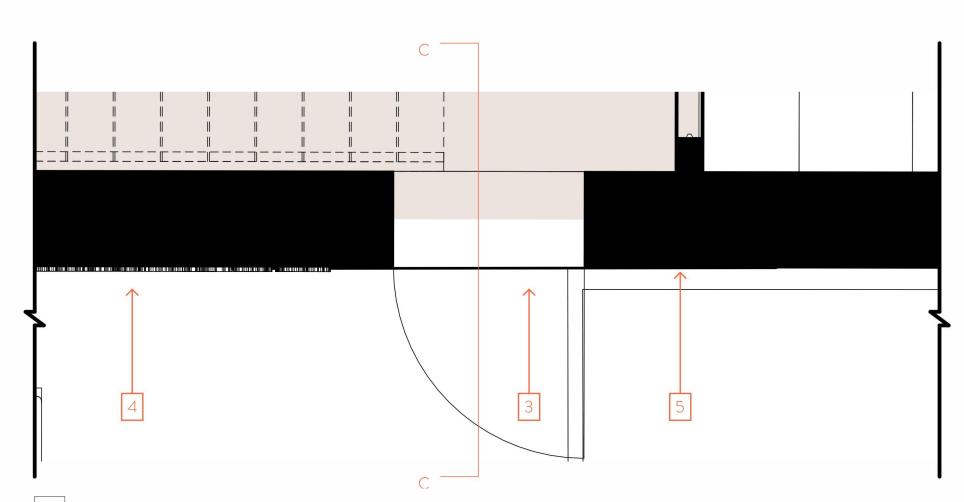
