3      |  |
| 262 | M           | 5     | M-5-1       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 37.4           | 50.9                      | 0                         | 50.9               | 547.9      |  |
| 263 | M           | 5     | M-5-2       | ARR  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | No      | No                 | Yes                         | 26.4           | 74.8                      | 0                         | 74.8               | 805.1      |  |
| 264 | M           | 5     | M-5-3       | ARR  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 11.8           | 50.1                      | 0                         | 50.1               | 539.3      |  |
| 265 | M           |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                |                           |                           |                    |            |  |



### Plot Schedule

| Flat Number | Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS) |       |             | Type Ref | Flat (F) House (H) | No. of Bedrooms | No. of Inhabitants | Habitable Rooms | Approved Document M Compliance (accessibility) | Ensuite       | Dual/Triple Aspect | Private Amenity Space | m <sup>2</sup> | Unit Area    |                        |                        |                 |            |
|-------------|---|-------|-------------|----------|--------------------|-----------------|--------------------|-----------------|--|---------------|--------------------|-----------------------|----------------|--------------|------------------------|------------------------|-----------------|------------|
|             | Block                                     | Floor | Plot Number |          |                    |                 |                    |                 |  |               |                    |                       |                | Amenity Area | Size sq.m Ground Floor | Size sq.m Upper Floors | Size sq.m Total | Size sq.ft |
| 271         | N   | 0     | N-0-3       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.4                   | 0                      | 50.4            | 542.5      |
| 272         | N   | 1     | N-1-1       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 6.1          | 51                     | 0                      | 51              | 549.0      |
| 273         | N   | 1     | N-1-2       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.4                   | 0                      | 50.4            | 542.5      |
| 274         | N   | 1     | N-1-3       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes            | 5            | 50.6                   | 0                      | 50.6            | 544.7      |
| 275         | N   | 1     | N-1-4       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.4                   | 0                      | 50.4            | 542.5      |
| 276         | N   | 1     | N-1-5       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 6.1          | 51                     | 0                      | 51              | 549.0      |
| 277         | N   | 2     | N-2-1       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 6.1          | 51                     | 0                      | 51              | 549.0      |
| 278         | N   | 2     | N-2-2       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.4                   | 0                      | 50.4            | 542.5      |
| 279         | N   | 2     | N-2-3       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes            | 5            | 50.6                   | 0                      | 50.6            | 544.7      |
| 280         | N   | 2     | N-2-4       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.4                   | 0                      | 50.4            | 542.5      |
| 281         | N   | 2     | N-2-5       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 6.1          | 51                     | 0                      | 51              | 549.0      |
| 282         | N   | 3     | N-3-1       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5.9          | 51                     | 0                      | 51              | 549.0      |
| 283         | N   | 3     | N-3-2       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.4                   | 0                      | 50.4            | 542.5      |
| 284         | N   | 3     | N-3-3       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | No                    | Yes            | 5            | 50.6                   | 0                      | 50.6            | 544.7      |
| 285         | N   | 3     | N-3-4       | ARA      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.4                   | 0                      | 50.4            | 542.5      |
| 286         | N   | 3     | N-3-5       | ARA      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5.9          | 51                     | 0                      | 51              | 549.0      |
| 287         |   |       |             |          |                    |                 |                    |                 |  |               |                    |                       |                |              |                        |                        |                 |            |
| 288         | O   | 0     | O-0-1       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 9            | 50.1                   | 0                      | 50.1            | 539.3      |
| 289         | O   | 0     | O-0-2       | ARR      | 1B2P W             | F               | 1                  | 2               | 2  | M4(3) Access. | No                 | No                    | Yes            | 14.4         | 71.2                   | 0                      | 71.2            | 766.4      |
| 290         | O   | 0     | O-0-3       | ARR      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 9            | 50.1                   | 0                      | 50.1            | 539.3      |
| 291         | O   | 1     | O-1-1       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes            | 9            | 70.2                   | 0                      | 70.2            | 755.6      |
| 292         | O   | 1     | O-1-2       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | No                    | Yes            | 14.4         | 71.3                   | 0                      | 71.3            | 767.5      |
| 293         | O   | 1     | O-1-3       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes            | 9            | 70.2                   | 0                      | 70.2            | 755.6      |
| 294         | O   | 2     | O-2-1       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes            | 9            | 70.2                   | 0                      | 70.2            | 755.6      |
| 295         | O   | 2     | O-2-2       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | No                    | Yes            | 14.1         | 71.3                   | 0                      | 71.3            | 767.5      |
| 296         | O   | 2     | O-2-3       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes            | 9            | 70.2                   | 0                      | 70.2            | 755.6      |
| 297         | O   | 3     | O-3-1       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes            | 9.2          | 70.2                   | 0                      | 70.2            | 755.6      |
| 298         | O   | 3     | O-3-2       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | No                    | Yes            | 14.1         | 71.3                   | 0                      | 71.3            | 767.5      |
| 299         | O   | 3     | O-3-3       | ARR      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | No                 | Yes                   | Yes            | 9.2          | 70.2                   | 0                      | 70.2            | 755.6      |
| 300         |   |       |             |          |                    |                 |                    |                 |  |               |                    |                       |                |              |                        |                        |                 |            |
| 301         | P   | 0     | P-0-1       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 302         | P   | 0     | P-0-2       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 303         | P   | 0     | P-0-3       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 304         | P   | 0     | P-0-4       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 305         | P   | 0     | P-0-5       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 306         | P   | 0     | P-0-6       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.5                   | 101                    | 156.5           | 1684.6     |
| 307         |   |       |             |          |                    |                 |                    |                 |  |               |                    |                       |                |              |                        |                        |                 |            |
| 308         | Q   | 0     | Q-0-1       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 309         | Q   | 0     | Q-0-2       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 310         | Q   | 0     | Q-0-3       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 311         | Q   | 0     | Q-0-4       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 312         | Q   | 0     | Q-0-5       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.3                   | 101                    | 156.3           | 1682.4     |
| 313         | Q   | 0     | Q-0-6       | MS       | H01 4B7P           | H               | 4                  | 7               | 5  | M4(2)         | Yes                | Yes                   | Yes            | 57.3         | 55.5                   | 101                    | 156.5           | 1684.6     |
| 314         |   |       |             |          |                    |                 |                    |                 |  |               |                    |                       |                |              |                        |                        |                 |            |
| 315         | R   | 0     | R-0-1       | MS       | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 7.2          | 57.7                   | 0                      | 57.7            | 621.1      |
| 316         | R   | 0     | R-0-2       | MS       | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 7.2          | 53.6                   | 0                      | 53.6            | 576.9      |
| 317         | R   | 0     | R-0-3       | MS       | 1B1P               | F               | 1                  | 1               | 1  | M4(2)         | No                 | Yes                   | Yes            | 13.4         | 39.1                   | 0                      | 39.1            | 420.9      |
| 318         | R   | 0     | R-0-4       | MS       | 1B1P               | F               | 1                  | 1               | 1  | M4(2)         | No                 | Yes                   | Yes            | 13.4         | 40.1                   | 0                      | 40.1            | 431.6      |
| 319         | R   | 1     | R-1-1       | MS       | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 7.2          | 53.6                   | 0                      | 53.6            | 576.9      |
| 320         | R   | 1     | R-1-2       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 72.1                   | 0                      | 72.1            | 776.1      |
| 321         | R   | 1     | R-1-3       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 71.9                   | 0                      | 71.9            | 773.9      |
| 322         | R   | 1     | R-1-4       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7.2          | 71.7                   | 0                      | 71.7            | 771.8      |
| 323         | R   | 2     | R-2-1       | MS       | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 7.2          | 53.6                   | 0                      | 53.6            | 576.9      |
| 324         | R   | 2     | R-2-2       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 72.1                   | 0                      | 72.1            | 776.1      |
| 325         | R   | 2     | R-2-3       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 71.9                   | 0                      | 71.9            | 773.9      |
| 326         | R   | 2     | R-2-4       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7.2          | 71.7                   | 0                      | 71.7            | 771.8      |
| 327         | R   | 3     | R-3-1       | MS       | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 7.2          | 53.6                   | 0                      | 53.6            | 576.9      |
| 328         | R   | 3     | R-3-2       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 72.1                   | 0                      | 72.1            | 776.1      |
| 329         | R   | 3     | R-3-3       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 71.9                   | 0                      | 71.9            | 773.9      |
| 330         | R   | 3     | R-3-4       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7.2          | 71.7                   | 0                      | 71.7            | 771.8      |
| 331         | R   | 4     | R-4-1       | MS       | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 7.2          | 53.6                   | 0                      | 53.6            | 576.9      |
| 332         | R   | 4     | R-4-2       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 72.1                   | 0                      | 72.1            | 776.1      |
| 333         | R   | 4     | R-4-3       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 13.4         | 71.9                   | 0                      | 71.9            | 773.9      |
| 334         | R   | 4     | R-4-4       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7.2          | 71.7                   | 0                      | 71.7            | 771.8      |
| 335         |   |       |             |          |                    |                 |                    |                 |  |               |                    |                       |                |              |                        |                        |                 |            |
| 336         | S   | 0     | S-0-1       | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 12.1         | 52.9                   | 0                      | 52.9            | 569.4      |
| 337         | S   | 0     | S-0-2       | S/O      | 1B2P W             | F               | 1                  | 2               | 2  | M4(3) Adapt.  | No                 | Yes                   | Yes            | 10.7         | 69.3                   | 0                      | 69.3            | 745.9      |
| 338         | S   | 0     | S-0-3       | S/O      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Adapt.  | No                 | Yes                   | Yes            | 7.9          | 80                     | 0                      | 80              | 861.1      |
| 339         | S   | 0     | S-0-4       | S/O      | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Adapt.  | No                 | Yes                   | Yes            | 7.9          | 78.9                   | 0                      | 78.9            | 849.3      |
| 340         | S   | 0     | S-0-5       | S/O      | 3B4P W             | F               | 3                  | 4               | 4  | M4(3) Adapt.  | No                 | Yes                   | Yes            | 30.5         | 101.5                  | 0                      | 101.5           | 1092.5     |
| 341         | S   | 1     | S-1-1       | MS       | 2B3P W             | F               | 2                  | 4               | 3  | M4(3) Adapt.  | Yes                | Yes                   | Yes            | 7            | 74                     | 0                      | 74              | 796.5      |
| 342         | S   | 1     | S-1-2       | MS       | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Adapt.  | No                 | Yes                   | Yes            | 7.9          | 73.4                   | 0                      | 73.4            | 790.1      |
| 343         | S   | 1     | S-1-3       | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5.8          | 50                     | 0                      | 50              | 538.2      |
| 344         | S   | 1     | S-1-4       | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5.8          | 50                     | 0                      | 50              | 538.2      |
| 345         | S   | 1     | S-1-5       | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7.9          | 73.4                   | 0                      | 73.4            | 790.1      |
| 346         | S   | 1     | S-1-6       | S/O      | 2B4P               | F               | 2                  | 3               | 3  | M4(2)         | No                 | Yes                   | Yes            | 7            | 74.6                   | 0                      | 74.6            | 803.0      |
| 347         | S   | 1     | S-1-7       | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.1                   | 0                      | 50.1            | 539.3      |
| 348         | S   | 1     | S-1-8       | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7            | 70                     | 0                      | 70              | 753.5      |
| 349         | S   | 2     | S-2-1       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7            | 74                     | 0                      | 74              | 796.5      |
| 350         | S   | 2     | S-2-2       | MS       | 2B3P W             | F               | 2                  | 3               | 3  | M4(3) Adapt.  | No                 | Yes                   | Yes            | 7.9          | 73.4                   | 0                      | 73.4            | 790.1      |
| 351         | S   | 2     | S-2-3       | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5.8          | 50                     | 0                      | 50              | 538.2      |
| 352         | S   | 2     | S-2-4       | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5.8          | 50                     | 0                      | 50              | 538.2      |
| 353         | S   | 2     | S-2-5       | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7.9          | 73.4                   | 0                      | 73.4            | 790.1      |
| 354         | S   | 2     | S-2-6       | S/O      | 2B4P               | F               | 2                  | 3               | 3  | M4(2)         | No                 | Yes                   | Yes            | 7            | 74.6                   | 0                      | 74.6            | 803.0      |
| 355         | S   | 2     | S-2-7       | S/O      | 1B2P               | F               | 1                  | 2               | 2  | M4(2)         | No                 | Yes                   | Yes            | 5            | 50.1                   | 0                      | 50.1            | 539.3      |
| 356         | S   | 2     | S-2-8       | S/O      | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7            | 70                     | 0                      | 70              | 753.5      |
| 357         | S   | 3     | S-3-1       | MS       | 2B4P               | F               | 2                  | 4               | 3  | M4(2)         | Yes                | Yes                   | Yes            | 7            | 74                     | 0                      | 74              | 796.5      |
|             |   |       |             |          |                    |                 |                    |                 |  |               |                    |                       |                |              |                        |                        |                 |            |



### Plot Schedule

| Flat Number | Block | Floor | Plot Number | Tenure (ARR) (ARA)<br>(STR) (LLR) (S/O) (MS) | Type Ref | Flat (F)<br>House (H) | No. of Bedrooms | No. of Inhabitants | Habitable Rooms | Approved Document<br>M Compliance<br>(accessibility) | Ensuite | Dual/Triple Aspect | Private<br>Amenity<br>Space | m <sup>2</sup><br>Amenity Area | Unit Area                 |                           |                    |            |
|-------------|-------|-------|-------------|--|----------|-----------------------|-----------------|--------------------|-----------------|--|---------|--------------------|-----------------------------|--------------------------------|---------------------------|---------------------------|--------------------|------------|
|             |       |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                                | Size sq.m<br>Ground Floor | Size sq.m<br>Upper Floors | Size sq.m<br>Total | Size sq.ft |
| 359         | S     | 3     | S-3-3       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.8                            | 50                        | 0                         | 50                 | 538.2      |
| 360         | S     | 3     | S-3-4       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.8                            | 50                        | 0                         | 50                 | 538.2      |
| 361         | S     | 3     | S-3-5       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7.9                            | 73.4                      | 0                         | 73.4               | 790.1      |
| 362         | S     | 3     | S-3-6       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 74.6                      | 0                         | 74.6               | 803.0      |
| 363         | S     | 3     | S-3-7       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5                              | 50.1                      | 0                         | 50.1               | 539.3      |
| 364         | S     | 3     | S-3-8       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 70                        | 0                         | 70                 | 753.5      |
| 365         | S     | 4     | S-4-1       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 74                        | 0                         | 74                 | 796.5      |
| 366         | S     | 4     | S-4-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7.9                            | 73.4                      | 0                         | 73.4               | 790.1      |
| 367         | S     | 4     | S-4-3       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.8                            | 50                        | 0                         | 50                 | 538.2      |
| 368         | S     | 4     | S-4-4       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.8                            | 50                        | 0                         | 50                 | 538.2      |
| 369         | S     | 4     | S-4-5       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7.9                            | 73.4                      | 0                         | 73.4               | 790.1      |
| 370         | S     | 4     | S-4-6       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 74.6                      | 0                         | 74.6               | 803.0      |
| 371         | S     | 4     | S-4-7       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5                              | 50.1                      | 0                         | 50.1               | 539.3      |
| 372         | S     | 4     | S-4-8       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 70                        | 0                         | 70                 | 753.5      |
| 373         | S     | 5     | S-5-1       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 28.4                           | 74.3                      | 0                         | 74.3               | 799.8      |
| 374         | S     | 5     | S-5-2       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 23.3                           | 50.5                      | 0                         | 50.5               | 543.6      |
| 375         | S     | 5     | S-5-3       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 23.3                           | 52                        | 0                         | 52                 | 559.7      |
| 376         | S     | 5     | S-5-4       | S/O  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | No                 | Yes                         | 32.1                           | 71.7                      | 0                         | 71.7               | 771.8      |
| 377         | S     | 5     | S-5-5       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 23.7                           | 52                        | 0                         | 52                 | 559.7      |
| 378         | S     | 5     | S-5-6       | S/O  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 23.5                           | 50.6                      | 0                         | 50.6               | 544.7      |
| 379         |       |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                                |                           |                           |                    |            |
| 380         | TU    | 0     | T-0-1       | L  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.2                            | 50.9                      | 0                         | 50.9               | 547.9      |
| 381         | TU    | 0     | T-0-2       | L  | 3B5P     | F                     | 3               | 5                  | 4               | M4(2)  | Yes     | Yes                | Yes                         | 21.9                           | 87.1                      | 0                         | 87.1               | 937.5      |
| 382         | TU    | 0     | T-0-3       | L  | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 6.7                            | 74.3                      | 0                         | 74.3               | 799.8      |
| 383         | TU    | 1     | T-1-1       | L  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3                            | 50.1                      | 0                         | 50.1               | 539.3      |
| 384         | TU    | 1     | T-1-2       | L  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7.3                            | 50.8                      | 0                         | 50.8               | 546.8      |
| 385         | TU    | 1     | T-1-3       | L  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.5                            | 50.9                      | 0                         | 50.9               | 547.9      |
| 386         | TU    | 1     | T-1-4       | L  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.5                            | 50.9                      | 0                         | 50.9               | 547.9      |
| 387         | TU    | 1     | T-1-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5                              | 52                        | 0                         | 52                 | 559.7      |
| 388         | TU    | 1     | T-1-6       | L  | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 6.7                            | 74.3                      | 0                         | 74.3               | 799.8      |
| 389         | TU    | 2     | T-2-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3                            | 50.1                      | 0                         | 50.1               | 539.3      |
| 390         | TU    | 2     | T-2-2       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7.3                            | 50.8                      | 0                         | 50.8               | 546.8      |
| 391         | TU    | 2     | T-2-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.5                            | 50.9                      | 0                         | 50.9               | 547.9      |
| 392         | TU    | 2     | T-2-4       | L  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.5                            | 50.9                      | 0                         | 50.9               | 547.9      |
| 393         | TU    | 2     | T-2-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5                              | 52                        | 0                         | 52                 | 559.7      |
| 394         | TU    | 2     | T-2-6       | L  | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 6.7                            | 74.3                      | 0                         | 74.3               | 799.8      |
| 395         | TU    | 3     | T-3-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5.3                            | 50.1                      | 0                         | 50.1               | 539.3      |
| 396         | TU    | 3     | T-3-2       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7                              | 50.8                      | 0                         | 50.8               | 546.8      |
| 397         | TU    | 3     | T-3-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.5                            | 50.9                      | 0                         | 50.9               | 547.9      |
| 398         | TU    | 3     | T-3-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.5                            | 50.9                      | 0                         | 50.9               | 547.9      |
| 399         | TU    | 3     | T-3-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 5                              | 52                        | 0                         | 52                 | 559.7      |
| 400         | TU    | 3     | T-3-6       | L  | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7.3                            | 74.3                      | 0                         | 74.3               | 799.8      |
| 401         | TU    | 0     | U-0-1       | MS   | 2B4P W   | F                     | 2               | 4                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 15.6                           | 86.3                      | 0                         | 86.3               | 928.9      |
| 402         | TU    | 0     | U-0-2       | MS   | 1B2P W   | F                     | 1               | 2                  | 2               | M4(3) Adapt.   | No      | Yes                | Yes                         | 15.6                           | 65.4                      | 0                         | 65.4               | 704.0      |
| 403         | TU    | 0     | U-0-3       | MS   | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 16.4                           | 82                        | 0                         | 82                 | 882.6      |
| 404         | TU    | 1     | U-1-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7.3                            | 50.8                      | 0                         | 50.8               | 546.8      |
| 405         | TU    | 1     | U-1-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.1                            | 70.2                      | 0                         | 70.2               | 755.6      |
| 406         | TU    | 1     | U-1-3       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | No                 | Yes                         | 13.3                           | 72.5                      | 0                         | 72.5               | 780.4      |
| 407         | TU    | 1     | U-1-4       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.1                            | 70.2                      | 0                         | 70.2               | 755.6      |
| 408         | TU    | 2     | U-2-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7.3                            | 50.8                      | 0                         | 50.8               | 546.8      |
| 409         | TU    | 2     | U-2-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.1                            | 70.2                      | 0                         | 70.2               | 755.6      |
| 410         | TU    | 2     | U-2-3       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | No                 | Yes                         | 13.3                           | 72.5                      | 0                         | 72.5               | 780.4      |
| 411         | TU    | 2     | U-2-4       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.1                            | 70.2                      | 0                         | 70.2               | 755.6      |
| 412         | TU    | 3     | U-3-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7                              | 50.8                      | 0                         | 50.8               | 546.8      |
| 413         | TU    | 3     | U-3-2       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.2                            | 70.2                      | 0                         | 70.2               | 755.6      |
| 414         | TU    | 3     | U-3-3       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | No                 | Yes                         | 13.3                           | 72.5                      | 0                         | 72.5               | 780.4      |
| 415         | TU    | 3     | U-3-4       | MS   | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.2                            | 70.2                      | 0                         | 70.2               | 755.6      |
| 416         |       |       |             |  |          |                       |                 |                    |                 |  |         |                    |                             |                                |                           |                           |                    |            |
| 417         | V     | 0     | V-0-1       | L  | 2B3P W   | F                     | 2               | 3                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 9.1                            | 86.1                      | 0                         | 86.1               | 926.8      |
| 418         | V     | 0     | V-0-2       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 9.1                            | 53.6                      | 0                         | 53.6               | 576.9      |
| 419         | V     | 0     | V-0-3       | MS   | 1B2P W   | F                     | 1               | 2                  | 2               | M4(3) Adapt.   | No      | No                 | Yes                         | 10.1                           | 68.6                      | 0                         | 68.6               | 738.4      |
| 420         | V     | 0     | V-0-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.6                      | 0                         | 50.6               | 544.7      |
| 421         | V     | 0     | V-0-5       | L  | 2B4P W   | F                     | 2               | 4                  | 3               | M4(3) Adapt.   | No      | Yes                | Yes                         | 7.7                            | 95.8                      | 0                         | 95.8               | 1031.2     |
| 422         | V     | 1     | V-1-1       | L  | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.5                      | 0                         | 50.5               | 543.6      |
| 423         | V     | 1     | V-1-2       | L  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.1                            | 72.5                      | 0                         | 72.5               | 780.4      |
| 424         | V     | 1     | V-1-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 9.1                            | 53.6                      | 0                         | 53.6               | 576.9      |
| 425         | V     | 1     | V-1-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.1                            | 50.3                      | 0                         | 50.3               | 541.4      |
| 426         | V     | 1     | V-1-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.6                      | 0                         | 50.6               | 544.7      |
| 427         | V     | 1     | V-1-6       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.6                      | 0                         | 50.6               | 544.7      |
| 428         | V     | 1     | V-1-7       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7                              | 51                        | 0                         | 51                 | 549.0      |
| 429         | V     | 1     | V-1-8       | L  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 71.2                      | 0                         | 71.2               | 766.4      |
| 430         | V     | 2     | V-2-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.5                      | 0                         | 50.5               | 543.6      |
| 431         | V     | 2     | V-2-2       | L  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.1                            | 72.5                      | 0                         | 72.5               | 780.4      |
| 432         | V     | 2     | V-2-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 9.1                            | 53.6                      | 0                         | 53.6               | 576.9      |
| 433         | V     | 2     | V-2-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.1                            | 50.3                      | 0                         | 50.3               | 541.4      |
| 434         | V     | 2     | V-2-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.6                      | 0                         | 50.6               | 544.7      |
| 435         | V     | 2     | V-2-6       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.6                      | 0                         | 50.6               | 544.7      |
| 436         | V     | 2     | V-2-7       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7                              | 51                        | 0                         | 51                 | 549.0      |
| 437         | V     | 2     | V-2-8       | L  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 71.2                      | 0                         | 71.2               | 766.4      |
| 438         | V     | 3     | V-3-1       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.5                      | 0                         | 50.5               | 543.6      |
| 439         | V     | 3     | V-3-2       | L  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 9.1                            | 72.5                      | 0                         | 72.5               | 780.4      |
| 440         | V     | 3     | V-3-3       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 9.1                            | 53.6                      | 0                         | 53.6               | 576.9      |
| 441         | V     | 3     | V-3-4       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5.1                            | 50.3                      | 0                         | 50.3               | 541.4      |
| 442         | V     | 3     | V-3-5       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.6                      | 0                         | 50.6               | 544.7      |
| 443         | V     | 3     | V-3-6       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                         | 5                              | 50.6                      | 0                         | 50.6               | 544.7      |
| 444         | V     | 3     | V-3-7       | MS   | 1B2P     | F                     | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                         | 7                              | 51                        | 0                         | 51                 | 549.0      |
| 445         | V     | 3     | V-3-8       | L  | 2B4P     | F                     | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                         | 7                              | 71.2                      | 0                         | 71.2               | 766.4      |
| 446         | V     | 4     | V-4-1       | MS   | 1B2P     | F                     | 1               | 2                  |                 |  |         |                    |                             |                                |                           |                           |                    |            |



