

# Former Holloway Prison

Viability Assessment







# FORMER HOLLOWAY PRISON, PARKHURST ROAD, LONDON, N7 0NU

## FINANCIAL VIABILITY ASSESSMENT

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On behalf of **Peabody Construction Limited**

November 2021



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## EXECUTIVE SUMMARY

This Financial Viability Assessment (hereafter “FVA”) has been prepared by DS2 on behalf of Peabody Construction Limited (“the Applicant”) to examine the financial viability of the proposed redevelopment (hereafter “Proposed Development”) of the Former Holloway Prison, Parkhurst Road, London, N7 0NU (hereafter “the Site”). The Site is located within the administrative boundary of the London Borough of Islington (hereafter “LBI” or “the Council”).

DS2 is instructed to test the maximum level of affordable housing and additional financial liabilities including S106 secured in accordance with paragraphs 55 to 58 of the National Planning Policy Framework, July 2021, as revised (“NPPF”) and Development Plan policies that can be supported by the proposed development, without impeding the viability of the project and the prospects of delivery.

The FVA has been collated in accordance with NPPF, National Planning Practice Guidance, 2019 (“NPPG”), and development plan policies and guidance including the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance, 2017 (“Affordable Housing and Viability SPG”), LBI’s Development Viability Supplementary Planning Document, January 2016 (“Development Viability SPD”), Holloway Prison Site Supplementary Planning Document, adopted 4 January 2018 (“Holloway Prison SPD”) as well as professional best practice guidance, including the RICS Professional Statement ‘Financial Viability in Planning: Conduct and Reporting’ (1<sup>st</sup> Edition, adopted September 2019) and the RICS Guidance Note ‘Assessing viability in planning under the National Planning Policy Framework 2019 for England’ (1<sup>st</sup> Edition, adopted July 2021).

The following FVA has been prepared in support of the detailed planning application which is being submitted by planning consultants’ Avison Young on behalf of the Applicant.

### **Pre-Application Viability**

The Applicant is of the opinion that the Proposed Development provides a policy compliant amount of affordable housing and as such the submission of an FVA is not required by reference to the GLA’s Fast Track provisions<sup>1</sup>.

The Applicant nonetheless agreed with the Council to provide a Pre-Application Financial Viability Assessment (“Pre-App FVA”) which was independently assessed by the Council’s advisors, BPS Chartered Surveyors (“BPS”). Their review of the Pre-App FVA concluded that the scheme provided the maximum viable amount of affordable housing, with a deficit also being indicated.

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<sup>1</sup> Policy H5 London Plan (2021)

This FVA is being provided alongside the formal submission of the application to assess the viability of the Proposed Development and demonstrate that the maximum amount of affordable housing. Where appropriate, inputs agreed between DS2 and BPS at the pre-application stage have been used to inform this FVA. Please note that given the 60 percent with grant affordable housing proposition, despite the submission of viability information, the Applicant is seeking a Fast-Track designation.

### **Site Location and Description**

The Site is located in the south-west of Holloway, within the administrative boundary of the LBI. The Site is bounded by the junction of Parkhurst and Camden Roads (A503) on the south-east. To the north, west and south of the Site is predominantly residential area which is characterised with a mixture of Georgian and Victorian terraces and existing Council estates.

The Site is 4.16-hectares (ha) in area. The Site currently comprises of a decommissioned prison. The Site was disposed of in 2019 by the Ministry of Justice with the funds raised being utilised for improvements across their estate.

### **Development Proposal**

The detailed planning application the Proposed Development is for the redevelopment of the Site for 985 residential homes, of which 60 per cent (by units and including grant funding) will be provided as affordable housing, equating to the provision of 593 homes. The affordable housing will be provided at a 70/30 split between social rent, with rents set at Target Rent, and London Shared Ownership. The Proposed Development will also deliver community floorspace in the form of a Women's Building to Plot C, and flexible retail/commercial uses at lower and upper ground level to Plot B and C.

The Proposed Development will deliver seventeen buildings consisting of five different plots, Plots A, B, C, D and E. The height of the buildings reaches up to a maximum of 14 storeys<sup>2</sup> across the Site.

The description of the Proposed Development is provided below.

*"Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections; publicly accessible park; car (blue badge) and cycle parking; and other associated works."*

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<sup>2</sup> This includes lower ground and ground floors.



### **Approach to Benchmark Land Value**

In respect of the existing Site and the approach to the Benchmark Land Value (“BLV”), the FVA is consistent and compliant with the policy framework and professional guidance.

The Site comprises of a decommissioned prison, which in terms of an Existing Use Value (“EUV”) as a public sector asset was non-income producing, therefore, a traditional income-based valuation approach is not applicable. In the absence of a traditional EUV, a Depreciated Reinstatement Cost (“DRC”) has been estimated being a reasonable proxy for an EUV and the subsequent premium is defined by reference to policy compliant market evidence in accordance with paragraph 14 of the NPPG.

In summary, an EUV Plus approach to BLV has been adopted for the purposes of this FVA and this is consistent with national policy, guidance and the Development Plan. Further details on the approach to BLV is set out at Section 9 of this FVA.

### **Appraisal Results**

The BLV forms the comparator against which the residual value of the proposals has been assessed. If the Residual Land Value (“RLV”) produced by the Proposed Development is lower than the BLV, then the scheme is deemed to be unviable unless the level of affordable housing and/or planning obligations could be reduced. If the RLV is higher than the benchmark then the scheme can, in theory, provide additional affordable housing and/or other planning obligations.

The Proposed Development appraisal results are set out in the table below. This reflects the provision of 60 per cent affordable housing with the secured grant funding.

<b>HOLLOWAY PRISION APPRAISAL RESULTS, FORMER HOLLOWAY PRISON, NOVEMBER 21</b>			
<b>Scheme</b>	<b>RLV</b>	<b>BLV</b>	<b>Deficit/Surplus</b>
60 percent affordable, with grant (increased density – 985 dwellings)	£14,392,745	£58,380,000	(£43,987,255)

The table above indicates that the Proposed Development RLV derives a deficit of circa £43.99m when compared against the BLV, and as such the affordable housing provision of 60 per cent is deemed the maximum amount of affordable housing the scheme can viably provide. This being the same conclusion arrived at by the Council’s independent assessors, BPS, when assessing the Pre-App FVA.

Whilst the economics of the scheme are challenging, this is not unusual for a scheme of this nature to derive a deficit against the BLV, especially when considering the level of affordable housing proposed.

The outputs have been sensitivity tested. This is undertaken in accordance with the RICS Professional Statement ‘Financial Viability in Planning: Conduct and Reporting’ (2019). Further detail is provided in Section 10 of this FVA.

The Proposed Development delivers a wide range of planning and public benefits including:

- 985 residential homes, comprising 60 per cent affordable housing totalling 593 units and 40 per cent market housing totalling 392 units.
- The affordable housing tenure is split 70 per cent social rent totalling 415 units including 60 extra care units, and 30 per cent London Shared Ownership totalling 178 units.
- A Women's Building (Use F.2 Class) totalling 16,023 square foot (GIA).
- Commercial floorspace (Use E Class) totalling 19,608 square foot (GIA), spread into two units in Plots B and C.
- 14,359 sq ft (GIA) Residents' Facilities incl. concierge space in Plot D.
- 2,009 cycle spaces.
- 30 Accessible car parking spaces.
- Delivery of public open space including a public park. Public open space will include public play space.
- New publicly accessible pedestrian and cycle route to Trecastle Way.
- Regeneration of a large urban brownfield site which is currently largely vacant as the prison use ceased in 2016.

In summary, the Proposed Development will deliver a highly sustainable development, a significant number of high-quality new build homes making a very positive contribution towards LBI's and London Plan 10-year housing targets, a high quantum of affordable housing with a policy compliant tenure mix, a Women's Building which will be a great asset to the community and regeneration of a large urban brownfield site.

## 1 INTRODUCTION

- 1.1 This Financial Viability Assessment (hereafter “FVA”) has been prepared by DS2 on behalf of Peabody Construction Limited (‘the Applicant’) to robustly examine the financial viability for the proposed redevelopment of the Former Prison Holloway, Parkhurst Road, N7 0NU (hereafter “the Site”).
- 1.2 The Site is a major development opportunity, acquired by the Applicant in 2019, and is located within the London Borough of Islington (hereafter “LBI” or “the Council”). The planning application will be determined by the Council and referable to the Greater London Authority (“GLA”) by way of the Mayor of London Order, 2008.
- 1.3 This FVA has been prepared to support the detailed planning application which is being submitted by planning consultants’ Avison Young on behalf of the Applicant. The planning application will seek planning consent for the following (“Proposed Development”). The Proposed Development description of development is set out below.

*“Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women’s Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections; publicly accessible park; car (blue badge) and cycle parking; and other associated works.”*

- 1.4 Subject to an implementable planning consent being secured, the Site will make a significant contribution to the aims of the Development Plan, including the Council’s Ten-Year housing target, as defined in the London Plan, March 21, as being 7,750 homes.
- 1.5 The context for this report is provided by way of a letter from the Council, to the GLA, dated 19 October 2020 (“LBI Letter”), a copy of which is provided at **Appendix One**.

### **FVA Objective by reference to the Islington Letter, 19<sup>th</sup> October 2020**

- 1.6 The LBI Letter, from the Council to the GLA, sets out the Council’s affordable housing policy and an expectation that many sites *“are expected to deliver at least 50% affordable housing, and factors such as availability of public subsidy, whether the developer is an RP, and other site-specific circumstances, such as its size, are all important considerations”*.

- 1.7 The LBI Letter sets out the importance of the LBI's Holloway Prison Site Supplementary Planning Document, 2018 ("Holloway Prison SPD") in the decision-making process and provides a clear indication to both the (as then incumbent) landowner and any prospective purchasers of what is expected to be provided on the Site in order to inform the bidding process.
- 1.8 The LBI Letter concludes that where a proposal does not meet the policy requirements of the Development Plan, a Viability Tested<sup>3</sup> approach should be taken in order to examine whether the delivery of planning obligations, most notably in the form of affordable housing, has been maximised.
- 1.9 However, the Applicant proposes a scheme that delivers 60 per cent affordable housing at a 70/30 social rent/intermediate (London Shared Ownership) split. The Council considers that the intermediate element should include London Living Rent ("LLR"). This is not required by the adopted development plan. The emerging development plan includes an aspiration for LLR to be provided. The SPD also suggests that a 50 per cent affordable scheme would be viable with LLR instead of Shared Ownership. This FVA has therefore been provided to demonstrate that the maximum amount of affordable housing is being provided.

#### **Pre-Application Viability**

- 1.10 DS2 were instructed by the Applicant to prepare a Pre-Application Financial Viability Assessment ("Pre-App FVA") to test the maximum level of affordable housing and additional public benefits in the form of planning obligations which the development proposals could viably provide, this was submitted to LBI 29<sup>th</sup> June 2021, in accordance with LBI's Development Viability SPD (January 2016).
- 1.11 The Pre-App FVA concluded that 60 per cent affordable housing (including grant funding) was the maximum amount the development proposals could viably provide when compared to the BLV.
- 1.12 The Pre-App FVA was independently assessed by the Council's advisors, BPS. Their review of the Pre-App FVA concluded that the scheme provided the maximum viable amount of affordable housing, with a deficit also being indicated.

#### **DS2 Instructions**

- 1.13 In accordance with the Applicant's instructions, DS2 have prepared on an independent and objective basis a viability assessment which tests the maximum level of affordable housing and additional public benefits in the form of planning obligations that the Proposed Development can viably support in accordance with planning policy and guidance. DS2's instruction is on a non-performance or contingent related basis.

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<sup>3</sup> As defined in the London Plan (March 2021) and GLA Affordable Housing and Viability SPG (August 2017).

1.14 The FVA has been collated in accordance with National Planning Policy Framework (“NPPF”), National Planning Practice Guidance, 2019 (“NPPG”), and development plan policies and guidance including the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance, 2017 (“Affordable Housing and Viability SPG”), LBI’s Development Viability Supplementary Planning Document, January 2016 (“Development Viability SPD”), Holloway Prison SPD as well as professional best practice guidance, including the RICS Professional Statement ‘Financial Viability in Planning: Conduct and Reporting’ (1<sup>st</sup> Edition, adopted September 2019) and the RICS Guidance Note ‘Assessing viability in planning under the National Planning Policy Framework 2019 for England’ (1<sup>st</sup> Edition, adopted July 2021).

### **Conflict of Interest**

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

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

1.16 This FVA has been prepared by DS2 in accordance with the latest RICS Professional Statement titled ‘*Assessing viability in planning under the National Planning Policy Framework for 2019 for England*’, which came into effect 1<sup>st</sup> July 2021.

1.17 This FVA has been prepared on an objective and impartial basis, without interference, and in full accordance with the planning policy and professional best practice requirements. DS2 can also confirm that in collating this report we have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.

1.18 DS2 can confirm that in undertaking this exercise we have been reasonable, transparent, fair, and objective as required by Section 4 of the Professional Statement.

1.19 ARGUS developer has been used to demonstrate the project’s financial viability. This is commercially available and widely used development appraisal software. It is considered appropriate to assess a development of this type because of its ability to accurately model development timings and cash flows. The use of ARGUS Developer has previously been accepted by LBI for viability testing.

### **The Applicant**

1.20 The Applicant is Peabody who are a member of the G15 and are one of the leading and most well-known Registered Providers in London with a track-record of housing, community and management stretching back almost 160 years. Peabody have 67,000 homes in ownership and under management.

### **Site Acquisition**

- 1.21 The Site was acquired following a competitive tendering process that was initiated by the then incumbent landowners, the Ministry of Justice. The Site was widely reported in the media for having sold for £82m.
- 1.22 The disposal receipts are being used by the prison service to enhance services elsewhere in the country. The National Audit Office, in their report 'Improving the Prison Estate', February 2020, sets out the Government's approach to reforming the estate and reflects that receipts of £104m were secured in 2018/19, noting the majority, £82m, were from the result of the sale of HM Prison Holloway, against a target of £321m to be achieved by 20/21.
- 1.23 The report notes a lack of investment in the prison system and a significant under spend on improving the existing estate. The lack of receipts generated in terms of site sales, has been partially driven by an inability to close existing facilities, because of a lack of spaces in the wider estate. DS2 understands the Site was acquired by the Applicant on the basis of a 60 percent affordable housing provision and secured housing grant from the GLA.

### **Information & Structure**

- 1.24 To inform the FVA, information prepared by the following consultants has been relied upon:
- Allford Hall Monaghan Morris ("AHMM") – project architects
  - Avison Young – planning consultants
  - Faithful & Gould – cost advisory
  - London Square – construction programme
- 1.25 This FVA has been structured as follows:
- **Site Description** – summary of the location and nature of the existing asset;
  - **Development Proposals** – review and description of the emerging Proposed Development;
  - **Planning Policy** – review of the key national, regional, and local planning policies concerning the delivery of affordable housing and financial viability;
  - **Viability Methodology** – description of the methodology employed within the wider context of best practice for FVAs;
  - **Development Timings** – description of the proposed programme subject to a satisfactory planning consent being obtained;

- **Development Value** – review of the commercial values alongside any additional revenue streams that comprise the scheme Gross Development Value (GDV);
- **Development Costs** – review of the development costs for the Proposed Development including analysis of the appropriate developer’s return for the development at the Site;
- **Site Value** – analysis in relation to the proposed Site Value / Benchmark Land Value for the financial appraisals;
- **Appraisal Results and Sensitivity Testing** – summary of the financial appraisal outputs and supplementary results of scenario and sensitivity testing and
- **Conclusions** – statement with the formal affordable housing offer and concluding rationale.

1.26 The appraisals and figures in this FVA do not represent formal ‘Red Book’ valuations. This report has been prepared on an objective basis to accompany the application for the purposes of Section 106 discussions and should only be used for consideration of these matters.

1.27 The FVA has been prepared by Pascal Levine MRICS, Liam Janusz and Oliver Beere, who have considerable experience in preparing viability assessments of large-scale, mixed-use developments across London.

## 2 SITE DESCRIPTION AND LOCATION

### Site Location

- 2.1 The 4.16-hectare Site is located on the western side of the junction of Parkhurst and Camden Roads (A503), which is mixed use in character. The prevailing character of the areas to the north, west and south of the Site is predominantly residential with a mixture of Georgian and Victorian terraces and existing Council estates. The Site is in the vicinity of several Local Shopping Areas, including the Nag's Head Town Centre.
- 2.2 The plan provided at Figure 1 below is provided by project architects, AHMM, and illustrates the red line plan and the surrounding area.

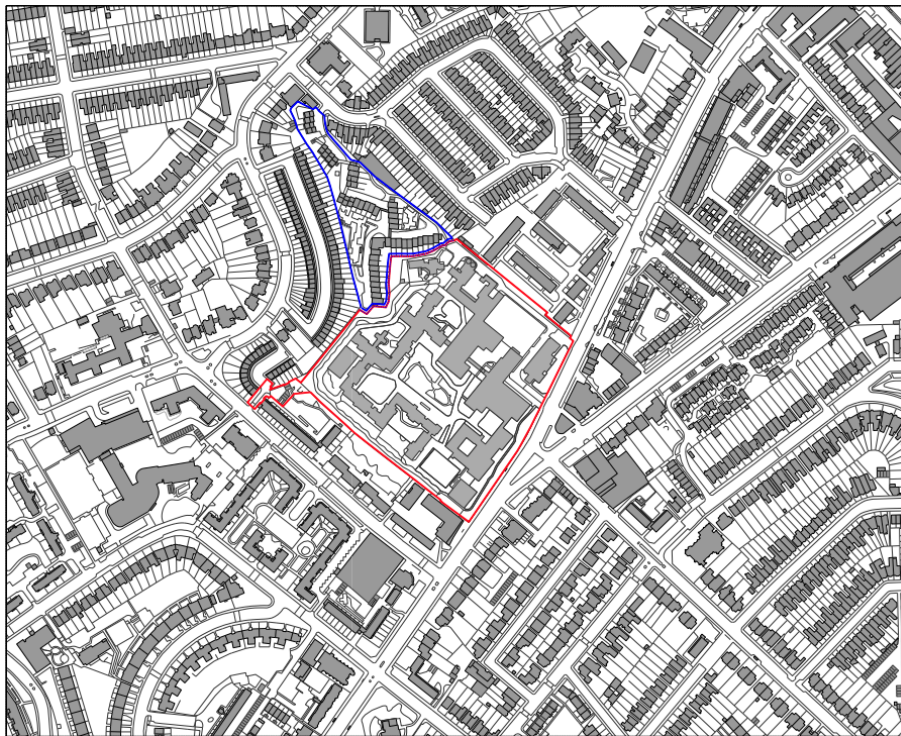


Figure 1 – Red Line Plan

- 2.3 The Site is not located within a Conservation Area albeit the Tufnell Park Conservation Area is to the north west and to the south, the Hillmarton Conservation Area. There are also several buildings in close proximity of local importance including the Grade II Listed St. Luke's Church on Hillmarton Road.
- 2.4 The Site is very accessible by public transport. Holloway Road Station and Caledonian Road Station are situated within a short walking distance of the site and are serviced by the Piccadilly Line.
- 2.5 The Site has a Public Transport Accessibility Level (PTAL) of 6a (Excellent).



- 2.6 Existing access to the Site is via gated access on Parkhurst Road running along the south to the east boundary of the Site. The Site is not currently accessible to the public; however, a pedestrian route is located on the east side of the Site (Parkhurst Road).

### **Site Description**

- 2.7 The existing prison was decommissioned in 2016, and the final prisoners left at the end of the summer following the Government's 2015 Autumn Statement.
- 2.8 As the Holloway Prison SPD notes, *'The disposal of the Holloway Prison site by the Ministry of Justice forms part of a wider programme of prison reform - the Prison Estate Transformation Programme. The prison reform programme involves £1.3billion of investment to modernise the prison estate and support rehabilitation'*.
- 2.9 The Site is broadly square in shape and the topography of the Site is categorised by a significant variance in the Site levels, the mitigating of which will involve considerable costs when bringing forward the Proposed Development. Whilst the Site has been decommissioned, there has been no demolition to date, and several photographs were taken on a Site Visit on the 10 February 2021 which are provided at **Appendix Two**.
- 2.10 The former prison officers' accommodation is situated to the north east of the Site and this accommodation rises from 1 to 4 storeys in height.

### 3 DEVELOPMENT PROPOSAL

#### Planning Application

- 3.1 The Proposed Development is for the demolition of the existing buildings and the delivery of a residential led development consisting of 985 homes, of which 60 percent are affordable housing (with grant funding). This equates to the delivery of 593 affordable homes. The affordable tenure is split 70/30 between social rent and London Shared Ownership. The Proposed Development will also deliver a Women's Building and flexible retail/commercial uses at lower and upper ground level.
- 3.2 The Proposed Development will deliver seventeen buildings across five plots known as:
- **Plot A** – Provides 235 residential homes of which 67 will be provided as market sale, with the remaining 168 provided as affordable housing, with 52 provided as London Shared Ownership and the remaining 116 provided as social rent. Plot A rises to 9 storeys including lower and upper ground floors.
  - **Plot B** – Provides 321 residential homes of which 129 will be provided as market sale, with the remaining 192 provided as affordable housing, with 108 provided as London Shared Ownership and the remaining 84 provided as social rent. Commercial floorspace is also provided within Plot B at lower and upper ground level. Plot B rises to 12 storeys including lower and upper ground floors.
  - **Plot C** – Provides 155 residential homes which will be provided as affordable housing, with all homes provided as social rent. Commercial floorspace and the Women's Building is also provided within Plot C at lower and upper ground level. Plot C rises to 14 storeys including lower and upper ground floors.
  - **Plot D** - Provides 183 residential homes of which 165 will be provided as market sale, with the remaining 18 provided as London Shared Ownership. The residents' facilities including is situated within Plot D at lower and upper ground level. Plot D rises to 10 storeys including lower and upper ground floors.
  - **Plot E** – Provides 91 residential homes of which 31 will be provided as market sale, with the remaining 60 provided as extra care units. Plot E rise to 7 storeys including ground floor.
- 3.3 DS2 have provided a marked-up plan showing the location of each of the above Plots on the Site at Figure 2 below.

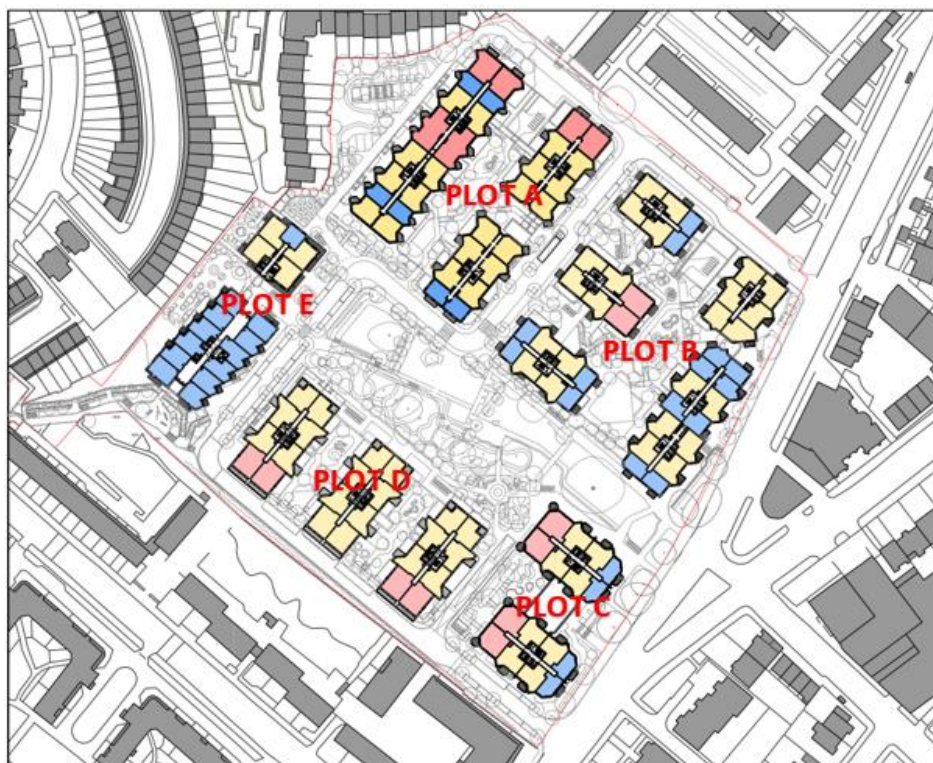


Figure 2 – Masterplan Plot Location

3.4 DS2 have summarised the uses for the Site in Table 1 below. The Proposed Development floorplans and area schedule/accommodation schedule are provided at **Appendix Three** and **Appendix Four**. The area schedule/accommodation schedule attached at Appendix Four provides a breakdown of the unit mix and area on a plot-by-plot basis of the Proposed Development.

3.5 The floorspace figures and unit numbers set out in the tables below are in relation to the Proposed Development.

<b>TABLE 1: PROPOSED DEVELOPMENT AREA SUMMARY, FORMER HOLLOWAY PRISON, NOVEMBER 2021</b>				
	<b>GIA (Sqm)</b>	<b>GIA (sq ft)</b>	<b>NIA/NSA (Sqm)</b>	<b>NIA/NSA (sq ft)</b>
Residential (C3)	94,863	1,021,104	27,400	294,929
Affordable (C3)			42,009	452,189
Commercial (E)	1,882	19,608	1,294	13,931
Women Building (F.2)	1,489	16,023	1,409	15,161
Residents' Facilities (ancillary C3)	1,334	14,359	1,152	12,400
<b>TOTAL</b>	<b>99,568</b>	<b>1,071,094</b>	<b>73,264</b>	<b>788,610</b>

## Residential

- 3.6 The Proposed Development provides a total of 985 residential apartments provided as a mix of one, two, three and four-bedroom units, split across five plots. The table below sets out the proposed unit mix.

	<b>1B</b>	<b>2B</b>	<b>3B</b>	<b>4B</b>	<b>Total</b>
<b>Total no</b>	<b>289</b>	<b>569</b>	<b>114</b>	<b>13</b>	<b>985</b>
<b>Total %</b>	<b>29%</b>	<b>58%</b>	<b>12%</b>	<b>1%</b>	<b>100%</b>

	<b>Market</b>	<b>Affordable</b>		<b>Total</b>
		<b>Social</b>	<b>SO<sup>4</sup></b>	
Unit Split	392	593		<b>985 units</b>
Affordable Units		415	178	

- 3.7 The Proposed Development unit split between market and affordable is summarised in the table below.

	<b>Unit Type</b>	<b>Units</b>	<b>%</b>
Market	1 Bed	87	22%
	2 Bed	278	71%
	3 Bed	27	7%
	4 Bed	0	0%
<b>Total Market</b>		<b>392</b>	<b>40%</b>
Social Rent	1 Bed	106	26%
	2 Bed	209	50%
	3 Bed	87	21%
	4 Bed	13	3%
<b>Total Social Rent<sup>5</sup></b>		<b>415</b>	<b>42%</b>
Shared Ownership	1 Bed	96	54%
	2 Bed	82	46%
	3 Bed	0	0%
	4 Bed	0	0%
<b>Total Intermediate</b>		<b>178</b>	<b>18%</b>
<b>Totals (All Tenures)</b>		<b>985</b>	<b>100%</b>

<sup>4</sup> Shared Ownership.

<sup>5</sup> Includes 60 extra care units.

### Commercial

3.8 The Proposed Development contains an element of commercial space in Plot B, Women’s Building and commercial space in Plot C and Residents’ Facilities including concierge in Plot D. Table 5 below summarises the space.

<b>Plot</b>	<b>Commercial Space</b>	<b>GIA (sq ft)</b>	<b>NIA (sq ft)</b>
Plot B	Commercial Unit (E)	17,943	12,400
Plot C	Women’s Building (F.2)	16,023	15,161
Plot C	Commercial Unit (E)	1,665	1,531
Plot D	Residents’ Facilities incl. concierge (ancillary C3)	14,359	12,400
<b>Total</b>		<b>49,990</b>	<b>41,492</b>

### Car Parking

3.9 The Proposed Development is providing accessible car parking, which will be situated on the proposed Residential<sup>6</sup> Street. The quantum of accessible car parking will comprise of 30 accessible parking spaces in total.

### Cycle Parking

3.10 The Proposed Development is proposing to provide 2,009 cycle spaces, the breakdown of cycle spaces is outlined in the table below.

<b>Plot</b>	<b>Commercial Space</b>
Site Wide Residential Units	1,855 Long Stay 62 Short Stay
Plot B Commercial Unit	16 Long Stay 20 Short Stay
Plot C Commercial Unit	4 Long Stay 6 Short Stay
Plot C Women’s Building	18 Long Stay 18 Short Stay
Residential Facilities inc Plot D Concierge	4 Long Stay 6 Short Stay
<b>Total</b>	<b>2,009 Cycle Spaces</b>

<sup>6</sup> This is the proposed internal two-way street within the Proposed Development.

## Summary of Proposed Development

3.11 To summarise the Proposed Development will provide the following:

- 985 residential homes, comprising 60 per cent affordable housing totalling 593 units and 40 per cent market housing totalling 392 units.
- The affordable housing tenure is split 70 per cent social rent totalling 415 units including 60 extra care units, and 30 per cent London Shared Ownership totalling 178 units.
- A Women's Building (Use F.2 Class) totalling 16,023 sq ft (GIA).
- Commercial floorspace (Use E Class) totalling 19,608 sq ft (GIA), spread across Plot B and C.
- 14,359 sq ft (GIA) Residents' Facilities incl. concierge in Plot D.
- 2,009 cycle spaces.
- 30 Accessible car parking spaces.
- Delivery of public open space including a public park. Public open space will include public play space.
- New publicly accessible pedestrian and cycle route to Trecastle Way.
- Regeneration of a large urban brownfield site which is currently largely vacant as the prison use ceased in 2016.

## 4 PLANNING POLICY

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

### National Policy

#### **National Planning Policy Framework (NPPF)**

4.2 An updated NPPF was published in July 2018 and further amendments were incorporated in July 2021.

4.3 Paragraph 20 of the NPPF places a requirement on authorities to set out an overall strategy for the pattern, scale and quality of development and, in particular, make sufficient provision for housing, including affordable housing.

4.4 Paragraph 34 requires plans to set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

4.5 Paragraph 58 of the NPPF, in relation to development viability for the purposes of planning applications states:

*"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".*

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

4.7 Paragraph 65 of the NPPF states that where major development proposes the provision of housing, at least 10 per cent of the homes should be made available

for affordable home ownership. This term is further defined in the NPPF as *“being part of the overall affordable housing contribution from the Site”*.

- 4.8 The definition of affordable housing included within the Glossary (Annex 2) of the NPPF includes social rented, affordable rented and intermediate tenure housing as affordable housing i.e. housing provided to eligible households whose needs are not otherwise met by the market.

#### **National Planning Practice Guidance, 2019**

- 4.9 The NPPG provides guidance on viability for the purposes of plan making and individual application site’s development management. The guidance covers several areas including standardised inputs to viability assessments and approaches to benchmark land value. The viability section of the NPPG was recently updated on the 1<sup>st</sup> September 2019.
- 4.10 Paragraph 8 of the NPPG states that where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the application should provide evidence of what has changed since then.
- 4.11 The NPPG states that any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers.
- 4.12 The viability assessment should be proportionate, simple, transparent, and publicly available. The viability should assess whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

#### **Regional**

##### **The London Plan – March 2021**

- 4.13 Policy H4 of the London Plan identifies the Mayor’s strategic target for affordable homes. This is for 50 per cent of all new homes delivered across London to be affordable.
- 4.14 The Mayor states there is a need to deliver circa 43,500 affordable homes per year, as established in the London (2017) Strategic Housing Market Assessment (SHMA) and the SHMA has identified that 65 percent of London’s housing need is in the form of affordable housing.
- 4.15 Part 3 of policy H4 states that there is an expectation that all affordable housing providers with agreements with the Mayor deliver at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of



strategic partners. A strategic partner is defined as *'affordable housing providers who commit to deliver ambitious development programmes through a flexible partnership with the Mayor'*, which we understand to be the case with Peabody. Part 4 of H4 seeks at least 50 percent affordable housing from sites in public ownership, (i.e., MoJ in this case) as is the case with the subject Site.

- 4.16 The London Plan has introduced a Threshold approach to application which defines the affordable housing requirements for a variety of land typologies and the Viability Tested or Fast Track routes that are available where the definitions can be met. Schemes are expected to meet the threshold levels without grant or public subsidy in the first instance. Policy H5 provides clarity in respect of the Threshold approach.
- 4.17 The Mayor has provided detailed guidance on viability assessment in the Affordable Housing and Viability SPG (explained below). The Mayor's preferred approach to determining the BLV is an Existing Use Value (EUV+) approach. An alternative approach should only be considered in exceptional circumstances which must be robustly justified by the Applicant and/or the borough in line with the Affordable Housing and Viability SPG.
- 4.18 Policy H6 states that the Mayor is committed to delivering genuinely affordable housing. The following split of affordable products should be applied to development:
- A minimum of 30% low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/London Affordable Rent).
  - A minimum of 30% intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared Ownership.
  - 40% to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.

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

- 4.19 The Affordable Housing and Viability SPG was adopted in August 2017. The Mayor's guidance is, therefore, a material consideration in the determination of planning applications.
- 4.20 The Affordable Housing and Viability SPG represents the Mayoral administration's policy objectives in relation to the delivery of new homes, including affordable housing. The overarching objectives of the Affordable Housing and Viability SPG are clear in seeking to enhance housing and economic opportunities for all persons across the capital.

4.21 The Mayor wants to lead the way in openness and transparency in the planning system. As such, the Mayor will treat information submitted as part of, and in support of, a viability assessment transparently unless there is an exceptional circumstance that justifies the reason to keep certain information private and confidential.

### **Local**

#### **LBI Core Strategy, 2011**

4.22 Islington's Core Strategy consists of the 2011 Local Plan and supporting documents.

4.23 Policy CS12 seeks that 50 percent of the housing built in the borough over the Plan period should be affordable tenures and part G seeks that individual developments will be viability tested to seek the maximum amount of affordable housing and *'many sites, will deliver at least 50 percent as affordable subject to the availability of public subsidy and individual site circumstances'*.

4.24 The Council have published a site-specific SPD in 2017 entitled *'A plan for the future of the Holloway Prison site'*. The Holloway Prison SPD is a material consideration in the determination of any future planning application albeit the Holloway Prison SPD notes that the emerging Local Plan policies, being drafted at the date of publication, should also inform the Site's future development.

#### **LB Islington draft Local Plan, 2021**

4.25 The Council are currently undertaking a thorough review of their Local Plan in response to changes to national policy and guidance, as well as the recently adopted London Plan. There are a series of consultation documents on the Local Plan examination library section of the Council's website including communications between the Council and the planning inspectorate.

4.26 The draft Site Allocations document, dated September 2019, identifies the Site under reference NH7 and the proposed allocation is residential led, with community uses. The Site allocation references the Holloway Prison SPD as a key document to be given very significant weight in the determination of future applications for the Site.

#### **Holloway Prison SPD (January 2018)**

4.27 The Holloway Prison SPD sets a vision for the delivery of a residential led development of the Site and one that states an intent to *'set a benchmark for the potential of public sector land in the capital'*.

4.28 The Holloway Prison SPD indicates a series of policy objectives that should be delivered as part of any proposal, including the delivery of a significant amount of new housing, on what is a 'windfall' site, maximising affordable housing to meet

identified housing needs in the borough. The Holloway Prison SPD also incorporates a significant range of other public benefits sought.

- 4.29 The Holloway Prison SPD identifies a series of indicative development scenarios, at varying densities, viability tested in order to establish planning gain parameters in turn to inform landowner's proposals, most notably the affordable housing expectations.
- 4.30 The Holloway Prison SPD notes that the viability exercise, in support of the Holloway Prison SPD, does not include grant funding and future landowners are encouraged to engage with a Registered Provider and the GLA, at an early stage in order to maximise affordable housing provision.
- 4.31 The viability analysis is presented in the form of a BPS Chartered Surveyors reports entitled '*Holloway Prison - Viability Assessment of Development Scenarios*', dated July 2017. Further details in respect of the viability evidence, and in particular its relevance to the BLV for the current viability analysis, is contained in Section 9 of this report.

#### **Development Viability SPD (January 2016)**

- 4.32 The LBI Viability SPD is largely consistent with the NPPG and the London Plan, 2021, and Affordable Housing & Viability SPG albeit the LBI Viability SPD predates the national policy changes. The LBI Viability SPD does not form part of the Development Plan but is a material consideration in the determination of planning applications.

#### **Summary**

- 4.60 In summary, national, regional, and local affordable housing policy support the delivery of the maximum amount of affordable housing that can be viably delivered, alongside other forms of public benefits. The policy intent however also seeks to encourage rather than restrain delivery, so development proposals must remain commercially viable.
- 4.61 The Proposed Development includes 60 percent affordable housing with the inclusion of grant subsidy. The Proposed Development provides an affordable housing tenure weighting consistent with the Development Plan policies.

## 5 VIABILITY METHODOLOGY

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

### **Methodology**

5.2 The most common method for valuing development land is the Residual Valuation Method, as described in the RICS’s ‘Valuation Information Paper 12’ (VIP12) and the ‘Valuation of Development Property’ Guidance Note, 2019. This concept underpins the planning viability process.

5.3 The viability process also incorporates a range of valuation methods depending on the nature of the Site’s existing use and the development being valued. These are as identified in the RICS International Valuation Standards, January 2020, and in particular in IVS105.

5.4 The Residual Valuation method is based on a relatively simple concept, under which the gross value of the completed development is assessed, and then the cost of building the development along with professional and disposal fees, finance costs and developer’s profit are deducted. This is illustrated in Table 7 below.

<b>TABLE 7: RESIDUAL ANALYSIS METHODOLOGY</b>	
<b>Gross Development Value</b>	
Residential sales income	
Affordable sales income	
Commercial sales income	
Less	
<b>Costs</b>	
Build costs	
Exceptional development costs (where applicable)	
Professional fees	
Planning obligations	
Marketing costs and disposal fees	
Finance costs	
Planning gain costs	
Less	
<b>Developer’s (Gross) Return</b>	
Equals	
<b>Residual Land Value (RLV)</b>	

- 5.5 The output is the RLV. Simply, if the RLV produced by a scheme is lower than an appropriate BLV then the scheme is deemed to be unviable and is therefore unlikely to come forward for development, unless the level of affordable housing and / or planning obligations can be reduced in accordance with the policy requirement.
- 5.6 Conversely, if the RLV is higher than the BLV then the scheme can, in theory, provide additional affordable housing and / or other planning obligations.
- 5.7 Alternatively, the BLV can be inserted into the appraisal as a fixed cost and the level of return generated by the scheme becomes the benchmark by which viability is measured. If a sufficient level of return is generated the scheme is deemed to be viable. In the case of the Site, the Development Return is a fixed line item, and the land value is residualised. The RLV is then compared to the BLV in order to make a judgment on the viability position.

### **Benchmark Land Value / Site Value**

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

##### NPPG

- 5.8 Paragraph 13 of the NPPG states that a BLV should be established based on the EUV of the land, plus a premium for the landowner.
- 5.9 The premium to the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should therefore provide a reasonable incentive, in comparing with other options available, for the landowner to sell the land for development.
- 5.10 Paragraph 14 of the NPPG states that a BLV should;
- Be based upon EUV;
  - Allow for a premium to landowners;
  - Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and
  - Be informed by market evidence including current uses, costs, and values wherever possible. Where recent evidence is used to inform assessment of BLV this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and Applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic BLV of non-policy compliant developments are not used to inflated values over time.

- 5.11 Paragraph 15 of the NPPG defines what is meant by EUV in a viability assessment. This states the following:

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

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

GLA Affordable Housing and Viability SPG, 2017 (reflecting the March 21 London Plan)

- 5.16 The Affordable Housing and Viability SPG defines EUV as the current use value of a site plus an appropriate site premium. The Affordable Housing and Viability SPG states that a landowner should receive at least the value of the land in its ‘pre-permission’ use, which would normally be lost when bringing forward land for development. The Affordable Housing and Viability SPG considers that the EUV Plus approach is the most appropriate for planning purposes.
- 5.17 The Affordable Housing and Viability SPG states at paragraph 3.46 the following when determining the EUV Plus benchmark:

*“The EUV is independent of the Proposed Development. The EUV should be fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes any hope value associated with development on the site or alternative uses. This evidence should relate to sites and buildings of a similar condition and quality or otherwise be appropriately adjusted. Where an existing use and its value to a landowner is due to be retained in a development (and not lost as is usually the case), a lower benchmark would be expected. Where a proposed EUV is based on a refurbishment scenario, or a redevelopment of the current use, this is an alternative development scenario and the guidance relating to AUV will apply”.*

- 5.18 The Affordable Housing and Viability SPG also states at paragraph 3.46 the following in regard to premiums:

*“Premiums above EUV should be justified, reflecting the circumstances of the site. For a site which does not meet the requirements of the landowner or creates ongoing liabilities / costs, a lower or no premium would be required. The premium could be 10% to 30%, but this must reflect site specific circumstances and will vary”.*

- 5.19 The level of premium can be informed by BLVs that have been accepted for planning purposes on other comparable sites were determined on a basis that is consistent with this guidance.
- 5.20 As set out in NPPG, in all cases land or site value should reflect Development Plan Policies including the delivery of planning obligations. When determining a level of premium that would be sufficient to incentivise release of a site for development and ensure that a landowner receives a ‘competitive return’, this should take into account the overarching aim of delivering sustainable, policy compliant development and that an uplift in land value is dependent on the grant of full planning consent.
- 5.21 In the case of the Site, in reference to the 2018 Holloway Prison SPD, the premium was deemed to be 116 percent based on what was considered to be a reasonable return to the then incumbent landowner for a scheme that delivered 50 percent affordable housing.

### **Alternative Use Value (AUV) Approach**

#### NPPG

- 5.22 The NPPG recognises that an AUV is acceptable and states;

*“For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its current permitted use, and other potential development that requires planning consent, technical consent or*

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

#### Affordable Housing and Viability SPG, 2017

- 5.23 The Affordable Housing and Viability SPG recognises that an alternative approach will only be considered in exceptional circumstances which must be robustly justified by the Applicant.
- 5.24 In this scenario, the Applicant must demonstrate that the site value fully reflects policy requirements, planning obligations and CIL charges, and takes account of site-specific circumstances. Generally, the Mayor will only accept the use of AUV where there is an existing implementable permission for that use.
- 5.25 Where there is no existing implementable permission, the approach should only be used if the alternative use would fully comply with development plan policies, and if it can be demonstrated that the alternative use could be implemented on the site in question and there is market demand for that use.

#### **Market Value**

##### NPPG

- 5.26 Paragraph 14 of the NPPG states that market evidence can be used as a cross-check of BLV but should not be used in place of BLV. There may be divergence between BLVs and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.
- 5.27 The evidence used should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and Applicants should identify and evidence any



adjustments to reflect the cost of policy compliance. This is so that historic BLVs of non-policy compliant developments are not used to inflate values over time.

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

**Summary**

- 5.29 Ultimately the aim of the NPPF and NPPG, in respect of planning viability, is to create a balance so that the BLV is not simply included at the expense of planning obligations and conversely, planning obligations are not so onerous as to render a project undeliverable.
- 5.30 The BLV should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land while allowing a sufficient contribution to fully comply with policy requirements and taking into consideration the circumstances of the site.
- 5.31 The approach to BLV is set out in section 9 of this report.

## 6 DEVELOPMENT TIMINGS

- 6.1 The following section sets out the adopted pre-construction, construction and sales timings applied within the ARGUS appraisal of the Proposed Development.
- 6.2 In accordance with best practice principles, this FVA assumes that the Proposed Development has a notional resolution to grant planning permission and therefore, the cash flow commences in November 2021.
- 6.3 Please note that all timings are indicative and subject to change based on a range of external factors that are outside of the Applicant's direct control.

### Pre-construction

- 6.4 The development programme is estimated from November 2021. A 6-month pre-construction period has been adopted within the proposed programme and includes an allowance for the following:
- Signing of the Section 106 agreement;
  - Expiration of the Judicial Review period;
  - Discharging of pre-commencement conditions;
  - Securing necessary development funding;
  - Tender period for build contract package (s)
  - Mobilisation; and
  - Preparation of a sales and marketing campaign.

### Construction

- 6.5 A development programme provided by London Square has been attached at **Appendix 5**. The development programme adopted in the Proposed Development viability appraisal is circa 70 months which includes a 6-month pre-construction period as described above.

6.6 A summary of the programme is set out in Table 8 below.

<b>TABLE 8: PROPOSED DEVELOPMENT CONSTRUCTION PROGRAMME, FORMER HOLLOWAY PRISON, NOVEMBER 2021</b>			
<b>Building</b>	<b>Construction</b>		
	<b>Start</b>	<b>End</b>	<b>Duration</b>
Pre-Construction	November 2021	April 2022	6 months
Demolition-Enabling	May 2022	October 2023	18 months
Plot C Construction	April 2023	June 2026	39 months
Plot D Construction	August 2023	September 2025	26 months
Plot E Construction	May 2024	May 2026	25 months
Plot A Construction	November 2024	October 2026	24 months
Plot B Construction	March 2025	September 2027	31 months

### **Residential sales timings**

#### **Market Sale**

- 6.7 The sales programme assumes that a marketing campaign is undertaken in advance of commencement of construction in order to secure the necessary level of pre-sales required in order to bring forward the development.
- 6.8 Sales rates for the comparable scheme Jewel House, see **Appendix 6**, sold 37 per cent off-plan with a sales rate of 3 units per month thereafter.
- 6.9 In this instance it has been assumed 50 per cent of the residential units would be sold off plan, with 5 unit sold per month thereafter. Clearly, the level of pre-sales will likely require the use of sales incentives and discounts, but these have not been factored into the assessment of development value and therefore the market sales revenue might be considered to be at the higher end of a range, on a present-day basis, based on analysis of the evidence available.

#### **Affordable**

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

### **Commercial Property timings**

- 6.11 The Proposed Development's commercial accommodation will be located at ground level in Plot B and C. The commercial completion will be at the same time as the completion dates for Plot B and Plot C, as detailed above.

6.12 Taking into account the current market and the location of the Proposed Development a 6-month rent free has been assumed in the appraisal along with a 6-month average letting void. Given the current prevailing market environment, the incentives might be deemed to be, from a developer's perspective, optimistic, and this assumption benefits the overall viability of the project.

## 7 DEVELOPMENT VALUE

7.1 The following section provides a summary of the residential, affordable, and commercial values that have been incorporated into the appraisal of the Proposed Development.

### **Market Sale**

7.2 The market housing element of the Proposed Development comprises 392 units across 4 of the plots. In assessing an appropriate value for the proposed residential units, DS2 have had regard to transactional activity in the local area. DS2's comparable evidence is provided at **Appendix 6** which supports the price assumptions used in the appraisal.

7.3 DS2 have prepared a unit-by-unit pricing schedule for the Proposed Development, considering the area, floor level, aspect, layout, specification, and amenity of the residential units as well as local market conditions and comparable evidence. A summary of unit-by-unit pricing schedule is provided and attached at **Appendix 7**.

7.4 DS2 composed a pricing schedule to calculate the different contributing factors for a premium in price. The main contributing factors were floor level and type of aspect. A unit on a higher storey would achieve a premium to a unit on ground level. The pricing schedule was analysed against the comparable transactional evidence in order to come to a conclusion on price per unit and the achievable blended average £ per square foot.

**TABLE 9: SUMMARY OF RESIDENTIAL UNIT BY UNIT PRICING SCHEDULE, FORMER HOLLOWAY PRISON, NOVEMBER 2021**

	<b>Units</b>	<b>Area (SQFT NIA)</b>	<b>Average Unit Size (SQFT NIA)</b>	<b>Capital Value</b>	<b>Average Capital Value Per Unit</b>	<b>Average £ Per Square Foot</b>
1 BED	88	48,787	561	£48,470,000	£557,126	£993
2 BED	277	220,153	792	£206,360,000	£742,302	£937
3 BED	27	25,988	963	£23,750,000	£879,630	£914
<b>TOTAL</b>	<b>392</b>	<b>294,929</b>	<b>752</b>	<b>£278,580,000</b>	<b>£710,663</b>	<b>£945</b>

7.5 In summary, an average value of £945 per square foot has been adopted for market residential situated within the Proposed Development. This is at the higher end of the present-day achievable value range; several factors were taken into account when determining the value to be at a premium to other schemes including site location, the identity of the Applicant (albeit this is an objective assessment) and the quality of the scheme being proposed.

- 7.6 In arriving at this value, the Jewel House scheme was given good weighting, albeit being located in a superior location in proximity to local transport. The Jewel House scheme is a part of a large new build scheme offering a similar standard to the Proposed Development and is a 9 storey scheme the same as the Proposed Development. The blended average was £980 per square foot, this reflects the scheme providing 1 and 2 bedrooms only, so a higher £ per square foot average is expected.
- 7.7 The Icon Apartments scheme is located in close proximity to the development offering a good level of comparable and is of a good standard. The Proposed Development will achieve a premium to the Icon Apartments scheme due to its height, 9 storeys compared to 5 storeys, and the level of amenities being offered.
- 7.8 DS2 has reviewed the current market for new residential developments coming to market following the submission of the Pre-App FVA in June 2021, within the area there has been no launch of new build residential homes, therefore, the position on residential values remains the same.

### **Affordable housing values**

#### **Social Rent**

- 7.9 The re-provided affordable homes valued for the purposes of this assessment will be social rent. In arriving at a value for the social rent units we have had regard to our experience on other schemes given the absence of a definitive accommodation schedule. We have adopted a blended rate of £179.89 per square foot for the social rent units in our assessment, which is based upon BPS's opinion on the value of the social rent units.

#### **Intermediate**

- 7.10 The intermediate units have been assessed as London Shared Ownership. DS2 have valued the intermediate product based upon our experience of valuing intermediate products, concluding a value of £450 per square foot for each of the indicative scenarios.
- 7.11 It has been assumed that the London Shared Ownership units will be affordable to household incomes up to £90,000 in accordance with the GLA Annual Monitoring Report dated March 2021.

#### **GLA Capital Funding**

- 7.12 The 2016-21 Homes for Londoners Capital Funding Guide 2016-21 sets out the Mayor's priorities when distributing capital funding for affordable homes in London. The GLA secured £3.15bn for the five-year programme, anticipated at the time to secure 90,000 starts, and there are several routes to securing grant funding for approved GLA tenures, including the Approved Provider route, which is applicable to this Site.

7.13 Providers must be qualified as a GLA Investment Partner. The Approved Provider route is available to Providers who can achieve the following outcomes:

- Ensure that at least half of their London housing starts between April 2015 and March 2021 are affordable homes;
- Deliver their programme on sites controlled by them or by joint ventures in which they have at least a 50 per cent share; and
- Intend to, either as themselves or as part of a consortium, own the completed affordable homes.

7.14 The grant rates agreed between Peabody and the GLA specific to the Site are set as follows:

- London Affordable Rent - £70,000 (inclusive of RCGF/DPF) per home, when rent is set at or below the benchmark levels;
- London Living Rent and London Shared Ownership – £38,000 (inclusive of RCGF) per home.
- £21,645 per home to convert from London Affordable Rent to social rent.

7.15 The GLA have agreed that the delivery of social rent on the Site will be grant funded in this case. The grant rates total £44,796,685 and have been phased to be received 50 per cent at the start of the scheme and 50 per cent at the end of the scheme.

### **Commercial values**

#### **Rental Values**

7.16 The Proposed Development will provide commercial 13,931 square foot (NIA) of commercial space in Plots B and C. The commercial space will be situated on the lower and upper ground floor. The Applicant is seeking provision to provide the commercial space as Use Class E. It is envisaged that due to the location of the commercial space that the space will be operated as retail.

7.17 In arriving at an appropriate value for the Proposed Development commercial floor space, DS2 have carried out research into recent transactions in the area. The table below sets out the recent transactional evidence.

Address	Date	Use	Floor	Size Sqft	Rent £ per sqft
610 Holloway Road, N19 3PH	Oct-21	A1	G	786	£22.90
100-102 Seven Sisters Road, N7 6AE	Sep-21	A1	G	1,499	£26.68
51-65 Seven Sisters Road, N7 6BH	Aug-21	A1	G	1,040	£26.44
520 Holloway Road, N7 6JD	May-21	A3	G	934	£25.70
256-268 Holloway Road, N7 6NE	May-21	A3	G	1,230	£30.08
21 Highbury Park, N5 1QJ	Jan-21	A1	G	907	£29.22
458-460 Holloway Road, N7 6HT	Nov-20	A1	G	1,082	£32.35
470 Holloway Road, N7 6HT	Sep-20	A3	G	950	£31.58

7.18 From the transactional evidence research carried out the retail unit situated at 458-460 Holloway Road and 256-268 Holloway Road are the most comparable to the subject Site due to its close proximity to the Site, and quality of floorspace being provided. 470 Holloway Road and 100-102 Seven Sisters Road also offer good comparable; however, the quality of the units is not of the same standard the new build units will be, therefore, a premium would be expected.

7.19 Taking into consideration these factors and the commercial space being provided, the commercial floor space we have adopted a rent of £35.00 per square foot.

#### Yield

7.20 DS2 note there is limited comparable evidence within close proximity of the Site. DS2 have a relied upon the evidence set out in the table below to inform our valuation of commercial floorspace within the Proposed Development, taking into account the size, location and quality of the commercial floorspace.

Address	Size (sq ft)	Sale Date	Sale Price	£ psf	NI Yield
38 Seven Sisters Road, N7 6AA	743	Jul-20	£435,000	£585.46	6.67%
325 Kentish Town Road, NW5 2TJ	1,087	Jul-19	£2,500,000	£2,299.91	5.65%
238 Upper Street, N1 1RU	981	Aug-19	£1,580,000	£1,610.60	5.23%
57 St Johns Wood High St, NW8 7NL	1,197	Sep-19	£4,280,000	£3,571.43	5.59%
18 Stoke Newington High St, N16 7PL	624	Sep-20	£1,600,000	£2,564.10	6.20%
157 Canonbury Road, N1 2UP	561	May-21	£970,000	£1,729.06	4.98%

7.21 A yield of 6.5 per cent has been adopted for the commercial space, informed by the comparable evidence set out above. The most relevant comparable in the table above is 38 Seven Sisters Road which transacted reflecting a net yield of 6.67 per



cent in Q3 2020. In the intervening period the commercial market has encountered significant headwinds due to Covid-19 and as such the yield has been softened to reflect this.

- 7.22 A rent-free period of 6-months has been applied however this is deemed to be optimistic in the current market.
- 7.23 DS2 has reviewed the current market for updated transactions following the submission of the Pre-App FVA in June 2021, within the area there has been no new transactional evidence, therefore, the position on commercial rents and yield remains the same.

### **Women's Building**

- 7.24 The Proposed Development proposes 16,023 square foot (GIA) of floorspace for a Women's Building which will be provided as a community use. It has been assumed that the Women's Building will be provided at a Peppercorn Rent and the unit delivered to shell and core only.

## 8 DEVELOPMENT COSTS

8.1 The following section provides a summary of the Proposed Development costs on a present-day basis. The overall costs comprise;

- Build costs as advised by the Applicant’s cost consultants, Faithful & Gould;
- Professional fees;
- Planning obligations;
- Sales, letting disposal and marketing costs;
- Additional costs; and
- Financing costs. 1,071,083

### Construction Costs

8.2 The Applicant’s cost consultant, Faithful & Gould, have provided a cost estimate for delivering the Proposed Development, a copy of which is attached at **Appendix 8**.

8.3 In summary, the cost plan sets out a base construction cost of £301,259,460 inclusive of preliminaries (15 per cent), overheads and profit (5 per cent) and contingency (5 per cent). This equates to an average cost of £281 per square foot calculated on the GIA. This figure is disaggregated between the various plots as follows:

<b>Works Package</b>	<b>Costs</b>
Site Clearance & Preparation/Demolition	£4,128,548
Site Wide External Works	£13,304,457
Plot A Construction	£62,957,307
Plot B Construction	£86,823,825
Plot C Construction	£37,144,880
Plot D Construction	£50,506,127
Plot E (including Amenity Space) Construction	£25,123,065
Plot B – Commercial Shell & Core	£1,768,521
Plot C -Women’s Building & Commercial Shell & Core	£2,676,777
Plot D – Residents’ Facilities	£2,480,265
Contingency	£14,345,689
<b>Total</b>	<b>£301,259,460</b>

8.4 DS2 have adopted Plot E as a combined total of Plot E1 and E2 from the construction costs advised by Faithful & Gould. Commercial and Residents' Facilities build costs have also been combined with the total build cost for the respective plots in the appraisal.

**Construction contingency**

8.5 As advised by Faithful & Gould, a 5 per cent construction contingency has been assumed in the FVA. This is included within the £301,259,460 cost estimated advised by Faithful & Gould.

8.6 This is in line with what is typically assumed for the purposes of viability assessments.

**Professional fees**

8.7 Considering the scale and nature of the Proposed Development and its proximity to active, neighbouring uses, DS2 have included a 10 per cent professional fees budget within the ARGUS appraisal of the Proposed Development. This is considered to be appropriate for a development of this scale and nature.

8.8 The total professional fees budget has been modelled to commence at the start of the pre-construction period and will continue until practical completion of the Proposed Development.

**Planning Obligations & CIL**

8.9 DS2 have included draft Section 106 requirements at this stage for the Proposed Development proposed on a without prejudice basis and it is anticipated that the scale of these obligations will be identified in more detail through the determination period.

8.10 The Applicant has been advised by Avison Young in respect of the level of planning obligations to assume at this stage. The following indicative figures have been included within the ARGUS appraisal of the Proposed Development.

8.11 Please note that both the Mayoral and Borough CIL figures are based on assumptions provided by Avison Young and include social housing relief for the affordable homes. The CIL figures are approximate and based on assumptions related to indexation. These figures can only be finalised once planning permission has been granted. Avison Young CIL calculation is attached at **Appendix 9**.

<b>TABLE 13: PROPOSED DEVELOPMENT CIL &amp; SECTION 106 CONTRIBUTIONS, NOVEMBER 2021</b>	
<b>Obligation</b>	<b>Payable</b>
Est. LBI S106	£3,085,849
Est. Borough CIL	£13,663,408
Est. Mayoral CIL	£3,355,289
<b>Total</b>	<b>£20,104,546</b>

8.12 The Borough and Mayoral CIL has been profiled on a phase-by-phase basis. This approach has not yet been discussed with LBI and therefore is subject to change.

8.13 Should the level of obligations change (i.e., go up or down), DS2 reserve the right to reflect the revised level of obligations in the FVA.

### **Sales, Marketing and Legal Costs**

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

- Residential marketing – 1.5% (of residential GDV)
- Commercial marketing - £1.50 psf (of net commercial area)
- Residential sales agent fee – 1.50% (of residential GDV)
- Residential sales legal fee – £1,000 per unit (on market units only)
- Commercial sales agent fee – 1.0% (of commercial NDV)
- Commercial sales legal fee – 0.5% (of commercial NDV)
- Letting Agent Fee – 10% (of 1st year’s annual rental income)
- Letting Legal Fee – 5% (of 1st year’s annual rental income)

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

### **Finance**

8.16 A 6 per cent finance cost has been included in the appraisal of the Proposed Development. The adopted finance rate is an ‘all in’ rate, which includes the basic margin (3-4 per cent), commitment fees, arrangement fees (2-3 per cent) and exit fees (0.5-1 per cent), as well as a bank management/monitoring cost.

8.17 It is assumed that the development is 100 per cent debt financed. However, in the pre Covid-19 lending environment, many of the most traditional lenders were generally only lending senior debt at a maximum 50-60 per cent loan to cost ratio.

8.18 Developers therefore must revert to equity or mezzanine finance to secure full development funding, both of which are considerably more expensive than senior debt, typically at 10-15 per cent and potentially higher. Alternatively, developers

can source debt from niche operators, who are by their nature, more expensive than the traditional lenders.

- 8.19 As a result, whilst senior debt can be secured at anywhere between 6 per cent and 8 per cent, in reality to secure full funding the blended finance rate may be significantly higher than this. Notwithstanding this, 6 per cent has been adopted.
- 8.20 Whilst this is an objective exercise, DS2 are aware that the Applicant benefitted from a development loan of £41.636m from the GLA's Land Fund Investment Committee to part fund the delivery of the development. Details are available on the GLA's website. One of the conditions of the loan are that it must be paid back by March 2027. The narrative relating to the loan on the GLA's website is that the loan will assist in the delivery of 1,100 homes on the Site including the delivery of 60 percent affordable housing, which is cited as being 10 percent in excess of the policy requirement.

### **Developer Return**

- 8.21 The requirement for a reasonable development return is by reference to NPPG 2019, as amended. Developer return is deemed to be a key component of the viability process as defined in paragraph 10.
- 8.22 It should be noted that developer return is not a net profit position but a gross profit from which there are invariably deductions to be made, some of which can be significant (for example, paying back equity costs). Paragraph 18 states in relation to plan making, which states:

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

- 8.23 Paragraph 21 states that a viability assessment should refer back to the evidence base that underpins the Local Plan and summarise what has changed since then. In that regard, the Council's evidence base that underpins the adopted affordable housing policy, refers to 20 percent on GDV for private residential, 6 percent for affordable and 15 percent on commercial.

- 8.24 The Bank of England have an uncertain outlook of the UK economy in the Monetary Policy Report August 2021, interest rates have been left unchanged at 0.1 percent for Q4 2021, however, GDP has grown to approximately 4 per cent below its pre-pandemic level and in Q4 2021 is predicted to be back at its Q4 2019 level. The Bank's report notes the ongoing concerns regarding the uncertainty around the evolution of the pandemic, albeit the vaccination programme rollout improving the economic outlook for 2022 the uncertainty surrounding potential new variants and Government reactions for further lockdowns and restrictions.
- 8.25 The Bank does predict for the UK GDP to pick up strongly throughout 2022 as demand will outweigh supply leading into Q1 2022. Business investment has risen during the first half of the year as consumer spending increases and uncertainty decreases.
- 8.26 Inflation increased to 2.5 per cent in Q3 2021 with the easing of restrictions throughout 2021. It is predicted for a sharp increase in inflation to 4 per cent in Q4 2021 as activity returns to the market and goods prices increase. This above target inflation is predicted for the transition period out the pandemic and is expected to drop back to 2 per cent.
- 8.27 The Bank note that there are big downside risks to the forecast and continued capital stimulus to support the economy will continue for the foreseeable future. This much needed financial stimulus has clear tax implications at a personal and corporate level.
- 8.28 Risk has clearly increased over the last 12 to 18 months and particularly since March 2020. Developer returns that were reasonable six months ago now need to be adjusted as the margin between risk free investment and development has increased substantially. Bank lending has not dried up as with the financial crisis a decade ago, as banks remain liquid.
- 8.29 In fact, there is a significant amount of capital in the market for asset purchases and development lending, however loan to values have been readjusted and margins on debt increased. We would therefore suggest that 20 percent plus on residential and commercial would now be entirely reasonable in the current market based on the facts and forecasts available.
- 8.30 However, DS2 have weighted the various property components as follows.
- 17.5 per cent profit on GDV for the Market Sale residential element (at the lower end of a reasonable range);
  - 6 per cent profit on GDV for the affordable housing element;
  - 15 per cent on GDV for the commercial element.

8.31 This derives a blended site-wide profit target of 14.17 per cent on GDV for Proposed Development appraisal. The calculations are attached at **Appendix 10**. DS2 would note that in the current marketplace a higher profit for this quantum of development could be deemed to be reasonable in accordance with the NPPG test, albeit we have retained the quoted levels as agreed on other projects of similar scale.

## 9 SITE VALUE/BENCHMARK LAND VALUE

- 9.1 In arriving at a Site Value for the subject Site, the approach taken accords with planning policy and best practice guidance, including the NPPG, GLA Affordable Housing and Viability SPG (2017) and LBI Development Viability SPD (2016).
- 9.2 The NPPG states that BLV should usually be established on the basis of the EUV of the land, plus a premium for the landowner. It stipulates that the premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land, with reference to policy compliant evidence (PPG, paragraph 013).
- 9.3 The principle of this approach is that a landowner should receive at least the value of the land in its current or 'pre-permission' use, otherwise there is no incentive for a landowner to release their land for redevelopment and in doing so extinguish the value of the existing use.
- 9.4 Furthermore, it is considered that a premium is added to provide the landowner with an additional incentive to release the site, having regard to site circumstances. The Affordable Housing and Viability SPG refers to a range of between 10% and 30% albeit noting that the premium must reflect site specific circumstances and will vary. The NPPG is clear however that the landowner premium is key to ensure that sites are released for development and places greater emphasis on a sense check to policy compliant market evidence albeit with certain caveats

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

- 9.5 The Site comprises a decommissioned prison so in terms of an EUV, the Site is a public sector non-income producing asset and therefore a traditional income-based valuation approach is not applicable. Assessing the value to the incumbent landowner for the extinguished use, is by reference to an alternative method.
- 9.6 The Council commissioned an evidence base in support of the Holloway Prison SPD (2018) and a planning viability / valuation-based exercise was undertaken by BPS Chartered Surveyors, on behalf of the Council, in 2017. The Holloway Prison SPD assesses several development scenarios and in determining the correct BLV for the Site, adopted a twofold approach which is summarised below.
- 9.7 Firstly, in the absence of a traditional EUV, a Depreciated Reinstatement Cost (DRC) was calculated. A DRC is defined by the RICS Valuation Standards, 2020, as a Cost Approach to valuation, as opposed to an income-based approach, being the cost of replacing the utility of an asset not the exact physical properties of the asset.



- 9.8 This replacement cost is adjusted for physical deterioration and all forms of obsolescence. The methodology is further explained in the RICS Professional Standards and Guidance, 'Depreciated replacement cost method of valuation for financial reporting', 1<sup>st</sup> Edition, 2018.
- 9.9 It is relevant to note that at the time of the adoption of the SPD there was no presumption that the future use of the Site as a prison was a reasonable proposition. This remains the case. The DRC was adopted as a proxy for an EUV in order to reflect the Development Plan and professional guidance requirements for Site Value for the purposes of BLV. This remains the case at today's date and the Applicant and DRC remains a reasonable alternative for a public sector asset and one that conforms with the reasonable landowner requirements (PPG para 16).
- 9.10 Whilst there have been changes to national policy and guidance between the date of the publication of the SPD and the date of submission of the application, in respect of the BLV, none of the policy changes alter this as a reasonable and robust way in which to assess a BLV for a public sector asset.
- 9.11 The Holloway Prison SPD was prepared in order to consider development opportunities for the Site, once the then incumbent landowner has signalled their intention to dispose of the Site, and ensure that the Site was delivered efficiently, to appropriate densities whilst providing a high-quality design that is consistent with the local environment.
- 9.12 The evidence base supporting the Holloway Prison SPD assessed a range of scenarios in order to assess how securing various planning policies, including affordable housing, might be best met. The Holloway Prison SPD, at section 4.8, states that the analysis was undertaken on an EUV basis which was deemed to be a reasonable incentive upon which the incumbent landowner would release the Site development.
- 9.13 The BPS SPD evidence base assesses the DRC of the Site, as noted above, as an EUV proxy. This is entirely acceptable in planning policy terms and recognises that in the absence of an EUV (generally related to an income generating asset) as it is unrealistic to assume a zero or negligible site value for the purposes of planning viability, and in the case of the subject Site, a cost approach to valuation is a sensible alternative. The DRC figure was reported in 2017 at £27m.
- 9.14 The 'plus' element of the EUV in the calculation, as required by policy (the EUV plus component of national policy is, in 2021, central to national policy far more so than it was in 2017). The BPS 2017 report states at section 8.5, that a premium (also referred to as 'plus') of 116 percent is reasonable which establishes a BLV of £58.38 m (or £14.49m per hectare).

### Premium / 'Plus'

9.15 The premium in this case is defined not as an arbitrary figure, but by reference to the Holloway Prison SPD that incorporates a development scenario with 50 percent affordable housing, that is cited as being policy compliant insofar as it meets the requirements of the Development Plan (both in 2017 and when assessed against the 2021 Development Plan).