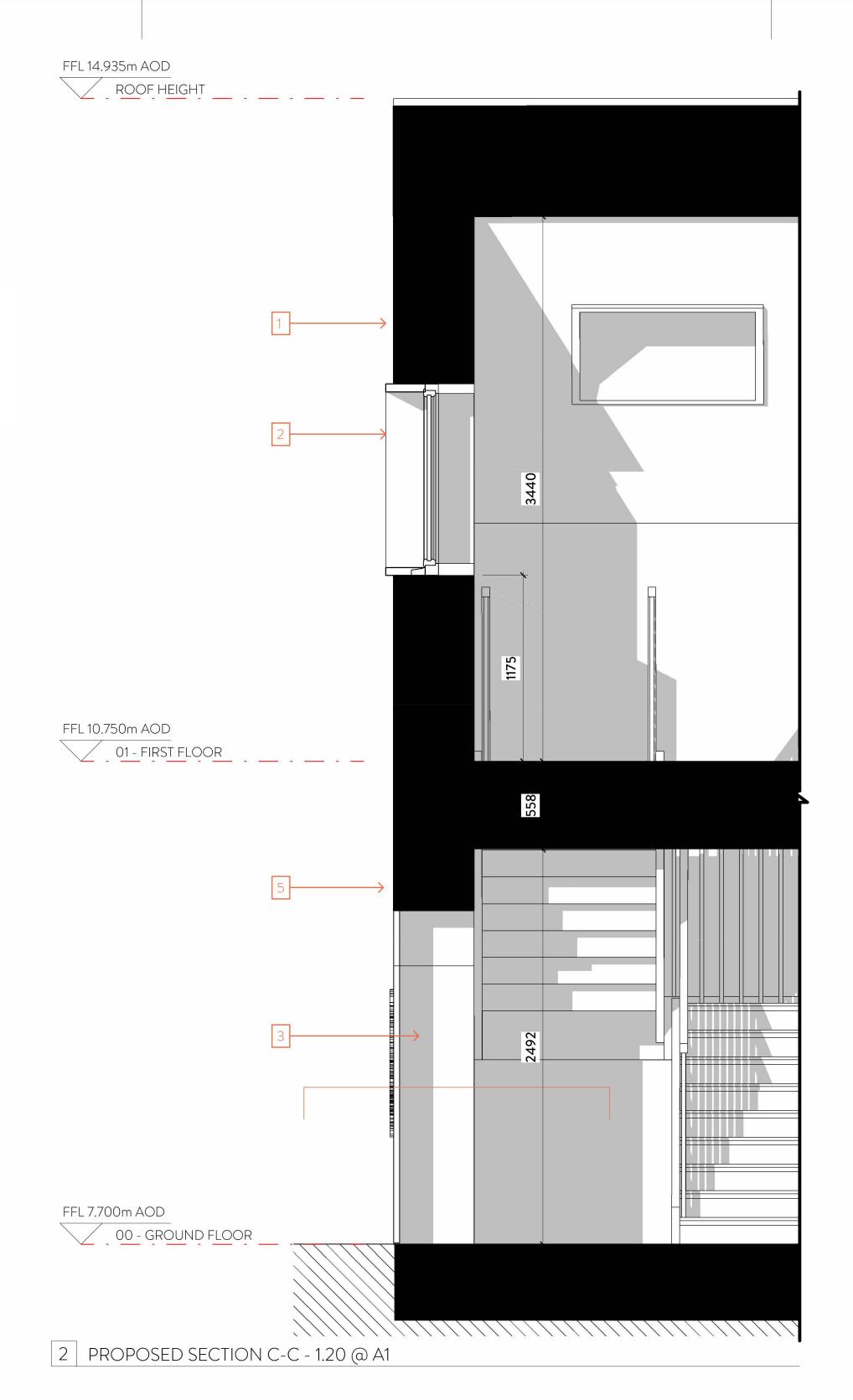