Plot Schedule

|     | Flat Number |       |             | Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS) | Type Ref | Flat (F) House (H) | No. of Bedrooms | No. of Inhabitants | Habitable Rooms | Approved Document M Compliance (accessibility) | Ensuite | Dual/Triple Aspect | Private Amenity Space | m <sup>2</sup> |                        | Unit Area              |                 |            |  |
|-----|-------------|-------|-------------|---|----------|--------------------|-----------------|--------------------|-----------------|--|---------|--------------------|-----------------------|----------------|------------------------|------------------------|-----------------|------------|--|
|     | Block       | Floor | Plot Number |   |          |                    |                 |                    |                 |  |         |                    |                       | Amenity Area   | Size sq.m Ground Floor | Size sq.m Upper Floors | Size sq.m Total | Size sq.ft |  |
| 448 | V           | 4     | V-4-3       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                   | 9.1            | 53.6                   | 0                      | 53.6            | 576.9      |  |
| 449 | V           | 4     | V-4-4       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 5.1            | 50.3                   | 0                      | 50.3            | 541.4      |  |
| 450 | V           | 4     | V-4-5       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 5              | 50.6                   | 0                      | 50.6            | 544.7      |  |
| 451 | V           | 4     | V-4-6       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 5              | 50.6                   | 0                      | 50.6            | 544.7      |  |
| 452 | V           | 4     | V-4-7       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                   | 7              | 51                     | 0                      | 51              | 549.0      |  |
| 453 | V           | 4     | V-4-8       | L   | 2B4P     | F                  | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                   | 7              | 71.2                   | 0                      | 71.2            | 766.4      |  |
| 454 | V           | 5     | V-5-1       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 22.2           | 50.4                   | 0                      | 50.4            | 542.5      |  |
| 455 | V           | 5     | V-5-2       | MS  | 2B4P     | F                  | 2               | 4                  | 3               | M4(2)  | Yes     | Yes                | Yes                   | 58.9           | 76.5                   | 0                      | 76.5            | 823.4      |  |
| 456 | V           | 5     | V-5-3       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 12.2           | 61.9                   | 0                      | 61.9            | 666.3      |  |
| 457 | V           | 5     | V-5-4       | MS  | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 9.9            | 50.1                   | 0                      | 50.1            | 539.3      |  |
| 458 | V           | 5     | V-5-5       | L   | 3B5P     | F                  | 3               | 5                  | 4               | M4(2)  | Yes     | Yes                | Yes                   | 48.8           | 86                     | 0                      | 86              | 925.7      |  |
| 459 |             |       |             |   |          |                    |                 |                    |                 |  |         |                    |                       |                |                        |                        |                 |            |  |
| 460 | W           | 0     | W-0-1       | ARR                                       | 3B5P     | F                  | 3               | 5                  | 4               | M4(2)  | No      | Yes                | Yes                   | 8.1            | 87.1                   | 0                      | 87.1            | 937.5      |  |
| 461 | W           | 0     | W-0-2       | ARR                                       | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                   | 5.1            | 51.1                   | 0                      | 51.1            | 550.0      |  |
| 462 | W           | 1     | W-1-1       | ARR                                       | 3B5P     | F                  | 3               | 5                  | 4               | M4(2)  | No      | Yes                | Yes                   | 8.9            | 87.1                   | 0                      | 87.1            | 937.5      |  |
| 463 | W           | 1     | W-1-2       | L   | 1B1P     | F                  | 1               | 1                  | 1               | M4(2)  | No      | No                 | Yes                   | 5              | 39.2                   | 0                      | 39.2            | 421.9      |  |
| 464 | W           | 1     | W-1-3       | ARR                                       | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 5              | 50.7                   | 0                      | 50.7            | 545.7      |  |
| 465 | W           | 1     | W-1-4       | ARR                                       | 2B4P     | F                  | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                   | 7.2            | 71                     | 0                      | 71              | 764.2      |  |
| 466 | W           | 2     | W-2-1       | ARR                                       | 3B5P     | F                  | 3               | 5                  | 4               | M4(2)  | No      | Yes                | Yes                   | 8.9            | 87.1                   | 0                      | 87.1            | 937.5      |  |
| 467 | W           | 2     | W-2-2       | L   | 1B1P     | F                  | 1               | 1                  | 1               | M4(2)  | No      | No                 | Yes                   | 5              | 39.2                   | 0                      | 39.2            | 421.9      |  |
| 468 | W           | 2     | W-2-3       | ARR                                       | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 5              | 50.7                   | 0                      | 50.7            | 545.7      |  |
| 469 | W           | 2     | W-2-4       | ARR                                       | 2B4P     | F                  | 2               | 4                  | 3               | M4(2)  | No      | Yes                | Yes                   | 7.2            | 71                     | 0                      | 71              | 764.2      |  |
| 470 | W           | 3     | W-3-1       | ARR                                       | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                   | 17.1           | 50.7                   | 0                      | 50.7            | 545.7      |  |
| 471 | W           | 3     | W-3-2       | ARR                                       | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 5              | 50.9                   | 0                      | 50.9            | 547.9      |  |
| 472 | W           | 3     | W-3-3       | ARR                                       | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | No                 | Yes                   | 5              | 50.7                   | 0                      | 50.7            | 545.7      |  |
| 473 | W           | 3     | W-3-4       | ARR                                       | 1B2P     | F                  | 1               | 2                  | 2               | M4(2)  | No      | Yes                | Yes                   | 16.2           | 50.7                   | 0                      | 50.7            | 545.7      |  |

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**APPENDIX TWO (a) – Accommodation Schedule/ Area Schedule (GIA)**



## Area Schedule (GIA)

| Block | Floor | GIA per floor<br>m <sup>2</sup> | Sub Totals     | GIA per Block<br>m <sup>2</sup> |
|-------|-------|---------------------------------|----------------|---------------------------------|
| A     | 0     | 299.3                           |                |                                 |
| A     | 1     | 303.3                           |                |                                 |
| A     | 2     | 303.3                           |                |                                 |
| A     | 3     | 303.3                           |                |                                 |
|       |       |                                 | <b>Block A</b> | <b>1209.2</b>                   |
| B     | 0     | 481.7                           |                |                                 |
| B     | 1     | 485.4                           |                |                                 |
| B     | 2     | 485.4                           |                |                                 |
| B     | 3     | 485.4                           |                |                                 |
|       |       |                                 | <b>Block B</b> | <b>1937.9</b>                   |
| C     | 0     | 628.6                           |                |                                 |
| C     | 1     | 643                             |                |                                 |
| C     | 2     | 643                             |                |                                 |
| C     | 3     | 643                             |                |                                 |
| C     | 4     | 643                             |                |                                 |
| C     | 5     | 407.6                           |                |                                 |
|       |       |                                 | <b>Block C</b> | <b>3608.2</b>                   |
| D     | 0     | 441.5                           |                |                                 |
| D     | 1     | 441.5                           |                |                                 |
| D     | 2     | 441.5                           |                |                                 |
| D     | 3     | 441.5                           |                |                                 |
|       |       |                                 | <b>Block D</b> | <b>1766</b>                     |
| E     | 0     | 561.3                           |                |                                 |
| E     | 1     | 561.3                           |                |                                 |
| E     | 2     | 561.3                           |                |                                 |
| E     | 3     | 561.3                           |                |                                 |
| E     | 4     | 561.3                           |                |                                 |
| E     | 5     | 384.3                           |                |                                 |
|       |       |                                 | <b>Block E</b> | <b>3190.8</b>                   |
| I     | 0     | 561.3                           |                |                                 |
| I     | 1     | 561.3                           |                |                                 |
| I     | 2     | 561.3                           |                |                                 |
| I     | 3     | 561.3                           |                |                                 |
| I     | 4     | 561.3                           |                |                                 |
| I     | 5     | 384.3                           |                |                                 |
|       |       |                                 | <b>Block I</b> | <b>3190.8</b>                   |
| M     | 0     | 737.9                           |                |                                 |
| M     | 1     | 737.9                           |                |                                 |
| M     | 2     | 737.9                           |                |                                 |
| M     | 3     | 737.9                           |                |                                 |
| M     | 4     | 737.9                           |                |                                 |
| M     | 5     | 544.1                           |                |                                 |
|       |       |                                 | <b>Block M</b> | <b>4233.6</b>                   |
| N     | 0     | 340.9                           |                |                                 |
| N     | 1     | 333.2                           |                |                                 |
| N     | 2     | 333.2                           |                |                                 |
| N     | 3     | 333.2                           |                |                                 |
|       |       |                                 | <b>Block N</b> | <b>1340.5</b>                   |
| O     | 0     | 275.4                           |                |                                 |
| O     | 1     | 275.5                           |                |                                 |



## Area Schedule (GIA)

| Block                         | Floor | GIA per floor<br>m <sup>2</sup> | Sub Totals | GIA per Block<br>m <sup>2</sup> |
|-------------------------------|-------|---------------------------------|------------|---------------------------------|
| O                             | 2     | 275.5                           |            |                                 |
| O                             | 3     | 275.5                           |            |                                 |
| <b>Block O</b>                |       |                                 |            | <b>1101.9</b>                   |
| TU                            | 0     | 751.8                           |            |                                 |
| TU                            | 1     | 762.8                           |            |                                 |
| TU                            | 2     | 762.8                           |            |                                 |
| TU                            | 3     | 762.8                           |            |                                 |
| <b>Block TU</b>               |       |                                 |            | <b>3040.2</b>                   |
| R                             | 0     | 342.1                           |            |                                 |
| R                             | 1     | 342.1                           |            |                                 |
| R                             | 2     | 342.1                           |            |                                 |
| R                             | 3     | 342.1                           |            |                                 |
| R                             | 4     | 342.1                           |            |                                 |
| <b>Block R</b>                |       |                                 |            | <b>1710.5</b>                   |
| S                             | 0     | 628.6                           |            |                                 |
| S                             | 1     | 642.9                           |            |                                 |
| S                             | 2     | 642.9                           |            |                                 |
| S                             | 3     | 642.9                           |            |                                 |
| S                             | 4     | 642.9                           |            |                                 |
| S                             | 5     | 450.2                           |            |                                 |
| <b>Block S</b>                |       |                                 |            | <b>3650.4</b>                   |
| V                             | 0     | 566.2                           |            |                                 |
| V                             | 1     | 574.6                           |            |                                 |
| V                             | 2     | 574.6                           |            |                                 |
| V                             | 3     | 574.6                           |            |                                 |
| V                             | 4     | 574.6                           |            |                                 |
| V                             | 5     | 420.5                           |            |                                 |
| <b>Block V</b>                |       |                                 |            | <b>3285.1</b>                   |
| W                             | 0     | 325.6                           |            |                                 |
| W                             | 1     | 325.6                           |            |                                 |
| W                             | 2     | 325.6                           |            |                                 |
| W                             | 3     | 284                             |            |                                 |
| <b>Block W</b>                |       |                                 |            | <b>1260.8</b>                   |
| <b>Apartment Blocks Total</b> |       |                                 |            | <b>34525.9</b>                  |

|                  |       |       |  |               |
|------------------|-------|-------|--|---------------|
| F                | F-0-1 | 166.8 |  |               |
| F                | F-0-2 | 166.8 |  |               |
| F                | F-0-3 | 166.8 |  |               |
| F                | F-0-4 | 166.8 |  |               |
| <b>Terrace F</b> |       |       |  | <b>667.2</b>  |
| G                | G-0-1 | 169.4 |  |               |
| G                | G-0-2 | 169.4 |  |               |
| G                | G-0-3 | 169.4 |  |               |
| G                | G-0-4 | 169.4 |  |               |
| G                | G-0-5 | 169.4 |  |               |
| G                | G-0-6 | 169.4 |  |               |
| G                | G-0-7 | 169.4 |  |               |
| <b>Terrace G</b> |       |       |  | <b>1185.8</b> |
| H                | H-0-1 | 213.9 |  |               |
| H                | H-0-2 | 213.9 |  |               |





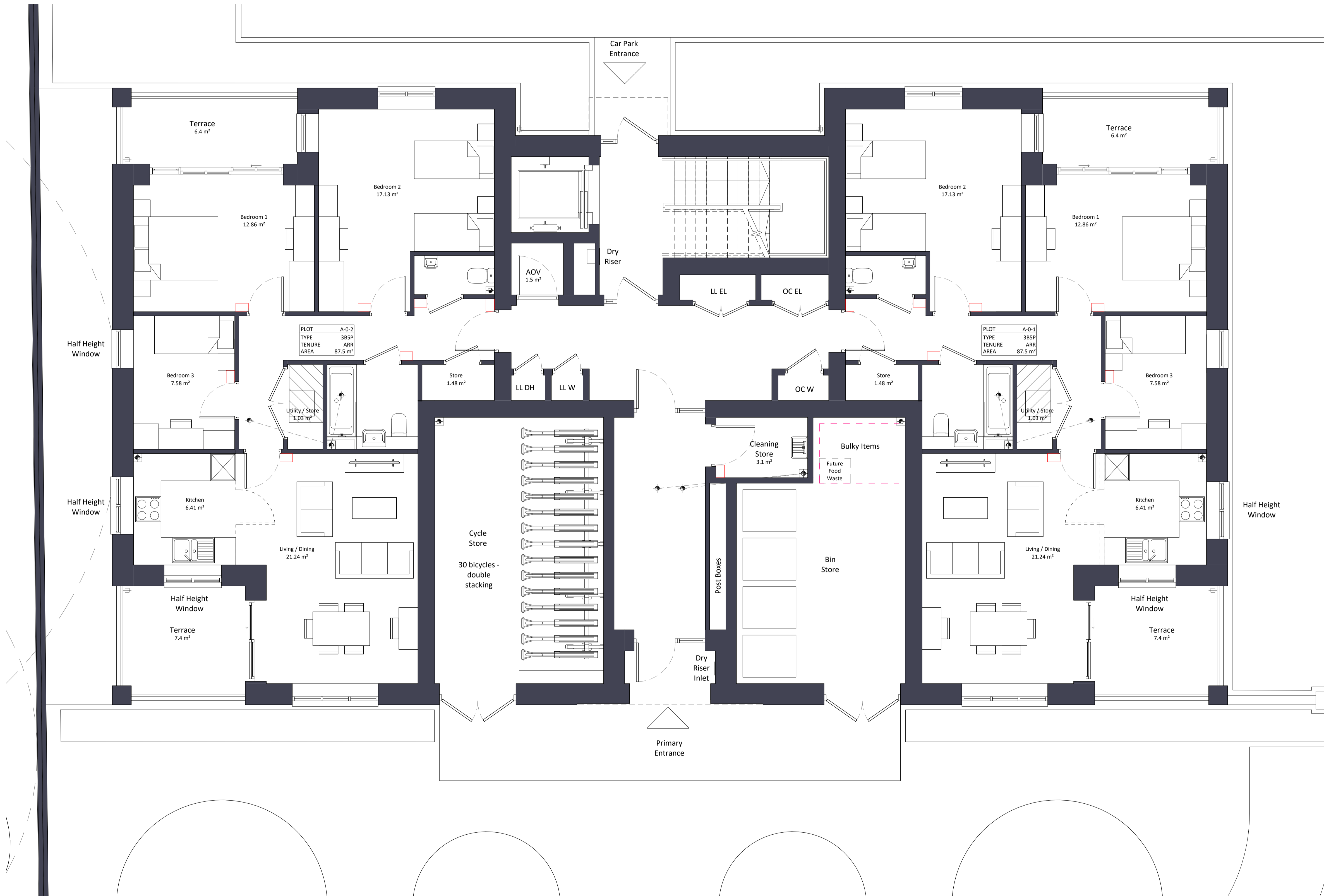
## Area Schedule (GIA)

| Block | Floor | GIA per floor<br>m <sup>2</sup> | Sub Totals          | GIA per Block<br>m <sup>2</sup> |
|-------|-------|---------------------------------|---------------------|---------------------------------|
| H     | H-0-3 | 213.9                           |                     |                                 |
| H     | H-0-4 | 213.9                           |                     |                                 |
|       |       |                                 | <b>Terrace H</b>    | <b>855.6</b>                    |
| J     | J-0-1 | 213.9                           |                     |                                 |
| J     | J-0-2 | 213.9                           |                     |                                 |
| J     | J-0-3 | 213.9                           |                     |                                 |
| J     | J-0-4 | 213.9                           |                     |                                 |
|       |       |                                 | <b>Terrace J</b>    | <b>855.6</b>                    |
| K     | K-0-1 | 169.4                           |                     |                                 |
| K     | K-0-2 | 169.4                           |                     |                                 |
| K     | K-0-3 | 169.4                           |                     |                                 |
| K     | K-0-4 | 169.4                           |                     |                                 |
| K     | K-0-5 | 169.4                           |                     |                                 |
| K     | K-0-6 | 169.4                           |                     |                                 |
| K     | K-0-7 | 169.4                           |                     |                                 |
|       |       |                                 | <b>Terrace K</b>    | <b>1185.8</b>                   |
| L     | L-0-1 | 166.8                           |                     |                                 |
| L     | L-0-2 | 166.8                           |                     |                                 |
| L     | L-0-3 | 166.8                           |                     |                                 |
| L     | L-0-4 | 166.8                           |                     |                                 |
|       |       |                                 | <b>Terrace L</b>    | <b>667.2</b>                    |
| P     | P-0-1 | 156.3                           |                     |                                 |
| P     | P-0-2 | 156.3                           |                     |                                 |
| P     | P-0-3 | 156.3                           |                     |                                 |
| P     | P-0-4 | 156.3                           |                     |                                 |
| P     | P-0-5 | 156.3                           |                     |                                 |
| P     | P-0-6 | 156.5                           |                     |                                 |
|       |       |                                 | <b>Terrace P</b>    | <b>938</b>                      |
| Q     | Q-0-1 | 156.3                           |                     |                                 |
| Q     | Q-0-2 | 156.3                           |                     |                                 |
| Q     | Q-0-3 | 156.3                           |                     |                                 |
| Q     | Q-0-4 | 156.3                           |                     |                                 |
| Q     | Q-0-5 | 156.3                           |                     |                                 |
| Q     | Q-0-6 | 156.5                           |                     |                                 |
|       |       |                                 | <b>Terrace Q</b>    | <b>938</b>                      |
|       |       |                                 | <b>Houses Total</b> | <b>7293.2</b>                   |
|       |       |                                 | <b>Site Total</b>   | <b>41819.1</b>                  |

**APPENDIX THREE – Floor Plans**



Location Plan



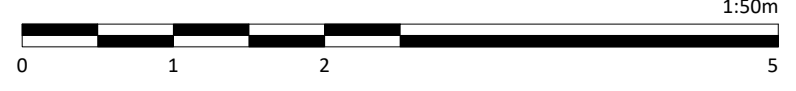
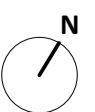
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                    |                  |
|----------------------------------|-------------|------------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>            |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>      |                  |
| Drawing Name:                    |             | <b>Block A - Ground Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                            |                  |
| <b>HCR-BPTW-B01-00-DR-A-1010</b> | <b>C01</b>  | <b>A3</b>                          |                  |
| Project No:                      | RIBA Stage: | Drawn By:                          | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>OP</b>                          | <b>1:50 @ A1</b> |

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Location Plan



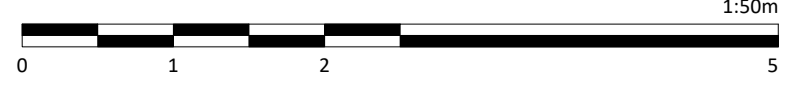
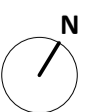
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                 |        |                            |           |
|-----------------|--------|----------------------------|-----------|
| Client Name:    |        | Hill Residential           |           |
| Project Name:   |        | Ham Close Regeneration     |           |
| Drawing Name:   |        | Block A - First Floor Plan |           |
| Drawing Number: |        | HCR-BPTW-B01-01-DR-A-1011  |           |
| Rev:            | C01    | Status:                    | A3        |
| Project No:     | 21-090 | RIBA Stage:                | 03        |
| Drawn By:       | OP     | Scale:                     | 1:50 @ A1 |

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Location Plan



Half Height Window

Half Height Window

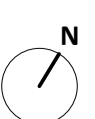
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                    |                  |
|----------------------------------|-------------|------------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>            |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>      |                  |
| Drawing Name:                    |             | <b>Block A - Second Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                            |                  |
| <b>HCR-BPTW-B01-02-DR-A-1012</b> | <b>C01</b>  | <b>A3</b>                          |                  |
| Project No:                      | RIBA Stage: | Drawn By:                          | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>OP</b>                          | <b>1:50 @ A1</b> |

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Location Plan



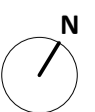
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                 |                           |                                   |     |
|-----------------|---------------------------|-----------------------------------|-----|
| Client Name:    |                           | <b>Hill Residential</b>           |     |
| Project Name:   |                           | <b>Ham Close Regeneration</b>     |     |
| Drawing Name:   |                           | <b>Block A - Third Floor Plan</b> |     |
| Drawing Number: | HCR-BPTW-B01-03-DR-A-1013 | Rev:                              | C01 |
| Project No:     | 21-090                    | Status:                           | A3  |
| RIBA Stage:     | 03                        | Drawn By:                         | OP  |
| Scale:          | 1:50 @ A1                 |                                   |     |

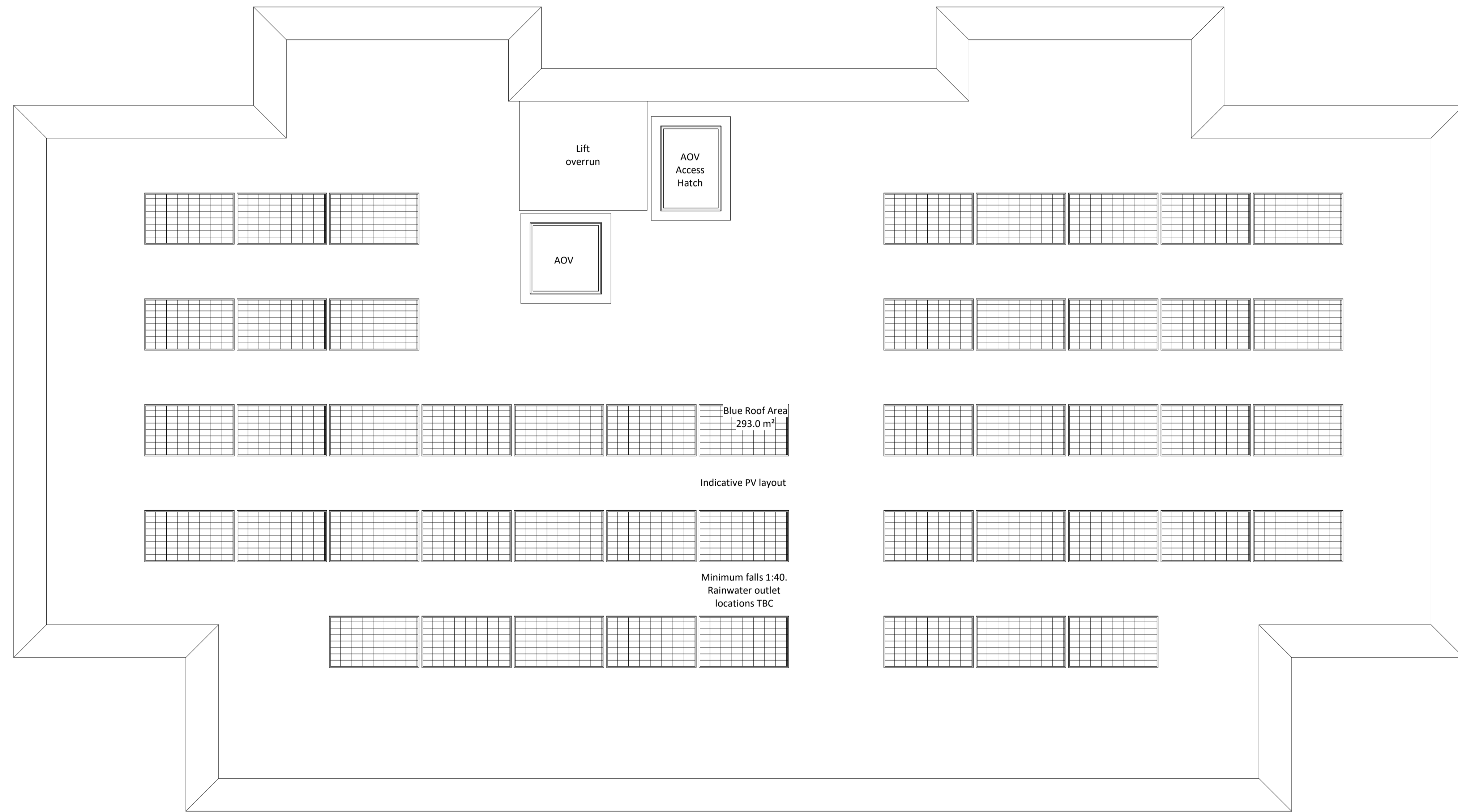
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Location Plan



Blue Roof Area  
293.0 m<sup>2</sup>

Indicative PV layout

Minimum falls 1:40.  
Rainwater outlet  
locations TBC

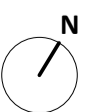
Notes:  
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                               |           |
|---------------------------|-------------|-------------------------------|-----------|
| Client Name:              |             | <b>Hill Residential</b>       |           |
| Project Name:             |             | <b>Ham Close Regeneration</b> |           |
| Drawing Name:             |             | <b>Block A - Roof Plan</b>    |           |
| Drawing Number:           | Rev:        | Status:                       |           |
| HCR-BPTW-B01-04-DR-A-1014 | C01         | A3                            |           |
| Project No:               | RIBA Stage: | Drawn By:                     | Scale:    |
| 21-090                    | 03          | OP                            | 1:50 @ A1 |

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**Flat Block B**

Phase 1  
4 Storeys  
21 Dwellings

**Affordable Rent Reprvision**

9 x 1B2P  
3 x 2B4P  
3 x 3B5P  
1 x 1B2P W

**Indicative Leaseholder Reprvision**

3 x 2B4P  
2 x 3B5P



Location Plan



Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

Client Name: **Hill Residential**

Project Name: **Ham Close Regeneration**

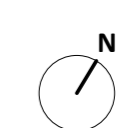
Drawing Name: **Block B - Ground Floor Plan**

Drawing Number: **HCR-BPTW-B02-00-DR-A-1020** Rev: **C01** Status: **A3**

Project No: **21-090** RIBA Stage: **03** Drawn By: **NG** Scale: **1:50 @ A1**

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**Flat Block B**

Phase 1  
4 Storeys  
21 Dwellings

**Affordable Rent Reversion**

9 x 1B2P  
3 x 2B4P  
3 x 3B5P  
1 x 1B2P W

**Indicative Leaseholder Reversion**

3 x 2B4P  
2 x 3B5P



Location Plan



Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

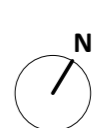
| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                                   |           |
|---------------------------|-------------|-----------------------------------|-----------|
| Client Name:              |             | <b>Hill Residential</b>           |           |
| Project Name:             |             | <b>Ham Close Regeneration</b>     |           |
| Drawing Name:             |             | <b>Block B - First Floor Plan</b> |           |
| Drawing Number:           | Rev:        | Status:                           |           |
| HCR-BPTW-B02-01-DR-A-1021 | C01         | A3                                |           |
| Project No:               | RIBA Stage: | Drawn By:                         | Scale:    |
| 21-090                    | 03          | NG                                | 1:50 @ A1 |