9.16 Section of 8.5 of the BPS SPD evidence base, in respect of the BLV, concluded the following:

*"We have adopted a benchmark land value of £58.38m. This takes into account our optimistic EUV estimate of £27.0m, but also recognises that Scenario One can generate a similar value as this figure of £58.38m is the residual land value of Scenario One (see Appendix One), therefore we consider this to be a realistic and acceptable benchmark. It provides a 116% premium over existing use value therefore clearly delivers a "competitive return" to the landowner in line with NPPF requirements".*

9.17 The NPPF requirement (section 173), as referenced in the BPS evidence base, paragraph 8.7, was updated in 2019 and the NPPG comparable policy references are now sections 15 and 16, in respect of land value states"

*"Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development)". (para 15)*

*"The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements". (para 16)*

9.18 The approach sought to create an appropriate balance between landowners' return and planning obligations, and as at today's date, the correct approach to calculating the premium is determined by reference to paragraph 13 of the NPPG that states:

*“The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements”.*

9.19 The basis for assessing EUV by looking at the DRC of the Site in its existing use remains in accordance with the NPPG and London Plan and we have therefore adopted the approach for the subject Site albeit updated the premium to reflect current day evidence.

#### **Site Comparable Information**

9.20 DS2 note that the use of market evidence in respect of sense checking BLVs is a key principle of the NPPG. We have reviewed a series of information sources, including land transactions of very large central London development sites, BLV evidence from strategic sites taken from borough affordable housing and CIL evidence bases, policy compliant BLVs and other sources of information. Clearly, given the distinctive nature of development sites, the evidence is weighted accordingly with reference to the RICS ‘Comparable evidence in real estate valuation’, 2019.

9.21 DS2 have also relied upon transactional evidence provided by JLL, provided at **Appendix 11**. The transactional evidence provided by JLL which all include a high proportion of affordable housing, demonstrates a price per plot range of c. £62,000 to £75,000 for schemes inclusive of high proportions of affordable housing (in excess of 40 per cent affordable housing).

9.22 The most comparable land transaction of size (compared to the subject Site) is Kings George’s Gate, Tolworth, which benefitted from a consent for 950 residential units. The purchase price of £71.7 million reflects £75,000 per plot and £7.5 million per acre. The site was purchased by the Guinness Partnership in September 2019. It is understood that approximately 43 per cent affordable housing provision, on a unit basis, was consented. The anticipated value of the proposed residential reflected £600 per square foot, which is somewhat lower than the residential values anticipated on the subject Site, although the subject Site proposes a larger proportion of affordable housing. Assuming a value per acre of £7.5 million would result in a Site Value of c. £77.1 million.

9.23 DS2 also note that three out of the four land transactions in the BPS evidence base, page 19 of their report, derive equivalent site values that are significantly above £60m for the subject Site, however whilst the exercise sets a useful tone, the Sites listed, for example Parkhurst Road, are not truly comparable and limited weight is attached to these figures.

9.24 It is a policy requirement that when assessing land evidence, insofar as is possible, all the comparable site information should be benchmarked to policy compliance, that is, the requisite policy headline level of affordable housing in the local plan.

- 9.25 It is also important to note that planning viability is undertaken on a present-day objective basis, whereas land transactions represent, in most cases, the optimum often funded value possible, following a competitive bidding process where a developer commonly takes as optimistic view as is possible on the end values and also value engineers the costs based on experience on sites that have been delivered and we have therefore sought to establish a premium by reference to the lower end of the comparable range
- 9.26 The scheme detail available at the date of acquisition will be relatively high level when compared to the detailed drawing that will be progressed (RIBA Plan of Works Stage 3, Spatial Coordination) at the point at which a planning consent is secured.
- 9.27 The BNP Paribas, London Borough of Islington: Draft Local Plan Viability Study, December 2018, tests the ability of a range of site typologies to meet what is referred to in section 2.4.3 as *'a 50% strategic borough-wide affordable housing target. Site specific target of 45% without grant funding, with a requirement on applicants to seek to secure grant funding to achieve the 50% target. Tenure split of 70% social rent and 30% intermediate (at London Living Rents and shared ownership)'*.
- 9.28 The evidence base tests the ability of a range of development typologies to meet the planning policies, including affordable housing. The existing, pre-planning, land uses also vary ranging from offices with high EUVs to storage and low density industrial with lower EUVs.
- 9.29 The evidence base includes two scenarios which are referred to as 'former emergency services building' i.e., a public sector building whose value was in the inherent services provided rather than an income-based approach. The two sites have BLVs of £13 million and £30 million which equate to £55 million and £124 million for a 4.16-hectare plot.

### **Summary**

- 9.30 Below summarises the key points as to why an EUV plus approach to BLV remains the correct methodology to apply at the Site and is in accordance with planning policy and guidance.
- The Site is 4.16 hectares situated in Islington and comprises a decommissioned prison
  - The Site was acquired following a competitive tendering process that was initiated by the then landowners, the Ministry of Justice. It is understood that the receipts are being used by the prison service to enhance services elsewhere in the country

- The Holloway Prison SPD was adopted in January 2018 and supports the delivery of a minimum 50 percent affordable housing without grant in line with the Development Plan requirements
- The Site was acquired in March 2019 on the basis of a clear underlying 50 percent without grant being facilitated in accordance with the policy requirement and the guidance in the form of the SPD
- The landowner is now proposing 60 per cent affordable housing provision further to securing housing grant from the GLA. Clearly both the acquisition and the securing of grant took place after the adoption of the Holloway Prison SPD which is a material consideration in the determination of a planning application and was also a consideration in the acquisition due diligence
- The Holloway Prison SPD incorporates a Viability Assessment and assesses several development scenarios and in determining the correct BLV for the site. The Council's advisor, namely BPS, approached these two ways:
  - Firstly, in the absence of a traditional EUV, a Depreciated Reinstatement Cost basis. This being an EUV proxy. The DRC figures were reported in 2017 at £27m (now £18.51m based upon BPS's report dated 3 August 2021))
  - Secondly, the plus element of the EUV was calculated by BPS to be 116 percent to establish a BLV of £58.38m (which is cited as being a realistic and acceptable benchmark, para 8.5 of the SPD). This was based upon a 50 per cent affordable housing scenario carried out by BPS (deemed to be policy compliant) which indicated a RLV of £58.38m. BPS stated that it was unrealistic to adopt a BLV that is lower than the RLV that is generated from a fully policy compliant scheme.
- In terms of national policy, EUV is now the preferred BLV as prescribed in the NPPG. The NPPG states that in determining premium (para 14) that market evidence should be used as a cross check, and not in place of BLV
- Of key importance to the BLV are the tests as to whether Development Plan affordable housing policies have been met and to ensure that 'a reasonable landowner would be willing to sell their land' (NPPG, para13).

9.31 The relevant suite of policies advises that the EUV plus is the required approach to BLV, a position which was clear in Islington and London in 2017, and which was adopted by BPS in evidence base which informed the Holloway Prison SPD.

9.32 Circumstances surrounding the potential re-use of the Site as a prison remain unchanged since 2017. No prison re-use was realistic at that point in time, something clearly referenced in the BPS evidence base.

- 9.33 The basis for assessing EUV by looking at the DRC of the Site in its existing use remains in accordance with the NPPG and policy at London and Islington level, as well as consistent with the express BLV figure in the BPS evidence base itself albeit importantly the BLV has been reassessed as at today's date with respect to update policy and guidance as well as market evidence. Nothing has altered the need for a flexible and site-specific approach to assessing unique sites with limited market information, and the DRC approach remains a reasonable approach.
- 9.34 The use of the BLV of £58.38m is contained in the BPS evidence base to the adopted SPD, a document which has not been withdrawn by the Council, and which was, at the Council's insistence, used by those bidding to buy the Site. Peabody has made it clear that its successful bid was made referencing that BLV.
- 9.35 In summary, based upon the information set out above a BLV of £58.38m has been adopted for the purposes of this FVA. This reflects an average value per acre of c. £5.68m. This being significantly lower than the transactional evidence provided in this section, most notably Kings George's Gate which transacted at £7.5m per acre.
- 9.36 The adoption of £58.38m is in line with the BLV adopted by BPS in their evidence base. DS2 are of the opinion that there is no reason as to why the BLV figure assumed by BPS in their evidence base in support of the Holloway Prison SPD, which was based upon a wholly compliant scheme and with reference to present day evidence should not be adopted for the purposes of this FVA.

## 10 APPRAISAL RESULTS

10.1 The results of the FVA are included in the table below. The Proposed Development appraisal is provided at **Appendix 12**.

<b>Scheme</b>	<b>RLV</b>	<b>BLV</b>	<b>(Deficit)/Surplus</b>
60 percent affordable, with grant (increased density – 985 dwellings)	£14,392,745	£58,380,000	(£43,987,255)

10.2 The FVA is based upon the information that is available at the date of publication and is subject to change. The information is issued on a without prejudice basis but is intended to assist the ongoing collaborate working arrangement that will be required to deliver the optimum planning consent. As part of that optimum consent, the Applicant is seeking to enhance the public and commercial value of the scheme and maximise the delivery of a variety of forms of planning gain for the community included much needed affordable housing.

10.3 Sensitivity analysis has been carried out below to demonstrate the impact on the 60 per cent affordable with grant scheme appraisal should residential values increase in increments of 5 per cent, and construction costs decrease in increments of 5 per cent.

<b>Construction: Gross Cost</b>					
<b>Sales: Rate/ft<sup>2</sup></b>	<b>-20%</b>	<b>-15%</b>	<b>-10%</b>	<b>-5%</b>	<b>0%</b>
<b>0%</b>	£61,508,458	£49,857,957	£38,207,456	£26,556,955	-14,392,745
<b>5%</b>	£69,675,441	£58,024,940	£46,374,439	£34,723,937	£23,073,436
<b>10%</b>	£77,842,423	£66,191,922	£54,541,421	£42,890,920	£31,240,419
<b>15%</b>	£86,009,406	£74,358,905	£62,708,404	£51,057,902	£39,407,401
<b>20%</b>	£94,176,388	£82,525,887	£70,875,386	£59,224,885	£47,574,384

10.4 The above sensitivity analysis illustrates the impact on the Proposed Development RLV should construction costs decrease, and values increase in increments of 5 per cent.

10.5 The analysis illustrates that, in a competitive bidding environment, sensitivity analysis can be used to derive a land value that was sufficient to secure the Site for residential development.

10.6 We understand from the LBI Letter, October 2020, that the Site was secured with the benefit of a GLA loan (£42m) which we have factored into our appraisals and also grant funding.

10.7 However, for the purposes of an objective assessment, DS2 have relied upon the best present-day evidence available and the Applicant, subject to the receipt of a satisfactory planning consent, will seek to bring forward a high-quality mixed-use development that will need a significant range of stakeholder objectives, including a policy requirement level of affordable housing and a reasonable development return to compensate for risk.



## 11 CONCLUSIONS

11.1 The appraisal outputs of the FVA are illustrated in Section 10. The Proposed Development is providing 985 residential homes, a Women's Building (community use), commercial floorspace, accessible parking spaces and 2,009 cycle spaces.

11.2 The benefits of the Proposed Development include 60 per cent affordable housing weighted as 70 per cent as social rent and 30 per cent London Shared Ownership, approximately £17.0m in LBI and GLA CIL and £3.1m in additional financial obligations.

11.3 The FVA has been undertaken in full accordance with planning policy framework, including the NPPG and Development Plan documents, and best practice in the form of RICS Professional Statement 'Financial Viability in Planning: Conduct & Reporting' (2019).

11.4 A summary of key points from this report are listed below:

- Viability testing has been carried out on the Proposed Development and assessed against the BLV;
- The Proposed Development comprises of a residential led development with commercial aspects and provision of a Women's Building. The Proposed Development comprises the regeneration of a large urban brownfield site making a significant contribution to Islington and London as a whole;
- The value of each element of the Proposed Development has been assessed by DS2. The total GDV concluded by DS2 is £399,795,219 on a present-day basis;
- The total construction costs of the development are constituted of construction costs as advised by cost consultant Faithful & Gould. The total development cost is £301,259,460;
- The scheme delivers a profit of 14.32 per cent on GDV. This is derived from 17.5 per cent on the private residential value, 15 per cent on commercial and 6 per cent on the affordable housing.

11.5 DS2 would be happy to meet with LBI or their advisors to discuss any points contained with this submission and the supporting documentation.

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**DATE: November 2021**

**APPENDIX ONE – Islington letter to the GLA dated 19<sup>th</sup> October 2020**

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Our Ref: Q2019/1197/MJR

[Date: 19 October 2020](#)

Dear Katherine,

<b>Reference:</b>	Q2019/1197/MJR <i>Please quote on any reply</i>	<b>Type:</b>	Pre-application - Major
<b>Location:</b>	The Site of former HM Prison Holloway, Parkhurst Road, London N7 0NU		
<b>Proposal:</b>	Demolition of all buildings on the site and redevelopment with residential and non-residential uses included a women's centre / building and a range of open spaces		
<b>Topic:</b>	Affordable Housing & Financial Viability		

Further to our recent meeting regarding the above pre-application proposal, I wish to reiterate the London Borough of Islington's position on matters relating to housing, particularly the need for a financial appraisal.

#### Background

The Holloway Prison Site is one of London's largest housing developments, which involves redevelopment of surplus publicly owned land, and public expectations for a positive legacy are high. Given its size, Islington considers the Holloway Prison site to be a strategic site, with a clear potential to deliver a very significant contribution towards meeting borough's acute need for genuinely affordable housing. The site is being brought forward by Peabody, a Registered Provider who has a status of a *strategic partner* to the Mayor of London in delivering affordable housing in the Capital. The Mayor of London has already allocated a total of £81.5 million towards Holloway Prison site development, which consists of a loan and a grant, to support the delivery of genuinely affordable homes.

Both Islington and the Mayor have strongly championed the principles of transparency, particularly in relation to financial viability of developments, which is important to ensure

trust in and the robustness of the decision-making process, and maintain public trust in the Planning System.

Islington's Core Strategy Policy CS12 sets out the affordable housing requirements as follows:

"G. Provide affordable housing by:

- requiring that 50% of additional housing to be built in the borough over the plan period should be affordable.
- .....
- Seeking the maximum reasonable amount of affordable housing, especially social rented housing, from private residential and mixed-use schemes over the threshold set above, taking account of the overall borough wide strategic target. It is expected that many sites will deliver at least 50% of units as affordable, subject to a financial viability assessment, the availability of public subsidy and individual circumstances on the site.
- Seeking to increase delivery of affordable housing, especially social rented housing, from other sources such as 100% affordable housing schemes by Registered Social Landlords, building affordable homes on council's own land, and from a range of intermediate housing products available on the market.
- Delivering an affordable housing tenure split of 70% social housing and 30% intermediate housing. ...."

As per the above policy, many sites are expected to deliver at least 50% affordable housing, and factors such as availability of public subsidy, whether the developer is an RP, and other site specific circumstances, such as its size, are all important considerations.

This is particularly the case with sites in public ownership which are surplus to requirements, and which typically have a low existing use value, allowing higher levels of affordable housing to be delivered.

As stated above, Holloway Prison site is a strategic site not only in Islington's context, but also at a London wide level. It is because of the site's strategic nature and its clear potential to make a very significant contribution towards the borough's affordable housing targets (and the acute and growing housing need), that the council prepared the Holloway Prison SPD. You will be well aware that the SPD was prepared in consultation with, and is endorsed by, the Office of the Mayor of London.

The SPD's role was to give a clear indication to both the landowner and any prospective purchasers what is expected to be provided on the site in order to inform the bidding process and, ultimately, to ensure that buyers appropriately accounted for planning policy requirements so that the price paid for the site would allow for the delivery of a fully policy compliant development. The need to take into account planning policy requirements at the land acquisition stage is stipulated with the National Planning Practice Guidance (2019) in respect to viability. Furthermore, the council's Development Viability SPD (2016) at paragraph 3.6 outlines that:

*"Proposals should be designed in a way that accords with Development Plan policies, including those relating to land use, densities, building heights, environmental standards and the requirement to provide the maximum reasonable level of affordable housing taking account of the overall borough wide strategic target of 50%, at a policy compliant tenure split."*

The viability assessment undertaken to inform the SPD clearly demonstrates that the Holloway Prison site can deliver at least 50% affordable housing **without public subsidy**, even when all of the intermediate element is London Living Rent rather than Shared Ownership. Public subsidy should then be used to deliver additional affordable housing over and above the 50%, whilst maintaining a policy compliant tenure split of 70% social rent and 30% intermediate housing. It is also worth noting that the viability analysis modelled schemes of lower densities than that currently proposed for the Holloway Prison site, as well as a significantly larger total amount of community floor space (over 2,500sqm GIA) at peppercorn rent into perpetuity than what is now being proposed by Peabody for the Women's Centre.

It is also worth reiterating that availability of grant and/or other forms of public subsidy, which inevitably changes over time as recognised by the Core Strategy policy, is a key factor in determining the level of affordable housing that a site must deliver. My understanding is that, to fund the purchase price for the site of £81.5 million, **the GLA approved a loan finance of £41.636 million and a grant of £39.864 million.** <sup>1</sup>

Therefore, based on the provisions of the Core Strategy and the clear parameters set out in the SPD, and given the very substantial level of public subsidy which this scheme is benefiting from, there is no question that the site should deliver well in excess of 50% affordable housing, whilst maintaining a policy compliant tenure split of 70% social rent and 30% intermediate housing.

On sites which are or have been in public ownership, Policy H3 of the emerging Draft Local Plan also requires that 50% affordable housing is provided without public subsidy, and that developers must exhaust all potential routes to maximise the on-site delivery of affordable housing in excess of 50%, particularly through securing relevant public subsidy. Where additional on-site affordable housing on public land does not demonstrate "additionally" above 50% to the Council's satisfaction, the proposal will be subject to detailed review mechanism throughout the period up to full completion of development, including an advanced stage review mechanism.

### Tenure Split

Policy CS12 Part G of the adopted Islington Local Plan provides that affordable housing should be delivered with an affordable housing tenure split of 70% social rent and 30% intermediate housing. Whilst confirmation has been provided that 50% affordable housing by unit with a tenure split of 70% social rent and 30% intermediate forms the 'base' affordable housing provision, there is an absence in clarification in respect to the affordable housing tenure of the additional 10% affordable housing (above the 'base' 50% affordable housing provision).

In line with Policy CS12 Part G, an affordable housing tenure split of 70% social rent and 30% intermediate housing is required for **all of** the 60% affordable housing provision. Any deviation from the required affordable housing tenure split of 70% social rent and 30%

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<sup>1</sup> Please see page 26 of the response to a Freedom of Information request, available on the GLA website via the link below

[https://www.london.gov.uk/sites/default/files/mgla180319-8186\\_eir\\_redacted.pdf](https://www.london.gov.uk/sites/default/files/mgla180319-8186_eir_redacted.pdf)

intermediate housing would be required to be justified through the submission of a financial viability assessment.

Policy H3 Part I of the emerging Draft Local Plan requires that where affordable housing is provided on site, an affordable housing tenure of 70% social rent and 30% intermediate is required. It also states that the majority of the intermediate housing units should be London Living Rent.

### **Mayor's Policy Requirements**

It is also important to reiterate the Mayor's own policy requirements as far as relevant to this scheme.

Policy H4 of the Draft London Plan ( Intend to Publish version) "Delivering affordable housing" states that "The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable". As with Islington's own policy, this means that some sites will need to achieve more than 50% affordable housing in order for the provision across London to achieve the 50% strategic target.

Under this policy, public sector land is required to deliver at least 50 per cent affordable housing on each site without grant, and then utilise grant to increase affordable housing delivery beyond the level that would otherwise be provided.

Although the Mayor of London's Affordable Housing and Viability SPG (2017) and Policy H5 of the Draft New London Plan provide for a 'Fast Track Route' whereby the submission of a financial viability assessment is not required, this is subject to meeting criteria which includes:

- 1) Meet or exceed the relevant threshold level of affordable housing on site without public subsidy.
- 2) Be consistent with the relevant tenure split.
- 3) Meet all other policy requirements and obligations.
- 4) Demonstrate that the 50% strategic target has been taken into account with grant sought to increase the level of affordable housing provision.

In addition, there is also a requirement for fast tracked application to be subject to an early stage review mechanism, which Peabody is at present declining to accept as a requirement.

We consider that the proposal at present does not satisfy the above requirements necessary to benefit for the Fast Track Route.

There is currently an absence in clarification in respect to whether the proposal complies with the required affordable housing tenure split of 70% social rent and 30% intermediate for the 60% affordable housing provision. In addition, it is important to note that the proposed scheme will also have to meet all other relevant policy requirements and obligations (i.e. provision of Women's Centre, all other required S106 contributions and any other site specific S106 contributions, as well as comply with other policy requirements such as dual aspect and tall buildings policy). The proposal currently does not meet all other planning policy requirements and obligations.

Where an application does not meet the requirements in order to benefit from Fast Track Approach, it must follow the Viability Tested Route.

To summarise, where an applicant proposes a scheme which conflicts with the policies of the Development Plan and which does not provide the required planning obligations, the submission of a financial viability assessment is required. All submitted financial viability assessments are assessed in line with the Council’s Development Viability SPD and are made publically accessible in order to ensure transparency within the wider decision-making process.

Viability Assessments (financial appraisals) should be undertaken in line with the Islington Development Viability SPD and should comprise of the information requirements the SPD describes. This should include an agreement to pay for the council’s assessment of the submitted viability information and an electronic version of the viability appraisal that can be fully tested and interrogated. In submitting viability information, applicants should do so in the knowledge that this will be made publicly available alongside other application documents.

We again reiterate that the submission of a viability assessment is required as part of the package of documents needed to validate an application for this proposal.

Amount

The current proposal is variously described as comprising 1,000 units (Avison Young Affordable Housing Note 02/09/20); 965 units (AHMM Unit Summary 04/09/20); and up to 1,200 units (Avison Young Request for Scoping Opinion 07/05/20). The Holloway Prison Site SPD (2018) identified potential development scenarios for the most appropriate number of dwelling units as part of a residential led, mixed use development:

- A – 400 units
- B – 600 units
- C – 700 units
- D – 900 units

At 700 - 900 units (let alone more than 1,000 units), the urban design suffers, and pinch points emerge such as excessively high and bulky buildings, poor levels of daylight, a lack of privacy for habitable rooms, and the contested use of communal spaces. LBI again encourages the Applicant to reduce the number of proposed units to an amount of 900 or less in order to achieve better built environment outcomes that can provide a high quality of life for residents. In seeking to identify a quantum of development able to meet affordability and quality objectives for the site, the applicant team has been encouraged to take the design-led approach set out in policy D3 of the London Plan (2019) and produce a masterplan that is informed by the emerging GLA guidance Optimising Site Capacity A Design Led Approach – this has not been demonstrated. This approach will help create a site responsive design that meets the objectives of policies D2 and D3 of the London Plan (2019); standard 6 of the Housing SPG (2016); and policy H1 of the emerging Local Plan (2019).

Mix

Appendix 1 of the Affordable Housing Note from Avison Young dated 02/09/20 explains the current overall draft housing mix as:

	<b>50% - Base Affordable</b>	<b>10% - Additional Affordable</b>	<b>40% - Market</b>
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	70% Social Rent				15% London Shared Ownership				15% London Living Rent				Tenure TBC				Market			
Type	1B	2B	3B	4B	1B	2B	3B	4B	1B	2B	3B	4B	1B	2B	3B	4B	1B	2B	3B	4B
%	23	47	26	4	46	54	0	0	46	54	0	0	46	54	0	0	23	64	11	1

In the draft Strategic and development Management Policies (September 2019) Policy H1: Thriving Communities says:

'The size mix of new housing must reflect local need, with priority for units suitable for families'.

Table 3.2 of the draft policy sets out the housing size mix priorities for each housing tenure, with an identified need for 3-bedroom units for Social Rent, London Living Rent, and Market tenures.

### Tenure

The applicant made a very public commitment to the delivery of affordable housing saying in a March 2018 press release titled over 1,000 homes to be built in Holloway:

'The 10-acre site provides a significant opportunity to deliver a high-quality and inclusive new neighbourhood which will deliver **60 per cent genuinely affordable housing, green spaces, places to play, local shops on Parkhurst Road and Camden Road, and a Women's building** in line with the planning guidance issued by Islington Council in 2018'.

A parallel statement by the GLA titled *Mayor secures over 600 affordable homes on former Holloway Prison*, said:

'The Mayor of London, Sadiq Khan, today announced a landmark deal to secure more than 600 social rented and other genuinely affordable homes on the former Holloway Prison site following its sale by the Ministry of Justice.

The deal, which involves a £42 million loan from the Mayor's Land Fund, has enabled Peabody housing association to buy the site. It requires Peabody, working in partnership with private developer London Square, to start work by 2022 on over 1,000 homes, of which at least 60 per cent must be social rented and other genuinely affordable homes.

City Hall worked with Islington Council on the planning policy for the site, which set a minimum expectation of 50 per cent affordable housing. The Mayor's loan deal requires this to rise to 60 per cent, and of these affordable homes, 70 per cent will be social rent, with the remainder either shared ownership or London Living Rent'. The expectation for a minimum of 60% affordable housing is also contained within the funding agreement between the GLA and Peabody ([https://www.london.gov.uk/sites/default/files/signed\\_8.pdf](https://www.london.gov.uk/sites/default/files/signed_8.pdf))

The Affordable Housing Note from Avison Young dated 02/09/20 says:

- 'In summary, the current draft housing provision is
- 50% affordable housing, comprising 70% Social Rent 30% Intermediate
  - 10% additional affordable housing, above and beyond the policy requirement. The tenure and mix of this element is subject to final scheme design and quantum.
  - 40% market housing.

The above percentages are based on LBI's approach of calculating affordable housing by unit'.

Confirmation that the base affordable housing provision comprises of 50% affordable housing by unit with an affordable housing tenure split of 70% social rent and 30% intermediate is welcomed. It is noted however, that the 30% intermediate component (15% London Shared Ownership and 15% London Living Rent) might not be genuinely affordable given shared ownership is not appropriate where market values of the new homes are likely to exceed £600,000. Intermediate rent units should be affordable to households on incomes up to a maximum of £60,000 a year. London Shared Ownership units should be affordable to households on incomes up to a maximum of £90,000 a year. The pricing of the shared ownership units has not yet been provided. The 10% additional affordable housing above the minimum 50%, should also be provided at a rate of 70% social rent, 30% intermediate in line with Islington's current and emerging policy, as well as the Mayor's publically stated commitment. At present the Applicant has not confirmed the tenure or mix of this element. As stated above, both current policy and Policy H3 Part I of the emerging Draft Local Plan require that where affordable housing is provided on site, an affordable housing tenure of 70% social rent and 30% intermediate is required.

Regarding affordable housing it should also be noted:

- Access to communal space, including any and all play space, in mixed tenure blocks (i.e. featuring market and affordable housing) must not be restricted on the basis of tenure;
- Service charges are also an important consideration – see the GLA Charter for Shared Ownership and the Affordable Housing Capital Funding Guide;
- Capped rents would be secured through a Section 106 Agreement;
- Layout and design must accord strictly with tenure blind principles to maximise opportunities for social interaction;
- Access to communal spaces must not be restricted on the basis of tenure.

Yours sincerely,

**Elizabeth Reynolds**

Principal Planning & Development Officer - Major Applications Team  
London Borough of Islington

**APPENDIX TWO – Site visit photos, February 2021**

## SITE PHOTOS APPENDIX 2

### SITE PHOTOS



Exterior view of prison



Exterior view of prison



Exterior view of prison



View of south west boundary neighbouring property



Exterior view of prison



Former swimming pool



Former prison cell



Interior of prison

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**APPENDIX THREE – Proposed Development floorplans, November 2021**

**3a - Masterplan**

**3b - Plot A**

**3c - Plot B**

**3d - Plot C**

**3e - Plot D**

**3f - Plot E**

### 3a – Masterplan



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

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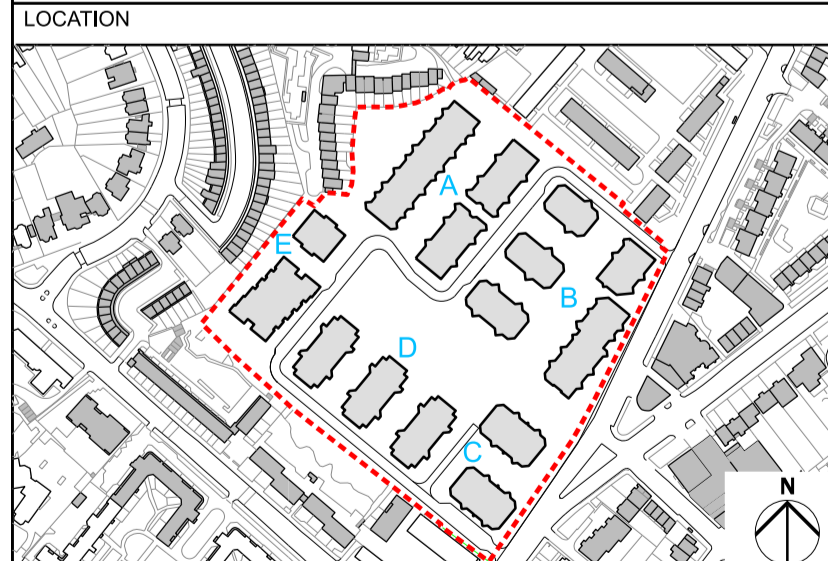
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ROAD LAYOUT IS INDICATIVE AND TO BE CO-ORDINATED

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MASTERPLAN LOWER GROUND FLOOR			
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**KEY**

1 BED	CYCLE STORE
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WOMENS CENTER	ROOF PRIVATE TERRACE
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HEAT PUMPS	

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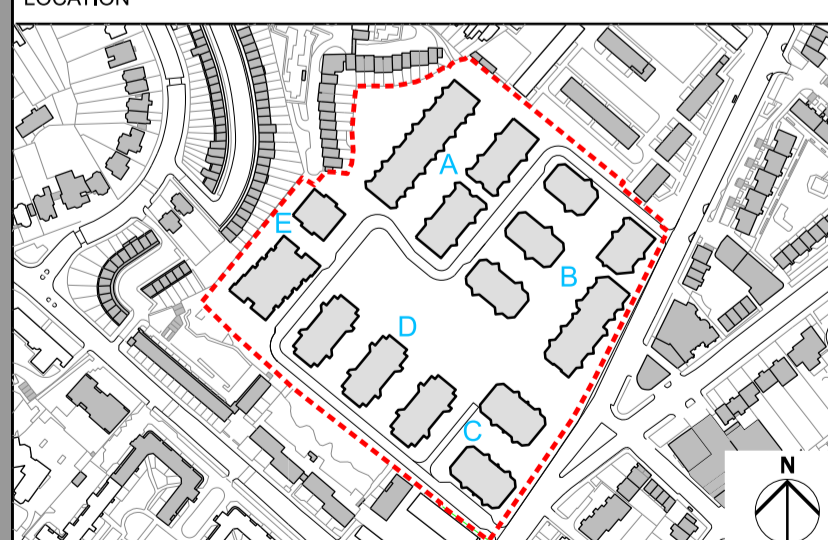
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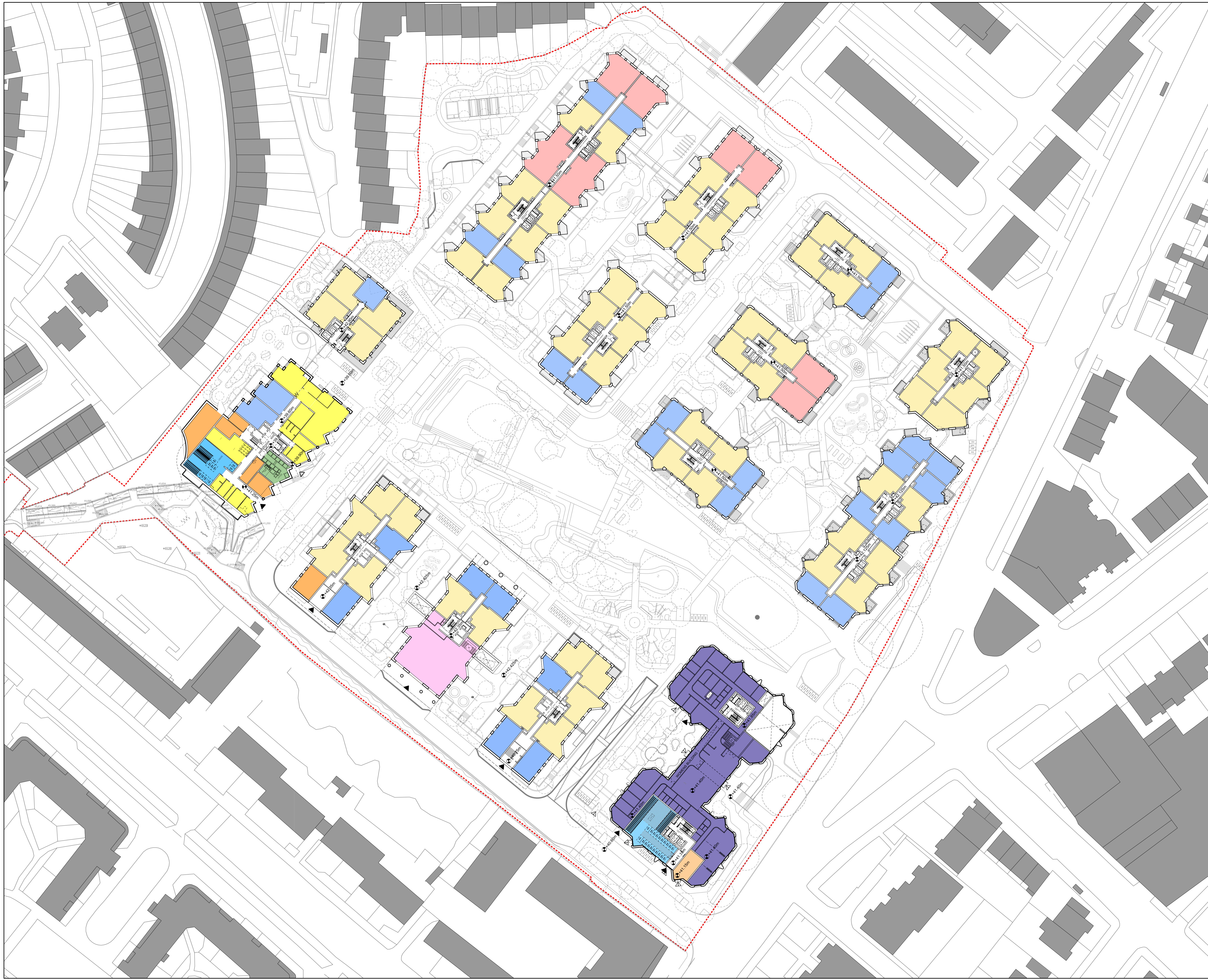
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**MASTERPLAN  
UPPER GROUND FLOOR**

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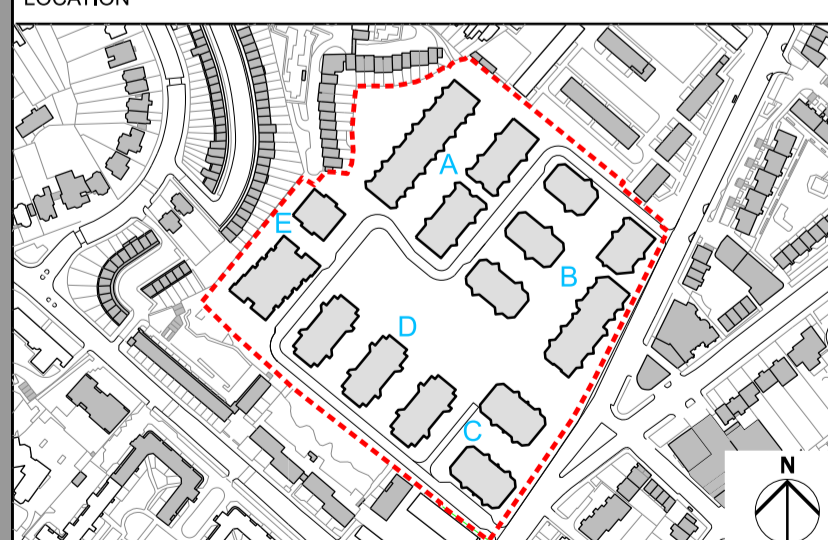
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drawing title / location  
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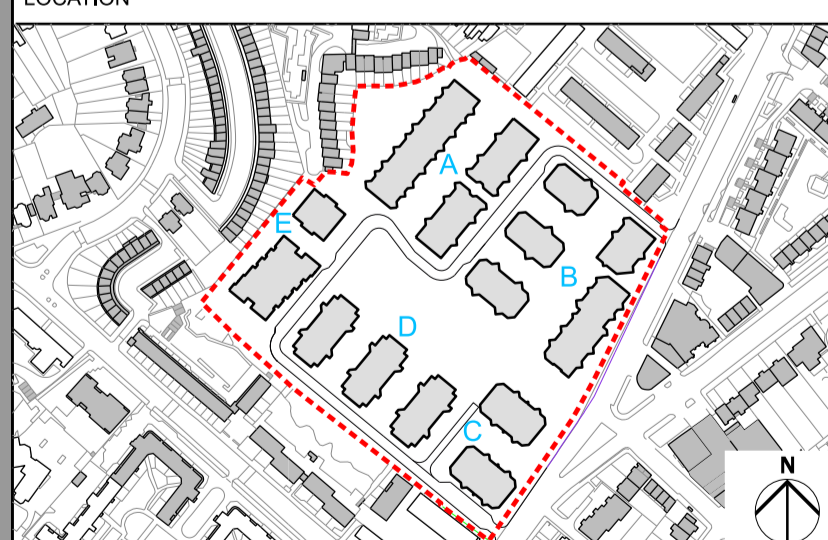
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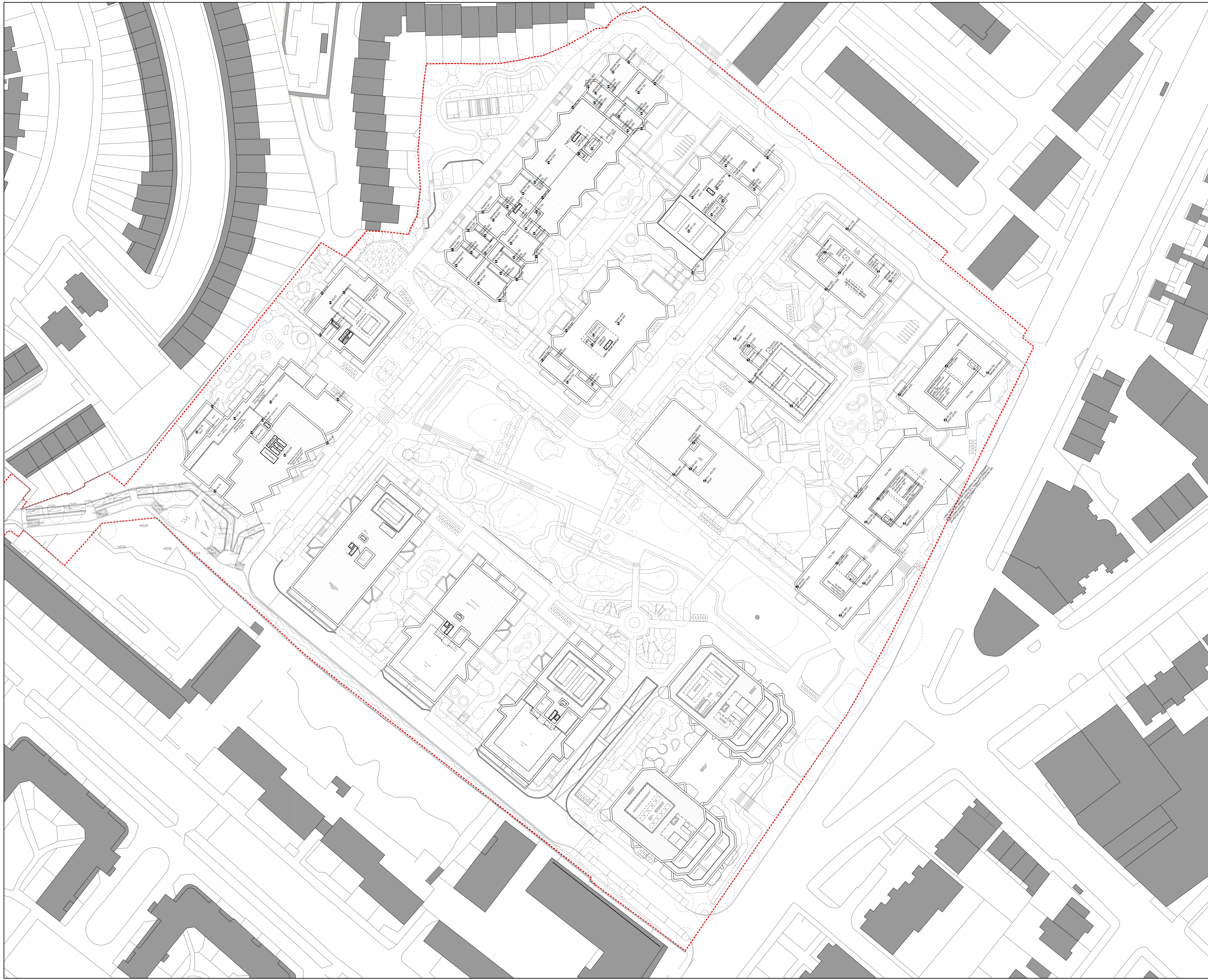


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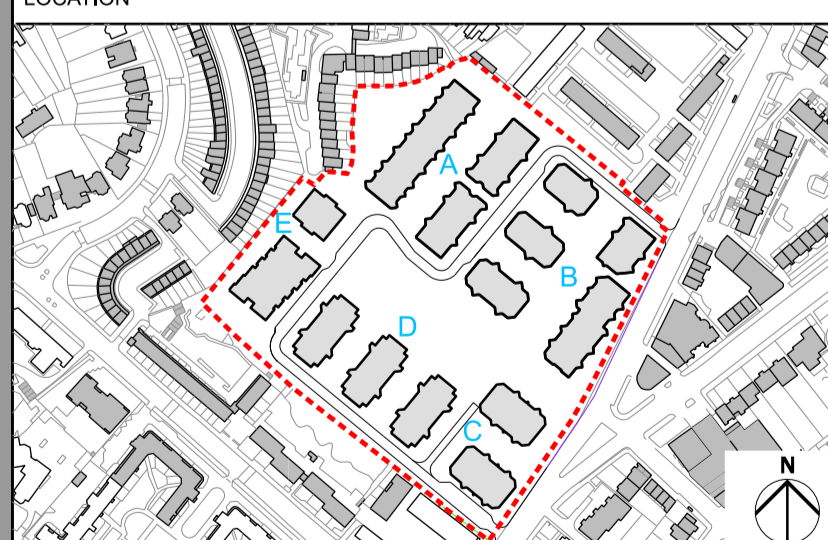
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H	02/07/21	INFORMATION
G	25/06/21	INFORMATION
F	10/06/21	INFORMATION
E	15/01/21	INFORMATION
D	02/10/20	INFORMATION
C	11/09/20	INFORMATION
B	17/07/20	INFORMATION
A	29/06/20	INFORMATION
-	29/05/20	INFORMATION

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job title

**PROJECT HOLLOWAY**

drawing title / location

**MASTERPLAN  
ROOF PLAN**

drawn by	checked	scale	status
AC	LL	1:500@A1; 1:1000@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	0	-	(00)_122	L	

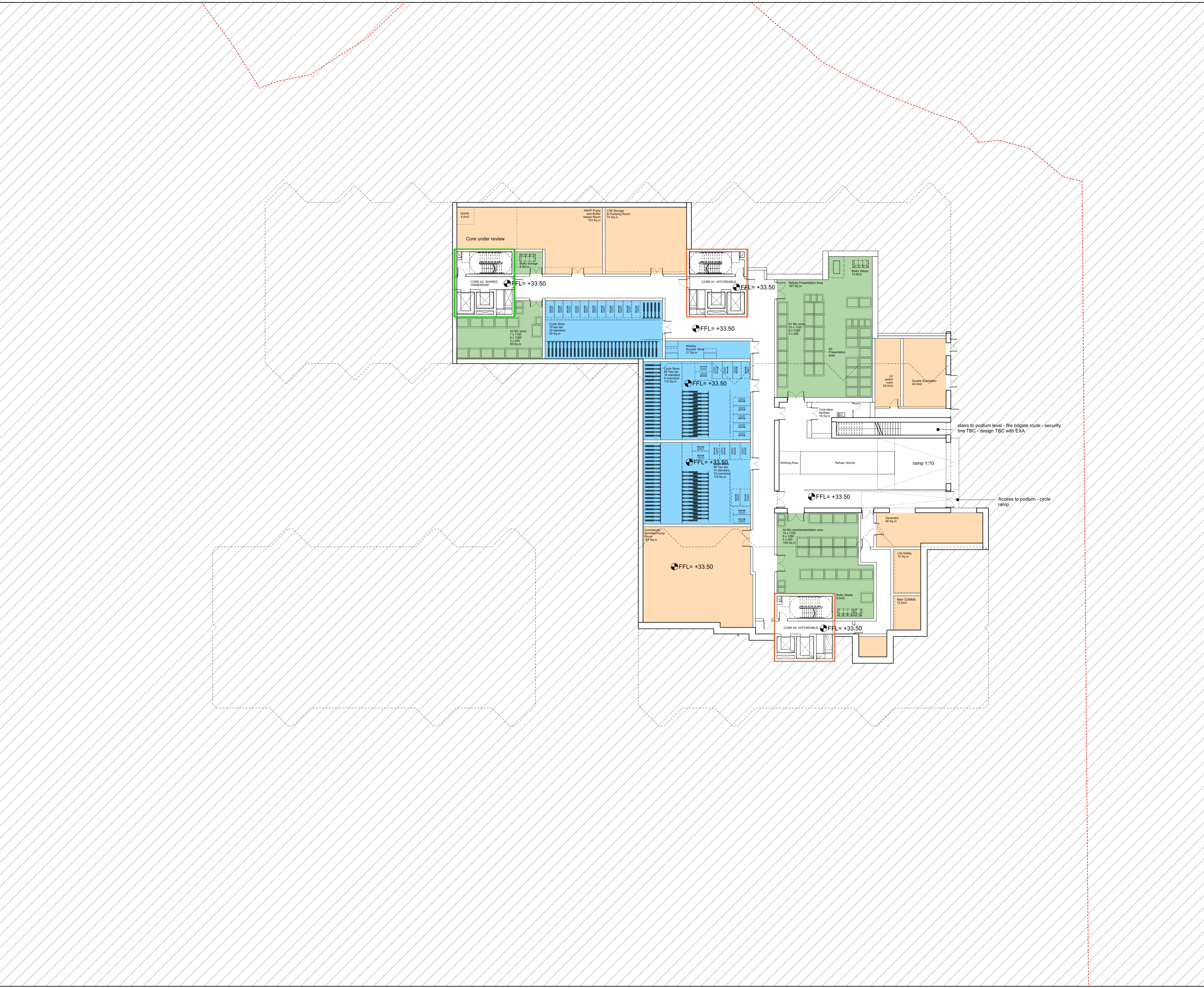
**3b - Plot A**

**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
COMMERCIAL	SITE BOUNDARY
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.



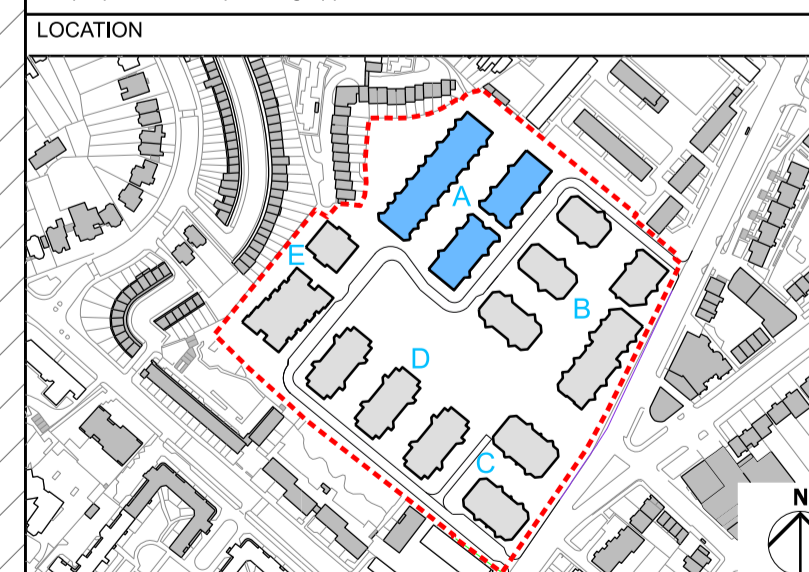
K	27/08/21	DESIGN FREEZE 1
J	13/08/21	INFORMATION
I	30/07/21	INFORMATION
H	12/07/21	INFORMATION
G	02/07/21	INFORMATION
F	10/06/21	INFORMATION
E	15/01/21	INFORMATION
D	09/10/20	INFORMATION
C	04/09/20	INFORMATION
B	17/07/20	INFORMATION
A	24/06/20	UNIT TAGS ADDED
-	19/06/20	TENURES ADDED PER CORE

REV	DATE
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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT A  
PROPOSED LOWER GROUND FLOOR 02**

drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	1	[00]	098 J

**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

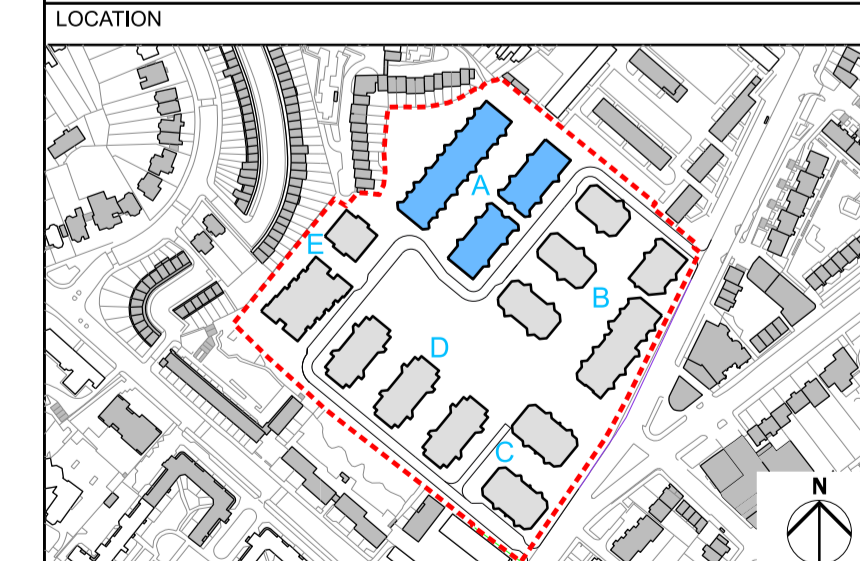
N	27/08/21	DESIGN FREEZE 1
M	13/08/21	INFORMATION
L	02/08/21	INFORMATION - FLAT TAGS AMENDED
K	30/07/21	INFORMATION
J	12/07/21	INFORMATION
I	02/07/21	INFORMATION
H	10/06/21	INFORMATION
G	20/01/21	INFORMATION - UNIT LABELS
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

REV	DATE
-----	------

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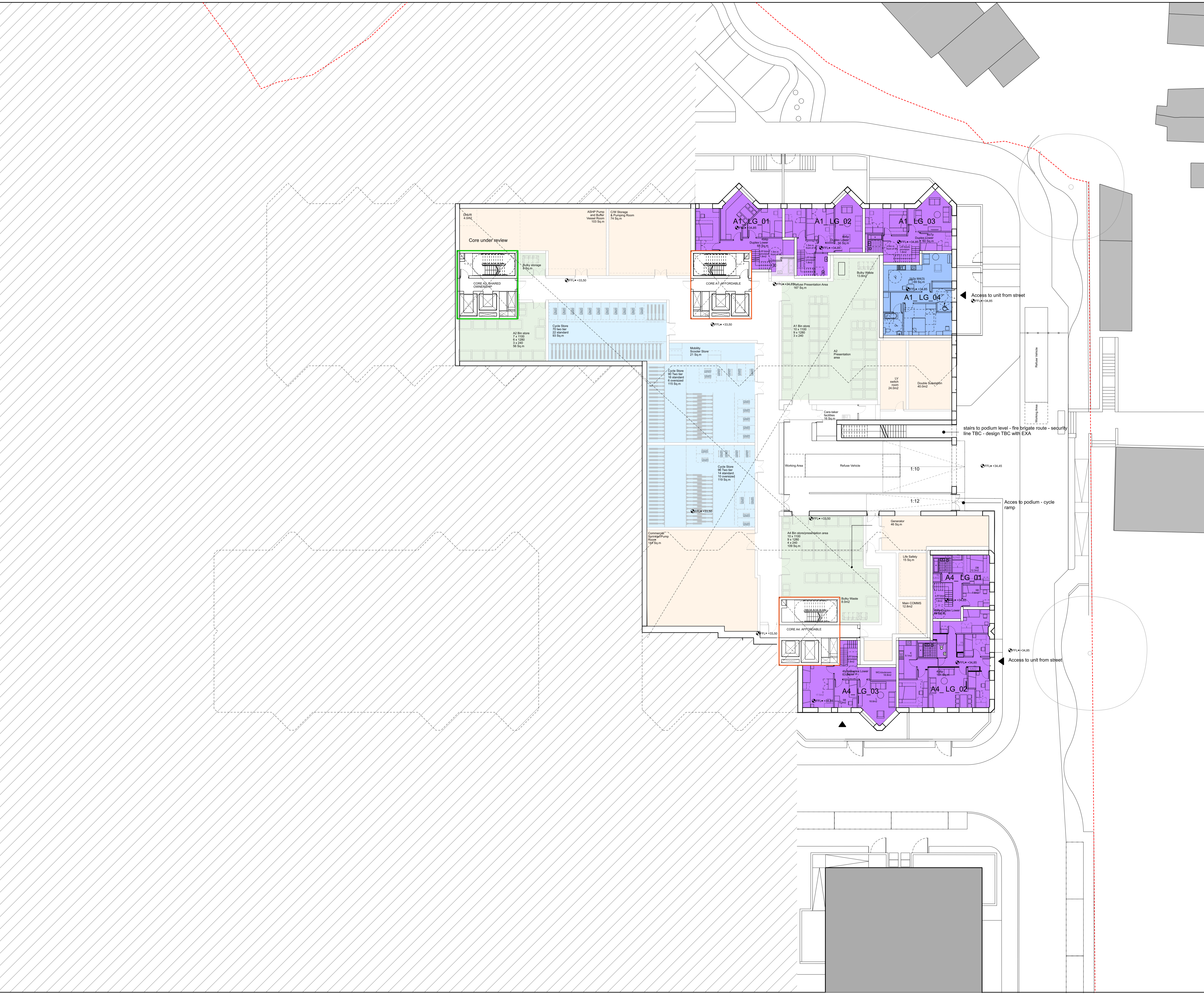
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job title  
**PROJECT HOLLOWAY**  
 drawing title / location  
**PROPOSED LOWER GROUND FLOOR 02**

drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	1	-	[00] 099 N



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

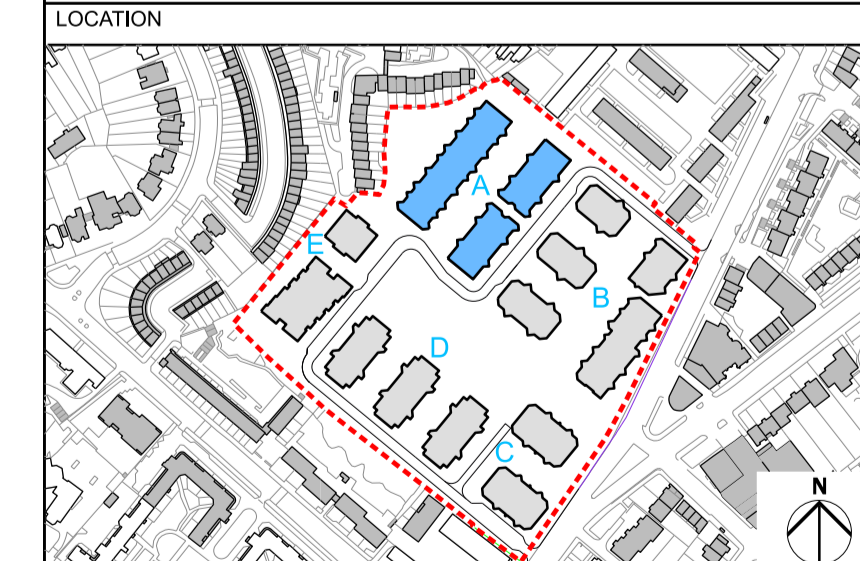
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
O	27/08/21 DESIGN FREEZE 1
N	13/08/21 INFORMATION
M	02/08/21 INFORMATION - FLAT TAGS AMENDED
L	30/07/21 INFORMATION
K	12/07/21 INFORMATION
J	02/07/21 INFORMATION
I	10/06/21 INFORMATION
H	20/01/21 INFORMATION - UNIT LABELS
G	15/01/21 INFORMATION
F	09/10/20 INFORMATION
E	11/09/20 INFORMATION
D	04/09/20 INFORMATION
C	17/07/20 INFORMATION
B	24/06/20 UNIT TAGS ADDED
A	19/06/20 TENURES ADDED PER CORE
-	18/05/20 INFORMATION

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job title  
**PROJECT HOLLOWAY**  
 drawing title / location  
**PROPOSED UPPER GROUND FLOOR**

drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	1	-	[00] 100
			revision
			0



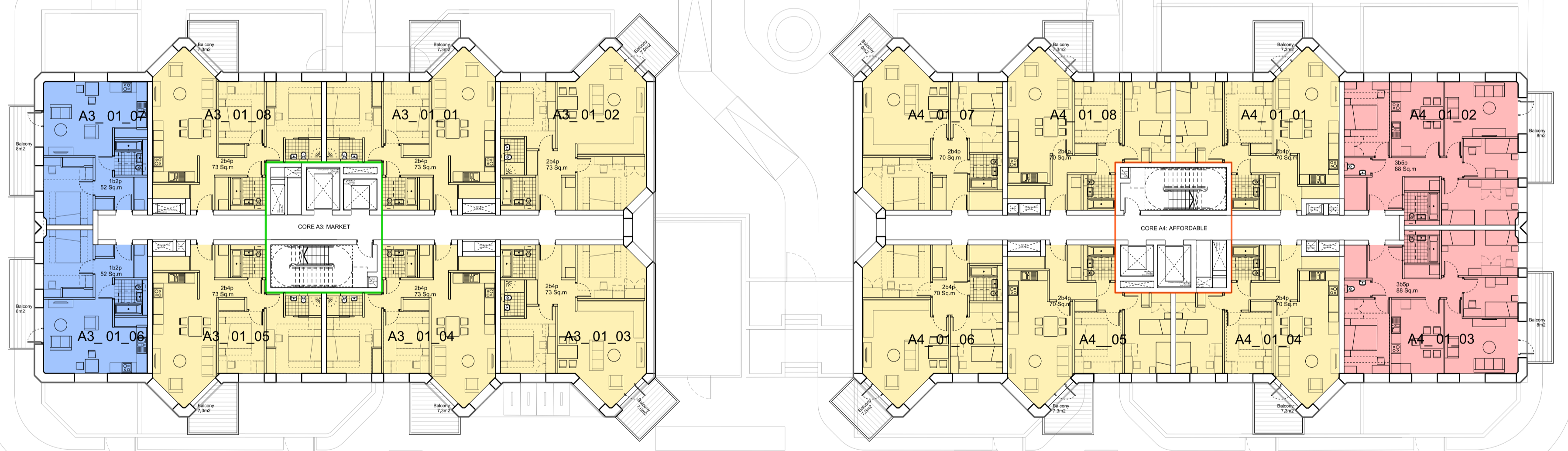
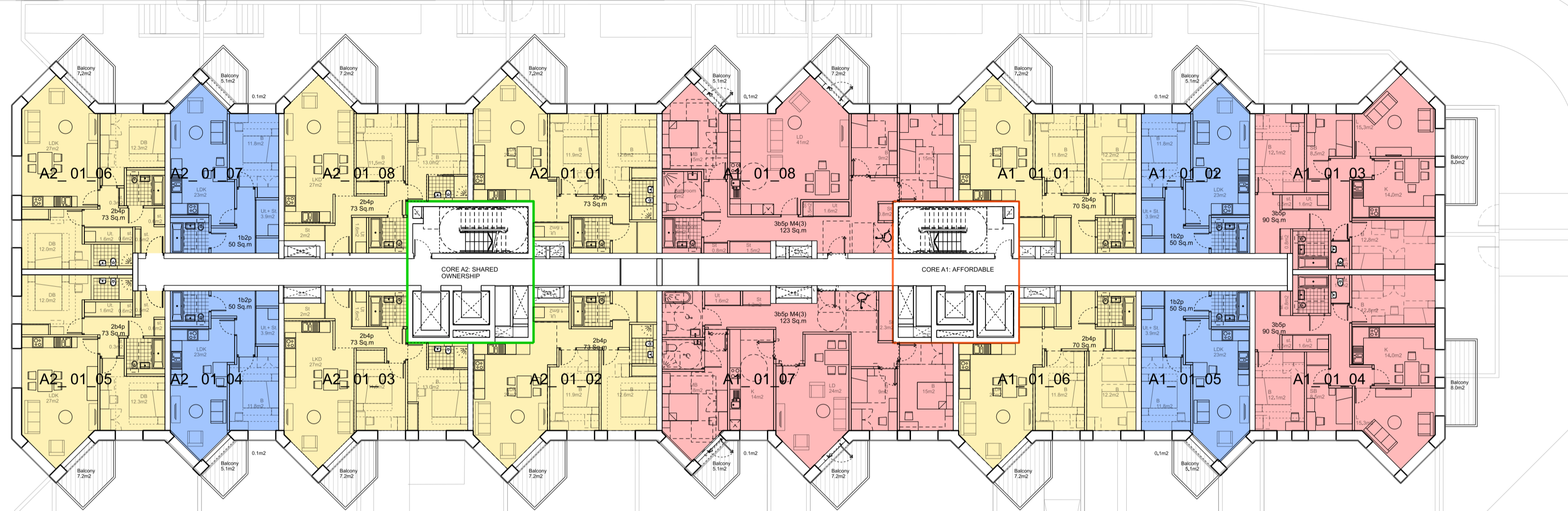


**KEY**

1 BED	2 BED	3 BED	4 BED	WOMENS CENTER	REFUSE STORE	COMMERCIAL	MEP	HEAT PUMPS	CYCLE STORE	EXTRA-CARE	AFFORDABLE TENURE	MARKET TENURE	ROOF PRIVATE TERRACE	SITE BOUNDARY
-------	-------	-------	-------	---------------	--------------	------------	-----	------------	-------------	------------	-------------------	---------------	----------------------	---------------

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

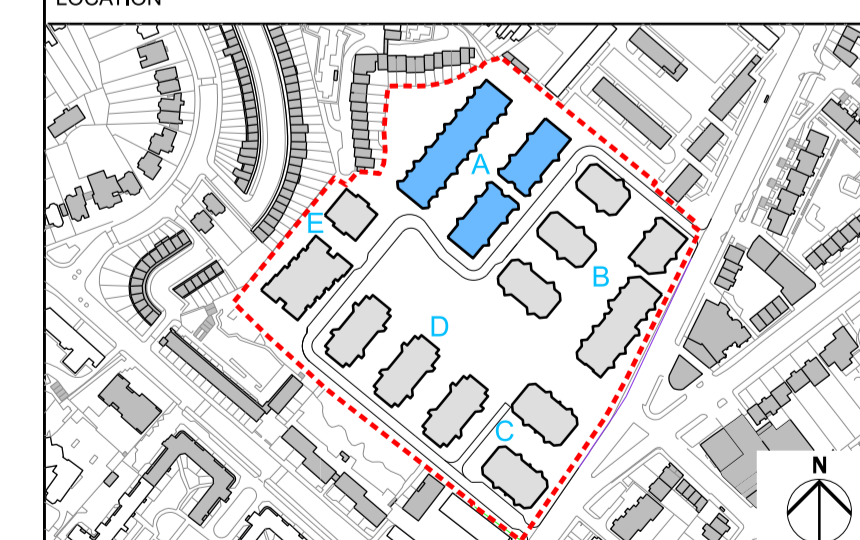


REV	DATE	DESCRIPTION
N	27/08/21	DESIGN FREEZE 1
M	13/08/21	INFORMATION
L	02/08/21	INFORMATION - FLAT TAGS AMENDED
K	30/07/21	INFORMATION
J	12/07/21	INFORMATION
I	02/07/21	INFORMATION
H	10/06/21	INFORMATION
G	20/01/21	INFORMATION - UNIT LABELS
F	15/01/21	INFORMATION - DRAWING NAME HAS BEEN AMENDED TO INCLUDE SECOND AND THIRD FLOOR PLANS
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

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job title

**PROJECT HOLLOWAY**

drawing title / location

**PLOT A  
PROPOSED FIRST FLOOR**

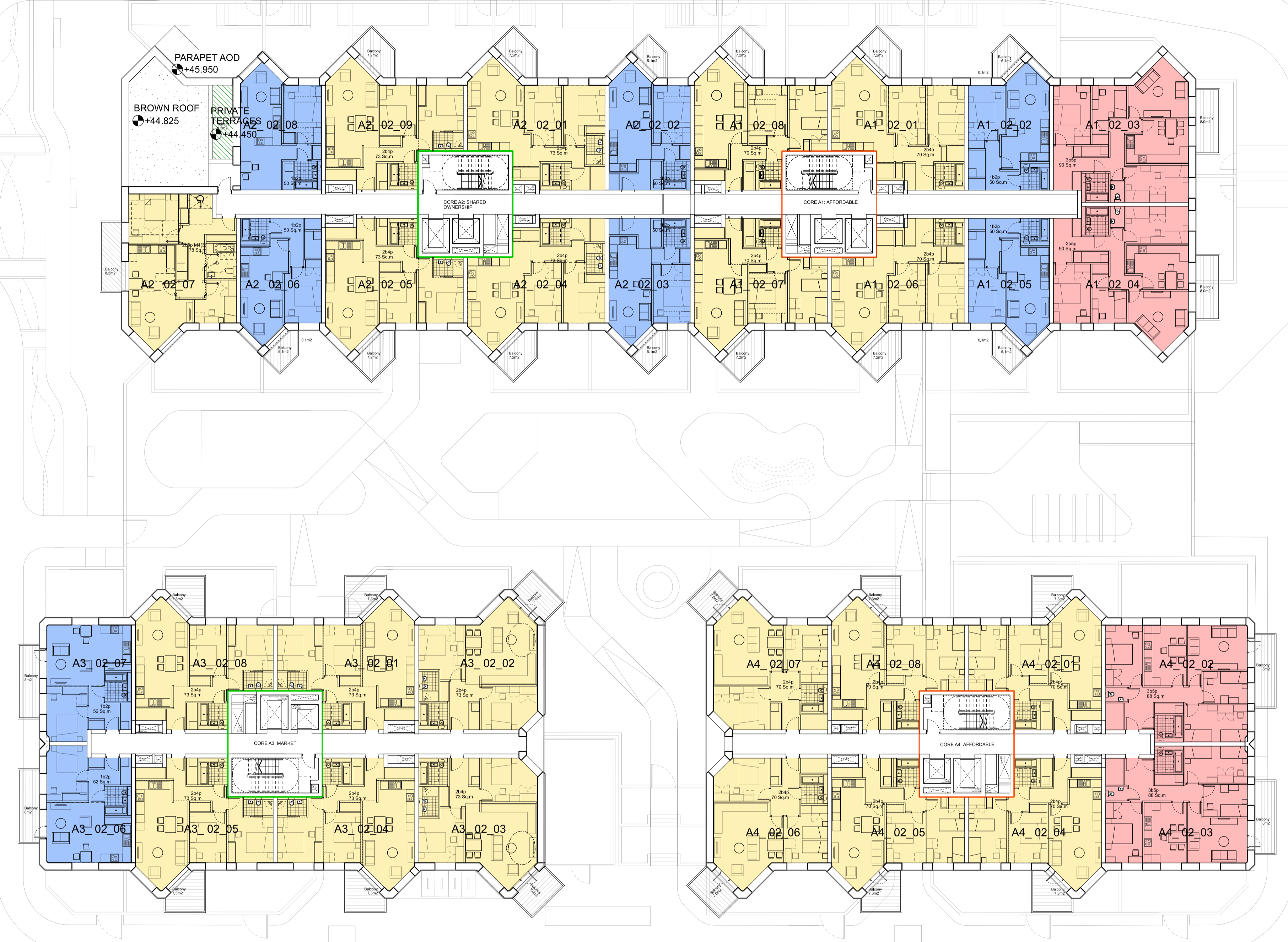
drawn by	checked	scale	status		
AC	VA	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	1	[00]	101	N	

