

Thomas Faherty  
 Planning Officer - Development Management (Richmond North)  
 Planning Department  
 Richmond Council

Dear Thomas,

**Greggs Bakery Site & No 2 Gould Road, Twickenham, TW2 6RT - Planning Application  
 22/2556/FUL**

DS2 write in relation to the Financial Viability Assessment (FVA) submitted by DS2 in August 2022 for the to the proposed redevelopment of Greggs Bakery Site & No 2 Gould Road, Twickenham, TW2 6RT (hereafter "the Site") and the subsequent Review of the Financial Viability Assessment provided by the London Borough of Richmond upon Thames (hereinafter "the Councils") appointed assessor Bespoke Property Consultants (hereinafter referred to as "BPC") dated December 2022 (amended January 2023) which was issued to DS2 on the 3<sup>rd</sup> February 2023.

Whilst BPC agree with DS2 in relation to a number of inputs there are a number of areas of divergence between the appraisal inputs.

The BPC report concludes that the Proposed Development, with 20% affordable housing, is viable as the residual site value (RLV) is above a revised Benchmark Land Value (BLV), suggesting that the scheme could provide additional affordable housing or further S.106 contributions.

A summary of BPC's position is provided in the table below:

<b>TABLE 1: BPC APPRAISAL RESULTS, GREGGS BAKERY SITE, FEB 2023</b>		
<b>Benchmark Land Value</b>	<b>Residual Land Value</b>	<b>Surplus/(deficit)</b>
£9,300,000	£10,419,881	£1,119,881

This note seeks to address the areas of divergence and is provided on a without prejudice basis.

The main areas of difference between DS2's assessment and BPC's are reviewed in the table below:

<b>TABLE 2: SUMMARY OF APPRAISAL AREAS OF DIFFERENCE, GREGGS BAKERY SITE, FEB 2023</b>	
<b>BPC Report paragraph reference</b>	<b>DS2/Applicant Response (February 2023)</b>
<b>4.3.4 - Value of Private Residential Units</b>	<b>DS2:</b> £53,085,000 (total) <b>BPC:</b> £52,929,461 (total)



	<p>BPC state that they have adopted DS2's assumed value within their appraisal. However, this results in a lower gross development value of £52,929,461 within BPC's appraisal.</p> <p>As this adjustment is within an acceptable tolerance, DS2 accept BPC's position on a without prejudice basis</p>
<p><b>4.4 - Value of the Affordable Units</b></p>	<p><b>DS2:</b> £1,249,987 Low-Cost Rent element. £4,200,000 Shared Ownership</p> <p><b>BPC:</b> £1,275,040 Low-Cost Rent element. £4,177,808 Shared Ownership.</p> <p>BPC State that they have modelled the same rents and income thresholds as assumed by DS2 within the submitted FVA, however the values they arrive at vary to those assumed by DS2.</p> <p>As this adjustment is within an acceptable tolerance, DS2 accept BPC's position on a without prejudice basis.</p>
<p><b>4.5 - Value of the Commercial Element</b></p>	<p><b>DS2:</b> £4,565,548</p> <p><b>BPC:</b> £4,510,740</p> <p>BPC state that the rents proposed and the capitalisation rate assumed in valuing the commercial element within the submitted FVA are reasonable. However, the GDV for the commercial element included in BPC's appraisal varies slightly from that assumed by DS2 which we assume is due to cash flow assumptions, though it is not clear from BPC's appraisal.</p> <p>As this adjustment is within an acceptable tolerance, DS2 accept BPC's position on a without prejudice basis.</p>
<p><b>4.7 - Development Timescale</b></p>	<p><b>DS2:</b> 44 month programme (6 months pre construction, 28 month construction)</p> <p><b>BPC:</b> 41 month programme (6 months pre construction, 28 month construction)</p> <p>BPC state that they have adopted the same construction programme for the Proposed Development as was assumed by DS2 within the submitted FVA. However, BPC have shortened the sales period for the residential units. It is not clear from BPC's report how the residential sales have been modelled. The submitted FVA details that the market sale houses have been modelled as 25% to be sold off plan with a sales rate of one unit per month thereafter, whilst the market sale apartments have been modelled as 50% off plan and 5 units per month thereafter.</p> <p>BPC have not stated within their report how the market sales have been modelled within their appraisal. DS2 have also obtained BPC's HCA EAT model, it is also not clear from the EAT model how the market sales units have been profiled.</p> <p>As BPC's assumption is not clear DS2 have retained the profiling of the market sale units within the appraisal of the Proposed Development.</p>



<p><b>4.8 - Build Costs</b></p>	<p><b>DS2:</b> £27,589,996</p> <p><b>BPC:</b> £26,668,000 (please note this is incorrectly stated as £26,688,000 at 4.8.2 of BPC's report)</p> <p>As part of their review of the FVA BPC have included a revised cost budget as provided by their consultant Exigere which revises the construction costs to £26,668,000. The Applicant has provided a rebuttal to the cost plan provided by Exigere, providing evidence and justification in regard to a number of elements within the cost plan which have been refuted by Exigere. The rebuttal is attached at Appendix 1 along with a revised cost plan.</p> <p>On the basis of the cost rebuttal provided, DS2 have included £27,572,324 within the appraisal of the Proposed Scheme.</p>
<p><b>4.9 - Other Assumptions (NHBC)</b></p>	<p><b>DS2:</b> NHBC £2,000 per unit</p> <p><b>BPC:</b> Not included.</p> <p>DS2 have included a cost of £2,000 per unit in respect of NHBC for the proposed units within the scheme. BPC have not included an amount in respect of NHBC within their appraisal, but neither has commentary been provided within their report as to why this has been removed.</p> <p>Therefore, in the absence of any other information to the contrary, DS2 have retained the £2,000 per unit assumption in respect of NHBC within the appraisal of the Proposed Scheme.</p>
<p><b>4.9.1- Professional Fees</b></p>	<p><b>DS2:</b> 12%</p> <p><b>BPC:</b> 10%</p> <p>BPC have revised the professional fees applied within the appraisal to 10%. Whilst we do not believe that this is reasonable, in the interest of reaching an agreement, DS2 accept BPC's approach on a without prejudice basis.</p>
<p><b>4.9.4 - Sales and Marketing (Private)</b></p>	<p><b>DS2:</b> Residential Sales Marketing 1.5%. Residential Sales Agent Fee 1.5%, Residential Legal Fee £1,000.</p> <p><b>BPC:</b> Residential Sales Fees 3%</p> <p>BPC have included residential sales fees of 3% including any legal fees. This equates to a £77,000 adjustment which is within a reasonable tolerance and DS2 therefore accept BPC's approach on a without prejudice basis.</p>
<p><b>4.10- Benchmark Land Value</b></p>	<p><b>DS2:</b> £12,800,000</p> <p><b>BPC:</b> £9,300,000</p> <p>BPC have reviewed the valuation of the existing use of the site as provided by Colliers included within the FVA as the BLV. BPC have adopted the rent and yield assumptions made by Colliers in respect of the existing use,</p>



	<p>however have challenged the £30 per sq ft assumption made in respect of the required refurbishment works, instead revising these costs to £42.7 per sq ft in accordance with the rate for refurbishing factories as outlined by BCIS.</p> <p>In the interest of reaching an agreement DS2 accept BPC’s revisions on a without prejudice basis and therefore revise the BLV to £9,300,000.</p>
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Updated Viability Position

Whilst DS2 have modelled the viability in Argus Developer, an off the shelf financial appraisal used extensively in the industry, BPC have modelled the viability using an alternative appraisal, the “HCA EAT” model. DS2 have obtained the ‘HCA EAT’ model used by BPC in their review, and have attempted to model the above changes within the EAT model. However, there are some differences between the conclusions of the two models largely due to hidden cash flow assumptions within the EAT model. DS2 have therefore modelled the assumptions discussed in the table above in Argus in order to arrive at an updated viability position. A summary of the updated results is summarised in the table below:

<b>TABLE 3: REVISED APPRAISAL RESULTS, GREGGS BAKERY SITE, FEB 2023</b>		
<b>Benchmark Land Value</b>	<b>Residual Land Value</b>	<b>Surplus/(deficit)</b>
£9,300,000	£9,685,529	£385,529

As the above indicates, in adopting the revised appraisal assumptions and retaining the costs provided by the Applicant, this results in a surplus above the BLV of £385,529. This is a reduction to the £1,119,881 surplus identified within BPC’s report.

Revised Affordable Housing Offer

DS2 has therefore undertaken an assessment to understand the amount of additional affordable housing that could feasibly be provided by the surplus above the BLV.

DS2 has amended the appraisal of the Proposed Scheme reducing the number of private sales units to 73 and increasing the number of Shared Ownership units to 17, an uplift of four units. This equates to 25% affordable housing by unit, 21% by habitable room. The tenure split of affordable housing would reflect 70% Shared Ownership, 30% Affordable Rent. An updated accommodation schedule reflecting this amendment is included at Appendix 2.

A summary of the updated results is summarised in the table below. The full appraisal is included at Appendix 3.

<b>TABLE 4: APPRAISAL RESULTS, GREGGS BAKERY SITE, FEB 2023</b>		
<b>Benchmark Land Value</b>	<b>Residual Land Value</b>	<b>Surplus/(deficit)</b>
£9,300,000	£9,191,869	-£108,131

As the above table demonstrates the revised affordable housing offer for the Proposed Scheme of 25% affordable housing provides a RLV of £9,191,869 resulting in a deficit against the BLV of £108,131. This therefore demonstrates that the revised affordable housing offer is in excess of what the scheme can viably provide, based upon the current day viability assessment alone.



However, the Applicant is mindful of the requirement for any planning application on balance to provide more benefits than harm to its local area and therefore proposes 25% affordable housing. This offer is on the basis that the return can be improved sufficiently over the lifetime of the development.

### Conclusions

This letter has been provided in response to BPC's review of DS2's financial viability assessment in respect of the Proposed Development. This letter sets out the key differences between BPC and DS2 in respect of the financial viability of the Proposed Scheme. The Applicant is willing to accept a number of BPC's amends, however a rebuttal is provided regarding the revised construction costs assumed by Exigere within BPC's assessment.

As the updated appraisal results in a surplus above the revised BLV the Applicant is prepared to revise their affordable housing offer to 25% by unit equating to 21% by habitable room.