1 PROPOSED EAST ELEVATION BAY STUDY - 1.20 @ A1



3 PROPOSED GROUND FLOOR KEY PLAN BAY STUDY 01 - 1.20 @ A1







KEY ELEVATION

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5. The originator should be notified immediately of any

specifications. 8. Fire rating as per fire strategy. 9. Refer to landscape drawings for further information

on landscape strategy 10. All existing drawings show indicative heights and

measurements 11. Refer to BPTW's drawings for final residential masterplan

PROPOSED ELEVATION LEGEND

1 Vertical timber cladding

2 Side hung window with coloured metal frame

Horizontal timber clad metal single door

5 Horizontal timber cladding

6 Metal capping

7 Metal profile

8 Concrete plinth

date dr by ap by ORIGINAL BY AH



HILL RESIDENTIAL

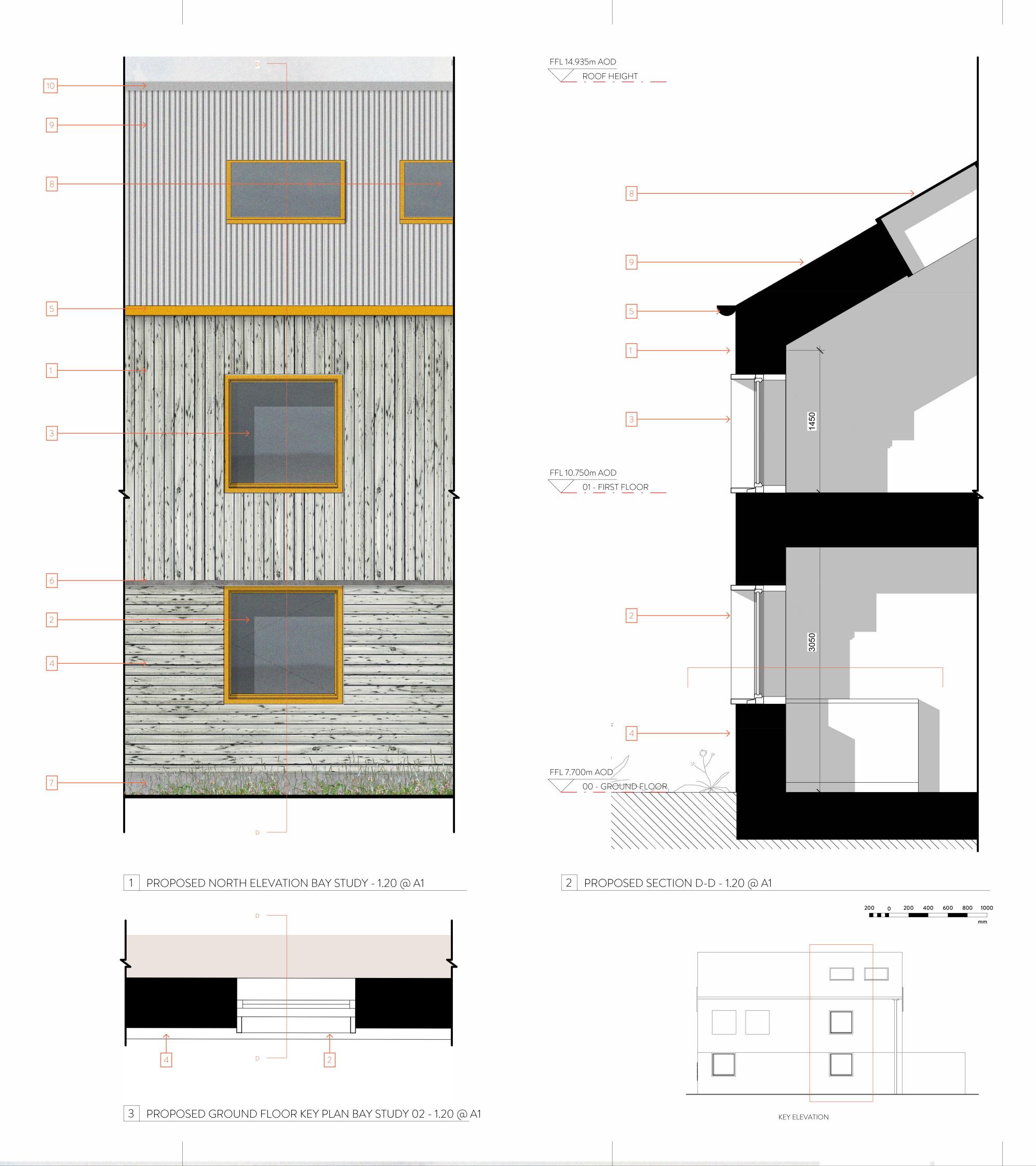
RICHMOND MAKERLABS

PROPOSED BAY STUDY 01

WRAP-GA-A-0605 As indicated NO. 21017 FOR PLANNING

WRAP GA A

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7. This drawing is to be read in conjunction with M&F.

7. This drawing is to be read in conjunction with M&E, Fire, Structural, Landscape information, drawings and specifications.8. Fire rating as per fire strategy.