**KEY**

1 BED	EXTRA-CARE
2 BED	AFFORDABLE TENURE
3 BED	MARKET TENURE
4 BED	ROOF PRIVATE TERRACE
WOMENS CENTER	SITE BOUNDARY
REFUSE STORE	
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

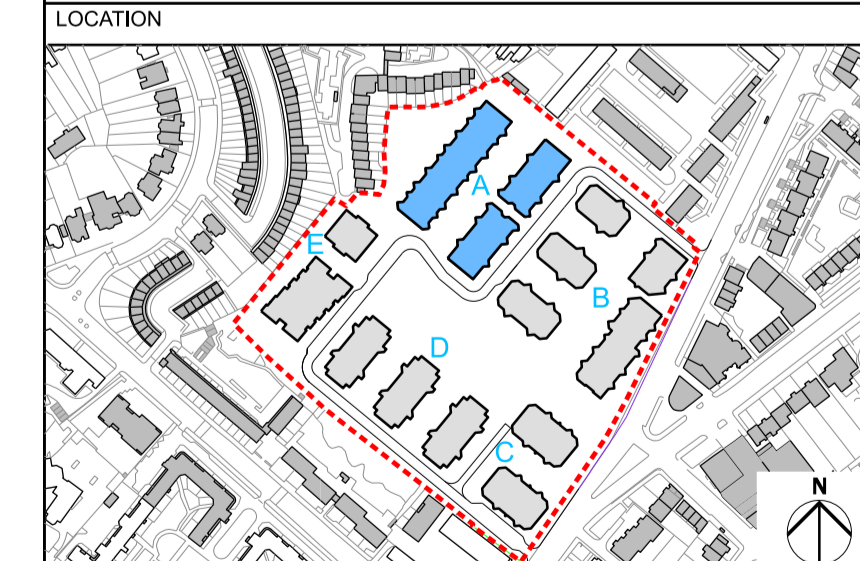


REV	DATE	DESCRIPTION
K	27/08/21	DESIGN FREEZE 1
J	13/08/21	INFORMATION
I	02/08/21	INFORMATION - FLAT TAGS AMENDED
H	30/07/21	INFORMATION
G	12/07/21	INFORMATION
F	02/07/21	INFORMATION
E	10/06/21	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION - DRAWING 17105_1_000_103 - 104 HAVE BEEN COMBINED IN DRAWING 17105_1_000_102 AND THE DRAWING NAME HAS BEEN AMENDED
B	24/06/20	UNIT TAGS ADDED
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

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job title

**PROJECT HOLLOWAY**

drawing title / location

**PLOT A  
PROPOSED SECOND FLOOR**

drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	1	[00]	102	K	

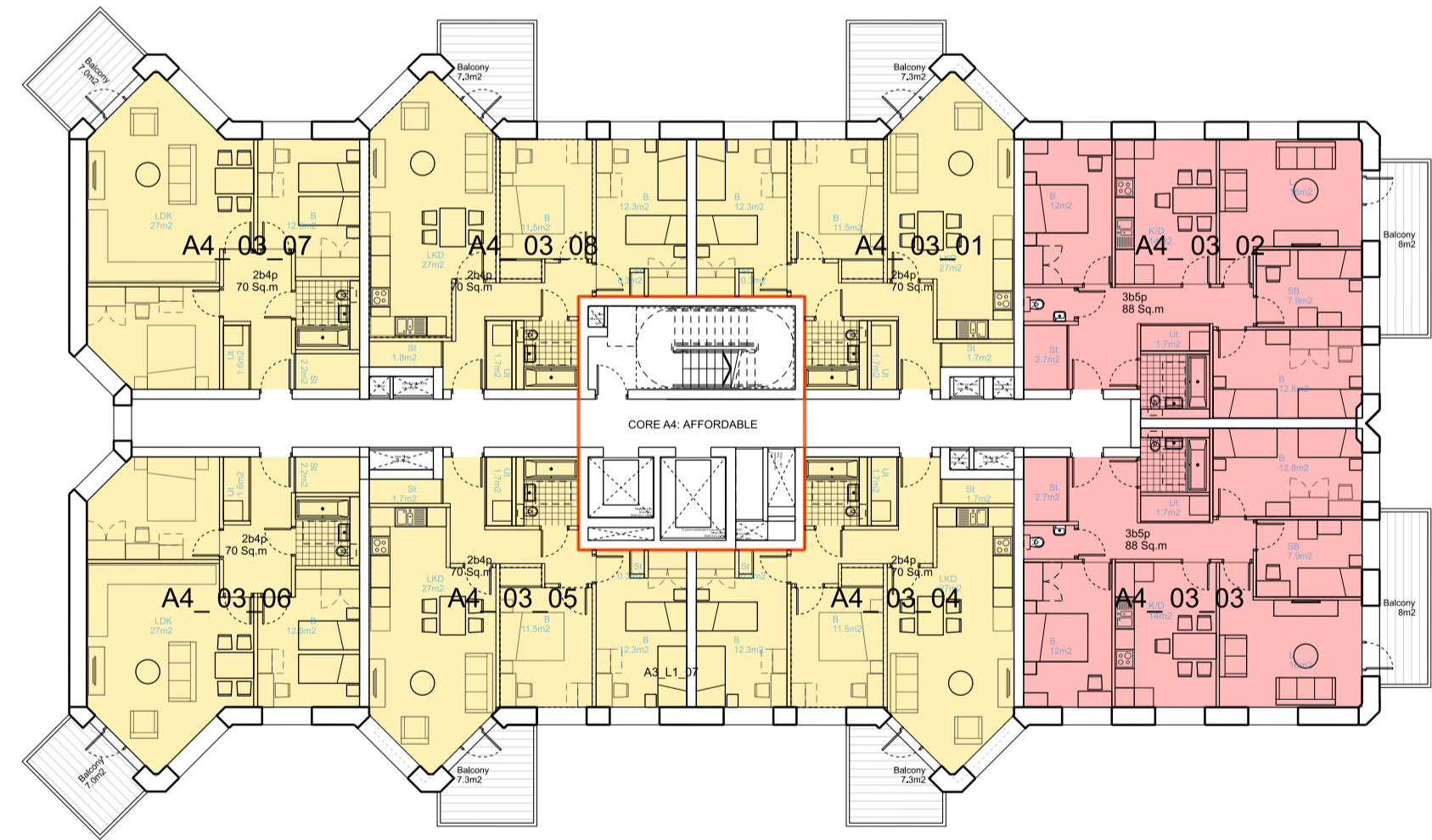
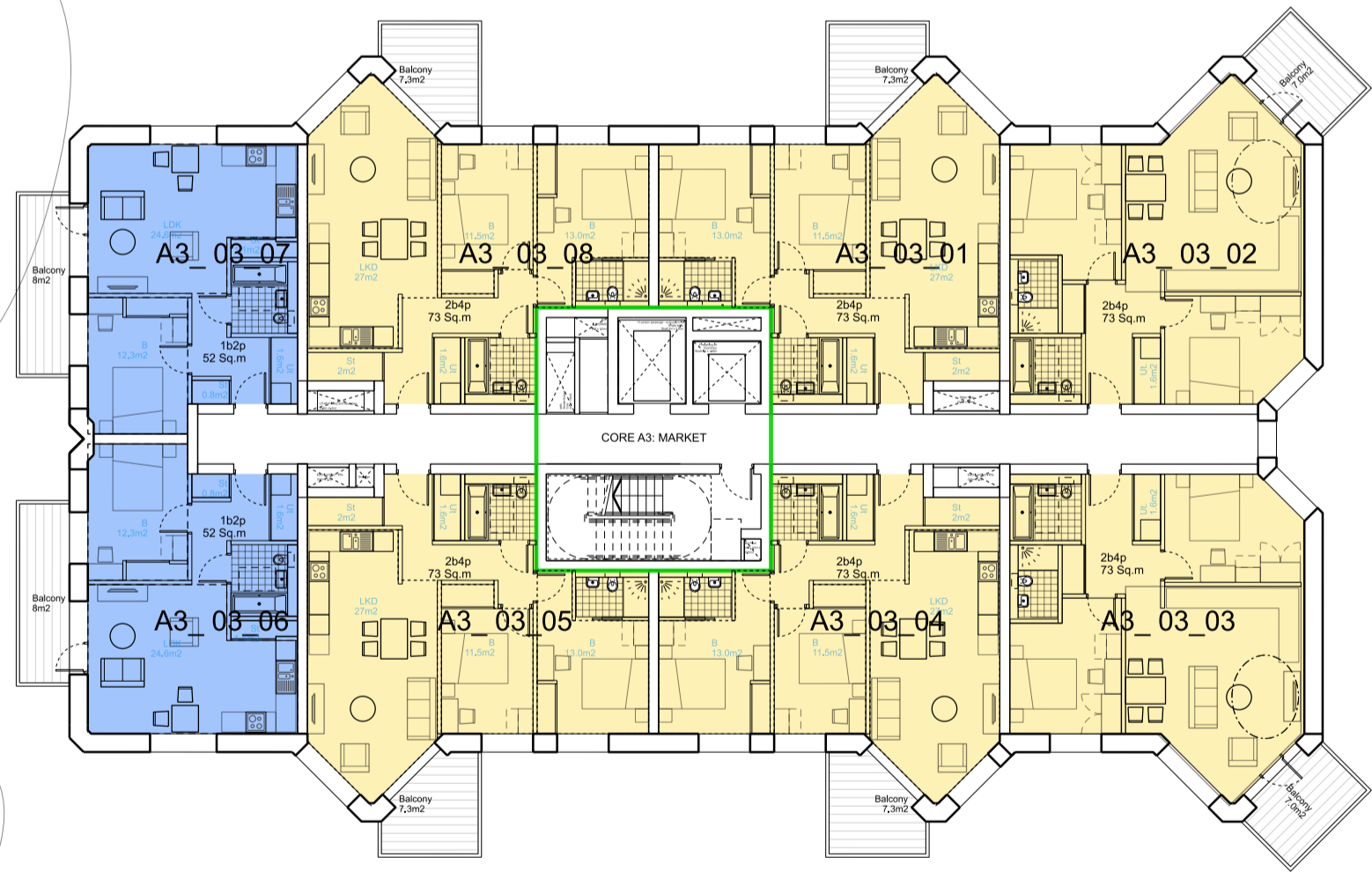
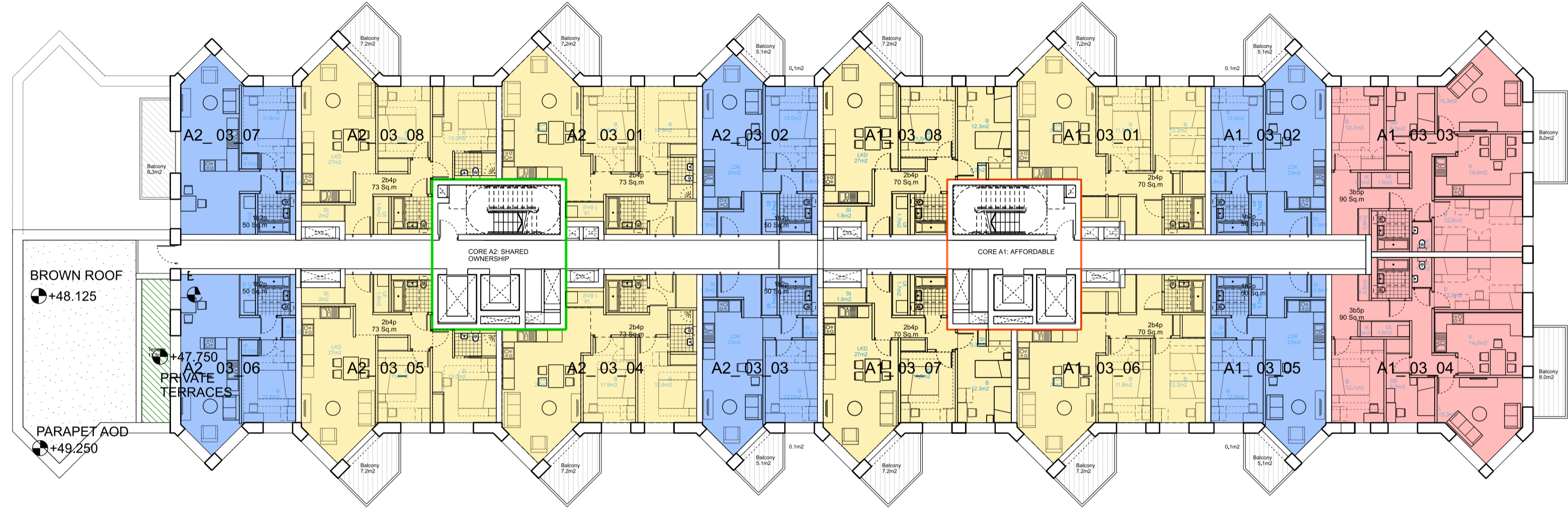
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**KEY**

1 BED	2 BED	3 BED	4 BED	WOMENS CENTER	REFUSE STORE	COMMERCIAL	MEP	HEAT PUMPS	CYCLE STORE	EXTRA-CARE	AFFORDABLE TENURE	MARKET TENURE	ROOF PRIVATE TERRACE	SITE BOUNDARY
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0 1m 2m 5m 10m

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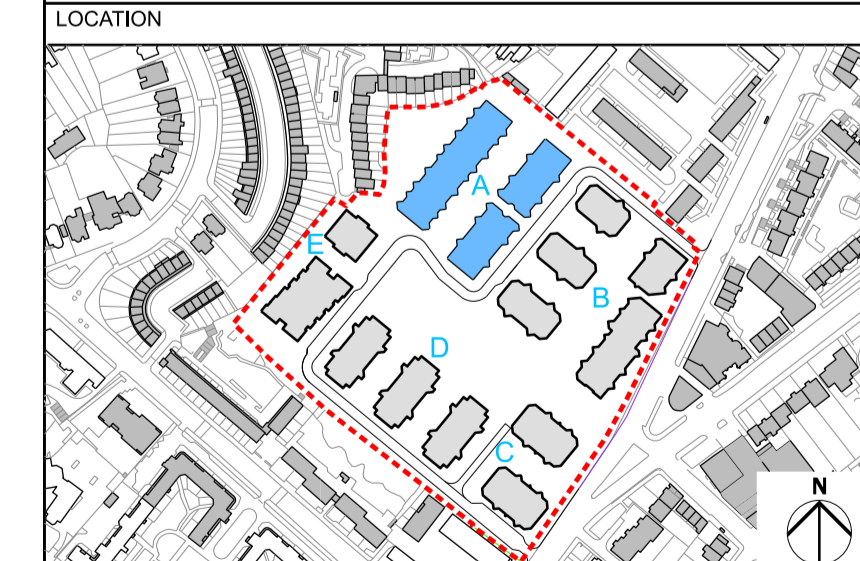
I	27/08/21	DESIGN FREEZE 1
H	13/08/21	INFORMATION
G	02/08/21	INFORMATION - FLAT TAGS AMENDED
F	30/07/21	INFORMATION
E	12/07/21	INFORMATION
D	02/07/21	INFORMATION
C	10/06/21	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

REV	DATE
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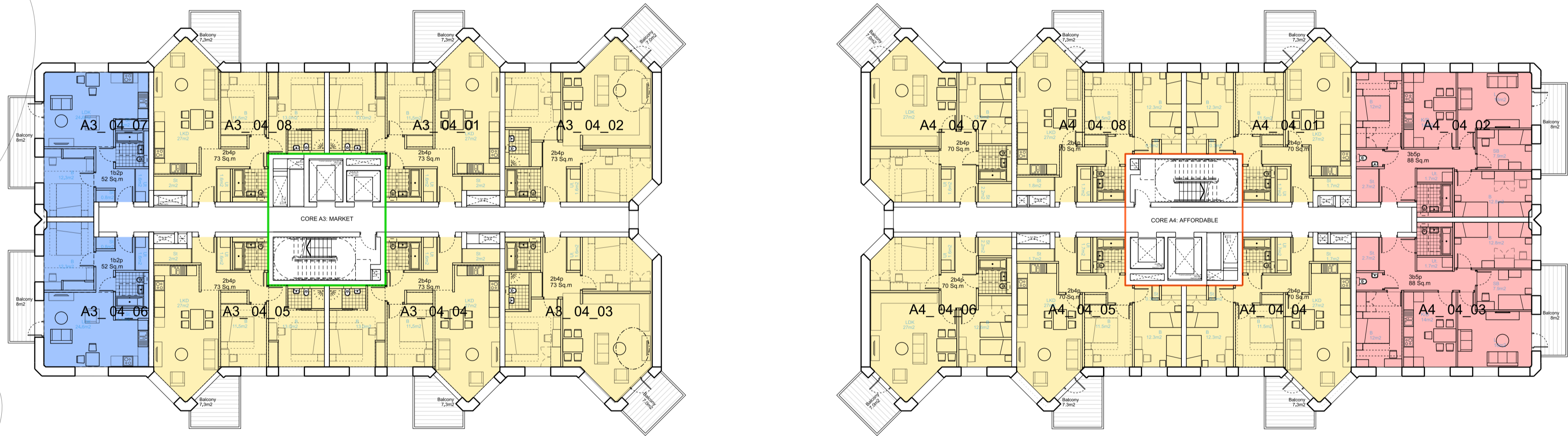
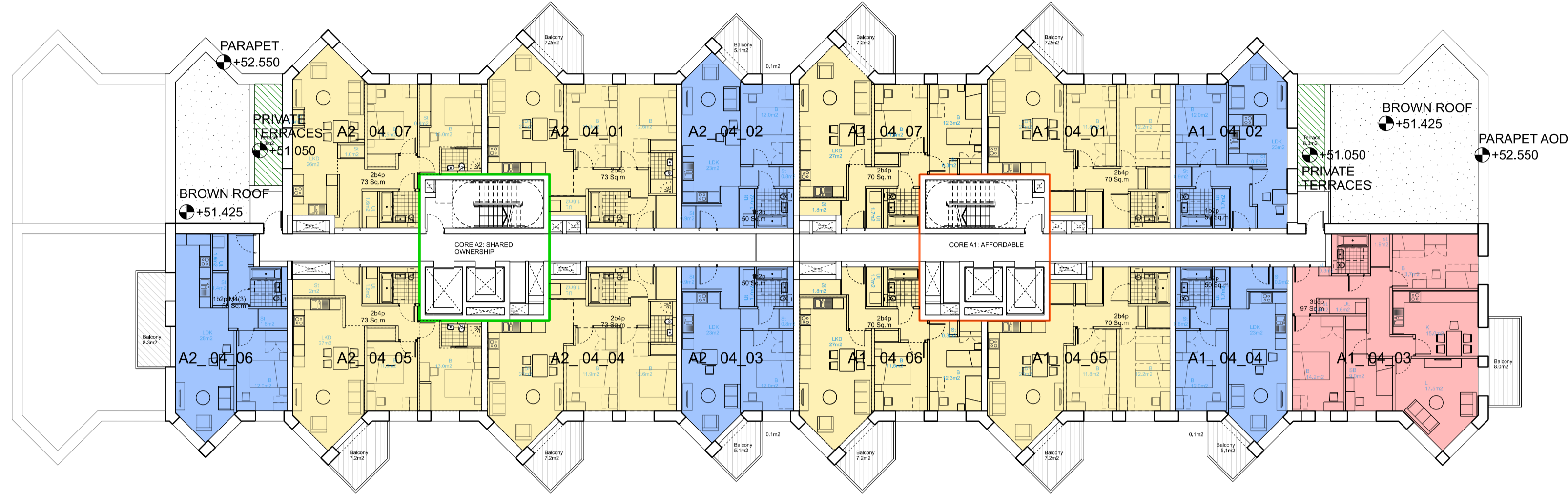
job title		PROJECT HOLLOWAY	
drawing title / location		PLOT A PROPOSED THIRD FLOOR	
drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	1	[00]	103
			1

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

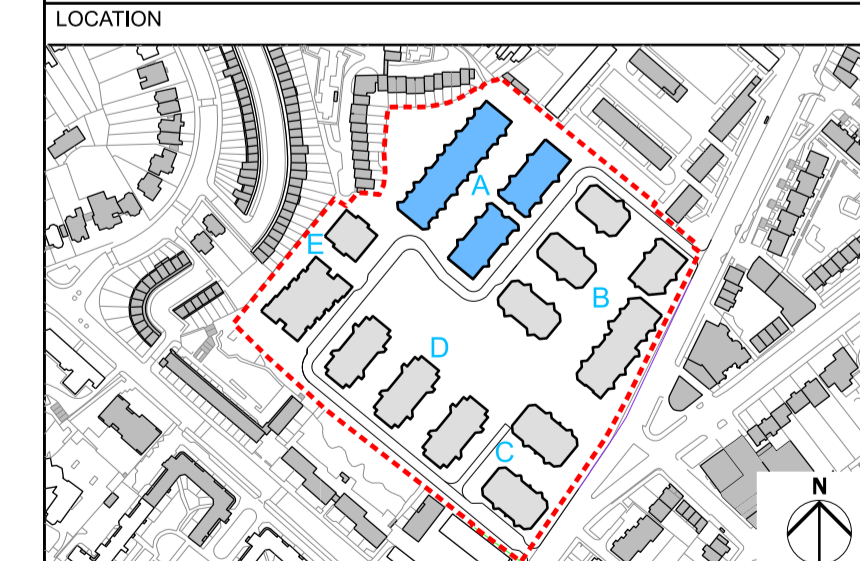


REV	DATE	DESCRIPTION
I	27/08/21	DESIGN FREEZE 1
H	13/08/21	INFORMATION
G	02/08/21	INFORMATION - FLAT TAGS AMENDED
F	30/07/21	INFORMATION
E	12/07/21	INFORMATION
D	02/07/21	INFORMATION
C	10/06/21	INFORMATION
B	20/01/21	INFORMATION - UNIT LABELS
A	15/01/21	TENURES ADDED PER CORE
-	09/10/20	INFORMATION

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job title

**PROJECT HOLLOWAY**

drawing title / location

**PLOT A  
PROPOSED FOURTH FLOOR**

drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION

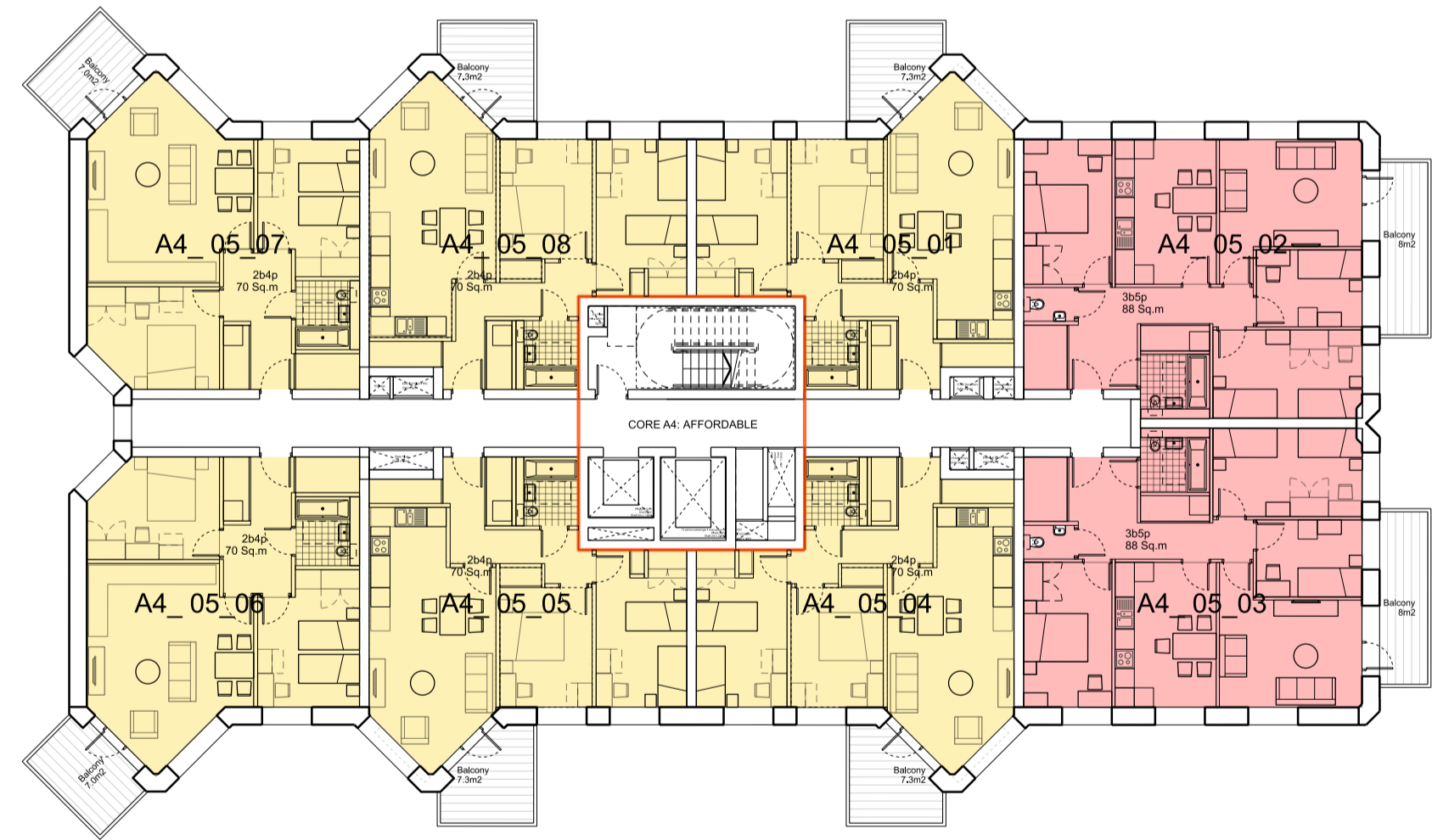
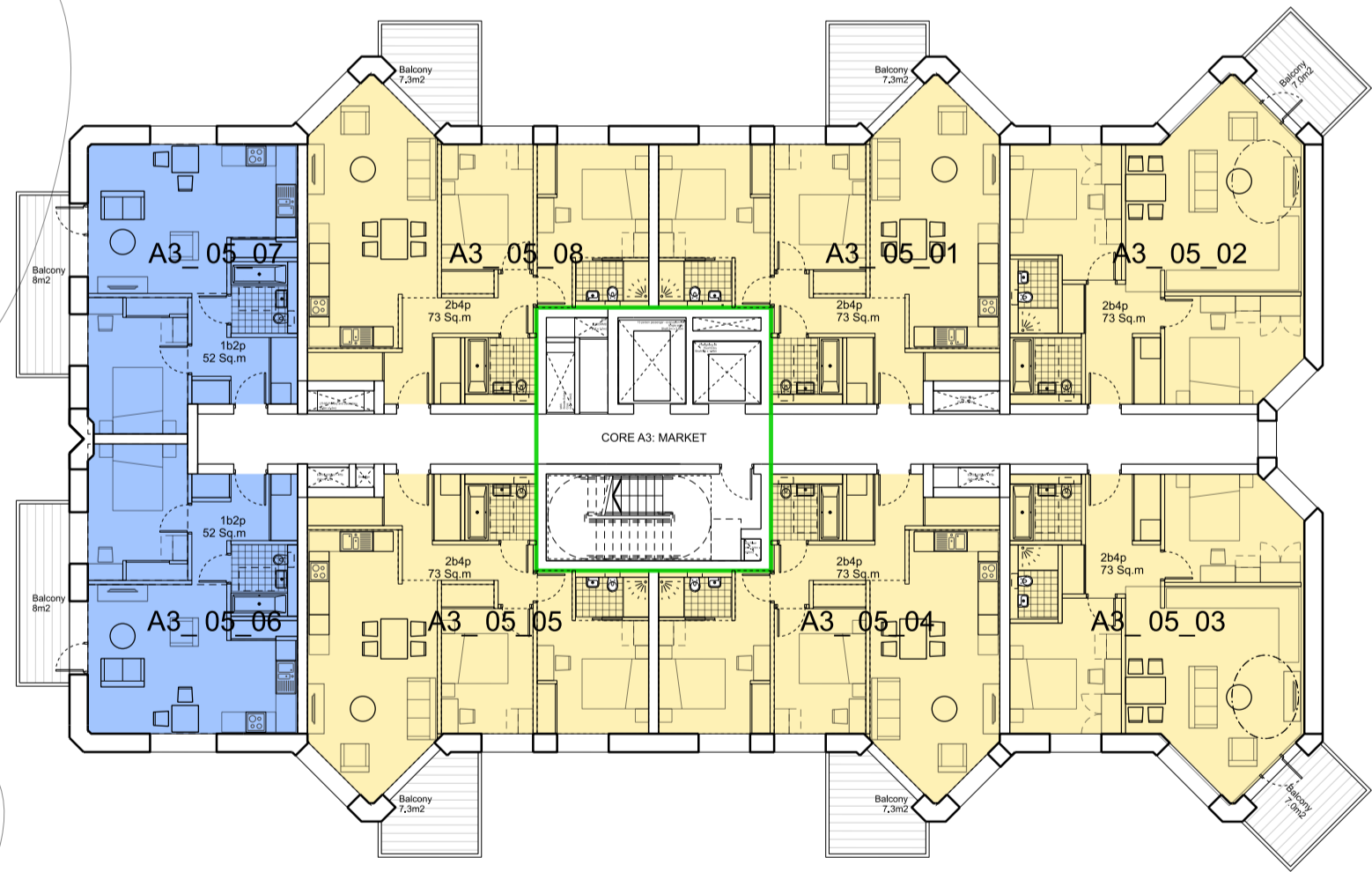
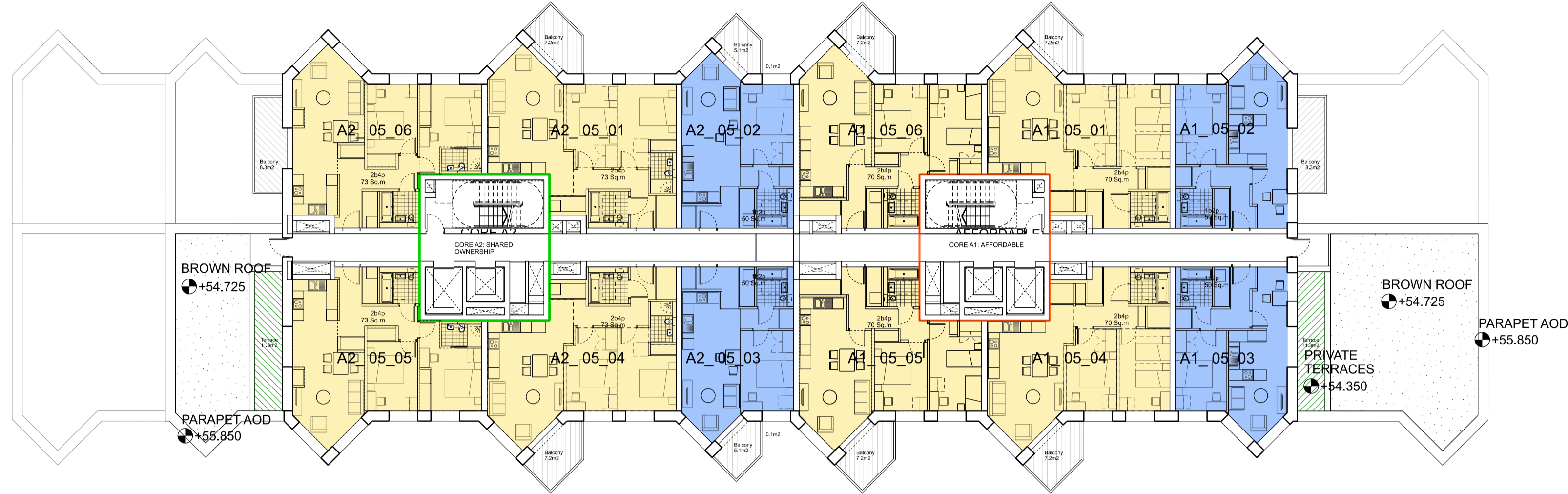
project	zone	source	classification	drawing no.	revision
17105	1		[00]	104	1

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

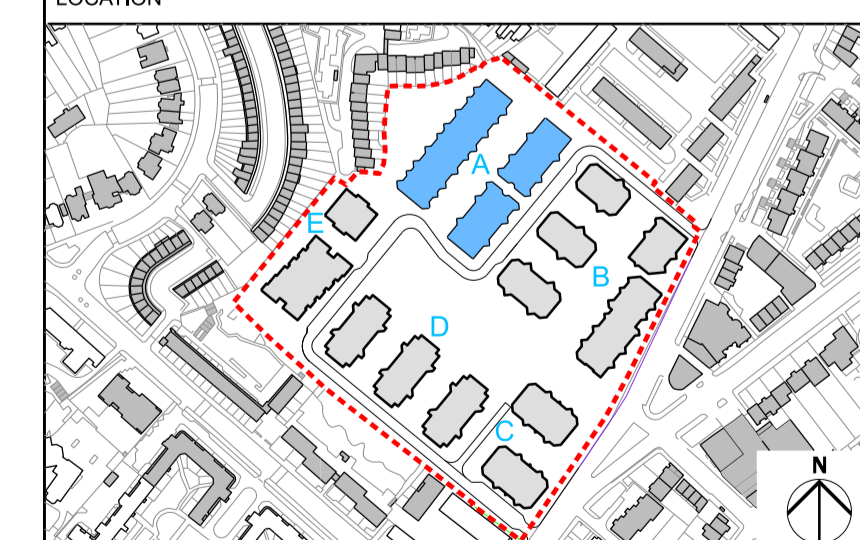


REV	DATE	DESCRIPTION
N	27/08/21	DESIGN FREEZE 1
M	13/08/21	INFORMATION
L	02/08/21	INFORMATION - FLAT TAGS AMENDED
K	30/07/21	INFORMATION
J	12/07/21	INFORMATION
I	02/07/21	INFORMATION
H	20/01/21	INFORMATION
G	20/01/21	INFORMATION - UNIT LABELS
F	15/01/21	INFORMATION - DRAWING NAME HAS BEEN AMENDED TO INCLUDE SECOND AND THIRD FLOOR PLANS
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

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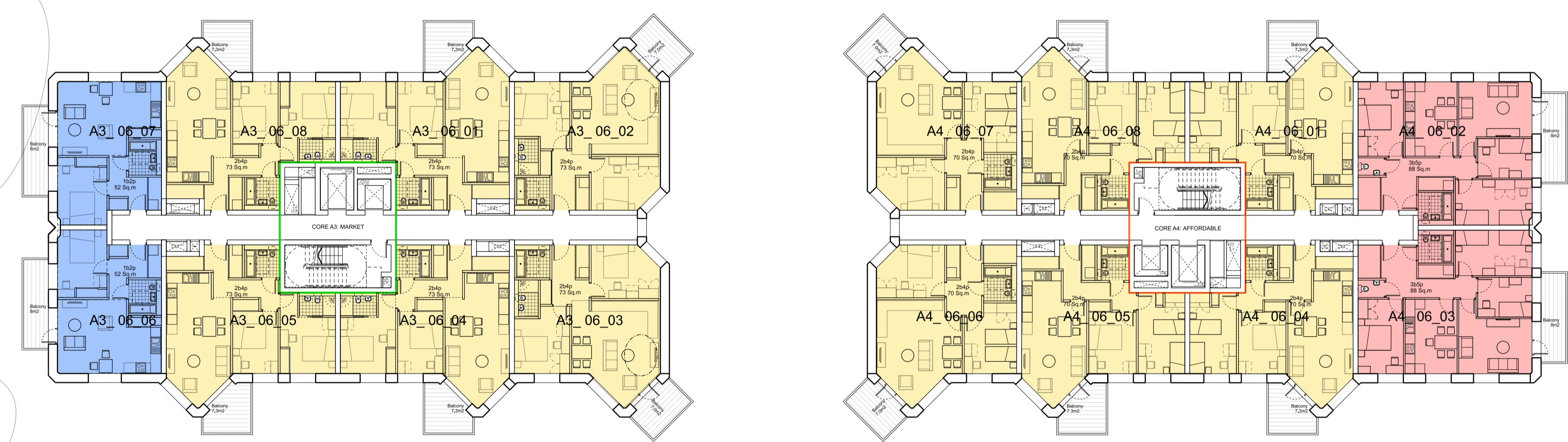
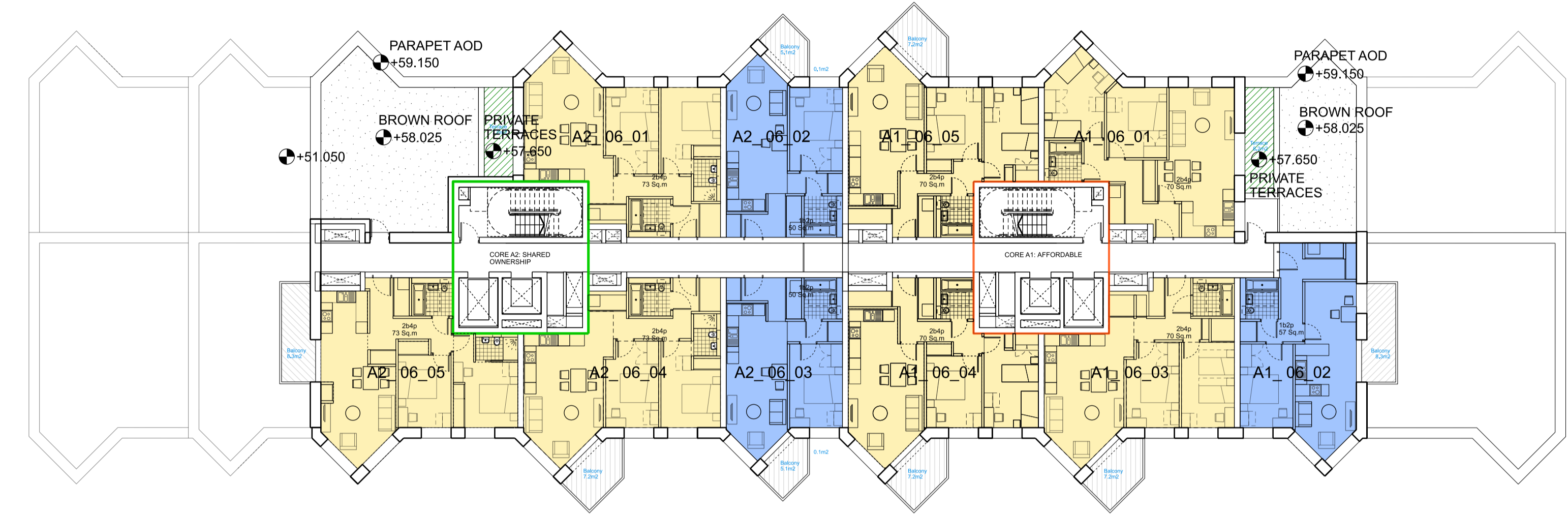
PROJECT HOLLOWAY			
drawing title / location			
PLOT A PROPOSED FIFTH FLOOR			
drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification drawing no. revision
17105	1	[00]	105 N

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

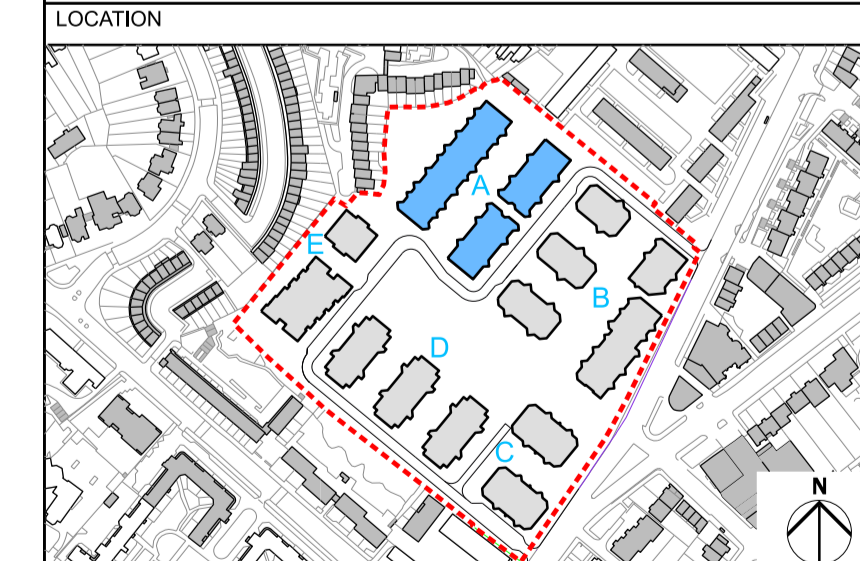


N	27/08/21	DESIGN FREEZE 1
M	13/08/21	INFORMATION
L	02/08/21	INFORMATION - FLAT TAGS AMENDED
K	30/07/21	INFORMATION
J	12/07/21	INFORMATION
I	02/07/21	INFORMATION
H	10/06/21	INFORMATION
G	20/01/21	INFORMATION - UNIT LABELS
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

REV	DATE

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job title  
**PROJECT HOLLOWAY**  
 drawing title / location  
**PLOT A  
 PROPOSED SIXTH FLOOR**

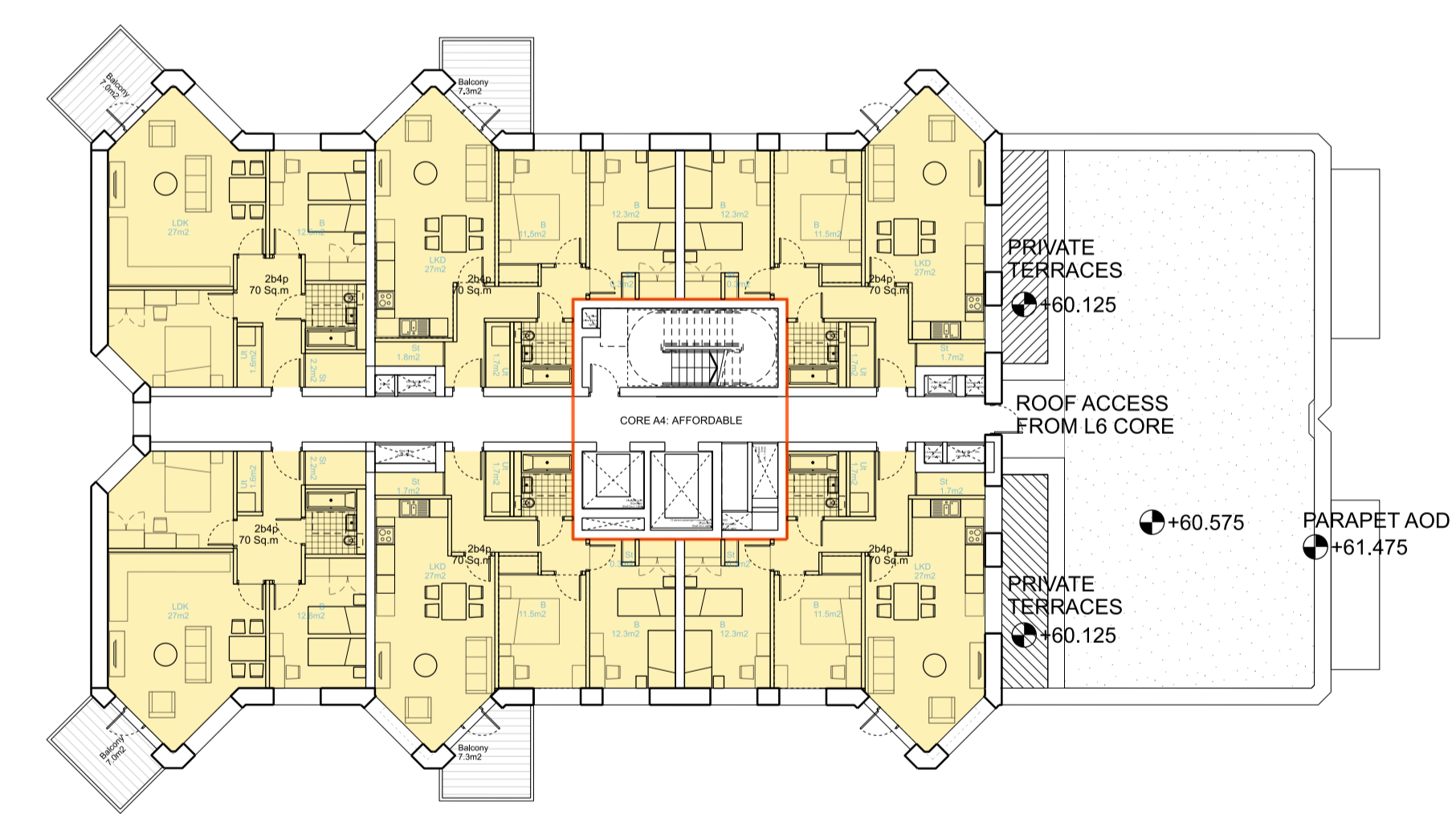
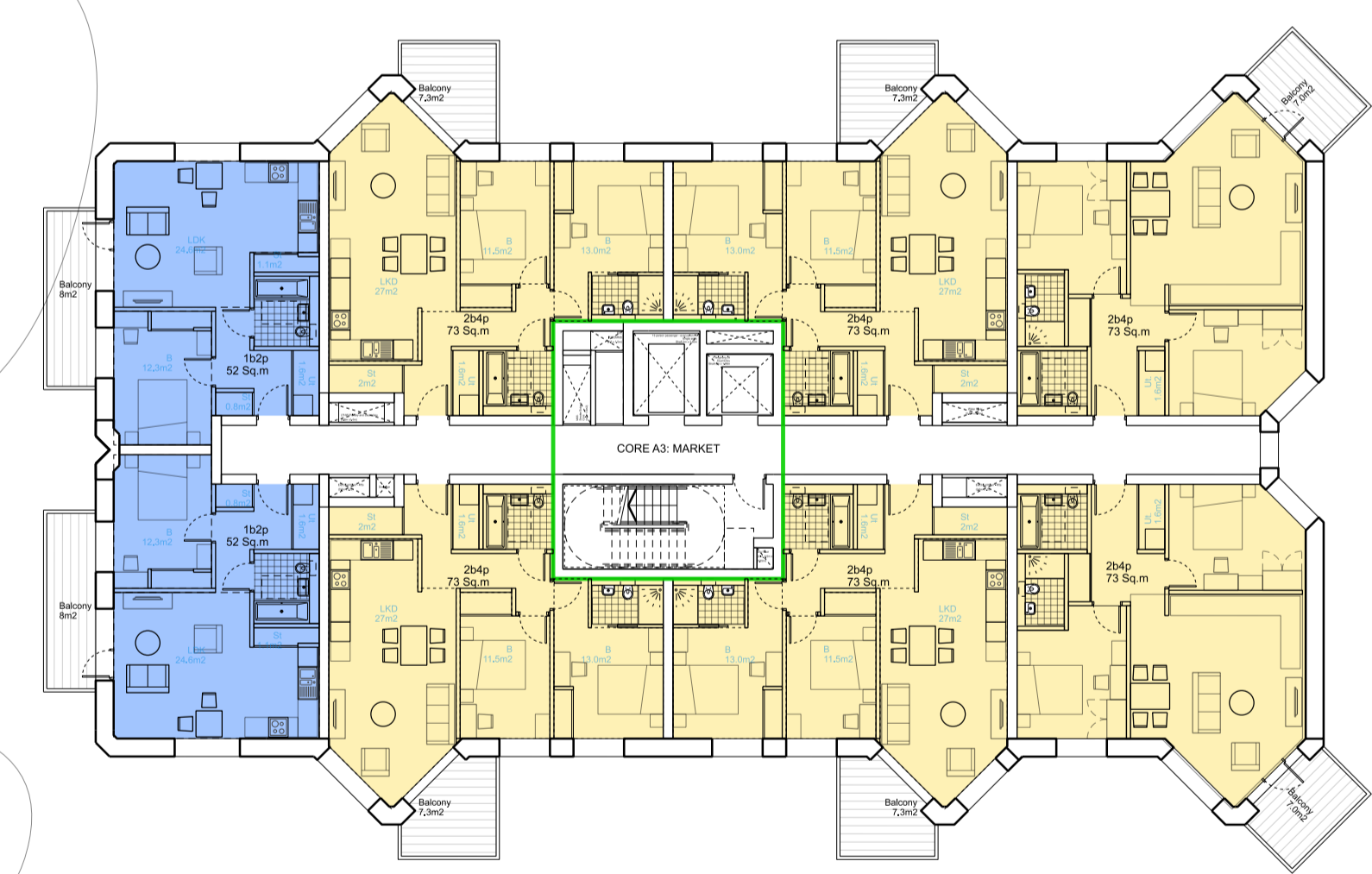
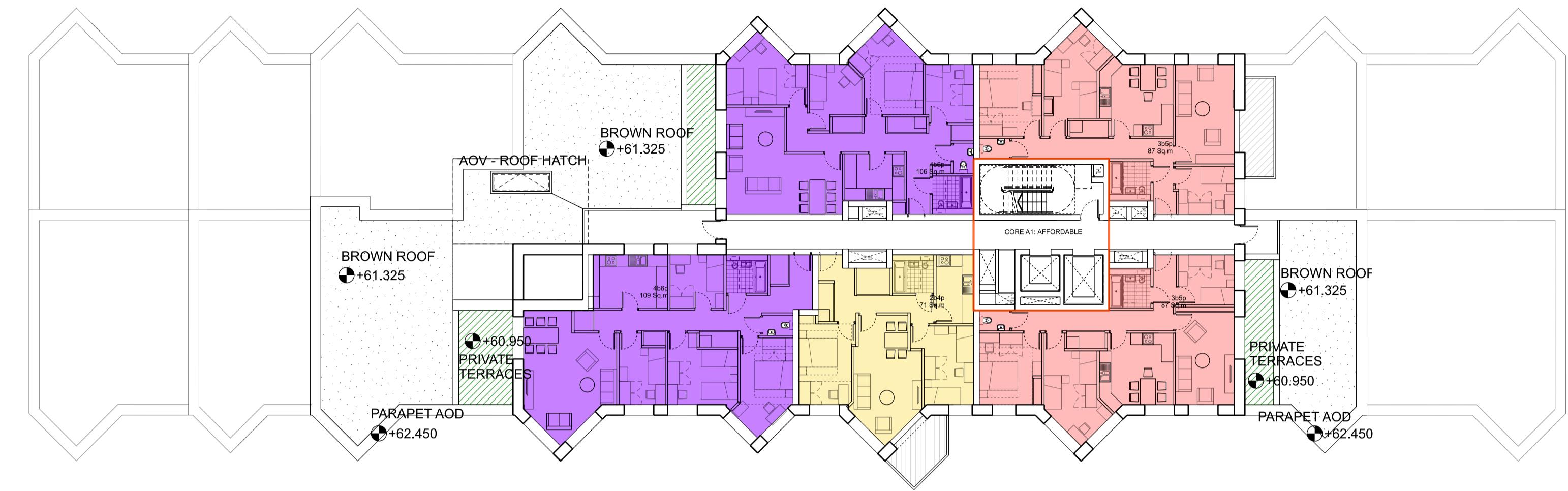
drawn by	checked	scale	status		
AC	VA	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	1		[00]	106	N

**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

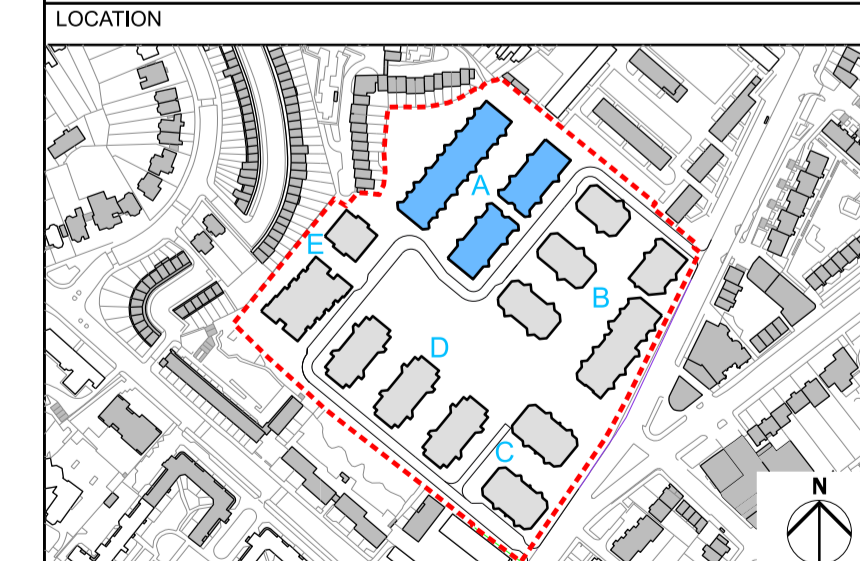


REV	DATE
N	27/08/21 DESIGN FREEZE 1
M	13/08/21 INFORMATION
L	02/08/21 INFORMATION - FLAT TAGS AMENDED
K	30/07/21 INFORMATION
J	12/07/21 INFORMATION
I	02/07/21 INFORMATION
H	10/06/21 INFORMATION - UNIT LABELS
G	20/01/21 INFORMATION - UNIT LABELS
F	15/01/21 INFORMATION
E	09/10/20 INFORMATION
D	04/09/20 INFORMATION
C	17/07/20 INFORMATION
B	24/06/20 UNIT TAGS ADDED
A	19/06/20 TENURES ADDED PER CORE
-	18/05/20 INFORMATION

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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT A  
PROPOSED SEVENTH FLOOR**

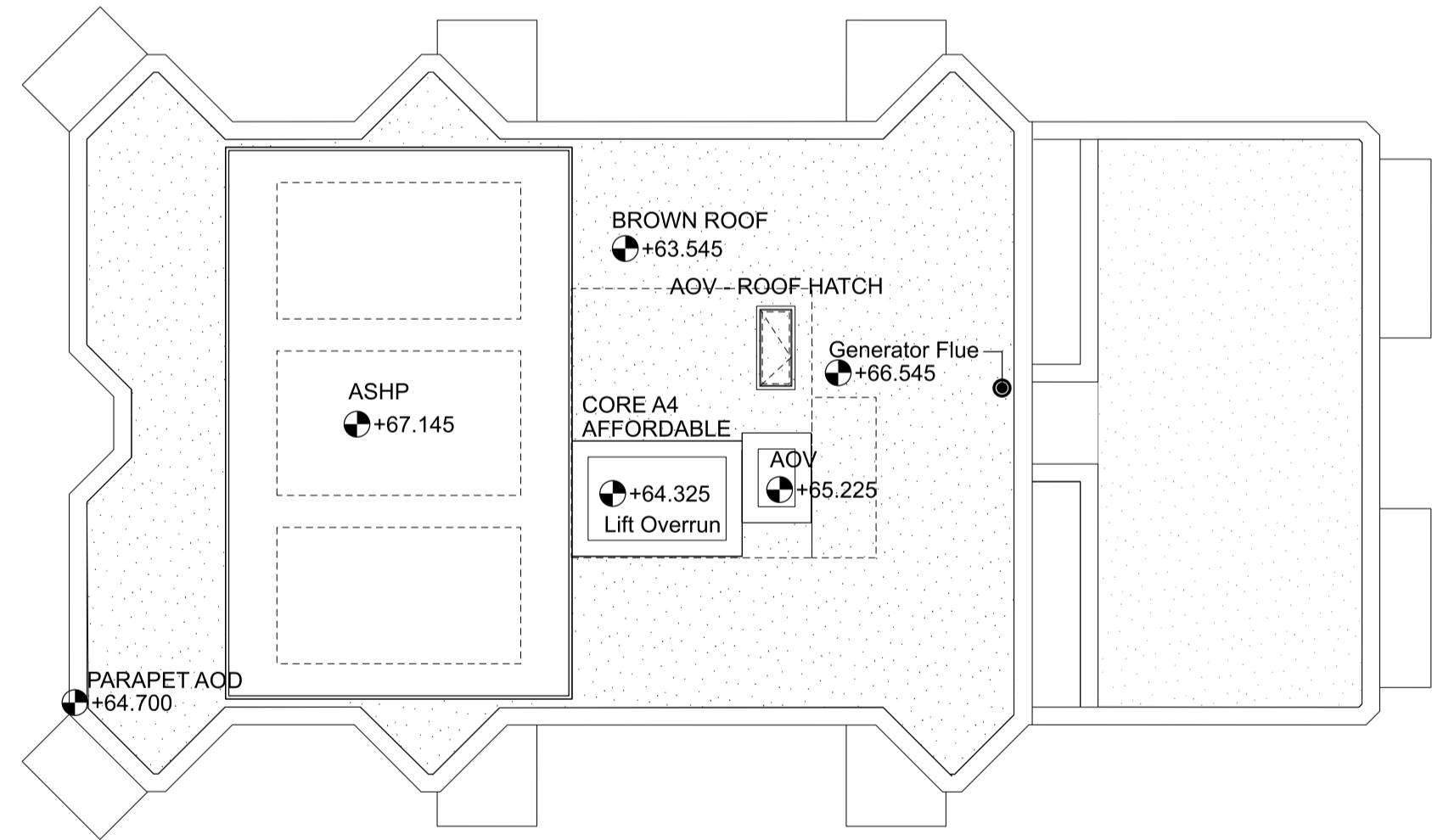
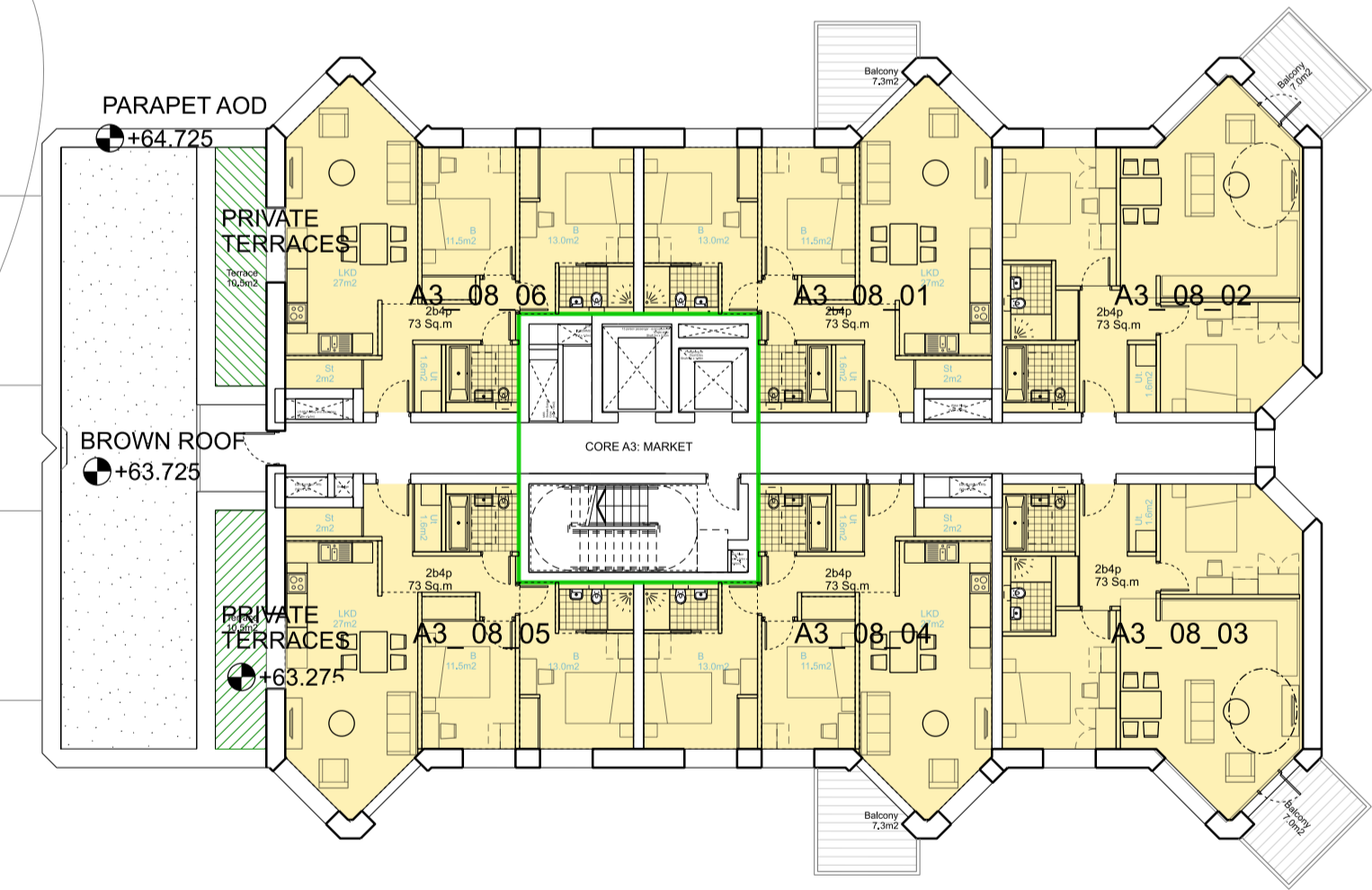
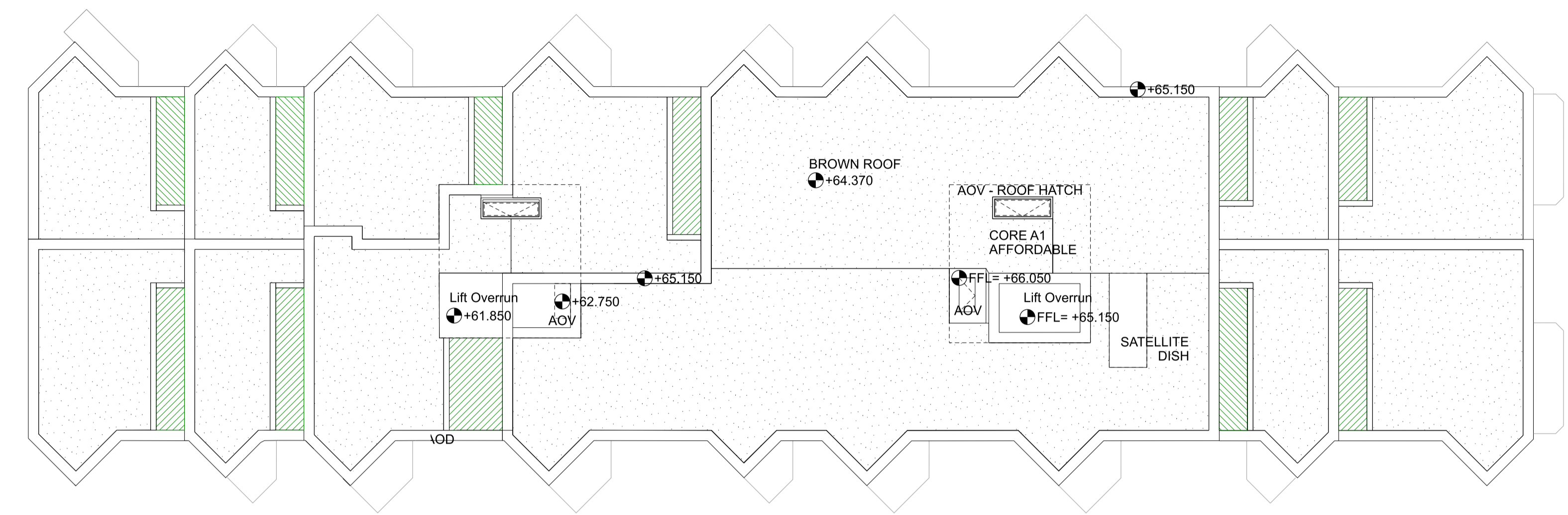
drawn by	checked	scale	status		
AC	VA	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	1	[00]	107	N	

**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

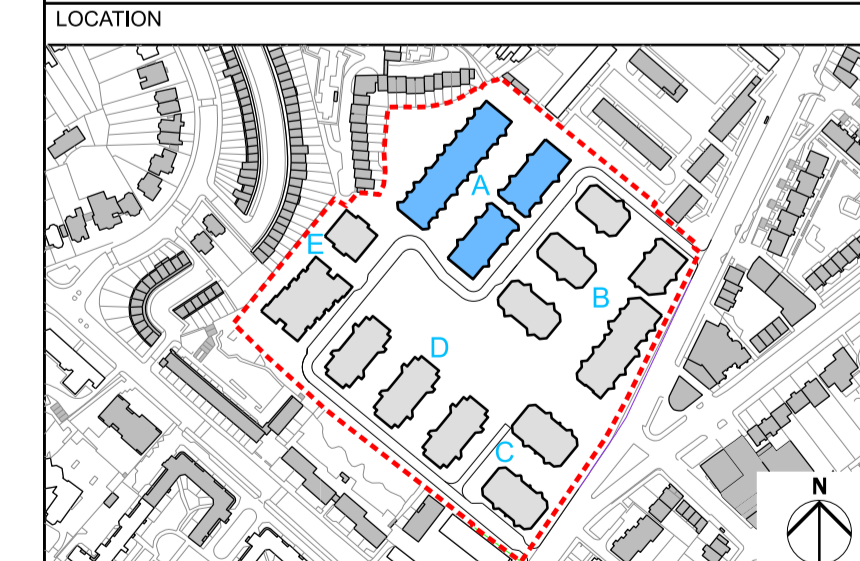


REV	DATE
M	27/08/21 DESIGN FREEZE 1
L	13/08/21 INFORMATION
K	30/07/21 INFORMATION
J	12/07/21 INFORMATION
I	02/07/21 INFORMATION
H	10/06/21 INFORMATION
G	20/01/21 INFORMATION - UNIT LABELS
F	15/01/21 INFORMATION
E	09/10/20 INFORMATION
D	04/09/20 INFORMATION
C	17/07/20 INFORMATION
B	24/06/20 UNIT TAGS ADDED
A	19/06/20 TENURES ADDED PER CORE
-	18/05/20 INFORMATION

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job title

**PROJECT HOLLOWAY**

drawing title / location

**PLOT A  
PROPOSED EIGHTH FLOOR**

drawn by	checked	scale	status		
AC	VA	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	1	[00]	108	M	