### **DS2 February 2023**

## APPENDIX 1 - Construction Cost Rebuttal



Ref: Application 22/2557/FUL, Greggs, Twickenham

10 February 2023

Thomas Faherty  
Planning Officer - Development Management  
London Borough of Richmond upon Thames  
Civic Centre  
44 York Street  
Twickenham  
TW1 3BZ

Dear Mr Faherty

**GREGGS BAKERY, GOULD ROAD, TWICKENHAM, TW1 6RT**  
**PLANNING APPLICATION REF 22/2557/FUL**

The purpose of this letter is to respond to Exigiere's assessment of the build costs submitted as part of the applicant's viability assessment of the proposed development at Greggs Bakery & 2 Gould Road TW2 6RT. The proposed development comprises:

*"Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide 97 residential units and 883 sqm industrial floorspace (Use Class E(g)(iii)) and 117 sqm of affordable workspace (Use Class E) with associated hard and soft landscaping, car parking and highways works and other associated works"*

The applicant's viability assessment (dated August 2022) was prepared by DS2 with construction costs provided by the applicant's (London Square Developments Ltd) commercial team, who intend to build out and deliver the proposed development. This cost estimate included allowances for preliminaries and main contractors' overheads and equates to £27,589,996 on a present-day basis, which equates to circa £233 per square foot based on the GIA of 118,289 square foot. The cost plan is based on contracted rates and therefore benefits from London Square's ability to secure good commercial rates.

Exigiere refuted some of the build costs (copied extract below), for which further justification and accompanying evidence is now provided by the applicant. On this basis, the applicant accepts a reduction of £17,672, resulting in a build cost of £27,572,324. Please see updated cost plan summary in Appendix III.

Exigiere's comments with the applicant's response in red:



- External Works: Rates included for block pavers at £166/m<sup>2</sup> seems high, this has been reduced to £130/m<sup>2</sup> to align with benchmarks. Similarly tarmac rates at £138/m<sup>2</sup> are also high and have been reduced to £115/m<sup>2</sup>. This reduces external finishes by circa £75k. **Applicant believes rate of £166/m<sup>2</sup> is reasonable and provides evidence of proposed build up of road in Appendix I as justification.**
- External doors: Minor reduction has been made to rates for bin store doors, reduced from £2.8k to £2k to align with benchmarks. **Applicant supports previous costs provided and quotation for doors provided in Appendix I as supporting evidence.**
- Balconies: Costs for balconies seem high when compared with project benchmarks, cost for balconies are included at £12.5k per unit, this is high and has been reduced to £8.5k per unit, reducing overall costs by circa £190k. **Reduced cost refuted - cost of £12,450 per balcony based on quote for a current live site which is included in Appendix II.**
- Roof: Rates for single ply to roof seems high – this has been reduced from £311/m<sup>2</sup> to £150/m<sup>2</sup>. Similarly rate for green / brown roof seems high and has been reduced to £250/m<sup>2</sup> to align with benchmarks. **Applicant believes rates of £311/m<sup>2</sup> and £379/m<sup>2</sup> are reasonable and provides details of proposed roof components with preferred supplier in Appendix I.**
- Kitchens: Kitchen costs for OM and shared ownership have been reduced to £7k per unit to align with project benchmarks for this level of specification including appliances, Affordable kitchen cost seem reasonable, this reduces overall costs by circa £117k. **Applicant cannot accept reduced cost per kitchen as a high specification is necessary to secure the proposed market sale values of £781psf. If anything, £8.3K per kitchen is low and relies on good commercial rates secured by the applicant.**
- Fittings and furnishing: Mastic to flats has been reduced to £252 per unit for consistency across tenures / units, reducing costs by c. £18k. **Noted. Reduction accepted.**





- Wardrobe costs in OM houses has been reduced to £885 per unit for consistency across units, this reduces overall costs by c. £21k. **Reduced cost refuted – as above, a high level of specification is required to achieve the proposed private revenues (accepted by BPS).**
- Mechanical and Electrical Installation: Costs have been reduced to £42k per unit to align with project benchmarks, reducing costs by £388k overall. **The applicant's M&E costs are based on the proposed energy strategy comprising a centralised reversible air source heat pump and dry air coolers which provide a condenser water loop distributed to each apartment. The centralised plant comprises reversible air source heat pumps, a dry air cooler, thermal store, pressurisation unit and circulation pumps. Each apartment will also have a condenser loop, hot water storage cylinders and fan assisted radiators. The townhouses will be served by standalone split air source heat pump system, provide hot water generation via hot water storage cylinder and both heating and tempered cooling. This energy efficient approach supports the proposed costs.**

We hope you accept our above position in relation to costs. We note that these could be equally accused of being optimistic given the increase in inflation since August 2022.

Yours sincerely,

**Vanessa Jones**

Development Manager



## **Appendix I**

London Square's cost plan justification

EGWKR01 34 Roads 1,453 166.49 241,958

see build up of rates that supports our cost plan rate

Quantity	Rate	Per m <sup>2</sup>
60 mm thick Marshalls Keyblok concrete pavers	1 m <sup>2</sup>	37.18
35 mm compacted thickness of sharp sand	0.04 m <sup>3</sup>	87.15
95 mm AC 32 dense BASE 40/60 Asphalt	1 m <sup>2</sup>	25.41
150 mm minimum sub base Type 1	0.15 m <sup>3</sup>	63.00
350 mm Capping Layer 6F4 granular	0.35 m <sup>3</sup>	42.00
dig & cartaway	0.69 m <sup>3</sup>	43.58
weedkiller & compact	1 m <sup>2</sup>	5.41
allowance for 125mm x255 Kerbs	0.33 m	39.90
allowance for Ornate grate slot drainage	1.00 item	20.00
<b>690 mm</b>		158.56
	Waste 5%	£7.93
	<b>COST PLAN RATE</b>	<b>£166.49</b>

EGWKR01 35 Roads 960 137.84 132,344

see build up of rates that supports our cost plan rate

Quantity	Rate	Per m <sup>2</sup>
35 mm AC10 open SURFACE 100/150 Asphalt	1 m <sup>2</sup>	16.28
50 mm AC 20 dense BINDER 100/150 Asphalt	1 m <sup>2</sup>	17.64
80 mm AC 32 dense BASE 40/60 Asphalt	1 m <sup>2</sup>	25.41
150 mm minimum sub base Type 1	0.15 m <sup>3</sup>	60.00
350 mm Capping Layer 6F4 granular	0.35 m <sup>3</sup>	42.00
dig & cartaway	0.67 m <sup>3</sup>	43.58
weedkiller & compact	1 m <sup>2</sup>	5.41
allowance for 125mm x255 Kerbs	0.33 m	39.90
allowance for road marking	1 m <sup>2</sup>	7.13
<b>665 mm</b>		137.84
	<b>COST PLAN RATE</b>	<b>137.84</b>

HWNDD01 11 External 3 2,766.75 8,300

see extract from quotation that supports our cost plan rate

Item No	Reference	Description	Unit Price	Qty	Net Price
1	Steel Doors: Q10065437-1 Block B&C EDT12	Leaf & Half Right Hand Active Outward Opening M2MPAS24 - 1754mmW x 2260mmH	£ 2,373.45	1	£ 2,373.45
2	Steel Doors: Q10065437-2 Block B&C EDT13	Double Right Hand Active Outward Opening M2MPAS24 - 2260mmW x 2185mmH	£ 2,712.75	2	£ 5,425.49
3	Steel Doors: Q10065437-3 Block D&E EDT12	Leaf & Half Right Hand Active Outward Opening M2MPAS24 - 1754mmW x 2260mmH	£ 2,373.45	1	£ 2,373.45
4	Steel Doors: Q10065437-4 Block D&E EDT13	Double Right Hand Active Outward Opening M2MPAS24 - 2260mmW x 2185mmH	£ 2,712.75	2	£ 5,425.49
5	Steel Doors: Q10065437-5 Block F&G EDT.06	Single Right Hand Outward Opening M2MPAS24 - 1135mmW x 2260mmH	£ 1,597.74	1	£ 1,597.74
6	Steel Doors: Q10065437-6 Block F&G EDT.04	Double Right Hand Active Outward Opening M2MPAS24 - 2260mmW x 2260mmH	£ 2,741.37	1	£ 2,741.37
7	Steel Doors: Q10065437-7 Block F&G EDT.05	Leaf & Half Right Hand Active Outward Opening M2MPAS24 - 1473mmW x 2260mmH	£ 2,181.49	1	£ 2,181.49
8	Delivery Options: Q10065437-8	Palletised	£ 1,332.80	1	£ 1,332.80
9	Installation Quote: Q10065437-9	Installation	£ 4,595.00	1	£ 4,595.00

HMTWK01 01 Bolt on 48 12,450.38 597,618

See Brooksby Quotation attached dated 16/11/2021	total quotation	2,480,381	divided by 186	no =	£13,335 each
				reduction by 6% for smaller balconies at Greggs	-£885
					£12,450 each

SERVICES  
HMECH 26,666  
HELEC 17,512  
PER PLOT 44,177

Fan assisted radiator incl power supply additional £338 per radiator 6no required to houses/ 4no to flats

**Overheating Issues**  
There is a general consensus that site wide district heating can cause problems with overheating and thus energy inefficiencies across the development. Utilising lower water temperatures as proposed for the condenser water loop. The risk of overheating in corridors, caused by heat loss from distribution pipework is eliminated and energy inefficiencies across the development are minimised. The heat pump also has the facility to provide tempered cooling in the dwellings via fan assisted radiators to minimise the risk of overheating.