Refer to landscape drawings for further information on landscape strategy

10. All existing drawings show indicative heights and measurements

11. Refer to BPTW's drawings for final residential masterplan

PROPOSED ELEVATION LEGEND

1 Vertical timber cladding

2 Side hung window with coloured metal frame

3 Fixed window with coloured metal frame

9 Light coloured metal corrugated roof

4 Horizontal timber cladding

5 Gutter

6 Metal profile

7 Concrete plinth

8 Openable skylights

10 Metal capping

rev description date dr by ap by

PO1 For Planning 13.04.22 AH SW

ORIGINAL BY AH



HILL RESIDENTIAL

Project

RICHMOND MAKERLABS

Drawing

PROPOSED BAY STUDY 02

WRAP-GA-A-0606 As indicated

Project number Issue status

NO. 21017 FOR PLANNING

WRAP GA A 0606 PC

ORIGINATOR CODE 1 CODE 2 CODE 3 REV

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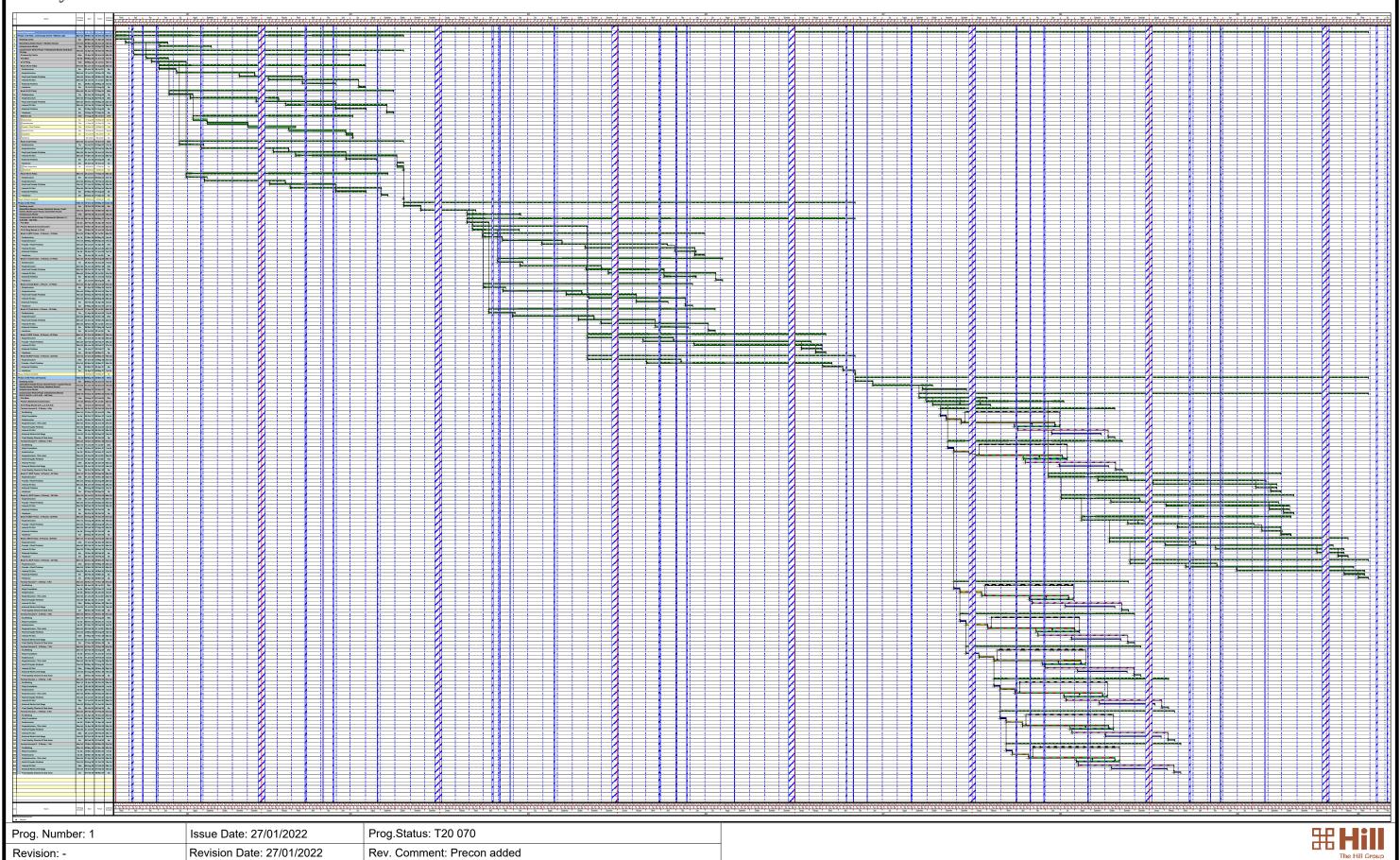
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APPENDIX EIGHT – Development Programme