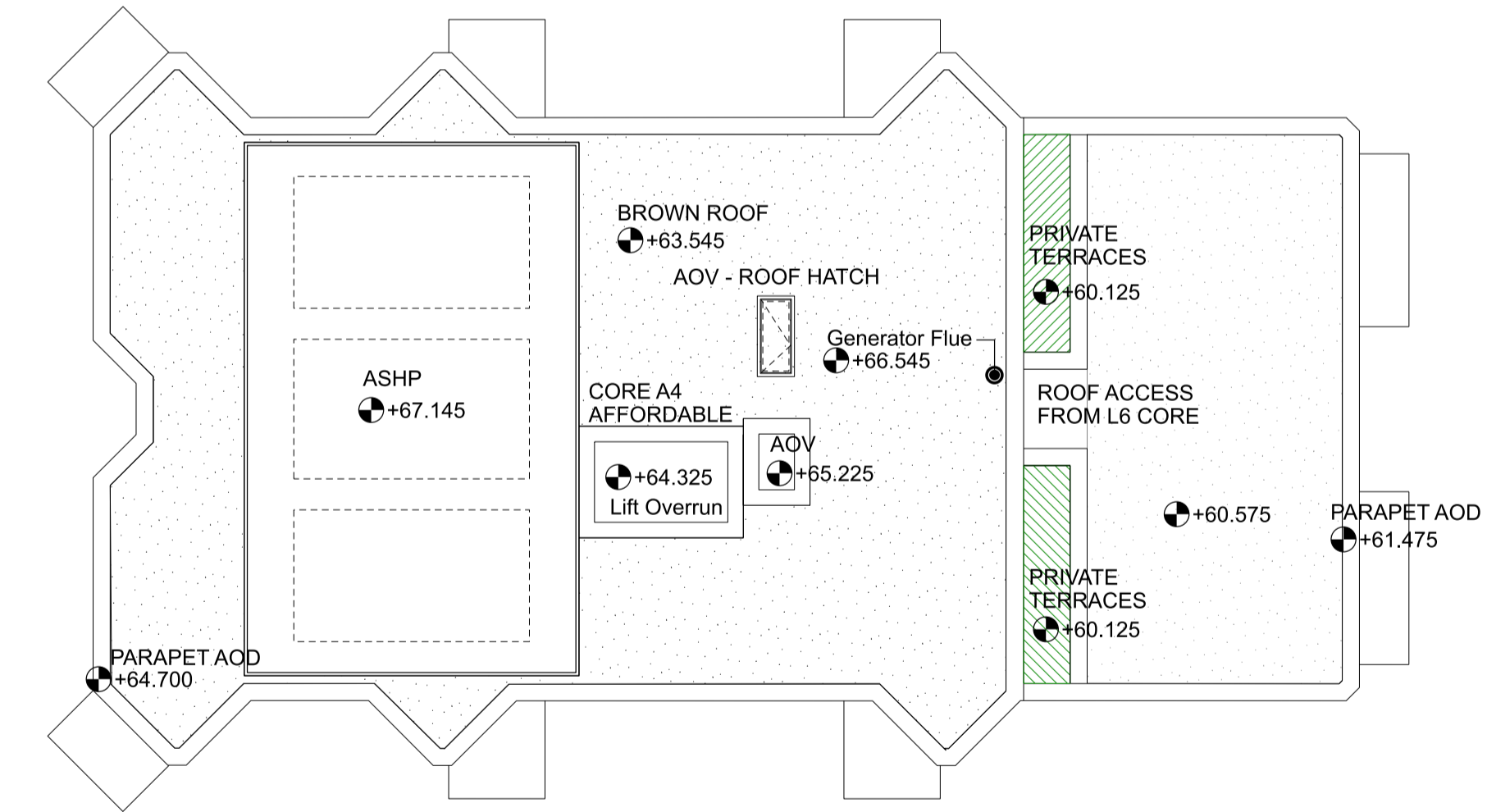
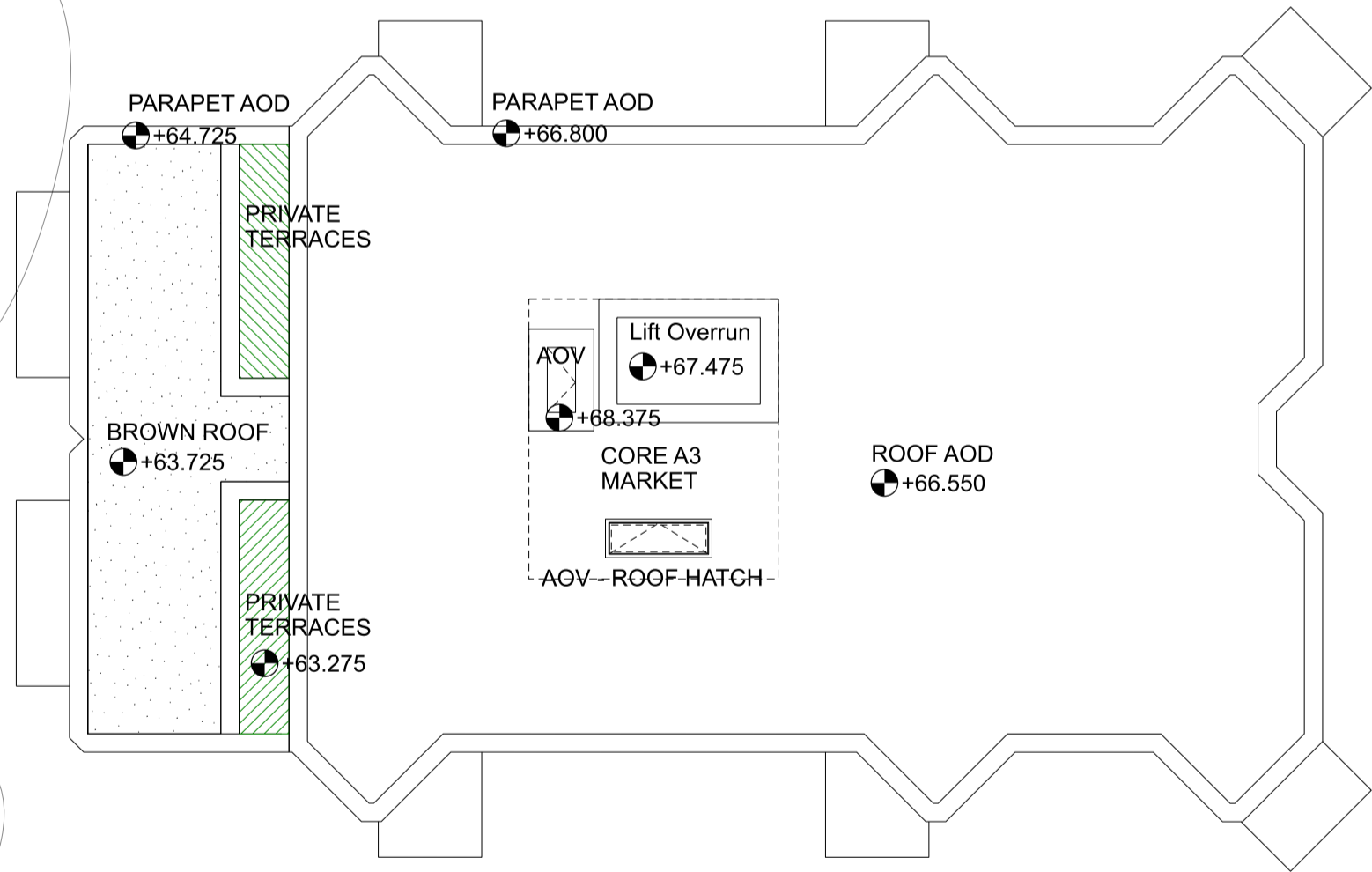
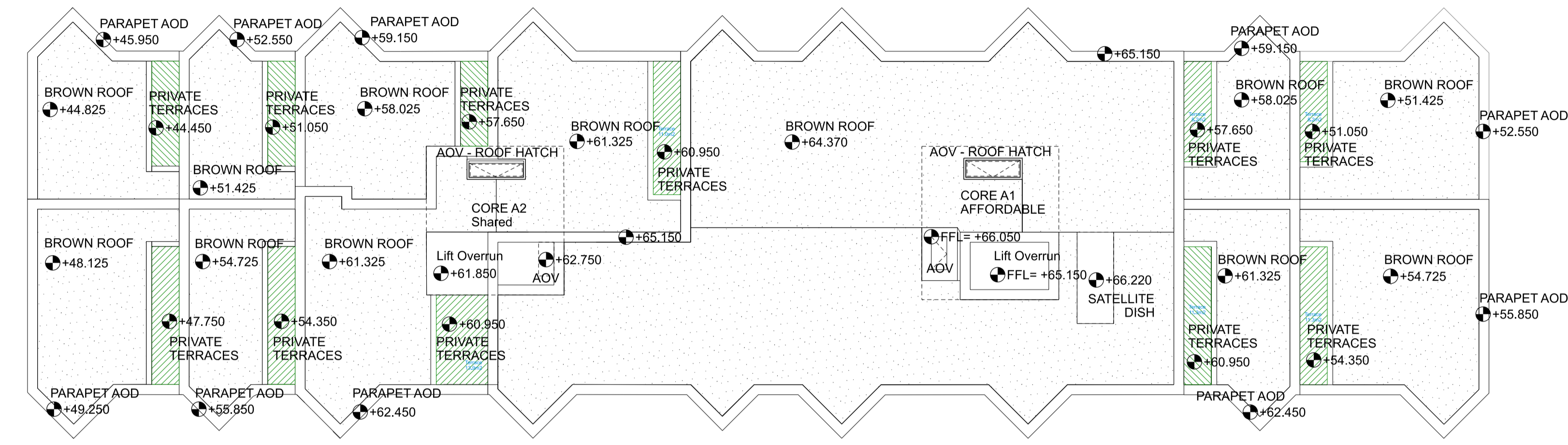


**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

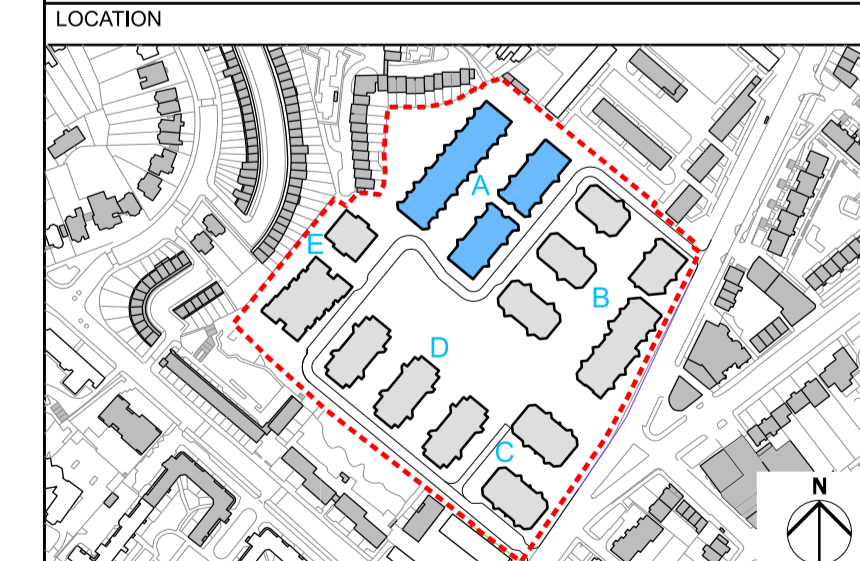


REV	DATE
F	27/08/21 DESIGN FREEZE 1
E	13/08/21 INFORMATION
D	30/07/21 INFORMATION
C	12/07/21 INFORMATION
B	02/07/21 INFORMATION
A	10/06/21 INFORMATION
-	15/01/21 INFORMATION

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job title

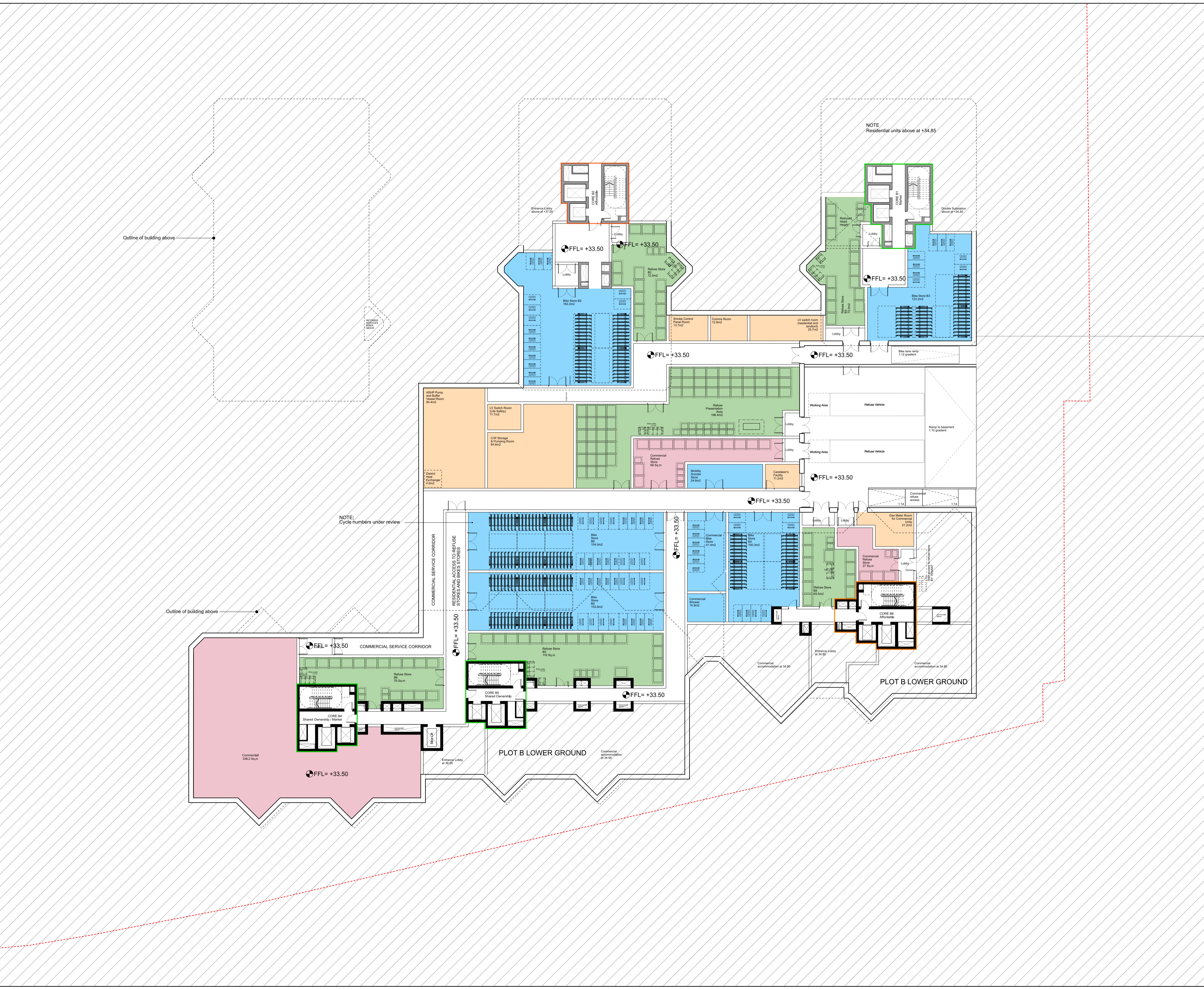
**PROJECT HOLLOWAY**

drawing title / location

**PLOT A  
PROPOSED ROOF PLAN**

drawn by	checked	scale	status
AC	VA	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	1	[00]	111	F	



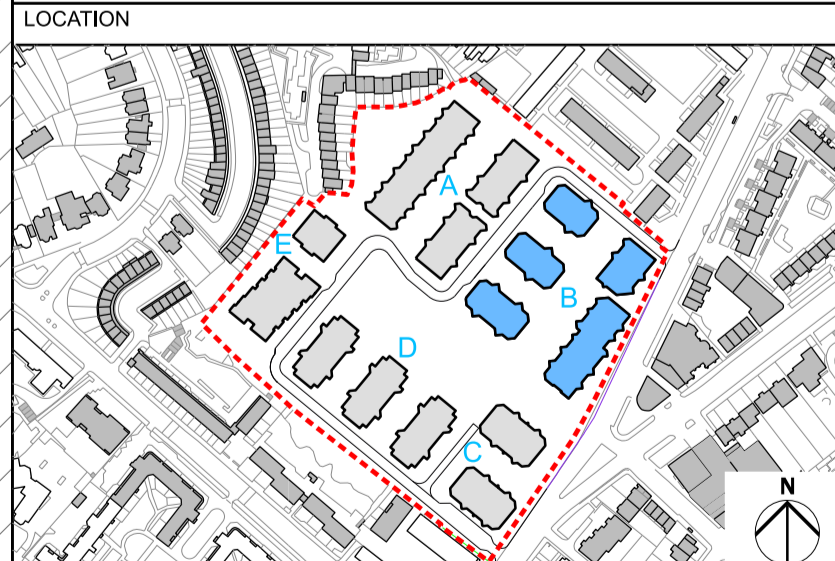
KEY	
1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
J	31/08/21 DESIGN FREEZE 1
I	13/08/21 INFORMATION
H	30/07/21 INFORMATION
G	12/07/21 INFORMATION
F	02/07/21 INFORMATION
E	10/06/21 INFORMATION
D	15/01/21 INFORMATION
C	09/10/20 INFORMATION
B	04/09/20 INFORMATION
A	17/07/20 INFORMATION - DRAWINGS 17105_2_00_103 - 104 - 105 HAVE BEEN COMBINED IN DRAWING 17105_2_00_102 AND THE DRAWING NAME HAS BEEN AMENDED
-	24/06/20 INFORMATION

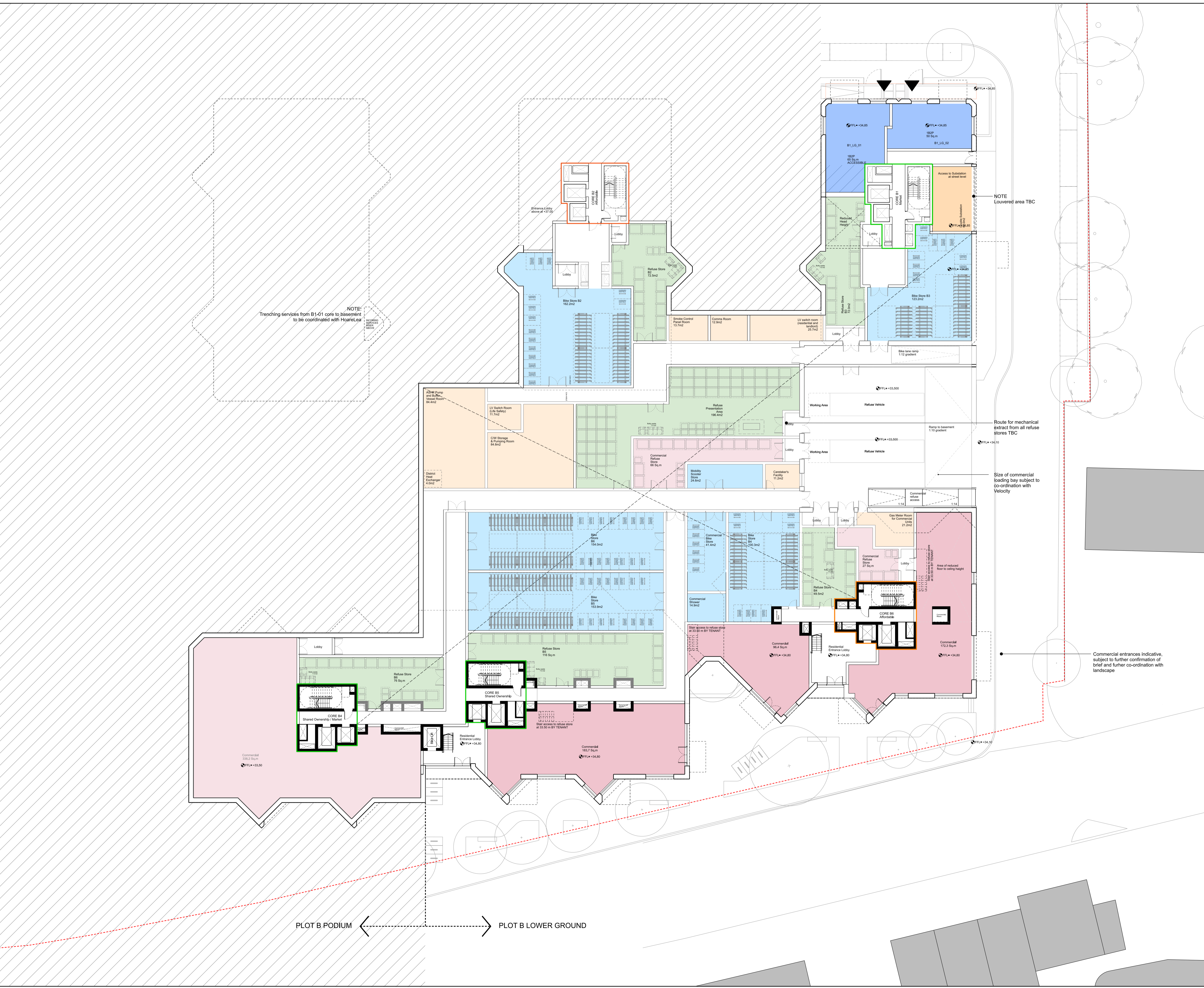
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job title			
PROJECT HOLLOWAY			
drawing title / location			
PLOT B PROPOSED LOWER GROUND 02 FLOOR			
drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification drawing no. revision
17105	2	[00]	098 J



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

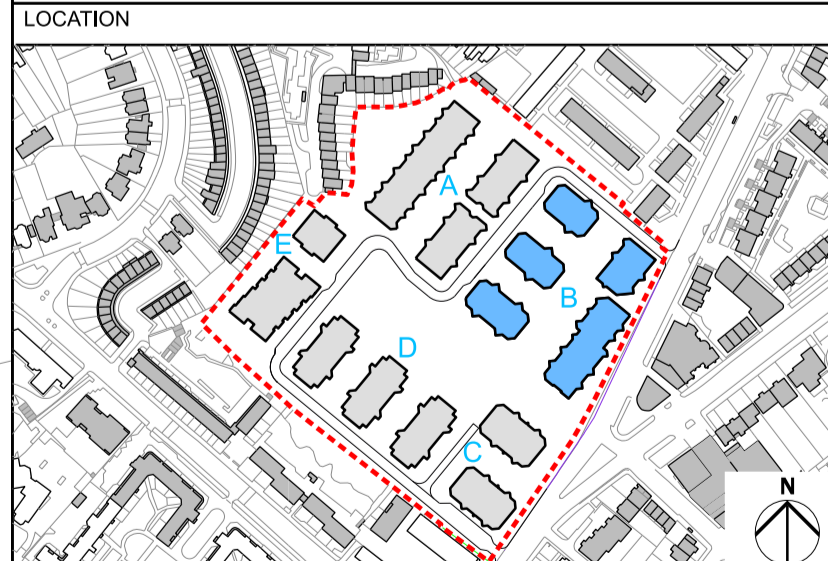
M	31/08/21	DESIGN FREEZE 1
L	13/08/21	INFORMATION
K	30/07/21	INFORMATION
J	12/07/21	INFORMATION
I	02/07/21	INFORMATION
H	10/06/21	INFORMATION
G	20/01/21	INFORMATION - UNIT LABELS
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION - DRAWINGS 17105_2_000_103 - 104 - 105 HAVE BEEN COMBINED IN DRAWING 17105_2_000_102 AND THE DRAWING NAME HAS BEEN AMENDED
B	24/06/20	INFORMATION
A	19/06/20	TENURES ADDED PER CORE
	18/05/20	INFORMATION

REV	DATE

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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT B PROPOSED LOWER GROUND FLOOR**

drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	2	[00]	099 M



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
5+ BED	ROOF PRIVATE TERRACE
WOMENS CENTER	SITE BOUNDARY
REFUSE STORE	
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

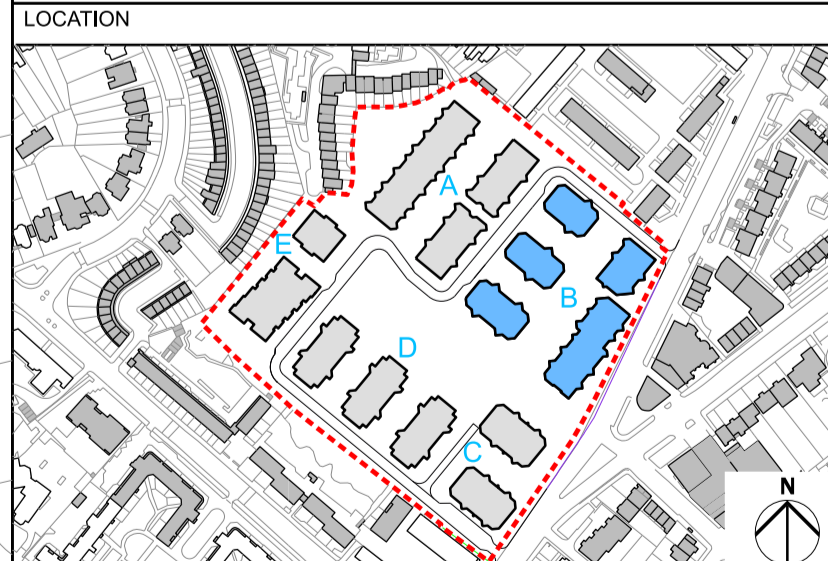
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M	13/08/21	INFORMATION
L	30/07/21	INFORMATION
K	12/07/21	INFORMATION
J	02/07/21	INFORMATION
I	10/06/21	INFORMATION
H	20/01/21	INFORMATION - UNIT LABELS
G	15/01/21	INFORMATION
F	09/10/20	INFORMATION
E	11/09/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION - DRAWINGS 17105_2_001_103-104-105 HAVE BEEN COMBINED IN DRAWING 17105_2_001_102 AND THE DRAWING NAME HAS BEEN AMENDED
B	24/06/20	INFORMATION
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

REV	DATE
-----	------

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PROJECT HOLLOWAY			
drawing title / location			
PLOT B			
PROPOSED UPPER GROUND FLOOR			
drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification drawing no. revision
17105	2	[00]	100 N



KEY	
1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

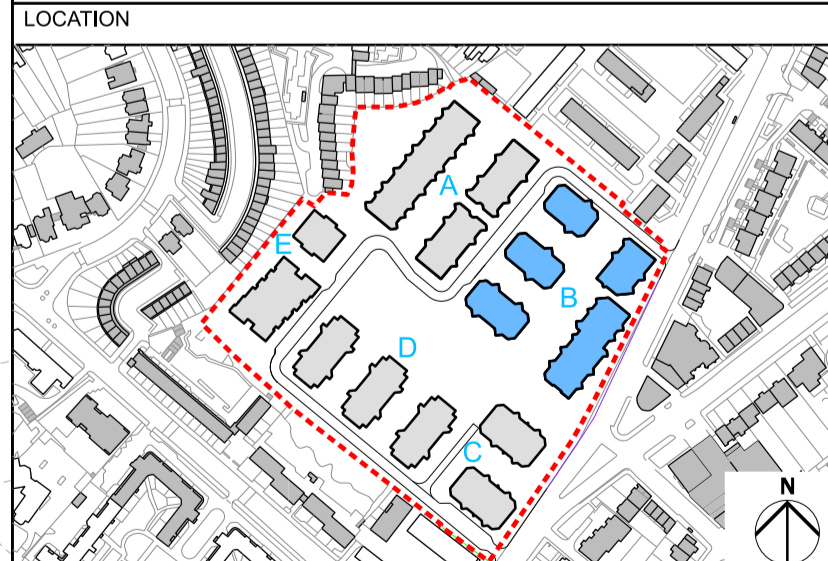
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
N	10/09/21 DESIGN FREEZE 1
M	31/08/21 DESIGN FREEZE 1
L	13/08/21 INFORMATION
K	30/07/21 INFORMATION
J	12/07/21 INFORMATION
I	02/07/21 INFORMATION
H	10/06/21 INFORMATION
G	20/01 to 08/02/21 INFORMATION - UNIT LABELS
F	15/01 to 08/02/21 INFORMATION
E	09/10/20 INFORMATION
D	04/09/20 INFORMATION
C	17/07/20 INFORMATION - DRAWINGS 17105_2_000_103 - 104 - 105 HAVE BEEN COMBINED IN DRAWING 17105_2_000_102 AND THE DRAWING NAME HAS BEEN AMENDED
B	24/06/20 INFORMATION
A	19/06/20 TENURES ADDED PER CORE
-	18/05/20 INFORMATION

REV	DATE

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PROJECT HOLLOWAY			
drawing title / location			
PLOT B			
PROPOSED FIRST TO FIFTH FLOOR			
drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification drawing no. revision
17105	2	[00]	101 N



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

B	10/09/21	DESIGN FREEZE 1
A	31/08/21	DESIGN FREEZE 1
DRAWING NO. 17105_2_001_106 PREVIOUSLY USED AND SUPERSEDED		

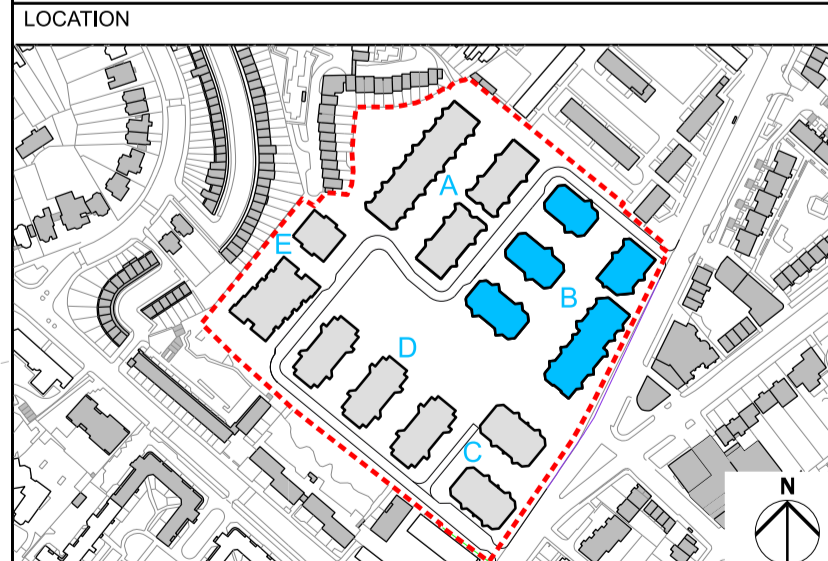
REV	DATE
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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT B  
 PROPOSED SIXTH FLOOR**

drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	2			[00]	106 B



**KEY**

<span style="color: blue;">■</span> 1 BED	<span style="color: lightblue;">■</span> CYCLE STORE
<span style="color: yellow;">■</span> 2 BED	<span style="color: orange;">■</span> EXTRA-CARE
<span style="color: orange;">■</span> 3 BED	<span style="border: 1px solid red;">□</span> AFFORDABLE TENURE
<span style="color: purple;">■</span> 4 BED	<span style="border: 1px solid green;">□</span> MARKET TENURE
<span style="color: green;">■</span> WOMENS CENTER	<span style="border: 1px dashed red;">□</span> ROOF PRIVATE TERRACE
<span style="color: lightgreen;">■</span> REFUSE STORE	<span style="border: 1px dashed red;">□</span> SITE BOUNDARY
<span style="color: pink;">■</span> COMMERCIAL	
<span style="color: grey;">■</span> MEP	
<span style="color: lightblue;">■</span> HEAT PUMPS	

0 1m 2m 5m 10m

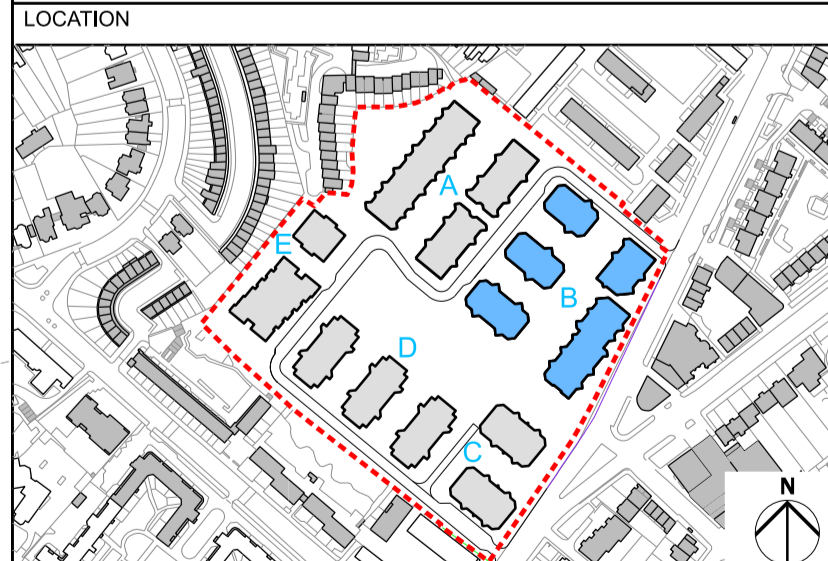
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

G	10/09/21	DESIGN FREEZE 1
F	31/08/21	DESIGN FREEZE 1 SEVENTH FLOOR PREVIOUSLY ISSUED ON DRAWING NO. 17105_2_00_108 DRAWING NO 17105_2_00_107 WAS PREVIOUSLY ISSUED AND LATER SUPERSEDED

REV	DATE
-----	------

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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT B  
PROPOSED SEVENTH FLOOR**

drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	2		[00]	107	G



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

N	10/09/21	DESIGN FREEZE 1
M	31/08/21	DESIGN FREEZE 1
		INFORMATION: EIGHT FLOOR PLAN WAS PREVIOUSLY ISSUED ON DRAWING NO. 17105_2_(00)_109 EIGHT FLOOR AND DRAWING NO. 17105_2_(00)_108 WAS ISSUED AS SEVENTH FLOOR AND HAS NOW BEEN RENAMED.
L	13/08/21	INFORMATION
K	30/07/21	INFORMATION
J	12/07/21	INFORMATION
I	02/07/21	INFORMATION
H	10/06/21	INFORMATION
G	20/01/21	INFORMATION - UNIT LABELS
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION - DRAWINGS 17105_2_(00)_103 - 104 - 105 HAVE BEEN COMBINED IN DRAWING 17105_2_(00)_102 AND THE DRAWING NAME HAS BEEN AMENDED
B	24/06/20	INFORMATION - ROOF PLAN PREVIOUSLY ISSUED UNDER DRAWING NUMBER 17105_2_(00)_109
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

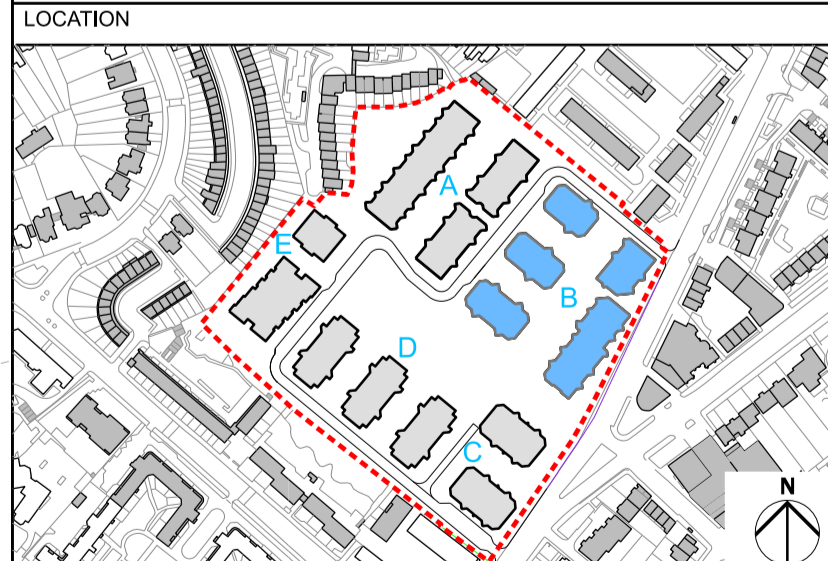
REV	DATE
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job title

**PROJECT HOLLOWAY**

drawing title / location

**PLOT B  
PROPOSED EIGHTH FLOOR**

drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	2	[00]	108 N





**KEY**

<span style="color: blue;">■</span> 1 BED	<span style="color: lightblue;">■</span> CYCLE STORE
<span style="color: yellow;">■</span> 2 BED	<span style="color: yellow;">■</span> EXTRA-CARE
<span style="color: orange;">■</span> 3 BED	<span style="border: 1px solid orange;">□</span> AFFORDABLE TENURE
<span style="color: purple;">■</span> 4 BED	<span style="border: 1px solid green;">□</span> MARKET TENURE
<span style="color: purple;">■</span> WOMENS CENTER	<span style="border: 1px dashed green;">□</span> ROOF PRIVATE TERRACE
<span style="color: green;">■</span> REFUSE STORE	<span style="border: 1px dashed red;">□</span> SITE BOUNDARY
<span style="color: pink;">■</span> COMMERCIAL	
<span style="color: orange;">■</span> MEP	
<span style="color: grey;">■</span> HEAT PUMPS	

0 1m 2m 5m 10m

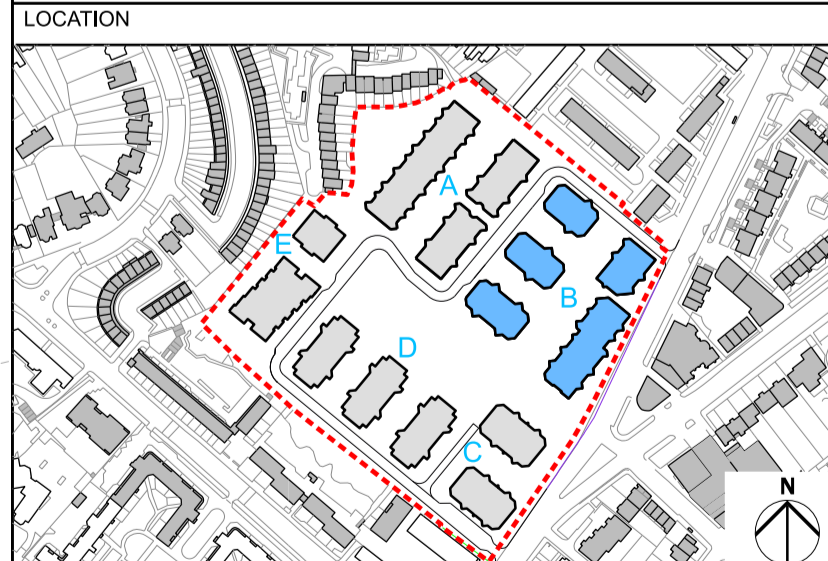
**LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.**

REV	DATE	DESCRIPTION
N	10/09/21	DESIGN FREEZE 1
M	31/08/21	DESIGN FREEZE 1 INFORMATION: NINTH FLOOR PLAN WAS PREVIOUSLY ISSUED ON DRAWING NO. 17105_2_[00], 110 NINTH AND TENTH FLOOR AND DRAWING NO. 17105_2_[00]_109 WAS ISSUED AS 'EIGHT FLOOR' AND HAS NOW BEEN RENAMED.
L	13/08/21	INFORMATION
K	30/07/21	INFORMATION
J	12/07/21	INFORMATION
I	02/07/21	INFORMATION
H	10/06/21	INFORMATION
G	20/01/21	INFORMATION
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION - DRAWINGS 17105_[2]_[00]_103 - 104 - 105 HAVE BEEN COMBINED IN DRAWING 17105_2_[00]_102 AND THE DRAWING NAME HAS BEEN AMENDED
B	24/06/20	INFORMATION - ROOF PLAN PREVIOUSLY ISSUED UNDER DRAWING NUMBER 17105_2_[00]_109
A	19/06/20	TENURES ADDED PER CORE
-	18/05/20	INFORMATION

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job title

**PROJECT HOLLOWAY**

drawing title / location

**PLOT B  
PROPOSED NINTH FLOOR PLAN**

drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	2			[00]	109 N



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

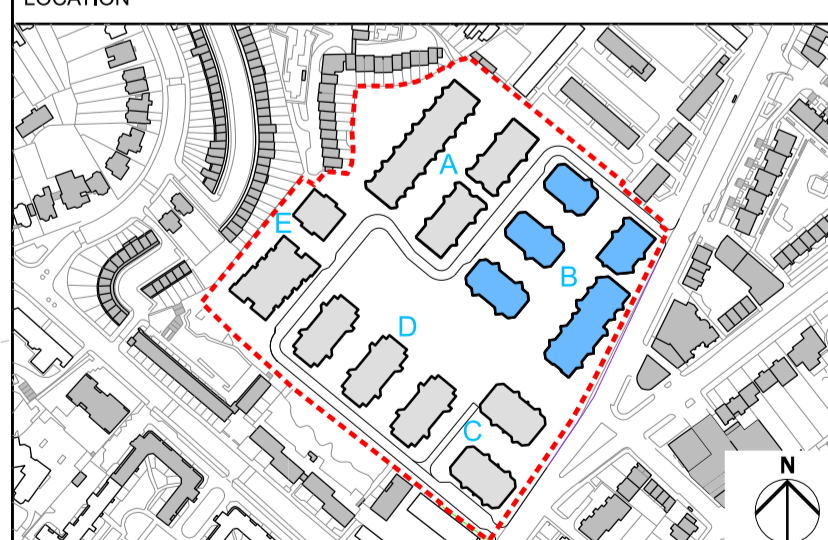
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE	DESCRIPTION
K	10/09/21	DESIGN FREEZE 1
J	31/08/21	DESIGN FREEZE 1
		DRAWING NO. 17105_2_00_110 WAS PREVIOUSLY ISSUED AS 'NINTH AND TENTH FLOOR'
I	30/07/21	INFORMATION
H	30/07/21	INFORMATION
G	12/07/21	INFORMATION
F	02/07/21	INFORMATION
E	10/06/21	INFORMATION
D	15/01/21	INFORMATION - DRAWING TITLE AMENDED AND ROOF PLAN MOVED TO DRAWING NUMBER 17105_2_00_111
C	09/10/20	INFORMATION
B	04/09/20	INFORMATION
A	17/07/20	INFORMATION - DRAWINGS 17105_2_00_103 - 104 - 105 HAVE BEEN COMBINED IN DRAWING 17105_2_00_102 AND THE DRAWING NAME HAS BEEN AMENDED
-	24/06/20	INFORMATION - ROOF PLAN PREVIOUSLY ISSUED UNDER DRAWING NUMBER 17105_2_00_109

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job title

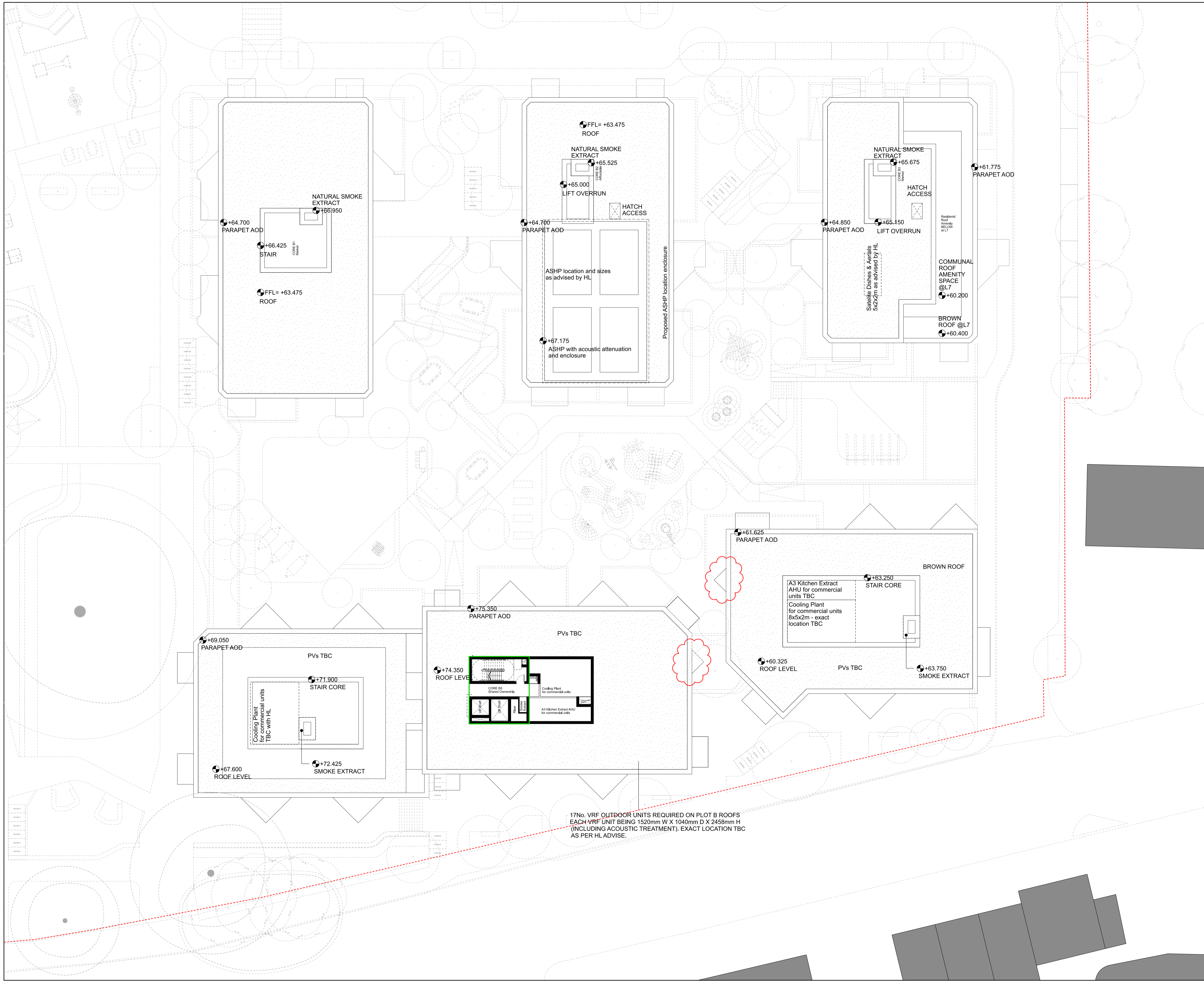
**PROJECT HOLLOWAY**

drawing title / location

**PLOT B  
PROPOSED TENTH FLOOR PLAN**

drawn by	checked	scale	status
UI	RH	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	2		[00]	110	K



**KEY**

<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> 1 BED	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> CYCLE STORE
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> 2 BED	<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> EXTRA-CARE
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> 3 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid red;"></span> AFFORDABLE TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> 4 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid green;"></span> MARKET TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> WOMENS CENTER	<span style="display:inline-block; width:10px; height:10px; border:1px dashed green;"></span> ROOF PRIVATE TERRACE
<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> REFUSE STORE	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> SITE BOUNDARY
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> COMMERCIAL	
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> MEP	
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> HEAT PUMPS	

0 1m 2m 5m 10m

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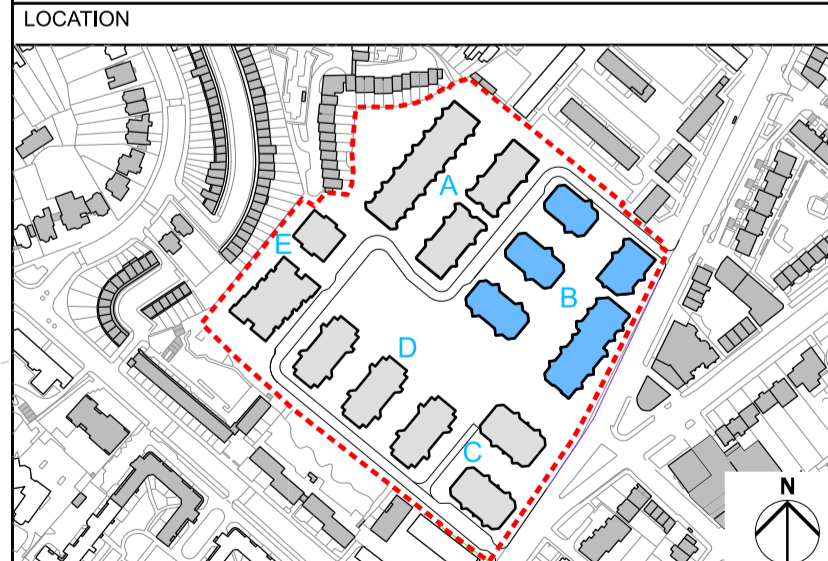
REV	DATE
F	10/09/21 DESIGN FREEZE 1
E	31/08/21 DESIGN FREEZE 1 INFORMATION: DRAWING RENAMED. DRAWING NO. 17105_2_00_111 PREVIOUSLY ISSUED AS 'PROPOSED ROOF PLAN'. ROOF PLAN INFORMATION NOW SHOWN ON DRAWING NO. 17105_2_00_120
D	13/08/21 INFORMATION
C	30/07/21 INFORMATION
B	12/07/21 INFORMATION
A	10/06/21 INFORMATION
-	15/01/21 INFORMATION

REV	DATE

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job title

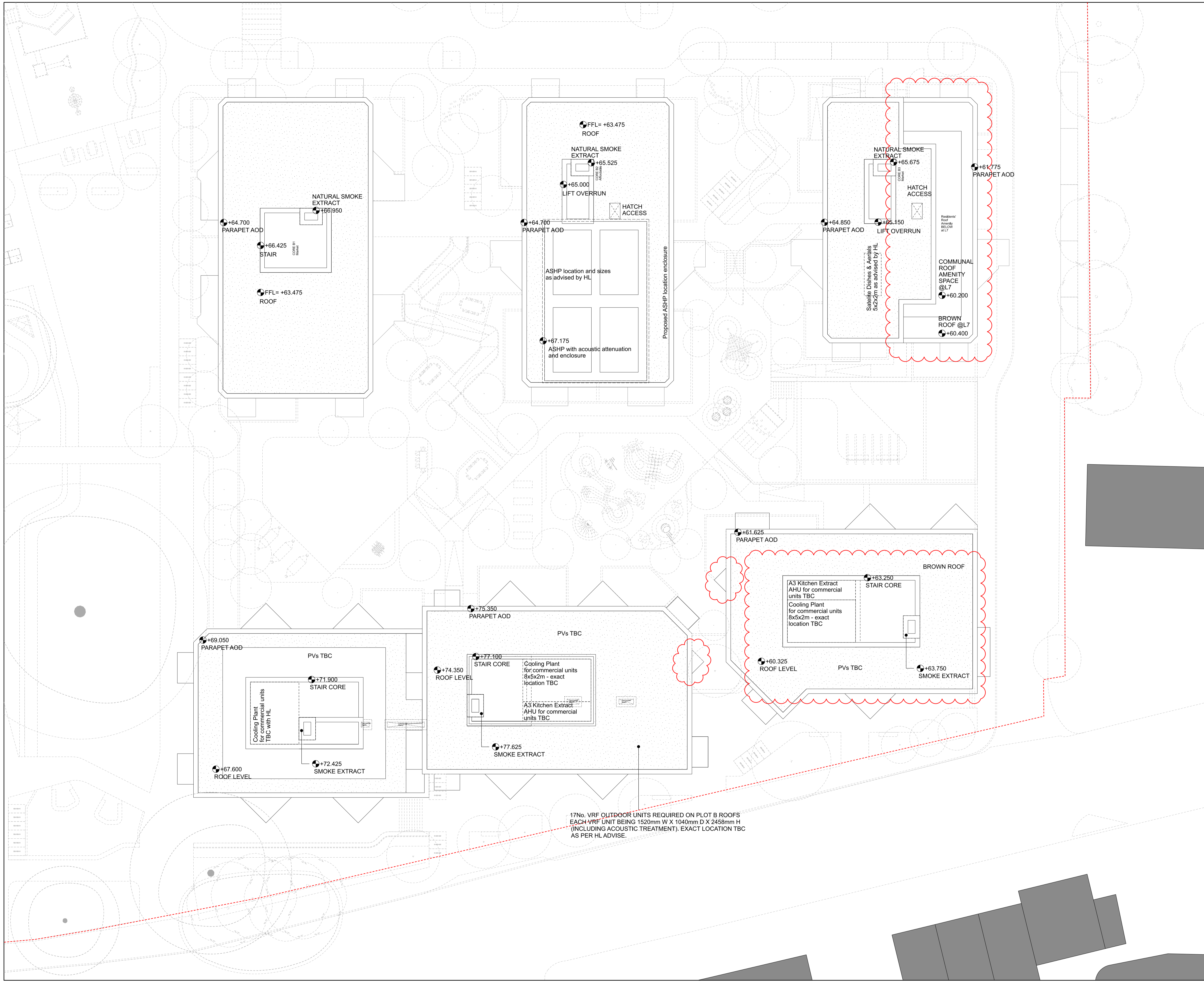
**PROJECT HOLLOWAY**

drawing title / location

**PLOT B  
PROPOSED ELEVENTH FLOOR**

drawn by	checked	scale	status
RN	RH	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	2			[00]	111 F



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

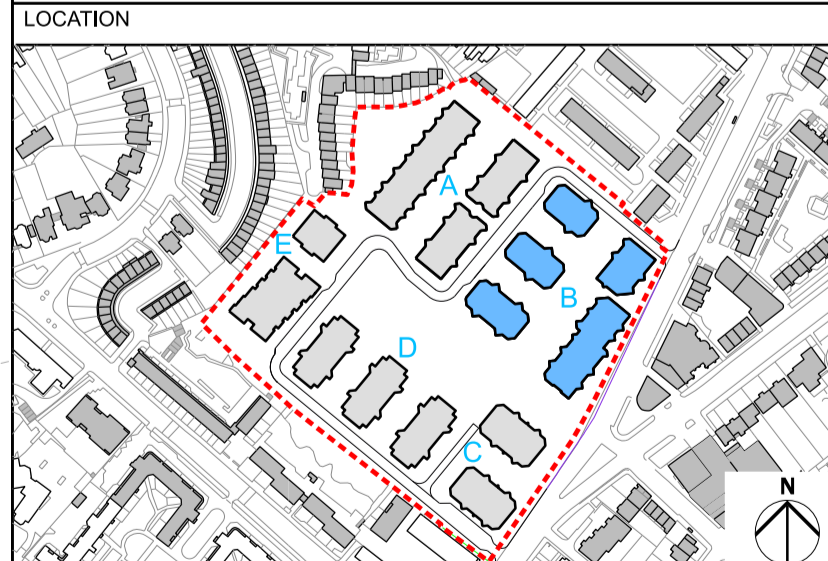
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

B	10/09/21	DESIGN FREEZE 1
A	31/08/21	DESIGN FREEZE 1
INFORMATION: PROPOSED ROOF PLAN PREVIOUSLY ISSUED AS DRAWING NO. 17105_2_00_111 REV. D		
REV	DATE	

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job title

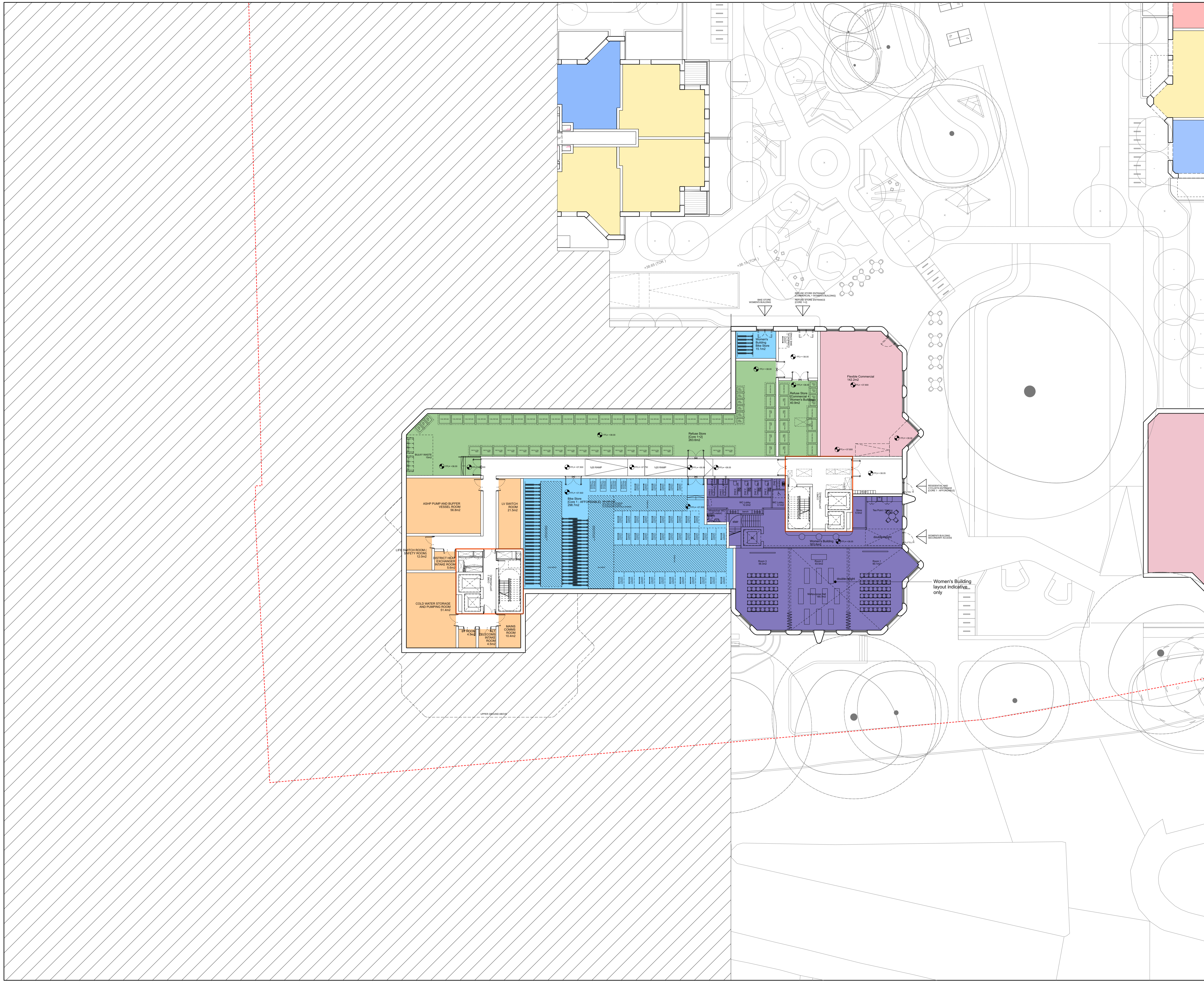
**PROJECT HOLLOWAY**

drawing title / location

**PLOT B  
PROPOSED ROOF PLAN**

drawn by	checked	scale	status
RN	RH	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	2	[00]	120 B

**3d - Plot C**



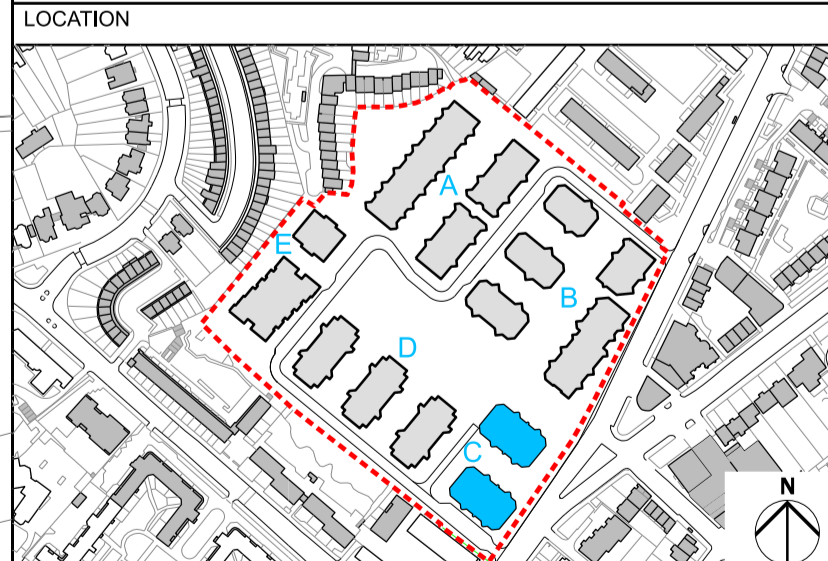
KEY	
1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE	DESCRIPTION
M	27/08/21	DESIGN FREEZE 1
L	23/07/21	INFORMATION
K	09/07/21	INFORMATION
J	02/07/21	INFORMATION
I	10/06/21	INFORMATION
H	15/01/21	INFORMATION
G	09/10/20	INFORMATION
F	02/10/20	INFORMATION
E	11/09/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	22/06/20	TENURES ADDED PER CORE
-	19/05/20	INFORMATION

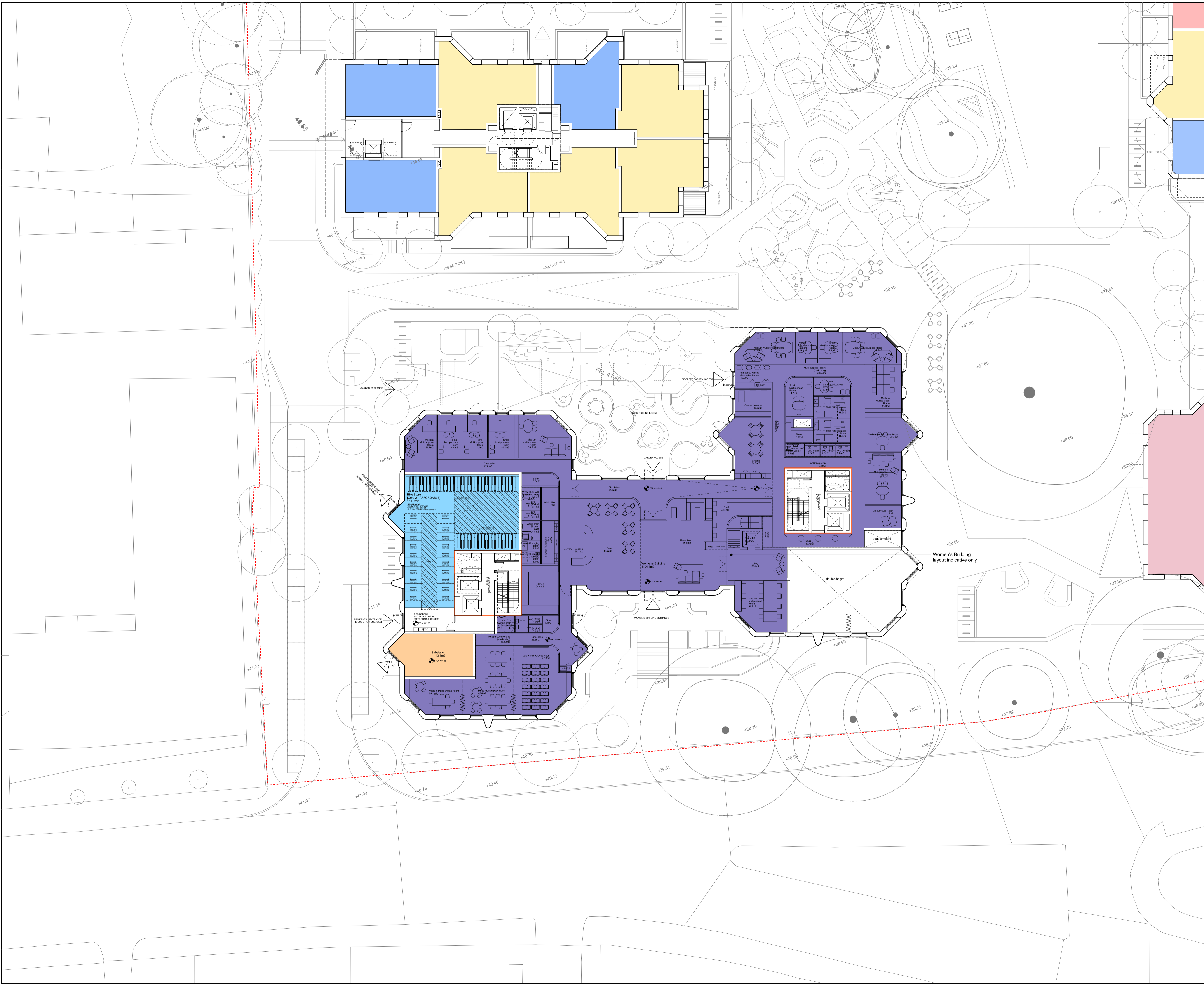
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PROJECT HOLLOWAY			
drawing title / location			
PLOT C PROPOSED LOWER GROUND			
drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification drawing no. revision
17105	3	[00]	099 M



**KEY**

<span style="color: blue;">■</span> 1 BED	<span style="color: lightblue;">■</span> CYCLE STORE
<span style="color: yellow;">■</span> 2 BED	<span style="color: orange;">■</span> EXTRA-CARE
<span style="color: orange;">■</span> 3 BED	<span style="border: 1px solid red;">□</span> AFFORDABLE TENURE
<span style="color: purple;">■</span> 4 BED	<span style="border: 1px solid green;">□</span> MARKET TENURE
<span style="color: darkblue;">■</span> WOMENS CENTER	<span style="border: 1px dashed green;">□</span> ROOF PRIVATE TERRACE
<span style="color: green;">■</span> REFUSE STORE	<span style="border: 1px dashed red;">□</span> SITE BOUNDARY
<span style="color: pink;">■</span> COMMERCIAL	
<span style="color: lightorange;">■</span> MEP	
<span style="color: grey;">■</span> HEAT PUMPS	

0 1m 2m 5m 10m

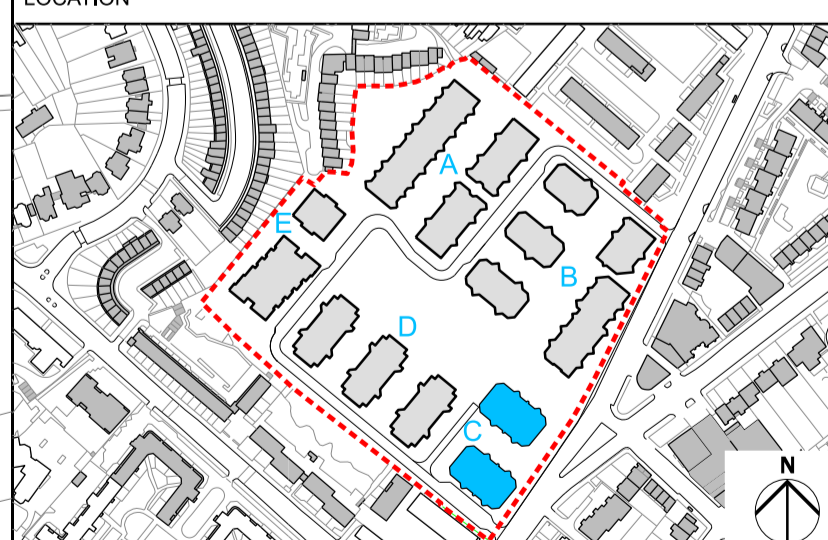
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
M	27/08/21 DESIGN FREEZE 1
L	23/07/21 INFORMATION
K	09/07/21 INFORMATION
J	02/07/21 INFORMATION
I	10/06/21 INFORMATION
H	15/01/21 INFORMATION
G	09/10/20 INFORMATION
F	02/10/20 INFORMATION
E	11/09/20 INFORMATION
D	04/09/20 INFORMATION
C	17/07/20 INFORMATION
B	24/06/20 UNIT TAGS ADDED
A	22/06/20 TENURES ADDED PER CORE
-	19/05/20 INFORMATION

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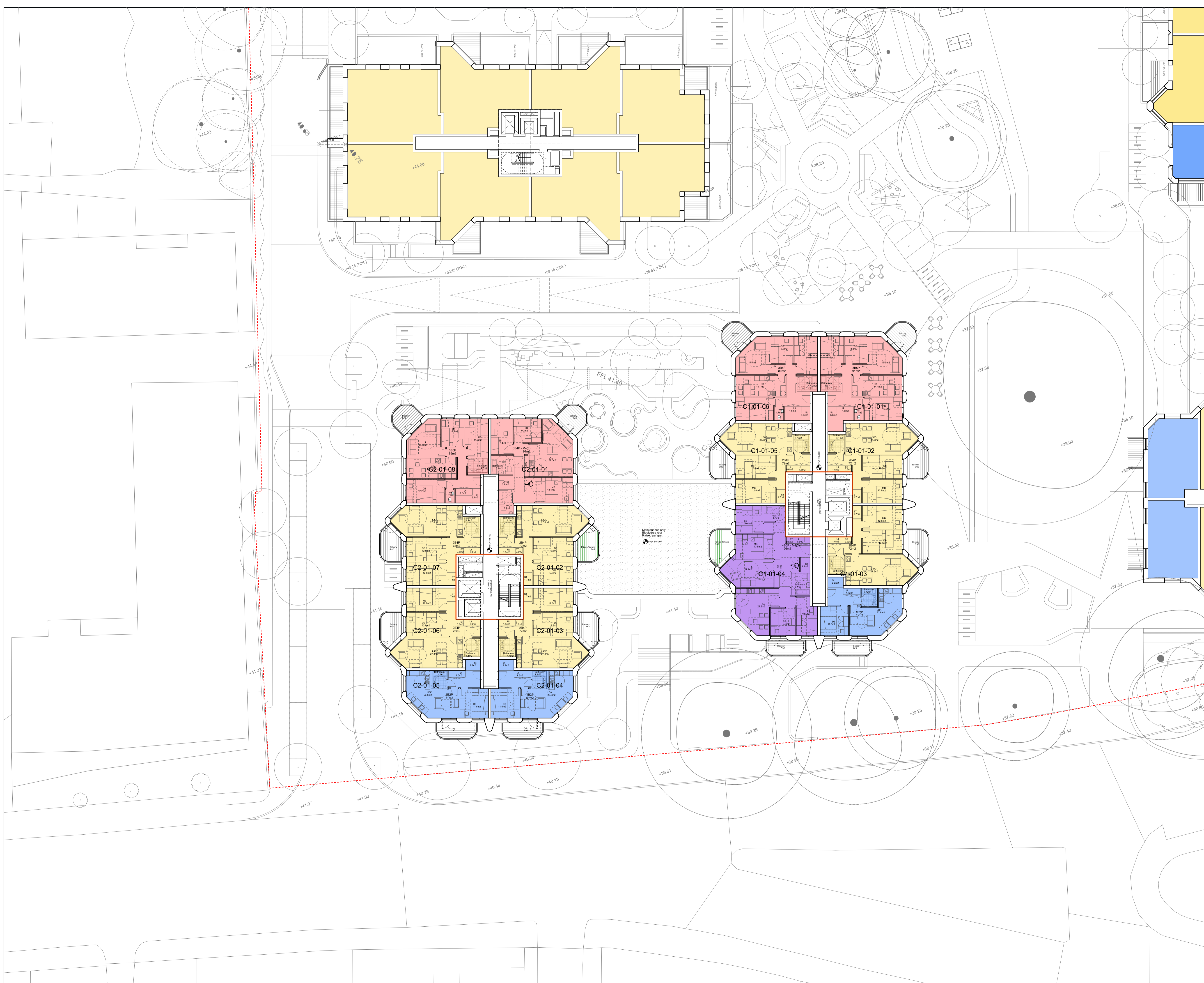
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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT C  
 PROPOSED UPPER GROUND**

drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	3		[00]	100	M



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

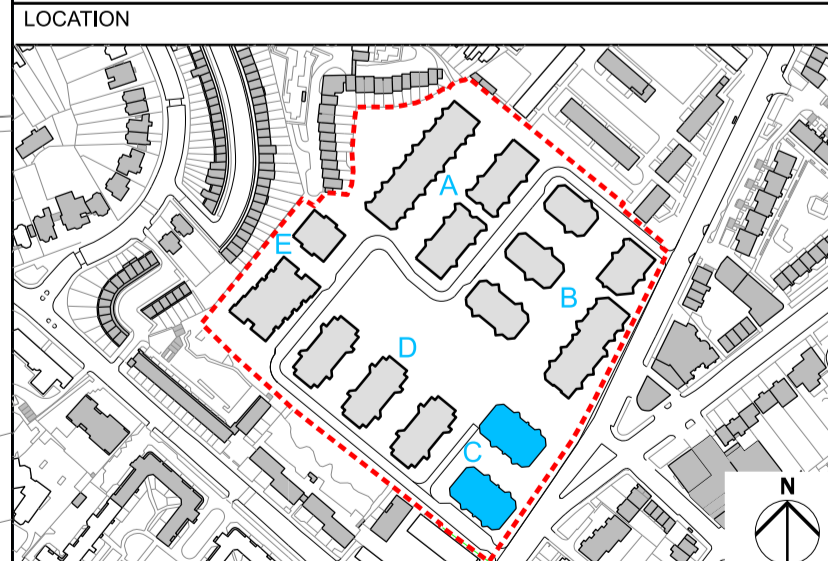
N	27/08/21	DESIGN FREEZE 1
M	23/07/21	INFORMATION
L	02/07/21	INFORMATION
K	10/06/21	INFORMATION
J	19/01/21	INFORMATION
I	15/01/21	INFORMATION
H	09/10/20	INFORMATION
G	02/10/20	INFORMATION
F	11/09/20	INFORMATION
E	04/09/20	INFORMATION
D	21/07/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	22/06/20	TENURES ADDED PER CORE
-	19/05/20	INFORMATION