Extract from Desco Energy strategy showing requirement for fan assisted radiators

Membrane Roof

Single ply Membrane Roof 17 m<sup>2</sup> 311.88 5,306  
Single ply Membrane incl greenbrown roof 64 m<sup>2</sup> 379.86 24,199

See additional sheet showing rates for Bauder Membrane roof and Bauder Green roof

HMAST01 01 Mastic 46 524.08 24,108  
HMAST00 00 Mastic 13 523.08 6,800  
HMAST01 01 Mastic 6 524.08 3,144  
HMAST01 01 Mastic 31 252.19 7,818  
HMAST01 01 Mastic 1 252.19 252

Error in pricing between Flats & Housing therefore we accept this. 65no incorrectly priced £17,672 reduction

HKITS01 01 Kitchens 46 8,300.25 381,812

This is a rate set out by our Sales Department indicating the level of Specification required in which to obtain maximum Sales rates - Any reduction in this rate will reduce the OMV in appraisal

HWARD01 01 Wardrob 31 1,549.38 48,031

This is a rate set out by our Sales Department indicating the level of Specification required in which to obtain maximum Sales rates - Any reduction in this rate will reduce the OMV in appraisal

Level 9 (Roof)					RFS-201
Lightly sweep roof	580	m2	2.36	£1,368.80	
Prime roofdeck.	580	m2	2.9	£1,682.00	
Supply and lay Alumasc Eurorof Torchite AVCL, fully adhered.	580	m2	21.47	£12,452.60	
Supply and lay Alumasc Cut-Fe Falls insulation, fully adhered. <b>Flat Board</b>	580	m2	99.19	£57,530.20	Flat 230mm thick PIR Insulation board allowed for. (Falls to be provided in other's concrete roofdeck) NB This insulation is combustible!
E.O. Supply and lay 230mm thick T3+ Foamglass Non-Combustible insulation, assumed 600mm wide, to perimeter of core-over-run.	19	m2	305.74	£5,809.06	
Supply and lay Alumasc Hi Ten Universal felt underlay, fully bonded.	580	m2	23.12	£13,409.60	
Supply and lay Alumasc Derbigum Antiroof felt, fully bonded.	580	m2	33.26	£19,290.80	
Supply and lay 600x600x50mm plain grey precast concrete paving slabs on 100mm high average adjustable supports.	97	m2	65.64	£6,367.08	Paving Slabs: Assumed Specification. NB: We have allowed for <u>Plastic</u> paving slab supports-spec remains silent.
Supply and fit ballast retaining angle to the outer perimeter of the paving to prevent 120mm soil substrate from the green roof falling beneath the paving.	55	m	32.91	£1,810.05	
Supply and lay 25mm Alumasc drainage board, loose laid.	483	m2	19.39	£9,365.37	40mm drainage board specified; but Alumasc have recommended their 25mm drainage board.
Supply and lay 120mm deep soil substrate.	483	m2	37.2	£17,967.60	
Supply and lay Alumasc pregrown Sedum mat.	483	m2	45.69	£22,068.27	
Supply and lay waterproofing as skirting to Lift/Stair Over Run, not exceeding 850mm girth. (Assumed height) Final weathering by other's vertical insulation and rainscreen cladding.	31	m	53.99	£1,673.69	Assumed upstand height- drawing 27523/1 is indicative similar detail; but it is not clear. (Assumed vertical Rockwool insulation seen is by others.)
To the above: Supply and fit face-fixed termination detail to top of upstand.	31	m	18.51	£573.81	
Supply and fit ballast retaining angle.	31	m	32.91	£1,020.21	
E.O. Supply and fit 300mm wide, 50mm deep ballast	31	m	16.14	£500.34	
Supply and lay waterproofing as skirting to parapet not exceeding 400mm girth. (27511 T2/1) finished with a face fixed termination bar detail.	101	m	54.12	£5,466.12	Drwg show VCL taken full height of parapet which is obviously wrong; We have assumed this VCL, the mineral wool insulation and the metal rain screen cladding is supplied and installed by others. (NB We have only allowed waterproofing and insulation to the bottom 400mm of the parapet!)
To the above: Supply and lay VCL and 50mm thick Rockwool mineral wool insulation board, 400mm high. (27511 T2/1) <b>Metal rainscreen cladding and mineral wool to the top part of the parapet upstand to be by others.</b>	101	m	20	£2,020.00	400mm high VCL (£14.64p/m); 400mm high 60mm thick Rockwool (£63.59p/m). Drwg also shows "Protherm Rockwool" insulation board (To the bottom 400mm part of the upstand)- this is not an Alumasc product: We have allowed for Alumasc supplied Rockwool insulation to the bottom 400mm of upstand.
<b>TOTAL</b>	<b>580</b>		<b>311</b>	<b>180375.6</b>	

TOTAL 580 311 180375.6

ALL in Rate £311

Block F2 L13 Main Roof					(We have followed Bauder's J31 B204783/B Item 130B)
Bakor (Green Roof)	525	m2	53.61	28145.25	
Supply and lay 260mm Bauder JFR1 Insulation board, loose laid. (NB Bauder advise an additional 10% on design thickness to take account of BS6229: 2018)	525	m2	71.93	37763.25	
285mm JFR1 200HP Insulation( supply and Installation)	525	m2	78.11		E.O. to the above: Additional 10% insulation thickness increasing the insulation thickness to 285mm thick. (Not taken into total column, as this may or may not be needed in lieu of 260mm thick board priced above.)
Bauder Water Flow Reducing layer (WFRL)	525	m2	3.74	1963.5	
Bauder Green Roof:					(We have followed Bauder's Q37 B204783/B Item 130B)
Supply and lay Bauder FSM600 protection layer	493	m2	7.27	3584.11	525m2-32m2 for plant area= 493m2
Supply and lay Bauder DSE40 drainage layer	394	m2	18.75	7387.5	There are 198m2 of Bauder Biosolar Base Panels to Block F (Measured below). Assuming a 1/2 split between L15 and L13: 493m2 -99m2 of Bio solar base panels = 394m2
Supply and lay Bauder Filter layer	493	m2	3.99	1967.07	
Supply and lay Bauder Biodiverse substrate, 100mm thick	493	m2	22.54	11112.22	
Supply and lay Bauder Flora 3 Seed Mix (PV Areas Only)	493	m2	5.67	2795.31	
Temporary waterproofing of green roof. (Bib tap to roof area to be of sufficient pressure to water the entire roof area without having to manually change hoses on the roof)	493	m2	20.275	9995.76	
Supply and install Marshall Plain Grey 600x600x50mm paving slabs on non combustible adjustable supports to Plant Area.	32	m2	87.47	2799.04	Contacto Proposed Plain Grey Slabs to Plant Area.
E.O. Supply and lay 300mm wide Ballast Margin.	37	m2	30.77	1138.49	
Gravel Guard (Bauder AL150 Ballast Retaining Angle)	171	m	31.53	5391.63	
Parapet 600mm high + flashing	95	m	127.73	12134.35	DR-A-20402 C01 No spec received for aluminium flashing; Contractor Proposed aluminium flashing to standard RAL colour.
Lift Overrun Upstand 1640mm high insulated (1640mm high)	16	m	349.15	5586.4	No detail received (Need 13101) Therefore consider this a Provisional Sum
Lift Overrun Roof Edge	16	m	34.1	545.6	No detail received (Need 13101) Therefore consider this a Provisional Sum
Lift Overrun Roof AP2 + 60mm MW	1	No	156.41	156.41	No detail received (Need 13101) Therefore consider this a Provisional Sum
AOV/Access hatch 750mm girth insulated (600mm high)	6	m	118.8	712.8	No Detail received (Provisional Sum)
Vent Opening 750mm girth insulated (600mm high)	6	m	118.8	712.8	No Detail received (Provisional Sum)
SVP + Cravat (dress only + supply and instal)	17	No	69.92	1188.64	Quantity of penetrations seen on: NE-WSL-BF-DR-S-20213
To the above: Supply and fit galvanised slate and sleeve to opening in concrete roof deck.	17	No	110.26	1874.42	
Roof Outlet (dress only)	5	No	69.62	348.1	
Inspection Chamber (supply and install)	5	No	244.58	1222.9	
Cast-in Davit Post (design, supply, install and dress)	57	No	633	36081	
To the above: Dress waterproofing as 350x350x50mm pitch-pocket.	57	No	145	8265	
Davit Post Box (supply and install)	57	No	80	4560	Our mansafe installer cannot source these boxes without a specification- We have allowed for a ballast retaining angle around the Davit Post sockets to separate from the green roof in lieu of box. The Davit Post sockets come with a mushroom cap as a matter of course.
Beehive (supply and install)	1	No	171.28	171.28	Provisional Quantity; None seen on GA's
Insect habitat post (supply, install and dress)	1	No	225.13	225.13	Provisional Quantity; None seen on GA's
Dress waterproofing to other's Plant Screen Posts (250x250x50mm pitch-pockets)	10	No	99.36	993.6	Provisional Quantity; None seen on GAs.
F2, F3: Supply and install Bauder Biosolar PV Panels					
Install Only 94 No. Bauder Biosolar G2 Anchor boards, as per Bauder's PV board layouts for E1,E2, and E3.	198	m2	51.28	10153.44	
<b>TOTAL</b>	<b>525</b>		<b>379</b>	<b>198975</b>	

TOTAL 525 379 198975

ALL in Rate £379



## **Appendix II**

Balcony quote from a supplier

## Brooksby Projects Ltd - Contract Sum Analysis (CSA)



		Project No.	6811
Project:	Nine Elms, Blocks E, F & G	Date	16-Nov-21
Client:	London Square Ltd		
Item	Description	Quantity	Value
1.0	<b>FlightDeck® Slide On Balcony System</b> installed to building façade as per BPL Marked-up Drawings and comprising:		
	<b>Specialist Stainless Steel Cast-in Brackets to suit pre-cast façade system</b> - Subject to pre-cast façade contractors design. Specific templates supplied to each Balcony location * Items listed above are to be delivered to site pre-assembled * Cast-ins to be free issued to the pre-cast facade contractor for installation * BPL to conduct installation workshop with pre-cast facade contractor	500 no.	£ 277,848.43
	<b>Balcony Support Arms</b> Balcony support arms bolted to stub connectors at second stage to support FlightDeck balcony. Support arms delivered to site and installed by others as works commence. No allowance for BPL to Install arms.	460 no.	£ 114,546.41
	<b>Balcony Chassis</b> Fully welded structure with internal lightweight support members for decking system.	186 no.	£ 444,283.67
	<b>Decking</b> AliDeck aluminium decking system fixed to balcony with hidden proprietary fixing detail. Decking to meet Class A2 fire rating. No allowance has been made for decking into balcony door reveals. Finish colour to be from the standard AliDeck colour range; (RAL 7016 / 1019 / 7030 / 7039 / 8003 / 8014 / 7006 / 9005).	1248 sq/m	£ 281,904.42
	<b>Internal Positive Drainage</b> Internal positive drainage applies to balconies on level 2 only. Integrated water management. AliDeck balcony drainage system integrated with Alideck decking with spigot outlet for connection to RWP. Connection to RWP from outside of balcony by others.	23 no.	£ 18,367.72
	<b>Free Draining Soffit Panels</b> 3mm solid aluminium soffit panels to underside of balcony. Soffits finished against façade with a 10mm sight gap. Drainage to front edge of soffit panel. No Cut-outs or notching to façade edge or features. Soffit Panels are to uniform width across the underside of the Balconies.	1248 sq/m	£ 332,281.57
	<b>Balcony Balustrade Type 1</b> Balustrade applies to balcony types E1-E6 & E9 only. 1425mm high mild steel vertical bar balustrade. Handrail height to be 1125mm above finish floor level to balcony areas. 70x10mm flat bar top rail with 15° inward slope. 50x10mm flat bar vertical infills with maximum 95mm clear opening between. 300mm deep fascia plate welded to back of infills and side fixed directly to steel balcony chassis. Fascia plate to extend 50mm above finish floor level to form kick plate. Metal balustrade to balcony types E9 & 8no. type E3 to be hot dip galvanised to EN ISO 1461 and Architectural Grade Polyester Powder Coated in RAL 0908020. Metal balustrade to balcony types E4 & E5 to be hot dip galvanised to EN ISO 1461 and Architectural Grade Polyester Powder Coated in a Interpon RAL YW255F. Metal balustrade to 16no. balcony type E3 to be hot dip galvanised to EN ISO 1461 and Architectural Grade Polyester Powder Coated in RAL 3012. Metal balustrade to balcony types E1, E2 & E6 to be hot dip galvanised to EN ISO 1461 and Architectural Grade Polyester Powder Coated in RAL 3009.	622 l/m	£ 424,580.53
	<b>Balcony Balustrade Type 2</b> Balustrade applies to balcony types E7 & E8 only. 1040mm high mild steel vertical bar balustrade. Handrail height to be 1125mm above finish floor level to balcony areas. 70x10mm flat bar top rail with 15° inward slope and 50x10mm flat bar bottom rail. 50x10mm flat bar vertical feature infills with maximum 95mm clear opening between. Infills fabricated to achieve rectangular feature. Base plates welded to flat bar standards and top fixed directly to steel balcony chassis. 50mm kick plate welded to back of standards at finish floor level.	283 l/m	£ 185,196.96