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**Flat Block B**

Phase 1  
4 Storeys  
21 Dwellings

**Affordable Rent Reversion**

9 x 1B2P  
3 x 2B4P  
3 x 3B5P  
1 x 1B2P W

**Indicative Leaseholder Reversion**

3 x 2B4P  
2 x 3B5P



Location Plan



Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                    |                  |
|----------------------------------|-------------|------------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>            |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>      |                  |
| Drawing Name:                    |             | <b>Block B - Second Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                            |                  |
| <b>HCR-BPTW-B02-02-DR-A-1022</b> | <b>C01</b>  | <b>A3</b>                          |                  |
| Project No:                      | RIBA Stage: | Drawn By:                          | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>NG</b>                          | <b>1:50 @ A1</b> |

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**Flat Block B**

Phase 1  
4 Storeys  
21 Dwellings

**Affordable Rent Reversion**

9 x 1B2P  
3 x 2B4P  
3 x 3B5P  
1 x 1B2P W

**Indicative Leaseholder Reversion**

3 x 2B4P  
2 x 3B5P



Location Plan



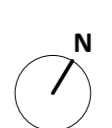
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                                   |           |
|---------------------------|-------------|-----------------------------------|-----------|
| Client Name:              |             | <b>Hill Residential</b>           |           |
| Project Name:             |             | <b>Ham Close Regeneration</b>     |           |
| Drawing Name:             |             | <b>Block B - Third Floor Plan</b> |           |
| Drawing Number:           | Rev:        | Status:                           |           |
| HCR-BPTW-B02-03-DR-A-1023 | C01         | A3                                |           |
| Project No:               | RIBA Stage: | Drawn By:                         | Scale:    |
| 21-090                    | 03          | NG                                | 1:50 @ A1 |

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**Flat Block B**

Phase 1  
4 Storeys  
21 Dwellings

**Affordable Rent Reversion**

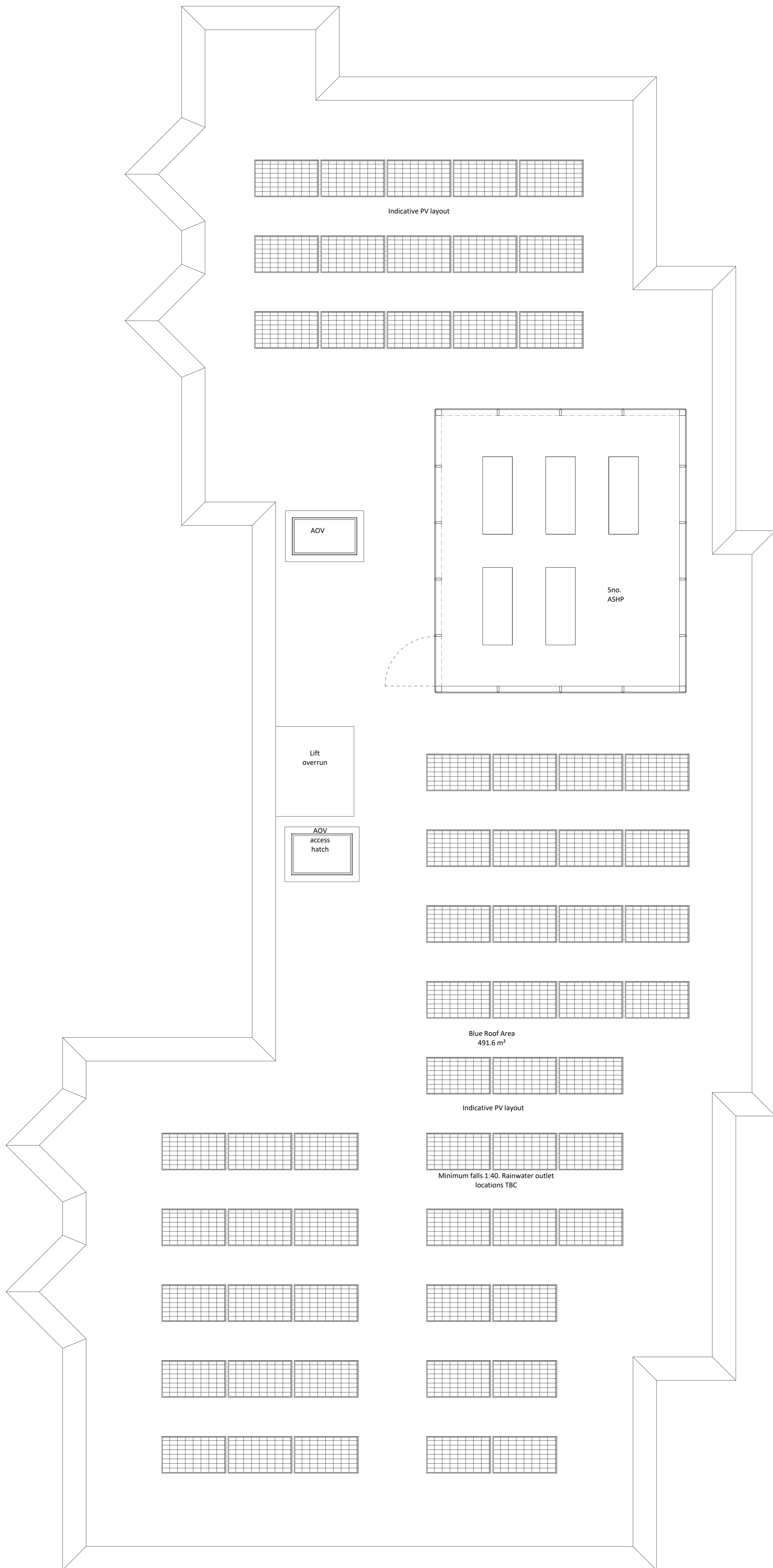
9 x 1B2P  
3 x 2B4P  
3 x 3B5P  
1 x 1B2P W

**Indicative Leaseholder Reversion**

3 x 2B4P  
2 x 3B5P



Location Plan



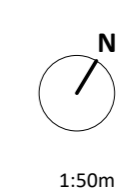
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                 |                           |                               |     |
|-----------------|---------------------------|-------------------------------|-----|
| Client Name:    |                           | <b>Hill Residential</b>       |     |
| Project Name:   |                           | <b>Ham Close Regeneration</b> |     |
| Drawing Name:   |                           | <b>Block B - Roof Plan</b>    |     |
| Drawing Number: | HCR-BPTW-B02-04-DR-A-1024 | Rev:                          | C01 |
| Project No:     | 21-090                    | Status:                       | A3  |
| RIBA Stage:     | 03                        | Drawn By:                     | AH  |
| Scale:          | 1:50 @ A1                 |                               |     |

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**Flat Block C**

Phase 3  
6 Storeys  
41 Dwellings

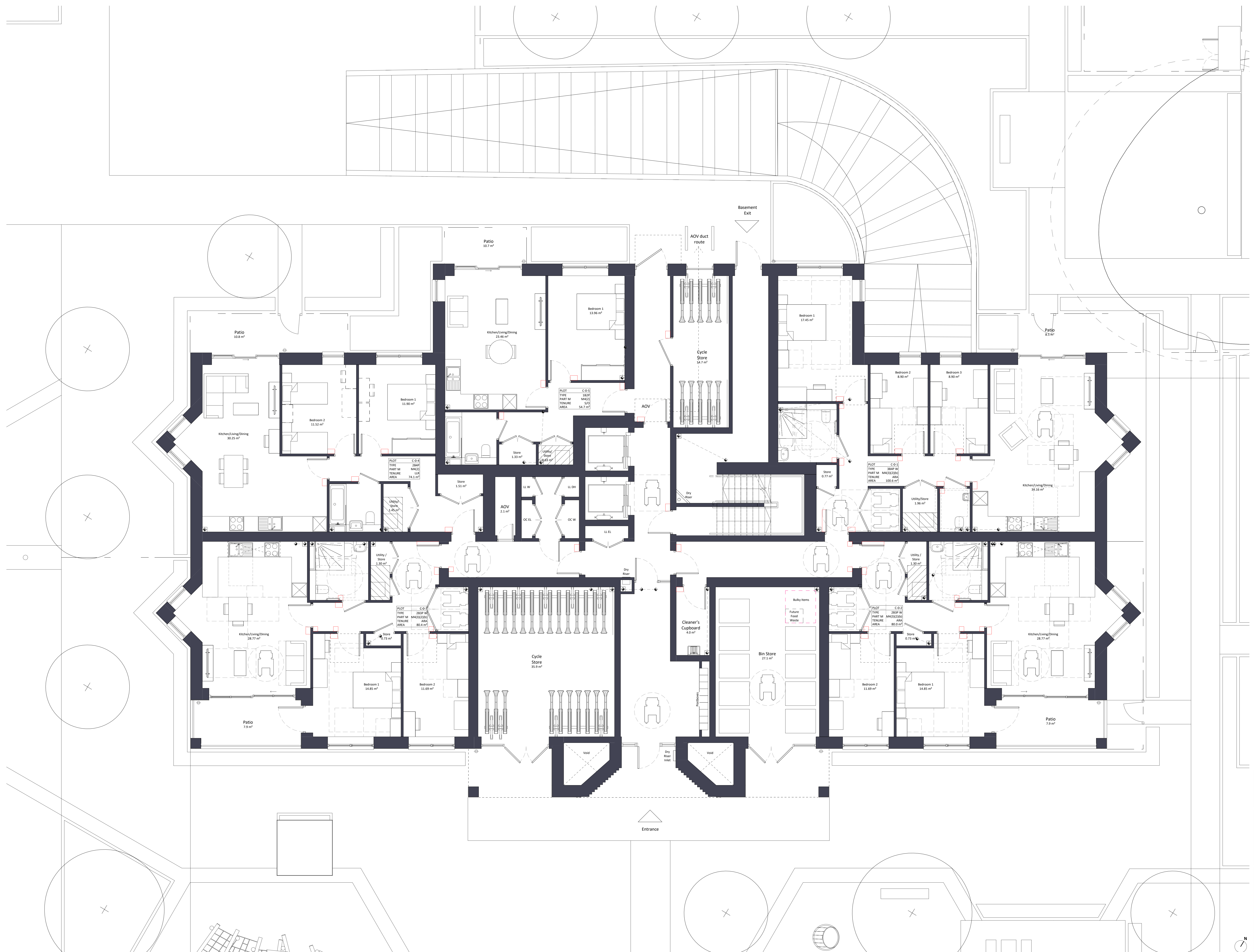
**Affordable Rent Additional**  
4 x 1B2P  
6 x 2B4P  
2 x 3B5P  
4 x 2B5P W  
1 x 3B4P W

**London Living Rent**  
6 x 1B2P  
5 x 2B4P  
1 x 1B2P W

**Shared Ownership**  
3 x 1B2P  
5 x 2B4P  
1 x 1B2P W  
3 x 2B3P W



Location Plan



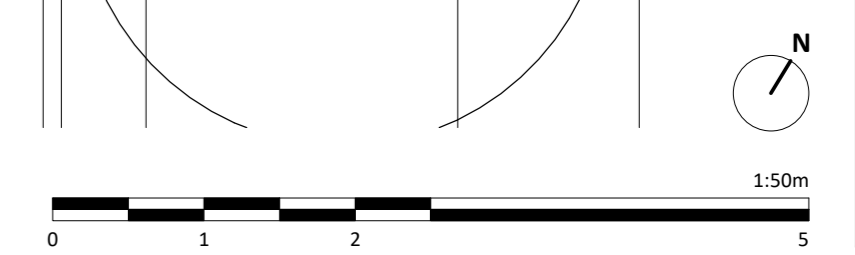
**Notes:**  
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB / CD    |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block C - Ground Floor Plan | <b>Status:</b> CD1      |
| <b>Drawing Number:</b> HCR-BPTW-803-00-DR-A-1030 | <b>Rev:</b> A3          |
| <b>Project No.:</b> 21-090                       | <b>Block Stage:</b> OP  |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

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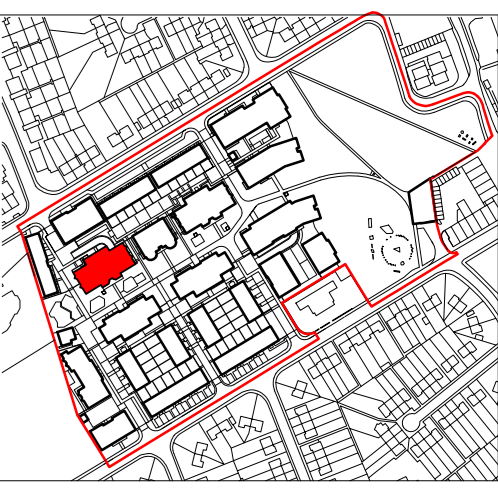
**Flat Block C**

Phase 3  
6 Storeys  
41 Dwellings

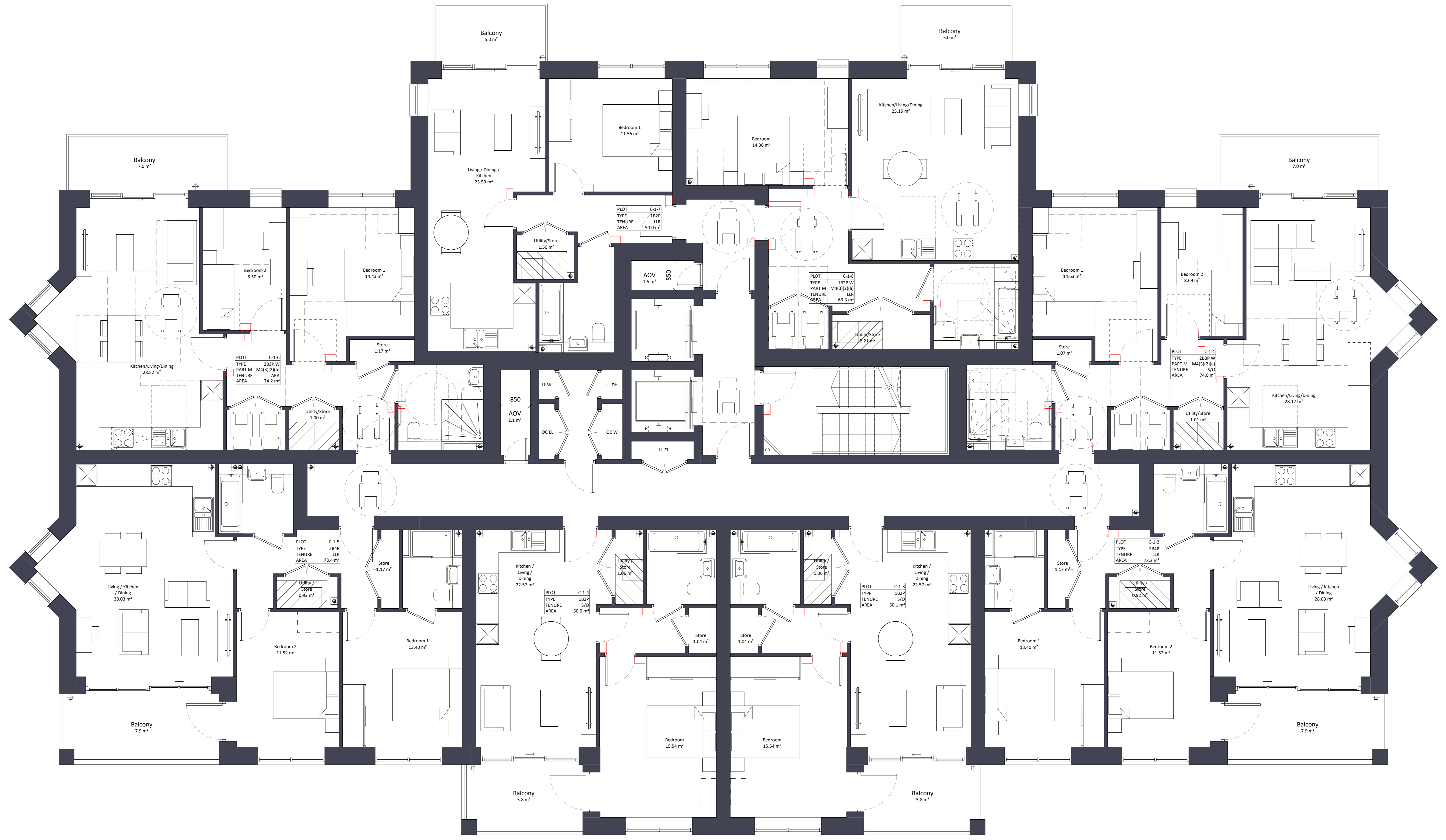
**Affordable Rent Additional**  
4 x 1B2P  
6 x 2B4P  
2 x 3B5P  
2 x 1B2P W  
4 x 2B5P W  
1 x 3B4P W

**London Living Rent**  
6 x 1B2P  
5 x 2B4P  
1 x 1B2P W

**Shared Ownership**  
3 x 1B2P  
5 x 2B4P  
1 x 1B2P W  
3 x 2B3P W



Location Plan



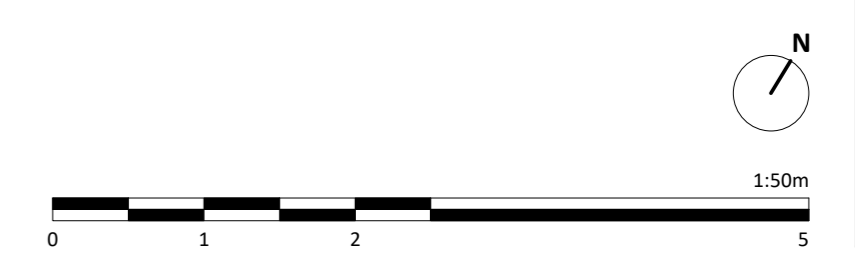
**Notes:**  
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| Revision | No. | Date     | Description    | Rev. | Check |
|----------|-----|----------|----------------|------|-------|
| 01       | A3  | 26.04.22 | Planning Issue |      |       |

|  |                     |
|--|---------------------|
| <b>Client Name:</b> Hill Residential             |                     |
| <b>Project Name:</b> Ham Close Regeneration      |                     |
| <b>Drawing Name:</b> Block C - First Floor Plan  |                     |
| <b>Drawing Number:</b> HCR-BPTW-803-01-DR-A-1031 | <b>Rev:</b> C01     |
| <b>Project No:</b> 21-090                        | <b>Block No:</b> 03 |
| <b>Scale:</b> 1:50 @ AD                          | <b>Status:</b> OP   |

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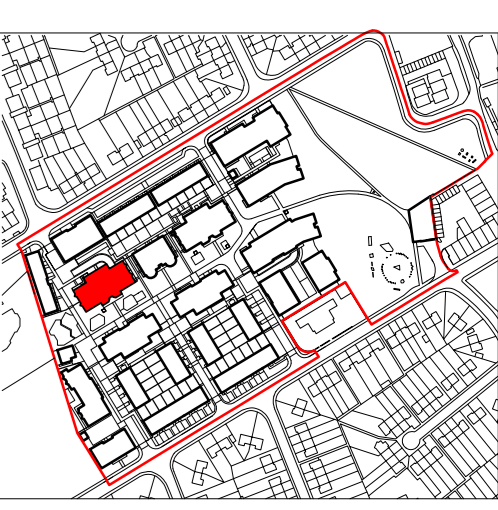
**Flat Block C**

Phase 3  
6 Storeys  
41 Dwellings

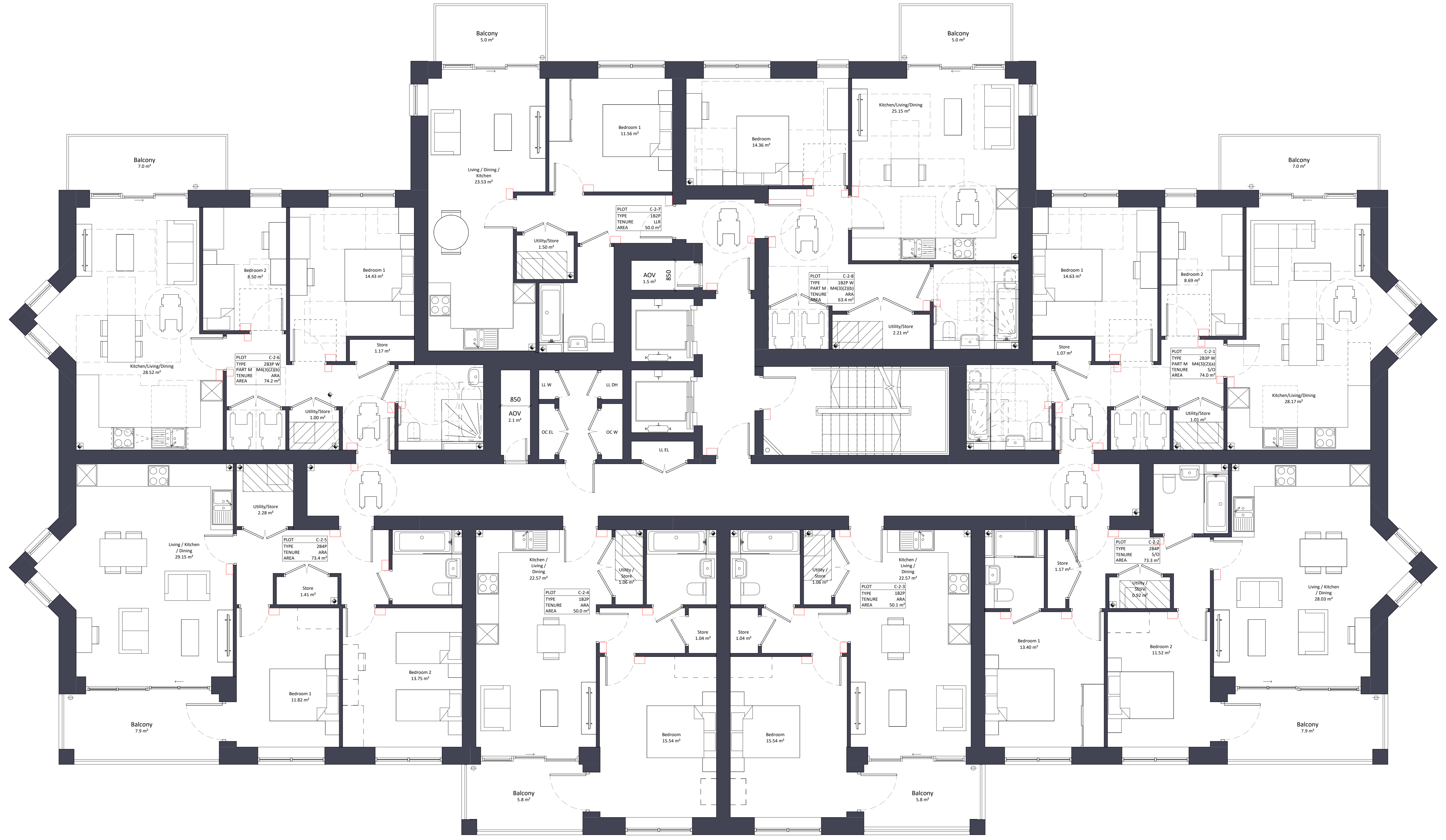
**Affordable Rent Additional**  
4 x 1B2P  
6 x 2B4P  
2 x 3B5P  
4 x 2B5P W  
1 x 3B4P W

**London Living Rent**  
6 x 1B2P  
5 x 2B4P  
1 x 1B2P W

**Shared Ownership**  
3 x 1B2P  
5 x 2B4P  
1 x 1B2P W  
3 x 2B3P W



Location Plan



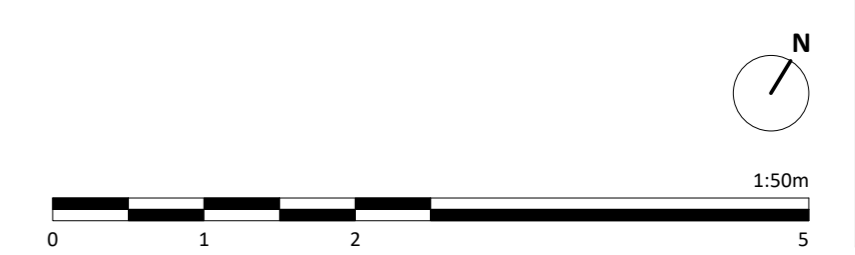
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| Rev. | No. | Date     | Description    | Rev. | Check |
|------|-----|----------|----------------|------|-------|
| 01   | A3  | 26.04.22 | Planning Issue |      |       |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block C - Second Floor Plan |                         |
| <b>Drawing Number:</b> HCR-BPTW-803-02-DR-A-1032 | <b>Rev:</b> C01         |
| <b>Project No:</b> 21-090                        | <b>Block Size:</b> 03   |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

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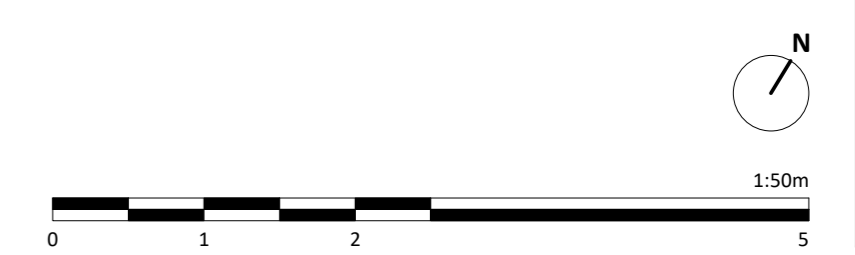
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| Revision | No. | Date     | Description    | Rev. | Check |
|----------|-----|----------|----------------|------|-------|
| 01       | A3  | 26.04.22 | Planning Issue |      |       |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block C - Third Floor Plan  |                         |
| <b>Drawing Number:</b> HCR-BPTW-803-03-DR-A-1033 | <b>Rev:</b> C01         |
| <b>Project No:</b> 21-090                        | <b>Block Stage:</b> 03  |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