REV	DATE
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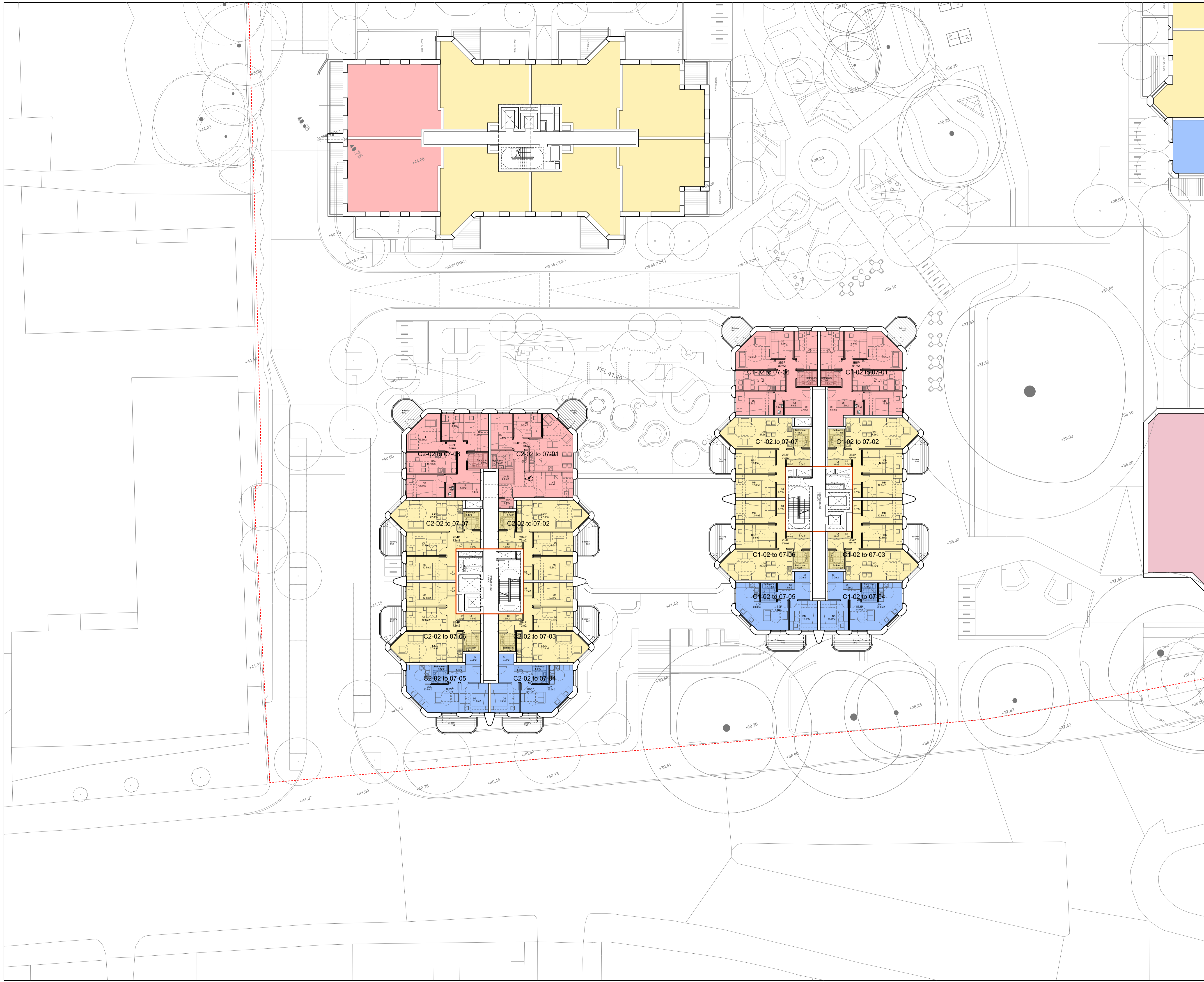
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job title		PROJECT HOLLOWAY	
drawing title / location		PLOT C PROPOSED FIRST FLOOR	
drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	3	[00]	101 N





**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

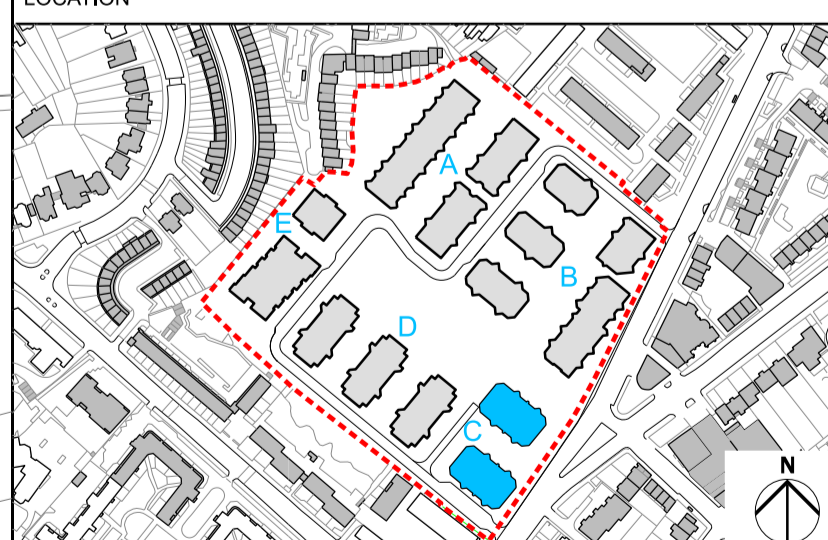
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE	DESCRIPTION
E	27/08/21	DESIGN FREEZE 1
D	23/07/21	INFORMATION
C	02/07/21	INFORMATION
B	10/06/21	INFORMATION
A	19/01/21	INFORMATION
-	15/01/21	INFORMATION

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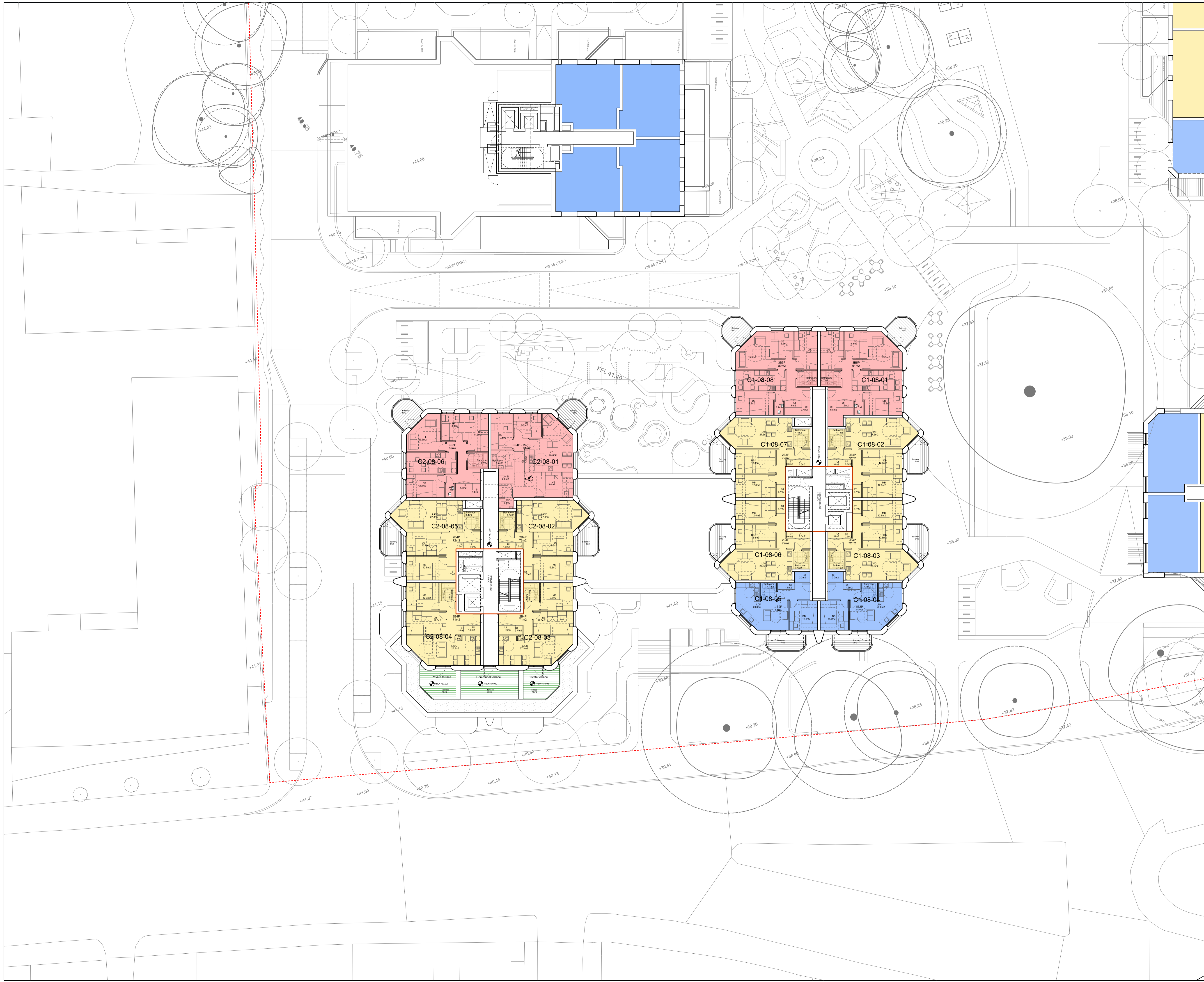
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job title: PROJECT HOLLOWAY

drawing title / location: PLOT C PROPOSED SECOND TO SEVENTH FLOOR

drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	3	[00]	102	E	



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

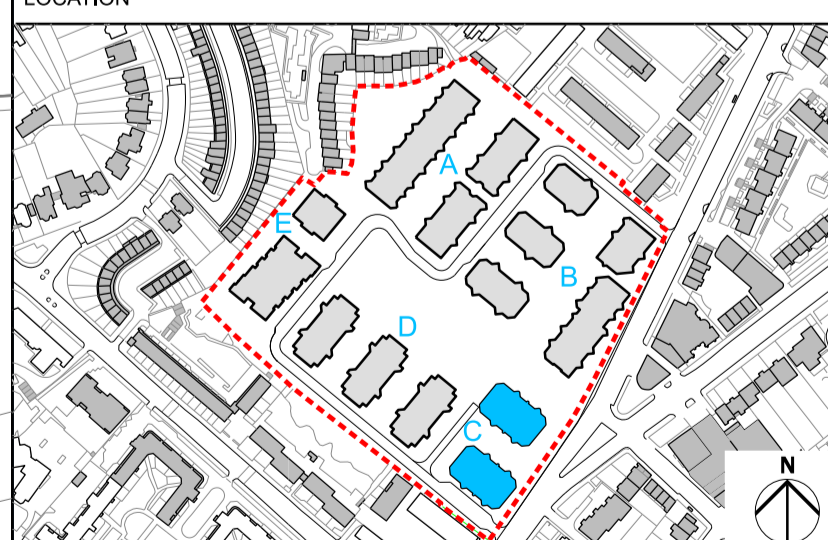
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
L	27/08/21 DESIGN FREEZE 1
K	23/07/21 INFORMATION
J	02/07/21 INFORMATION
I	10/06/21 INFORMATION
H	19/01/21 INFORMATION
G	15/01/21 INFORMATION
F	09/10/20 INFORMATION
E	02/10/20 INFORMATION
D	04/09/20 INFORMATION
C	17/07/20 INFORMATION
B	24/06/20 UNIT TAGS ADDED
A	22/06/20 TENURES ADDED PER CORE
-	19/05/20 INFORMATION

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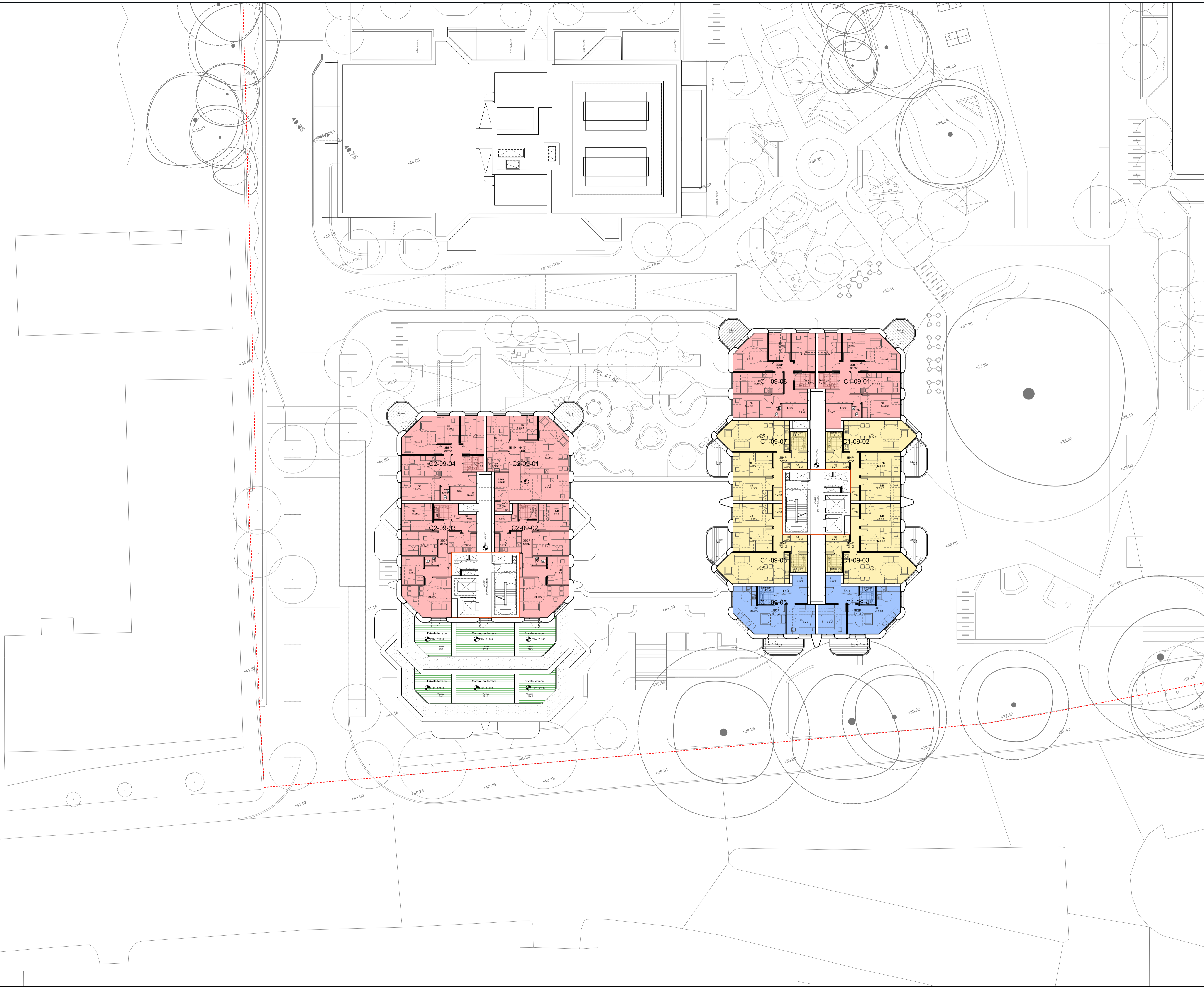
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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT C  
PROPOSED EIGHT FLOOR**

drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	3		[00]	108	L



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
5 BED	ROOF PRIVATE TERRACE
WOMENS CENTER	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

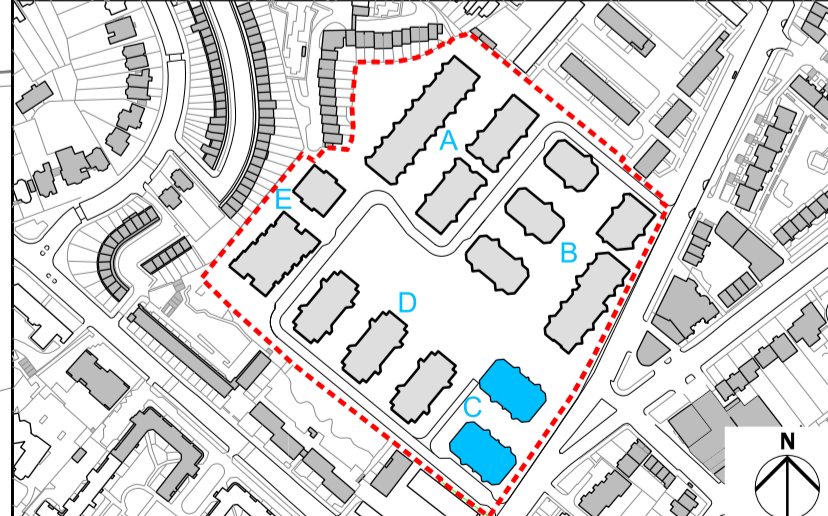
L	27/08/21	DESIGN FREEZE 1
K	23/07/21	INFORMATION
J	02/07/21	INFORMATION
I	10/06/21	INFORMATION
H	19/01/21	INFORMATION
G	15/01/21	INFORMATION
F	09/10/20	INFORMATION
E	02/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	UNIT TAGS ADDED
A	22/06/20	TENURES ADDED PER CORE
-	19/05/20	INFORMATION

REV	DATE
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LOCATION

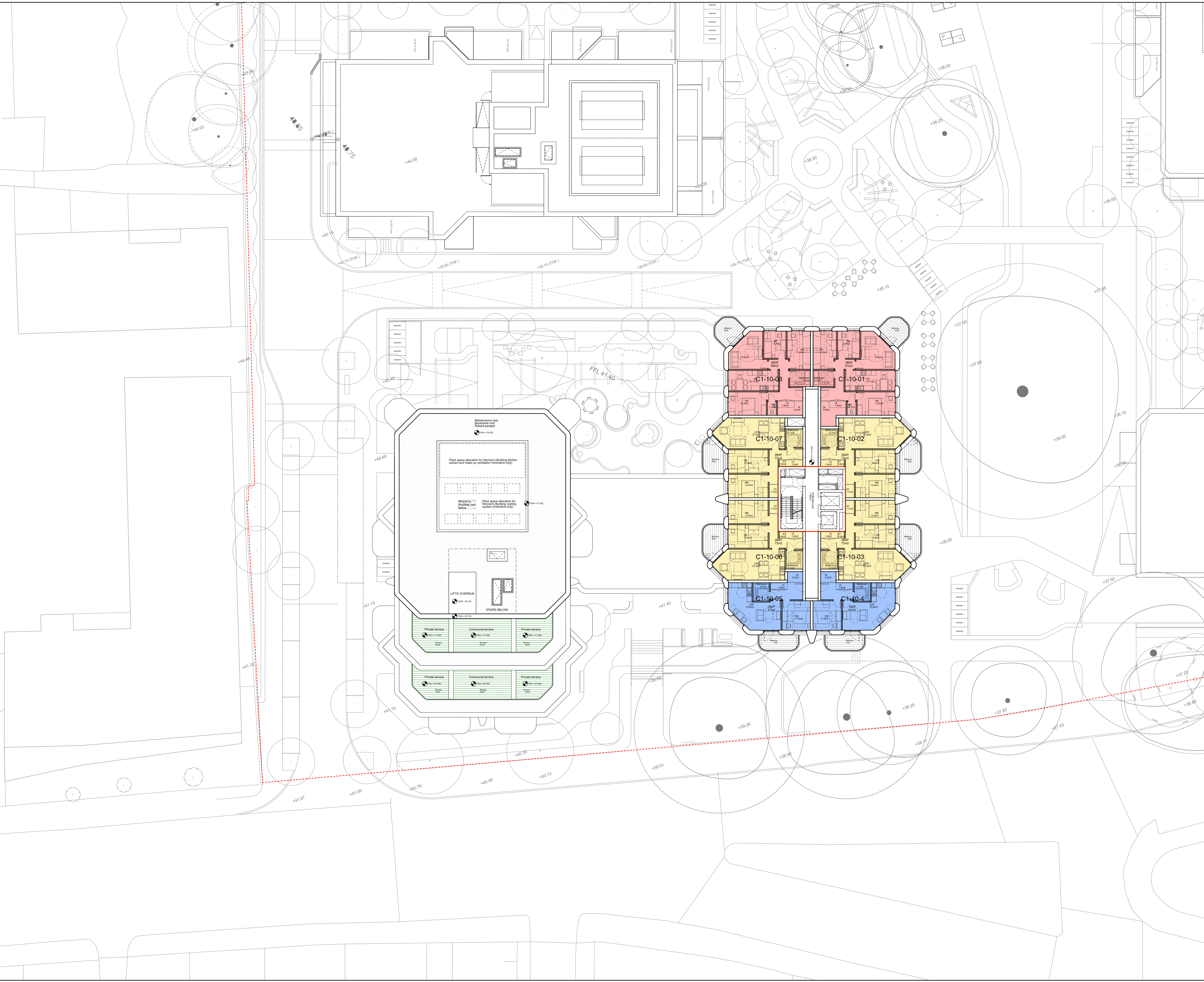


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job title  
**PROJECT HOLLOWAY**  
 drawing title / location  
**PLOT C  
 PROPOSED NINTH FLOOR**

drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	3		[00]	109	L



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
COMMERCIAL	SITE BOUNDARY
MEP	
HEAT PUMPS	

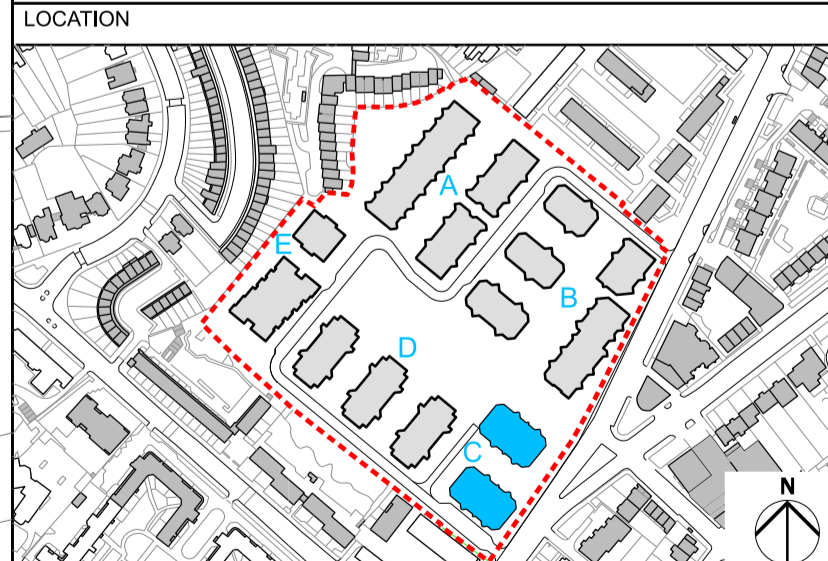
0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
G	28/08/21 DESIGN FREEZE 1
F	23/07/21 INFORMATION
E	02/07/21 INFORMATION
D	04/09/20 INFORMATION
C	17/07/20 INFORMATION
B	24/06/20 UNIT TAGS ADDED
A	22/06/20 TENURES ADDED PER CORE
-	19/05/20 INFORMATION

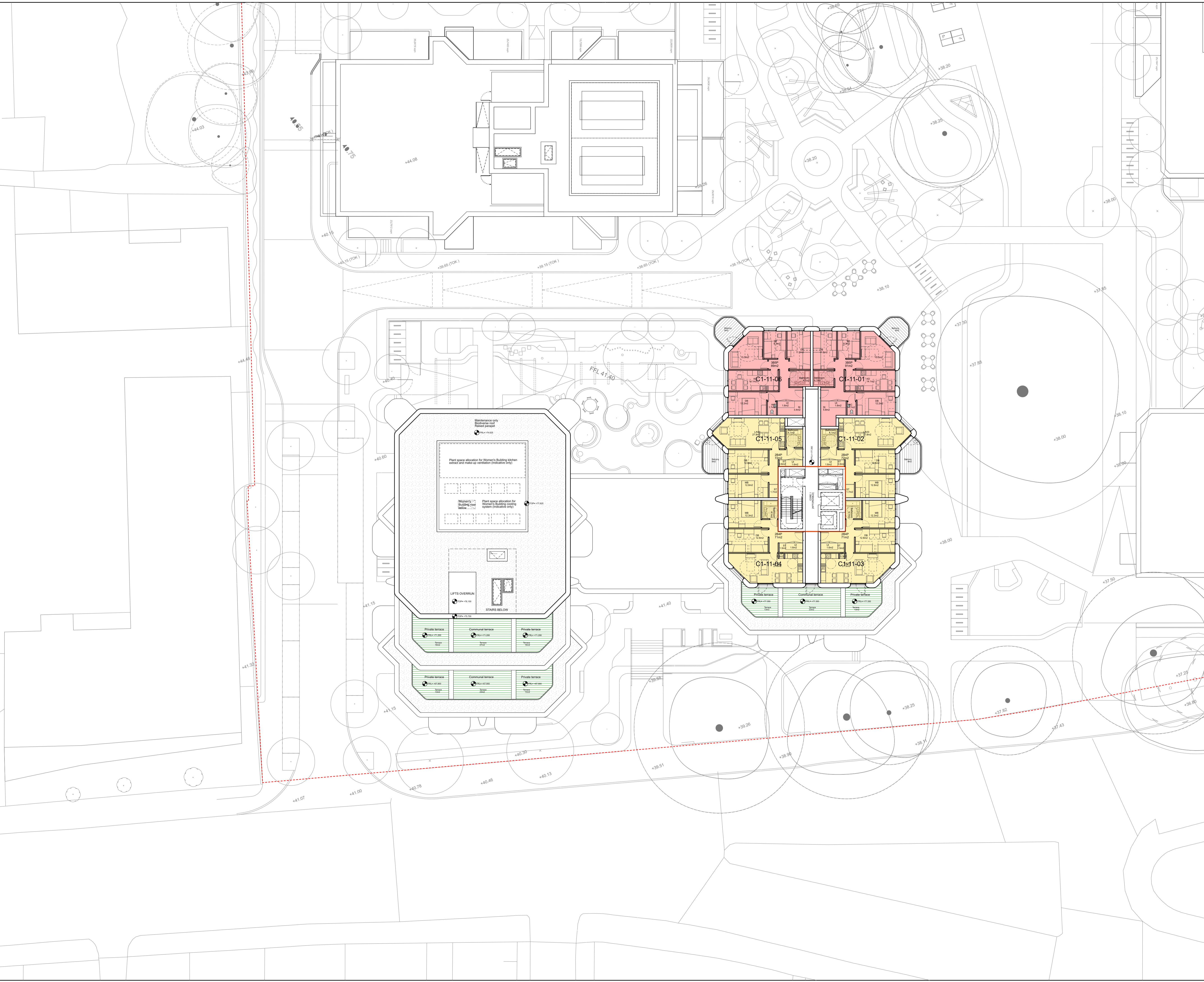
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job title		PROJECT HOLLOWAY	
drawing title / location		PLOT C PROPOSED TENTH FLOOR	
drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	3	[00]	110 G



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

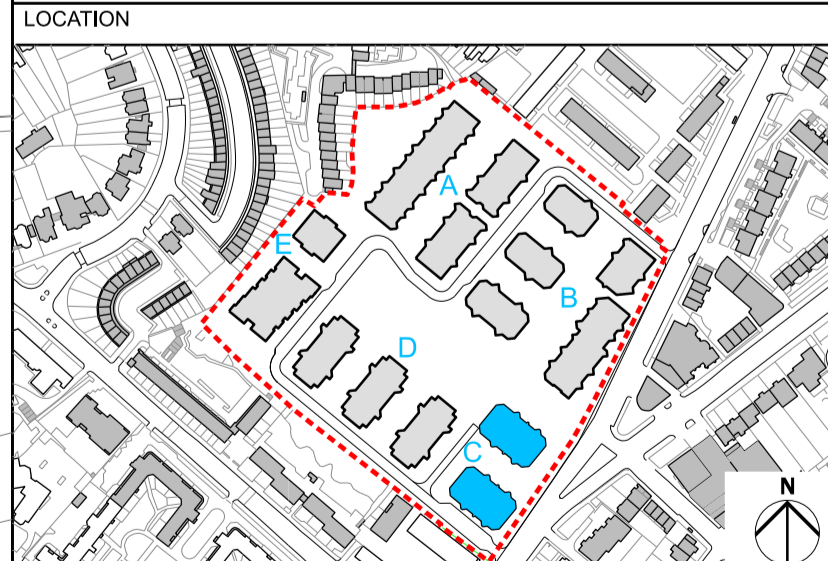
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
C	28/08/21 DESIGN FREEZE 1
B	23/07/21 INFORMATION
A	02/07/21 INFORMATION
-	02/10/20 INFORMATION

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job title

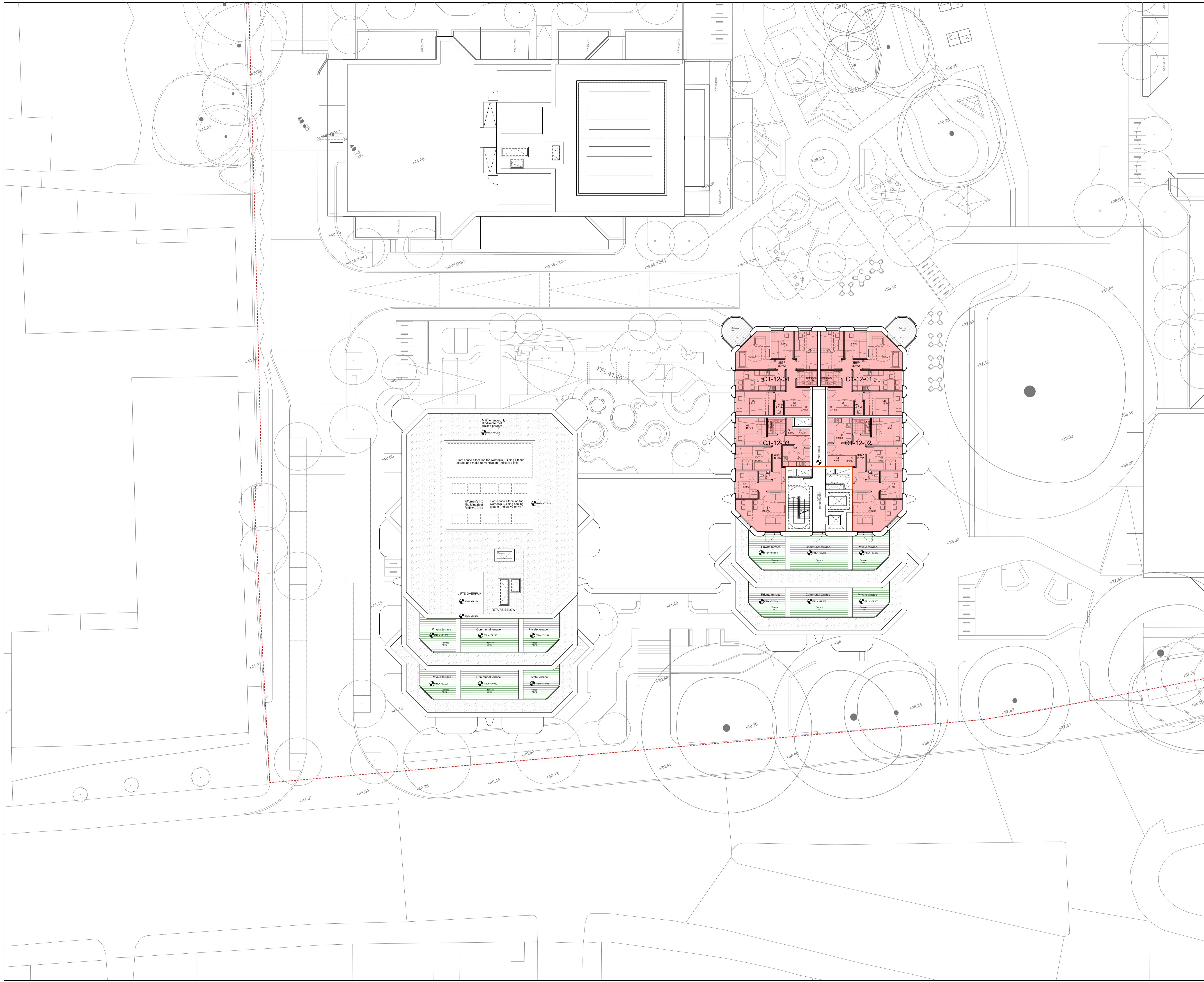
**PROJECT HOLLOWAY**

drawing title / location

**PLOT C  
PROPOSED ELEVENTH FLOOR**

drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	3	[00]	111	C	



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
COMMERCIAL	SITE BOUNDARY
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

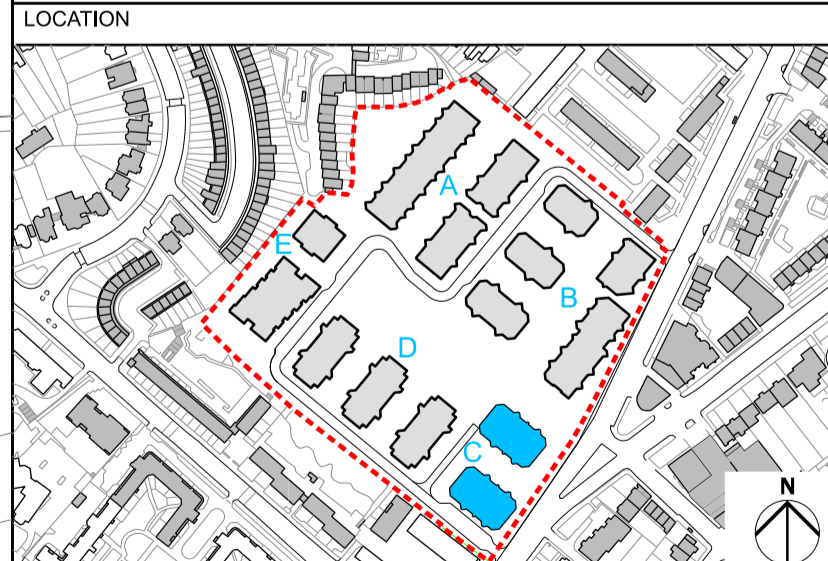
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

B	28/08/21	DESIGN FREEZE 1
A	23/07/21	INFORMATION
-	02/07/21	INFORMATION
REV	DATE	

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 MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL  
 TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT C  
 PROPOSED TWELFTH FLOOR**

drawn by	checked	scale	status
EB	PR	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	3	[00]	112	B	



KEY	1 BED	CYCLE STORE
	2 BED	EXTRA-CARE
	3 BED	AFFORDABLE TENURE
	4 BED	MARKET TENURE
	WOMENS CENTER	ROOF PRIVATE TERRACE
	REFUSE STORE	SITE BOUNDARY
	COMMERCIAL	
	MEP	
	HEAT PUMPS	

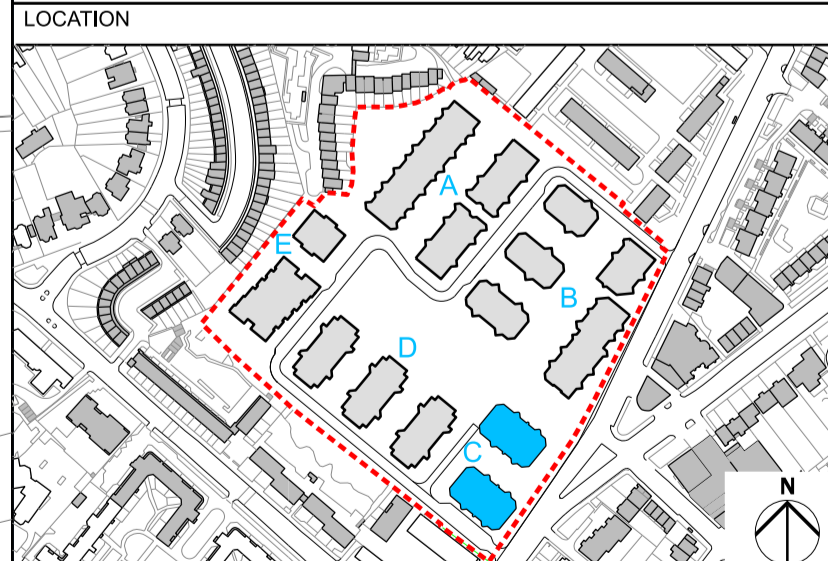
0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE	DESCRIPTION
F	27/08/21	DESIGN FREEZE 1
E	23/07/21	INFORMATION
D	02/07/21	INFORMATION
C	10/06/21	INFORMATION
B	15/01/21	INFORMATION
A	09/10/20	INFORMATION
-	02/10/20	INFORMATION

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- the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information  
- any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates



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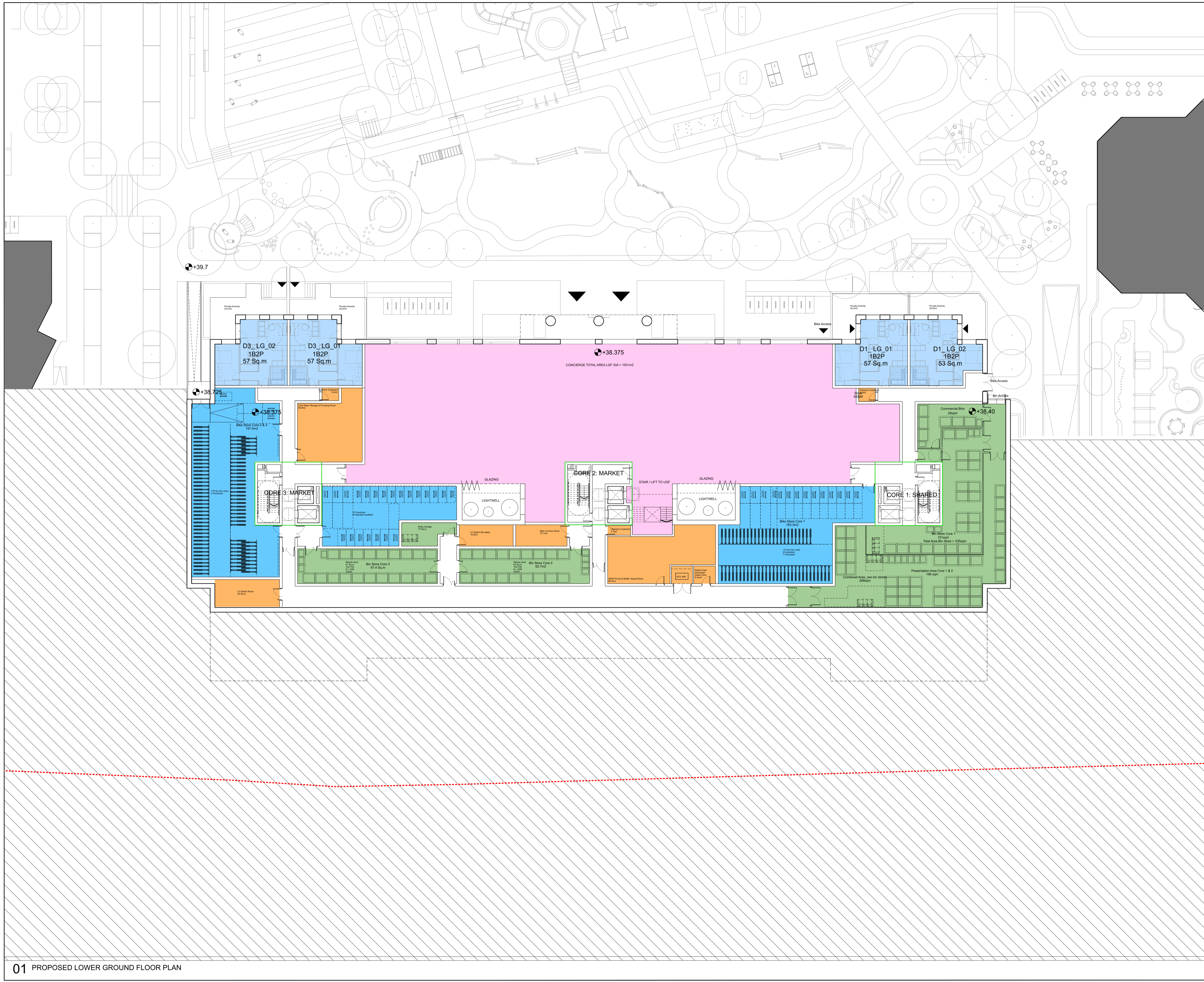
job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT C  
PROPOSED ROOF PLAN**

drawn by	checked	scale	status		
EB	PR	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	3		[00]	120	F

**3e - Plot D**





**KEY**

<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> 1 BED	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> CYCLE STORE
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> 2 BED	<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> EXTRA-CARE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> 3 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid red;"></span> AFFORDABLE TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:darkblue; border:1px solid black;"></span> 4 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid green;"></span> MARKET TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:darkpurple; border:1px solid black;"></span> WOMENS CENTER	<span style="display:inline-block; width:10px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border:1px solid black;"></span> ROOF PRIVATE TERRACE
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> REFUSE STORE	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> SITE BOUNDARY
<span style="display:inline-block; width:10px; height:10px; background-color:lightpink; border:1px solid black;"></span> COMMERCIAL	
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> MEP	
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> HEAT PUMPS	

0 1m 2m 5m 10m

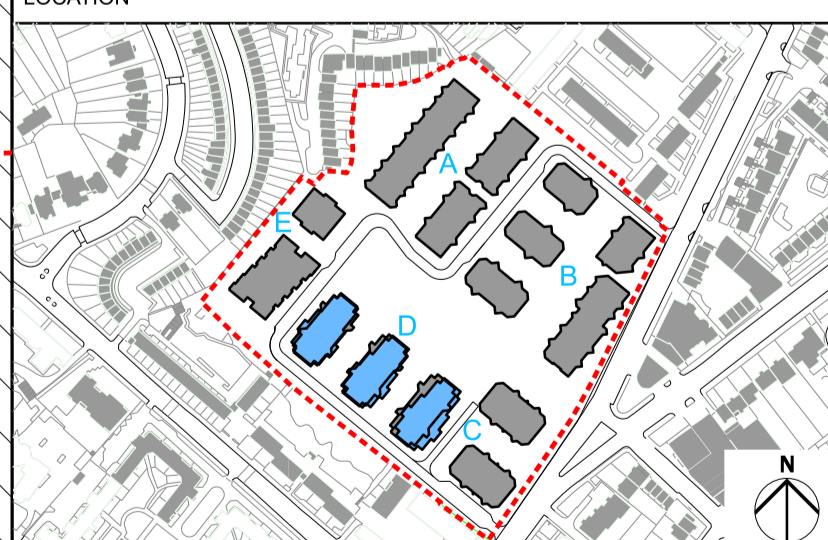
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
G	27.08.21 DESIGN FREEZE 1
F	06.08.21 INFORMATION
E	23.07.21 INFORMATION
D	09.07.21 INFORMATION
C	02.07.21 INFORMATION
B	10.06.21 INFORMATION
A	19/01/21 INFORMATION Apartment Names added
-	15/01/21 INFORMATION

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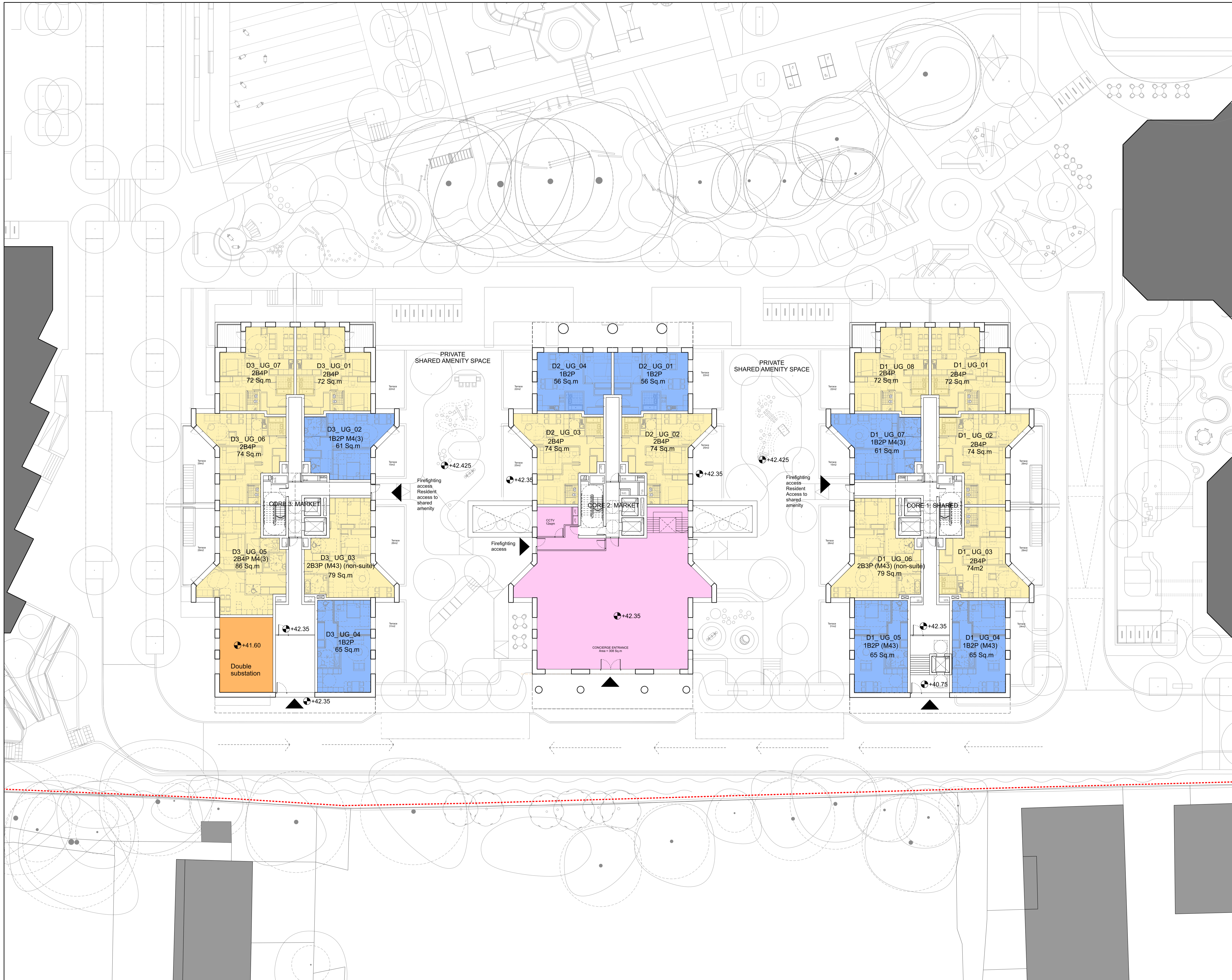
job title

**PROJECT HOLLOWAY**

drawing title / location  
**PLOT D  
 PROPOSED FLOOR LG**

drawn by	checked	scale	status
AC	JA	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	4	-	(00)_099	G	



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE	DESCRIPTION
O	27/08/21	DESIGN FREEZE 1
N	06/08/21	INFORMATION
M	23/07/21	INFORMATION
L	09/07/21	INFORMATION
K	02/07/21	INFORMATION
J	10/06/21	INFORMATION
I	19/01/21	INFORMATION Apartment Names added
H	15/01/21	INFORMATION LG floor plan shifted to sheet 00_(099)
G	18/09/20	INFORMATION
F	11/09/20	INFORMATION
E	04/09/20	INFORMATION
D	21/07/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	INFORMATION Apartment Names added
A	19/06/20	INFORMATION
-	19/05/20	INFORMATION

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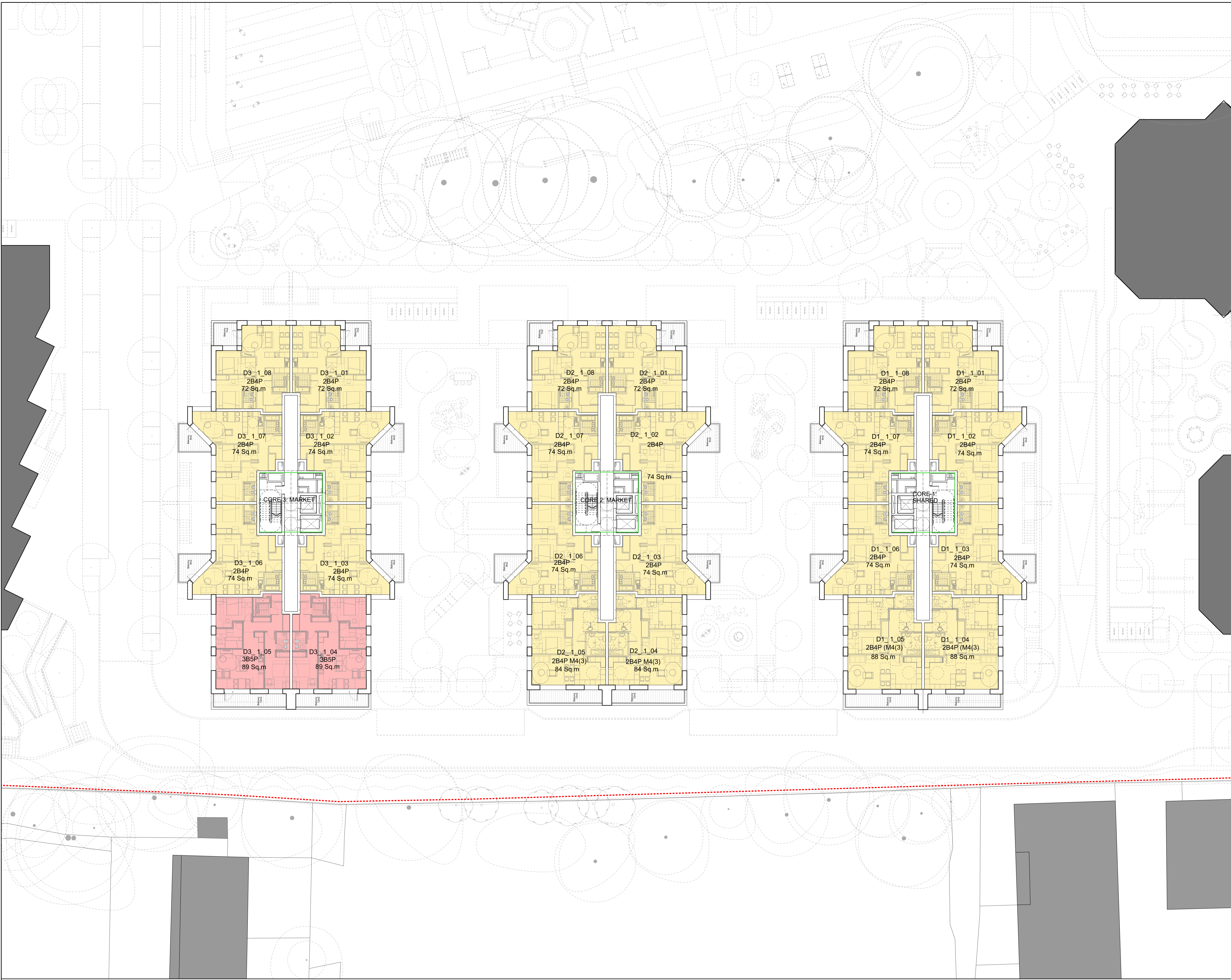
**LOCATION**

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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT D  
 PROPOSED FLOOR UG**

drawn by	checked	scale	status		
AC	JA	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	4	-	(00)_100	0	



**KEY**

<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> 1 BED	<span style="display:inline-block; width:10px; height:10px; background-color:cyan; border:1px solid black;"></span> CYCLE STORE
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> 2 BED	<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> EXTRA-CARE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> 3 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid red;"></span> AFFORDABLE TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> 4 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid green;"></span> MARKET TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> WOMENS CENTER	<span style="display:inline-block; width:10px; height:10px; border:1px dashed green;"></span> ROOF PRIVATE TERRACE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> REFUSE STORE	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> SITE BOUNDARY
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> COMMERCIAL	
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> MEP	
<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE	DESCRIPTION
O	27/08/21	DESIGN FREEZE 1
N	06/08/21	INFORMATION
M	23/07/21	INFORMATION
L	09/07/21	INFORMATION
K	02/07/21	INFORMATION
J	10/06/21	INFORMATION
I	19/01/21	INFORMATION Apartment Names added
H	15/01/21	INFORMATION 5th to 8th Floor layouts shifted to other sheets.
G	18/09/20	INFORMATION
F	11/09/20	INFORMATION
E	04/09/20	INFORMATION
D	21/07/20	INFORMATION
C	17/07/20	INFORMATION Proposed 8th Floor Added.
B	24/06/20	INFORMATION Apartment Names added
A	19/06/20	INFORMATION
-	19/05/20	INFORMATION

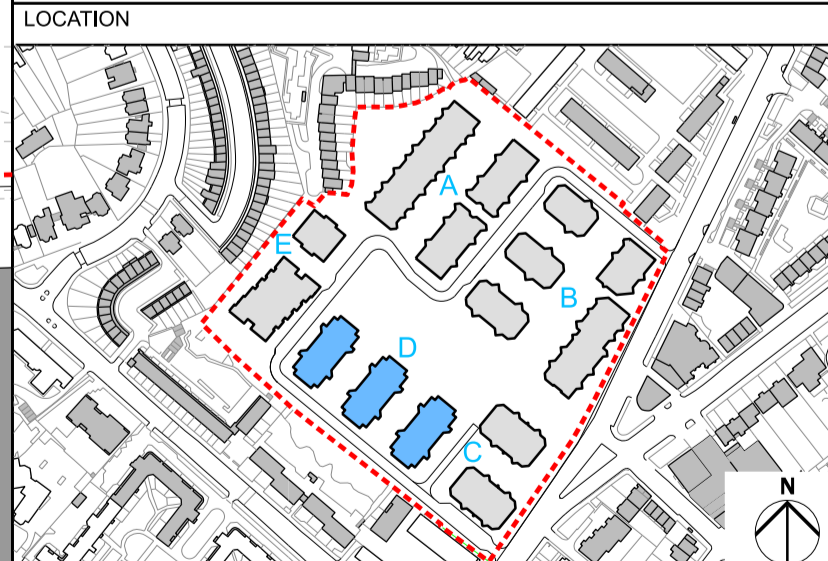
REV	DATE	DESCRIPTION

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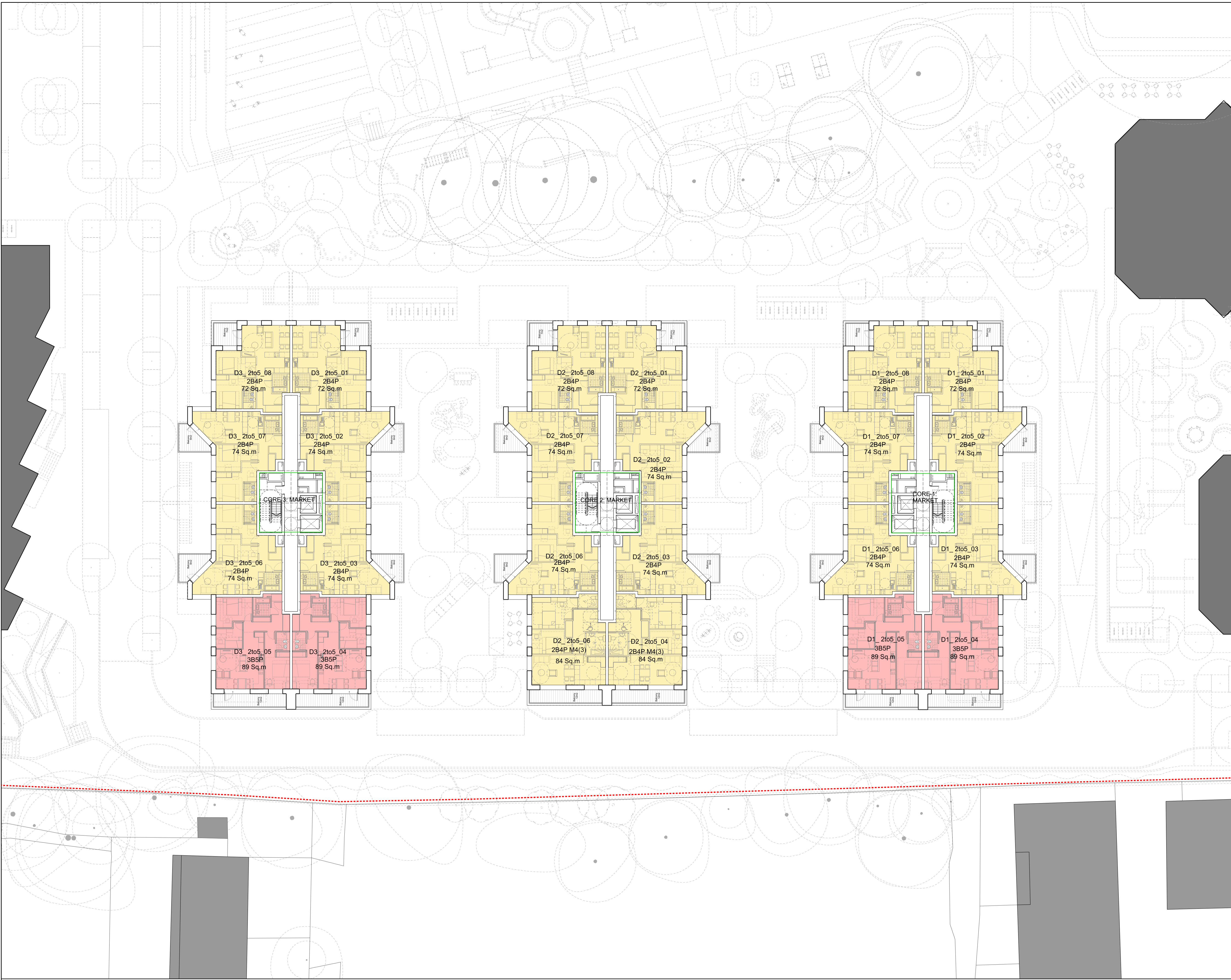
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job title  
**PROJECT HOLLOWAY**  
 drawing title / location  
**PLOT D**  
**PROPOSED FLOOR 01**

drawn by	checked	scale	status		
AC	JA	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	4	-	(00)_101	0	



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

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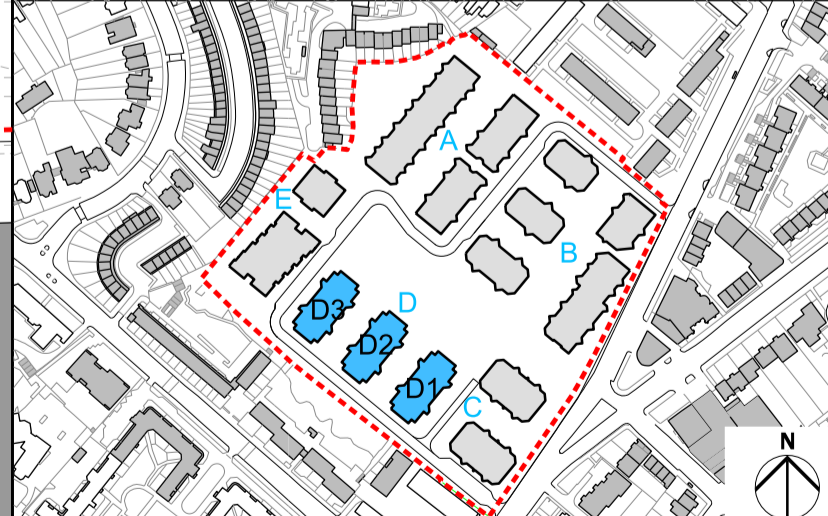
D	27/08/21	DESIGN FREEZE 1
C	06/08/21	INFORMATION
B	23/07/21	INFORMATION
A	09/07/21	INFORMATION

REV	DATE
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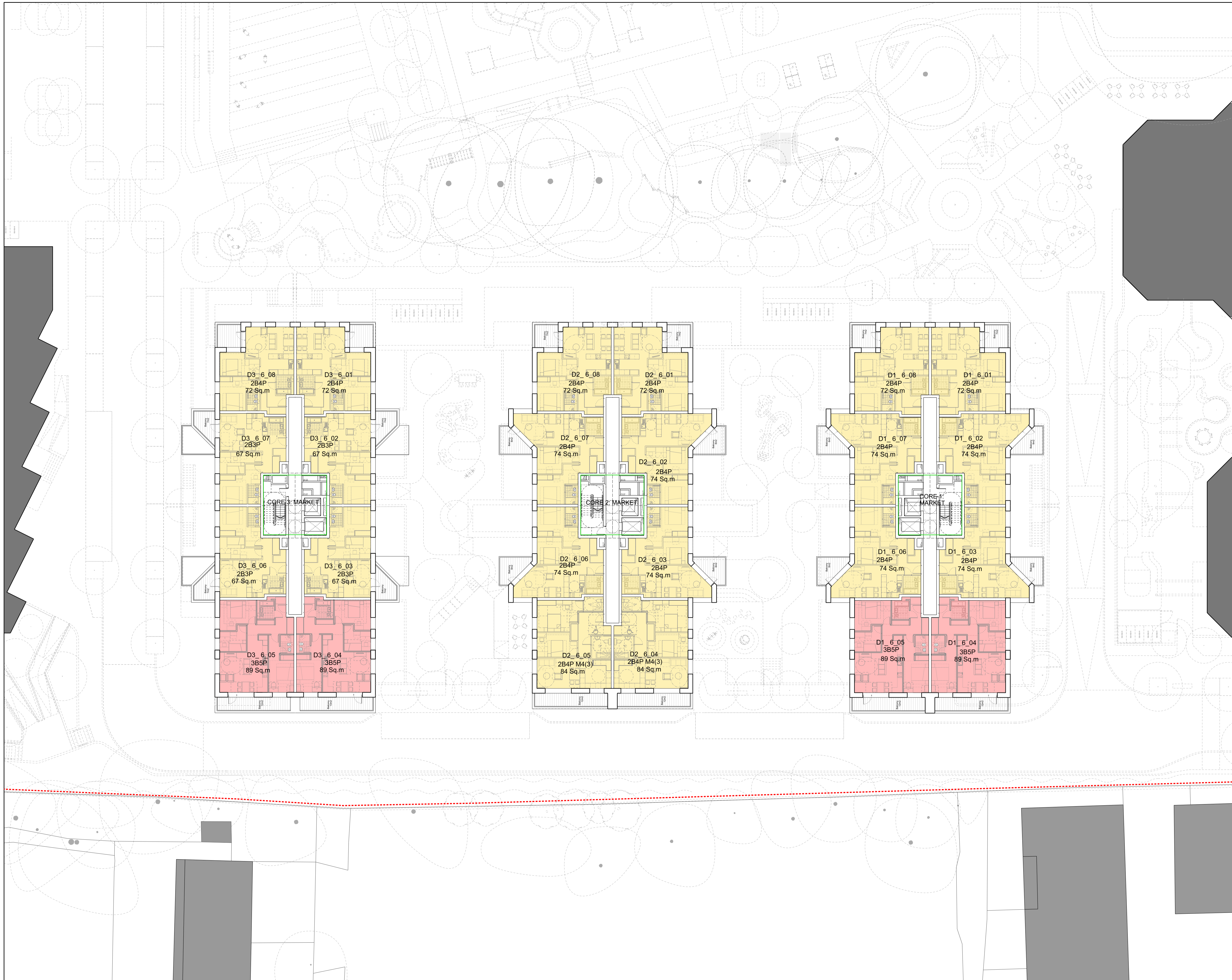
**LOCATION**



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job title  
**PROJECT HOLLOWAY**  
 drawing title / location  
**PLOT D**  
**PROPOSED FLOOR 02 to 05**

drawn by	checked	scale	status
AC	JA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	4	-	(00)_102 D



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

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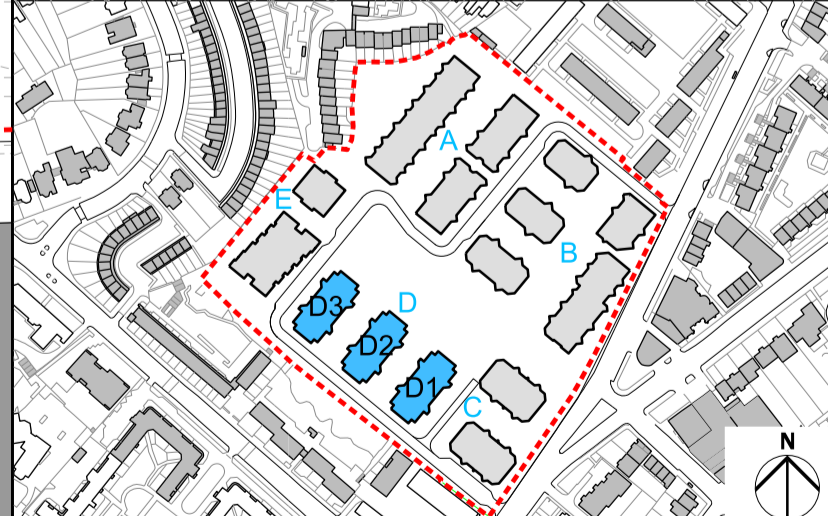
E	27/08/21	DESIGN FREEZE 1
D	06/08/21	INFORMATION
C	23/07/21	INFORMATION
B	02/03/21	INFORMATION
A	19/01/21	INFORMATION
-	15/01/21	INFORMATION

REV	DATE
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job title

**PROJECT HOLLOWAY**

drawing title / location

**PLOT D**  
**PROPOSED FLOOR 06**

drawn by	checked	scale	status
AC	JA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	4	-	(00)_106
			E