	Due to the volume of subcontract documents Brooksby Projects Ltd receive within tender enquiries, this quotation has been based upon standard JCT 2016 contract conditions (without amendments) unless noted otherwise. Brooksby Projects Ltd are happy to discuss changes/amendments to these but reserve the right to revisit this quotation if required as a result.		
	The rates quoted in this Proposal are based on the Contractors interpretation of the drawings and specifications presented by the Customer at time of Tender.		
	The Contractor reserves the right to review rates in the event of quantities or parameters varying from those on which the original Proposal was based.		
	Where immediate start, labour only works are required on site these will be carried out on a day work basis. The rates for such work shall be those appertaining at the time of carrying out the works. These rates are for incidental work and travelling to and from site, radius/lodging allowances will be included as an additional value at cost. Where works are carried out after Practical Completion of the subcontract works the above total value shall be increased by 20%.At the time of tender those rates are:		
	Labour           £45.00 per man/hour		
	Materials       Cost plus 30%		
	Plant            Cost plus 30%		
	<b>Inclusions:</b>		
	Loadings allowed for: 2.5kN live load to balcony decks and 0.74kN line load to balustrades.		
	Delivery of all materials to site via 25 tonne capacity articulated lorry (approximately 16 m long).		
	The contractor assumes that there will be 10no. crane lifts available on any one agreed programme visit.		
	Brooksby will supply any specialist lifting plant that will need to be attached to the tower crane (Tower crane and banksman/slinger to be provided by main contractor).		
	<b>Exclusions:</b>		



No allowance has been made for decking to reveals.		
No allowance has been made for privacy screens at this stage.		
All scaffolding (mobile or static), edge protection, loading platforms, safety rails, ladders etc., as shall be necessary for the proper and efficient execution of the works. If our works require these to be removed for the purpose of installation of our works then this operation will be carried out by others.		
Main Contractor to provide all necessary craneage as required by Brooksby Projects Ltd to complete the works. All plant to be supplied free of charge and for our uninterrupted use whilst on site.		
Suitable site ground conditions for all standing plant.		
Cleaning down the works on completion of the Subcontract or Main Contract.		
Cutting away of any existing building surfaces, making good of same, grouting and all diamond drilling works.		
No allowance for fire collars to stub brackets.		
All temporary works.		
All weatherproofing and waterproofing.		
No allowance for abseil loads to balconies/ balustrades.		
Pre-cast façade contractor to be responsible for the design of the cast-in units to pre-cast facade.		
<b>Vesting:</b>		
Allowance has been made within our rates for payment for materials which are stored off site. Offsite storage charges may apply.		
<b>Terms of Business:</b>		
All works included are subject to latest version of Brooksby Projects Limited Terms & Conditions of Contract. Please request a hard copy version of these or alternatively these can be viewed on the link below:		
<a href="http://www.brooksby.co/terms-of-business/">http://www.brooksby.co/terms-of-business/</a>		
Rates for off site built products are subject to vesting agreements being in place.		
Rates have been calculated on the basis that there will be ten crane lifts available to the contractor on any one visit unless circumstances such as high winds or crane malfunction prevail.		
The individual items quoted are offered on the basis of securing the complete quoted value and are held for the duration of our contract works subject to works commencing onsite within six months from the date of this CSA.		
Brooksby reserve the right to review rates if the works commence outside of this date range.		



## Brooksby Projects Ltd - Terms and Conditions of Contract

These Terms & Conditions shall apply to all orders placed with the Contractor, and any stipulations or conditions in a Customer's order which conflict with, qualify or seek to negate any of these Terms & Conditions shall be inapplicable and have no force or effect.

### 1. Definitions

- "Contractor" means Brooksby Projects (BPL).
- "Customer" means the Contractor's customer for the Works.
- "Works" means the building works the subject of the contract, in accordance with the Quotation.
- "Quotation" means the quotation issued by the Contractor.

### 2. Initial Works

If the Contractor commences any design/drawing works or any other preliminary work (Initial Works) then, if this occurs prior to the agreement of the final hardcopy order and subcontract documentation with the Customer, for either the Initial Works only or the whole of the project works, the Initial Works will be undertaken strictly in accordance with the Contractor's Terms & Conditions. For the avoidance of doubt if the Contractor commences the Initial Works, this is done on the basis that such shall not constitute acceptance of the Customer's terms and conditions, if any, that may have been provided to the Contractor. In the event that the final hardcopy order and subcontract documentation from the Customer are not agreed for the project for which the Initial Works are a part, then the Contractor may cease any further involvement with the project and it is agreed that the Customer incurs no payment liability in respect of the carrying out of the Initial Works by the Contractor and the Customer will have no rights to use any of the Initial Works that may have been produced by the Contractor.

### 3. The Works

- The Contractor will carry out and complete the Works in accordance with the Quotation in a good and workmanlike manner.
- The Contractor is entitled to rely on the accuracy and completeness of Customers plans, specifications and reports provided to the Contractor.
- Unless expressly agreed the Contractor will not carry out any form of design for these Works. Insofar as the Contractor will use best endeavours to comply with current legislation, Building Regulations and best practice, no warranty or other liability on the part of the Contractor shall be created or implied in regard to the suitability or fitness for purpose of components or systems recommended or any calculations undertaken. Structural calculations shall be undertaken by the Customer.
- In the case where design forms part of the works, the Customer shall allow a period of 2 weeks from the date of instruction for the Contractor to complete the design and produce design drawings required by the Customer and shall allow a further 6-8 weeks from the date upon which the Customer approves design drawings to manufacture the Works. Copyright in all design drawings or documents prepared by the Contractor shall remain vested in the Contractor.

**4. Materials**

Samples submitted for approval show substance and general character only. Colour, size, thickness or shape cannot be guaranteed.

**5. Title**

All materials will remain the Contractor's property with title fully vested in the Contractor until the Customer has paid for the Works in full.

**6. Variations and Extras**

a) The prices quoted are based upon dimensions, quantities, drawings and specifications given at time of tender. The Contractor reserves the right to require re-calculation and apply supplemental charges if any of these parameters change or to increase the contract price to reflect increases in the cost of materials or labour between the end of the fixed price period specified in the Quotation and the date of completion.

b) If additional works is requested by the Customer a quotation will be submitted and the additional work will not be started until the Customer has placed an order. The Contractor shall not be liable for the consequences if late acceptance delays the original Works.

**7. Payment**

a) The Contractor may invoice for interim payments each month as the Works proceed. The sums on each interim invoice become due upon the date of issue. Not later than 5 days after the sum becomes due, the Customer will notify the Contractor of the sum that the Customer considers to have been due at the payment due date and the basis upon which that sum has been calculated. The final date for payment shall be 14 days later.

b) The Customer will not be entitled to withhold payment, in whole or in part, of any sum due unless he issues a Pay-less Notice not less than 7 days before the final date for payment specifying the sum that the payer considers to be due on the date the notice is served and the basis upon which that sum is calculated. No set-off or abatement will be permitted by reference to any sum due under one or more other contracts.

c) The Customer will not be entitled to make any retention unless agreed in writing. The first moiety of retention must be released in full together with VAT upon practical completion of the Contractors works. The second moiety of retention shall be released 12 months later.

d) If any payment is not made by the Customer by the expiry of its respective Final date for Payment, the Contractor will be entitled to statutory compensation and to charge interest pursuant to the Late Payment of Commercial Debt Regulations 2013. The applicable rate is 8% per annum above Bank of England base rate. In addition the Contractor will after the expiry of seven days from the giving of written notice to this effect to the Customer, be entitled to suspend the Works and any works under any other contract with the Customer until such outstanding sum is paid.

e) The Contractor reserves the right to refuse to execute any order or contract if the arrangements for payment of the Customer's credit are not satisfactory. In the case of non-payment of any account by its Final date for Payment, or in the case of death, incapacity, bankruptcy or insolvency of the Customer, or when the Customer is a Limited Company in the case of liquidation or the appointment of a receiver, the purchase price of all goods delivered to date and/or any sums already due from the Customer shall become payable immediately from the Customer and in addition the Contractor has the right to cancel every contract made with the Customer or to cancel, suspend or discontinue delivery of goods and materials for same. This provision acts without prejudice to the Contractor's right to recover any loss sustained, caused by the above circumstances.

**8. Time for Completion**

Time shall not be of the essence. The Contractor will use reasonable endeavours to ensure that the Works are completed with the time (if any) stated in the Quotation, otherwise within a reasonable time. Liquidated and Ascertained Damages shall be limited to 5% of the value of the Contractors work, provided always that the Customer has issued a Non-Completion Notice and informed the Contractor in writing not later than 5 days before the final date for payment as set out in the contract.

**9. Defects**

The Contractor will rectify at its own cost any defects or faults which appear and are notified by the Customer to the Contractor in writing within 12 months of completion of the Works and are due to defective workmanship by the Contractor or defective materials supplied by the Contractor. The Contractor shall be afforded reasonable opportunity and facilities to investigate such claims.

**10. Consequential Damage**

The Customer expressly waives all claims for special, incidental, or consequential damages it may have against the Contractor, including without limitation damages for principal office expenses, financing costs, loss of business and reputation, and loss of use.