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**Flat Block C**

Phase 3  
6 Storeys  
41 Dwellings

**Affordable Rent Additional**  
4 x 1B2P  
6 x 2B4P  
2 x 3B5P  
2 x 1B2P W  
4 x 2B5P W  
1 x 3B4P W

**London Living Rent**  
6 x 1B2P  
5 x 2B4P  
1 x 1B2P W

**Shared Ownership**  
3 x 1B2P  
5 x 2B4P  
1 x 1B2P W  
3 x 2B3P W



Location Plan



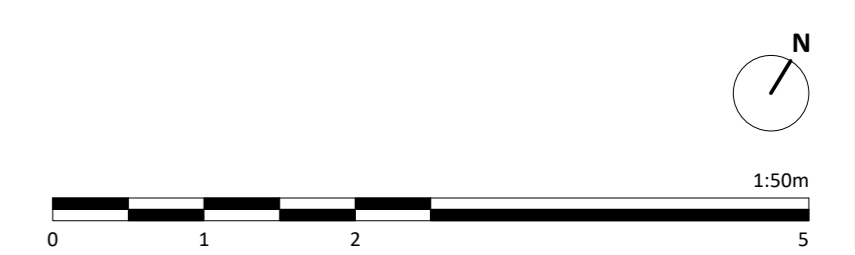
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB         |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block C - Fourth Floor Plan |                         |
| <b>Drawing Number:</b> HCR-BPTW-803-04-DR-A-1034 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Block No:</b> 03     |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

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**Flat Block C**

Phase 3  
6 Storeys  
41 Dwellings

**Affordable Rent Additional**  
4 x 1B2P  
6 x 2B4P  
2 x 3B5P  
2 x 1B2P W  
4 x 2B3P W  
1 x 3B4P W

**London Living Rent**  
6 x 1B2P  
5 x 2B4P  
1 x 1B2P W

**Shared Ownership**  
3 x 1B2P  
5 x 2B4P  
1 x 1B2P W  
3 x 2B3P W



Location Plan



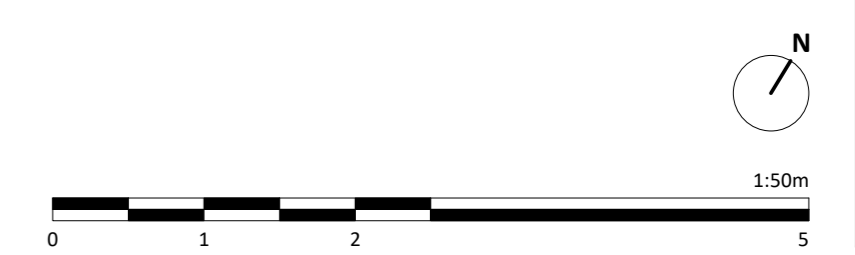
**Notes:**  
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| Revisions | No. | Date     | Description    | Rev. | Check |
|-----------|-----|----------|----------------|------|-------|
| CS1       | A3  | 26.04.22 | Planning Issue | JB   | CD    |

|                           |                  |                            |               |
|---------------------------|------------------|----------------------------|---------------|
| <b>Client Name:</b>       |                  | Hill Residential           |               |
| <b>Project Name:</b>      |                  | Ham Close Regeneration     |               |
| <b>Drawing Name:</b>      |                  | Block C - Fifth Floor Plan |               |
| <b>Drawing Number:</b>    | <b>Rev:</b>      | <b>Status:</b>             |               |
| HCR-BPTW-803-05-DR-A-1035 | 001              | A3                         |               |
| <b>Project No:</b>        | <b>Block No:</b> | <b>Drawn By:</b>           | <b>Scale:</b> |
| 21-090                    | 03               | JB                         | 1:50 @ AD     |

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**Flat Block C**

Phase 3  
6 Storeys  
41 Dwellings

**Affordable Rent Additional**

4 x 1B2P  
6 x 2B4P  
2 x 3B5P  
4 x 1B2P W  
1 x 3B4P W

**London Living Rent**

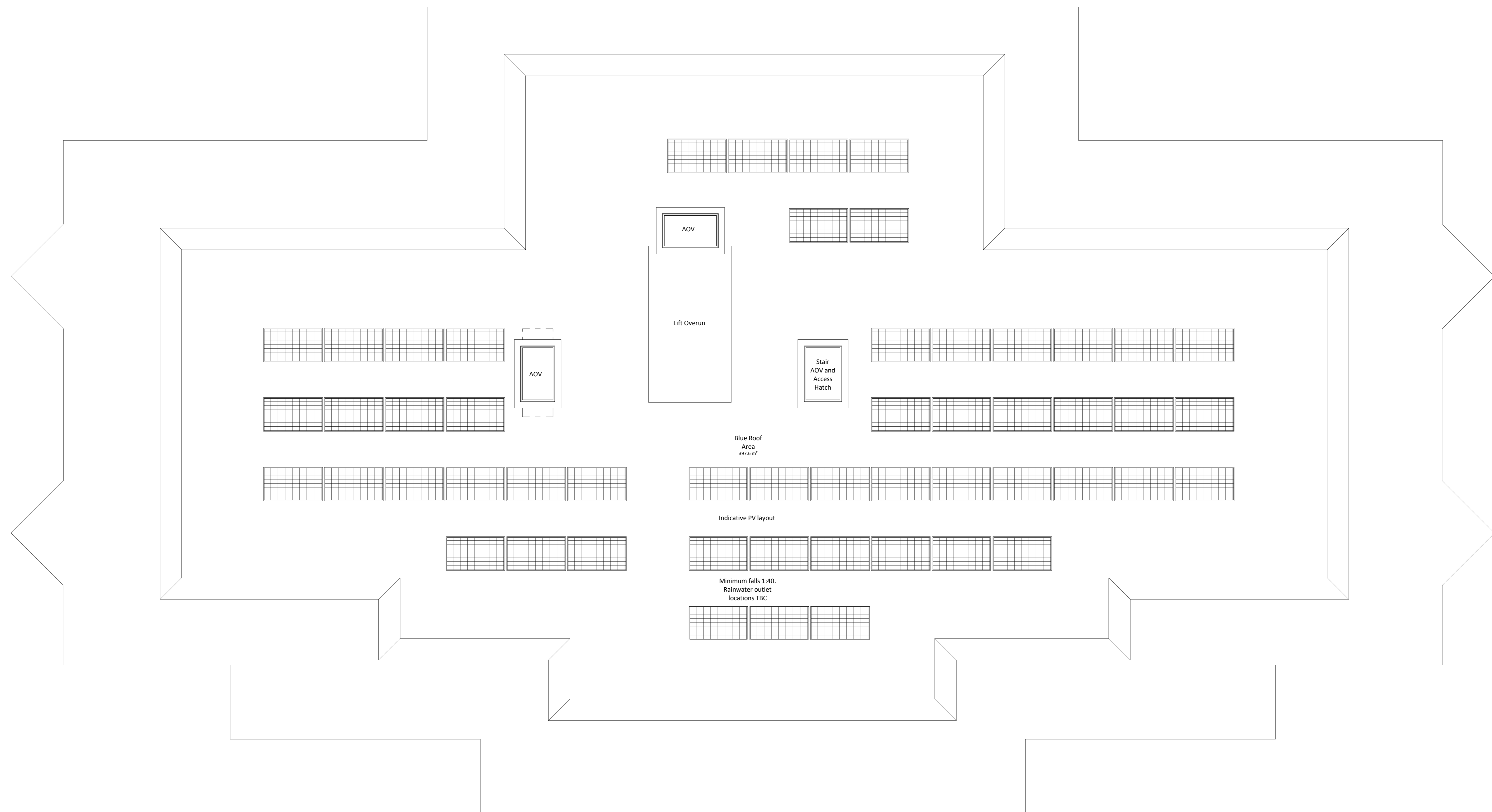
6 x 1B2P  
3 x 2B4P  
1 x 1B2P W

**Shared Ownership**

3 x 1B2P  
5 x 2B4P  
1 x 1B2P W  
3 x 2B3P W



Location Plan



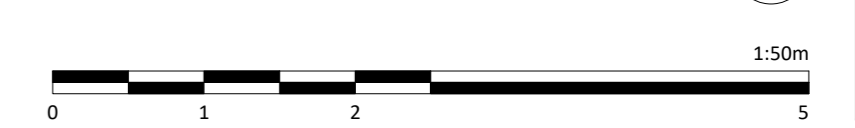
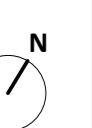
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| Revisions | No. | Date     | Description    | Rev. | Check |
|-----------|-----|----------|----------------|------|-------|
| 001       | A3  | 26.04.22 | Planning Issue | JB   | CP    |

|                        |                                  |                               |                  |
|------------------------|----------------------------------|-------------------------------|------------------|
| <b>Client Name:</b>    |                                  | <b>Hill Residential</b>       |                  |
| <b>Project Name:</b>   |                                  | <b>Ham Close Regeneration</b> |                  |
| <b>Drawing Name:</b>   |                                  | <b>Block C - Roof Plan</b>    |                  |
| <b>Drawing Number:</b> | <b>HCR-BPTW-803-06-DR-A-1036</b> | <b>Rev:</b>                   | <b>001</b>       |
| <b>Project No:</b>     | <b>21-090</b>                    | <b>Block Stage:</b>           | <b>03</b>        |
| <b>Drawn By:</b>       | <b>OP</b>                        | <b>Scale:</b>                 | <b>1:50 @ AD</b> |

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Location Plan



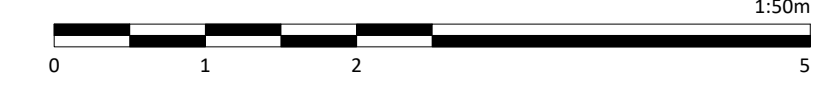
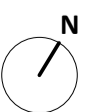
Notes:  
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                    |                  |
|----------------------------------|-------------|------------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>            |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>      |                  |
| Drawing Name:                    |             | <b>Block D - Ground Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                            |                  |
| <b>HCR-BPTW-B04-00-DR-A-1040</b> | <b>C01</b>  | <b>A3</b>                          |                  |
| Project No:                      | RIBA Stage: | Drawn By:                          | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>SC</b>                          | <b>1:50 @ A1</b> |

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Location Plan



Ventilation only

Ventilation only

Ventilation only

Half Height Window

Half Height Window

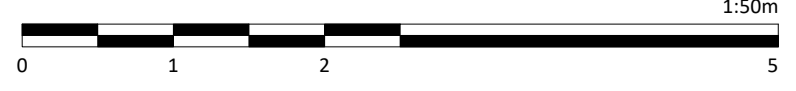
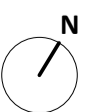
Notes:  
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                   |                  |
|----------------------------------|-------------|-----------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>           |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>     |                  |
| Drawing Name:                    |             | <b>Block D - First Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                           |                  |
| <b>HCR-BPTW-B04-01-DR-A-1041</b> | <b>C01</b>  | <b>A3</b>                         |                  |
| Project No:                      | RIBA Stage: | Drawn By:                         | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>SC</b>                         | <b>1:50 @ A1</b> |

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Location Plan



Ventilation only

Ventilation only

Ventilation only

Half Height Window

Half Height Window

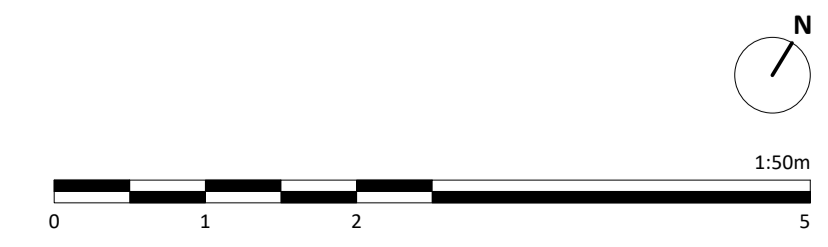
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                    |                  |
|----------------------------------|-------------|------------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>            |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>      |                  |
| Drawing Name:                    |             | <b>Block D - Second Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                            |                  |
| <b>HCR-BPTW-B04-02-DR-A-1042</b> | <b>C01</b>  | <b>A3</b>                          |                  |
| Project No:                      | RIBA Stage: | Drawn By:                          | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>SC</b>                          | <b>1:50 @ A1</b> |

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Location Plan



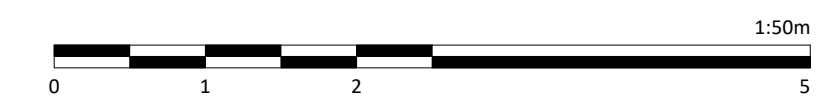
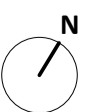
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                   |                  |
|----------------------------------|-------------|-----------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>           |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>     |                  |
| Drawing Name:                    |             | <b>Block D - Third Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                           |                  |
| <b>HCR-BPTW-B04-03-DR-A-1043</b> | <b>C01</b>  | <b>A3</b>                         |                  |
| Project No:                      | RIBA Stage: | Drawn By:                         | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>SC</b>                         | <b>1:50 @ A1</b> |

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**Flat Block D**

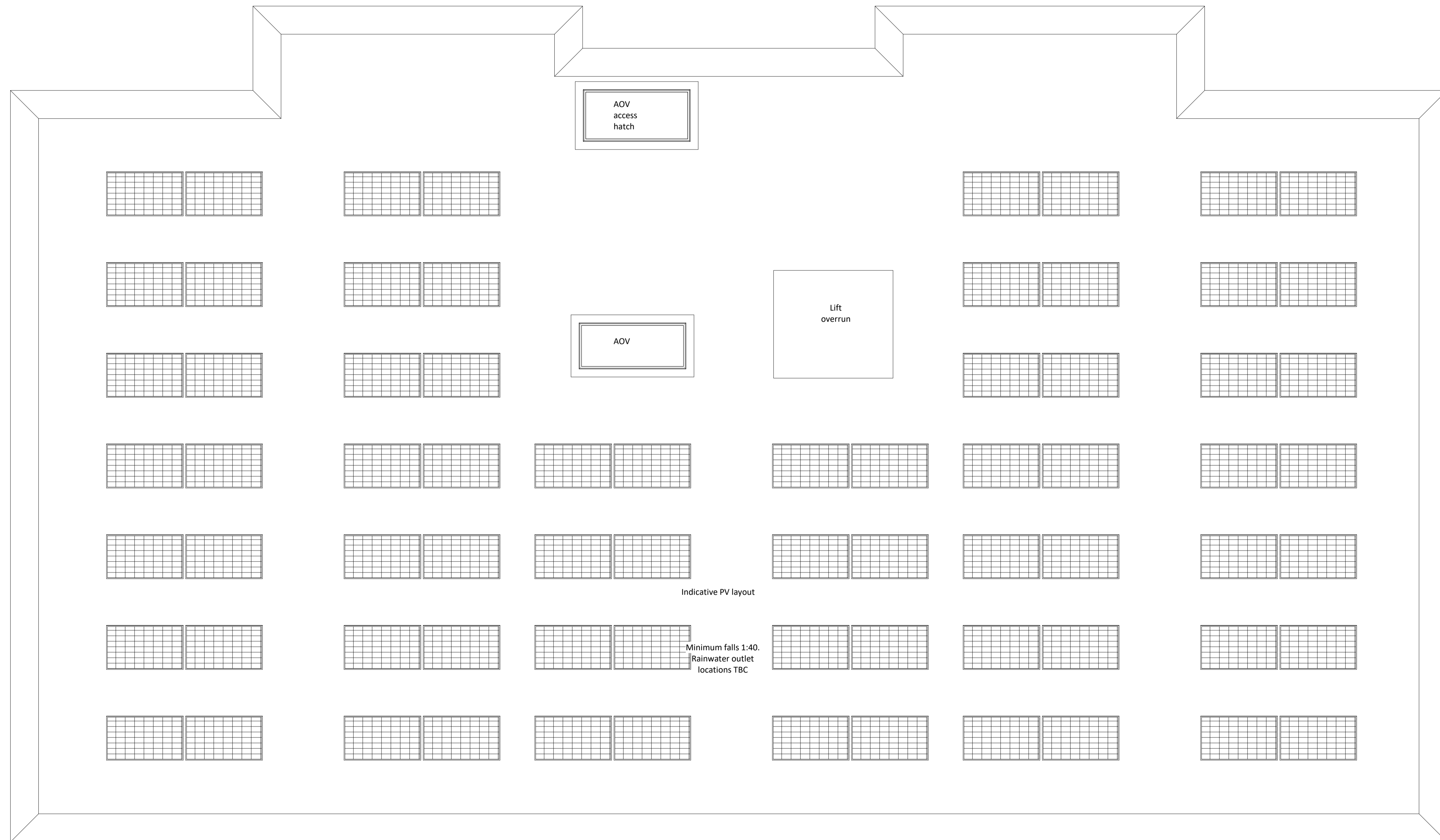
Phase 1  
4 Storeys  
21 Dwellings

**Affordable Rent Reprovision**

12 x 1B2P  
7 x 2B4P  
1 x 3B5P  
1 x 3B6P



Location Plan



Indicative PV layout

Minimum falls 1:40.  
Rainwater outlet  
locations TBC

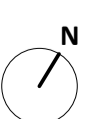
Notes:  
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|   |             |            |                  |           |  |
|---|-------------|------------|------------------|-----------|--|
| Client Name: <b>Hill Residential</b>        |             |            |                  |           |  |
| Project Name: <b>Ham Close Regeneration</b> |             |            |                  |           |  |
| Drawing Name: <b>Block D - Roof Plan</b>    |             |            |                  |           |  |
| Drawing Number:                             |             | Rev:       |                  | Status:   |  |
| <b>HCR-BPTW-B04-04-DR-A-1044</b>            |             | <b>C01</b> |                  | <b>A3</b> |  |
| Project No:                                 | RIBA Stage: | Drawn By:  | Scale:           |           |  |
| <b>21-090</b>                               | <b>03</b>   | <b>OP</b>  | <b>1:50 @ A1</b> |           |  |

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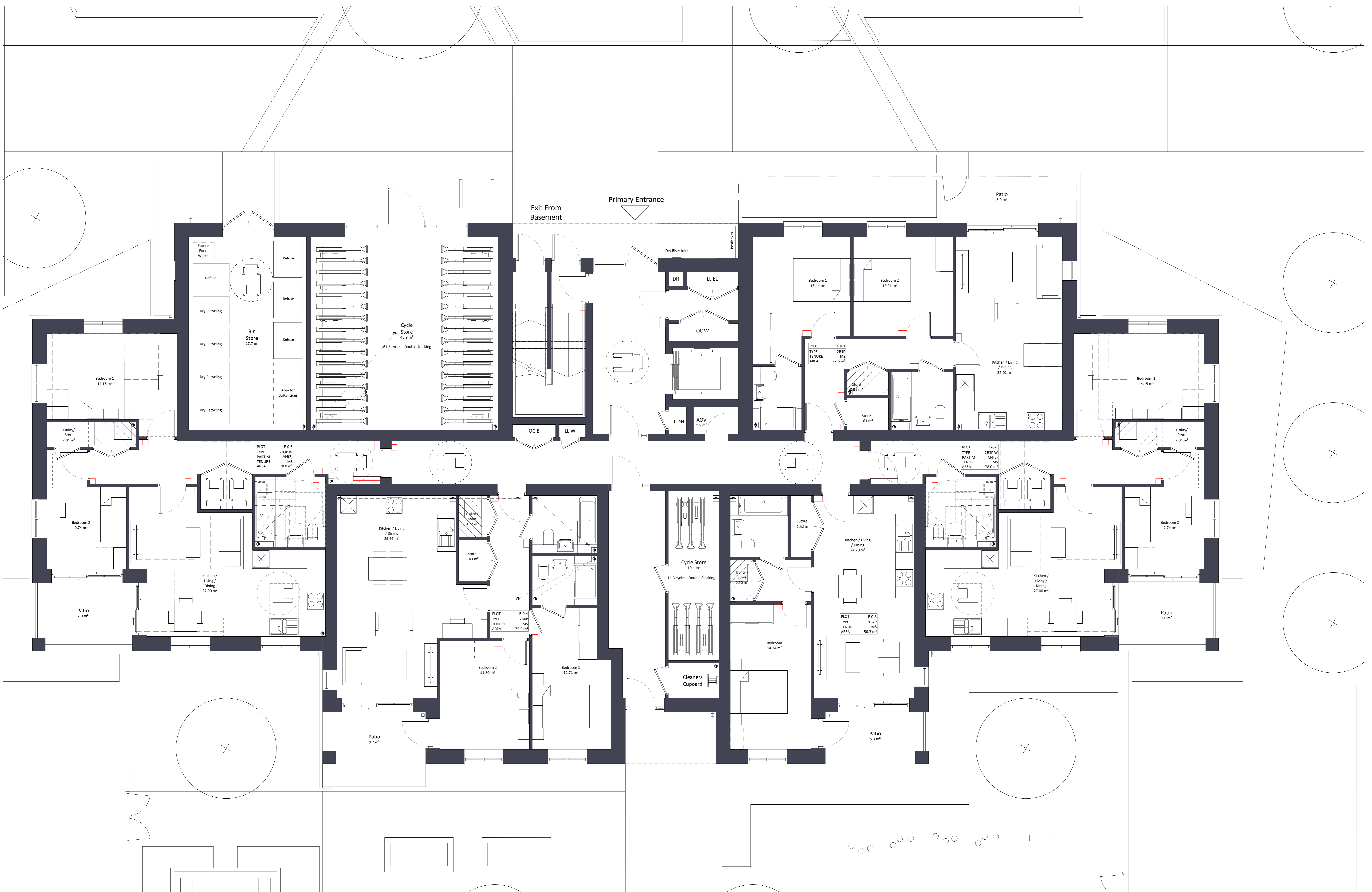
1:50m







Location Plan



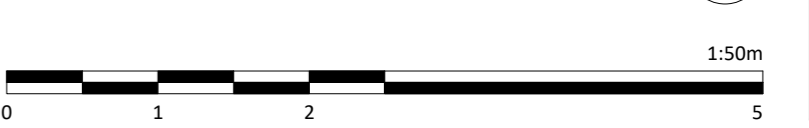
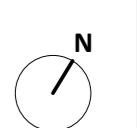
**Notes:**  
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| Rev. | Date     | Description    | By | Check |
|------|----------|----------------|----|-------|
| 001  | 26.04.22 | Planning Issue | JB | CD    |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block E - Ground Floor Plan |                         |
| <b>Drawing Number:</b> HCR-BPTW-805-00-DR-A-1050 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Scale:</b> 1:50 @ AD |

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Location Plan



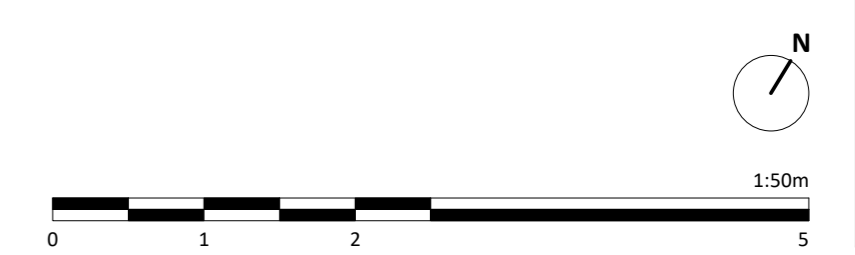
**Notes:**  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB CD      |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block E - First Floor Plan  |                         |
| <b>Drawing Number:</b> HCR-BPTW-805-01-DR-A-1051 | <b>Rev.:</b> 001        |
| <b>Project No.:</b> 21-090                       | <b>Block No.:</b> 03    |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

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Location Plan



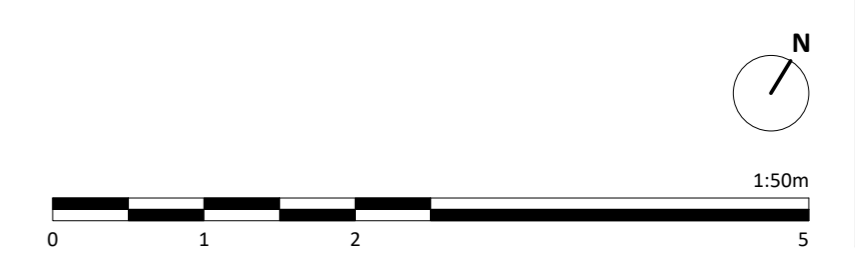
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB CD      |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block E - Second Floor Plan |                         |
| <b>Drawing Number:</b> HCR-BPTW-805-02-DR-A-1052 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Block No:</b> 03     |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

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Location Plan



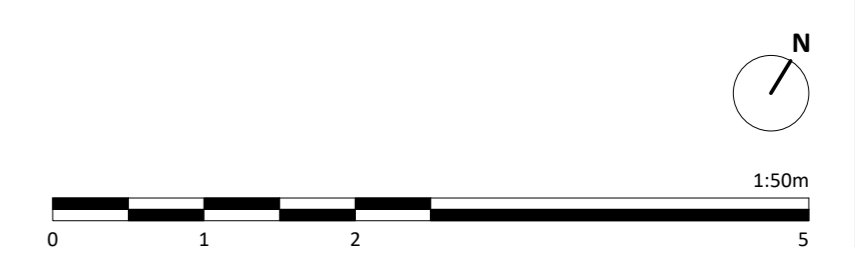
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB CD      |

|                 |                           |                            |     |
|-----------------|---------------------------|----------------------------|-----|
| Client Name:    |                           | <b>Hill Residential</b>    |     |
| Project Name:   |                           | Ham Close Regeneration     |     |
| Drawing Name:   |                           | Block E - Third Floor Plan |     |
| Drawing Number: | HCR-BPTW-805-03-DR-A-1053 | Rev:                       | 001 |
| Project No.:    | 21-090                    | Block Size:                | 03  |
| Scale:          | 1:50 @ AD                 | Drawn By:                  | OP  |