**KEY**

<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> 1 BED	<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> CYCLE STORE
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> 2 BED	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> EXTRA-CARE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> 3 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid black;"></span> AFFORDABLE TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:darkblue; border:1px solid black;"></span> 4 BED	<span style="display:inline-block; width:10px; height:10px; border:1px dashed black;"></span> MARKET TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> WOMENS CENTER	<span style="display:inline-block; width:10px; height:10px; border:1px dashed green;"></span> ROOF PRIVATE TERRACE
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> REFUSE STORE	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> SITE BOUNDARY
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> COMMERCIAL	
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> MEP	
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

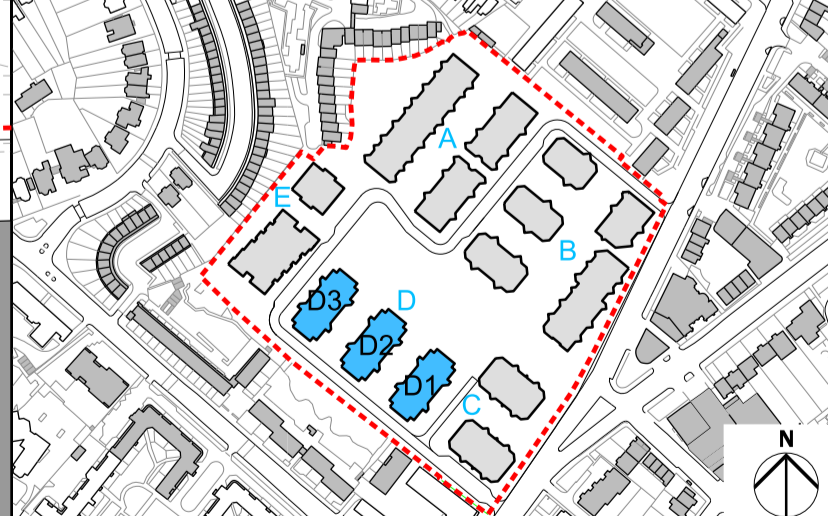
G	27/08/21	DESIGN FREEZE 1
F	06/08/21	INFORMATION
E	23/07/21	INFORMATION
D	09/07/21	INFORMATION
C	02/07/21	INFORMATION
B	10/06/21	INFORMATION
A	19/01/21	INFORMATION Apartment Names added
-	15/01/21	INFORMATION

REV	DATE
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**LOCATION**

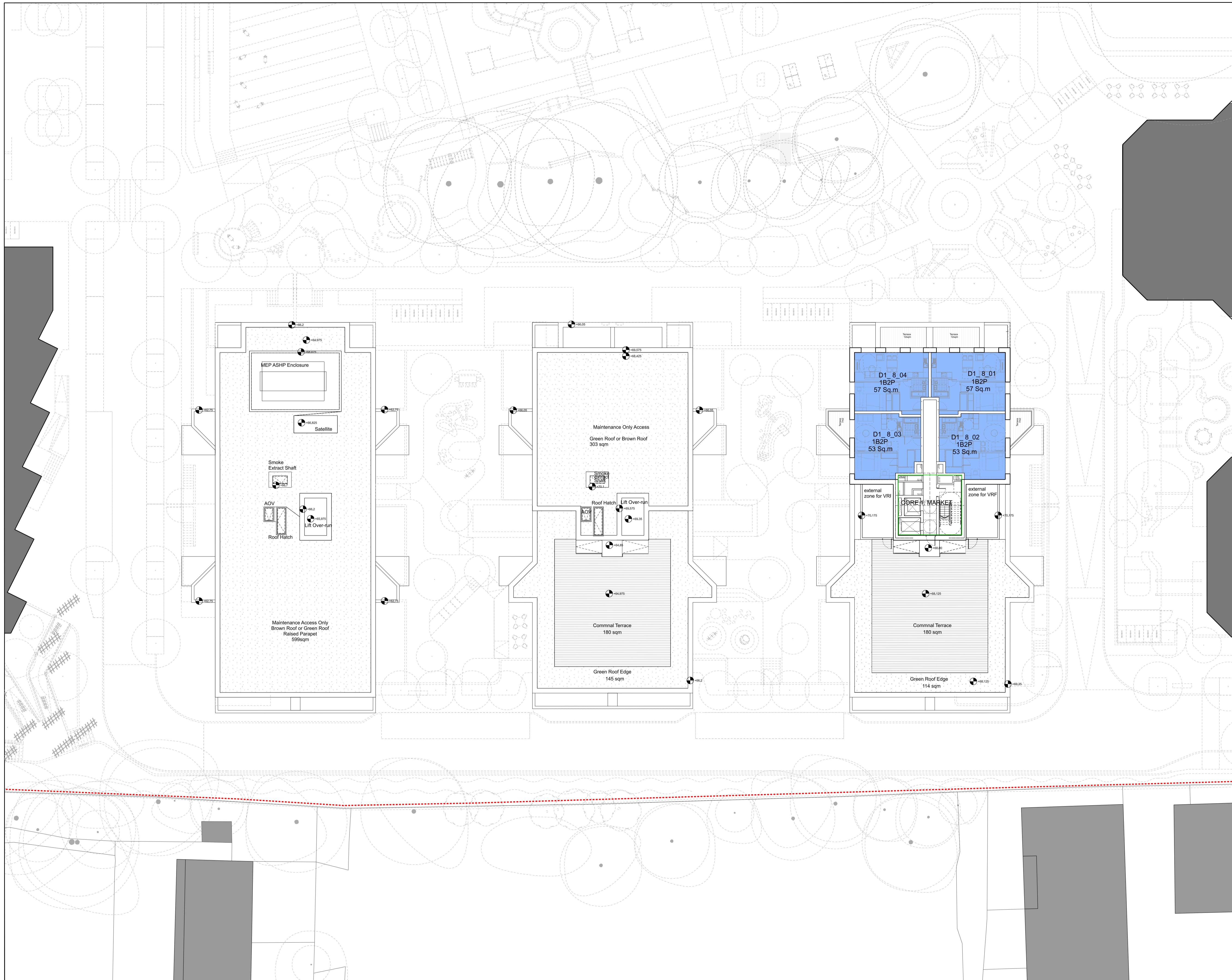


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job title  
**PROJECT HOLLOWAY**  
 drawing title / location  
**PLOT D**  
**PROPOSED FLOOR 07**

drawn by	checked	scale	status
AC	JA	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	4	-	(00)_107	G	



**KEY**

<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> 1 BED	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> CYCLE STORE
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> 2 BED	<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> EXTRA-CARE
<span style="display:inline-block; width:10px; height:10px; background-color:lightorange; border:1px solid black;"></span> 3 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid red;"></span> AFFORDABLE TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> 4 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid green;"></span> MARKET TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:darkblue; border:1px solid black;"></span> WOMENS CENTER	<span style="display:inline-block; width:10px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border:1px solid black;"></span> ROOF PRIVATE TERRACE
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> REFUSE STORE	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> SITE BOUNDARY
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> COMMERCIAL	
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> MEP	
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0 1m 2m 5m 10m

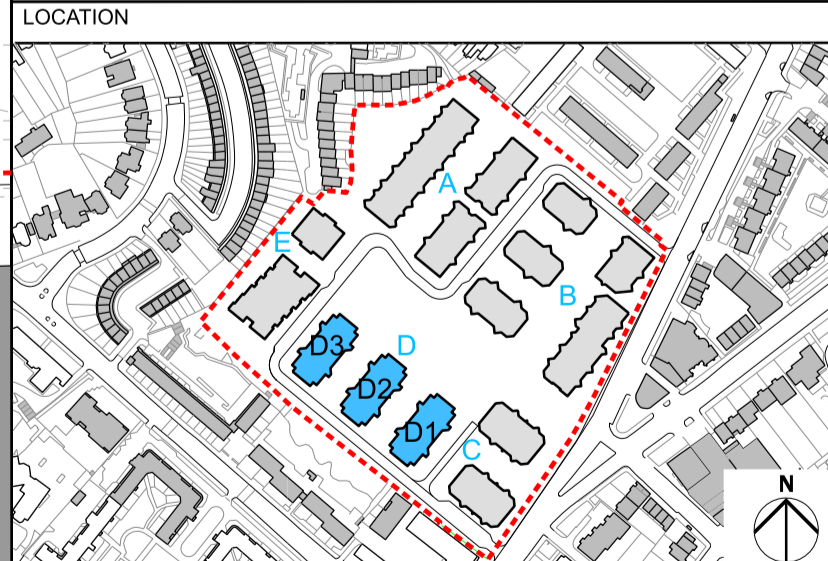
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

I	27/08/21	DESIGN FREEZE 1
H	05/08/21	INFORMATION
G	23/07/21	INFORMATION
F	09/07/21	INFORMATION
E	02/07/21	INFORMATION
D	10/06/21	INFORMATION
C	19/01/21	INFORMATION Apartment Names added
B	15/01/21	INFORMATION
A	04/09/20	INFORMATION
-	17/07/20	INFORMATION

REV	DATE
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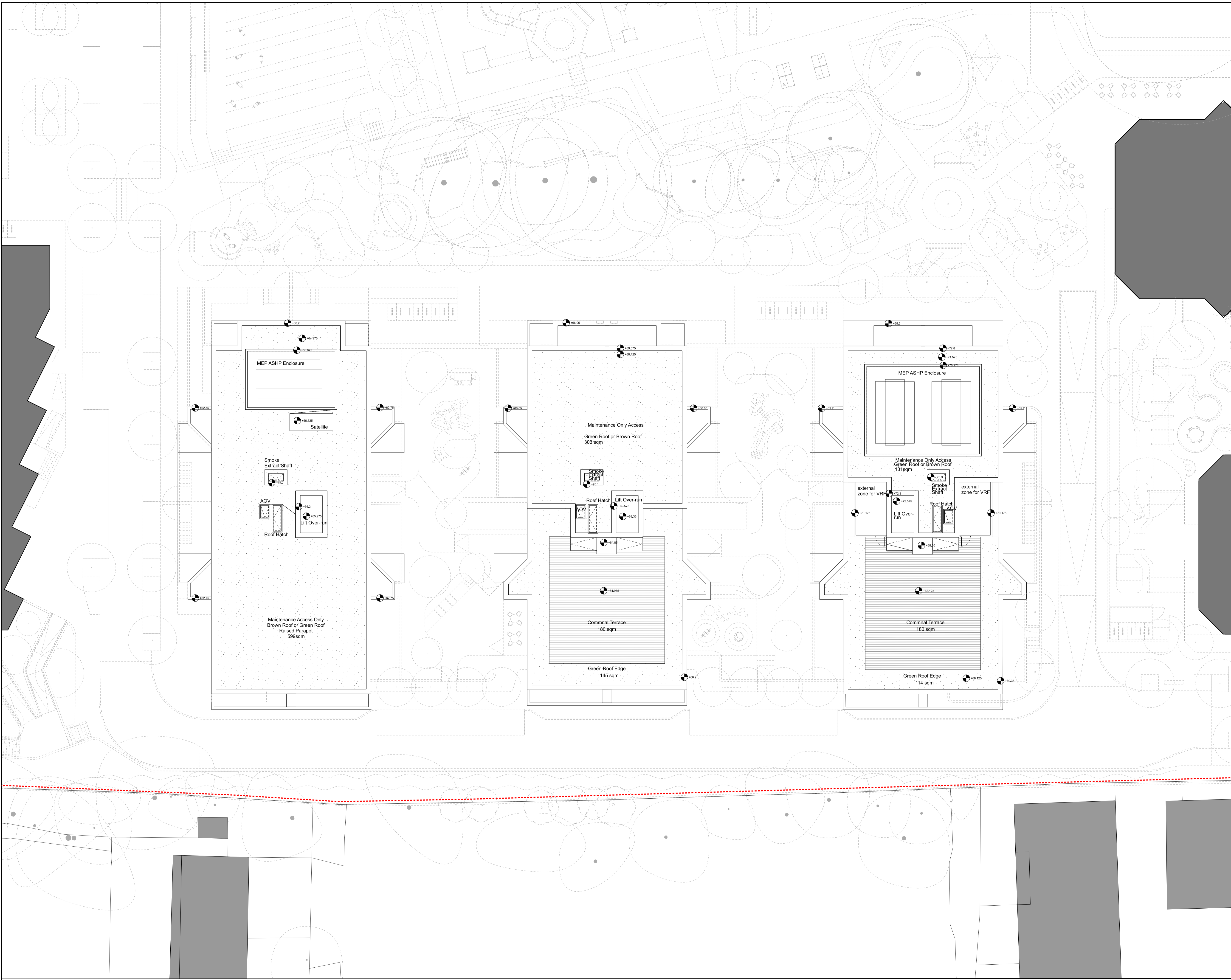
**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd  
 MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL  
 TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title

**PROJECT HOLLOWAY**

drawing title / location  
**PLOT D  
 PROPOSED FLOOR 08**

drawn by	checked	scale	status
AC	JA	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	4	-	(00)_108
			1



**KEY**

<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> 1 BED	<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> CYCLE STORE
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> 2 BED	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> EXTRA-CARE
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> 3 BED	<span style="display:inline-block; width:10px; height:10px; border:1px dashed black;"></span> AFFORDABLE TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:darkblue; border:1px solid black;"></span> 4 BED	<span style="display:inline-block; width:10px; height:10px; border:1px solid green;"></span> MARKET TENURE
<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> WOMENS CENTER	<span style="display:inline-block; width:10px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border:1px solid black;"></span> ROOF PRIVATE TERRACE
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> REFUSE STORE	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> SITE BOUNDARY
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> COMMERCIAL	
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> MEP	
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> HEAT PUMPS	

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

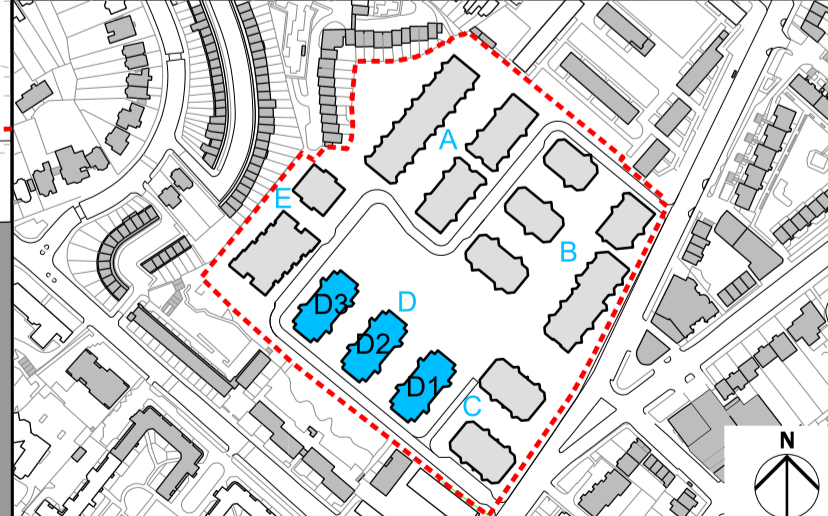
L	27/08/21	DESIGN FREEZE 1
K	06/08/21	INFORMATION
J	23/07/21	INFORMATION
I	09/07/21	INFORMATION
H	02/07/21	INFORMATION
G	10/06/21	INFORMATION
F	15/01/21	INFORMATION
E	18/09/20	INFORMATION
D	04/09/20	INFORMATION
C	21/07/20	INFORMATION
B	17/07/20	INFORMATION
A	19/06/20	INFORMATION
-	19/05/20	INFORMATION

REV	DATE
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**LOCATION**



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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT D  
 PROPOSED ROOF PLAN**

drawn by	checked	scale	status
AC	JA	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	4	-	(00)_111	L	



**3f - Plot E**

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

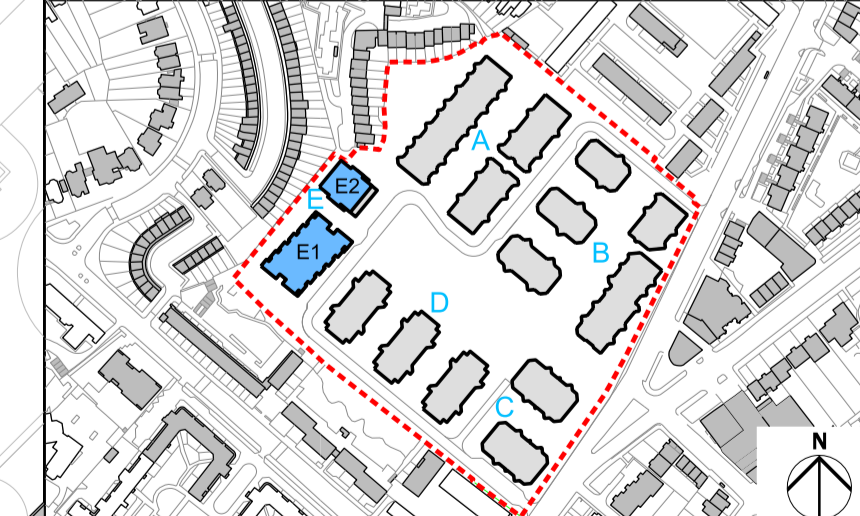
O	10/09/21	DESIGN FREEZE 1
N	27/08/21	DESIGN FREEZE 1
M	13/08/21	INFORMATION
L	23/07/21	INFORMATION
K	09/07/21	INFORMATION
J	02/07/21	INFORMATION
I	10/06/21	INFORMATION
H	20/01/21	INFORMATION Apartment Names added
G	15/01/21	INFORMATION
F	09/10/20	INFORMATION
E	11/09/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	INFORMATION Apartment Names added
A	19/06/20	INFORMATION
-	18/05/20	INFORMATION

REV	DATE
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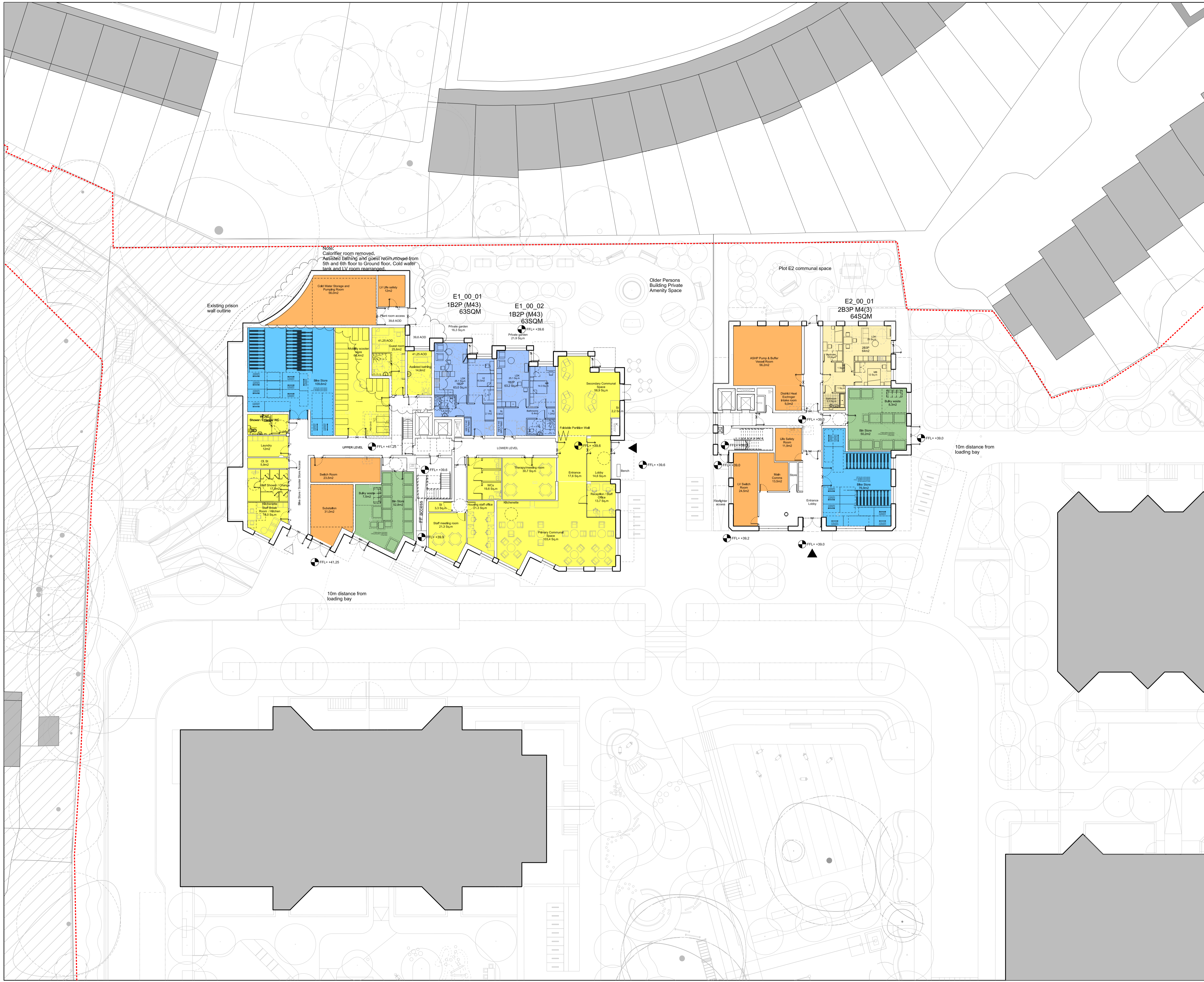
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**LOCATION**



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job title			
PROJECT HOLLOWAY			
drawing title / location			
PLOT E			
GROUND FLOOR			
drawn by	checked	scale	status
MP	LL	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification drawing no. revision
17105	5	-	[00] 100 O



**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

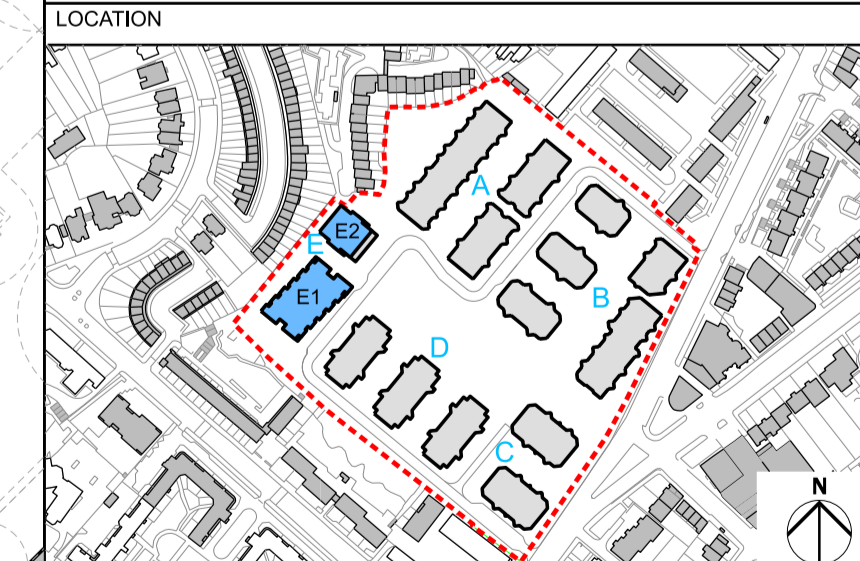


REV	DATE	
O	10/09/21	DESIGN FREEZE 1
N	27/08/21	DESIGN FREEZE 1
M	13/08/21	INFORMATION
L	23/07/21	INFORMATION
K	09/07/21	INFORMATION
J	02/07/21	INFORMATION
I	10/06/21	INFORMATION
H	20/01/21	INFORMATION Apartment Names added
G	15/01/21	INFORMATION
F	09/10/20	INFORMATION
E	11/09/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	INFORMATION Apartment Names added
A	19/06/20	INFORMATION
-	18/05/20	INFORMATION

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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT E  
FIRST FLOOR**

drawn by	checked	scale	status
MP	LL	1:200@A1; 1:400@A3	INFORMATION

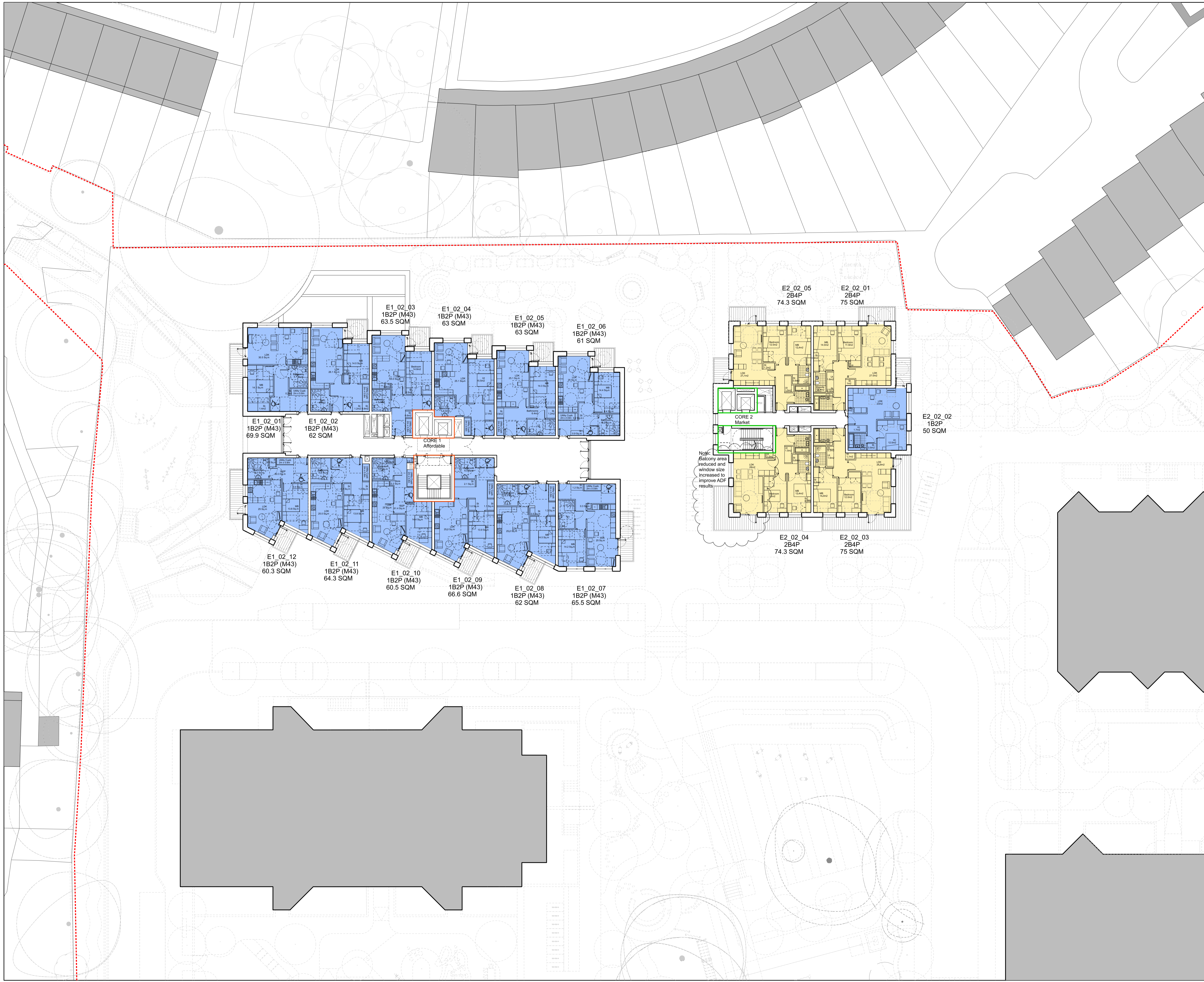
project	zone	source	classification	drawing no.	revision
17105	5	-	[00]	101	O

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.



REV	DATE	DESCRIPTION
O	10/09/21	DESIGN FREEZE 1
N	27/08/21	DESIGN FREEZE 1
M	13/08/21	INFORMATION
L	22/07/21	INFORMATION
K	09/07/21	INFORMATION
J	02/07/21	INFORMATION
I	10/06/21	INFORMATION
H	20/01/21	INFORMATION
G	15/01/21	INFORMATION
F	09/10/20	INFORMATION
E	11/09/20	INFORMATION
D	04/09/20	INFORMATION
C	17/07/20	INFORMATION
B	24/06/20	INFORMATION
A	19/06/20	INFORMATION
-	18/05/20	INFORMATION

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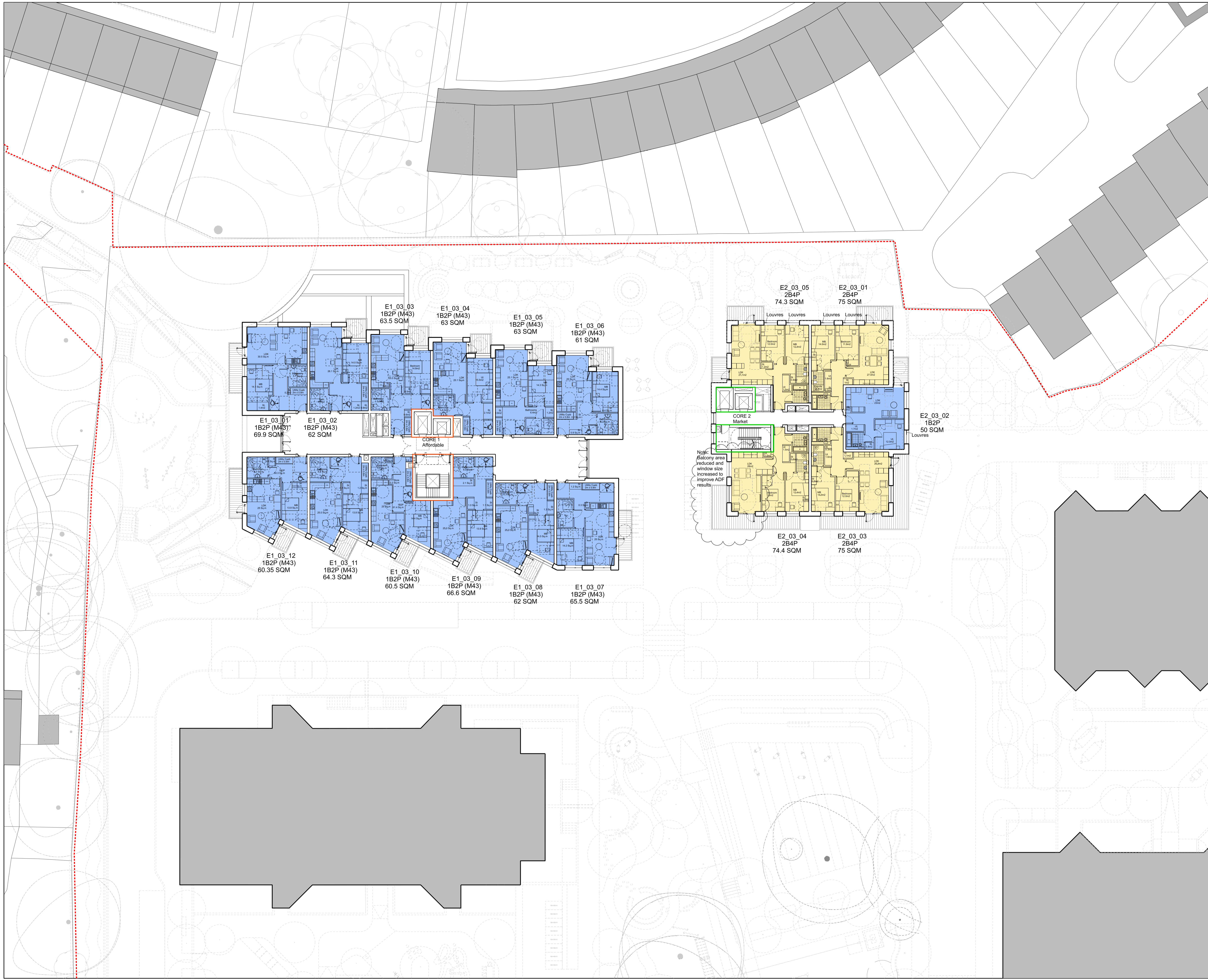
**LOCATION**

**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS LTD  
 MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL  
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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT E  
 SECOND FLOOR**

drawn by	checked	scale	status		
MP	LL	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
17105	5	-	[00]	102	0



**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

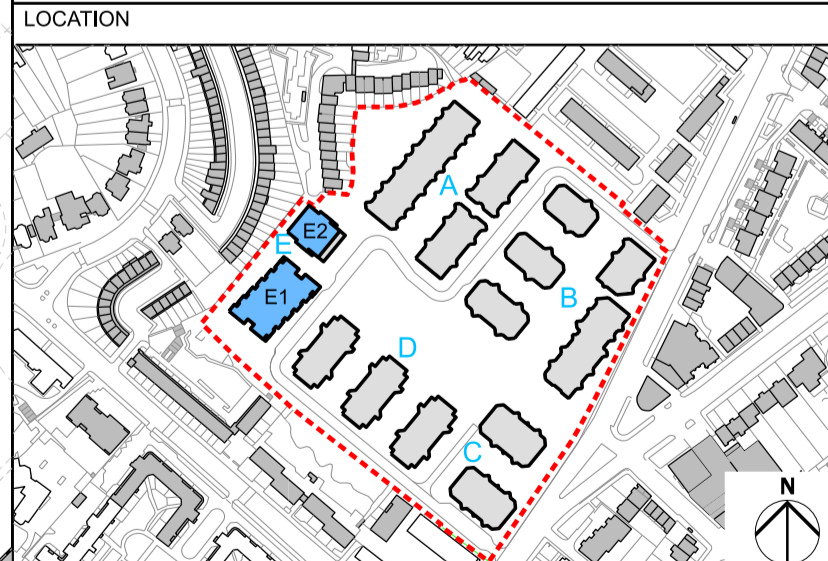
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REV	DATE	DESCRIPTION
I	10/09/21	DESIGN FREEZE 1
H	27/08/21	DESIGN FREEZE 1
G	13/08/21	INFORMATION
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/06/20	INFORMATION
B	24/06/20	INFORMATION Apartment Names added
A	19/06/20	INFORMATION
-	18/05/20	INFORMATION

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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT E  
THIRD FLOOR PLAN**

drawn by	checked	scale	status
MP	LL	1:200@A1; 1:400@A3	INFORMATION

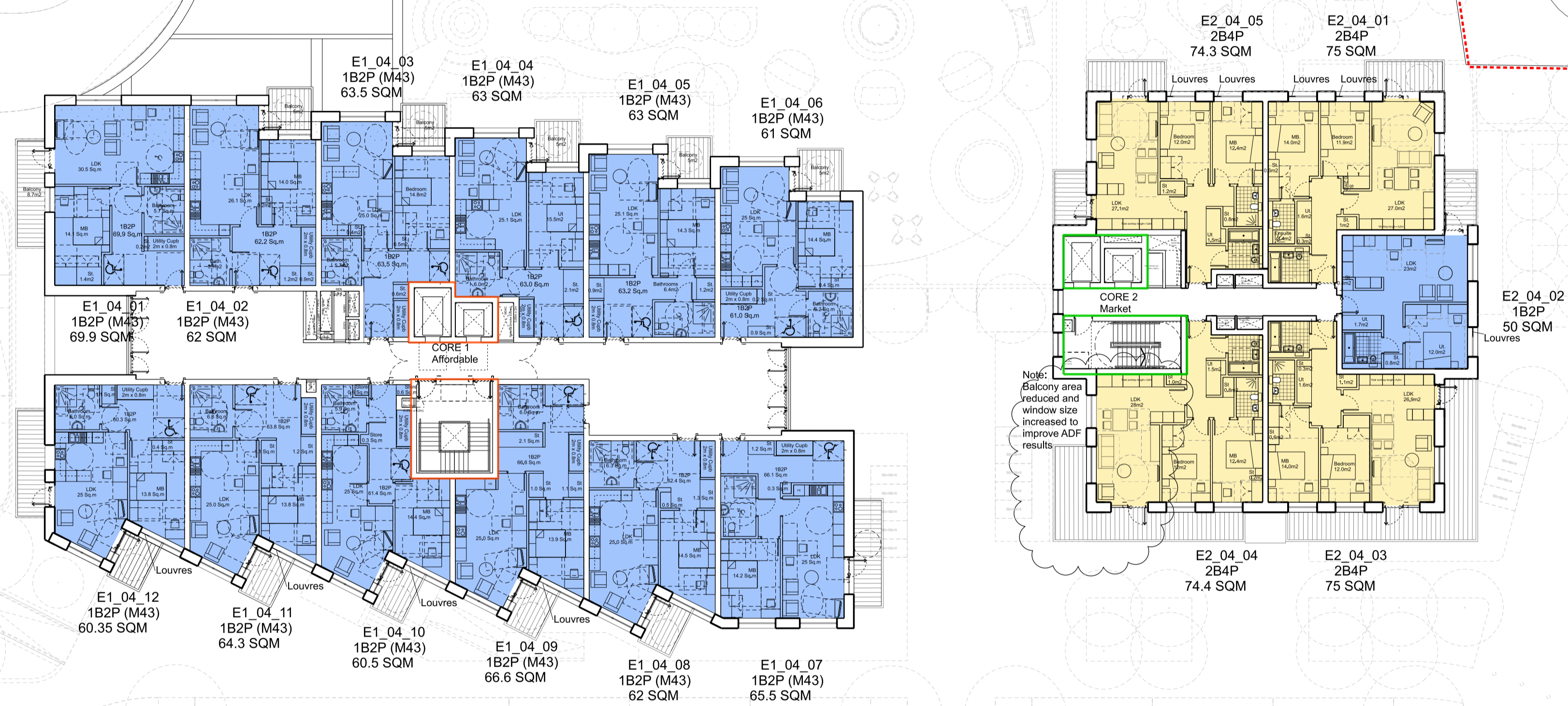
project	zone	source	classification	drawing no.	revision
17105	5	-	[00]	103	1

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

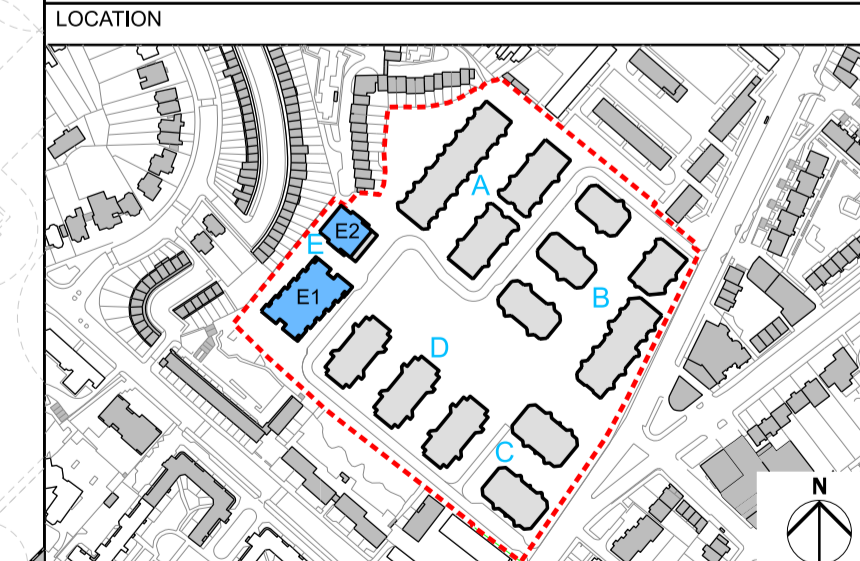
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REV	DATE	DESCRIPTION
I	10/09/21	DESIGN FREEZE 1
H	27/08/21	DESIGN FREEZE 1
G	13/08/21	INFORMATION
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
C	17/06/20	INFORMATION
B	24/06/20	INFORMATION Apartment Names added
A	19/06/20	INFORMATION
-	18/05/20	INFORMATION

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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT E  
FOURTH FLOOR PLAN**

drawn by	checked	scale	status
MP	LL	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	5	-	[00]	104	1

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

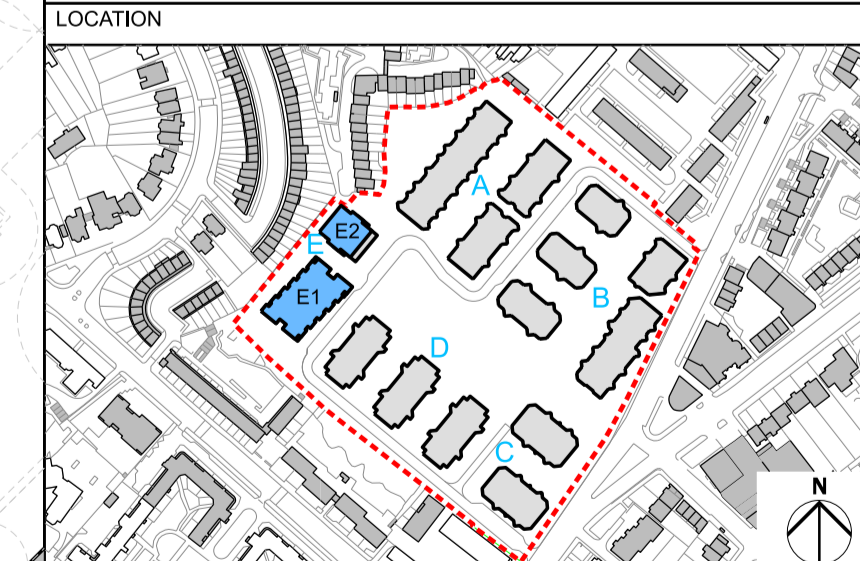
REV	DATE	DESCRIPTION
O	10/09/21	DESIGN FREEZE 1
M	27/08/21	DESIGN FREEZE 1
L	13/08/21	INFORMATION
K	23/07/21	INFORMATION
J	09/07/21	INFORMATION
I	02/07/21	INFORMATION
H	10/06/21	INFORMATION
G	20/01/21	INFORMATION Apartment Names added
F	15/01/21	INFORMATION
E	09/10/20	INFORMATION
D	04/09/20	INFORMATION
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B	24/06/20	INFORMATION
A	19/06/20	INFORMATION
-	18/05/20	INFORMATION

REV	DATE

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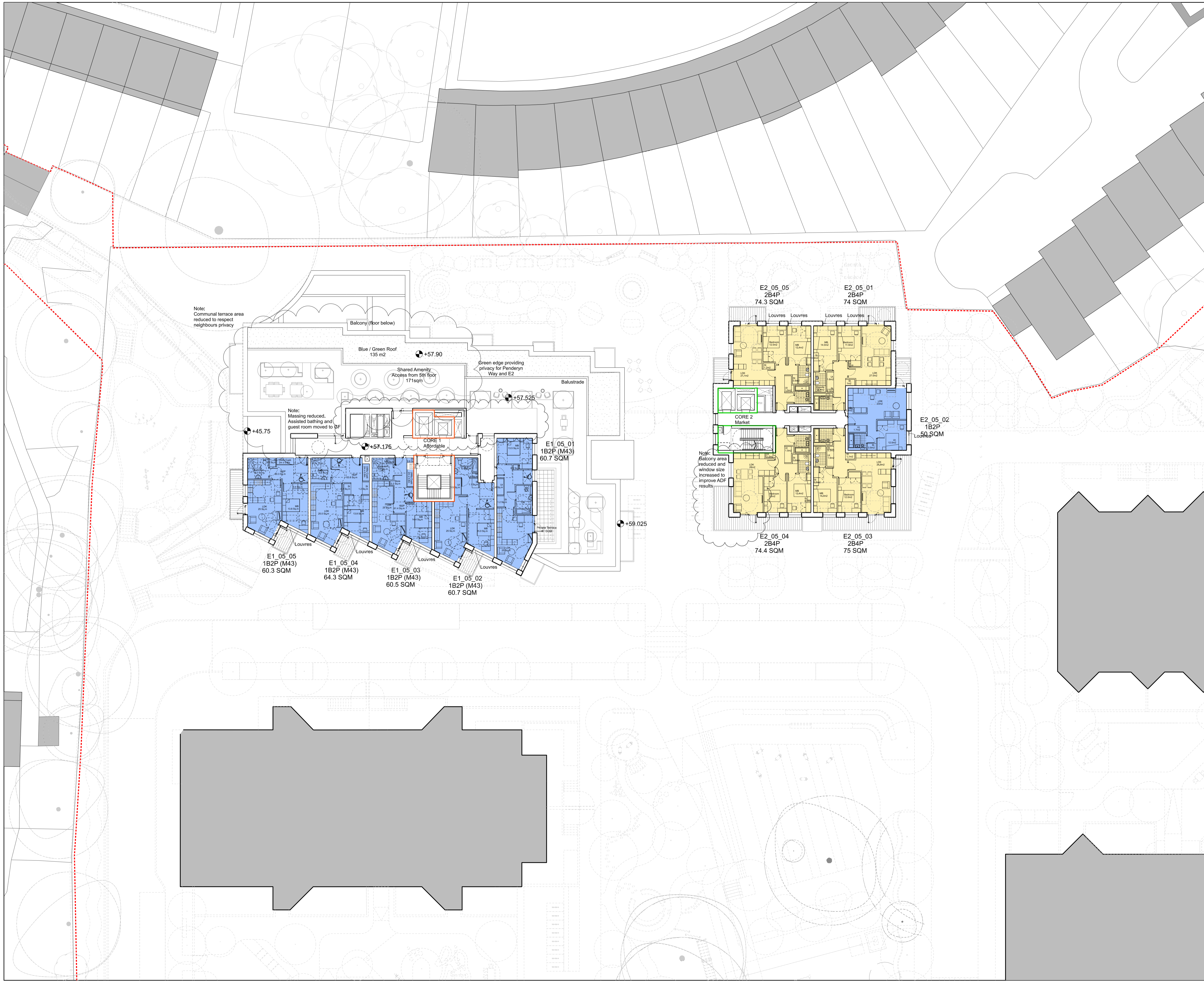
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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT E  
5TH FLOOR**

drawn by	checked	scale	status
MP	LL	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	5	-	[00]	105	0



Note: Communal terrace area reduced to respect neighbours privacy

Note: Massing reduced. Assisted bathing and guest room moved to 6F

Note: Balcony area reduced and window size increased to improve ADF results

**KEY**

	1 BED		CYCLE STORE
	2 BED		EXTRA-CARE
	3 BED		AFFORDABLE TENURE
	4 BED		MARKET TENURE
	WOMENS CENTER		ROOF PRIVATE TERRACE
	REFUSE STORE		SITE BOUNDARY
	COMMERCIAL		
	MEP		
	HEAT PUMPS		

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

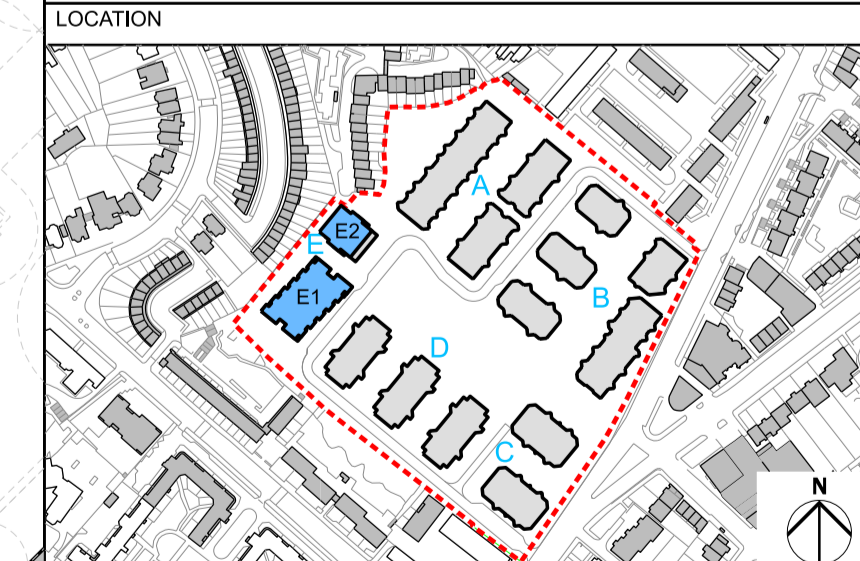
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L	27/08/21	DESIGN FREEZE 1	
K	13/08/21	INFORMATION	
J	23/07/21	INFORMATION	
I	09/07/21	INFORMATION	
H	02/07/21	INFORMATION	
G	10/06/21	INFORMATION	
F	20/01/21	INFORMATION	Apartment Names added
E	15/01/21	INFORMATION	
D	09/10/20	INFORMATION	
C	04/09/20	INFORMATION	
B	24/06/20	INFORMATION	Apartment Names added
A	19/06/20	INFORMATION	
-	18/05/20	INFORMATION	

REV	DATE
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**NOTE**

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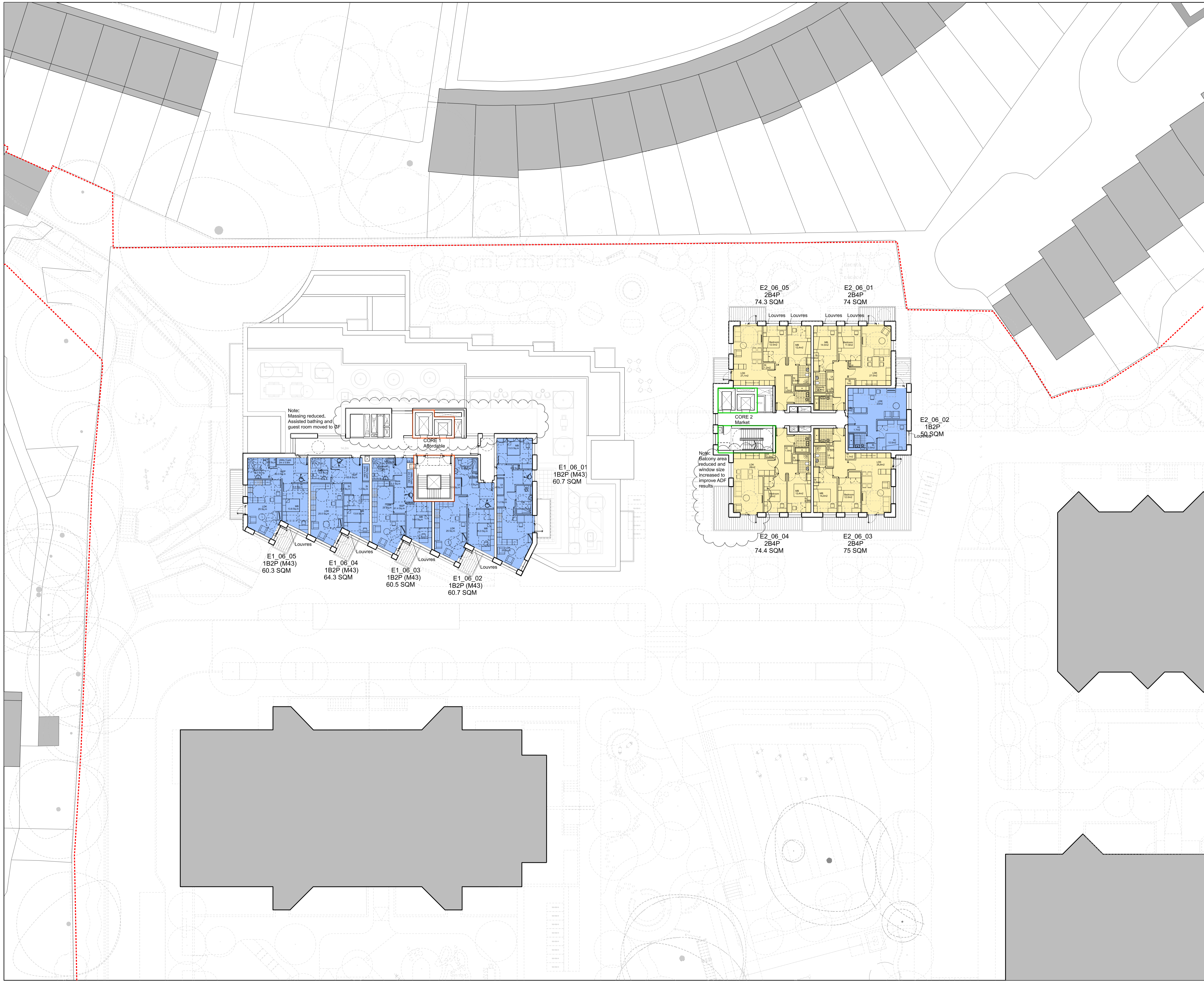


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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT E  
6TH FLOOR**

drawn by	checked	scale	status
MP	LL	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
17105	5	-	[00] 106 M





**KEY**

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	AFFORDABLE TENURE
4 BED	MARKET TENURE
WOMENS CENTER	ROOF PRIVATE TERRACE
REFUSE STORE	SITE BOUNDARY
COMMERCIAL	
MEP	
HEAT PUMPS	

0 1m 2m 5m 10m

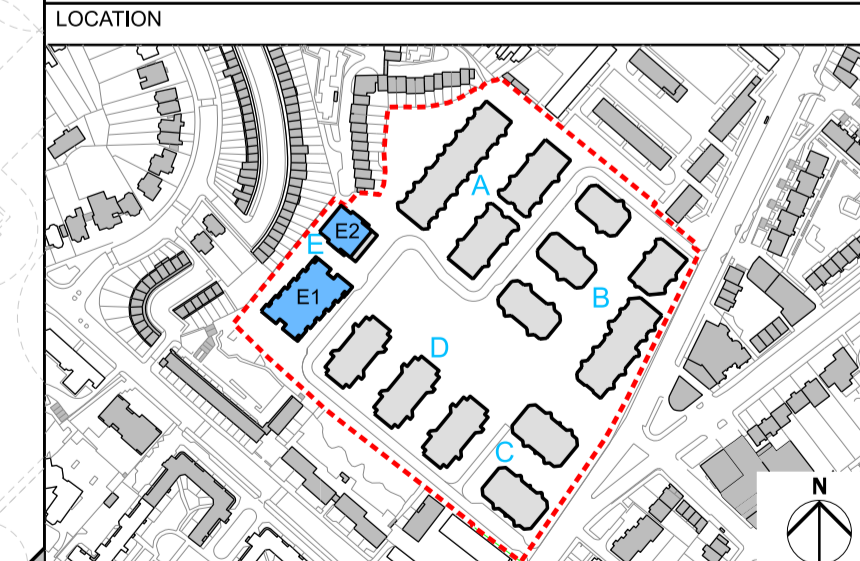
LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

REV	DATE
L	10/09/21 DESIGN FREEZE 1
K	27/08/21 DESIGN FREEZE 1
J	13/08/21 INFORMATION
I	23/07/21 INFORMATION
H	09/07/21 INFORMATION
G	02/07/21 INFORMATION
F	10/06/21 INFORMATION
E	15/01/21 INFORMATION
D	09/10/20 INFORMATION
C	04/09/20 INFORMATION
B	17/07/20 INFORMATION
A	19/06/20 INFORMATION
-	18/05/20 INFORMATION

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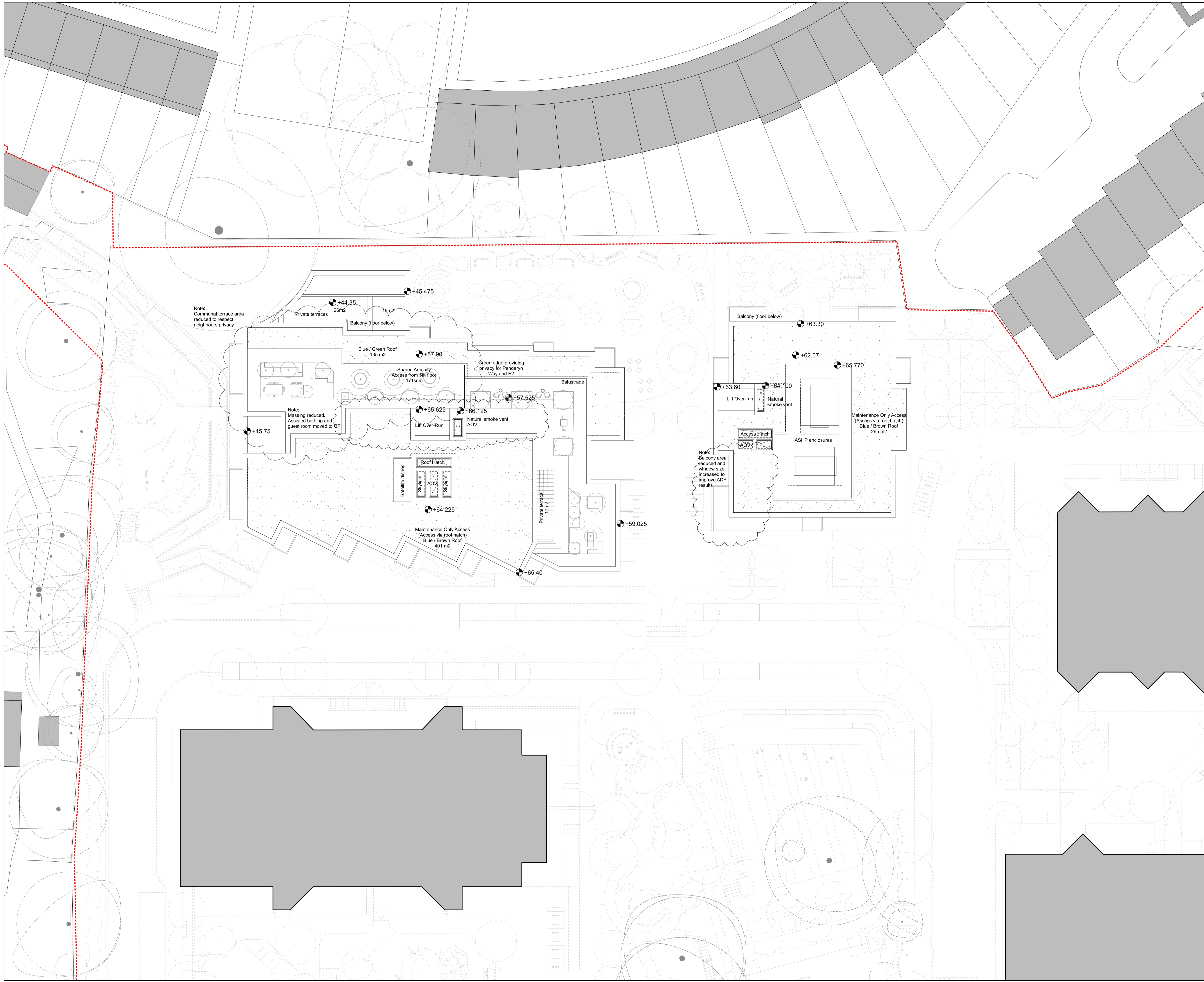
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job title  
**PROJECT HOLLOWAY**

drawing title / location  
**PLOT E  
ROOF**

drawn by	checked	scale	status
MP	LL	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
17105	5	-	[00]	115	L



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**APPENDIX FOUR – Proposed Development area and accommodation schedule,  
November 2021**

# ALLFORD HALL MONAGHAN MORRIS

Masterplan

Area Schedule

PROJECT: Project Holloway

SCHEDULE NUMBER: 17105\_0\_(00)\_P911

REVISION: P01

DATE OF ISSUE: 01.11.2021

REASON FOR ISSUE: PLANNING

	RESIDENTIAL		NON RESI	GEA
	Unit GIA	GIA	GIA	
	(sqm)	(sqm)	(sqm)	
Plot A	17,003	22,930		25,315
Plot B	21,422	29,547	1,667	34,268
Plot C	11,378	15,154	1,643	18,270
Plot D	13,676	18,234	1,334	21,474
Plot E1	3,778	5,946		6,565
Plot E2	2,152	3,051		3,400
<b>Total</b>	<b>69,409</b>	<b>94,863</b>	<b>4,644</b>	<b>109,292</b>

## NOTES:

These areas have been prepared for our client, are approximate only and have been measured from preliminary drawings.

All areas are approximate and are measured and calculated generally in accordance with the RICS *Code of Measuring Practice, 6th Edition* and have

All balconies and terraces are excluded from area calculations.

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Unit GIA = internal area of each flat excluding party walls.

GIA = internal area of the building including all party and internal walls and calculated generally in accordance with the RICS code of measuring practice, 6th edition.



# ALLFORD HALL MONAGHAN MORRIS

AREA SCHEDULE

PROJECT: Project Holloway

SCHEDULE NUMER: 17105\_2\_(00)\_P902

REVISION: P01

DATE OF ISSUE: 01.11.21

## Plot B

	RESIDENTIAL		COMMERCIAL			
	Unit GIA	GIA	NIA	GIA	GEA	GEA
	sqm	sqm	sqm	sqm	sqm	sqm
Lower GF	115	2,471	791	1,297	1,408	4,003
Upper GF	1,553	2,430	361	370	411	3,161
L1	2,666	3,297				3,625
L2	2,666	3,297				3,625
L3	2,666	3,297				3,625
L4	2,666	3,297				3,625
L5	2,666	3,297				3,625
L6	2,647	3,278				3,602
L7	1,994	2,543				2,794
L8	859	1,089				1,181
L9	473	638				712
L10	452	567				620
L11	0	48				56
<b>TOTAL</b>	<b>21,422</b>	<b>29,547</b>	<b>1,152</b>	<b>1,667</b>	<b>1,819</b>	<b>34,268</b>

### NOTES:

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**Plot A**

	RESIDENTIAL						
	Unit GIA		GIA		NSA:GIA (%)	GEA	
	sqm	sqft	sqm	sqft		sqm	sqft
Lower GF	830	8,935	2,133	22,960	39%	2,497	26,882
Upper GF	1,704	18,336	2,859	30,778	60%	3,138	33,775
L1	2,346	25,252	2,867	30,864	82%	3,129	33,684
L2	2,275	24,492	2,796	30,091	81%	3,057	32,901
L3	2,197	23,651	2,711	29,183	81%	2,962	31,883
L4	2,072	22,299	2,568	27,644	81%	2,817	30,324
L5	1,916	20,628	2,401	25,839	80%	2,629	28,299
L6	1,800	19,378	2,268	24,412	79%	2,495	26,852
L7	1,424	15,329	1,774	19,095	80%	1,978	21,295
L8	438	4,717	553	5,957	79%	613	6,598
<b>TOTAL</b>	<b>17,003</b>	<b>183,018</b>	<b>22,930</b>	<b>246,822</b>	<b>74%</b>	<b>25,315</b>	<b>272,494</b>

## NOTES:

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Commercial area applies to the following: Women's Centre and all A1/2/3 and B1 uses.

Commercial to residential to be calculated to the mid-point of any adjoining walls.

Ancillary and Plant room area located at podium level have been included in residential GIA and GEA

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**Plot B**

	RESIDENTIAL					COMMERCIAL							
	Unit GIA		GIA		NSA:GIA (%)	NIA		GIA		GEA		GEA	
	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Lower GF	115	1,232	2,471	26,602	5%	791	8,514	1,297	13,956	1,408	15,156	4,003	43,084
Upper GF	1,553	16,715	2,430	26,160	64%	361	3,886	370	3,987	411	4,424	3,161	34,028
L1	2,666	28,700	3,297	35,486	81%							3,625	39,016
L2	2,666	28,700	3,297	35,486	81%							3,625	39,016
L3	2,666	28,694	3,297	35,486	81%							3,625	39,016
L4	2,666	28,694	3,297	35,486	81%							3,625	39,016
L5	2,666	28,694	3,297	35,486	81%							3,625	39,016
L6	2,647	28,490	3,278	35,284	81%							3,602	38,767
L7	1,994	21,460	2,543	27,372	78%							2,794	30,077
L8	859	9,248	1,089	11,718	79%							1,181	12,713
L9	473	5,094	638	6,865	74%							712	7,664
L10	452	4,862	567	6,098	80%							620	6,677
L11	0	0	48	520	0%							56	600
<b>TOTAL</b>	<b>21,422</b>	<b>230,583</b>	<b>29,547</b>	<b>318,047</b>	<b>72%</b>	<b>1,152</b>	<b>12,400</b>	<b>1,667</b>	<b>17,943</b>	<b>1,819</b>	<b>19,580</b>	<b>34,268</b>	<b>368,691</b>

NOTES:

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**Plot C**

	Core 01						Core 02						Total						TOTAL		
	TYPE	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	TYPE	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	1B2P	2B3P	2B4P	3B4P		3B5P	4B6P
Lower GF																					-
Upper GF																					-
L1	Social	1		3		2	1	Social	2		4	1	1	3		7	1	3	1	15	
L2	Social	2		4		2		Social	2		4	1	1	4		8	1	3		16	
L3	Social	2		4		2		Social	2		4	1	1	4		8	1	3		16	
L4	Social	2		4		2		Social	2		4	1	1	4		8	1	3		16	
L5	Social	2		4		2		Social	2		4	1	1	4		8	1	3		16	
L6	Social	2		4		2		Social	2		4	1	1	4		8	1	3		16	
L7	Social	2		4		2		Social	2		4	1	1	4		8	1	3		16	
L8	Social	2		4		2		Social			4	1	1	2		8	1	3		14	
L9	Social	2		4		2		Social				1	3	2		4	1	5		12	
L10	Social	2		4		2							2		4		2		8		
L11	Social			4		2									4		2		6		
L12	Social					4											4		4		
<b>TOTAL UNITS</b>		<b>19</b>	<b>-</b>	<b>43</b>	<b>-</b>	<b>26</b>	<b>1</b>		<b>14</b>	<b>-</b>	<b>32</b>	<b>9</b>	<b>11</b>	<b>-</b>	<b>33</b>	<b>-</b>	<b>75</b>	<b>9</b>	<b>37</b>	<b>1</b>	<b>155</b>
<b>*TOTAL %</b>		<b>21%</b>	<b>0%</b>	<b>48%</b>	<b>0%</b>	<b>29%</b>	<b>1%</b>		<b>21%</b>	<b>0%</b>	<b>48%</b>	<b>14%</b>	<b>17%</b>	<b>0%</b>	<b>21%</b>	<b>0%</b>	<b>48%</b>	<b>6%</b>	<b>24%</b>	<b>1%</b>	
<b>GRAND TOTAL</b>		<b>89</b>						<b>66</b>						<b>155</b>							

**M4(3) ONLY**

	Core 01						Core 02						Total						TOTAL		
	TYPE	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	TYPE	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	1B2P	2B3P	2B4P	3B4P		3B5P	4B6P
Lower GF																					-
Upper GF																					-
L1	Social						1	Social				1					1		1	2	
L2	Social							Social				1					1			1	
L3	Social							Social				1					1			1	
L4	Social							Social				1					1			1	
L5	Social							Social				1					1			1	
L6	Social							Social				1					1			1	
L7	Social							Social				1					1			1	
L8	Social							Social				1					1			1	
L9	Social							Social				1					1			1	
L10	Social																		-		
L11	Social																		-		
L12	Social																		-		
<b>TOTAL UNITS</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>9</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9</b>	<b>-</b>	<b>1</b>	<b>10</b>
<b>*TOTAL %</b>		<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>		<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>90%</b>	<b>0%</b>	<b>10%</b>	
<b>GRAND TOTAL</b>		<b>1</b>						<b>9</b>						<b>10</b>							

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\*Percentages may not add to 100% due to rounding

M4(3) flats within Market and Shared ownership tenures to be M4(3)(2)(a)

M4(3) flats within Social rent to be M4(3)(2)(b)

**Plot C**

	RESIDENTIAL							NON-RESIDENTIAL							
	UNIT GIA		GIA		GEA		NSA:GIA (%)	NIA		GIA		GEA		GEA	
	sqm	sqft	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Lower GF		0	1,047	11,269	1,121	12,065	0%	446	4,799	523	5,624	559	6,015	1,680	18,080
Upper GF		0	357	3,846	372	4,006	0%	1,105	11,893	1,121	12,064	1,220	13,127	1,592	17,133
L1	1,147	12,351	1,378	14,828	1,501	16,158	83%							1,501	16,158
L2	1,144	12,318	1,378	14,828	1,501	16,158	83%							1,501	16,158
L3	1,144	12,318	1,378	14,828	1,501	16,158	83%							1,501	16,158
L4	1,144	12,318	1,378	14,828	1,501	16,158	83%							1,501	16,158
L5	1,144	12,318	1,378	14,828	1,501	16,158	83%							1,501	16,158
L6	1,144	12,318	1,378	14,828	1,501	16,158	83%							1,501	16,158
L7	1,144	12,318	1,378	14,828	1,501	16,158	83%							1,501	16,158
L8	1,040	11,197	1,262	13,584	1,378	14,828	82%							1,378	14,828
L9	930	10,014	1,136	12,227	1,243	13,379	82%							1,243	13,379
L10	571	6,142	689	7,414	751	8,079	83%							751	8,079
L11	466	5,020	573	6,170	627	6,749	81%							627	6,749
L12	357	3,842	447	4,813	492	5,299	80%							492	5,299
<b>TOTAL</b>	<b>11,378</b>	<b>122,475</b>	<b>15,154</b>	<b>163,122</b>	<b>16,491</b>	<b>177,511</b>	<b>75%</b>	<b>1,551</b>	<b>16,692</b>	<b>1,643</b>	<b>17,688</b>	<b>1,778</b>	<b>19,142</b>	<b>18,270</b>	<b>196,653</b>

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All balconies and terraces are excluded from area calculations.