**11. Liability**

The Contractor's liability for death or personal injury to any individual caused by negligence of the Contractor or its Subcontractors or agents is not limited. Without prejudice to the above, the maximum liability of the Contractor for all other events shall not exceed the contract price.

**12. Disputes**

The Contractor and Customer agree that either party may refer a dispute to adjudication at any time, following the rules and procedures of the Scheme for Construction Contracts Part 1 (the Scheme). The Decision of the Adjudicator shall be binding on the parties until the dispute is finally resolved through agreement or by Arbitration under the CIMAR rules.

**13. Jurisdiction**

This contract is governed by the law of England and Wales.



## **Appendix III**

Updated cost plan summary

**GREGGS BAKERY TWICKENHAM****BUDGET BUILD COST**

Land/1316/INNER/MAR/2022

Rev S0

97 Unit JUN22 Scheme - Updated rates

COMMERCIAL LED SCHEME incl Aff Workspace

**PLANNING  
SUBMISSION  
MEDIUM SPECIFICATION**

Overall period on site	111 weeks	Total Units	97	No
	28 months	Open Market	77	No
Construction period	83 weeks	Nett Residential [NIA]	82,323	Ft <sup>2</sup>
	22 months	Gross Commercial [GIA]	10,764	Ft <sup>2</sup>
Start date [IPP]	09/01/2023	Total Sellable	93,087	Ft <sup>2</sup>
Finish date	07/05/2025	Net Acre	2.80	Acre

	£	£/ft <sup>2</sup> (Nett Resi)	£/ft <sup>2</sup> (Total Sellable)	%
<b>External Works (E codes)</b>	2,649,079	32.18	28.46	9.61%
<b>Substructure (P codes)</b>	1,976,304	24.01	21.23	7.17%
<b>Superstructure (H codes)</b>				
Upper Floors and Staircases	1,325,945	16.11	14.24	4.81%
Envelope	5,344,043	64.92	57.41	19.38%
Roof Coverings	1,680,873	20.42	18.06	6.10%
<b>Fit-Out-Architectural (H codes)</b>	6,922,160	84.09	74.36	25.11%
<b>Services (H codes)</b>	4,462,379	54.21	47.94	16.18%
<b>Nett Build Cost</b>	<b>24,360,783</b>	<b>295.92</b>	<b>261.70</b>	<b>88.35%</b>
<b>Preliminaries (O codes)</b>				
	11.65 % of Build Costs	Prelims 29.88	2,459,927	
	£38,693 per week	Overheads 9.13	751,614	
			3,211,541	39.01
			34.50	11.65%
<b>Build Cost</b>	<b>27,572,324</b>	<b>334.93</b>	<b>296.20</b>	<b>100.00%</b>

**SUMMARY**

	Code	Contingency (Nett Resi)	£	£/ft <sup>2</sup> (Nett Resi)	£/ft <sup>2</sup> (Total Sellable)	%
Externals	E	32.18	2,649,079	32.18	28.46	9.61%
Plot	P	24.01	1,976,304	24.01	21.23	7.17%
Housebuild	H	239.73	19,735,400	239.73	212.01	71.58%
Overheads	O	39.01	3,211,541	39.01	34.50	11.65%
Sales & Marketing	S					
			<b>27,572,324</b>	<b>334.93</b>	<b>296.20</b>	<b>100.00%</b>

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## APPENDIX 2 - Revised Accommodation Schedule

**Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Gross External Areas (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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

**Gross Internal Area (GIA)**

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type  
\* denotes wheelchair M4(3) unit

DESCRIPTION	NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY		
	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
Building A (Apartments)		369	3,972	115	1,238	467	5,027	529	5,694	3	3			6	15	17
Building C (Townhouses)		2,018	21,722	501	5,393	2,166	23,315	2,484	26,738			18		18	72	106
Building D (Townhouses)		1,125	12,110	307	3,305	1,386	14,919	1,566	16,857			9		9	45	54
Building F (Apartments)		2,267	24,403	317	3,412	2,946	31,712	3,174	34,166	18	16	2		36	92	110
Building G (Townhouses)		324	3,488	36	388	342	3,681	392	4,220			4		4	12	16
<b>Private Residential Summary (C3)</b>		<b>6,103</b>	<b>65,694</b>	<b>1,276</b>	<b>13,735</b>	<b>7,307</b>	<b>78,654</b>	<b>8,145</b>	<b>87,675</b>	<b>21</b>	<b>23</b>	<b>29</b>	<b>0</b>	<b>73</b>	<b>236</b>	<b>303</b>
Private Ancillary						276	2,971	302	3,251							
Below Podium Car Park						353	3,800	355	3,821							
<b>Private Total</b>		<b>6,103</b>	<b>65,694</b>	<b>1,276</b>	<b>13,735</b>	<b>7,951</b>	<b>85,587</b>	<b>8,825</b>	<b>94,995</b>	<b>21</b>	<b>23</b>	<b>29</b>	<b>0</b>	<b>73</b>	<b>236</b>	<b>303</b>
										29%	32%	40%	0%			

Building E (Apartments)		390	4,198	53	571	495	5,328	570	6,136	2	4			6	16	20
Building H (Townhouse - existing)		73	786	30	323	75	807	85	915		1			1	4	4
<b>Affordable Residential Summary (C3)</b>		<b>463</b>	<b>4,984</b>	<b>83</b>	<b>893</b>	<b>570</b>	<b>6,136</b>	<b>655</b>	<b>7,051</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20</b>	<b>24</b>
Affordable Ancillary						24	258	28	301							
<b>Affordable Total</b>		<b>463</b>	<b>4,984</b>	<b>83</b>	<b>893</b>	<b>594</b>	<b>6,394</b>	<b>683</b>	<b>7,352</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20</b>	<b>24</b>
										29%	71%	0%	0%			

Building F (Apartments)		1,028	11,066	285	3,065	724	7,793	777	8,364	10	5	2		17	43	51
<b>Shared Ownership Residential Summary (C3)</b>		<b>1,028</b>	<b>11,066</b>	<b>285</b>	<b>3,065</b>	<b>724</b>	<b>7,793</b>	<b>777</b>	<b>8,364</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>17</b>	<b>43</b>	<b>51</b>
Shared Ownership Ancillary						64	689	66	710							
Below Podium Car Park						121	1,302	125	1,346							
<b>Shared Ownership Total</b>		<b>1,028</b>	<b>11,066</b>	<b>285</b>	<b>3,065</b>	<b>909</b>	<b>9,785</b>	<b>968</b>	<b>10,420</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>17</b>	<b>43</b>	<b>51</b>
										59%	29%	12%	0%			

Market Sale Total (Excluding Ancillary)		6,103	65,694	1,276	13,735	7,307	78,654	8,145	87,675	21	23	29	0	73	236	303
Affordable Rent Total (Excluding Ancillary)		463	4,984	83	893	570	6,136	655	7,051	2	5	0	0	7	20	24
Shared Ownership Total (Excluding Ancillary)		1,028	11,066	285	3,065	724	7,793	777	8,364	10	5	2	0	17	43	51
<b>Residential Total (Excluding Ancillary)</b>		<b>7,594</b>	<b>81,744</b>	<b>1,644</b>	<b>17,693</b>	<b>8,601</b>	<b>92,583</b>	<b>9,577</b>	<b>103,089</b>	<b>33</b>	<b>33</b>	<b>31</b>	<b>0</b>	<b>97</b>	<b>299</b>	<b>378</b>
										34%	34%	32%	0%			

Building B - Affordable Commercial (Use Class E) Ground						117	1,259	129	1,389							
Building B - Commercial (Use Class E) Ground						779	8,385	842	9,064							
Building B - Commercial (Use Class E) Mezzanine						104	1,119	168	1,808							
<b>Commercial Total (B1)</b>						<b>1,000</b>	<b>10,764</b>	<b>1,139</b>	<b>12,260</b>							

<b>Private Total (including ancillary)</b>		<b>6,103</b>	<b>65,694</b>	<b>1,276</b>	<b>13,735</b>	<b>7,951</b>	<b>85,587</b>	<b>8,825</b>	<b>94,995</b>	<b>21</b>	<b>23</b>	<b>29</b>	<b>0</b>	<b>73</b>	<b>236</b>	<b>303</b>
<b>Affordable Total (including ancillary)</b>		<b>463</b>	<b>4,984</b>	<b>83</b>	<b>893</b>	<b>594</b>	<b>6,394</b>	<b>683</b>	<b>7,352</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20</b>	<b>24</b>
<b>Shared Ownership Total (including ancillary)</b>		<b>1,028</b>	<b>11,066</b>	<b>285</b>	<b>3,065</b>	<b>909</b>	<b>9,785</b>	<b>968</b>	<b>10,420</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>17</b>	<b>43</b>	<b>51</b>
<b>Commercial Total (Use Class E)</b>		-	-	-	-	<b>1,000</b>	<b>10,764</b>	<b>1,139</b>	<b>12,260</b>	-	-	-	-	-	-	-
Substation						15	161	23	248							
<b>Site Wide Total (Including Ancillary)</b>		<b>7,594</b>	<b>81,744</b>	<b>1,644</b>	<b>17,693</b>	<b>10,454</b>	<b>112,530</b>	<b>11,615</b>	<b>125,027</b>	<b>33</b>	<b>33</b>	<b>31</b>	<b>0</b>	<b>97</b>	<b>299</b>	<b>378</b>
										34%	34%	32%	0%			

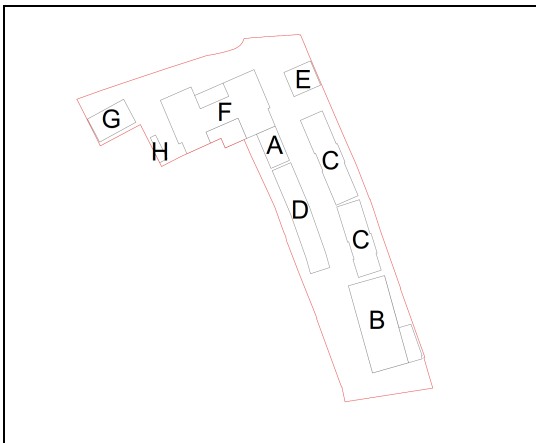
Parking Space Type	Number
Private Driveway	19
Integrated Garage	9
Allocated Below Podium	20
Allocated Surface Parking	35
Commercial Car Parking	22
Commercial Loading Bays	4* (not included in total)
Car Club - on edwin road	1* (not included in total)
<b>Total</b>	<b>105</b>