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Location Plan



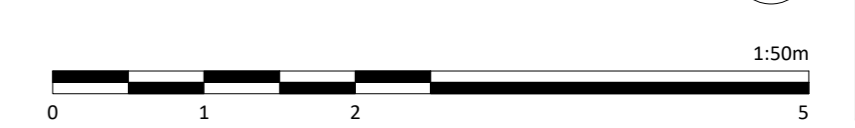
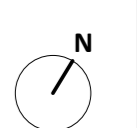
Notes:  
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| Revisions | No. | Date     | Description    | Rev. | Check |
|-----------|-----|----------|----------------|------|-------|
| CS1       | A3  | 26.04.22 | Planning Issue |      | JB CD |

|                 |                           |                                    |           |
|-----------------|---------------------------|------------------------------------|-----------|
| Client Name:    |                           | <b>Hill Residential</b>            |           |
| Project Name:   |                           | <b>Ham Close Regeneration</b>      |           |
| Drawing Name:   |                           | <b>Block E - Fourth Floor Plan</b> |           |
| Drawing Number: | HCR-BPTW-805-04-DR-A-1054 | Rev:                               | CD1       |
| Project No:     | 21-090                    | Block Size:                        | 03        |
| Drawn By:       | OP                        | Scale:                             | 1:50 @ AD |

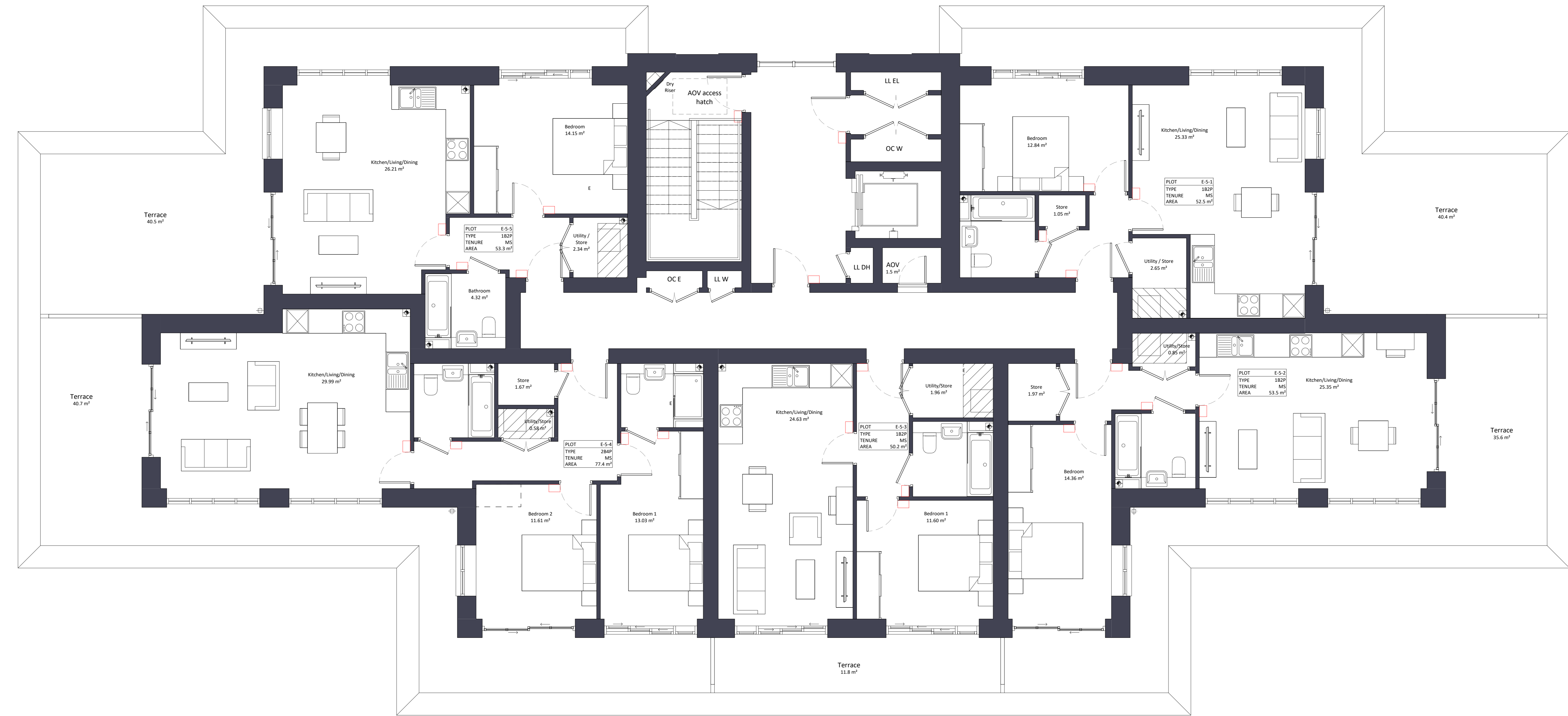
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Location Plan



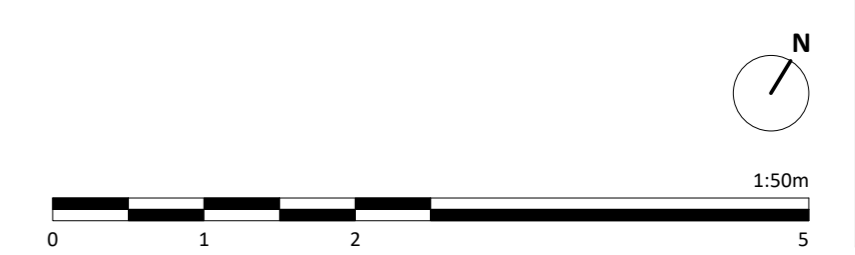
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB CD      |

|                 |                           |                                   |           |
|-----------------|---------------------------|-----------------------------------|-----------|
| Client Name:    |                           | <b>Hill Residential</b>           |           |
| Project Name:   |                           | <b>Ham Close Regeneration</b>     |           |
| Drawing Name:   |                           | <b>Block E - Fifth Floor Plan</b> |           |
| Drawing Number: | HCR-BPTW-805-05-DR-A-1055 | Rev:                              | 001       |
| Project No.:    | 21-090                    | Scale:                            | 1:50 @ AD |

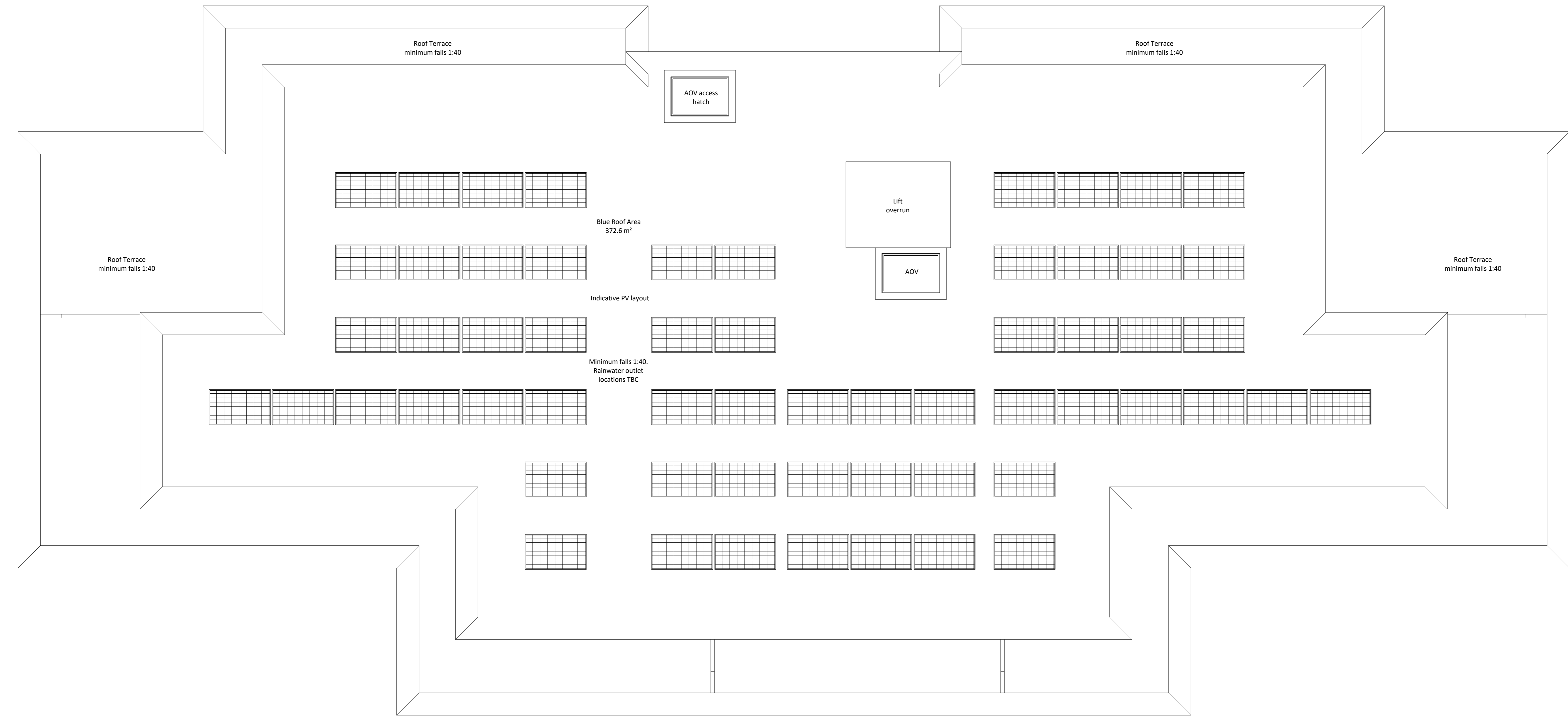
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Location Plan



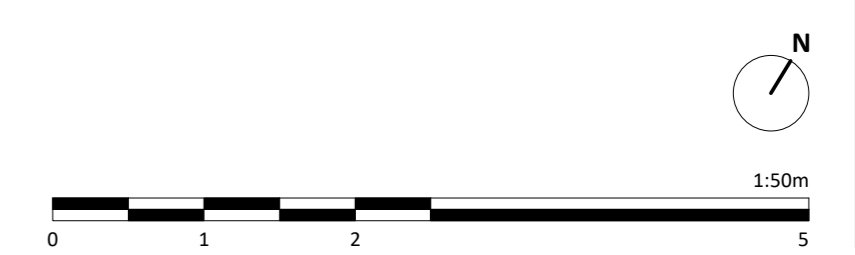
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| Rev. | Date     | Description    | By | Check |
|------|----------|----------------|----|-------|
| 001  | 26.04.22 | Planning Issue | JB | CD    |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block E - Roof Plan         |                         |
| <b>Drawing Number:</b> HCR-BPTW-805-06-DR-A-1056 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Block No:</b> 03     |
| <b>Drawn By:</b> NG                              | <b>Scale:</b> 1:50 @ AD |

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Location Plan



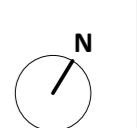
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 01       | A3  | 26.04.22 | Planning Issue | JB         |

|                 |                           |                             |     |
|-----------------|---------------------------|-----------------------------|-----|
| Client Name:    |                           | Hill Residential            |     |
| Project Name:   |                           | Ham Close Regeneration      |     |
| Drawing Name:   |                           | Block 1 - Ground Floor Plan |     |
| Drawing Number: | HCR-BPTW-809-00-DR-A-1090 | Rev:                        | 001 |
| Project No.:    | 21-090                    | Block Size:                 | 03  |
| Scale:          | 1:50 @ AD                 | Drawn By:                   | OP  |

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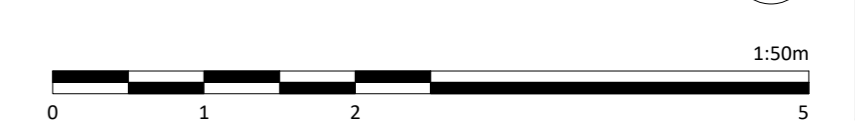
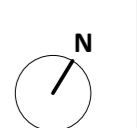
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| Revisions | No. | Date     | Description    | Rev. | Check |
|-----------|-----|----------|----------------|------|-------|
| 001       | A3  | 26.04.22 | Planning Issue |      |       |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block 1 - First Floor Plan  |                         |
| <b>Drawing Number:</b> HCR-BPTW-809-01-DR-A-1091 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Scale:</b> 1:50 @ AD |

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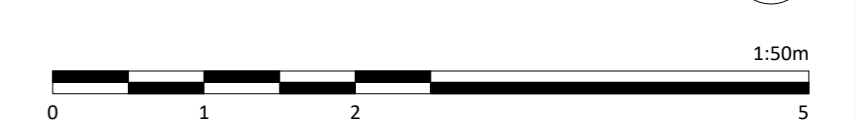
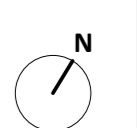
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| Revision | No. | Date     | Description    | Rev. | Check |
|----------|-----|----------|----------------|------|-------|
| 001      | A3  | 26.04.22 | Planning Issue |      |       |

|                        |                           |                             |           |
|------------------------|---------------------------|-----------------------------|-----------|
| <b>Client Name:</b>    |                           | Hill Residential            |           |
| <b>Project Name:</b>   |                           | Ham Close Regeneration      |           |
| <b>Drawing Name:</b>   |                           | Block 1 - Second Floor Plan |           |
| <b>Drawing Number:</b> | HCR-BPTW-809-02-DR-A-1092 | <b>Rev:</b>                 | 001       |
| <b>Project No.:</b>    | 21-090                    | <b>Block Size:</b>          | 03        |
| <b>Drawn By:</b>       | OP                        | <b>Scale:</b>               | 1:50 @ AD |

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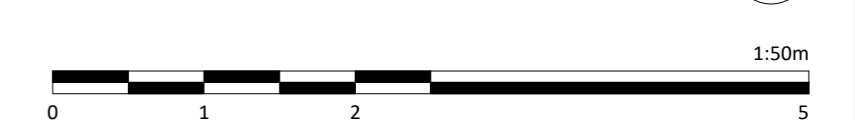
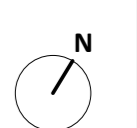
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB CD      |

|                 |                           |                            |     |
|-----------------|---------------------------|----------------------------|-----|
| Client Name:    |                           | Hill Residential           |     |
| Project Name:   |                           | Ham Close Regeneration     |     |
| Drawing Name:   |                           | Block 1 - Third Floor Plan |     |
| Drawing Number: | HCR-BPTW-809-03-DR-A-1093 | Rev:                       | 001 |
| Project No.:    | 21-090                    | 03                         | OP  |
| Scale:          | 1:50 @ AD                 |                            |     |

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Location Plan



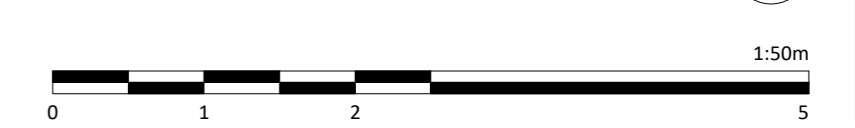
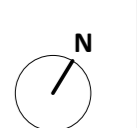
**Notes:**  
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB CD      |

|                 |                           |                             |     |
|-----------------|---------------------------|-----------------------------|-----|
| Client Name:    |                           | <b>Hill Residential</b>     |     |
| Project Name:   |                           | Ham Close Regeneration      |     |
| Drawing Name:   |                           | Block 1 - Fourth Floor Plan |     |
| Drawing Number: | HCR-BPTW-809-04-DR-A-1094 | Rev:                        | 001 |
| Project No.:    | 21-090                    | Block Size:                 | 03  |
| Scale:          | 1:50 @ AD                 | Drawn By:                   | OP  |

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Location Plan



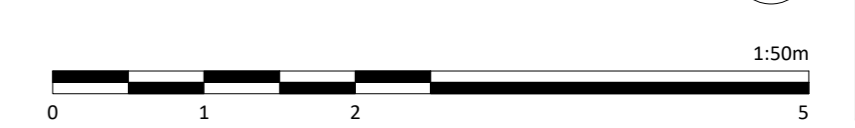
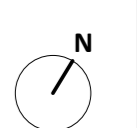
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 01       | A3  | 26.04.22 | Planning Issue | JB CD      |

|                 |                           |                                   |           |
|-----------------|---------------------------|-----------------------------------|-----------|
| Client Name:    |                           | <b>Hill Residential</b>           |           |
| Project Name:   |                           | <b>Ham Close Regeneration</b>     |           |
| Drawing Name:   |                           | <b>Block 1 - Fifth Floor Plan</b> |           |
| Drawing Number: | HCR-BPTW-809-05-DR-A-1095 | Rev:                              | CD1       |
| Project No.:    | 21-090                    | Scale:                            | 1:50 @ AD |

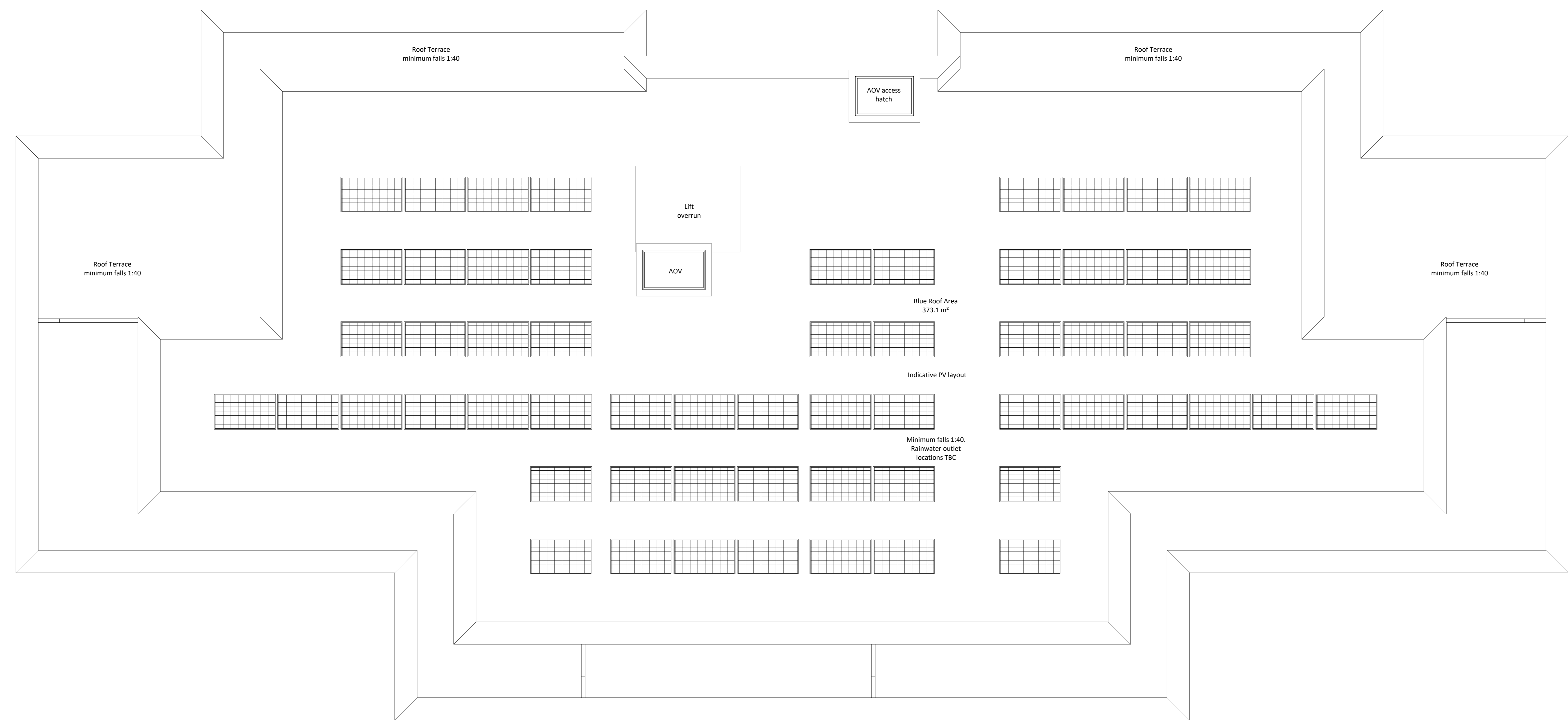
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Location Plan



**Note: Window locations indicative subject to elevation design**

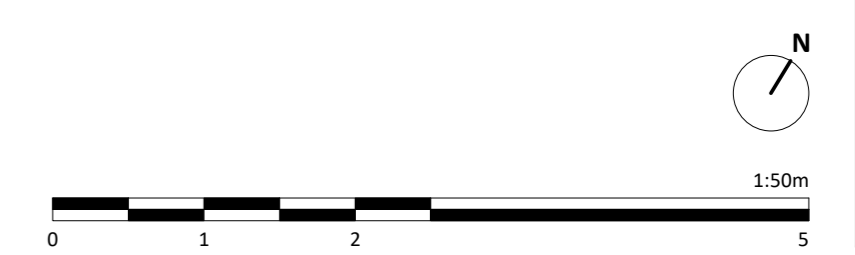
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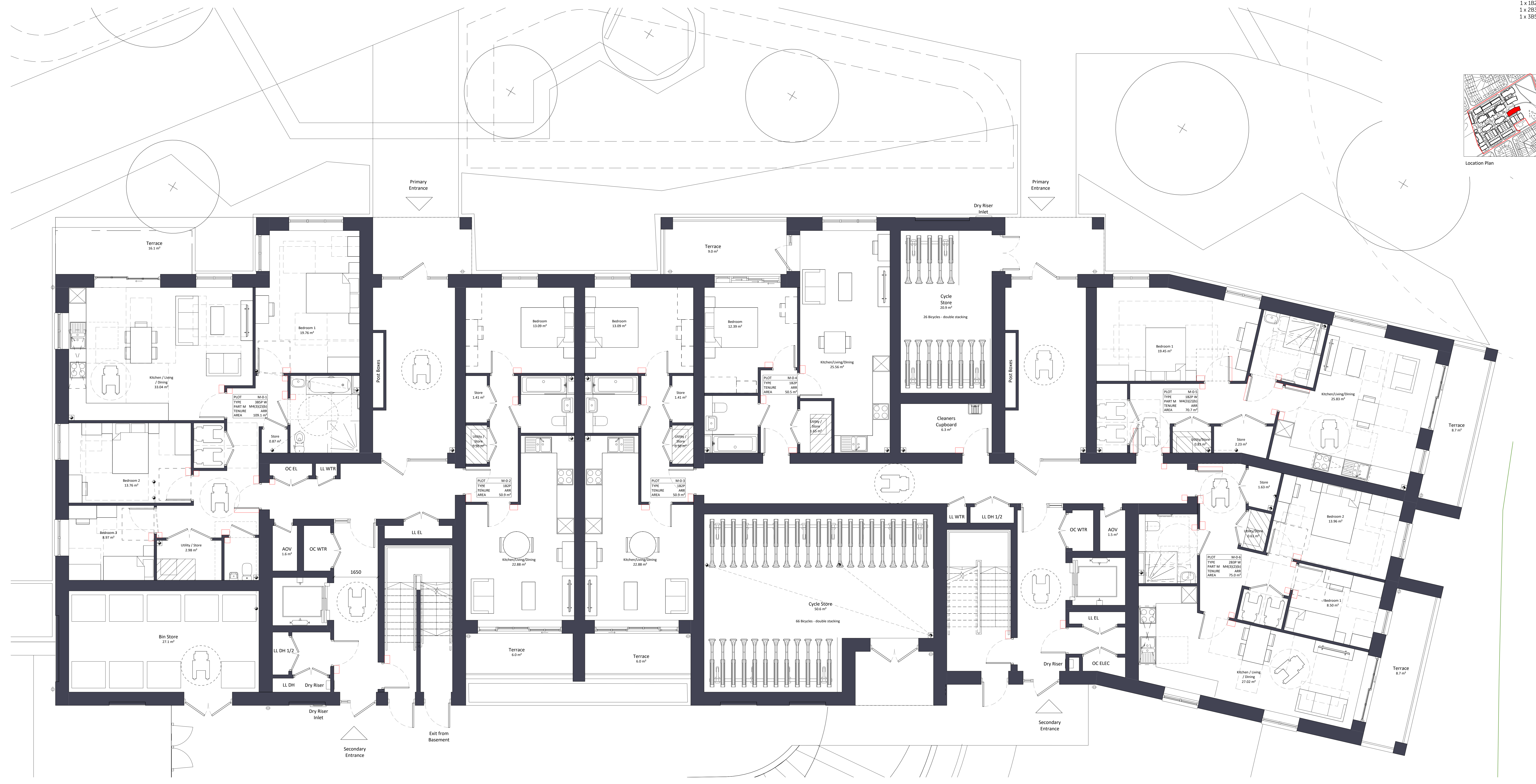
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|-----------|-----|----------|----------------|------|-------|
| 001       | A3  | 26.04.22 | Planning Issue |      |       |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block 1 - Roof Plan         |                         |
| <b>Drawing Number:</b> HCR-BPTW-809-06-DR-A-1096 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Scale:</b> 1:50 @ A0 |
| <b>Block No:</b> 03                              | <b>Drawn By:</b> DP     |

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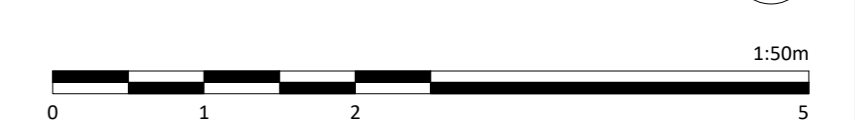
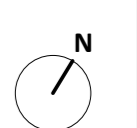
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| Rev. | Date     | Description    | By | Check |
|------|----------|----------------|----|-------|
| 001  | 26.04.22 | Planning Issue | JB | CO    |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block M - Ground Floor Plan |                         |
| <b>Drawing Number:</b> HCR-BPTW-813-00-DR-A-1130 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Block No:</b> 03     |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