Commercial area applies to the following: Women's Building and all A1/2/3 and B1 uses.

Women's Building Total NIA is 1408.5sqm / 15161sqft. Women's Building Total GIA is 1488.6sqm / 16023sqft. Womens building GEA is 1610.3sqm/17,333sqft. based on an apportionment of the shared Commercial / Women's Building bin store.

Commercial to residential to be calculated to the mid-point of any adjoining walls.

Unit GIA = internal area of each flat excluding party walls.

GIA = internal area of the building including all party and internal walls and calculated generally in accordance with the RICS code of measuring practice, 6th edition.

**Plot D**

	Core D1						Core D2						Core D3						TOTAL									
	TYPE	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	TYPE	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	TYPE	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	TOTAL
Lower GF	Shared	2						Market							Market	2						4						4
Upper GF	Shared	3	1	4				Market	2		2				Market	2	1	4				7	2	10				19
L1	Shared			8				Market			8				Market			6	2					22	2			24
L2	Market			6	2			Market			8				Market			6	2					20	4			24
L3	Market			6	2			Market			8				Market			6	2					20	4			24
L4	Market			6	2			Market			8				Market			6	2					20	4			24
L5	Market			6	2			Market			8				Market			6	2					20	4			24
L6	Market			6	2			Market			8				Market		4	2	2				4	16	4			24
L7	Market			6	2			Market	2	2					Market							2	2	6	2			12
L8	Market	4						Market							Market							4						4
<b>TOTAL HOMES</b>		<b>9</b>	<b>1</b>	<b>48</b>	<b>12</b>	<b>-</b>	<b>-</b>		<b>4</b>	<b>2</b>	<b>50</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>4</b>	<b>5</b>	<b>36</b>	<b>12</b>	<b>-</b>	<b>-</b>	<b>17</b>	<b>8</b>	<b>134</b>	<b>24</b>	<b>-</b>	<b>-</b>	<b>183</b>
<b>*TOTAL %</b>		<b>13%</b>	<b>1%</b>	<b>69%</b>	<b>17%</b>	<b>0%</b>	<b>0%</b>		<b>7%</b>	<b>4%</b>	<b>89%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>		<b>7%</b>	<b>9%</b>	<b>63%</b>	<b>21%</b>	<b>0%</b>	<b>0%</b>	<b>9%</b>	<b>4%</b>	<b>73%</b>	<b>13%</b>	<b>0%</b>	<b>0%</b>	
<b>GRAND TOTAL</b>		<b>70</b>						<b>56</b>						<b>57</b>						<b>183</b>								

**M4(3)\*\***

	Core D1						Core D2						Core D3						TOTAL									
	TYPE	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	TYPE	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	TYPE	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	TOTAL
Lower GF	Shared							Market							Market													-
Upper GF	Shared	3	1					Market							Market	2	1	1				5	2	1				8
L1	Shared			2				Market			2				Market									4				4
L2	Market							Market			2				Market									2				2
L3	Market							Market			2				Market									2				2
L4	Market							Market			2				Market									2				2
L5	Market							Market			2				Market									2				2
L6	Market							Market			2				Market									2				2
L7	Market							Market							Market													-
L8	Market							Market							Market													-
<b>TOTAL HOMES</b>		<b>3</b>	<b>1</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>12</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>2</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5</b>	<b>2</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22</b>
<b>*TOTAL %</b>		<b>50%</b>	<b>17%</b>	<b>33%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>		<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>		<b>50%</b>	<b>25%</b>	<b>25%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>23%</b>	<b>9%</b>	<b>68%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	
<b>GRAND TOTAL</b>		<b>6</b>						<b>12</b>						<b>4</b>						<b>22</b>								

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\*Percentages may not add to 100% due to rounding

\*\* M4(3) flats within market and shared ownership tenures to be M4(3)(2a). M4(3) flats within social rent tenure to be M4(3)(2b).

**Plot D**

	RESIDENTIAL							RESIDENTS SHARED FACILITIES							
	Unit GIA		GIA		GEA		NSA:GIA (%)	NIA		GIA		GEA		GEA	
	sqm	sqft	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Lower GF	225	2,422	1,882	20,258	2,005	21,582	12%	876	9,429	1,025	11,033	1,067	11,485	3,059	32,927
Upper GF	1,329	14,305	1,810	19,483	1,994	21,463	73%	276	2,971	309	3,326	345	3,714	2,348	25,274
L1	1,843	19,838	2,201	23,692	2,430	26,157	84%							2,430	26,157
L2	1,844	19,849	2,201	23,692	2,430	26,157	84%							2,430	26,157
L3	1,844	19,849	2,201	23,692	2,430	26,157	84%							2,430	26,157
L4	1,844	19,849	2,201	23,692	2,430	26,157	84%							2,430	26,157
L5	1,844	19,849	2,201	23,692	2,430	26,157	84%							2,430	26,157
L6	1,816	19,547	2,172	23,379	2,391	25,737	84%							2,391	25,737
L7	867	9,332	1,066	11,474	1,184	12,745	81%							1,184	12,745
L8	220	2,368	299	3,218	342	3,681	74%							342	3,681
L9															
L10															
L11															
<b>TOTAL</b>	<b>13,676</b>	<b>147,208</b>	<b>18,234</b>	<b>196,271</b>	<b>20,066</b>	<b>215,990</b>	<b>75%</b>	<b>1,152</b>	<b>12,400</b>	<b>1,334</b>	<b>14,359</b>	<b>1,412</b>	<b>15,199</b>	<b>21,474</b>	<b>231,146</b>

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**Building E1**

		Core 01						
	TYPE	STUDIO	1B2P	2B3P	2B4P	3B5P	4B6P	TOTAL
GF	Social		2					2
L1	Social		12					12
L2	Social		12					12
L3	Social		12					12
L4	Social		12					12
L5	Social		5					5
L6	Social		5					5
	Social							-
<b>TOTAL UNITS</b>		-	60	-	-	-	-	
<b>*TOTAL %</b>		0%	100%	0%	0%	0%	0%	
<b>GRAND TOTAL</b>		60						60

**NOTE: ALL UNITS IN PLOT E1  
ARE M4(3)(2)(b) WHEELCHAIR  
ACCESSIBLE UNITS**

**Building E2**

		Core 02						
	TYPE	STUDIO	1B2P	2B3P	2B4P	3B5P	4B6P	TOTAL
GF	Market			1				1
L1	Market		1		4			5
L2	Market		1		4			5
L3	Market		1		4			5
L4	Market		1		4			5
L5	Market		1		4			5
L6	Market		1		4			5
L7	Market							-
	Market							
	Market							
	Market							
<b>TOTAL UNITS</b>		-	6	1	24	-	-	
<b>*TOTAL %</b>		0%	19%	3%	77%	0%	0%	
<b>GRAND TOTAL</b>		31						31

**NOTE: ALL UNITS IN PLOT E2 ARE M4(2)  
UNITS**

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\*Percentages may not add to 100% due to rounding

**Building E1**

	RESIDENTIAL					COMMERCIAL					
	Unit GIA		GIA		NSA:GIA (%)	NIA		GIA		GEA	
	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft
GF	126	1,358	1,117	12,023	11%					1,231	13,245
L1	761	8,188	987	10,626	77%					1,084	11,665
L2	761	8,188	987	10,626	77%					1,084	11,665
L3	761	8,188	987	10,626	77%					1,084	11,665
L4	761	8,188	987	10,626	77%					1,084	11,665
L5	305	3,278	440	4,738	69%					500	5,379
L6	305	3,278	440	4,738	69%					500	5,379
											0
<b>TOTAL</b>	<b>3,778</b>	<b>40,666</b>	<b>5,946</b>	<b>64,004</b>	<b>64%</b>	-	-	-	-	<b>6,565</b>	<b>70,662</b>

**Building E2**

	RESIDENTIAL					COMMERCIAL					
	Unit GIA		GIA		NSA:GIA (%)	NIA		GIA		GEA	
	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft
GF	64	686	458	4,931	14%		0			509	5,483
L1	348	3,746	432	4,651	81%					482	5,186
L2	348	3,746	432	4,651	81%					482	5,186
L3	348	3,746	432	4,651	81%					482	5,186
L4	348	3,746	432	4,651	81%					482	5,186
L5	348	3,746	432	4,651	81%					482	5,186
L6	348	3,746	432	4,651	81%					482	5,186
<b>TOTAL</b>	<b>2,152</b>	<b>23,164</b>	<b>3,051</b>	<b>32,838</b>	<b>71%</b>	-	-	-	-	<b>3,400</b>	<b>36,599</b>

<b>Total Unit GIA</b>	<b>5,930</b>	<b>Total GIA</b>	<b>8,997</b>
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The conversion factor used to convert sqm to sqft is 1sqm = 10.764sqft

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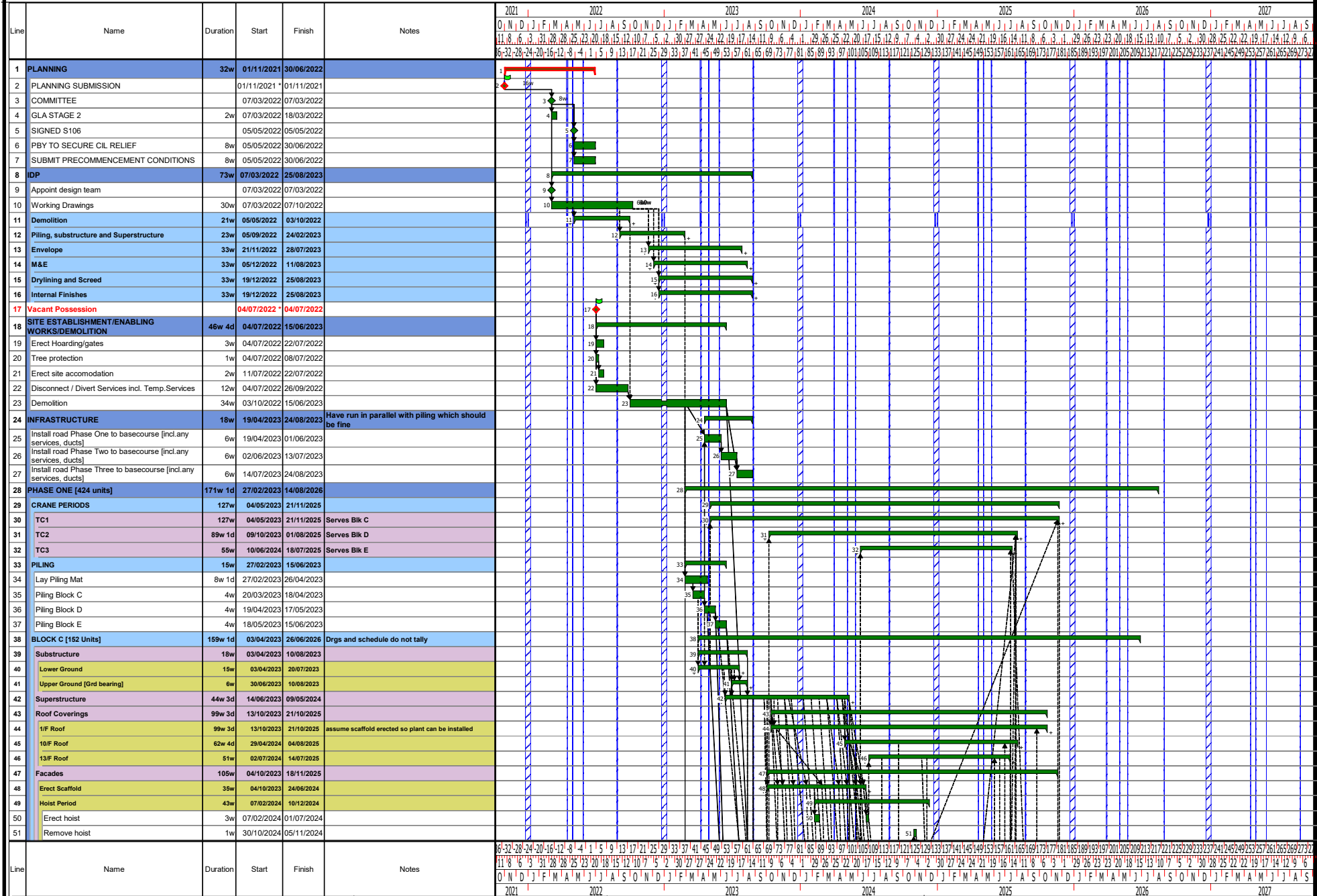
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GIA = internal area of the building including all party and internal walls and calculated generally in accordance with the RICS code of measuring practice, 6th edition.

**APPENDIX FIVE - London Square development programme, August 2021**







Line	Name	Duration	Start	Finish	Notes	2021 2022 2023 2024 2025 2026 2027																																																			
						O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S													O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S													O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S													O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S O N D J J F M A M J J A S												
52	Complete facades	5w	06/11/2024	10/12/2024																																																					
53	Metsec	35w	04/10/2023	24/06/2024																																																					
54	CP Board	35w	01/11/2023	22/07/2024																																																					
55	Windows	36w	15/11/2023	12/08/2024																																																					
56	Insulation and EPDM	36w	22/11/2023	19/08/2024																																																					
57	PCC Panels	65w	24/01/2024	16/05/2025																																																					
58	Brickwork	75w	29/11/2023	16/06/2025																																																					
59	Scaffold Strike	14w	17/06/2025	23/09/2025																																																					
60	Balconies	8w	24/09/2025	18/11/2025																																																					
61	Internal Works Core 1 [88 units]	139w	29/08/2023	26/06/2026																																																					
62	Install lifts (2No.)	28w	06/08/2024	04/03/2025																																																					
63	Beneficial use of lift		30/10/2024	30/10/2024																																																					
64	Sales & Marketing Suite	20w	29/08/2023	29/01/2024	Located at LGrd Core 1																																																				
65	Risers	84w 2d	11/03/2024	18/11/2025																																																					
66	1st Floor - 6 units	102w 3d	20/12/2023	30/01/2026																																																					
67	2nd Floor - 8 units	100w 4d	24/01/2024	09/02/2026																																																					
68	3rd Floor - 8 units	99w 4d	14/02/2024	23/02/2026																																																					
69	4th Floor - 8 units	99w 3d	06/03/2024	13/03/2026																																																					
70	5th Floor - 8 units	98w 3d	27/03/2024	31/03/2026																																																					
71	6th Floor - 8 units	96w 4d	19/04/2024	08/04/2026																																																					
72	7th Floor - 8 units	95w 4d	13/05/2024	22/04/2026																																																					
73	8th Floor - 8 units	94w 3d	11/06/2024	13/05/2026																																																					
74	9th Floor - 8 units	92w 4d	02/07/2024	21/05/2026																																																					
75	10th Floor - 8 units	91w 3d	24/07/2024	05/06/2026																																																					
76	11th Floor - 6 units	91w 3d	07/08/2024	19/06/2026																																																					
77	12th Floor - 4 units	88w 3d	29/08/2024	26/06/2026																																																					
78	Staircore	16w	01/08/2024	21/11/2024																																																					
79	Commission lift, landlords areas and life safety systems	4w	23/04/2026	21/05/2026																																																					
80	Building Control Sign off	1w	19/05/2026	26/05/2026																																																					
81	Internal Works Core 2 [64 units]	134w	29/08/2023	21/05/2026	Service connections linked to scaffold strike																																																				
82	Install lifts (2No.)	18w	29/05/2024	02/10/2024																																																					
83	Beneficial use of lift		21/08/2024	21/08/2024																																																					
84	LGrd Back of House	106w 1d	29/08/2023	04/11/2025																																																					
85	Risers	84w 2d	18/03/2024	25/11/2025																																																					
86	1st Floor - 6 units	101w 4d	10/01/2024	02/02/2026																																																					
87	2nd Floor - 8 units	101w 3d	31/01/2024	20/02/2026																																																					
88	3rd Floor - 8 units	99w 4d	21/02/2024	02/03/2026																																																					
89	4th Floor - 8 units	96w 4d	13/03/2024	16/03/2026																																																					
90	5th Floor - 8 units	98w 3d	05/04/2024	07/04/2026																																																					
91	6th Floor - 8 units	96w 4d	26/04/2024	15/04/2026																																																					
92	7th Floor - 8 units	96w 3d	20/05/2024	06/05/2026																																																					
93	8th Floor - 6 units	93w 4d	18/06/2024	14/05/2026																																																					
94	9th Floor - 4 units	91w 4d	09/07/2024	21/05/2026																																																					
95	Staircore	16w	08/08/2024	28/11/2024																																																					
96	Commission lift, landlords areas and life safety systems	4w	03/10/2024	30/10/2024																																																					
97	Building Control Sign off	1w	28/10/2024	01/11/2024																																																					
98	External Works	16w	24/11/2025	31/03/2026																																																					
99	BLOCK D Structure to Ground Floor	24w 3d	11/08/2023	14/02/2024																																																					
100	Construct crane base	2w	11/09/2023	22/09/2023																																																					
101	Install sheet piles for Lwr Grd level	4w	11/08/2023	08/09/2023																																																					
102	Excavate to formation	4w	11/09/2023	06/10/2023																																																					



















**APPENDIX SIX – DS2 comparable evidence, November 2021**

### **Icon Apartments, 1a Dalmeny Avenue, N7 0FJ**



- A residential led development over 6 storey building comprising of 21 apartments, situated adjacent to the development.
- The property unit mix consists of one- and two-bedroom apartments.
- It is located within walking distance of Caledonia Road and Holloway Road station, which is serviced by the Piccadilly line, and bus links.
- It is situated within close proximity to local shops and Nags Head Town Centre.
- The property has no extra amenities and each apartment benefits from a private balcony.
- The scheme has sold circa 13 apartments in Q2 2020.
- From HM Land Registry achieved prices equate to £802 psf.
- Below is a table of the residential units sold in Q2 2020.

<b>RENTAL EVIDENCE – ICON APARTMENTS, NOVEMBER 2021</b>						
<b>Unit</b>	<b>Beds</b>	<b>Floor</b>	<b>Sq Ft</b>	<b>£ per sq ft</b>	<b>Sold Price</b>	<b>Sold Date</b>
Flat 7	2 Bed	2	756	£794	£600,000	15/05/2020
Flat 8	1 Bed	2	547	£768	£420,000	06/05/2020
Flat 9	1 Bed	2	560	£804	£450,000	09/03/2020
Flat 10	2 Bed	2	786	£738	£580,000	09/04/2020
Flat 13	1 Bed	3	538	£846	£455,000	22/05/2020
Flat 14	2 Bed	3	789	£760	£600,000	21/04/2020
Flat 15	2 Bed	4	670	£888	£595,000	09/04/2020
Flat 16	1 Bed	4	547	£786	£430,000	09/04/2020
Flat 17	1 Bed	4	560	£821	£460,000	09/04/2020

<b>RENTAL EVIDENCE – ICON APARTMENTS, NOVEMBER 2021</b>						
<b>Unit</b>	<b>Beds</b>	<b>Floor</b>	<b>Sq Ft</b>	<b>£ per sq ft</b>	<b>Sold Price</b>	<b>Sold Date</b>
Flat 18	2 Bed	4	789	£760.46	£600,000	09/04/2020
Flat 19	2 Bed	5	670	£835.82	£560,000	09/04/2020
Flat 20	2 Bed	5	761	£788.44	£600,000	09/04/2020
Flat 21	2 Bed	5	659	£842.19	£555,000	31/03/2020

**Cottonworks House, 111 Seven Sisters Road, N7 7FN**



- The property is located approximately 0.7 miles from the Site. The scheme comprises of 22 private one and two bedroom apartments.
- The scheme benefits from good public transport with Finsbury Park Station situated 0.5 miles away.
- The property has commercial units at ground level and benefits from its close proximity to local amenities.
- 20 of the units sold in Q1 2020, with a number of units still to be sold in Q2. From HM Land Registry the achieved £ psf equated to £801 psf.
- The table below is the achieved residential units.

<b>RENTAL EVIDENCE – Cottonworks House, NOVEMBER 2021</b>						
<b>Unit</b>	<b>Beds</b>	<b>Floor</b>	<b>Sq Ft</b>	<b>£ per sq ft</b>	<b>Sold Price</b>	<b>Sold Date</b>
25	2 Bed	2	700	£779	£545,000	05/03/2020
26	1 Bed	2	538	£799	£430,000	26/03/2020
27	1 Bed	2	538	£785	£422,400	09/03/2020
28	2 Bed	2	689	£806	£555,000	04/03/2020
29	2 Bed	2	786	£739	£581,000	26/02/2020

RENTAL EVIDENCE – COTTONWORKS HOUSE, NOVEMBER 2021						
Unit	Beds	Floor	Sq Ft	£ per sq ft	Sold Price	Sold Date
31	2 Bed	3	764	£785	£600,000	18/03/2020
32	2 Bed	3	700	£800	£560,000	02/03/2020
33	1 Bed	3	538	£827	£445,000	02/03/2020
34	1 Bed	3	538	£794	£427,200	09/03/2020
36	2 Bed	3	786	£757	£595,000	26/03/2020
38	2 Bed	3	764	£785	£600,000	27/03/2020
39	2 Bed	3	700	£807	£565,000	05/03/2020
40	1 Bed	4	538	£827	£445,000	30/03/2020
41	1 Bed	4	538	£846	£455,000	26/03/2020
42	2 Bed	4	689	£818	£563,500	27/03/2020
43	2 Bed	4	786	£763	£600,000	27/04/2020
45	2 Bed	4	743	£788	£585,600	09/03/2020
46	2 Bed	4	753	£863	£650,000	20/02/2020
47	2 Bed	4	743	£875	£650,000	28/02/2020
48	2 Bed	4	775	£774	£600,000	28/02/2020

**Jewel House, 5 Sterling Way, N7 9HL**



- The property is situated 0.7 miles from the Site and benefits from excellent transport links being in close proximity to Caledonian Road Station and Kings Cross Stations.
- The scheme contains 58 apartments with a unit mix of one- and two-bedroom apartments and is spread across 9 storeys.
- The property has a concierge service and on-site gym. All apartments benefit from private balconies.
- The scheme completed in 2020 with all units sold in Q1 2020. From achieved prices on HM Land Registry the scheme equated to £982 psf.
- The table below is the achieved unit prices.

**RENTAL EVIDENCE – JEWEL HOUSE, NOVEMBER  
2021**

Unit	Beds	Floor	Sq Ft	£ per sq ft	Sold Price	Sold Date
Flat 1	2 Bed	1	969	£836	£810,000	17/03/2020
Flat 2	2 Bed	1	904	£885	£800,000	17/03/2020
Flat 3	2 Bed	1	786	£924	£726,000	19/03/2020
Flat 4	1 Bed	1	527	£1,139	£600,000	06/03/2020
Flat 5	2 Bed	1	807	£921	£743,000	28/02/2020
Flat 6	2 Bed	1	797	£927	£738,760	04/03/2020
Flat 7	2 Bed	1	807	£942	£759,850	04/03/2020
Flat 9	1 Bed	1	527	£1,063	£560,000	06/03/2020
Flat 10	1 Bed	2	603	£920	£555,043	03/03/2020
Flat 11	2 Bed	2	807	£872	£703,800	03/03/2020
Flat 12	2 Bed	2	797	£967	£771,000	04/03/2020
Flat 13	2 Bed	2	807	£955	£771,000	09/04/2020
Flat 14	2 Bed	2	936	£889	£832,500	18/03/2020
Flat 15	1 Bed	2	527	£1,008	£531,100	04/03/2020
Flat 16	1 Bed	2	603	£925	£557,775	03/03/2020
Flat 17	2 Bed	3	807	£915	£738,420	03/03/2020
Flat 18	2 Bed	3	797	£982	£783,000	04/03/2020
Flat 19	2 Bed	3	807	£997	£804,450	04/03/2020
Flat 20	2 Bed	3	936	£929	£870,000	23/03/2020
Flat 21	1 Bed	3	527	£1,038	£547,200	10/03/2020
Flat 22	1 Bed	3	602	£931	£560,500	03/03/2020
Flat 23	2 Bed	4	807	£917	£739,680	04/03/2020
Flat 24	2 Bed	4	797	£1,033	£823,152	03/03/2020
Flat 25	2 Bed	4	807	£1,008	£813,750	28/02/2020
Flat 26	2 Bed	4	936	£929	£869,400	03/03/2020
Flat 27	1 Bed	4	527	£1,053	£555,000	03/03/2020
Flat 28	1 Bed	4	603	£915	£551,700	02/03/2020
Flat 29	2 Bed	5	807	£911	£735,000	02/03/2020

**RENTAL EVIDENCE – JEWEL HOUSE, NOVEMBER  
2021**

Unit	Beds	Floor	Sq Ft	£ per sq ft	Sold Price	Sold Date
Flat 30	2 Bed	5	797	£1,065	£848,800	02/03/2020
Flat 31	2 Bed	5	807	£1,064	£858,450	04/03/2020
Flat 32	2 Bed	5	936	£940	£880,000	12/03/2020
Flat 33	1 Bed	5	527	£1,082	£570,000	24/04/2020
Flat 34	1 Bed	5	603	£945	£570,000	02/03/2020
Flat 35	2 Bed	6	807	£937	£756,000	02/03/2020
Flat 36	2 Bed	6	797	£1,051	£837,360	28/02/2020
Flat 37	2 Bed	6	807	£1,078	£870,090	28/02/2020
Flat 38	2 Bed	6	936	£928	£868,500	25/02/2020
Flat 39	1 Bed	6	527	£1,082	£570,000	03/03/2020
Flat 40	1 Bed	6	603	£973	£586,850	03/03/2020
Flat 41	2 Bed	7	807	£975	£786,600	06/03/2020
Flat 42	2 Bed	7	797	£1,041	£829,920	02/03/2020
Flat 43	2 Bed	7	807	£998	£805,000	28/02/2020
Flat 44	2 Bed	7	936	£927	£867,500	02/03/2020
Flat 45	1 Bed	7	527	£1,129	£595,000	28/02/2020
Flat 46	1 Bed	7	603	£918	£553,500	02/03/2020
Flat 47	2 Bed	8	807	£977	£788,500	28/02/2020
Flat 49	2 Bed	8	807	£1,032	£832,650	28/02/2020
Flat 50	2 Bed	8	936	£994	£930,000	04/03/2020
Flat 51	1 Bed	8	527	£1,082	£570,000	28/02/2020
Flat 52	1 Bed	8	603	£925	£558,000	20/03/2020
Flat 53	2 Bed	9	807	£983	£793,250	28/02/2020
Flat 54	2 Bed	9	797	£1,079	£859,750	28/02/2020
Flat 55	2 Bed	9	807	£1,045	£843,570	28/02/2020
Flat 56	2 Bed	9	936	£978	£915,000	28/02/2020
Flat 57	1 Bed	9	527	£1,101	£580,000	28/02/2020
Flat 58	1 Bed	9	603	£940	£567,000	20/03/2020





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**APPENDIX SEVEN - DS2 unit by unit pricing schedule, November 2021**

## Holloway Prison - DS2 Pricing Schedule



SUMMARY						
	UNITS	AREA	AVERAGE UNIT	CAPITAL VALUE	CAPITAL VALUE PER UNIT	AVERAGE £ PER SQ FT
1 BED	87	48,787	561	£ 48,470,000	£ 557,126	£ 993
2 BED	278	220,153	792	£ 206,360,000	£ 742,302	£ 937
3 BED	27	25,988	963	£ 23,750,000	£ 879,630	£ 914
<b>TOTAL</b>	<b>392</b>	<b>294,928</b>	<b>752</b>	<b>£ 278,580,000</b>	<b>£ 710,663</b>	<b>£ 945</b>

Plot A													
Floor	Core	Tenure	Beds	Aspect	NIA sq m	NIA sq ft	£psf	Base value	Height Value	Aspect2	Cap Value	Adjusted	£ psf
UGF	A3_UG_01	Market	1B2P	Dual	65	699	£ 935	£ 653,176	£ -	£ 2,500	£ 655,676	£ 660,000	£ 945
UGF	A3_UG_02	Market	2B4P	Dual	90	967	£ 935	£ 903,778	£ -	£ 2,500	£ 906,278	£ 910,000	£ 941
UGF	A3_UG_03	Market	1B2P	Corner	55	589	£ 935	£ 550,519	£ -	£ 5,000	£ 555,519	£ 560,000	£ 951
UGF	A3_UG_04	Market	1B2P	Corner	55	589	£ 935	£ 550,519	£ -	£ 5,000	£ 555,519	£ 560,000	£ 951
UGF	A3_UG_05	Market	2B3P	Dual	85	912	£ 915	£ 834,215	£ -	£ 2,500	£ 836,715	£ 840,000	£ 921
1	A3_01_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 8,500	£ 2,500	£ 705,950	£ 710,000	£ 901
1	A3_01_02	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 8,500	£ 2,500	£ 701,203	£ 710,000	£ 907
1	A3_01_03	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 8,500	£ 2,500	£ 701,203	£ 710,000	£ 907
1	A3_01_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 8,500	£ 2,500	£ 705,950	£ 710,000	£ 901
1	A3_01_05	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 8,500	£ 2,500	£ 705,950	£ 710,000	£ 901
1	A3_01_06	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 6,000	£ 5,000	£ 532,333	£ 540,000	£ 968
1	A3_01_07	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 6,000	£ 5,000	£ 532,333	£ 540,000	£ 968
1	A3_01_08	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 8,500	£ 2,500	£ 705,950	£ 710,000	£ 901
2	A3_02_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 17,000	£ 2,500	£ 714,450	£ 720,000	£ 914
2	A3_02_02	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 17,000	£ 2,500	£ 709,703	£ 710,000	£ 907
2	A3_02_03	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 17,000	£ 2,500	£ 709,703	£ 710,000	£ 907
2	A3_02_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 17,000	£ 2,500	£ 714,450	£ 720,000	£ 914
2	A3_02_05	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 17,000	£ 2,500	£ 714,450	£ 720,000	£ 914
2	A3_02_06	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 12,000	£ 5,000	£ 538,333	£ 540,000	£ 968
2	A3_02_07	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 12,000	£ 5,000	£ 538,333	£ 540,000	£ 968
2	A3_02_08	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 17,000	£ 2,500	£ 714,450	£ 720,000	£ 914
3	A3_03_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 25,500	£ 2,500	£ 722,950	£ 730,000	£ 926
3	A3_03_02	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 25,500	£ 2,500	£ 718,203	£ 720,000	£ 920
3	A3_03_03	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 25,500	£ 2,500	£ 718,203	£ 720,000	£ 920
3	A3_03_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 25,500	£ 2,500	£ 722,950	£ 730,000	£ 926
3	A3_03_05	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 25,500	£ 2,500	£ 722,950	£ 730,000	£ 926
3	A3_03_06	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 18,000	£ 5,000	£ 544,333	£ 550,000	£ 986

3	A3_03_07	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 18,000	£ 5,000	£ 544,333	£ 550,000	£ 986
3	A3_03_08	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 25,500	£ 2,500	£ 722,950	£ 730,000	£ 926
4	A3_04_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 34,000	£ 2,500	£ 731,450	£ 740,000	£ 939
4	A3_04_02	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 34,000	£ 2,500	£ 726,703	£ 730,000	£ 933
4	A3_04_03	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 34,000	£ 2,500	£ 726,703	£ 730,000	£ 933
4	A3_04_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 34,000	£ 2,500	£ 731,450	£ 740,000	£ 939
4	A3_04_05	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 34,000	£ 2,500	£ 731,450	£ 740,000	£ 939
4	A3_04_06	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 24,000	£ 5,000	£ 550,333	£ 560,000	£ 1,004
4	A3_04_07	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 24,000	£ 5,000	£ 550,333	£ 560,000	£ 1,004
4	A3_04_08	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 34,000	£ 2,500	£ 731,450	£ 740,000	£ 939
5	A3_05_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 42,500	£ 2,500	£ 739,950	£ 740,000	£ 939
5	A3_05_02	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 42,500	£ 2,500	£ 735,203	£ 740,000	£ 946
5	A3_05_03	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 42,500	£ 2,500	£ 735,203	£ 740,000	£ 946
5	A3_05_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 42,500	£ 2,500	£ 739,950	£ 740,000	£ 939
5	A3_05_05	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 42,500	£ 2,500	£ 739,950	£ 740,000	£ 939
5	A3_05_06	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 30,000	£ 5,000	£ 556,333	£ 560,000	£ 1,004
5	A3_05_07	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 30,000	£ 5,000	£ 556,333	£ 560,000	£ 1,004
5	A3_05_08	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 42,500	£ 2,500	£ 739,950	£ 740,000	£ 939
6	A3_06_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 51,000	£ 2,500	£ 748,450	£ 750,000	£ 952
6	A3_06_02	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 51,000	£ 2,500	£ 743,703	£ 750,000	£ 958
6	A3_06_03	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 51,000	£ 2,500	£ 743,703	£ 750,000	£ 958
6	A3_06_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 51,000	£ 2,500	£ 748,450	£ 750,000	£ 952
6	A3_06_05	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 51,000	£ 2,500	£ 748,450	£ 750,000	£ 952
6	A3_06_06	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 36,000	£ 5,000	£ 562,333	£ 570,000	£ 1,022
6	A3_06_07	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 36,000	£ 5,000	£ 562,333	£ 570,000	£ 1,022
6	A3_06_08	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 51,000	£ 2,500	£ 748,450	£ 750,000	£ 952
7	A3_07_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 59,500	£ 2,500	£ 756,950	£ 760,000	£ 965
7	A3_07_02	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 59,500	£ 2,500	£ 752,203	£ 760,000	£ 971
7	A3_07_03	Market	2B4P ENSUITE	Dual	73	783	£ 882	£ 690,203	£ 59,500	£ 2,500	£ 752,203	£ 760,000	£ 971
7	A3_07_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 59,500	£ 2,500	£ 756,950	£ 760,000	£ 965
7	A3_07_05	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 59,500	£ 2,500	£ 756,950	£ 760,000	£ 965
7	A3_07_06	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 42,000	£ 5,000	£ 568,333	£ 570,000	£ 1,022
7	A3_07_07	Market	1B2P	Corner	52	558	£ 935	£ 521,333	£ 42,000	£ 5,000	£ 568,333	£ 570,000	£ 1,022
7	A3_07_08	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 59,500	£ 2,500	£ 756,950	£ 760,000	£ 965
8	A3_08_01	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 68,000	£ 2,500	£ 765,450	£ 770,000	£ 977
8	A3_08_02	Market	2B4P ENSUITE	Corner	73	783	£ 882	£ 690,203	£ 68,000	£ 5,000	£ 763,203	£ 770,000	£ 984
8	A3_08_03	Market	2B4P ENSUITE	Corner	73	783	£ 882	£ 690,203	£ 68,000	£ 5,000	£ 763,203	£ 770,000	£ 984
8	A3_08_04	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 68,000	£ 2,500	£ 765,450	£ 770,000	£ 977
8	A3_08_05	Market	2B4P ENSUITE	Corner	73	788	£ 882	£ 694,950	£ 68,000	£ 5,000	£ 767,950	£ 770,000	£ 977
8	A3_08_06	Market	2B4P ENSUITE	Corner	73	788	£ 882	£ 694,950	£ -	£ -	£ 694,950	£ 700,000	£ 888
						<b>49,295</b>						<b>£ 46,700,000</b>	<b>£ 947</b>

Plot B													
Floor	Core	Tenure	Beds	Aspect	NIA sq m	NIA sq ft	£psf	Base value	Height Value	Aspect2	Cap Value	Adjusted	£ psf
LGF	B1_LG_01	Market	1B2P	Corner	64	684	£ 935	£ 639,086	£ -	£5,000	£ 644,086	£ 650,000	£ 951
LGF	B1_LG_02	Market	1B2P	Corner	51	549	£ 935	£ 513,281	£ -	£5,000	£ 518,281	£ 520,000	£ 947
UGF	B1_UG_01	Market	3B5P	Corner	88	949	£ 856	£ 812,673	£ -	£5,000	£ 817,673	£ 820,000	£ 864
UGF	B1_UG_02	Market	3B5P	Corner	99	1066	£ 856	£ 912,184	£ -	£5,000	£ 917,184	£ 920,000	£ 863
UGF	B1_UG_03	Market	2B4P ENSUITE	Corner	82	883	£ 882	£ 778,496	£ -	£5,000	£ 783,496	£ 790,000	£ 895
UGF	B1_UG_04	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ -	£5,000	£ 688,557	£ 690,000	£ 890
UGF	B3_UG_01	Market	2B3P	Corner	71	764	£ 915	£ 699,283	£ -	£5,000	£ 704,283	£ 710,000	£ 929
UGF	B3_UG_02	Market	1B2P	Corner	54	580	£ 935	£ 542,468	£ -	£5,000	£ 547,468	£ 550,000	£ 948
UGF	B3_UG_03	Market	2B4P ENSUITE	Corner	73	788	£ 882	£ 694,950	£ -	£5,000	£ 699,950	£ 700,000	£ 888
UGF	B3_UG_04	Market	3B5P	Corner	91	981	£ 856	£ 839,394	£ -	£5,000	£ 844,394	£ 850,000	£ 867
1	B1_01_01	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 8,500	£5,000	£ 699,905	£ 700,000	£ 899
1	B1_01_02	Market	2B3P	Single	66	709	£ 915	£ 649,053	£ 8,500		£ 657,553	£ 660,000	£ 930
1	B1_01_03	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 6,000	£5,000	£ 518,243	£ 520,000	£ 959
1	B1_01_04	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 6,000	£5,000	£ 518,243	£ 520,000	£ 959
1	B1_01_05	Market	2B4P ENSUITE	Dual	74	793	£ 882	£ 699,697	£ 8,500	£2,500	£ 710,697	£ 720,000	£ 908
1	B1_01_06	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 8,500	£5,000	£ 699,905	£ 700,000	£ 899
1	B3_01_01	Market	1B2P	Corner	50	541	£ 935	£ 506,186	£ 6,000	£5,000	£ 517,186	£ 520,000	£ 961
1	B3_01_02	Market	2B4P ENSUITE	Dual	72	775	£ 882	£ 683,557	£ 8,500	£2,500	£ 694,557	£ 700,000	£ 903
1	B3_01_03	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 8,500	£2,500	£ 705,950	£ 710,000	£ 901
1	B3_01_04	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 6,000	£5,000	£ 517,236	£ 520,000	£ 960
1	B3_01_05	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 6,000	£5,000	£ 517,236	£ 520,000	£ 960
1	B3_01_06	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 8,500	£2,500	£ 705,950	£ 710,000	£ 901
1	B3_01_07	Market	2B4P ENSUITE	Dual	72	779	£ 882	£ 687,355	£ 8,500	£2,500	£ 698,355	£ 700,000	£ 898
1	B3_01_08	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 6,000	£5,000	£ 517,236	£ 520,000	£ 960
2	B1_02_01	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 17,000	£5,000	£ 708,405	£ 710,000	£ 912
2	B1_02_02	Market	2B3P	Single	66	709	£ 915	£ 649,053	£ 17,000		£ 666,053	£ 670,000	£ 945
2	B1_02_03	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 12,000	£5,000	£ 524,243	£ 530,000	£ 977
2	B1_02_04	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 12,000	£5,000	£ 524,243	£ 530,000	£ 977
2	B1_02_05	Market	2B4P ENSUITE	Dual	74	793	£ 882	£ 699,697	£ 17,000	£2,500	£ 719,197	£ 720,000	£ 908
2	B1_02_06	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 17,000	£5,000	£ 708,405	£ 710,000	£ 912
2	B3_02_01	Market	1B2P	Corner	50	541	£ 935	£ 506,186	£ 12,000	£5,000	£ 523,186	£ 530,000	£ 979
2	B3_02_02	Market	2B4P ENSUITE	Dual	72	775	£ 882	£ 683,557	£ 17,000	£2,500	£ 703,057	£ 710,000	£ 916
2	B3_02_03	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 17,000	£2,500	£ 714,450	£ 720,000	£ 914
2	B3_02_04	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 12,000	£5,000	£ 523,236	£ 530,000	£ 979
2	B3_02_05	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 12,000	£5,000	£ 523,236	£ 530,000	£ 979
2	B3_02_06	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 17,000	£2,500	£ 714,450	£ 720,000	£ 914
2	B3_02_07	Market	2B4P ENSUITE	Dual	72	779	£ 882	£ 687,355	£ 17,000	£2,500	£ 706,855	£ 710,000	£ 911
2	B3_02_08	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 12,000	£5,000	£ 523,236	£ 530,000	£ 979
3	B1_03_01	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 25,500	£5,000	£ 716,905	£ 720,000	£ 925
3	B1_03_02	Market	2B3P	Single	66	709	£ 915	£ 649,053	£ 25,500		£ 674,553	£ 680,000	£ 959
3	B1_03_03	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 18,000	£5,000	£ 530,243	£ 540,000	£ 995
3	B1_03_04	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 18,000	£5,000	£ 530,243	£ 540,000	£ 995
3	B1_03_05	Market	2B4P ENSUITE	Dual	74	793	£ 882	£ 699,697	£ 25,500	£2,500	£ 727,697	£ 730,000	£ 920

3	B1_03_06	Market	2B4P ENSUITE	Corner	72	778	£	882	£ 686,405	£ 25,500	£5,000	£ 716,905	£ 720,000	£ 925
3	B3_03_01	Market	1B2P	Corner	50	541	£	935	£ 506,186	£ 18,000	£5,000	£ 529,186	£ 530,000	£ 979
3	B3_03_02	Market	2B4P ENSUITE	Dual	72	775	£	882	£ 683,557	£ 25,500	£2,500	£ 711,557	£ 720,000	£ 929
3	B3_03_03	Market	2B4P ENSUITE	Dual	73	788	£	882	£ 694,950	£ 25,500	£2,500	£ 722,950	£ 730,000	£ 926
3	B3_03_04	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 18,000	£5,000	£ 529,236	£ 530,000	£ 979
3	B3_03_05	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 18,000	£5,000	£ 529,236	£ 530,000	£ 979
3	B3_03_06	Market	2B4P ENSUITE	Dual	73	788	£	882	£ 694,950	£ 25,500	£2,500	£ 722,950	£ 730,000	£ 926
3	B3_03_07	Market	2B4P ENSUITE	Dual	72	779	£	882	£ 687,355	£ 25,500	£2,500	£ 715,355	£ 720,000	£ 924
3	B3_03_08	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 18,000	£5,000	£ 529,236	£ 530,000	£ 979
4	B1_04_01	Market	2B4P ENSUITE	Corner	72	778	£	882	£ 686,405	£ 34,000	£5,000	£ 725,405	£ 730,000	£ 938
4	B1_04_02	Market	2B3P	Single	66	709	£	915	£ 649,053	£ 34,000		£ 683,053	£ 690,000	£ 973
4	B1_04_03	Market	1B2P	Corner	50	543	£	935	£ 507,243	£ 24,000	£5,000	£ 536,243	£ 540,000	£ 995
4	B1_04_04	Market	1B2P	Corner	50	543	£	935	£ 507,243	£ 24,000	£5,000	£ 536,243	£ 540,000	£ 995
4	B1_04_05	Market	2B4P ENSUITE	Dual	74	793	£	882	£ 699,697	£ 34,000	£2,500	£ 736,197	£ 740,000	£ 933
4	B1_04_06	Market	2B4P ENSUITE	Corner	72	778	£	882	£ 686,405	£ 34,000	£5,000	£ 725,405	£ 730,000	£ 938
4	B3_04_01	Market	1B2P	Corner	50	541	£	935	£ 506,186	£ 24,000	£5,000	£ 535,186	£ 540,000	£ 997
4	B3_04_02	Market	2B4P ENSUITE	Dual	72	775	£	882	£ 683,557	£ 34,000	£2,500	£ 720,057	£ 730,000	£ 942
4	B3_04_03	Market	2B4P ENSUITE	Dual	73	788	£	882	£ 694,950	£ 34,000	£2,500	£ 731,450	£ 740,000	£ 939
4	B3_04_04	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 24,000	£5,000	£ 535,236	£ 540,000	£ 997
4	B3_04_05	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 24,000	£5,000	£ 535,236	£ 540,000	£ 997
4	B3_04_06	Market	2B4P ENSUITE	Dual	73	788	£	882	£ 694,950	£ 34,000	£2,500	£ 731,450	£ 740,000	£ 939
4	B3_04_07	Market	2B4P ENSUITE	Dual	72	779	£	882	£ 687,355	£ 34,000	£2,500	£ 723,855	£ 730,000	£ 937
4	B3_04_08	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 24,000	£5,000	£ 535,236	£ 540,000	£ 997
5	B1_05_01	Market	2B4P ENSUITE	Corner	72	778	£	882	£ 686,405	£ 42,500	£5,000	£ 733,905	£ 740,000	£ 951
5	B1_05_02	Market	2B3P	Single	66	709	£	915	£ 649,053	£ 42,500		£ 691,553	£ 700,000	£ 987
5	B1_05_03	Market	1B2P	Corner	50	543	£	935	£ 507,243	£ 30,000	£5,000	£ 542,243	£ 550,000	£ 1,014
5	B1_05_04	Market	1B2P	Corner	50	543	£	935	£ 507,243	£ 30,000	£5,000	£ 542,243	£ 550,000	£ 1,014
5	B1_05_05	Market	2B4P ENSUITE	Dual	74	793	£	882	£ 699,697	£ 42,500	£2,500	£ 744,697	£ 750,000	£ 945
5	B1_05_06	Market	2B4P ENSUITE	Corner	72	778	£	882	£ 686,405	£ 42,500	£5,000	£ 733,905	£ 740,000	£ 951
5	B3_05_01	Market	1B2P	Corner	50	541	£	935	£ 506,186	£ 30,000	£5,000	£ 541,186	£ 550,000	£ 1,016
5	B3_05_02	Market	2B4P ENSUITE	Dual	72	775	£	882	£ 683,557	£ 42,500	£2,500	£ 728,557	£ 730,000	£ 942
5	B3_05_03	Market	2B4P ENSUITE	Dual	73	788	£	882	£ 694,950	£ 42,500	£2,500	£ 739,950	£ 740,000	£ 939
5	B3_05_04	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 30,000	£5,000	£ 541,236	£ 550,000	£ 1,016
5	B3_05_05	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 30,000	£5,000	£ 541,236	£ 550,000	£ 1,016
5	B3_05_06	Market	2B4P ENSUITE	Dual	73	788	£	882	£ 694,950	£ 42,500	£2,500	£ 739,950	£ 740,000	£ 939
5	B3_05_07	Market	2B4P ENSUITE	Dual	72	779	£	882	£ 687,355	£ 42,500	£2,500	£ 732,355	£ 740,000	£ 950
5	B3_05_08	Market	1B2P	Corner	50	541	£	935	£ 506,236	£ 30,000	£5,000	£ 541,236	£ 550,000	£ 1,016
5	B4_05_01	Market	2B4P ENSUITE	Dual	75	807	£	882	£ 712,039	£ 42,500	£2,500	£ 757,039	£ 760,000	£ 941
5	B4_05_02	Market	2B4P ENSUITE	Dual	77	823	£	882	£ 726,279	£ 42,500	£2,500	£ 771,279	£ 780,000	£ 947
5	B4_05_03	Market	2B4P ENSUITE	Dual	77	827	£	882	£ 729,128	£ 42,500	£2,500	£ 774,128	£ 780,000	£ 944
5	B4_05_04	Market	1B2P	Corner	52	560	£	935	£ 523,346	£ 30,000	£5,000	£ 558,346	£ 560,000	£ 1,000
5	B4_05_05	Market	1B2P	Corner	52	560	£	935	£ 523,346	£ 30,000	£5,000	£ 558,346	£ 560,000	£ 1,000
5	B4_05_06	Market	2B4P ENSUITE	Dual	77	827	£	882	£ 729,128	£ 42,500	£2,500	£ 774,128	£ 780,000	£ 944
6	B1_06_01	Market	2B4P ENSUITE	Corner	72	778	£	882	£ 686,405	£ 51,000	£5,000	£ 742,405	£ 750,000	£ 964
6	B1_06_02	Market	2B3P	Single	66	709	£	915	£ 649,053	£ 51,000		£ 700,053	£ 710,000	£ 1,001
6	B1_06_03	Market	1B2P	Corner	50	543	£	935	£ 507,243	£ 36,000	£5,000	£ 548,243	£ 550,000	£ 1,014

6	B1_06_04	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 36,000	£5,000	£ 548,243	£ 550,000	£ 1,014
6	B1_06_05	Market	2B4P ENSUITE	Dual	74	793	£ 882	£ 699,697	£ 51,000	£2,500	£ 753,197	£ 760,000	£ 958
6	B1_06_06	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 51,000	£5,000	£ 742,405	£ 750,000	£ 964
6	B3_06_01	Market	1B2P	Corner	50	541	£ 935	£ 506,186	£ 36,000	£5,000	£ 547,186	£ 550,000	£ 1,016
6	B3_06_02	Market	2B4P ENSUITE	Dual	72	775	£ 882	£ 683,557	£ 51,000	£2,500	£ 737,057	£ 740,000	£ 955
6	B3_06_03	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 51,000	£2,500	£ 748,450	£ 750,000	£ 952
6	B3_06_04	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 36,000	£5,000	£ 547,236	£ 550,000	£ 1,016
6	B3_06_05	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 36,000	£5,000	£ 547,236	£ 550,000	£ 1,016
6	B3_06_06	Market	2B4P ENSUITE	Dual	73	788	£ 882	£ 694,950	£ 51,000	£2,500	£ 748,450	£ 750,000	£ 952
6	B3_06_07	Market	2B4P ENSUITE	Dual	72	779	£ 882	£ 687,355	£ 51,000	£2,500	£ 740,855	£ 750,000	£ 962
6	B3_06_08	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 36,000	£5,000	£ 547,236	£ 550,000	£ 1,016
6	B4_06_01	Market	2B4P ENSUITE	Dual	75	807	£ 882	£ 712,039	£ 51,000	£2,500	£ 765,539	£ 770,000	£ 954
6	B4_06_02	Market	2B4P ENSUITE	Dual	77	823	£ 882	£ 726,279	£ 51,000	£2,500	£ 779,779	£ 780,000	£ 947
6	B4_06_03	Market	2B4P ENSUITE	Dual	77	827	£ 882	£ 729,128	£ 51,000	£2,500	£ 782,628	£ 790,000	£ 956
6	B4_06_04	Market	1B2P	Corner	52	560	£ 935	£ 523,346	£ 36,000	£5,000	£ 564,346	£ 570,000	£ 1,018
6	B4_06_05	Market	1B2P	Corner	52	560	£ 935	£ 523,346	£ 36,000	£5,000	£ 564,346	£ 570,000	£ 1,018
6	B4_06_06	Market	2B4P ENSUITE	Dual	77	827	£ 882	£ 729,128	£ 51,000	£2,500	£ 782,628	£ 790,000	£ 956
7	B1_07_01	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 59,500	£5,000	£ 750,905	£ 760,000	£ 977
7	B1_07_02	Market	2B3P	Single	68	732	£ 915	£ 669,736	£ 59,500		£ 729,236	£ 730,000	£ 997
7	B1_07_03	Market	1B2P	Corner	50	543	£ 935	£ 507,243	£ 42,000	£5,000	£ 554,243	£ 560,000	£ 1,032
7	B3_07_01	Market	1B2P	Corner	50	541	£ 935	£ 506,186	£ 42,000	£5,000	£ 553,186	£ 560,000	£ 1,034
7	B3_07_02	Market	2B3P	Dual	66	710	£ 915	£ 650,038	£ 59,500	£2,500	£ 712,038	£ 720,000	£ 1,013
7	B3_07_03	Market	2B3P	Dual	67	721	£ 915	£ 659,887	£ 59,500	£2,500	£ 721,887	£ 730,000	£ 1,012
7	B3_07_04	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 42,000	£5,000	£ 553,236	£ 560,000	£ 1,034
7	B3_07_05	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 42,000	£5,000	£ 553,236	£ 560,000	£ 1,034
7	B3_07_06	Market	2B3P	Dual	67	721	£ 915	£ 659,887	£ 59,500	£2,500	£ 721,887	£ 730,000	£ 1,012
7	B3_07_07	Market	2B3P	Dual	66	710	£ 915	£ 650,038	£ 59,500	£2,500	£ 712,038	£ 720,000	£ 1,013
7	B3_07_08	Market	1B2P	Corner	50	541	£ 935	£ 506,236	£ 42,000	£5,000	£ 553,236	£ 560,000	£ 1,034
7	B4_07_01	Market	2B4P ENSUITE	Dual	75	807	£ 882	£ 712,039	£ 59,500	£2,500	£ 774,039	£ 780,000	£ 966
7	B4_07_02	Market	2B4P ENSUITE	Dual	77	823	£ 882	£ 726,279	£ 59,500	£2,500	£ 788,279	£ 790,000	£ 959
7	B4_07_03	Market	2B4P ENSUITE	Dual	77	827	£ 882	£ 729,128	£ 59,500	£2,500	£ 791,128	£ 800,000	£ 968
7	B4_07_04	Market	1B2P	Corner	52	560	£ 935	£ 523,346	£ 42,000	£5,000	£ 570,346	£ 580,000	£ 1,036
7	B4_07_05	Market	1B2P	Corner	52	560	£ 935	£ 523,346	£ 42,000	£5,000	£ 570,346	£ 580,000	£ 1,036
7	B4_07_06	Market	2B4P ENSUITE	Dual	77	827	£ 882	£ 729,128	£ 59,500	£2,500	£ 791,128	£ 800,000	£ 968
8	B4_08_01	Market	2B3P	Dual	69	743	£ 915	£ 679,585	£ 68,000	£2,500	£ 750,085	£ 760,000	£ 1,023
8	B4_08_02	Market	2B3P	Dual	71	764	£ 915	£ 699,283	£ 68,000	£2,500	£ 769,783	£ 770,000	£ 1,008
8	B4_08_03	Market	2B3P	Dual	71	764	£ 915	£ 699,283	£ 68,000	£2,500	£ 769,783	£ 770,000	£ 1,008
8	B4_08_04	Market	1B2P	Corner	52	560	£ 935	£ 523,346	£ 48,000	£5,000	£ 576,346	£ 580,000	£ 1,036
8	B4_08_05	Market	1B2P	Corner	52	560	£ 935	£ 523,346	£ 48,000	£5,000	£ 576,346	£ 580,000	£ 1,036
8	B4_08_06	Market	2B3P	Dual	71	764	£ 915	£ 699,283	£ 68,000	£2,500	£ 769,783	£ 770,000	£ 1,008
						<b>89,105</b>						<b>£ 85,470,000</b>	<b>£ 959</b>

Plot D													
Floor	Core	Tenure	Beds	Aspect	NIA sq m	NIA sq ft	£psf	Base value	Height Value	Aspect2	Cap Value	Adjusted	£ psf
LG	D3	Market	1B2P	Stepped	57	614	£ 935	£ 573,667	£ -		£ 573,667	£ 580,000	£ 945
LG	D3	Market	1B2P	Stepped	57	614	£ 935	£ 573,667	£ -		£ 573,667	£ 580,000	£ 945
UG	D2	Market	1B2P	Corner	56	603	£ 935	£ 563,603	£ -	£ 5,000	£ 568,603	£ 570,000	£ 946
UG	D2	Market	2B4P ENSUITE	Single	74	797	£ 882	£ 702,545	£ -		£ 702,545	£ 710,000	£ 891
UG	D2	Market	2B4P ENSUITE	Single	74	797	£ 882	£ 702,545	£ -		£ 702,545	£ 710,000	£ 891
UG	D2	Market	1B2P	Corner	56	603	£ 935	£ 563,603	£ -	£ 5,000	£ 568,603	£ 570,000	£ 946
UG	D3	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ -	£ 5,000	£ 688,557	£ 690,000	£ 890
UG	D3	Market	1B2P	Single	61	657	£ 935	£ 613,925	£ -		£ 613,925	£ 620,000	£ 944
UG	D3	Market	2B3P	Single	79	850	£ 915	£ 778,076	£ -		£ 778,076	£ 780,000	£ 917
UG	D3	Market	1B2P	Single	64	689	£ 935	£ 644,118	£ -		£ 644,118	£ 650,000	£ 944
UG	D3	Market	2B4P	Stepped	86	926	£ 908	£ 840,539	£ -		£ 840,539	£ 850,000	£ 918
UG	D3	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ -		£ 702,545	£ 710,000	£ 891
UG	D3	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ -	£ 5,000	£ 688,557	£ 690,000	£ 890
1	D2	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 8,500	£ 5,000	£ 697,057	£ 700,000	£ 903
1	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D2	Market	2B4P	Corner	84	904	£ 908	£ 820,992	£ 8,500	£ 5,000	£ 834,492	£ 840,000	£ 929
1	D2	Market	2B4P	Corner	84	904	£ 908	£ 820,992	£ 8,500	£ 5,000	£ 834,492	£ 840,000	£ 929
1	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D2	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 8,500	£ 5,000	£ 697,057	£ 700,000	£ 903
1	D3	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 8,500	£ 5,000	£ 697,057	£ 700,000	£ 903
1	D3	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D3	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D3	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 12,500	£ 5,000	£ 837,545	£ 840,000	£ 877
1	D3	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 12,500	£ 5,000	£ 837,545	£ 840,000	£ 877
1	D3	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D3	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 8,500		£ 711,045	£ 720,000	£ 904
1	D3	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 8,500	£ 5,000	£ 697,057	£ 700,000	£ 903
2	D1	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 17,000	£ 5,000	£ 705,557	£ 710,000	£ 916
2	D1	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 17,000		£ 719,545	£ 720,000	£ 904
2	D1	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 17,000		£ 719,545	£ 720,000	£ 904
2	D1	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 25,000	£ 5,000	£ 850,045	£ 860,000	£ 898
2	D1	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 25,000	£ 5,000	£ 850,045	£ 860,000	£ 898
2	D1	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 17,000		£ 719,545	£ 720,000	£ 904
2	D1	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 17,000		£ 719,545	£ 720,000	£ 904
2	D1	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 17,000	£ 5,000	£ 705,557	£ 710,000	£ 916
2	D2	Market	2B4P ENSUITE	Corner	72	778	£ 882	£ 686,405	£ 17,000	£ 5,000	£ 708,405	£ 710,000	£ 912
2	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 17,000		£ 719,545	£ 720,000	£ 904
2	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 17,000		£ 719,545	£ 720,000	£ 904
2	D2	Market	2B4P	Corner	84	904	£ 908	£ 820,992	£ 17,000	£ 5,000	£ 842,992	£ 850,000	£ 940
2	D2	Market	2B4P	Corner	84	904	£ 908	£ 820,992	£ 17,000	£ 5,000	£ 842,992	£ 850,000	£ 940
2	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 17,000		£ 719,545	£ 720,000	£ 904







6	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 51,000		£ 753,545	£ 760,000	£ 954
6	D2	Market	2B4P	Corner	84	904	£ 908	£ 820,992	£ 51,000	£ 5,000	£ 876,992	£ 880,000	£ 973
6	D2	Market	2B4P	Corner	84	904	£ 908	£ 820,992	£ 51,000	£ 5,000	£ 876,992	£ 880,000	£ 973
6	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 51,000		£ 753,545	£ 760,000	£ 954
6	D2	Market	2B4P ENSUITE	Stepped	74	797	£ 882	£ 702,545	£ 51,000		£ 753,545	£ 760,000	£ 954
6	D2	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 51,000	£ 5,000	£ 739,557	£ 740,000	£ 955
6	D3	Market	2B4P ENSUITE	Corner	72	779	£ 882	£ 687,355	£ 51,000	£ 5,000	£ 743,355	£ 750,000	£ 962
6	D3	Market	2B3P	Single	67	721	£ 915	£ 659,887	£ 51,000		£ 710,887	£ 720,000	£ 998
6	D3	Market	2B3P	Single	67	721	£ 915	£ 659,887	£ 51,000		£ 710,887	£ 720,000	£ 998
6	D3	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 75,000	£ 5,000	£ 900,045	£ 910,000	£ 950
6	D3	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 75,000	£ 5,000	£ 900,045	£ 910,000	£ 950
6	D3	Market	2B3P	Single	67	721	£ 915	£ 659,887	£ 51,000		£ 710,887	£ 720,000	£ 998
6	D3	Market	2B3P	Single	67	721	£ 915	£ 659,887	£ 51,000		£ 710,887	£ 720,000	£ 998
6	D3	Market	2B4P ENSUITE	Corner	72	779	£ 882	£ 687,355	£ 51,000	£ 5,000	£ 743,355	£ 750,000	£ 962
7	D1	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 59,500	£ 5,000	£ 748,057	£ 750,000	£ 968
7	D1	Market	2B4P ENSUITE	Stepped	74	795	£ 882	£ 701,595	£ 59,500		£ 761,095	£ 770,000	£ 968
7	D1	Market	2B4P ENSUITE	Stepped	74	795	£ 882	£ 701,595	£ 59,500		£ 761,095	£ 770,000	£ 968
7	D1	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 87,500	£ 5,000	£ 912,545	£ 920,000	£ 960
7	D1	Market	3B5P	Corner	89	958	£ 856	£ 820,045	£ 87,500	£ 5,000	£ 912,545	£ 920,000	£ 960
7	D1	Market	2B4P ENSUITE	Stepped	74	795	£ 882	£ 701,595	£ 59,500		£ 761,095	£ 770,000	£ 968
7	D1	Market	2B4P ENSUITE	Stepped	74	795	£ 882	£ 701,595	£ 59,500		£ 761,095	£ 770,000	£ 968
7	D1	Market	2B4P ENSUITE	Corner	72	775	£ 882	£ 683,557	£ 59,500	£ 5,000	£ 748,057	£ 750,000	£ 968
7	D2	Market	1B2P	Corner	57	614	£ 935	£ 573,667	£ 42,000	£ 5,000	£ 620,667	£ 630,000	£ 1,027
7	D2	Market	2B3P	Corner	68	732	£ 915	£ 669,736	£ 59,500	£ 5,000	£ 734,236	£ 740,000	£ 1,011
7	D2	Market	2B3P	Corner	68	732	£ 915	£ 669,736	£ 59,500	£ 5,000	£ 734,236	£ 740,000	£ 1,011
7	D2	Market	1B2P	Corner	57	614	£ 935	£ 573,667	£ 42,000	£ 5,000	£ 620,667	£ 630,000	£ 1,027
8	D1	Market	1B2P	Corner	57	614	£ 935	£ 573,667	£ 48,000	£ 5,000	£ 626,667	£ 630,000	£ 1,027
8	D1	Market	1B2P	Single	53	570	£ 935	£ 533,410	£ 48,000		£ 581,410	£ 590,000	£ 1,034
8	D1	Market	1B2P	Single	53	570	£ 935	£ 533,410	£ 48,000		£ 581,410	£ 590,000	£ 1,034
8	D1	Market	1B2P	Corner	57	614	£ 935	£ 573,667	£ 48,000	£ 5,000	£ 626,667	£ 630,000	£ 1,027
						<b>133,364</b>						<b>£ 124,630,000</b>	<b>£ 935</b>

Plot E													
Floor	Core	Tenure	Beds	Aspect	NIA sq m	NIA sq ft	£psf	Base value	Height Value	Aspect2	Cap Value	Adjusted	£ psf
GF	E2	Market	2B3P	Corner	64	689	£ 915	£ 630,340	£ -	£ 5,000	£ 635,340	£ 640,000	£ 929
1	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 8,500	£ 5,000	£ 725,539	£ 730,000	£ 904
1	E2	Market	1B2P	Corner	50	538	£ 935	£ 503,217	£ 6,000	£ 5,000	£ 514,217	£ 520,000	£ 966
1	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 8,500	£ 5,000	£ 725,539	£ 730,000	£ 904
1	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 8,500	£ 5,000	£ 716,045	£ 720,000	£ 904
1	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 8,500	£ 5,000	£ 716,045	£ 720,000	£ 904
2	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 17,000	£ 5,000	£ 734,039	£ 740,000	£ 917
2	E2	Market	1B2P	Corner	50	538	£ 935	£ 503,217	£ 12,000	£ 5,000	£ 520,217	£ 530,000	£ 985
2	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 17,000	£ 5,000	£ 734,039	£ 740,000	£ 917
2	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 17,000	£ 5,000	£ 724,545	£ 730,000	£ 916
2	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 17,000	£ 5,000	£ 724,545	£ 730,000	£ 916
3	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 25,500	£ 5,000	£ 742,539	£ 750,000	£ 929
3	E2	Market	1B2P	Corner	50	538	£ 935	£ 503,217	£ 18,000	£ 5,000	£ 526,217	£ 530,000	£ 985
3	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 25,500	£ 5,000	£ 742,539	£ 750,000	£ 929
3	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 25,500	£ 5,000	£ 733,045	£ 740,000	£ 929
3	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 25,500	£ 5,000	£ 733,045	£ 740,000	£ 929
4	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 34,000	£ 5,000	£ 751,039	£ 760,000	£ 941
4	E2	Market	1B2P	Corner	50	538	£ 935	£ 503,217	£ 24,000	£ 5,000	£ 532,217	£ 540,000	£ 1,003
4	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 34,000	£ 5,000	£ 751,039	£ 760,000	£ 941
4	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 34,000	£ 5,000	£ 741,545	£ 750,000	£ 942
4	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 34,000	£ 5,000	£ 741,545	£ 750,000	£ 942
5	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 42,500	£ 5,000	£ 759,539	£ 760,000	£ 941
5	E2	Market	1B2P	Stepped	50	538	£ 935	£ 503,217	£ 30,000		£ 533,217	£ 540,000	£ 1,003
5	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 42,500	£ 5,000	£ 759,539	£ 760,000	£ 941
5	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 42,500	£ 5,000	£ 750,045	£ 760,000	£ 954
5	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 42,500	£ 5,000	£ 750,045	£ 760,000	£ 954
6	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 51,000	£ 5,000	£ 768,039	£ 770,000	£ 954
6	E2	Market	1B2P	Stepped	50	538	£ 935	£ 503,217	£ 36,000		£ 539,217	£ 540,000	£ 1,003
6	E2	Market	2B4P ENSUITE	Corner	75	807	£ 882	£ 712,039	£ 51,000	£ 5,000	£ 768,039	£ 770,000	£ 954
6	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 51,000	£ 5,000	£ 758,545	£ 760,000	£ 954
6	E2	Market	2B4P ENSUITE	Corner	74	797	£ 882	£ 702,545	£ 51,000	£ 5,000	£ 758,545	£ 760,000	£ 954
						<b>23,164</b>						<b>£ 21,780,000</b>	<b>£ 940</b>

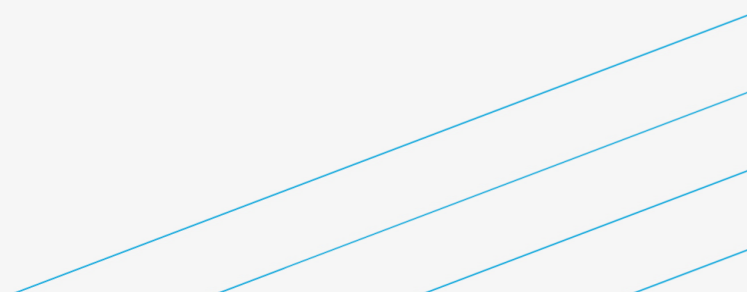
**APPENDIX EIGHT – Faithful & Gould cost estimate, November 2021**

# Project Holloway

Cost Plan Rev 01

LONDON SQUARE DEVELOPMENTS LIMITED

4th November 2021



## Document Status

Document Status					
Revision	Date	Status	Prepared by	Checked by	Authorised by
00	08/03/2021	Issue	J Mahal	A Dessouki	H Redrup
01	04/11/2021	Issue	J Mahal	D Tarbet	D Tarbet

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## 1.0 Executive Summary

- 1.1 Faithful+Gould have been instructed by London Square Developments Limited to provide an updated detailed Cost Plan for Project Holloway in the Borough of Islington based on the latest Planning application scheme.
- 1.2 The project comprises the demolition and redevelopment of HM Holloway Prison in Islington. It is proposed the site clearance and demolition of existing buildings and breaking up of surfaces to the site to make way for the construction of 985 residential apartments, commercial and amenity space.
- 1.3 In preparation of this Cost Plan, Faithful+Gould has used the information as detailed in Section 2 of this document.
- 1.4 This Cost Plan provides a basis for further design development, cost checking and cost management. It also provides information that can be used in its initial development appraisal models. It will act as a basis for identifying and evaluating alternative development considerations, commercial risk management and value engineering.
- 1.5 At this stage, the information contained within the Cost Plan needs to be considered as representing order of magnitude budgets that will be subject to further review through design development and market testing.
- 1.6 The costs included in this Cost Plan are based on pricing levels at 4Q 2021. No further allowances for inflation have been included.
- 1.7 The construction costs quoted in this Cost Plan are subject to the Exclusions / Assumptions noted within Section 3.
- 1.8 **The total Cost Plan figure is £301.26 Million.**
- 1.9 The Cost Plan incorporates a contingency allowance of 5.0% which is deemed to address any unforeseen works and development of design detail, however it is not envisaged that this will be used as expenditure for items of client change, increase in scope or inflation additions.
- 1.10 Area Schedules can be found in Appendix B.
- 1.11 We have excluded any costs associated with phasing of the works.