Building Type	Residential Units Summary			
	1bed	2bed	3bed	4bed
Building A	3	3		
Building C			18	
Building D			9	
Building E	2	4		
Building F	28	21	4	
Building G		4		
Building H		1		
<b>Total</b>	<b>33</b>	<b>33</b>	<b>31</b>	<b>0</b>
	97	34.0%	34.0%	32.0%

TOTAL DENSITY		
	Area HA	Density
Hab Rooms	299	1.13
UNITS	97	1.13
		86

AFFORDABLE ALLOCATION			
	By Unit	By Hab Room	By Area
Private Residential	75%	79%	80%
Shared Ownership	18%	14%	14%
Affordable Rent	7%	7%	6%

**Key Plan:**



PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

**Greggs Bakery, Twickenham****GBT-ASA-ZZ-ZZ-SC-A-750 (Page 2)****Building A - Residential (Market Sale)****A2871 200 Series Plans****R55 - Planning Update****14/02/2023****Assael****Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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

**Gross Internal Area (GIA)**

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

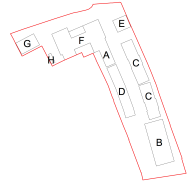
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type  
\*denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
G		Entrance / Core (C3)	-	-	-	-											
G	A0-1	1 Bed	50	538	42	452					1				1	2	2
G	A0-2	2 Bed	61	657	49	527						1			1	3	3
			<b>111</b>	<b>1,195</b>	<b>91</b>	<b>980</b>	<b>149</b>	<b>1,604</b>	<b>167</b>	<b>1,798</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>5</b>	<b>5</b>
1	A1-1	1 Bed	57	614	5	54					1				1	2	2
1	A1-2	2 Bed	72	775	7	75						1			1	3	4
			<b>129</b>	<b>1,389</b>	<b>12</b>	<b>129</b>	<b>159</b>	<b>1,712</b>	<b>181</b>	<b>1,948</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>5</b>	<b>6</b>
2	A2-1	1 Bed	57	614	5	54					1				1	2	2
2	A2-2	2 Bed	72	775	7	75						1			1	3	4
			<b>129</b>	<b>1,389</b>	<b>12</b>	<b>129</b>	<b>159</b>	<b>1,712</b>	<b>181</b>	<b>1,948</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>5</b>	<b>6</b>
<b>Residential (C3)</b>			<b>369</b>	<b>3,972</b>	<b>115</b>	<b>1,238</b>	<b>467</b>	<b>5,027</b>	<b>529</b>	<b>5,694</b>	<b>3</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>15</b>	<b>17</b>
<b>Commercial (B1/2/8)</b>			-	-	-	-	-	-	-	-							
<b>Car Park</b>			-	-	-	-	-	-	-	-							
<b>Ancillary</b>							<b>21.0</b>	<b>226</b>	<b>27.0</b>	<b>291</b>							
<b>Building A Total</b>			<b>369</b>	<b>3,972</b>	<b>115</b>	<b>1,238</b>	<b>488</b>	<b>5,253</b>	<b>556</b>	<b>5,985</b>	<b>3</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>15</b>	<b>17</b>
											50%	50%	0%				

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**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

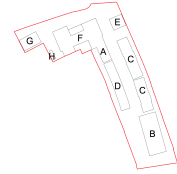
This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type

\*denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA			
Floor	Unit No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
Affordable Commercial		(Ground Floor)	-	-	-	-	117	1,259	129	1,389
Commercial		(Ground Floor)	-	-	-	-	779	8,385	842	9,064
Commercial		(Mezzanine Level)	-	-	-	-	104	1,119	168	1,808
<b>Building B Total</b>			-	-	-	-	<b>1,000</b>	<b>10,764</b>	<b>1,139</b>	<b>12,260</b>



**Definition of Areas for Schedule of Areas**

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

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**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

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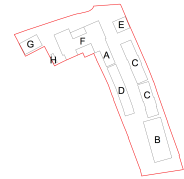
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Revision Status: P = Planning T = Tender

\*denotes a handed house type

\* denotes wheelchair M4(3) unit



Floor	Unit No	Unit Type	NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY			
			NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants	
	C-1	HT 3	3 Bed	113	1,216	86	926	121	1,302	140	1,507			1		1	4	6
	C-2	HT 3*	3 Bed	113	1,216	24	258	121	1,302	140	1,507			1		1	4	6
	C-3	HT 4*	3 Bed	130	1,399	20	215	140	1,507	157	1,690			1		1	4	5
	C-4	HT 4**	3 Bed	130	1,399	19	205	140	1,507	157	1,690			1		1	4	5
	C-5	HT 3	3 Bed	113	1,216	23	248	121	1,302	140	1,507			1		1	4	6
	C-6	HT 3*	3 Bed	113	1,216	24	258	121	1,302	140	1,507			1		1	4	6
	C-7	HT 3	3 Bed	113	1,216	23	248	121	1,302	140	1,507			1		1	4	6
	C-8	HT 3*	3 Bed	113	1,216	31	334	121	1,302	140	1,507			1		1	4	6
	C-9	HT 8	3 Bed	108	1,163	31	334	116	1,249	133	1,432			1		1	4	6
	C-10	HT 8*	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
	C-11	HT 8	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
	C-12	HT 8*	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
	C-13	HT 8	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
	C-14	HT 8*	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-15	HT 8	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-16	HT 8*	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-17	HT 8	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-18	HT 8*	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
<b>Residential (C3)</b>				<b>2,018</b>	<b>21,722</b>	<b>501</b>	<b>5,393</b>	<b>2,166</b>	<b>23,315</b>	<b>2,484</b>	<b>26,738</b>	-	-	<b>18</b>	-	<b>18</b>	<b>72</b>	<b>106</b>
<b>Commercial (B1/2/8)</b>				-	-	-	-	-	-	-	-							
<b>Car Park</b>				-	-	-	-	-	-	-	-							
<b>Bike and Refuse Stores</b>				-	-	-	-	<b>53.0</b>	<b>571</b>	<b>66.0</b>	<b>710</b>							
<b>Building C Total</b>				<b>2,018</b>	<b>21,722</b>	<b>501</b>	<b>5,393</b>	<b>2,219</b>	<b>23,886</b>	<b>2,550</b>	<b>27,449</b>	-	-	<b>18</b>	-	<b>18</b>	<b>72</b>	<b>106</b>
												0%	0%	100%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

GBT-ASA-ZZ-ZC-A-750 (Page 5)

Building D - Residential Townhouses (Market Sale)

A2871 200 Series Plans

R55 - Planning Update

14/02/2023

Assael

**Definition of Areas for Schedule of Areas**

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**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

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**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

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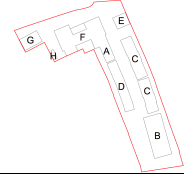
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Revision Status: P = Planning T = Tender

\*denotes a handed house type

\* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
Floor	Unit No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	D-1	HT 6 3 Bed	125	1346	32	344	154	1658	174	1,873			1		1	5	6
	D-2	HT 6 3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-3	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-4	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-5	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-6	HT 6 3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-7	HT 6 3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-8	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-9	HT 6 3 Bed	125	1346	36	388	154	1658	174	1,873			1		1	5	6
<b>Residential (C3)</b>			<b>1125</b>	<b>12110</b>	<b>307</b>	<b>3305</b>	<b>1386</b>	<b>14919</b>	<b>1566</b>	<b>16,857</b>	-	-	9	-	9	45	54
<b>Commercial (B1/2/6)</b>			-	-	-	-											
<b>Car Park</b>			-	-	-	-											
<b>Ancillary / Plant</b>			-	-	-	-											
<b>Building D Total</b>			<b>1,125</b>	<b>12,110</b>	<b>307</b>	<b>3,305</b>	<b>1,386</b>	<b>14,919</b>	<b>1,566</b>	<b>16,857</b>	-	-	9	-	9	45	54
											0%	0%	100%	0%			

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

**Greggs Bakery, Twickenham****GBT-ASA-ZZ-ZZ-SC-A-750 (Page 6)****Building E - Residential Apartments (Affordable Rent)****A2871 200 Series Plans****R55 - Planning Update****14/02/2023****Assael****Definition of Areas for Schedule of Areas**

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**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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

**Gross Internal Area (GIA)**

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

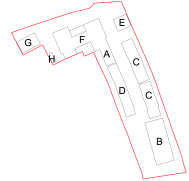
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type  
\* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
		Entrance / Core (C3)			-	-											
	G	E0-1*	55	592	12.0	129					1				1	2	2
	G	E0-2*	55	592	9.0	97					1				1	2	2
			<b>110</b>	<b>1,184</b>	<b>21.0</b>	<b>226</b>	<b>149</b>	<b>1,604</b>	<b>170</b>	<b>1,830</b>	<b>2</b>				<b>2</b>	<b>4</b>	<b>4</b>
1	E1-1	2 Bed	70	753	8.0	86						1			1	3	4
1	E1-2	2 Bed	70	753	8.0	86						1			1	3	4
			<b>140</b>	<b>1,507</b>	<b>16.0</b>	<b>172</b>	<b>173</b>	<b>1,862</b>	<b>200</b>	<b>2,153</b>		<b>2</b>			<b>2</b>	<b>6</b>	<b>8</b>
2	E2-1	2 Bed	70	753	8.0	86						1			1	3	4
2	E2-2	2 Bed	70	753	8.0	86						1			1	3	4
			<b>140</b>	<b>1,507</b>	<b>16.0</b>	<b>172</b>	<b>173</b>	<b>1,862</b>	<b>200</b>	<b>2,153</b>		<b>2</b>			<b>2</b>	<b>6</b>	<b>8</b>
		<b>Residential (C3)</b>	<b>390</b>	<b>4,198</b>	<b>53.0</b>	<b>571</b>	<b>495</b>	<b>5,328</b>	<b>570</b>	<b>6,136</b>	<b>2</b>	<b>4</b>			<b>6</b>	<b>16</b>	<b>20</b>
		<b>Commercial (B1/2/8)</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>											
		<b>Car Park</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>											
		<b>Ancillary / Plant</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24</b>	<b>258</b>	<b>28</b>	<b>301</b>							
		<b>Building E Total</b>	<b>390</b>	<b>4,198</b>	<b>53</b>	<b>571</b>	<b>519</b>	<b>5,587</b>	<b>598</b>	<b>6,437</b>	<b>2</b>	<b>4</b>			<b>6</b>	<b>16</b>	<b>20</b>
											33%	67%	0%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

GBT-ASA-ZZ-ZZ-SC-A-750 (Page 7)

Building F - Residential Apartments A2871 200 Series Plans (Market Sale)