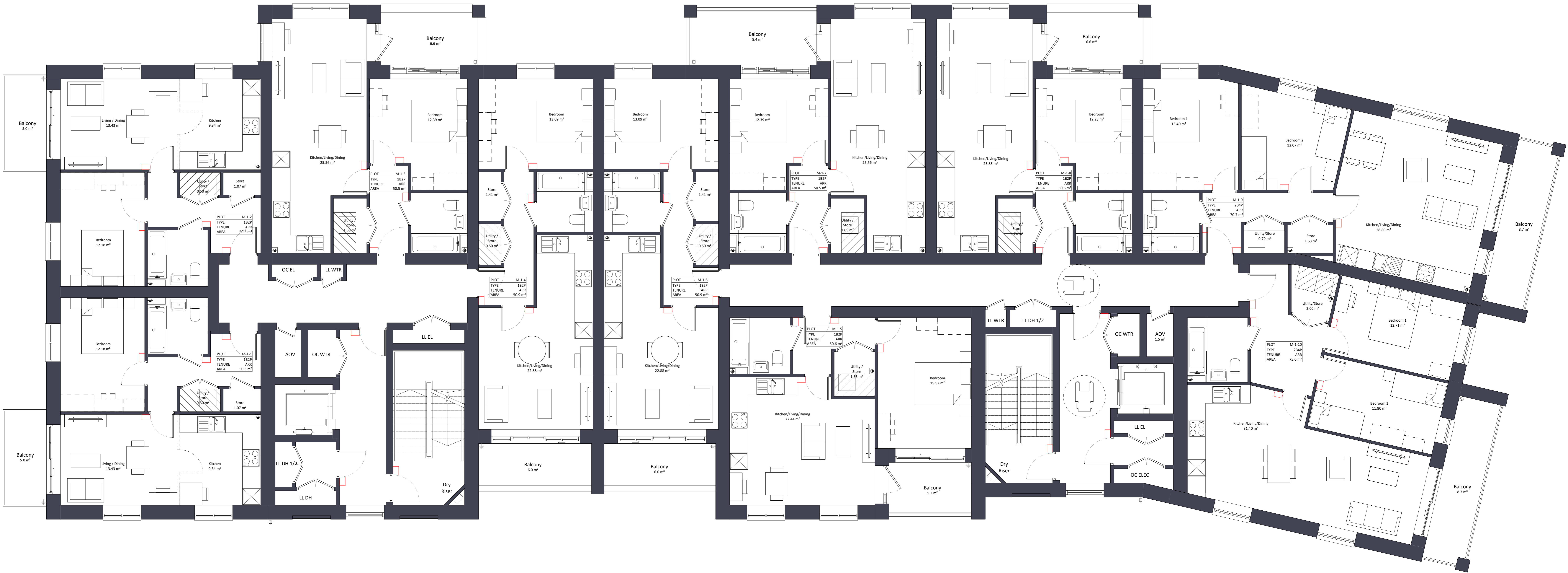
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Location Plan



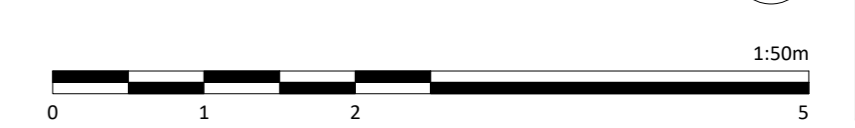
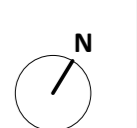
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| Revisions: | No. | Date     | Description    | Rev. | Check |
|------------|-----|----------|----------------|------|-------|
| CO1        | A3  | 26.04.22 | Planning Issue |      |       |

|                 |                           |                            |           |
|-----------------|---------------------------|----------------------------|-----------|
| Client Name:    |                           | Hill Residential           |           |
| Project Name:   |                           | Ham Close Regeneration     |           |
| Drawing Name:   |                           | Block M - First Floor Plan |           |
| Drawing Number: | HCR-BPTW-813-01-DR-A-1131 | Rev:                       | CO1       |
| Project No.:    | 21-090                    | Block Size:                | 03        |
| Drawn By:       | OP                        | Scale:                     | 1:50 @ AD |

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Location Plan



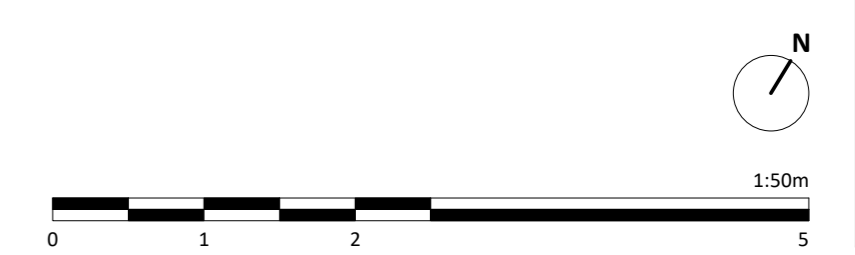
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| Rev. | Date     | Description    | By | Check |
|------|----------|----------------|----|-------|
| 01   | 26.04.22 | Planning Issue | JB | CB    |

|  |   |
|--|---|
| Client Name: <b>Hill Residential</b>             |   |
| Project Name: <b>Ham Close Regeneration</b>      |   |
| Drawing Name: <b>Block M - Second Floor Plan</b> |   |
| Drawing Number: <b>HCR-BPTW-813-02-DR-A-1132</b> | Rev: <b>001</b> Status: <b>A3</b>                                 |
| Project No: <b>21-090</b>                        | Block Size: <b>03</b> Drawn By: <b>OP</b> Scale: <b>1:50 @ AD</b> |

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Location Plan



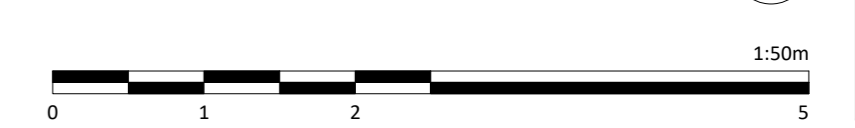
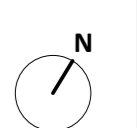
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| Revisions | No. | Date     | Description    | Rev. | Check |
|-----------|-----|----------|----------------|------|-------|
| 01        | A3  | 26.04.22 | Planning Issue |      |       |

|                 |                           |                            |     |
|-----------------|---------------------------|----------------------------|-----|
| Client Name:    |                           | Hill Residential           |     |
| Project Name:   |                           | Ham Close Regeneration     |     |
| Drawing Name:   |                           | Block M - Third Floor Plan |     |
| Drawing Number: | HCR-BPTW-813-03-DR-A-1133 | Rev:                       | 001 |
| Project No.:    | 21-090                    | Block Size:                | 03  |
| Scale:          | 1:50 @ AD                 | Drawn By:                  | OP  |

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Location Plan



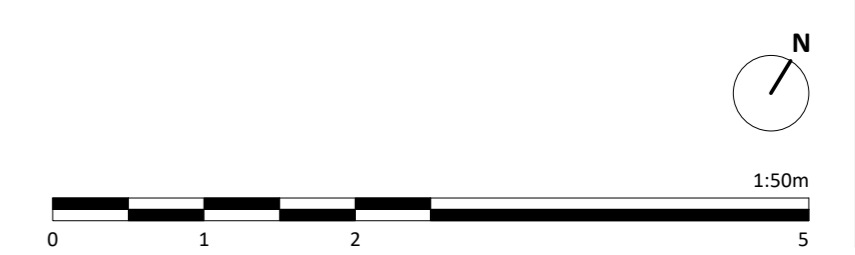
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| Revisions | No. | Date     | Description    | Rev. | Check |
|-----------|-----|----------|----------------|------|-------|
| CS        | A3  | 26.04.22 | Planning Issue |      | JB    |

|                 |                           |                             |           |
|-----------------|---------------------------|-----------------------------|-----------|
| Client Name:    |                           | Hill Residential            |           |
| Project Name:   |                           | Ham Close Regeneration      |           |
| Drawing Name:   |                           | Block M - Fourth Floor Plan |           |
| Drawing Number: | HCR-BPTW-813-04-DR-A-1134 | Rev:                        | 001       |
| Project No.:    | 21-090                    | Block Size:                 | 03        |
| Drawn By:       | OP                        | Scale:                      | 1:50 @ AD |

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Location Plan



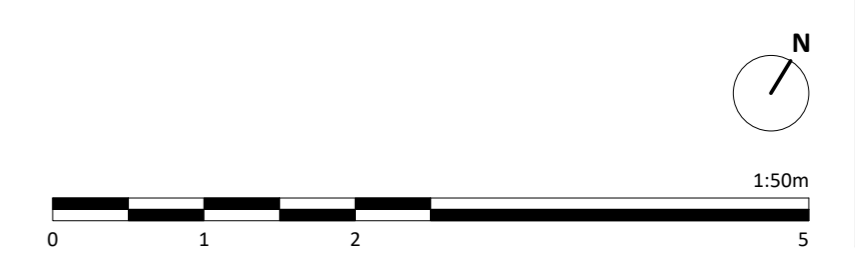
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| Revisions | No. | Date     | Description    | Rev. Check |
|-----------|-----|----------|----------------|------------|
| 01        | A3  | 26.04.22 | Planning Issue | JB         |

|                 |                           |                            |     |
|-----------------|---------------------------|----------------------------|-----|
| Client Name:    |                           | Hill Residential           |     |
| Project Name:   |                           | Ham Close Regeneration     |     |
| Drawing Name:   |                           | Block M - Fifth Floor Plan |     |
| Drawing Number: | HCR-BPTW-813-05-DR-A-1135 | Rev:                       | C01 |
| Project No.:    | 21-090                    | Block No.:                 | 03  |
| Scale:          | 1:50 @ AD                 | Drawn By:                  | NG  |

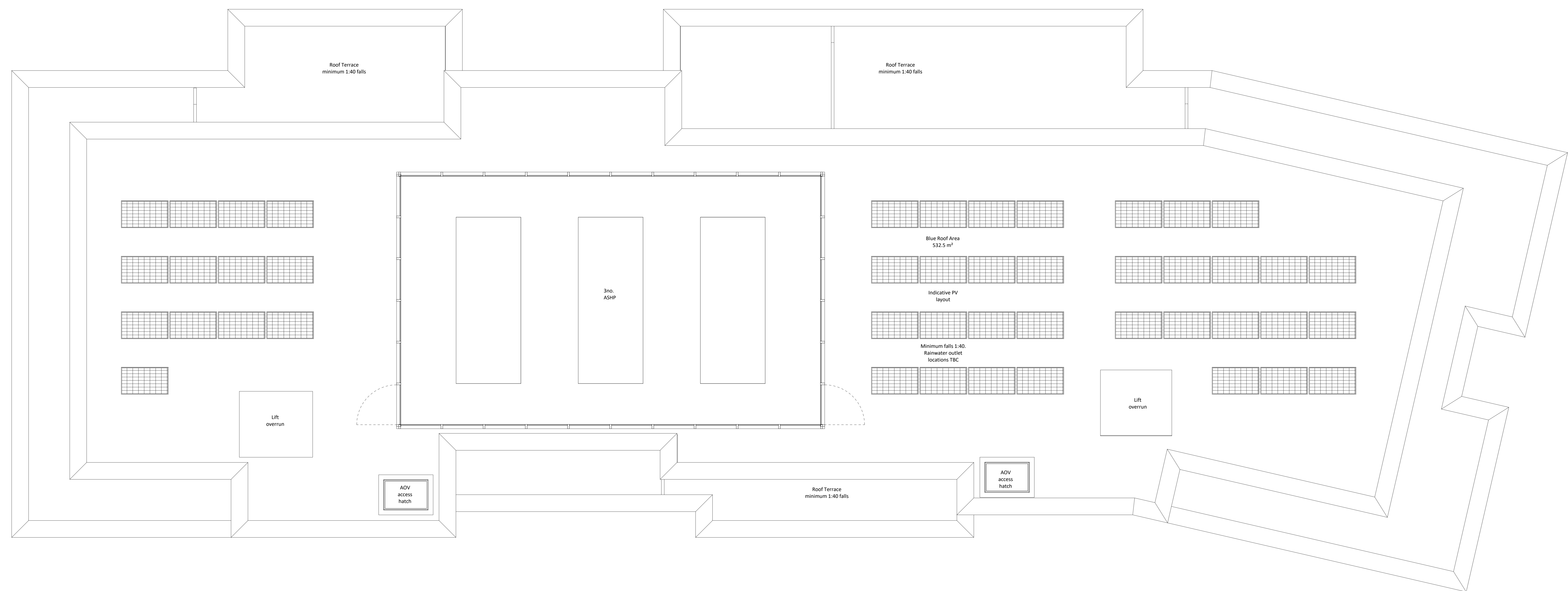
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Location Plan



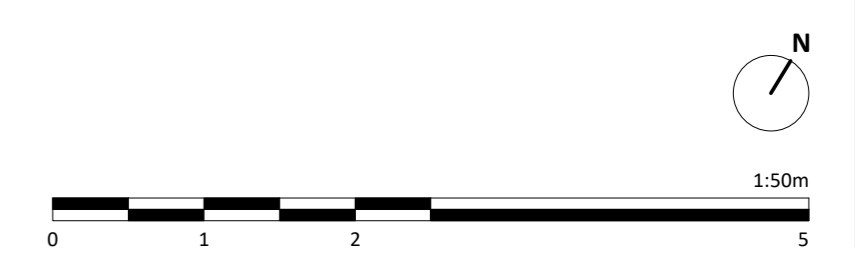
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| Rev. | Date     | Description    | Rev. | Clad |
|------|----------|----------------|------|------|
| 001  | 26.04.22 | Planning Issue |      |      |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block M - Roof Plan         |                         |
| <b>Drawing Number:</b> HCR-BPTW-813-06-DR-A-1136 | <b>Rev:</b> 001         |
| <b>Project No:</b> 21-090                        | <b>Block No:</b> 03     |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

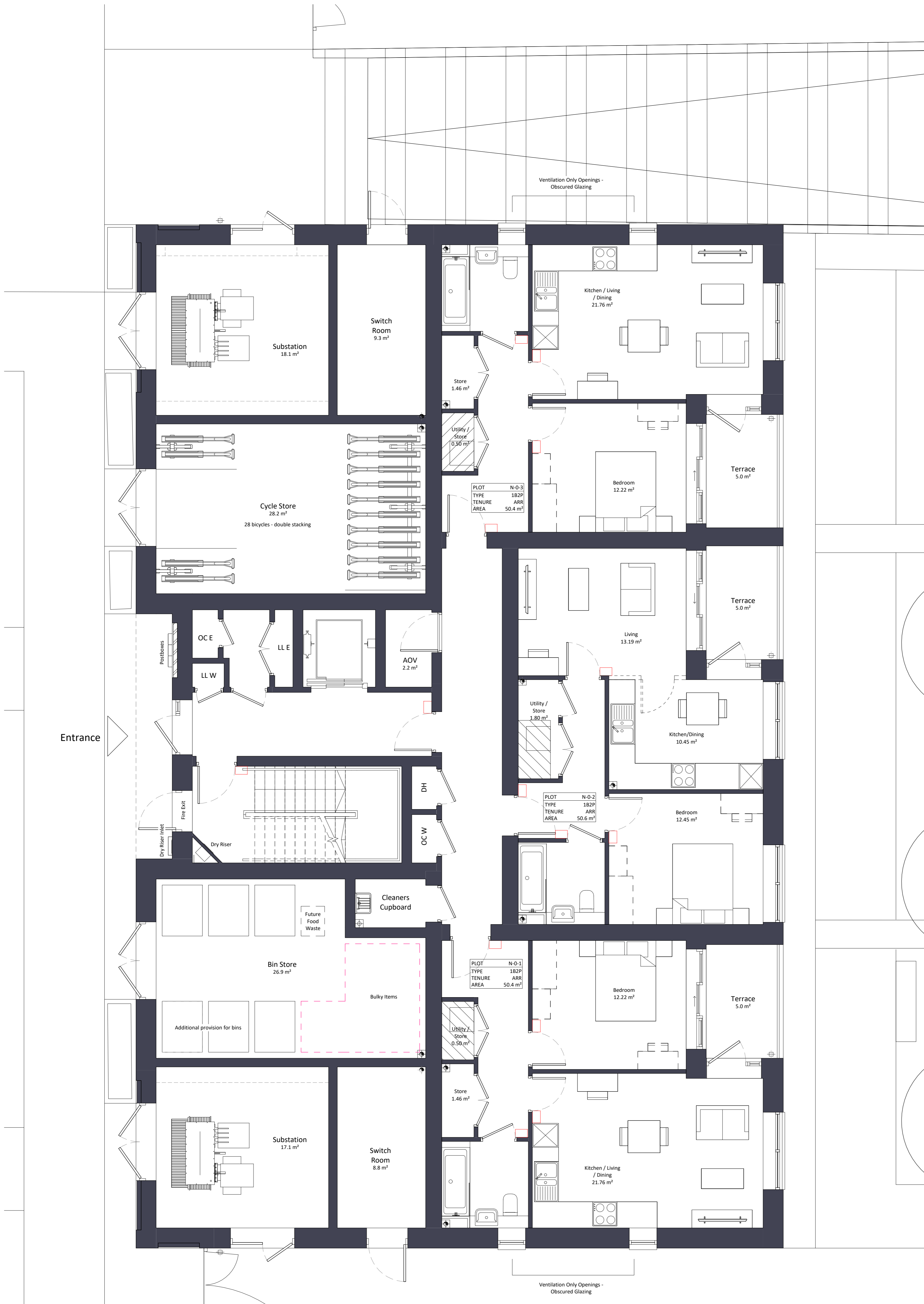
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Location Plan



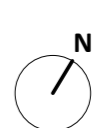
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                             |           |
|---------------------------|-------------|-----------------------------|-----------|
| Client Name:              |             | Hill Residential            |           |
| Project Name:             |             | Ham Close Regeneration      |           |
| Drawing Name:             |             | Block N - Ground Floor Plan |           |
| Drawing Number:           | Rev:        | Status:                     |           |
| HCR-BPTW-B14-00-DR-A-1140 | C01         | A3                          |           |
| Project No:               | RIBA Stage: | Drawn By:                   | Scale:    |
| 21-090                    | 03          | SC                          | 1:50 @ A1 |

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Location Plan



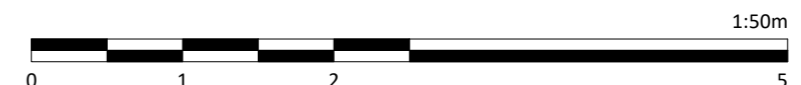
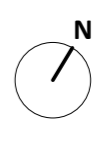
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                            |           |
|---------------------------|-------------|----------------------------|-----------|
| Client Name:              |             | Hill Residential           |           |
| Project Name:             |             | Ham Close Regeneration     |           |
| Drawing Name:             |             | Block N - First Floor Plan |           |
| Drawing Number:           | Rev:        | Status:                    |           |
| HCR-BPTW-B14-01-DR-A-1141 | C01         | A3                         |           |
| Project No:               | RIBA Stage: | Drawn By:                  | Scale:    |
| 21-090                    | 03          | SC                         | 1:50 @ A1 |

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Location Plan



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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                             |           |
|---------------------------|-------------|-----------------------------|-----------|
| Client Name:              |             | Hill Residential            |           |
| Project Name:             |             | Ham Close Regeneration      |           |
| Drawing Name:             |             | Block N - Second Floor Plan |           |
| Drawing Number:           | Rev:        | Status:                     |           |
| HCR-BPTW-B14-02-DR-A-1142 | C01         | A3                          |           |
| Project No:               | RIBA Stage: | Drawn By:                   | Scale:    |
| 21-090                    | 03          | SC                          | 1:50 @ A1 |

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1:50m







Location Plan



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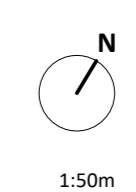
| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                            |           |
|---------------------------|-------------|----------------------------|-----------|
| Client Name:              |             | Hill Residential           |           |
| Project Name:             |             | Ham Close Regeneration     |           |
| Drawing Name:             |             | Block N - Third Floor Plan |           |
| Drawing Number:           | Rev:        | Status:                    |           |
| HCR-BPTW-B14-03-DR-A-1143 | C01         | A3                         |           |
| Project No:               | RIBA Stage: | Drawn By:                  | Scale:    |
| 21-090                    | 03          | SC                         | 1:50 @ A1 |

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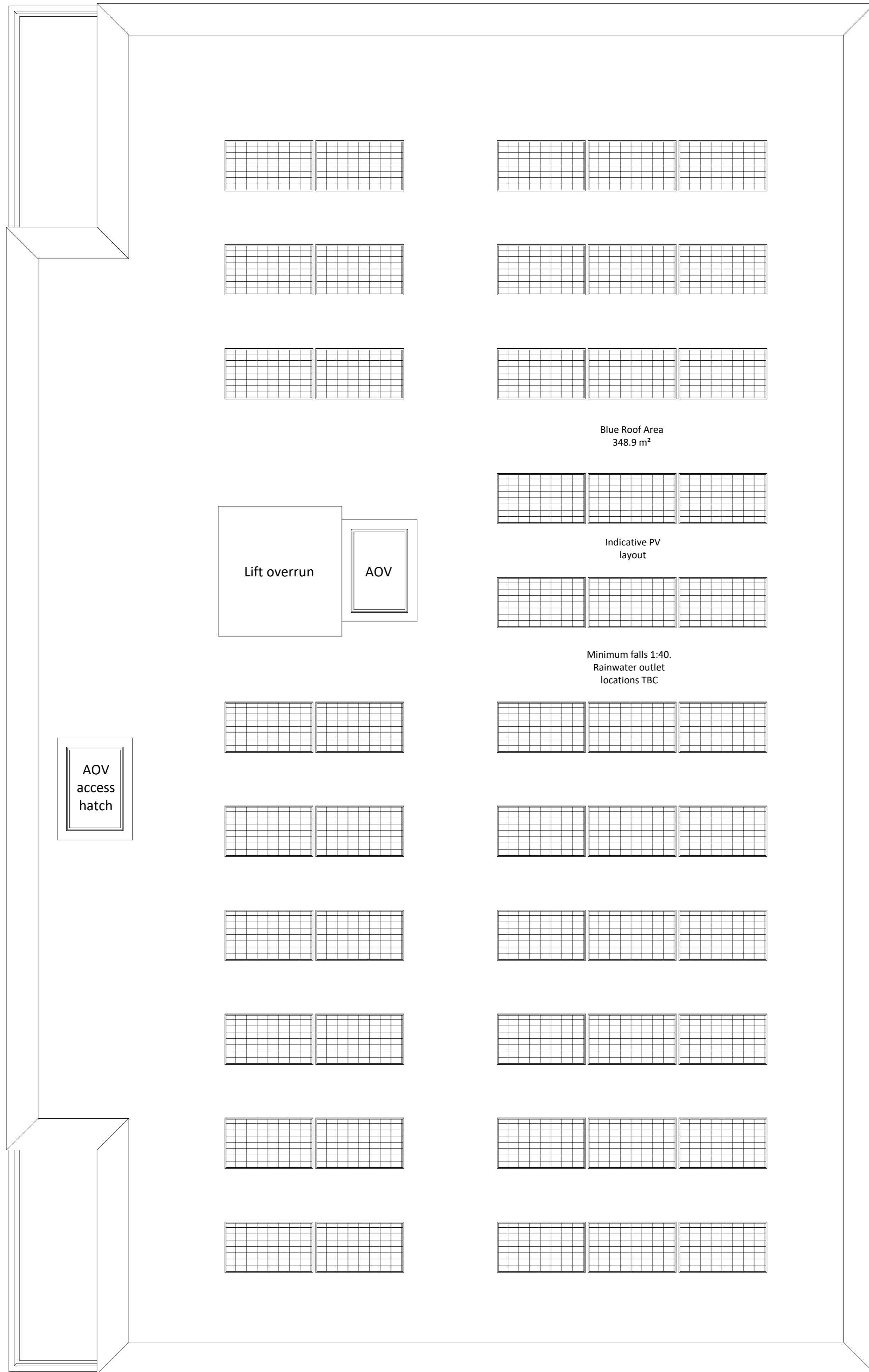
40 Norman Road,  
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Location Plan



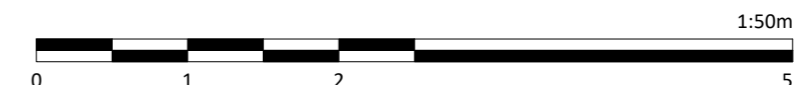
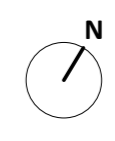
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                               |           |
|---------------------------|-------------|-------------------------------|-----------|
| Client Name:              |             | <b>Hill Residential</b>       |           |
| Project Name:             |             | <b>Ham Close Regeneration</b> |           |
| Drawing Name:             |             | <b>Block N - Roof Plan</b>    |           |
| Drawing Number:           | Rev:        | Status:                       |           |
| HCR-BPTW-B14-04-DR-A-1144 | C01         | A3                            |           |
| Project No:               | RIBA Stage: | Drawn By:                     | Scale:    |
| 21-090                    | 03          | SC                            | 1:50 @ A1 |

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PLOT O-0-1  
TYPE 1B2P  
TENURE ARR  
AREA 50.1 m<sup>2</sup>

PLOT O-0-2  
TYPE 1B2P W  
PART M M4(3)(2)(b)  
TENURE ARR  
AREA 71.2 m<sup>2</sup>

PLOT O-0-3  
TYPE 1B2P  
TENURE ARR  
AREA 50.1 m<sup>2</sup>

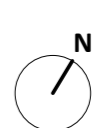
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

Client Name: **Hill Residential**  
 Project Name: **Ham Close Regeneration**  
 Drawing Name: **Block O - Ground Floor Plan**  
 Drawing Number: **HCR-BPTW-B15-00-DR-A-1150** Rev: **C01** Status: **A3**  
 Project No: **21-090** RIBA Stage: **03** Drawn By: **SC** Scale: **1:50 @ A1**

**PLANNING ISSUE**

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**Flat Block O**

Phase 2  
4 Storeys  
12 Dwellings

**Affordable Rent Reprovision**

2 x 1B2P  
9 x 2B4P  
1 x 1B2P W



Location Plan



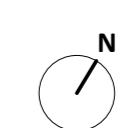
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|   |   |
|---|---|
| Client Name:<br><b>Hill Residential</b>             |   |
| Project Name:<br><b>Ham Close Regeneration</b>      |   |
| Drawing Name:<br><b>Block O - First Floor Plan</b>  |   |
| Drawing Number:<br><b>HCR-BPTW-B15-01-DR-A-1151</b> | Rev: <b>C01</b> Status: <b>A3</b>                                 |
| Project No: <b>21-090</b>                           | RIBA Stage: <b>03</b> Drawn By: <b>SC</b> Scale: <b>1:50 @ A1</b> |