T20 070 Ham Close Ham Close Programme





APPENDIX NINE – Hill Residential Comparable Evidence

Comparables

Apartments

Thames Gateway, Twickenham – developer Solum – 0.76 miles

121 one, two and three bedroom apartments above and beside the redeveloped Twickenham Station and shops including Marks and Spencer Food shop. All apartments a balcony or terrace. No parking. 150 year lease. Launched April 2019 £820 psf. 82 apartments sold BTR, and as at January 2022, 33 apartments sold and six apartments unsold. March 2021 prices reduced between 3% and 11% to £790 psf. Note these are asking prices.

Current availability

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

Radnor Road, Twickenham



£425,000 543 sq ft £783 psf under offer

One bedroom
First floor
No outside space
No parking
Lease 127 years from March 2018
0.5 miles to station

Twickenham Road, Twickenham



£399,950 530 sq ft £756 psf under offer

One bedroom
First floor
No balcony
River views
Communal gardens on banks of river
Underground parking space
999 year lease from 1976

Candler Mews, Twickenham



£385,000 474 sq ft £812 psf sstc

One bed
First Floor
No balcony
Communal Garden
Gated development
974 lease
Two allocated car parking spaces
Five minutes' walk to station

Twickenham Road, Twickenham



£550,000 780 sq ft £705 psf under offer

2 bed/2 bath
First floor
River views from kitchen
Balcony
Underground car parking space
Riverside communal gardens
114 years lease remaining
0.5 miles to station

Twickenham Road, Twickenham



£549,950 1,076 sq ft £511 psf under offer

2 bed/2 bath
First floor
2 balconies
River views
Residents Gym
Riverside communal gardens
Allocated parking space
999 year lease from June 1996

An example of the type of second hand property that can be acquired for the same price as a two bedroom apartment in Ham Close.

Mornington Walk, Ham – 0.35 miles



£565,000 748 sq ft £755 psf sstc

2 bedrooms/1 shower room Good decorative condition Garage en bloc

Rivermead Close, Teddington – 0.78 miles



£649,950 833 sq ft £780 psf om 17.12.21

2 bed/2 bath
Ground floor
No private outside space
Gated development with communal gardens
Allocated car parking space
0.6 miles to station

Rivermead Close, Teddington – 0.78 miles



£789,950 842 sq ft £938 psf under offer

2 bed/2 bath
Ground floor
Private garden front and back
Allocated parking space
Concierge
Gated riverside development
0.6 miles to station

Houses

Teddington Riverside Development, Teddington Lock

213 apartments and six townhouses. Sales have been slow and the agents report this is due to the development being overpriced. The apartments are being marketed either for rent or sale. The development is physically completed and 47 apartments have yet to be released as at January 2022. The houses were launched April 2021, one year after physical completion, and to date none have been sold. The selling agent reports these houses are not selling due to no downstairs cloakroom and 'tiny' gardens not suitable for family use, and will probably achieve around £1,750,000. 0.5 miles to Teddington Station.

Broom Road, Teddington – 0.69 miles



£2,120,000 to £2,320,000

1,679 to 1,841 sq ft

avg £1,261 psf

om 07.04.21

4 bed/3 bath/8 person

New three storey townhouses

Lower ground level parking and driveway

Mallard Place, Strawberry Vale – 0.62 miles



£1,250,000 1,515 sq ft £825 psf reduced 25.01.22

3 bed/2 bath 4 storey terraced house River views Integral garage and driveway Communal swimming pool 25' pontoon mooring 0.4 miles Stawberry Hill Station

Craig Road, Ham – 4.1 miles



£875,000 924 sq ft £947 psf om 13.01.22

3 bed/2 bath
Refurbished end of terrace two storey house
Juliette balcony off bed 2
Good size rear garden
Teddington station 1.1 miles



APPENDIX TEN – Full Pricing Schedule