R55 - Planning Update

14/02/2023

Assael

**Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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

**Gross Internal Area (GIA)**

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included. Excluded balconies, terraces, verandas, parking areas, separate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately. Cores and Corridors shared with shared ownership tenure and split proportionally by GIA %

**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

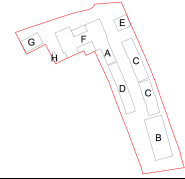
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type  
\* denotes wheelchair M4(3) unit



Floor	Flat No	Unit Type & Access Core	NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
			NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
ALL	All cores and corridors		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
			0	0	0	0	500	5,382	505	5,436	-	-	-	0	-	-	
1	F1-9	B 2 Bed	71	764	9	97								1	3	4	
1	F1-11	B 1 Bed	50	538	5	54								1	2	2	
1	F1-12	B 1 Bed	50	538	5	54								1	2	2	
1	F1-13	B 2 Bed	67	721	33	355								1	3	3	
1	F1-14	B 1 Bed	50	538	18	194								1	2	2	
1	F1-15	B 2 Bed	72	775	54	581								1	3	4	
			360	3,875	124	1,335	440	4,736	471	5,070	3	3	-	0	6	15	17
2	F2-1	A 2 Bed	71	764	7	75								1	3	4	
2	F2-2	A 2 Bed	70	753	7	75								1	3	4	
2	F2-3	A 3 Bed	99	1,066	9	97								1	4	6	
2	F2-4	A 1 Bed	55	592	5	54						1		1	2	2	
2	F2-5	A 2 Bed	72	775	7	75								1	3	4	
2	F2-6	A 1 Bed	50	538	0	0						1		1	2	2	
2	F2-7	A 1 Bed	50	538	0	0						1		1	2	2	
2	F2-8*	B 1 Bed	55	592	5	54								1	2	2	
2	F2-9	B 2 Bed	71	764	12	129								1	3	4	
2	F2-10	B 1 Bed	50	538	5	54						1		1	2	2	
2	F2-11	B 1 Bed	50	538	5	54						1		1	2	2	
2	F2-12	B 1 Bed	50	538	5	54						1		1	2	2	
2	F2-13	B 2 Bed	67	721	6	65							1	1	3	3	
3	F2-14	B 1 Bed	50	538	5	54						1		1	2	2	
2	F2-15	B 2 Bed	72	775	7	75							1	1	3	4	
			932	10,032	85	915	984	10,592	1,071	11,529	8	6	1	0	15	38	45
3	F3-1	A 2 Bed	71	764	7	75								1	3	4	
3	F3-2	A 2 Bed	70	753	7	75								1	3	4	
3	F3-3	A 2 Bed	75	807	9	97								1	3	4	
3	F3-4	A 1 Bed	57	614	7	75							1	1	2	2	
3	F3-5	A 2 Bed	75	807	7	75								1	3	4	
3	F3-6	A 1 Bed	50	538	0	0							1	1	2	2	
3	F3-7*	B 1 Bed	55	592	5	54								1	2	2	
3	F3-8	B 2 Bed	71	764	9	97								1	3	4	
3	F3-9	B 1 Bed	50	538	5	54								1	2	2	
3	F3-10	B 1 Bed	50	538	5	54								1	2	2	
3	F3-11	B 3 Bed	95	1,023	13	140								1	4	6	
			719	7,740	74	797	755	8,127	829	8,924	5	5	1	0	11	29	36
4	F4-1*	B 1 Bed	55	592	5	54								1	2	2	
4	F4-2	B 2 Bed	71	764	12	129								1	3	4	
4	F4-3	B 1 Bed	50	538	5	54								1	2	2	
4	F4-4*	B 2 Bed	80	861	12	129								1	3	4	
			256	2,756	34	366	267	2,874	298	3,208	2	2	-	0	4	10	12
			2,267	24,403	317	3,412	2,946	31,712	3,174	34,166	18	16	2	0	36	92	110
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	
			-	-	-	-	353	3,800	355	3,821							
			-	-	-	-	182	1,959	187	2,013							
			2,267	24,403	317	3,412	3,481	37,470	3,716	40,000	18	16	2	0	36	92	110
											50%	44%	6%	0%			

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

GBT-ASA-ZZ-ZZ-SC-A-750 (Page 8)

Building F - Residential Apartments A2871 200 Series Plans (Shared Ownership)

R55 - Planning Update

14/02/2023

Assael

**Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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

**Gross Internal Area (GIA)**

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included. Excluded balconies, terraces, verandas, parking areas, separate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately. Cores and Corridors shared with shared ownership tenure and split proportionally by GIA %

**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

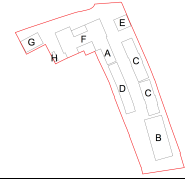
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type  
\*denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
Floor	Flat No	Unit Type & Access Core	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
ALL	All cores and corridors		-	-	-	-										-	-
			0	0	0	0	176	1,895	178	1,916							
G	F0-1	A 2 Bed	71	764	13	140									1	3	4
G	F0-2	A 1 Bed	54	581	19	205					1				1	2	2
G	F0-3	A 2 Bed	70	753	8	84						1			1	3	4
G	F0-4	A 1 Bed	50	538	11	113					1				1	2	2
G	F0-5*	B 3 Bed	100	1,076	31	334							1		1	4	4
G	F0-6	B 1 Bed	50	538	5	54					1				1	2	2
G	F0-7	B 1 Bed	50	538	9	101					1				1	2	2
G	F0-8*	B 1 Bed	61	657	26	280					1				1	2	3
			506	5,447	122	1,310	0	-	0	-	5	2	1	0	8	20	23
1	F1-1	A 2 Bed	71	764	7	75									1	3	4
1	F1-2	A 2 Bed	70	753	20	215									1	3	4
1	F1-3	A 3 Bed	99	1,066	100	1,076									1	4	6
1	F1-4	A 1 Bed	55	592	15	161					1				1	2	2
1	F1-5	A 2 Bed	72	775	7	75									1	3	4
1	F1-6	A 1 Bed	50	538	0	0					1				1	2	2
1	F1-7	A 1 Bed	50	538	0	0					1				1	2	2
1	F1-8*	B 1 Bed	55	592	14	151					1				1	2	2
1	F1-10	B 1 Bed	50	538	5	54					1				1	2	2
			522	5,619	163	1,755	548	5,899	599	6,448	5	3	1	0	9	23	28
		<b>Residential (C3)</b>	<b>1,028</b>	<b>11,066</b>	<b>285</b>	<b>3,065</b>	<b>724</b>	<b>7,793</b>	<b>777</b>	<b>8,364</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>17</b>	<b>43</b>	<b>51</b>
		<b>Commercial (B1/2/8)</b>	-	-	-	-	-	-	-	-							
		<b>Car Park</b>	-	-	-	-	121	1,302	125	1,346							
		<b>Ancillary / Plant</b>	-	-	-	-	64	689	66	710							
		<b>Building F Total</b>	<b>1,028</b>	<b>11,066</b>	<b>285</b>	<b>3,065</b>	<b>909</b>	<b>9,785</b>	<b>968</b>	<b>10,420</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>17</b>	<b>43</b>	<b>51</b>
											59%	29%	12%	0%			

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

**Greggs Bakery, Twickenham****GBT-ASA-ZZ-ZZ-SC-A-750 (Page 9)****Building G - Residential (Market Sale)****A2871 200 Series Plans****R55 - Planning Update****14/02/2023****Assael****Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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

**Gross Internal Area (GIA)**

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

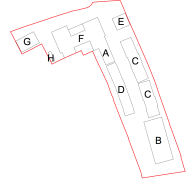
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type  
\*denotes wheelchair M4(3) unit



DESCRIPTION				NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
Floor	Flat No	Unit Type		NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
G	G-1	HT 1	2 Bed	81	872	9	97	84	904	100	1,076		1			1	3	4
G	G-2	HT 1	2 Bed	81	872	9	97	87	936	96	1,033		1			1	3	4
G	G-3	HT 1	2 Bed	81	872	9	97	87	936	96	1,033		1			1	3	4
G	G-4	HT 1	2 Bed	81	872	9	97	84	904	100	1,076		1			1	3	4
<b>Residential (C3)</b>				<b>324</b>	<b>3488</b>	<b>36</b>	<b>388</b>	<b>342</b>	<b>3681</b>	<b>392</b>	<b>4220</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>16</b>
<b>Commercial (B1/2/8)</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>							
<b>Car Park</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>							
<b>Ancillary / Plant</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>215</b>	<b>22</b>	<b>237</b>							
<b>Building G Total</b>				<b>324</b>	<b>3488</b>	<b>36</b>	<b>388</b>	<b>362</b>	<b>3897</b>	<b>414</b>	<b>4456</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>16</b>
												0%	100%	0%				

**Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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

**Gross Internal Area (GIA)**

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

**Habitable Rooms**

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

**Internal Face**

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

**Areas**

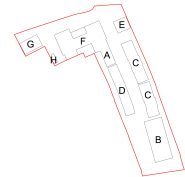
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

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

Revision Status: P = Planning T = Tender

\*denotes a handed house type  
\* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
H	I-H-1	Existing 2 Bed	73	786	30	323	75	807	85	915		1			1	4	4
			73	786	30	323	75	807	85	915	0	1	0	0	1	4	4
<b>Residential (C3)</b>			<b>73</b>	<b>786</b>	<b>30</b>	<b>323</b>	<b>75</b>	<b>807</b>	<b>85</b>	<b>915</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>4</b>
<b>Car Park</b>			-	-	-	-	-	-	-	-							
<b>Building G Total</b>			<b>73</b>	<b>786</b>	<b>30</b>	<b>323</b>	<b>75</b>	<b>807</b>	<b>85</b>	<b>915</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>4</b>
											0%	100%	0%	0%			

PROJECT TITLE:

Greggs Bakery, Twickenham

SCHEDULE TITLE:

GBT-ASA-ZZ-ZZ-SC-A-750 (Page 11)

SUBTITLE:

Accessible and Adaptable Schedule

MEASURED FROM DRAWINGS:

A2871 200 Series Plans

ISSUE DATE:

R54 - Planning Submission

26/09/2022

Assael

**Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

**Ancillary**

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

**Internal Divisions**

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**Habitable Rooms**

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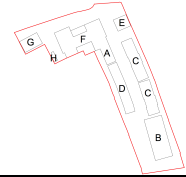
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Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