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**Flat Block O**

Phase 2  
4 Storeys  
12 Dwellings

**Affordable Rent Re provision**

2 x 1B2P  
9 x 2B4P  
1 x 1B2P W



Location Plan



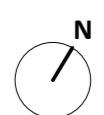
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Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Rev | Chkd  |
|-----|--------|----------|----------------|-----|-------|
| C01 | A3     | 26.04.22 | Planning Issue |     | JB CD |

|                 |                           |                             |           |
|-----------------|---------------------------|-----------------------------|-----------|
| Client Name:    |                           | Hill Residential            |           |
| Project Name:   |                           | Ham Close Regeneration      |           |
| Drawing Name:   |                           | Block O - Second Floor Plan |           |
| Drawing Number: | HCR-BPTW-B15-02-DR-A-1152 | Rev:                        | C01       |
| Project No:     | 21-090                    | Scale:                      | 1:50 @ A1 |

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1:50m



**Flat Block O**

Phase 2  
4 Storeys  
12 Dwellings

**Affordable Rent Re provision**

2 x 1B2P  
9 x 2B4P  
1 x 1B2P W



Location Plan



Note: Window locations indicative subject to elevation design

Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

Client Name: **Hill Residential**

Project Name: **Ham Close Regeneration**

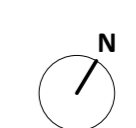
Drawing Name: **Block O - Third Floor Plan**

Drawing Number: **HCR-BPTW-B15-03-DR-A-1153** Rev: **C01** Status: **A3**

Project No: **21-090** RIBA Stage: **03** Drawn By: **SC** Scale: **1:50 @ A1**

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**Flat Block O**

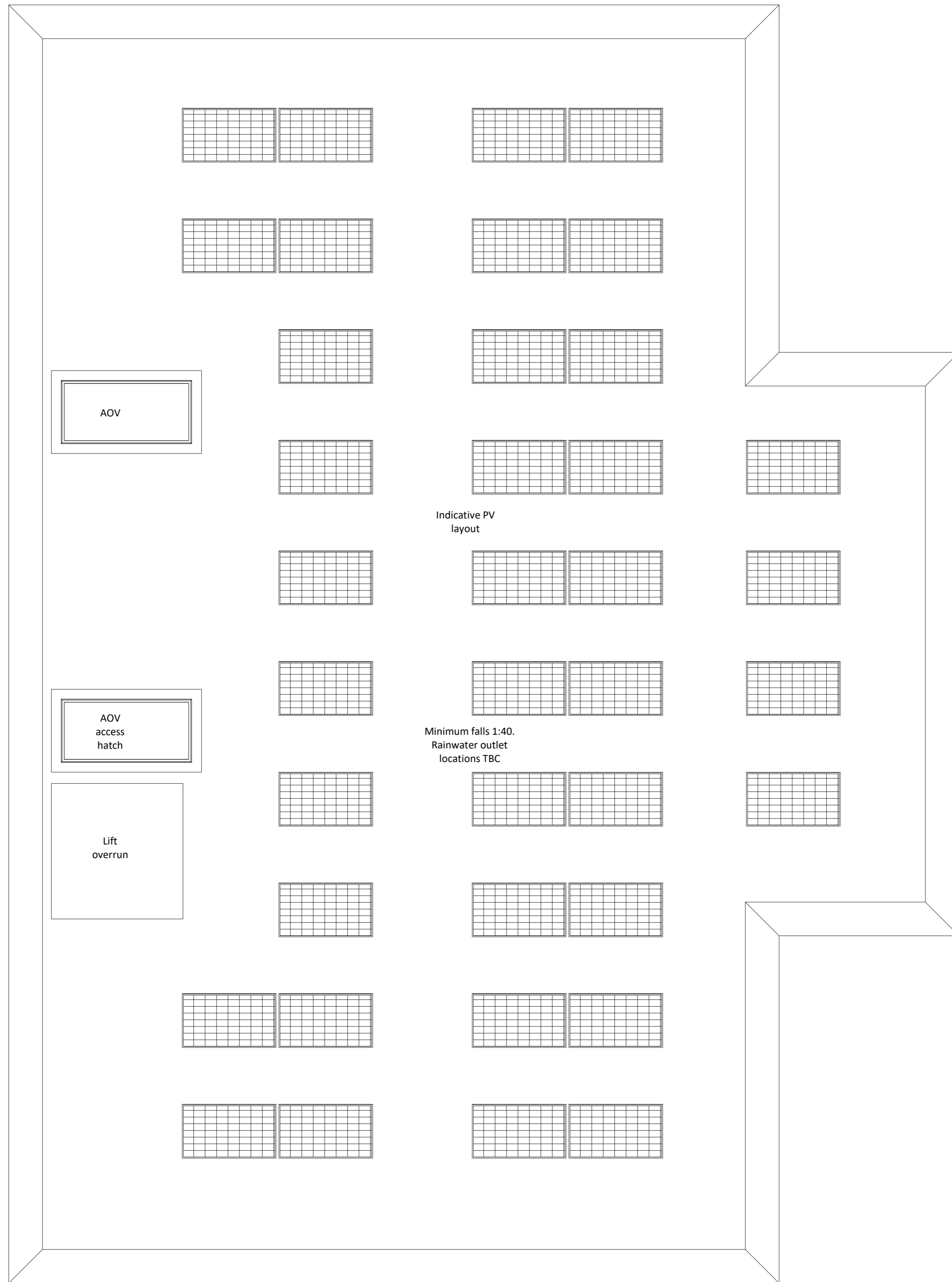
Phase 2  
4 Storeys  
12 Dwellings

**Affordable Rent Re provision**

2 x 1B2P  
9 x 2B4P  
1 x 1B2P W



Location Plan



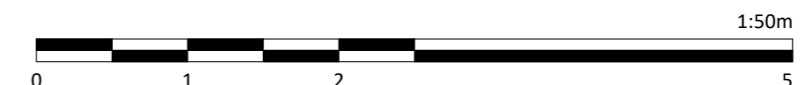
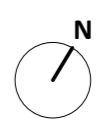
Notes:  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

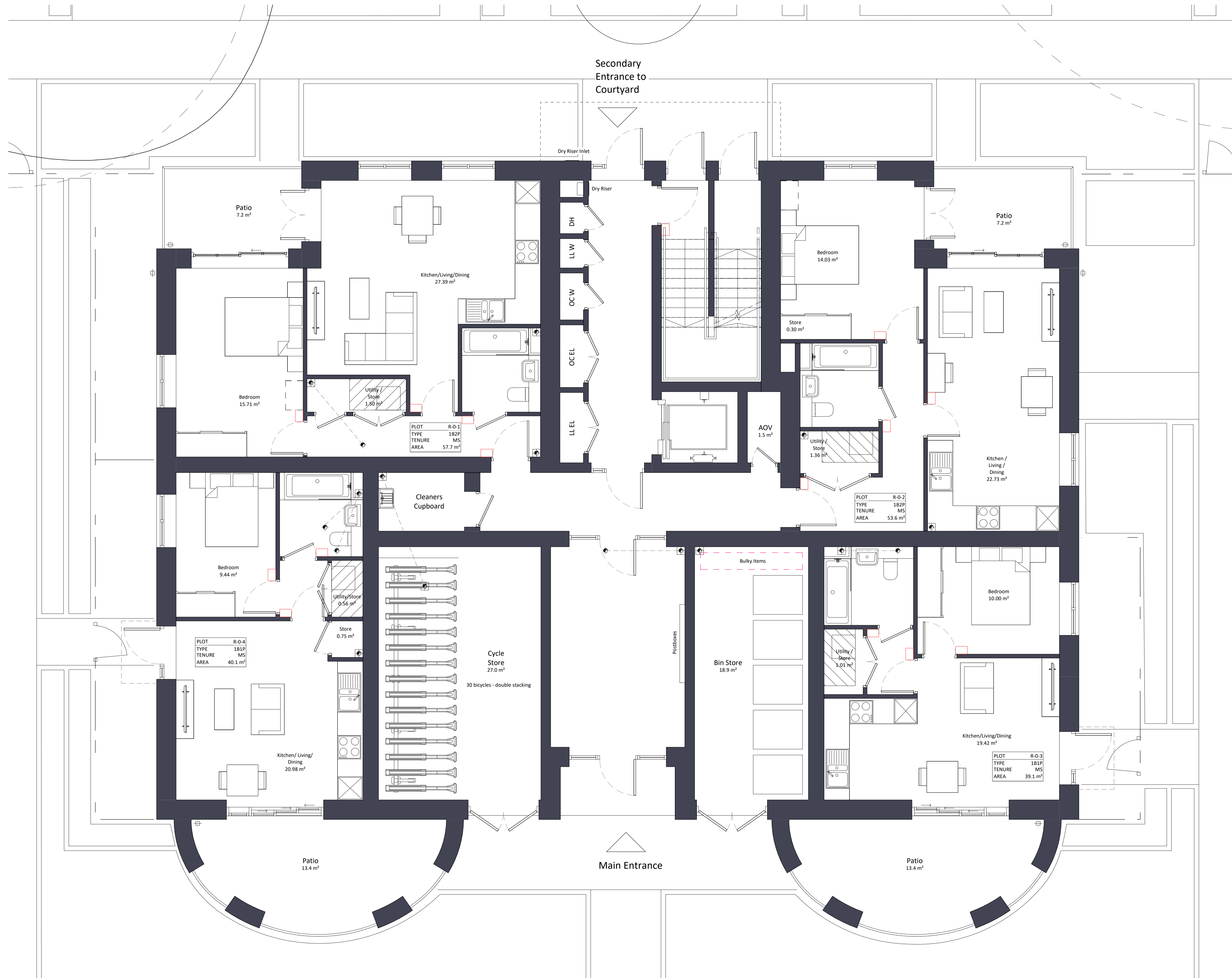
| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| C01 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                               |           |
|---------------------------|-------------|-------------------------------|-----------|
| Client Name:              |             | <b>Hill Residential</b>       |           |
| Project Name:             |             | <b>Ham Close Regeneration</b> |           |
| Drawing Name:             |             | <b>Block O - Roof Plan</b>    |           |
| Drawing Number:           | Rev:        | Status:                       |           |
| HCR-BPTW-B15-04-DR-A-1154 | C01         | A3                            |           |
| Project No:               | RIBA Stage: | Drawn By:                     | Scale:    |
| 21-090                    | 03          | SC                            | 1:50 @ A1 |

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Location Plan

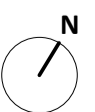
**Notes:**  
 Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                    |                  |
|----------------------------------|-------------|------------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>            |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>      |                  |
| Drawing Name:                    |             | <b>Block R - Ground Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                            |                  |
| <b>HCR-BPTW-B18-00-DR-A-1180</b> | <b>C01</b>  | <b>A3</b>                          |                  |
| Project No:                      | RIBA Stage: | Drawn By:                          | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>SC</b>                          | <b>1:50 @ A1</b> |

**PRELIMINARY - FOR APPROVAL**

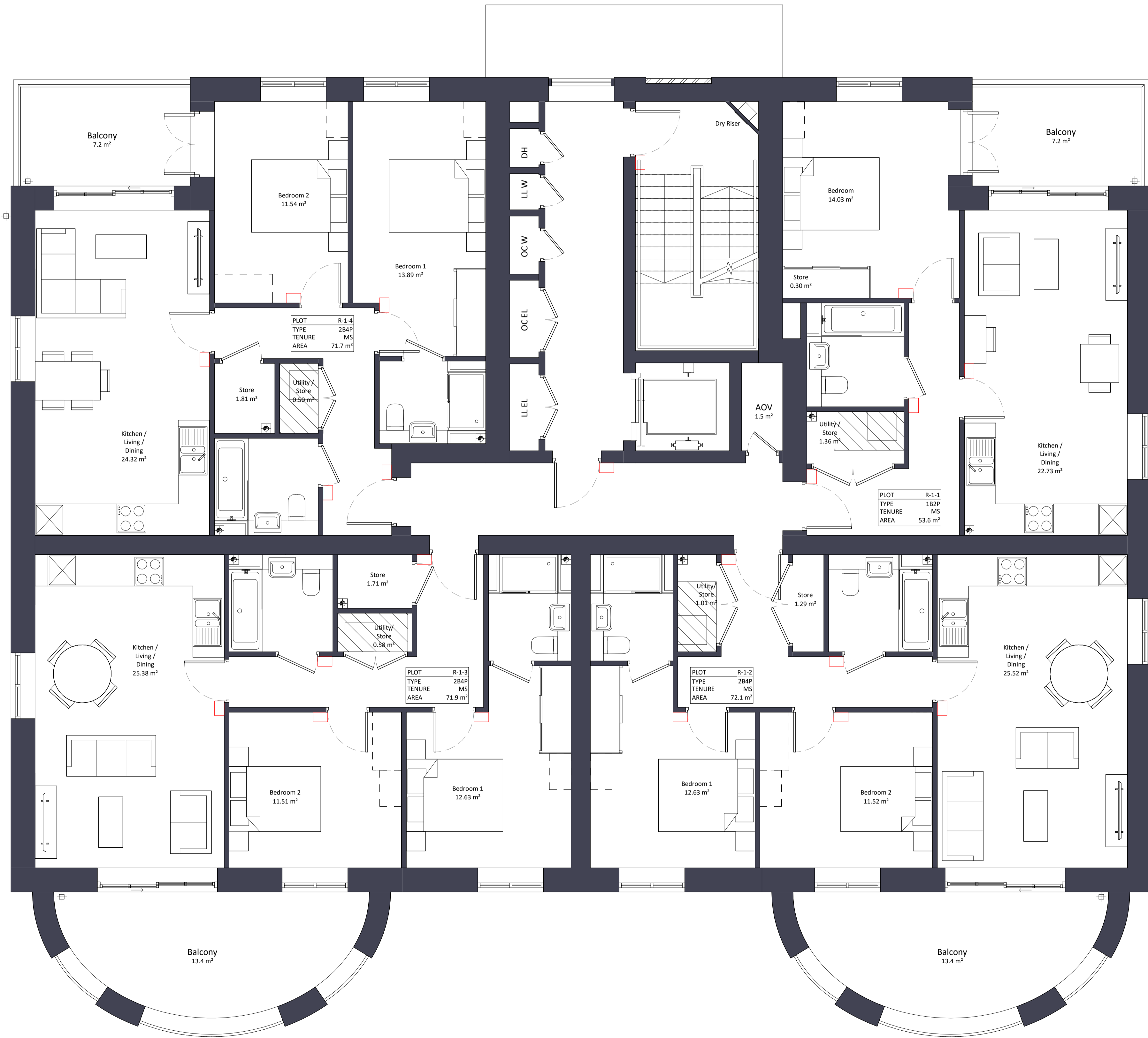
40 Norman Road,  
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Location Plan



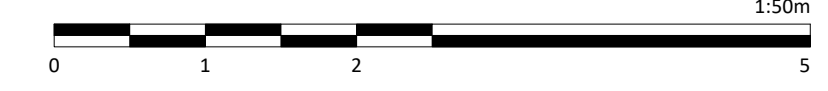
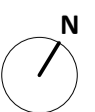
Notes:  
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| 001 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                   |                  |
|----------------------------------|-------------|-----------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>           |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>     |                  |
| Drawing Name:                    |             | <b>Block R - First Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                           |                  |
| <b>HCR-BPTW-B18-01-DR-A-1181</b> | <b>C01</b>  | <b>A3</b>                         |                  |
| Project No:                      | RIBA Stage: | Drawn By:                         | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>AH</b>                         | <b>1:50 @ A1</b> |

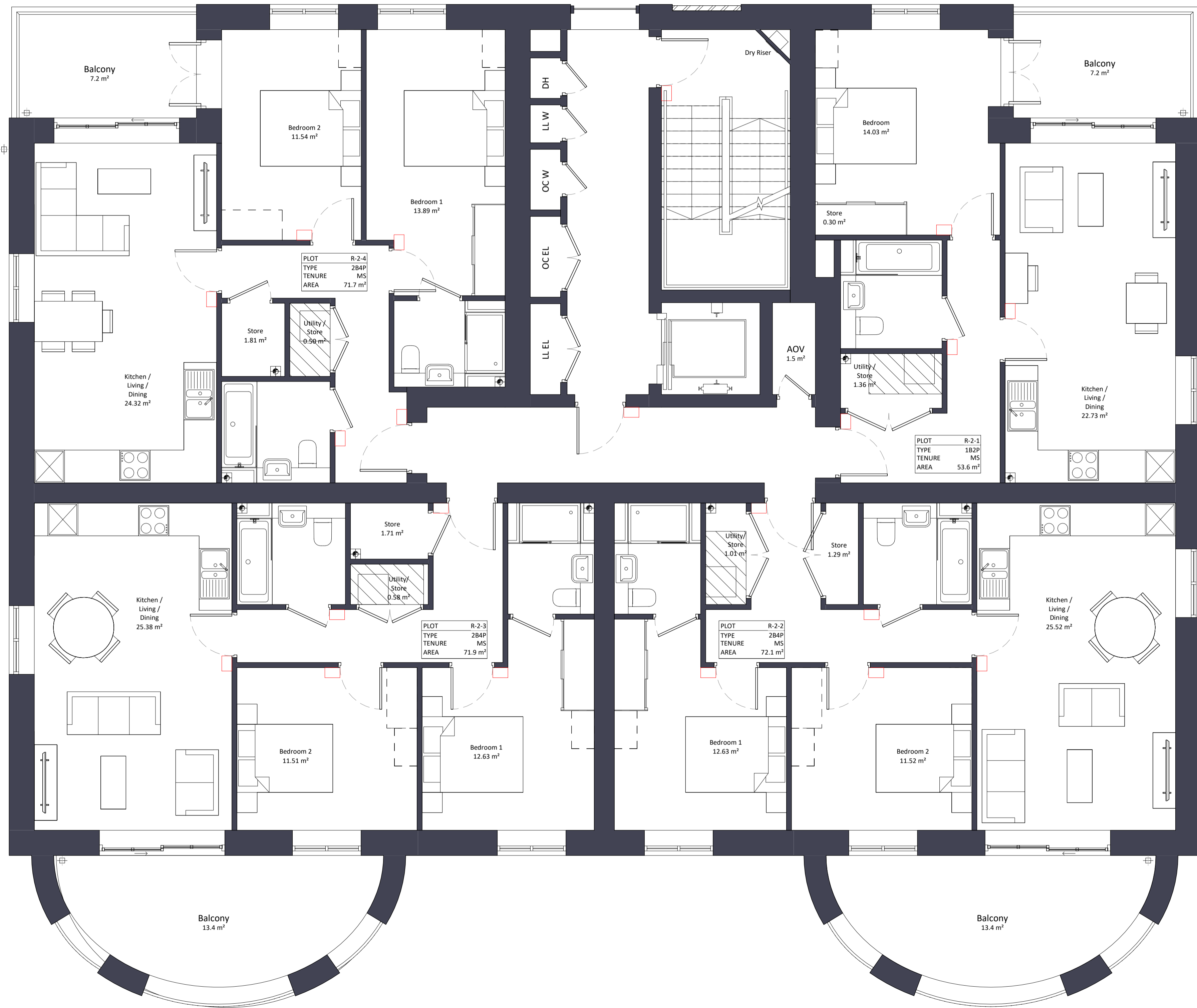
**PRELIMINARY - FOR APPROVAL**

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Location Plan



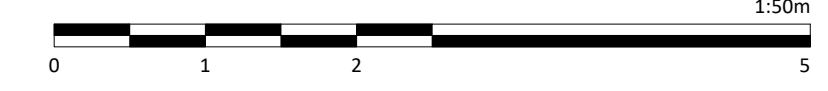
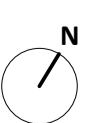
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                                    |           |
|---------------------------|-------------|------------------------------------|-----------|
| Client Name:              |             | <b>Hill Residential</b>            |           |
| Project Name:             |             | <b>Ham Close Regeneration</b>      |           |
| Drawing Name:             |             | <b>Block R - Second Floor Plan</b> |           |
| Drawing Number:           | Rev:        | Status:                            |           |
| HCR-BPTW-B18-02-DR-A-1182 | C01         | A3                                 |           |
| Project No:               | RIBA Stage: | Drawn By:                          | Scale:    |
| 21-090                    | 03          | SC                                 | 1:50 @ A1 |

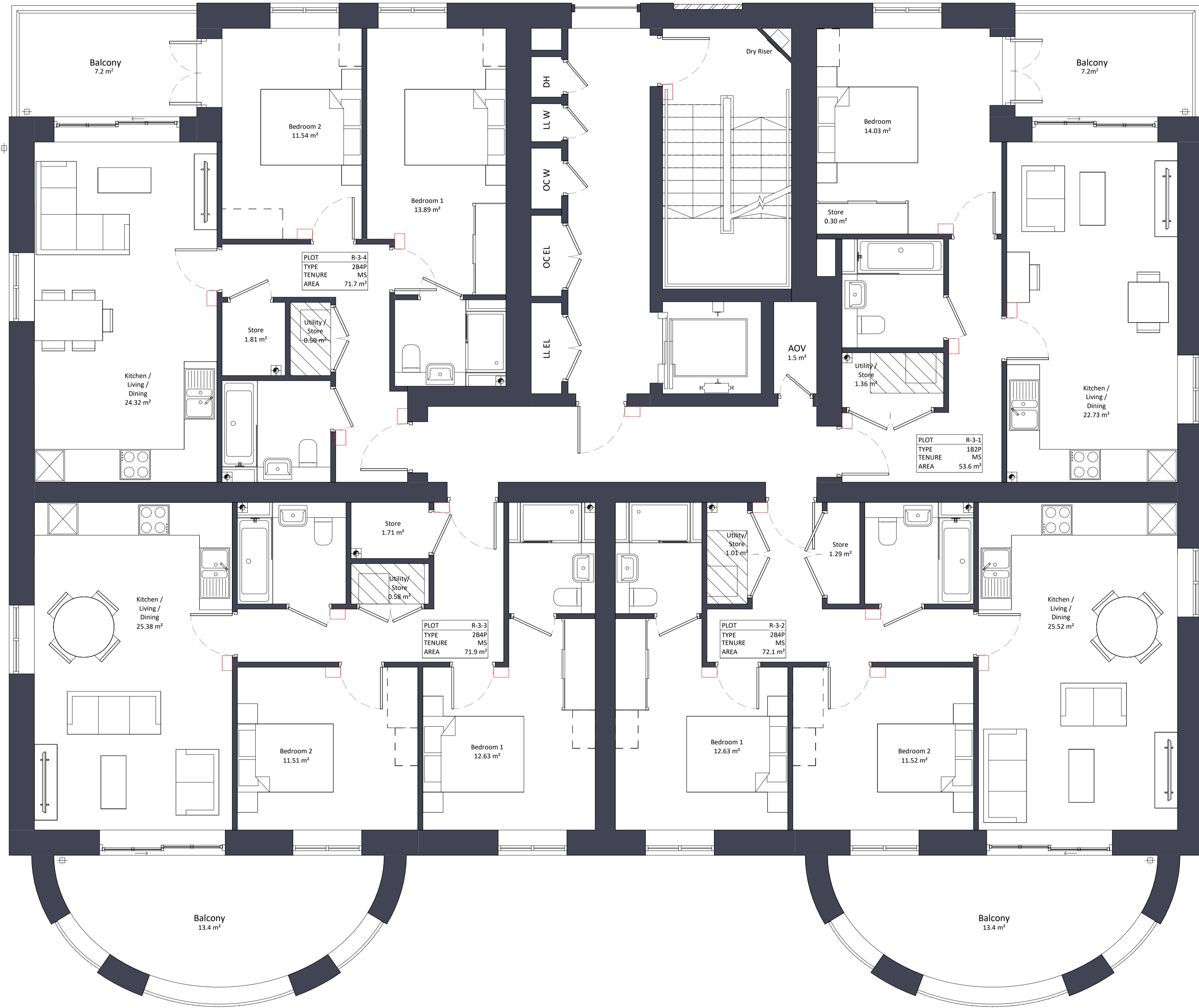
**PRELIMINARY - FOR APPROVAL**

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Location Plan



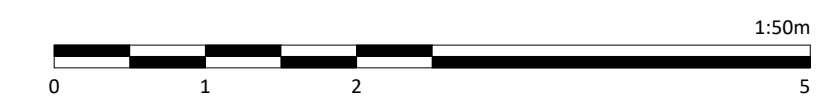
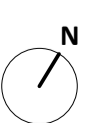
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                           |             |                                   |           |
|---------------------------|-------------|-----------------------------------|-----------|
| Client Name:              |             | <b>Hill Residential</b>           |           |
| Project Name:             |             | <b>Ham Close Regeneration</b>     |           |
| Drawing Name:             |             | <b>Block R - Third Floor Plan</b> |           |
| Drawing Number:           | Rev:        | Status:                           |           |
| HCR-BPTW-B18-03-DR-A-1183 | C01         | A3                                |           |
| Project No:               | RIBA Stage: | Drawn By:                         | Scale:    |
| 21-090                    | 03          | AH                                | 1:50 @ A1 |

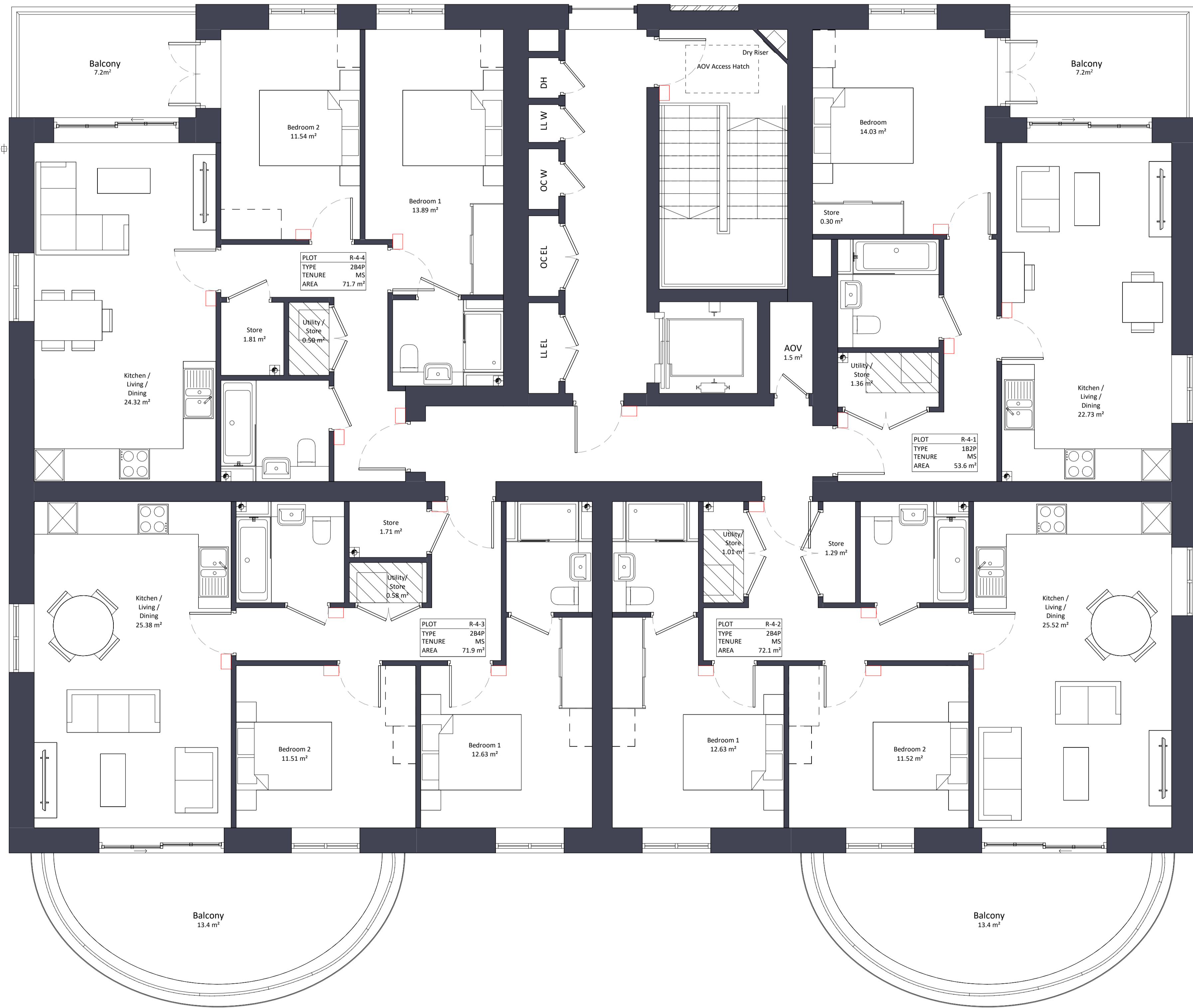
**PRELIMINARY - FOR APPROVAL**

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Location Plan



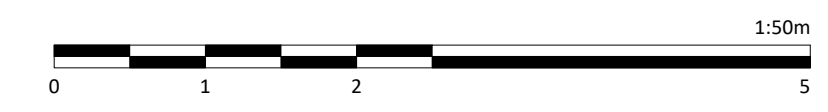
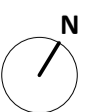
Notes:  
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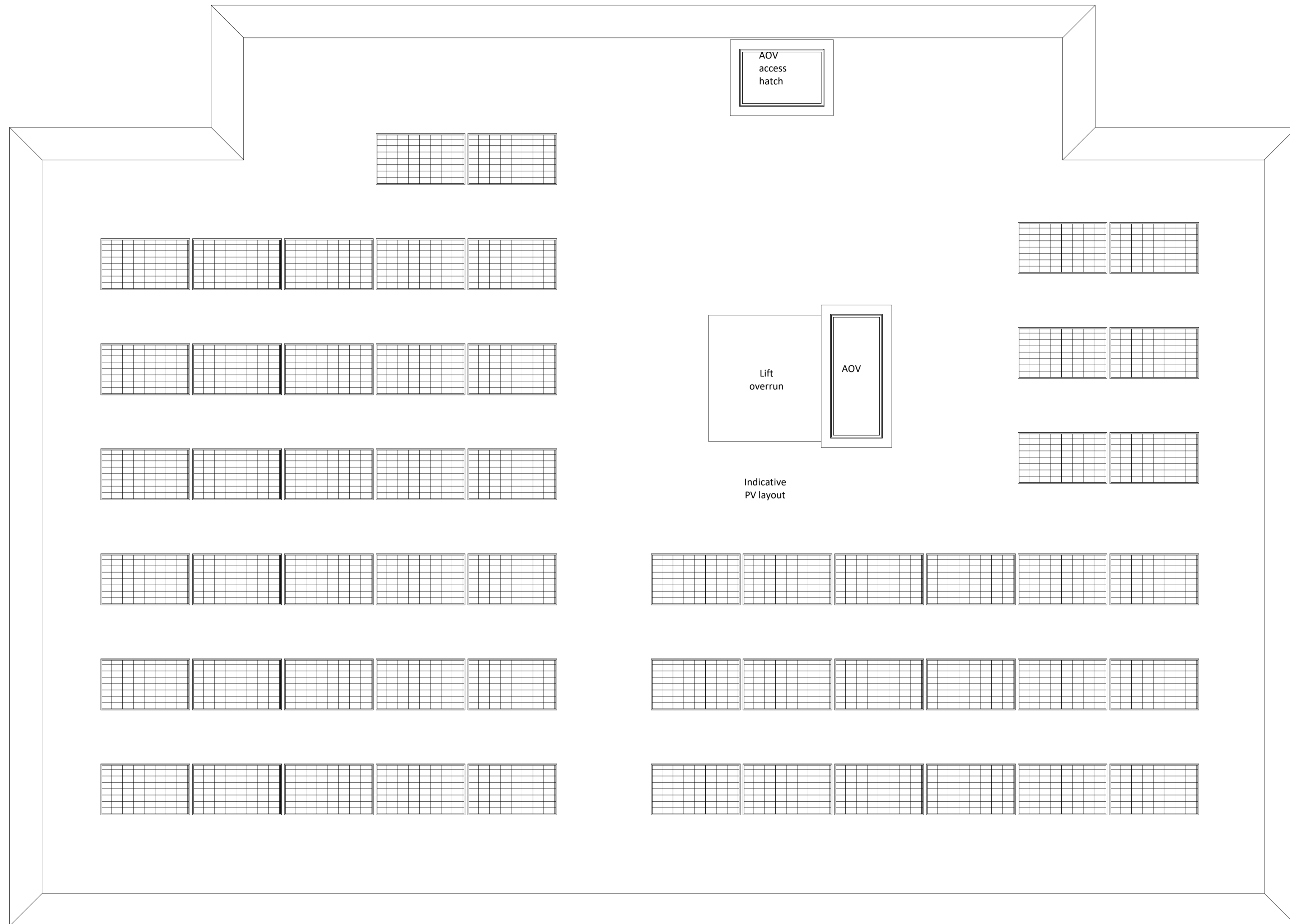
| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| 001 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|                                  |             |                                    |                  |
|----------------------------------|-------------|------------------------------------|------------------|
| Client Name:                     |             | <b>Hill Residential</b>            |                  |
| Project Name:                    |             | <b>Ham Close Regeneration</b>      |                  |
| Drawing Name:                    |             | <b>Block R - Fourth Floor Plan</b> |                  |
| Drawing Number:                  | Rev:        | Status:                            |                  |
| <b>HCR-BPTW-B18-04-DR-A-1184</b> | <b>C01</b>  | <b>A3</b>                          |                  |
| Project No:                      | RIBA Stage: | Drawn By:                          | Scale:           |
| <b>21-090</b>                    | <b>03</b>   | <b>AH</b>                          | <b>1:50 @ A1</b> |

**PRELIMINARY - FOR APPROVAL**

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Location Plan

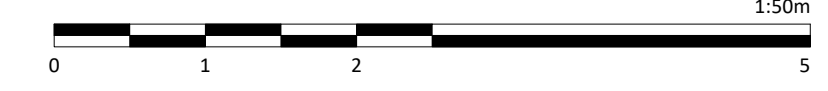
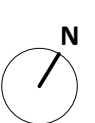
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| Rev | Status | Date     | Description    | Drn | Chkd |
|-----|--------|----------|----------------|-----|------|
| CD1 | A3     | 26.04.22 | Planning Issue | JB  | CD   |

|  |                       |                     |                         |  |  |
|--|-----------------------|---------------------|-------------------------|--|--|
| Client Name: <b>Hill Residential</b>             |                       |                     |                         |  |  |
| Project Name: <b>Ham Close Regeneration</b>      |                       |                     |                         |  |  |
| Drawing Name: <b>Block R - Roof Plan</b>         |                       |                     |                         |  |  |
| Drawing Number: <b>HCR-BPTW-B18-05-DR-A-1185</b> |                       | Rev: <b>C01</b>     | Status: <b>A3</b>       |  |  |
| Project No: <b>21-090</b>                        | RIBA Stage: <b>03</b> | Drawn By: <b>SC</b> | Scale: <b>1:50 @ A1</b> |  |  |

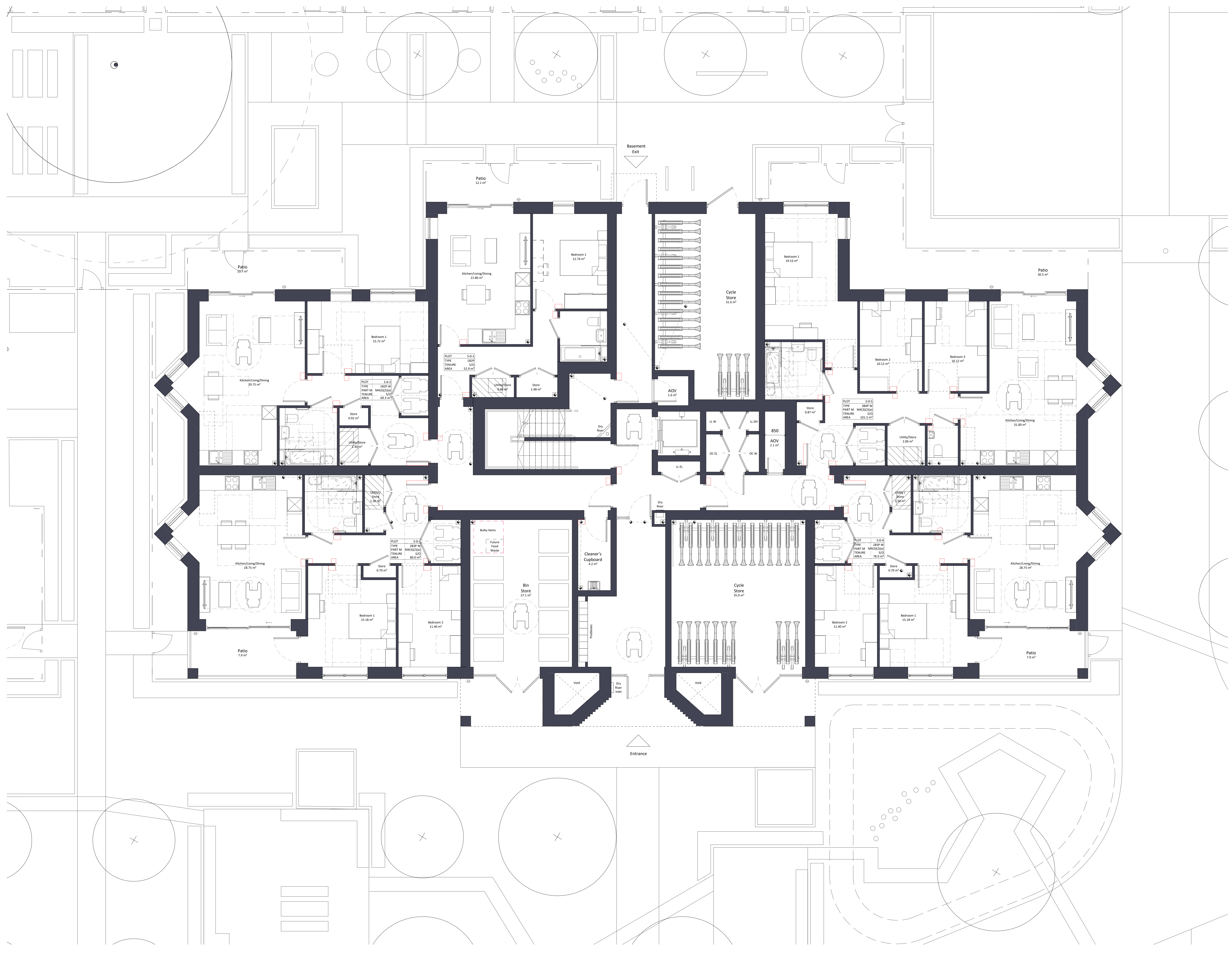
**PRELIMINARY - FOR APPROVAL**

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Location Plan



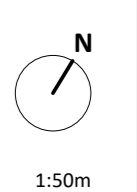
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| Revision | No. | Date     | Description    | Rev. Check |
|----------|-----|----------|----------------|------------|
| 001      | A3  | 26.04.22 | Planning Issue | JB         |

|  |  |
|--|--|
| <b>Client Name:</b> Hill Residential             |  |
| <b>Project Name:</b> Ham Close Regeneration      |  |
| <b>Drawing Name:</b> Block S - Ground Floor Plan |  |
| <b>Drawing Number:</b> HCR-BPTW-819-00-DR-A-1190 | <b>Rev:</b> 001 <b>Status:</b> A3                                  |
| <b>Project No.:</b> 21-090                       | <b>Block Stage:</b> 03 <b>Drawn By:</b> OP <b>Scale:</b> 1:50 @ AD |

**PLANNING ISSUE**

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Location Plan



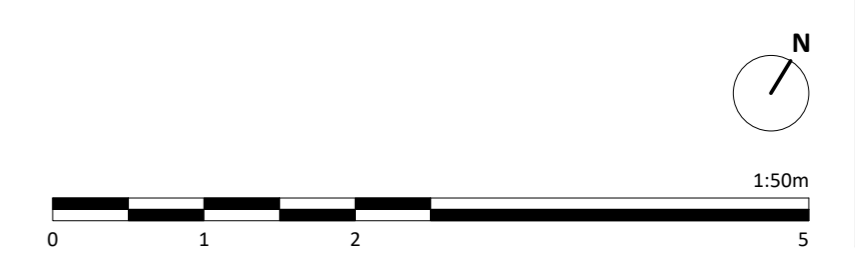
Notes:  
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| Revisions | No. | Date     | Description    | Rev. Check |
|-----------|-----|----------|----------------|------------|
| CS        | A3  | 26.04.22 | Planning Issue | JB CO      |

|                 |                           |                                   |     |
|-----------------|---------------------------|-----------------------------------|-----|
| Client Name:    |                           | <b>Hill Residential</b>           |     |
| Project Name:   |                           | <b>Ham Close Regeneration</b>     |     |
| Drawing Name:   |                           | <b>Block S - First Floor Plan</b> |     |
| Drawing Number: | HCR-BPTW-819-01-DR-A-1191 | Rev:                              | CO1 |
| Project No.:    | 21-090                    | Block Size:                       | 03  |
| Scale:          | 1:50 @ AD                 | Drawn By:                         | OP  |

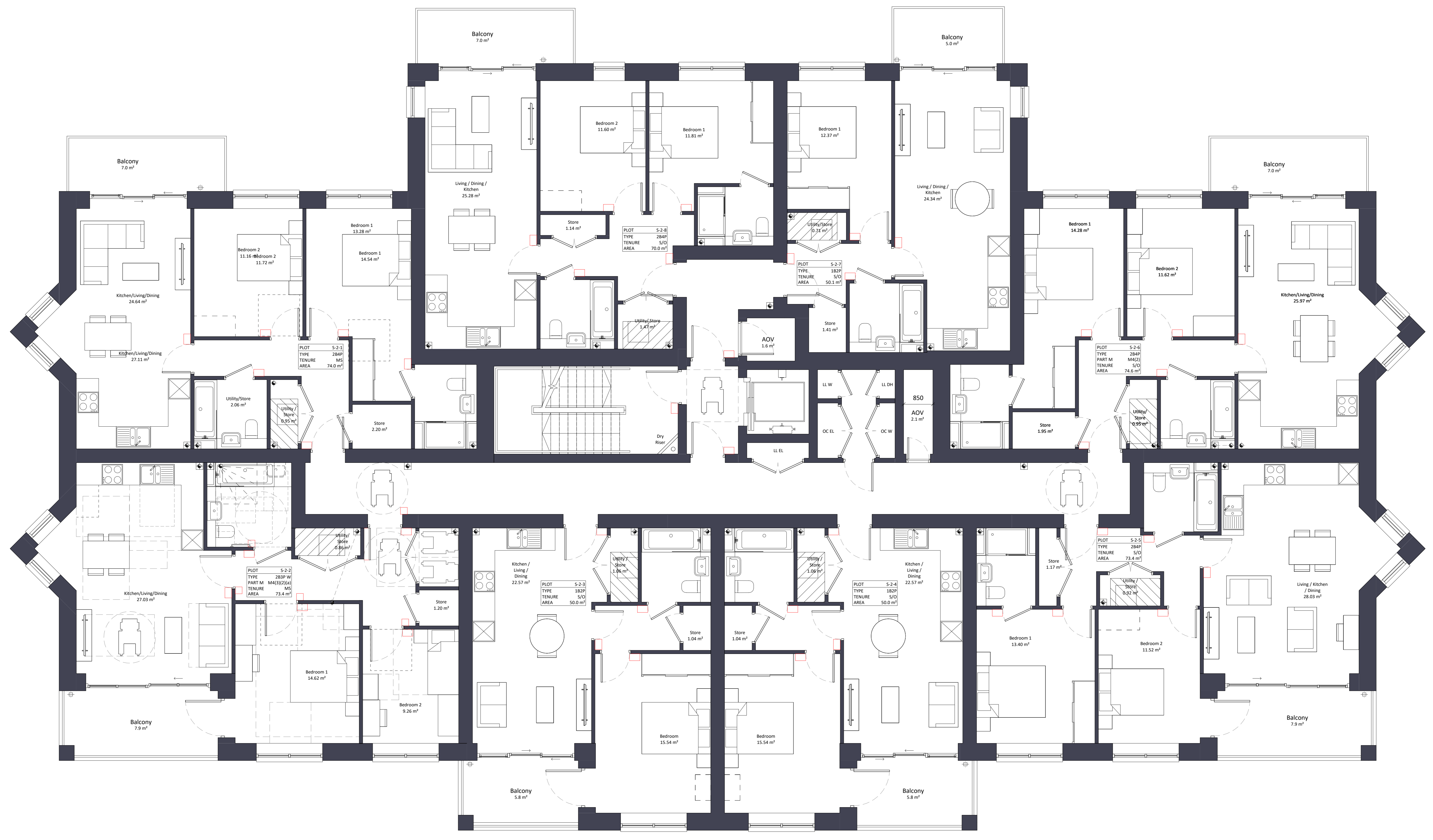
**PLANNING ISSUE**

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Location Plan



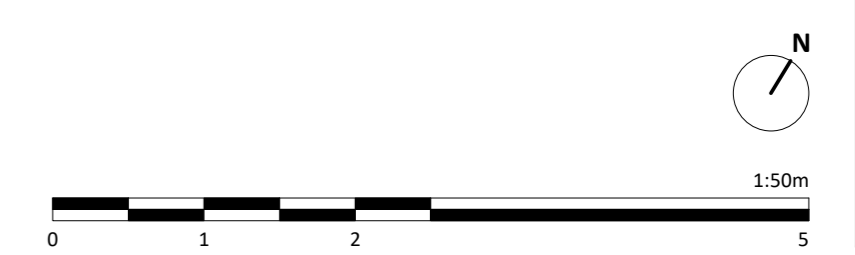
**Notes:**  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

| Revisions | No. | Date     | Description    | Rev. Check |
|-----------|-----|----------|----------------|------------|
| 01        | A3  | 26.04.22 | Planning Issue | JB CO      |

|  |                         |
|--|-------------------------|
| <b>Client Name:</b> Hill Residential             |                         |
| <b>Project Name:</b> Ham Close Regeneration      |                         |
| <b>Drawing Name:</b> Block S - Second Floor Plan |                         |
| <b>Drawing Number:</b> HCR-BPTW-819-02-DR-A-1192 | <b>Rev:</b> C01         |
| <b>Project No:</b> 21-090                        | <b>Block Size:</b> 03   |
| <b>Drawn By:</b> OP                              | <b>Scale:</b> 1:50 @ AD |

**PLANNING ISSUE**

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**Flat Block S**

Phase 3  
6 Storeys  
43 Dwellings

**Shared Ownership**

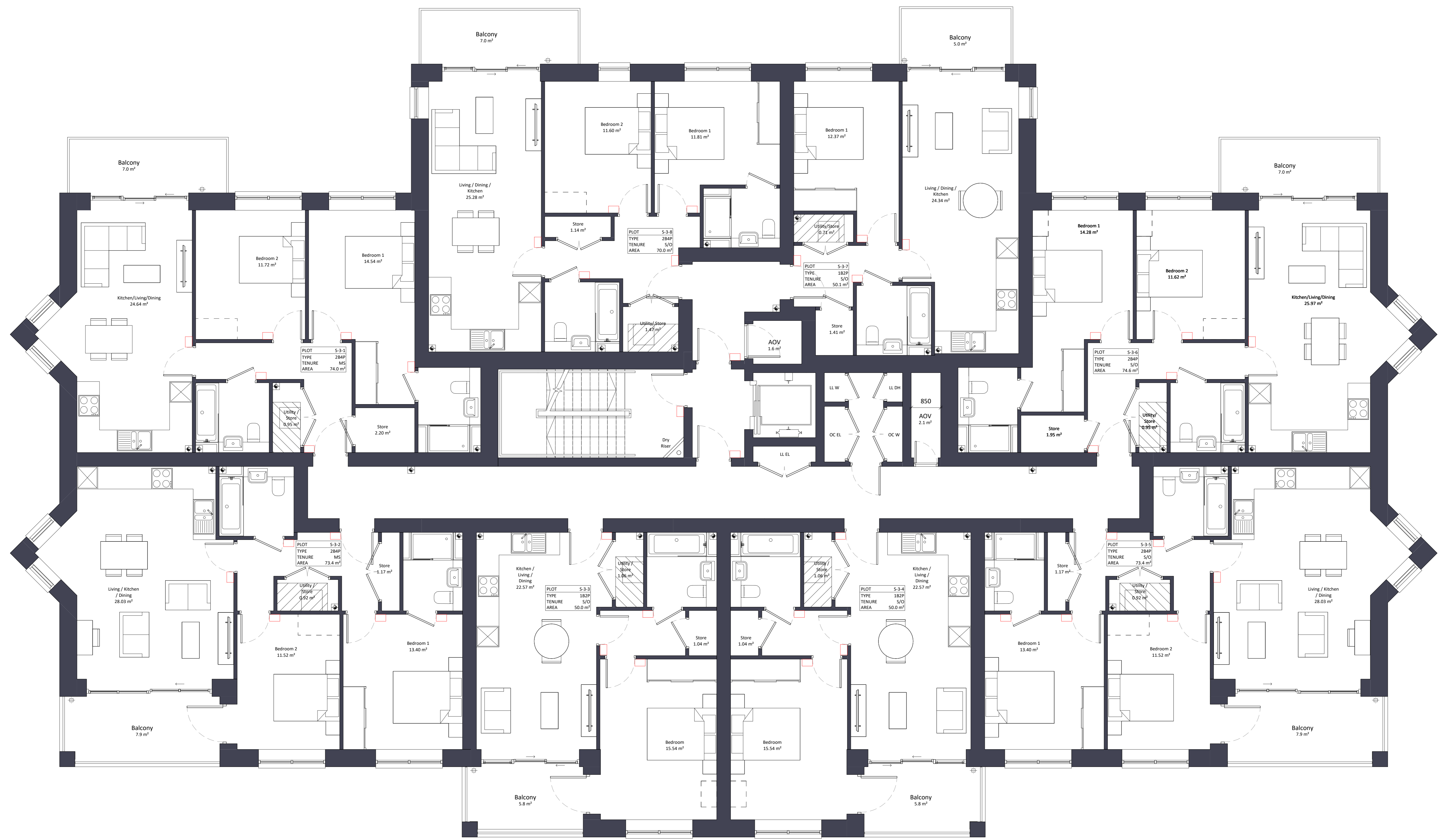
17 x 1B2P  
12 x 2B4P  
1 x 1B2P W  
4 x 2B3P W  
1 x 3B4P W

**Market Sale**

6 x 2B4P  
2 x 2B3P W



Location Plan



**Notes:**  
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| Revision | No. | Date     | Description    | Rev. | Check |
|----------|-----|----------|----------------|------|-------|
| 001      | A3  | 26.04.22 | Planning Issue |      |       |

|                        |                           |                            |     |
|------------------------|---------------------------|----------------------------|-----|
| <b>Client Name:</b>    |                           | Hill Residential           |     |
| <b>Project Name:</b>   |                           | Ham Close Regeneration     |     |
| <b>Drawing Name:</b>   |                           | Block S - Third Floor Plan |     |
| <b>Drawing Number:</b> | HCR-BPTW-819-03-DR-A-1193 | <b>Rev:</b>                | 001 |
| <b>Project No.:</b>    | 21-090                    | <b>Block No.:</b>          | 03  |
| <b>Scale:</b>          | 1:50 @ AD                 | <b>Status:</b>             | OP  |

**PLANNING ISSUE**

40 Norman Road,  
Greenwich, London  
SE10 9CX  
t: 020 8293 5175  
bpw.co.uk