\*denotes a handed house type

\* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY			
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants	
	C-3	HT 4*	3 Bed	130	1,399	20	215						1		1	4	5	
	C-4	HT 4**	3 Bed	130	1,399	19	205						1		1	4	5	
G	E0-1*	1 Bed	55	592	12	129					1		1		1	2	2	
G	E0-2*	1 Bed	55	592	9	97					1				1	2	2	
G	F0-5*	3 Bed	100	1,076	31	334							1		1	4	4	
G	F0-8*	1 Bed	61	657	26	280					1				1	2	3	
1	F1-8*	1 Bed	55	592	14	151					1				1	2	2	
2	F2-8*	1 Bed	55	592	5	54					1				1	2	2	
3	F3-7*	1 Bed	55	592	5	54					1				1	2	2	
4	F4-1*	1 Bed	55	592	5	54					1				1	2	2	
4	F4-4*	2 Bed	80	861	12	129							1		1	3	4	
<b>Building G Total</b>				<b>831</b>	<b>8,945</b>	<b>158</b>	<b>1,701</b>	-	-	-	-	<b>7</b>	<b>1</b>	<b>3</b>	-	<b>11</b>	<b>29</b>	<b>33</b>
											64%	9%	27%	0%				



PROJECT TITLE:

**Greggs Bakery, Twickenham**

SCHEDULE TITLE:

**GBT-ASA-ZZ-ZZ-  
SC-A-750 (Page 11)**

**Definition of Areas for Schedule of Areas**

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

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**Circulation**

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

**Gross External Area (GEA)**

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated seperately

DESCRIPTION			NET AREA	
Floor	Building	Unit Type	NIA (sq.m)	NIA (sq.ft)
All	E	cores and ancillary		
1	F	left core		
<b>Communal Areas - Affordable</b>				
All	A	cores and ancillary		
G	G	bin/bike store		
2	F	left core		
2	F	right core		

3	F	left core		
3	F	right core		
4	F	right core		
<b>Communal Areas - Private</b>				
G	F	r core and bin store		
G	F	core, ancillary, carpar		
1	F	right core		
<b>Communal Areas - Affordable/Private</b>				
<b>Communal Areas - Total</b>				

DESCRIPTION			NET AREA	
Floor	Building	Unit Type	NIA (sq.m)	NIA (sq.ft)
0	E	Units only		
1	E	Units only		
2	E	Units only		
ALL	H	Units only		
0	F	Units only		
1	F	Units only		
<b>Communal Areas - Affordable</b>				

DESCRIPTION		TOTAL GIA
Floor Area		Include
Affordable Industrial		GIA of any units identified for these uses, as well as any c (e.g. bin and bike stores, etc.) that are for the use
Industrial		GIA of any units identified for these uses, as well as any c (e.g. bin and bike stores, etc.) that are for the use
<b>Total Non-Residential Area</b>		

<b>Market Residential</b>	Area of market residential dwellings and any circulation/communal/amenity spaces, bike and bin stores, car parking etc.) that is only for use by market residents.
<b>Affordable Residential - Units Only</b>	GIA of the affordable residential units.
<b>Affordable Resi - Circ/Core/Ancillary Only</b>	Any circulation/communal/ancillary space (e.g. corridors, lobbies, etc.) that is only for use by affordable residents.
<b>Shared Resi - Circ/Core/Ancillary Only</b>	Any circulation/communal/ancillary space (e.g. corridors, lobbies, etc.) that is for use by affordable residents and any other residents.
<b>Total Residential Area</b>	This figure is the total overall GIA of the residential area.
<b>Substation</b>	It is understood the substation is utilised by all uses. DP9 will include their proportion of the overall area.
<b>Total Misc. Area</b>	
<b>Total Overall GIA</b>	This is the sum total of the GIA of the proposed development including stairs, lifts cores and inset balconies. This figure includes total GIA.

SUBTITLE:

MEASURED FROM DRAWINGS:

## Communal Areas - CIL

## A2871 200 Series Plans

### Ancillary

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

### Internal Divisions

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

### Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

### Habitable Rooms

Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

## COMMUNAL AREAS BY TENUR

AMENITY SPACE		GROSS AREA			
(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
		116	1249	121	1,298
		74	797	74	794
		<b>190</b>	<b>2045</b>	<b>194</b>	<b>2093</b>
		110	1184	122	1,313
		20	215	22	237
		74	797	74	792
		75	807	75	805

		69	743	69	744
		69	743	70	749
		60	646	64	684
		<b>477</b>	<b>5135</b>	<b>495</b>	<b>5324</b>
		33	355	128	1,381
		765	8235	789	8,494
		75	807	75	804
		<b>873</b>	<b>9397</b>	<b>992</b>	<b>10679</b>
		<b>1540</b>	<b>16577</b>	<b>1681</b>	<b>18096</b>

**RESI AREAS ONLY AFFORDABLE**

AMENITY SPACE		GROSS AREA			
(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
		114	1227		
		145	1561		
		148	1593		
		75	807		
		361	3886		
		548	5899		
		<b>1391</b>	<b>14973</b>		

**LOCAL CALCULATIONS**

RESIDENTIAL AREAS	GROSS AREA			
Residential Areas	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
Circulation (corridors, lobbies, etc.) and/or ancillary areas of occupants of these non-residential units only.	117	1259		
Circulation (corridors, lobbies, etc.) and/or ancillary areas of occupants of these non-residential units only.	883	9505		
	<b>1000</b>	<b>10764</b>		

mmunal/ancillary space (e.g. corridors, lobbies, internal at is only for use by market residents. THIS	7520	80947		
only (i.e. no circulation space, etc).	1391	14973		
ies, internal amenity spaces, bike, bin stores, car parking y affordable residents.	190	2045		
ies, internal amenity spaces, bike, bin stores, car parking roposed uses (e.g. market residents, commercial uses,	873	9397		
A minus office and substation.	<b>9439</b>	<b>101604</b>		
l apportion it between the resi and non-resi uses based on verall proposed GIA.	3856	41507		
	<b>15</b>	<b>41507</b>		
ent. As discussed, this needs to include areas such as al non-residential GIA, total residential GIA and substation	<b>10454</b>	<b>4995</b>		



















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**APPENDIX 3 - Argus Appraisal**

Greggs Twickenham  
Proposed Scheme Appraisal  
Residential and Industrial Scheme  
20% Affordable

Development Appraisal  
Licensed Copy  
17 February 2023



**Greggs Twickenham  
Proposed Scheme Appraisal  
Residential and Industrial Scheme**

**Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Building A - Market Sale Apartments	6	3,972	778.76	515,539	3,093,235
Building C - Market Sale Townhouses	18	21,722	778.76	939,790	16,916,225
Building D - Market Sale Townhouses	9	12,110	778.76	1,047,865	9,430,784
Building E - Affordable Rent Apartments	6	4,198	255.82	178,989	1,073,932
Building F - Market Sale Apartments	36	24,403	778.76	527,891	19,004,080
Building F - Shared Ownership Apartments	17	11,066	447.63	291,381	4,953,474
Building G - Market Sale Houses	4	3,488	778.76	679,079	2,716,315
Building H - Affordable Rent Houses	<u>1</u>	<u>786</u>	255.82	201,075	<u>201,075</u>
<b>Totals</b>	<b>97</b>	<b>81,745</b>			<b>57,389,119</b>

**Rental Area Summary**

	Units	ft <sup>2</sup>	Rent Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Building B - Commercial	1	9,504	18.00	171,072	171,072	171,072
Building B - Affordable Commercial	<u>1</u>	<u>1,259</u>	14.40	18,130	<u>18,130</u>	<u>18,130</u>
<b>Totals</b>	<b>2</b>	<b>10,763</b>			<b>189,202</b>	<b>189,202</b>

**Investment Valuation**

<b>Building B - Commercial</b>						
Market Rent	171,072	YP @	4.0000%	25.0000		
(1yr Rent Free)		PV 1yr @	4.0000%	0.9615	4,112,308	
<b>Building B - Affordable Commercial</b>						
Market Rent	18,130	YP @	4.0000%	25.0000		
(1yr Rent Free)		PV 1yr @	4.0000%	0.9615	435,808	
<b>Total Investment Valuation</b>					<b>4,548,115</b>	

**GROSS DEVELOPMENT VALUE**

				<b>61,937,234</b>
Purchaser's Costs	6.80%	-309,272		
Effective Purchaser's Costs Rate	6.80%			-309,272

**NET DEVELOPMENT VALUE**

				<b>61,627,962</b>
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**NET REALISATION**

				<b>61,627,962</b>
--	--	--	--	-------------------

**Greggs Twickenham  
Proposed Scheme Appraisal  
Residential and Industrial Scheme**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price			9,191,869	
				9,191,869
Stamp Duty		5.00%	459,593	
Agent Fee		1.00%	91,919	
Legal Fee		0.80%	73,535	
				625,047

**CONSTRUCTION COSTS**

Construction	Units	Unit Amount	Cost	
Build Costs	1 un	27,572,324	27,572,324	
Contingency		5.00%	1,378,616	
MCIL 2			756,434	
Borough CIL			2,248,418	
Carbon Offset			122,075	
Air Quality			14,275	
Ecology			50,000	
Traffic Management			3,200	
S106 Management Monitoring Fee			13,670	
Playspace Contribution			25,415	
Open Space Contribution			27,500	
				32,211,927

**Other Construction Costs**

NHBC	97 un	2,000.00 /un	194,000	
				194,000

**PROFESSIONAL FEES**

Professional Fees		10.00%	2,895,094	
				2,895,094

**MARKETING & LETTING**

Residential Marketing		1.50%	767,410	
Commercial Marketing	9,504 ft²	1.50	14,256	
Letting Agent and Legal Fee		10.00%	18,920	
Letting Legal Fee		5.00%	9,460	
				810,046

**DISPOSAL FEES**

Residential Sales Agent Fee		1.50%	767,410	
Commercial Sales Agent Fee		1.50%	1,801	
Affordable Sales Agent Fee		0.50%	31,142	
Commercial Sales Legal Fee		1.00%	1,201	
				801,554

**Greggs Twickenham  
Proposed Scheme Appraisal  
Residential and Industrial Scheme****TOTAL COSTS BEFORE FINANCE** 46,729,537**FINANCE**

<b>Timescale</b>	<b>Duration</b>	<b>Commences</b>
Pre-Construction	6	Jul 2022
Construction	28	Jan 2023
Sale	12	May 2025
Total Duration	46	

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Land	1,905,208	
Construction	2,567,655	
Other	416,507	
Total Finance Cost		4,889,369

**TOTAL COSTS** 51,618,905**PROFIT** 10,009,057**Performance Measures**

Profit on Cost%	19.39%
Profit on GDV%	16.16%
Profit on NDV%	16.24%
IRR% (without Interest)	17.15%