## 2.0 Information Used In The Preparation Of The Cost Plan

2.1 The Cost Plan has been prepared on the basis of the following information:

### 00. Masterplan

#### GA Plans

17105\_0\_(00)\_001 Rev D  
17105\_0\_(00)\_100 Rev -  
17105\_0\_(00)\_117 Rev J  
17105\_0\_(00)\_118 Rev J  
17105\_0\_(00)\_119 Rev J  
17105\_0\_(00)\_121 Rev O  
17105\_0\_(00)\_122 Rev P

#### Elevations

17105\_0\_(00)\_200 Rev A  
17105\_0\_(00)\_201 Rev A  
17105\_0\_(00)\_202 Rev A  
17105\_0\_(00)\_203 Rev A  
17105\_0\_(00)\_204 Rev A  
17105\_0\_(00)\_205 Rev A  
17105\_0\_(00)\_206 Rev A  
17105\_0\_(00)\_207 Rev -

### 01. Plot A

#### 01. GA Plans

17105\_1\_(00)\_098 Rev M  
17105\_1\_(00)\_099 Rev P  
17105\_1\_(00)\_100 Rev Q  
17105\_1\_(00)\_101 Rev P  
17105\_1\_(00)\_102 Rev M  
17105\_1\_(00)\_103 Rev K  
17105\_1\_(00)\_104 Rev K  
17105\_1\_(00)\_105 Rev P  
17105\_1\_(00)\_106 Rev P  
17105\_1\_(00)\_107 Rev P  
17105\_1\_(00)\_108 Rev O  
17105\_1\_(00)\_111 Rev I  
17105\_1\_(00)\_154 Rev C  
17105\_1\_(00)\_155 Rev C  
17105\_1\_(00)\_157 Rev B  
17105\_1\_(00)\_158 Rev B  
17105\_1\_(00)\_159 Rev B  
17105\_1\_(00)\_160 Rev B

#### 02. Elevations

17105\_1\_(00)\_200 Rev D  
17105\_1\_(00)\_201 Rev E  
17105\_1\_(00)\_202 Rev G  
17105\_1\_(00)\_203 Rev E  
17105\_1\_(00)\_205 Rev D  
17105\_1\_(00)\_206 Rev C  
17105\_1\_(00)\_207 Rev D  
17105\_1\_(00)\_208 Rev B

## 2.0 Information Used In The Preparation Of The Cost Plan (continued...)

2.1 The Cost Plan has been prepared on the basis of the following information:

### Plot A (Cont'd)

03. **Sections**

17105\_1\_(00)\_301 Rev E  
17105\_1\_(00)\_400 Rev D  
17105\_1\_(00)\_401 Rev B  
17105\_1\_(00)\_402 Rev B  
17105\_1\_(00)\_404 Rev B

01. **Plot B**

01. **GA Plans**

17105\_2\_(00)\_098 Rev L  
17105\_2\_(00)\_99 Rev O  
17105\_2\_(00)\_100 Rev P  
17105\_2\_(00)\_101 Rev P  
17105\_2\_(00)\_103 Rev D  
17105\_2\_(00)\_104 Rev D  
17105\_2\_(00)\_106 Rev D  
17105\_2\_(00)\_107 Rev I  
17105\_2\_(00)\_108 Rev P  
17105\_2\_(00)\_109 Rev P  
17105\_2\_(00)\_110 Rev M  
17105\_2\_(00)\_111 Rev H  
17105\_2\_(00)\_120 Rev D  
17105\_2\_(00)\_150 Rev C  
17105\_2\_(00)\_151 Rev C  
17105\_2\_(00)\_152 Rev C  
17105\_2\_(00)\_153 Rev B  
17105\_2\_(00)\_155 Rev B  
17105\_2\_(00)\_154 Rev B

02. **Elevations**

17105\_2\_(00)\_200 Rev F  
17105\_2\_(00)\_201 Rev F  
17105\_2\_(00)\_202 Rev F  
17105\_2\_(00)\_203 Rev H  
17105\_2\_(00)\_204 Rev E  
17105\_2\_(00)\_205 Rev F  
17105\_2\_(00)\_206 Rev F  
17105\_2\_(00)\_207 Rev E  
17105\_2\_(00)\_208 Rev C  
17105\_2\_(00)\_209 Rev -

03. **Sections**

17105\_2\_(00)\_400 Rev D  
17105\_2\_(00)\_401 Rev B  
17105\_2\_(00)\_402 Rev A

## 2.0 Information Used In The Preparation Of The Cost Plan (continued...)

2.1 The Cost Plan has been prepared on the basis of the following information:

### 01. Plot C

#### 01. GA Plans

17105\_3\_(00)\_099 Rev O  
17105\_3\_(00)\_100 Rev O  
17105\_3\_(00)\_101 Rev P  
17105\_3\_(00)\_102 Rev G  
17105\_3\_(00)\_108 Rev N  
17105\_3\_(00)\_109 Rev N  
17105\_3\_(00)\_110 Rev I  
17105\_3\_(00)\_111 Rev E  
17105\_3\_(00)\_112 Rev D  
17105\_3\_(00)\_120 Rev H  
17105\_3\_(00)\_152 Rev B

#### 02. Elevations

17105\_3\_(00)\_200 Rev H  
17105\_3\_(00)\_201 Rev E  
17105\_3\_(00)\_202 Rev E  
17105\_3\_(00)\_203 Rev E  
17105\_3\_(00)\_204 Rev -  
17105\_3\_(00)\_205 Rev -

#### 03. Sections

17105\_3\_(00)\_300 Rev H  
17105\_3\_(00)\_301 Rev E  
17105\_3\_(00)\_302 Rev E  
17105\_3\_(00)\_303 Rev D  
17105\_3\_(00)\_400 Rev D

### 01. Plot D

#### 01. GA Plans

17105\_4\_(00)\_P099 Rev P01  
17105\_4\_(00)\_P100 Rev P01  
17105\_4\_(00)\_P101 Rev P01  
17105\_4\_(00)\_P102 Rev P01  
17105\_4\_(00)\_P103 Rev P01  
17105\_4\_(00)\_P106 Rev P01  
17105\_4\_(00)\_P107 Rev P01  
17105\_4\_(00)\_P108 Rev P01  
17105\_4\_(00)\_P111 Rev P01  
17105\_4\_(00)\_P150 Rev P01  
17105\_4\_(00)\_P151 Rev P01  
17105\_4\_(00)\_P152 Rev P01

#### 02. Elevations

17105\_4\_(00)\_P200 Rev P01  
17105\_4\_(00)\_P202 Rev P01  
17105\_4\_(00)\_P203 Rev P01  
17105\_4\_(00)\_P204 Rev P01  
17105\_4\_(00)\_P205 Rev P01  
17105\_4\_(00)\_P206 Rev P01  
17105\_4\_(00)\_P207 Rev P01

## 2.0 Information Used In The Preparation Of The Cost Plan (continued...)

2.1 The Cost Plan has been prepared on the basis of the following information:

### Plot D Cont'd

03. **Sections**

17105\_4\_(00)\_P300 Rev P01  
17105\_4\_(00)\_P301 Rev P01  
17105\_4\_(00)\_P400 Rev P01

01. **Plot E**

01. **GA Plans**

17105\_5\_(00)\_100 Rev S  
17105\_5\_(00)\_101 Rev S  
17105\_5\_(00)\_102 Rev S  
17105\_5\_(00)\_103 Rev L  
17105\_5\_(00)\_104 Rev L  
17105\_5\_(00)\_105 Rev S  
17105\_5\_(00)\_106 Rev P  
17105\_5\_(00)\_115 Rev O  
17105\_5\_(00)\_154 Rev D  
17105\_5\_(00)\_155 Rev D  
17105\_5\_(00)\_156 Rev C  
17105\_5\_(00)\_157 Rev C  
17105\_5\_(00)\_158 Rev D

02. **Elevations**

17105\_4\_(00)\_200 Rev G  
17105\_4\_(00)\_201 Rev D  
17105\_4\_(00)\_202 Rev F  
17105\_4\_(00)\_203 Rev F  
17105\_4\_(00)\_204 Rev D  
17105\_4\_(00)\_205 Rev E  
17105\_4\_(00)\_P207 Rev P01

03. **Sections**

17105\_5\_(00)\_300 Rev G  
17105\_5\_(00)\_301 Rev E  
17105\_5\_(00)\_302 Rev E  
17105\_5\_(00)\_303 Rev D  
17105\_5\_(00)\_400 Rev D  
17105\_5\_(00)\_401 Rev A

### AHMM Area schedule

17105\_Consolidated Accommodation Schedule\_Master\_291021

## 3.0 Clarifications and exclusions

### General clarifications and exclusions

This cost estimate has been prepared based on drawings and information identified in section 2.0, however the following are specifically excluded.

		<b>Budget Allocation</b>	<b>Action</b>
.1	Value Added Tax.	Appraisal	Client
.2	Professional and Legal Fees.	Appraisal	Client
.3	Sales and marketing costs.	Appraisal	Client
.4	Land acquisition and associated costs.	Appraisal	Client
.5	Development Taxes, levies or other planning gain items.	Appraisal	Client
.6	Out of hours working.	Appraisal	Client
.7	Bank and financing costs.	Appraisal	Client
.8	Party Wall and Rights of Light costs or over sailing costs.	Appraisal	Client
.9	Any work outside of the site boundary.	Appraisal	Client
.10	Any work in connection with any rail authority.	Appraisal	Client
.11	Any implications resulting from environmental surveys.	Appraisal	Client
.12	Removal of Japanese knotweed.	Appraisal	Client
.13	Fixed and loose furnishing, fittings and equipment over and above the allowances made.	Appraisal	Client
.14	Removal of any hazardous materials or asbestos over and above the allowances made.	Appraisal	Client
.15	Underpinning and stabilisation works.	Appraisal	Client
.16	Works associated with archaeological finds.	Appraisal	Client
.17	Abnormal planning and Fire Officer requirements.	Appraisal	Client
.18	Off site highways improvements.	Appraisal	Client
.19	Abnormal Statutory connection charges.	Appraisal	Client
.20	Section 106 and 278 works or charges.	Appraisal	Client
.21	Compensation payments or CIL payments.	Appraisal	Client
.22	Telecoms cable and equipment (containment only included in the costs).	Appraisal	Client
.23	IT and security cabling and equipment (containment only included in the costs).	Appraisal	Client
.24	Audio Visual equipment.	Appraisal	Client
.25	Services diversions/removal over and above allowances made.	Appraisal	Client
.26	New or upgrading of existing services over and above those stated in the cost plan.	Appraisal	Client
.27	Phasing costs.	Appraisal	Client
.28	Costs associated with Covid -19 such as availability of labour and/or materials, impact on construction programme durations/site productivity levels.	Appraisal	Client
.29	No allowance has been made for underfloor heating.	Appraisal	Client
.30	No allowance has been made for comfort cooling.	Appraisal	Client
.31	Grey water installation.	Appraisal	Client
.32	No allowance made for contamination / remediation of land.	Appraisal	Client
.33	Gas membrane.	Appraisal	Client
.34	Curtains/Blinds/lobby area finishes.	Appraisal	Client
.35	There are no allowances in relation to Brexit and the availability of labour and materials. The cost plan also excludes an allowances for related taxes and tariffs.	Appraisal	Client
.36	Net Zero Carbon requirements/Carbon offset payments	Appraisal	Client

## 4.0 Basis of estimate and key assumptions

- 4.1 The residential development will be procured in a competitive tender situation. No cost allowances have been included associated with the phasing of the works.
- 4.2 We have not been able to quantify the demolition of the existing prison, however we have aligned demolition costs to the London Square September 2021 Cost Plan
- 4.3 This cost plan assumes no major services diversions are required and that the services adjacent to the site are of the required capacity to serve the development.
- 4.4 We have included for an allowance to the tie into the existing highways but excludes work to the public highway itself.
- 4.5 Sprinklers are included.
- 4.6 Main Contractor's Preliminaries included 15% and main contractor's overheads and profit 5%.
- 4.7 A design and construction contingency of 5% has been applied to the construction cost. No allowance has been made for developers contingency or further risk items.
- 4.8 The updated Cost Plan is based on the AHMM Area Schedule reference 17105\_Consolidated Accommodation Schedule\_Master\_291021. We have assumed the area schedule is correct and have not carried out any spot checks to confirm this is the case.
- 4.9 All roof amenity terraces denoted with 'amenity terraces or communal terraces' have been costed as amenity spaces within the cost plan.
- 4.10 We have assumed a traditional construction methodology with piled foundations, in-situ RC frame and hand laid brickwork to facades.
- 4.11 We have assumed a traditional construction methodology for all bathrooms.
- 4.12 We have assumed 13 person passenger lifts to all buildings to the locations shown and basic finishes to stair cores.
- 4.13 Apartment fit-out has assumed to be mid-market BTR specification. We have aligned kitchen fit-out costs to the London Square estimate.
- 4.14 Assumes the commercial space to Plot B and the Women's Centre in Plot C is shell and core only, and made an allowance for the fit-out of the amenity space in plot D.
- 4.15 A general allowance has been made for renewable energy system.
- 4.16 Assumes metal balustrading to both inset and bolt on balconies and terrace edge protection.
- 4.17 We have assumed the requirement of 2 piling rigs working concurrently on plots A & B during their construction.
- 4.18 We have assumed each plot includes a man safe davit arm system to each roof for façade access and maintenance.

## 4.0 Basis of estimate and key assumptions (continued)

- 4.19 All apartment dividing walls are assumed to have an average linear meterage per unit dependant on number of beds, these are broken down as follows:
- 1 Bed Apartments - 15 meters
  - 2 Bed Apartments- 25 meters
  - 3 Bed Apartments - 30 meters
- 4.20 The cost plan allows for Pattringing a 10 meters squared generally and 15 meters squared for kitchen areas per apartment.
- 4.21 It is assumed that all Market and Shared apartments have wood flooring throughout the bedrooms, kitchens, dining and living areas.
- 4.22 We have assumed for all material disposed off-site, non-hazardous material at 10%, hazardous material (treatable) at 2.5% and hazardous material (asbestos) at 0%.
- 4.23 In the absence of any detailed external works design information the Cost Plan allowance is based on the March 2021 Cost Plan but adjusted to reflect the changes in external works areas as a result of the changes to the building ground floor
- 4.24 Cost for Plot D amenity accommodation is based on the previous scheme design which includes for internal fit out.



# Appendix A

## Cost Plan



	GIFA (m <sup>2</sup> )	NIA (m <sup>2</sup> )	Efficiency
Total Residential Area	94,863 m <sup>2</sup>	69,409 m <sup>2</sup>	73.2%
Total Commercial Area	4,644 m <sup>2</sup>	3,855 m <sup>2</sup>	83.0%
	<b>99,507 m<sup>2</sup></b>	<b>69,409 m<sup>2</sup></b>	<b>69.8%</b>

## Construction Cost Summary

Element	Description	GIFA (m <sup>2</sup> )	£/m <sup>2</sup> (GIFA)	£/ft <sup>2</sup> (GIFA)	Construction Cost Total (£)
<b>Site Clearance &amp; Preparation/ Demolition</b>	As per London Square Developments Ltd cost plus prelims & OH&P				£ 4,128,548
<b>Residential</b>	<i>Total</i>				
	Plot A 235 nr.	22,930 m <sup>2</sup>	<b>£2,746 / m<sup>2</sup></b>	£255 / ft <sup>2</sup>	£ 62,957,307
	Plot B 321 nr.	29,547 m <sup>2</sup>	<b>£2,938 / m<sup>2</sup></b>	£273 / ft <sup>2</sup>	£ 86,823,825
	Plot C 155 nr.	15,154 m <sup>2</sup>	<b>£2,451 / m<sup>2</sup></b>	£228 / ft <sup>2</sup>	£ 37,144,880
	Plot D 183 nr.	18,234 m <sup>2</sup>	<b>£2,770 / m<sup>2</sup></b>	£257 / ft <sup>2</sup>	£ 50,506,127
	Plot E1 60 nr.	5,946 m <sup>2</sup>	<b>£2,598 / m<sup>2</sup></b>	£241 / ft <sup>2</sup>	£ 15,451,185
	Plot E2 31 nr.	3,051 m <sup>2</sup>	<b>£3,170 / m<sup>2</sup></b>	£295 / ft <sup>2</sup>	£ 9,671,880
	<b>985 nr.</b>				
<b>Commercial, Women's Building &amp; Amenity</b>					
	Plot B - Shell & Core	1,667 m <sup>2</sup>	<b>£1,061 / m<sup>2</sup></b>	£99 / ft <sup>2</sup>	£ 1,768,521
	Plot C - Women's Building Amenity Space (Shell & Core)	1,643 m <sup>2</sup>	<b>£1,629 / m<sup>2</sup></b>	£151 / ft <sup>2</sup>	£ 2,676,777
	Plot D - Amenity Space	1,334 m <sup>2</sup>	<b>£1,859 / m<sup>2</sup></b>	£173 / ft <sup>2</sup>	£ 2,480,265
<b>External Works</b>					
	Site wide external works	29,057 m <sup>2</sup>	<b>£458 / m<sup>2</sup></b>	£43 / ft <sup>2</sup>	£ 13,304,457
	<b>SUB-TOTAL</b>				£ 286,913,771
<b>Sales Office / Marketing</b>			Excluded	Excluded	Excluded
<b>Professional and Legal Fees</b>			Excluded	Excluded	Excluded
	<b>SUB-TOTAL</b>				£ 286,913,771
<b>Contingency (Design Dev &amp; Contractor's risk)</b>	5.00%				£ 14,345,689
	<b>CONSTRUCTION TOTAL @ 4Q2021 PRICING</b>				£ 301,259,460
<b>Inflation from 4Q 2021 to start on site</b>			Excluded	Excluded	Excluded
<b>Inflation to midpoint of construction</b>			Excluded	Excluded	Excluded
	<b>CONSTRUCTION COST TOTAL</b>				£ 301,259,460

Enabling Works

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
Generally	Demolition and site clearance as per London Square Developments Ltd estimate costs due to no existing site plans provided	1	item	3,005,345	3,005,345
	Allowance for general site clearance	41,374	m <sup>2</sup>	10	413,740
					<b>3,419,085</b>
Preliminaries	Main Contractor's Preliminaries	15.00%			512,863
Overheads & Profit	Main Contractor's Overheads & Profit	5.00%			196,600
					<b>4,128,548</b>
	<b>TOTAL @ 4Q 2021 pricing</b>			<b>£</b>	<b>4,128,548</b>

**Plot A - Residential**

Total Number of Units	235 nr	
NIA	17,003 m <sup>2</sup>	183,018 ft <sup>2</sup>
GIFA	22,930 m <sup>2</sup>	246,819 ft <sup>2</sup>
Net to Gross	74%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<u>Substructures</u>					
<u>Basement / Lower Ground Floor Excavation</u>					
	Excavate for basement/ lower ground floor	1	item	95,571	95,571
	Disposal of inert excavated material	1	item	477,855	477,855
	EO for disposal of non-hazardous material (assume 10%)	1	item	136,530	136,530
	EO for disposal of hazardous excavated (treatable) material (assume 2.5%)	1	item	68,265	68,265
	EO for disposal of hazardous with asbestos excavated material (0%)			Excluded	Excluded
	Allowance for breaking out obstructions			Included below	Included below
	Allowance for dewatering	1	item	20,000	20,000
	Allowance for temporary propping to retaining wall			Excluded	Excluded
<u>Assume Secant Piled Retaining Wall</u>					
	Allowance for piling mat, say 400 thk	1	item	181,240	181,240
	Mobilisation and demobilisation of piling rig (assumed 1 rig per block)	1	item	100,000	100,000
	Allowance for piling rig standing time (assume standing time for each rig)	1	item	20,000	20,000
	Guide wall	1	item	35,560	35,560
	Move an set up pile positions to secant wall	1	item	26,988	26,988
	Secant piled retaining wall to market basement; say 750 dia piles, circa 12m deep.	1	item	508,000	508,000
	Removal of pile spoil and dispose off-site.	1	item	67,337	67,337
	E/O for disposal of non-hazardous material (10%)	1	item	16,834	16,834
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	8,417	8,417
	E/O for disposal of hazardous material (asbestos material 0%)			Excluded	Excluded
	Clean face of secant wall.	1	item	15,240	15,240
	Capping beam to above, say 1,200 x 500mm; including reinforcement	1	item	69,850	69,850
<u>Substructure</u>					
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	37,758	37,758
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 25m deep	1	item	1,887,917	1,887,917
	Assumed disposal of inert excavated material from CFA piling	1	item	213,546	213,546
	E/O for disposal of non-hazardous material (10%)	1	item	53,387	53,387
	E/O for disposal of hazardous material (2.5%)	1	item	26,693	26,693
	Cutting off tops of piles	1	item	75,517	75,517
	Provision for pile testing (includes for blocks A1 & A2)	1	item	15,000	15,000
	Allowance for pile caps; assumed 4 piles per cap	1	item	377,583	377,583
	Allowance for breaking through obstructions	1	item	100,000	100,000
<u>Ground beams</u>					
	RC ground beam	1	item	210,800	210,800
<u>Ground floor slab</u>					
	R.C ground floor slab assumed 250mm thk including insulation	1	item	906,200	906,200
<u>Underground drainage</u>					
	Underground drainage; allowance	1	item	226,550	226,550
<u>Crane bases</u>					
	Crane bases; allowance	1	item	160,000	160,000

**Plot A - Residential**

Total Number of Units	235 nr	
NIA	17,003 m <sup>2</sup>	183,018 ft <sup>2</sup>
GIFA	22,930 m <sup>2</sup>	246,819 ft <sup>2</sup>
Net to Gross	74%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Lift pits</u>				
	Lift pits; allowance	1	item	40,000	40,000
<b>Frame &amp; Upper floors</b>	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts	1	nr	1,500	1,500
	R.C. Suspended slab	22,930	m <sup>2</sup>	180	4,127,400
	Columns & structure	22,930	m <sup>2</sup>	40	917,200
	Allowance for shear walls to the core - lower ground floor to roof (lift overrun)	5,348	m <sup>2</sup>	175	935,944
<b>Roof</b>	Reinforced concrete roof slab; assumed 250mm thick	3,747	m <sup>2</sup>	225	843,075
	Roof finish incl insulation and waterproofing membrane to levels	3,747	m <sup>2</sup>	135	505,845
	Rainwater installations	22,930	m <sup>2</sup>	10	229,300
	Allowance for lift overrun	1	nr	5,000	5,000
	Allowance for sundry metalworks e.g. façade access, screening etc.	1	item	50,000	50,000
	Allowance for man safe to flat roof levels	3	item	20,000	60,000
<b>Stairs</b>	PCC Staircase with handrail & balustrade; per level served, Core A1 Social Rent, 8 storeys (lower ground floor to level 7), Core A2 Shared Ownership, 7 storeys (lower ground floor to level 6), Core A3 Market, 8 storeys (upper ground floor to level 8), Core A4 Social Rent , 8 storeys (lower ground floor to level 7)	31	stry	8,000	248,000
<b>External Facade</b>	<u>Block A1 &amp; A2</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%	3,797	m <sup>2</sup>	525	1,993,199
	Allowance for glazing assume 35%	2,044	m <sup>2</sup>	625	1,277,691
	Allowance for solid cladding assume handset brick to parapet extension to roof's and roof terraces	728	m <sup>2</sup>	525	382,410
	Scaffolding	6,569	m <sup>2</sup>	65	427,003
	<u>Block A3</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%	2,388	m <sup>2</sup>	525	1,253,761
	Allowance for glazing assume 35%	1,286	m <sup>2</sup>	625	803,693
	Allowance for solid cladding assume handset brick to parapet extension to roof's and roof terraces	73	m <sup>2</sup>	525	38,346
	Scaffolding	3,747	m <sup>2</sup>	65	243,559
	<u>Block A4</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%	3,072	m <sup>2</sup>	525	1,612,630
	Allowance for glazing assume 35%	1,178	m <sup>2</sup>	625	735,968
	Allowance for solid cladding assume handset brick to parapet extension to roof's and roof terraces	203	m <sup>2</sup>	525	106,313
	Scaffolding	4,452	m <sup>2</sup>	65	289,362
	<u>In-set balconies and private terraces to Block A1 - A4</u>				
	Concrete slab to inset balconies; assumed 225mm depth	1,145	m <sup>2</sup>	150	171,750
	Thermal break to balconies	445	m	50	22,250
	Balustrade to inset balconies; assumed metal balustrading	502	m	500	251,000
	Finishes to balconies	1,145	m <sup>2</sup>	150	171,750
	Drainage to balconies	1,145	m <sup>2</sup>	20	22,900
	Soffit finish to balconies	1,145	m <sup>2</sup>	250	286,250
	Allowance for lighting & fire alarm sounder to each inset balcony	43	nr	500	21,500

**Plot A - Residential**

Total Number of Units	235 nr	
NIA	17,003 m <sup>2</sup>	183,018 ft <sup>2</sup>
GIFA	22,930 m <sup>2</sup>	246,819 ft <sup>2</sup>
Net to Gross	74%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Bolt -On Balconies to Block A1 - A4</u>				
	Bolt on balconies with metal blade balustrade	193	nr	6,500	1,254,500
	Cast-in anchors; assumed 2nr. Anchors per balcony	386	nr	150	57,900
	Fyre Deck Versatile Aluminium Decking	1,346	m <sup>2</sup>	115	154,790
	<u>External Doors</u>				
	Single door automated entrance to upper ground floor lobbies	6	nr	2,000	12,000
	Double door to refuse loading area on lower ground floor	2	nr	5,000	10,000
	Double door to lower ground floor plant rooms, cycle stores etc	2	nr	5,000	10,000
	Shutter to service bay for lorry access	1	nr	10,000	10,000
	Double door to lower ground floor cycle ramp	1	nr	5,000	5,000
	Single door to lower ground floor caretakers facility	1	nr	2,000	2,000
	Single door to lower ground floor plant room corridor	1	nr	2,500	2,500
	Double door to lower ground floor double substation, generator and LV switch room	3	nr	5,000	15,000
	Single door to cycle store on upper ground floor	1	nr	2,000	2,000
	Double door to refuse store on upper ground floor	1	nr	5,000	5,000
	Glazed single door to lower ground floor and upper ground floor private terraced areas	26	nr	1,500	39,000
	Glazed double door to upper ground floor private terraced areas	2	nr	3,000	6,000
	Glazed single door to bolt on balconies	193	nr	1,500	289,500
	Glazed single door to inset balconies & terraced areas	43	nr	1,500	64,500
	Single door roof access and maintenance	10	nr	1,500	15,000
	Single door to roof terraces	1	nr	1,500	1,500
Internal walls	<u>Party walls and core walls:</u>				
	Partition walls between units and corridors assume 60min fire rated	8,910	m <sup>2</sup>	100	890,960
	Blockwork wall to lower ground floor assumed 120min fire rated	3,364	m <sup>2</sup>	120	403,722
	Partition linings to core walls	5,348	m <sup>2</sup>	50	267,413
	Partition linings to blockwork walls	6,729	m <sup>2</sup>	50	336,435
	<u>Apartment dividing walls: stud partition, frame and insulation only (plasterboard and finish measured elsewhere).</u>				
	Walls within apartments; 1 bed apartment; assumed 15m each	2,100	m <sup>2</sup>	75	157,500
	Walls within apartments; 2 bed apartment; assumed 25m each	10,500	m <sup>2</sup>	75	787,500
	Walls within apartments; 3 bed apartment; assumed 30m each	2,184	m <sup>2</sup>	75	163,800
	Walls within apartments; 4 bed apartment; assumed 50m each	1,260	m <sup>2</sup>	75	94,500
	Extra over for walls to kitchens; moisture resistant (assumed 10m2 per apartment)	2,350	m <sup>2</sup>	45	105,750
	<u>Patressing</u>				
	Allowance for Patressing generally; assume 10m2 generally + 15m2 for kitchens per apartment	5,875	m <sup>2</sup>	25	146,875
Internal doors	<u>Residential door sets: to include frame, leaf, ironmongery and decoration</u>				
	Entrance doors to flats; single	235	nr	850	199,750
	Apartment bedroom doors; single	464	nr	650	301,600
	Apartment bathroom doors; single	429	nr	650	278,850
	Apartment store room doors; double	235	nr	1,000	235,000
	MEP cupboard; 1 per apartment; double	235	nr	1,000	235,000

**Plot A - Residential**

Total Number of Units	235 nr	
NIA	17,003 m <sup>2</sup>	183,018 ft <sup>2</sup>
GIFA	22,930 m <sup>2</sup>	246,819 ft <sup>2</sup>
Net to Gross	74%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Riser doors; assumed FD60s; double	190	nr	1,000	190,000
	Door to stair cores; single	35	nr	1,500	52,500
	Door from lobby to cores; single	7	nr	2,000	14,000
	Door within corridors to lower and upper ground floor; single	12	nr	2,000	24,000
	Plant room doors; single	6	nr	2,500	15,000
	Plant room doors; double	3	nr	5,000	15,000
	Door to cycle store and mobility scooter store; single	1	nr	1,500	1,500
	Door to cycle store and mobility scooter store; double	4	nr	3,000	12,000
	Door to refuse store and bulky storage rooms; double	5	nr	3,000	15,000
Wall finishes	Wall enhancement to residential reception/ lobby spaces	6	nr	5,000	30,000
	Shear walls and party wall finish	29,896	m <sup>2</sup>	10	298,962
	<u>Market Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in 1 bed apartments	1,428	m <sup>2</sup>	10	14,280
	Finish to walls in 2 bed apartments	7,000	m <sup>2</sup>	10	70,000
	Finish to walls in 3 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	2,340	m <sup>2</sup>	75	175,500
	<u>Shared Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in 1 bed apartments	1,680	m <sup>2</sup>	10	16,800
	Finish to walls in 2 bed apartments	4,480	m <sup>2</sup>	10	44,800
	Finish to walls in 3 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	1,680	m <sup>2</sup>	75	126,000
	<u>Social Rent Apartments (assume one mist and one coat of paint)</u>				
	Finish to walls in 1 bed apartments	1,092	m <sup>2</sup>	7	7,644
	Finish to walls in 2 bed apartments	9,520	m <sup>2</sup>	7	66,640
	Finish to walls in 3 bed apartments	4,368	m <sup>2</sup>	7	30,576
	Finish to walls in 4 bed apartments	2,520	m <sup>2</sup>	7	17,640
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 40% is a tiled finish)	1,824	m <sup>2</sup>	40	72,960
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 60% is a painted finish)	2,736	m <sup>2</sup>	15	41,040
Floor finishes	<u>Market Apartments</u>				
	Allowance for subfloor or screed to residential apartments	4,848	m <sup>2</sup>	35	169,666
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	3,151	m <sup>2</sup>	70	220,566
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	1,212	m <sup>2</sup>	70	84,833
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	485	m <sup>2</sup>	75	36,357
	<u>Shared Apartments</u>				
	Allowance for subfloor or screed to residential apartments	3,762	m <sup>2</sup>	35	131,681
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	2,446	m <sup>2</sup>	70	171,186
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	941	m <sup>2</sup>	70	65,841

**Plot A - Residential**

Total Number of Units	235 nr	
NIA	17,003 m <sup>2</sup>	183,018 ft <sup>2</sup>
GIFA	22,930 m <sup>2</sup>	246,819 ft <sup>2</sup>
Net to Gross	74%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	376	m <sup>2</sup>	75	28,217
	<u>Social Rent Apartments</u>				
	Allowance for subfloor or screed to residential apartments	8,393	m <sup>2</sup>	35	293,751
	Floor finish allowance; vinyl flooring (assume 65% to kitchens, dining, living)	5,455	m <sup>2</sup>	40	218,215
	Generally; floor finish allowance; carpet to bedrooms (assume 25% of NIA for bedrooms)	2,098	m <sup>2</sup>	35	73,438
	Generally; floor finish allowance; vinyl to bathrooms (assume 10% of NIA for bathrooms)	839	m <sup>2</sup>	40	33,571
	<u>Residential core/circulation areas</u>				
	Allowance for subfloor or screed to residential core/circulation areas	4,541	m <sup>2</sup>	35	158,942
	Generally; floor finish allowance to residential circulation and stair cores	4,541	m <sup>2</sup>	45	204,354
	<u>Other:</u>				
	Generally; subfloor or screed to plant rooms, substation, refuse store and cycle store; lower ground floor	1,386	m <sup>2</sup>	35	48,510
	Floor paint to plant rooms, substation, refuse store and cycle store; lower ground floor	1,386	m <sup>2</sup>	30	41,580
	Matwell to entrances	6	nr	2,500	15,000
	Skirting - allowed £1000 per apartment	235	nr	1,000	235,000
	Skirting - allowance for landlord areas and community space	6	item	5,000	30,000
<b>Ceiling finishes</b>	Plasterboard suspended ceiling, taped joints, painted	21,544	m <sup>2</sup>	40	861,760
	Exposed painted ceiling to plant rooms, substation, refuse store and cycle store	1,386	m <sup>2</sup>	15	20,790
	Extra over moisture resistant to wet areas	1,700	m <sup>2</sup>	5	8,501
	Allowance for enhance ceiling finishes to lobbies	6	item	10,000	60,000
	Access hatches (assumed 2nr per apartment)	470	nr	100	47,000
<b>Fittings, Furnishings and Equipment</b>	<u>Kitchens</u>				
	<u>Kitchens to Market Apartments</u>				
	Kitchens including white goods; 1 bed apartments	17	nr	12,500	212,500
	Kitchens including white goods; 2 bed apartments	50	nr	12,500	625,000
	Kitchens including white goods; 3 bed apartments	-	nr	12,500	
	Kitchens including white goods; 4 bed apartments	-	nr	12,500	
	<u>Kitchens to Shared Apartments</u>				
	Kitchens including white goods; 1 bed apartments	20	nr	6,500	130,000
	Kitchens including white goods; 2 bed apartments	32	nr	6,500	208,000
	Kitchens including white goods; 3 bed apartments	-	nr	6,500	
	Kitchens including white goods; 4 bed apartments	-	nr	6,500	
	<u>Kitchens to Social Rent Apartments</u>				
	Kitchens; 1 bed apartments	13	nr	3,500	45,500
	Kitchens; 2 bed apartments	68	nr	3,500	238,000
	Kitchens; 3 bed apartments	26	nr	3,500	91,000
	Kitchens; 4 bed apartments	9	nr	3,500	31,500
	<u>Kitchens Generally</u>				
	Kitchenette to caretakers facility	1	nr	3,000	3,000
	<u>Wardrobes</u>				
	Wardrobes to Market Apartments				



**Plot A - Residential**

Total Number of Units	235 nr	
NIA	17,003 m <sup>2</sup>	183,018 ft <sup>2</sup>
GIFA	22,930 m <sup>2</sup>	246,819 ft <sup>2</sup>
Net to Gross	74%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	To 1 bed apartments; 1 per bedroom	17	nr	1,250	21,250
	To 2 bed apartments; 1 per bedroom	50	nr	1,250	62,500
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	<b>Wardrobes to Shared Apartments</b>				
	To 1 bed apartments; 1 per bedroom	20	nr	1,250	25,000
	To 2 bed apartments; 1 per bedroom	32	nr	1,250	40,000
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	<b>Wardrobes to Affordable Apartments</b>				
	To 1 bed apartments; 1 per bedroom				Excluded
	To 2 bed apartments; 1 per bedroom				Excluded
	To 3 bed apartments; 1 per bedroom				Excluded
	To 4 bed apartments; 1 per bedroom				Excluded
	<b>Vanity Units &amp; Bathroom Fittings</b>				
	<b>Market Apartments</b>				
	Vanity and bathroom fittings to each market unit	67	nr	1,000	67,000
	Ensuite to 2 bedroom	50	nr	1,000	50,000
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<b>Shared Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	52	nr	1,000	52,000
	Ensuite to 2 bedroom	32	nr	1,000	32,000
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<b>Affordable Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	116	nr	500	58,000
	Ensuite to 2 bedroom	68	nr	500	34,000
	Ensuite to 3 bedroom	26	nr	500	13,000
	Ensuite and additional bathroom to 4 bedroom	18	nr	500	9,000
	<b>Signage</b>				
	Statutory signage	31	floor	1,500	46,500
	Wayfinding signage, including apartment door numbers and external building signs	31	floor	2,650	82,150
	<b>Cycle stores</b>				
	Allowance for cycle rack spaces	64	nr	250	16,000
	Allowance for cycle rack spaces, two tier (296 spaces provided)	148	nr	450	66,600
	<b>Letter boxes</b>				
	Allow 1 per apartment	235	nr	150	35,250
	<b>Cleaners Cupboards</b>				
	Allow £2,000 per core	5	nr	2,000	10,000
	<b>Blinds</b>				
	Allowance for blind boxes per apartment				Excluded
<b>M&amp;E installation</b>					
	Allowance for MEP to LGF	2,133	m <sup>2</sup>	200	426,600
	Allowance for MEP to shell and core	20,797	m <sup>2</sup>	275	5,719,175
	Fit-out to Market Apartments including sprinklers				
	1B	17	nr	20,000	340,000
	2B	50	nr	24,000	1,200,000
	3B / 4B	-	nr	27,000	

**Plot A - Residential**

Total Number of Units	235 nr	
NIA	17,003 m <sup>2</sup>	183,018 ft <sup>2</sup>
GIFA	22,930 m <sup>2</sup>	246,819 ft <sup>2</sup>
Net to Gross	74%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Fit-out to Shared Apartments including sprinklers				
	1B	20	nr	19,000	380,000
	2B	32	nr	23,000	736,000
	3B / 4B	-	nr	26,000	
	Fit-out to Social Rent Apartments including sprinklers				
	1B	13	nr	18,000	234,000
	2B	68	nr	21,000	1,428,000
	3B / 4B	35	nr	24,000	840,000
	EO Allowance for Renewable Energy	235	units	2,500	587,500
	Allowance for utility connections	1	item	500,000	500,000
	PV Panels	104	m <sup>2</sup>	650	67,340
<b>Lift Installation</b>					
	Passenger lift; 13 person; serving Lvls LGF-7	1	nr	92,500	92,500
	Passenger lift; 13 person; serving Lvls LGF-8	2	nr	100,000	200,000
	Passenger lift; 13 person; serving Lvls UGF-8	1	nr	100,000	100,000
	Firefighting lift; serving Lvls LGF-7	1	nr	107,500	107,500
	Firefighting lift; serving Lvls LGF-8	2	nr	115,000	230,000
	Firefighting lift; serving Lvls UGF-8	1	nr	115,000	115,000
	BWIC	2.5	%	13,303,615	332,590
<b>Amenity &amp; Communal Roof Terraces</b>	<u>Block A3 External Works to Communal Terraces</u>				
	Soft landscaping including tanking assume 30% of roof area	23	m <sup>2</sup>	100	2,280
	Decking / pedestals etc assume 70% of roof area	53	m <sup>2</sup>	225	11,970
	Edge protection assume balustrading	32	m	500	16,000
	Thermal break	3	m	50	150
	EO allowance for feature shrubs	1	item	5,000	5,000
	EO allowance planters	1	item	5,000	5,000
	EO allowance irrigation system	1	item	2,000	2,000
	<u>Block A1, A2 &amp; A3 External Works to Level Upper Ground Floor Private Terrace</u>				Included in external works tab
	Construction Costs Sub-Total				<b>51,368,036</b>
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			7,705,205
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			2,953,662
	Sub-Total incl. On-Costs				<b>62,026,903</b>
	Inflation to bring costs up to current day 4Q2021	1.50%			930,404
<b>TOTAL</b>	<b>@ 4Q 2021 pricing</b>				<b>£ 62,957,307</b>

**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<u>Substructures</u>					
<u>Basement / Lower Ground Floor Excavation</u>					
	Excavate for basement/ lower ground floor	1	item	74,455	74,455
	Disposal of inert excavated material	1	item	372,276	372,276
	EO for disposal of non-hazardous material (assume 10%)	1	item	106,364	106,364
	EO for disposal of hazardous excavated (treatable) material (assume 2.5%)	1	item	53,182	53,182
	EO for disposal of hazardous with asbestos excavated material (0%)				Excluded
	Allowance for breaking out obstructions				Included below
	Allowance for dewatering	1	item	18,932	18,932
	Allowance for temporary propping to retaining wall				Excluded
<u>Assume Secant Piled Retaining Wall</u>					
	Allowance for piling mat, say 400 thk	1	item	200,073	200,073
	Mobilisation and demobilisation of piling rig (assumed 1 rig per block)	1	item	94,660	94,660
	Allowance for piling rig standing time (assume standing time for each rig)	1	item	18,932	18,932
	Guide wall	1	item	57,780	57,780
	Move an set up pile positions to secant wall	1	item	43,851	43,851
	Secant piled retaining wall to market basement; say 750 dia piles, circa 12m deep.	1	item	825,433	825,433
	Removal of pile spoil and dispose off-site.	1	item	109,414	109,414
	E/O for disposal of non-hazardous material (10%)	1	item	27,353	27,353
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	13,677	13,677
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Clean face of secant wall.	1	item	13,929	13,929
	Capping beam to above, say 1,200 x 500mm; including reinforcement	1	item	113,497	113,497
<u>Substructure</u>					
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	41,682	41,682
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	2,084,093	2,084,093
	Assumed disposal of inert excavated material from CFA piling	1	item	235,736	235,736
	E/O for disposal of non-hazardous material (10%)	1	item	58,934	58,934
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	29,467	29,467
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	83,364	83,364
	Provision for pile testing (includes for blocks B1 & B2)	1	item	14,199	14,199
	Allowance for pile caps; assumed 4 piles per cap	1	item	416,819	416,819
	Allowance for breaking through obstructions	1	item	94,660	94,660
<u>Ground beams</u>					
	RC ground beam	1	item	140,097	140,097
<u>Ground floor slab</u>					
	R.C ground floor slab assumed 250mm thk including insulation	1	item	1,000,365	1,000,365
<u>Underground drainage</u>					
	Underground drainage; allowance	1	item	250,091	250,091

**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Crane bases</u>				
	Crane bases; allowance	1	item	151,456	151,456
	<u>Lift pits</u>				
	Lift pits; allowance	1	item	56,796	56,796
<b>Frame &amp; Upper floors</b>	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts	12	nr	1,500	18,000
	R.C. Suspended slab	29,547	m <sup>2</sup>	180	5,318,514
	Columns & structure	29,547	m <sup>2</sup>	40	1,181,892
	Allowance for shear walls to the core - lower ground floor to roof (lift overrun)	8,997	m <sup>2</sup>	175	1,574,409
<b>Roof</b>	Reinforced concrete roof slab; assumed 250mm thick	4,900	m <sup>2</sup>	225	1,102,410
	Roof finish incl insulation and waterproofing membrane to levels	4,900	m <sup>2</sup>	135	661,446
	Rainwater installations	29,547	m <sup>2</sup>	10	295,473
	Allowance for lift overrun	12	nr	5,000	60,000
	Allowance for sundry metalworks e.g. façade access, screening etc.	1	item	50,000	50,000
	Allowance for man safe to flat roof levels	1	item	60,000	60,000
	Allowance for ladders and hatches to roof block B2 level 8 from core B2-01	3	nr	10,000	30,000
	EO allowance for finishes to roof's - see External Works below			See external works section below	
<b>Stairs</b>	PCC staircase with handrail & balustrade; per level served, Core B1 8 storeys (lower ground floor to level 7), Core B2 8 storeys (lower ground floor to level 7), Core B3 7 storeys (upper ground floor to level 7), Core B4 10 storeys (lower ground floor to level 9), Core B5 12 storeys (lower ground floor to level 11), Core B6 8 storeys (lower ground floor to level 7)	53	stry	8,000	424,000
	Front of house PPC staircase with handrail & balustrade within block B2 lobby entrance	1	stry	15,000	15,000
<b>External Facade</b>	<u>Block B1</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%	2,277	m <sup>2</sup>	525	1,195,677
	Allowance for glazing assume 35%	1,125	m <sup>2</sup>	625	703,434
	Allowance for edge protection assume balustrade to parapets where roof's can be accessed	83	m	400	33,200
	Scaffolding	3,403	m <sup>2</sup>	65	221,193
	<u>Block B2</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%	1,921	m <sup>2</sup>	525	1,008,663
	Allowance for glazing assume 35%	956	m <sup>2</sup>	625	597,663
	Allowance for edge protection assume balustrade to parapets where roof's can be accessed	102	m	400	40,800
	Scaffolding	2,878	m <sup>2</sup>	65	187,039
	<u>Block B3</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%; levels UGF - 7	2,051	m <sup>2</sup>	525	1,076,863
	Allowance for glazing assume 35%	1,024	m <sup>2</sup>	625	639,942
	Allowance for edge protection assume balustrade to parapets where roof's can be accessed	105	m	400	42,000
	Scaffolding	3,075	m <sup>2</sup>	400	1,230,030
	<u>Blocks B4&amp;5</u>				

**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Allowance for solid cladding assume handset brick to façade assume 65%; levels UGF - 9	4,374	m <sup>2</sup>	525	2,296,187
	Allowance for glazing assume 35%	1,842	m <sup>2</sup>	625	1,151,522
	Allowance for edge protection assume balustrade to parapets where roof's can be accessed	436	m	400	174,400
	Scaffolding	6,216	m <sup>2</sup>	400	2,486,450
	<u>Block 6</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%; levels UGF - 6	1,881	m <sup>2</sup>	525	987,339
	Allowance for glazing assume 35%	829	m <sup>2</sup>	625	518,175
	Allowance for edge protection assume balustrade to parapets where roof's can be accessed	171	m	400	68,400
	Scaffolding	2,710	m <sup>2</sup>	400	1,083,890
	<u>In-set balconies</u>				
	Concrete slab to inset balconies; assumed 225mm depth	649	m <sup>2</sup>	150	97,350
	Thermal break to balconies	251	m	50	12,550
	Balustrade to inset balconies; assumed metal balustrading	351	m	500	175,500
	Finishes to balconies	649	m <sup>2</sup>	150	97,350
	Drainage to balconies	649	m <sup>2</sup>	20	12,980
	Soffit finish to balconies	649	m <sup>2</sup>	250	162,250
	Allowance for lighting & fire alarm sounder to each inset balcony	20	nr	500	10,000
	<u>Bolt -On Balconies</u>				
	Bolt on balconies with metal blade balustrade	313	nr	6,500	2,034,500
	Cast-in anchors; assumed 2nr. Anchors per balcony	626	nr	150	93,900
	Fyre Deck Versatile Aluminium Decking	2,277	m <sup>2</sup>	115	261,844
	<u>External Doors</u>				
	Single door automated entrance to upper ground floor lobbies	7	nr	2,000	14,000
	Double door to refuse loading area on lower ground floor	1	nr	5,000	5,000
	Shutter to refuse area for lorry access	1	nr	10,000	10,000
	Single door to lower ground floor cycle ramp	1	nr	3,000	3,000
	Single door to lower ground floor caretakers facility	1	nr	3,000	3,000
	Single door to lower ground floor double substation, generator and LV switch room	2	nr	5,000	10,000
	Glazed single door to bolt on balconies	313	nr	1,500	469,500
	Glazed single door to inset balconies & terraced areas to B1 & B2	28	nr	1,500	42,000
	Single door to block B1 & B4 roof amenity	2	nr	1,500	3,000
<b>Internal walls</b>	<u>Party walls and core walls;</u>				
	Partition walls between units and corridors assume 60min fire rated	11,654	m <sup>2</sup>	100	1,165,398
	Blockwork wall to lower ground floor assumed 120min fire rated	2,176	m <sup>2</sup>	120	261,144
	Partition linings to core walls	8,997	m <sup>2</sup>	50	449,831
	Partition linings to blockwork walls	4,352	m <sup>2</sup>	50	217,620
	<u>Apartment dividing walls; stud partition, frame and insulation only (plasterboard and finish measured elsewhere).</u>				
	Walls within apartments; 1 bed apartment; assumed 15m each	5,166	m <sup>2</sup>	75	387,450

**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Walls within apartments; 2 bed apartment; assumed 25m each	12,390	m <sup>2</sup>	75	929,250
	Walls within apartments; 3/4 bed apartment; assumed 30m each	1,764	m <sup>2</sup>	75	132,300
	Extra over for walls to kitchens; moisture resistant (assumed 10m <sup>2</sup> per apartment)	3,210	m <sup>2</sup>	45	144,450
	<u>Patressing</u>				
	Allowance for Patressing generally; assume 10m <sup>2</sup> generally + 15m <sup>2</sup> for kitchens per apartment	8,025	m <sup>2</sup>	25	200,625
Internal doors	<u>Residential door sets; to include frame, leaf, ironmongery and decoration</u>				
	Entrance doors to flats; single	321	nr	850	272,850
	Apartment bedroom doors; single	543	nr	650	352,950
	Apartment bathroom doors; single	522	nr	650	339,300
	Apartment store room doors; double	321	nr	1,000	321,000
	MEP cupboard; 1 per apartment; double	321	nr	1,000	321,000
	Riser doors; assumed FD60s; double	201	nr	1,000	201,000
	Single doors to plant	8	nr	3,000	24,000
	Double doors to bike stores	20	nr	5,000	100,000
	Single doors to bike stores	5	nr	2,500	12,500
	Single doors to refuse store	1	nr	3,000	3,000
	Double doors to refuse store	28	nr	5,000	140,000
	Corridor double doors	23	nr	2,500	57,500
	Corridor single doors	10	nr	2,000	20,000
	Single door to commercial shower	2	nr	2,000	4,000
Wall finishes	Wall enhancement to residential reception/ lobby spaces	7	nr	5,000	35,000
	Shear walls and party wall finish	36,657	m <sup>2</sup>	10	366,570
	<u>Market Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in 1 bed apartments	4,368	m <sup>2</sup>	10	43,680
	Finish to walls in 2 bed apartments	10,360	m <sup>2</sup>	10	103,600
	Finish to walls in 3/4 bed apartments	504	m <sup>2</sup>	10	5,040
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	4,120	m <sup>2</sup>	75	309,000
	<u>Shared Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in 1 bed apartments	5,964	m <sup>2</sup>	10	59,640
	Finish to walls in 2 bed apartments	5,180	m <sup>2</sup>	10	51,800
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	2,900	m <sup>2</sup>	75	217,500
	<u>Affordable Apartments (assume one mist and one coat of paint)</u>				
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	7	
	Finish to walls in 2 bed apartments	9,240	m <sup>2</sup>	7	64,680
	Finish to walls in 3/4 bed apartments	3,024	m <sup>2</sup>	7	21,168
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 40% is a tiled finish)	1,368	m <sup>2</sup>	40	54,720
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 60% is a painted finish)	2,052	m <sup>2</sup>	15	30,780
Floor finishes	<u>Market Apartments</u>				
	Allowance for subfloor or screed to residential apartments	8,609	m <sup>2</sup>	35	301,305

**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	5,596	m <sup>2</sup>	70	391,696
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	2,152	m <sup>2</sup>	70	150,652
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	861	m <sup>2</sup>	75	64,565
	<u>Shared Apartments</u>				
	Allowance for subfloor or screed to residential apartments	7,207	m <sup>2</sup>	35	252,255
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	4,685	m <sup>2</sup>	70	327,932
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	1,802	m <sup>2</sup>	70	126,128
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	721	m <sup>2</sup>	75	54,055
	<u>Affordable Apartments</u>				
	Allowance for subfloor or screed to residential apartments	5,606	m <sup>2</sup>	35	196,198
	Floor finish allowance; vinyl flooring (assume 65% to kitchens, dining, living)	3,644	m <sup>2</sup>	40	145,747
	Generally; floor finish allowance; carpet to bedrooms (assume 25% of NIA for bedrooms)	1,401	m <sup>2</sup>	35	49,050
	Generally; floor finish allowance; vinyl to bathrooms (assume 10% of NIA for bathrooms)	561	m <sup>2</sup>	40	22,423
	<u>Residential core/circulation areas</u>				
	Allowance for subfloor or screed to residential core/circulation areas	5,154	m <sup>2</sup>	35	180,378
	Generally; floor finish allowance to residential circulation and stair cores	5,154	m <sup>2</sup>	45	231,914
	<u>Other:</u>				
	Generally; subfloor or screed to plant rooms, substation, refuse store and cycle store; lower ground floor	2,972	m <sup>2</sup>	35	104,020
	Floor paint to plant rooms, substation, refuse store and cycle store; lower ground floor	2,972	m <sup>2</sup>	30	89,160
	Matwell to entrances	7	nr	2,500	17,500
	Skirting - allowed £1000 per apartment	321	nr	1,000	321,000
	Skirting - allowance for landlord areas and community space	7	item	5,000	35,000
<b>Ceiling finishes</b>	Plasterboard suspended ceiling, taped joints, painted	26,575	m <sup>2</sup>	40	1,063,012
	Exposed painted ceiling to plant rooms, substation, refuse store and cycle store	2,972	m <sup>2</sup>	15	44,580
	Extra over moisture resistant to wet areas	2,142	m <sup>2</sup>	5	10,711
	Allowance for enhance ceiling finishes to lobbies	7	item	10,000	70,000
	Access hatches (assumed 2nr per apartment)	642	nr	100	64,200
<b>Fittings, Furnishings and Equipment</b>	<u>Kitchens</u>				
	Kitchens to Market Apartments				
	Kitchens including white goods; studios		nr	-	
	Kitchens including white goods; 1 bed apartments	52	nr	12,500	650,000
	Kitchens including white goods; 2 bed apartments	74	nr	12,500	925,000
	Kitchens including white goods; 3 bed apartments	3	nr	12,500	37,500
	Kitchens including white goods; 4 bed apartments	-	nr	12,500	
	Kitchens to Shared Apartments				
	Kitchens including white goods; studios		nr	-	

**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Kitchens including white goods; 1 bed apartments	71	nr	6,500	461,500
	Kitchens including white goods; 2 bed apartments	37	nr	6,500	240,500
	Kitchens including white goods; 3 bed apartments	-	nr	6,500	
	Kitchens including white goods; 4 bed apartments	-	nr	6,500	
	<b>Kitchens to Affordable Apartments</b>				
	Kitchens including white goods; studios		nr	-	
	Kitchens including white goods; 1 bed apartments	-	nr	3,500	
	Kitchens including white goods; 2 bed apartments	66	nr	3,500	231,000
	Kitchens including white goods; 3 bed apartments	15	nr	3,500	52,500
	Kitchens including white goods; 4 bed apartments	3	nr	3,500	10,500
	<b>Kitchens Generally</b>				
	Kitchenette to caretakers facility	1	nr	3,000	3,000
	<b>Wardrobes</b>				
	<b>Wardrobes to Market Apartments</b>				
	To studio; 1 per bedroom	-	nr	-	
	To 1 bed apartments; 1 per bedroom	52	nr	1,250	65,000
	To 2 bed apartments; 1 per bedroom	74	nr	1,250	92,500
	To 3 bed apartments; 1 per bedroom	3	nr	1,250	3,750
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	<b>Wardrobes to Shared Apartments</b>				
	To studio; 1 per bedroom	-	nr	-	
	To 1 bed apartments; 1 per bedroom	71	nr	1,250	88,750
	To 2 bed apartments; 1 per bedroom	37	nr	1,250	46,250
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	<b>Wardrobes to Affordable Apartments</b>				
	To studio; 1 per bedroom				Excluded
	To 1 bed apartments; 1 per bedroom				Excluded
	To 2 bed apartments; 1 per bedroom				Excluded
	To 3 bed apartments; 1 per bedroom				Excluded
	To 4 bed apartments; 1 per bedroom				Excluded
	<b>Vanity Units &amp; Bathroom Fittings</b>				
	<b>Market Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	129	nr	1,000	129,000
	Ensuite to 2 bedroom	74	nr	1,000	74,000
	Ensuite to 3 bedroom	3	nr	1,000	3,000
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<b>Shared Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	108	nr	1,000	108,000
	Ensuite to 2 bedroom	37	nr	1,000	37,000
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<b>Affordable Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	84	nr	500	42,000
	Ensuite to 2 bedroom	66	nr	500	33,000
	Ensuite to 3 bedroom	15	nr	500	7,500
	Ensuite and additional bathroom to 4 bedroom	6	nr	500	3,000
	<b>Signage</b>				
	Statutory signage	53	floor	1,500	79,500
	Wayfinding signage, including apartment door numbers and external building signs	53	floor	2,650	140,450
	<b>Cycle stores</b>				



**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Standard Sheffield	96	nr	250	24,000
	Oversized Sheffield	31	nr	300	9,300
	Double Height Standard (880 spaces)	440	nr	450	198,000
	<u>Letter boxes</u>				
	Allow 1 per apartment	321	nr	150	48,150
	<u>Cleaners Cupboards</u>				
	Allow £2,000 per core	6	nr	2,000	12,000
	<u>Blinds</u>				
	Allowance for blind boxes per apartment				Excluded
<b>M&amp;E installation</b>					
	Allowance for MEP to LGF	2,471	m <sup>2</sup>	200	494,280
	Allowance for MEP to shell and core	27,076	m <sup>2</sup>	275	7,445,873
	Fit-out to Market Apartments including sprinklers				
	1B	52	nr	20,000	1,040,000
	2B	74	nr	24,000	1,776,000
	3B / 4B	3	nr	27,000	81,000
	Fit-out to Shared Apartments including sprinklers				
	1B	71	nr	19,000	1,349,000
	2B	37	nr	23,000	851,000
	3B / 4B	-	nr	26,000	
	Fit-out to Affordable Apartments including sprinklers				
	1B	-	nr	18,000	
	2B	66	nr	21,000	1,386,000
	3B / 4B	18	nr	24,000	432,000
	EO Allowance for Renewable Energy	321	units	2,500	802,500
	Allowance for utility connections	1	item	500,000	500,000
	PV Panels	547	m <sup>2</sup>	650	355,810
<b>Lift Installation</b>					
	Passenger lift; 13 person; serving Lvl's LGF-7	3	nr	100,000	300,000
	Passenger lift; 13 person; serving Lvl's UGF-7	1	nr	92,500	92,500
	Passenger lift; 13 person; serving Lvl's LGF- 9	1	nr	115,000	115,000
	Passenger lift; 13 person; serving Lvl's LGF- 11	1	nr	130,000	130,000
	Firefighting lift; serving Lvl's LGF-7	3	nr	115,000	345,000
	Firefighting lift; serving Lvl's UGF-7	1	nr	107,500	107,500
	Firefighting lift; serving Lvl's LGF-9	1	nr	130,000	130,000
	Firefighting lift; serving Lvl's LGF-11	1	nr	145,000	145,000
	BWIC	2.5	%	17,384,183	434,605
<b>Amenity &amp; Private Roof Terraces</b>	<u>Plot B Communal Roof Terraces to B1 &amp; B4</u>				
	Soft landscaping including tanking assume 30% of roof area	45	m <sup>2</sup>	100	4,500
	Decking / pedestals etc assume 70% of roof area	105	m <sup>2</sup>	225	23,625
	Thermal break	34	m	50	1,700
	Edge protection assume balustrading	61	m	500	30,500
	EO allowance for feature shrubs	1	item	10,000	10,000
	EO allowance planters	1	item	10,000	10,000
	EO allowance irrigation system	1	item	5,000	5,000
					<b>70,841,171</b>
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			10,626,176
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			4,073,367

**Plot B - Residential**

Total Number of Units	321 nr	
NIA	21,422 m <sup>2</sup>	230,583 ft <sup>2</sup>
GIFA	29,547 m <sup>2</sup>	318,047 ft <sup>2</sup>
Net to Gross	72%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Sub-Total incl. On-Costs				85,540,714
	Inflation to bring costs up to current day 4Q2021	1.50%			1,283,111
<b>TOTAL</b>	@ 4Q 2021 pricing			£	<b>86,823,825</b>

**Plot B - Commercial**

NIA	1,152 m <sup>2</sup>	12,400 ft <sup>2</sup>
GIFA	1,667 m <sup>2</sup>	17,943 ft <sup>2</sup>
Net to Gross	69%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
Substructures	<u>Commercial substructure is based on a pro-rata of the GIA</u>				
	Basement / Lower Ground Floor Excavation				
	Excavate for basement/ lower ground floor	1	item	4,200	4,200
	Disposal of inert excavated material	1	item	21,002	21,002
	EO for disposal of non-hazardous material (assume 10%)	1	item	6,001	6,001
	EO for disposal of hazardous excavated (treatable) material (assume 2.5%)	1	item	3,000	3,000
	EO for disposal of hazardous with asbestos excavated material (0%)				Excluded
	Allowance for breaking out obstructions				Included below
	Allowance for dewatering	1	item	1,068	1,068
	Allowance for temporary propping to retaining wall				Excluded
	Assume Secant Piled Retaining Wall				
	Allowance for piling mat, say 400 thk	1	item	11,287	11,287
	Mobilisation and demobilisation of piling rig (assumed 1 rig per block)	1	item	5,340	5,340
	Allowance for piling rig standing time (assume standing time for each rig)	1	item	1,068	1,068
	Guide wall	1	item	3,260	3,260
	Move an set up pile positions to secant wall	1	item	2,474	2,474
	Secant piled retaining wall to market basement; say 750 dia piles, circa 12m deep.	1	item	46,567	46,567
	Removal of pile spoil and dispose off-site.	1	item	6,173	6,173
	E/O for disposal of non-hazardous material (10%)	1	item	1,543	1,543
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	772	772
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Clean face of secant wall.	1	item	786	786
	Capping beam to above, say 1,200 x 500mm; including reinforcement	1	item	6,403	6,403
	Substructure				
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	2,351	2,351
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	117,573	117,573
	Assumed disposal of inert excavated material from CFA piling	1	item	13,299	13,299
	E/O for disposal of non-hazardous material (10%)	1	item	3,325	3,325
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	1,662	1,662
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	4,703	4,703
	Provision for pile testing (includes for blocks B1 & B2)	1	item	801	801
	Allowance for pile caps; assumed 4 piles per cap	1	item	23,515	23,515
	Allowance for breaking through obstructions	1	item	5,340	5,340
	Ground beams				
	RC ground beam	1	item	7,903	7,903
	Ground floor slab				
	R.C ground floor slab assumed 250mm thk including insulation	1	item	56,435	56,435
	Underground drainage				

**Plot B - Commercial**

NIA	1,152 m <sup>2</sup>	12,400 ft <sup>2</sup>
GIFA	1,667 m <sup>2</sup>	17,943 ft <sup>2</sup>
Net to Gross	69%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Underground drainage; allowance	1	item	14,109	14,109
	Crane bases				
	Crane bases; allowance	1	item	8,544	8,544
	Lift pits				
	Lift pits; allowance	1	item	3,204	3,204
<b>Frame &amp; Upper floors</b>	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts			Included within Residential tab	
	R.C. Suspended slab	1,667	m <sup>2</sup>	180	300,042
	Columns & structure	1,667	m <sup>2</sup>	40	66,676
	Allowance for shear walls to the core, blockwork walls to plant room & bike store			Included within Residential tab	
<b>Roof</b>				Included within Residential tab	
<b>Stairs</b>					Excluded
<b>External Facade</b>					
	Block B1 & B2 façade			Included within Residential tab	
	External Doors				
	Double door to block B2 commercial units	10	nr	3,000.00	30,000
<b>Internal walls</b>				Shell only - none allowed for	
<b>Internal doors</b>				Shell only - none allowed for	
<b>Wall finishes</b>				Shell only - none allowed for	
<b>Floor finishes</b>				Shell only - none allowed for	
<b>Ceiling finishes</b>				Shell only - none allowed for	
<b>Fittings, Furnishings and Equipment</b>				Shell only - none allowed for	
<b>M&amp;E installation</b>					
	Allowance for capped services to commercial area to both lower and upper ground floor	10	units	25,000	250,000
	Allowance for MEP services to LGF	2,088	m <sup>2</sup>	200	417,500
<b>Lift Installation</b>					Excluded
	BWIC	2.5	%	667,500	16,688
					<b>1,464,614</b>
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			219,692
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			84,215
<b>TOTAL</b>	<b>@ 4Q 2021 pricing</b>			<b>£</b>	<b>1,768,521</b>

**Plot C - Residential**

Total Number of Units	155 nr	
NIA	11,378 m <sup>2</sup>	122,475 ft <sup>2</sup>
GIFA	15,154 m <sup>2</sup>	163,122 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<b>Substructures</b>					
	Basement / Lower Ground Floor Excavation				
	Excavate for basement/ lower ground floor	1	item	37,664	37,664
	Disposal of inert excavated material	1	item	188,319	188,319
	EO for disposal of non-hazardous material (assume 10%)	1	item	53,805	53,805
	EO for disposal of hazardous excavated (treatable) material (assume 2.5%)	1	item	26,903	26,903
	EO for disposal of hazardous with asbestos excavated material (0%)				Excluded
	Allowance for breaking out obstructions				Included below
	Allowance for dewatering	1	item	18,043	18,043
	Allowance for temporary propping to retaining wall				Excluded
	Assume Secant Piled Retaining Wall				
	Allowance for piling mat, say 400 thk	1	item	60,626	60,626
	Mobilisation and demobilisation of piling rig	1	item	45,109	45,109
	Allowance for piling rig standing time	1	item	9,022	9,022
	Guide wall	1	item	31,323	31,323
	Move an set up pile positions to secant wall	1	item	23,772	23,772
	Secant piled retaining wall to market basement; say 750 dia piles, circa 12m deep.	1	item	447,477	447,477
	Removal of pile spoil and dispose off-site.	1	item	59,314	59,314
	E/O for disposal of non-hazardous material (10%)	1	item	14,829	14,829
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	7,414	7,414
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Clean face of secant wall.	1	item	5,957	5,957
	Capping beam to above, say 1,200 x 500mm; including reinforcement	1	item	61,528	61,528
	Substructure				
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	12,630	12,630
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	631,520	631,520
	Assumed disposal of inert excavated material from CFA piling	1	item	71,432	71,432
	E/O for disposal of non-hazardous material (10%)	1	item	17,858	17,858
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	8,929	8,929
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	25,261	25,261
	Provision for pile testing (includes for blocks A1 & A2)	1	item	6,766	6,766
	Allowance for pile caps; assumed 4 piles per cap	1	item	126,304	126,304
	Allowance for breaking through obstructions	1	item	45,109	45,109
	Ground beams				
	RC ground beam assume ring beam	1	item	72,535	72,535
	Ground floor slab				
	R.C ground floor slab assumed 250mm thk including insulation	1	item	303,129	303,129
	Underground drainage				
	Underground drainage; allowance	1	item	75,782	75,782
	Crane bases				
	Crane bases; allowance	1	item	72,174	72,174

**Plot C - Residential**

Total Number of Units	155 nr	
NIA	11,378 m <sup>2</sup>	122,475 ft <sup>2</sup>
GIFA	15,154 m <sup>2</sup>	163,122 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Lift pits				
	Lift pits; allowance	1	item	22,554	22,554
<b>Frame &amp; Upper floors</b>	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts	5	nr	1,500	7,500
	R.C. Suspended slab	15,154	m <sup>2</sup>	180	2,727,792
	Columns & structure	15,154	m <sup>2</sup>	40	606,176
	Allowance for shear walls to the core - lower ground floor to roof (lift overrun)	3,730	m <sup>2</sup>	175	652,684
<b>Roof</b>	Reinforced concrete roof slab; assumed 250mm thick	1,744	m <sup>2</sup>	225	392,333
	Roof finish incl insulation and waterproofing membrane to levels	1,744	m <sup>2</sup>	135	235,400
	Rainwater installations	15,154	m <sup>2</sup>	10	151,544
	Allowance for lift overrun	4	nr	5,000	20,000
	Allowance for sundry metalworks e.g. façade access, screening etc.	1	item	50,000	50,000
	Allowance for man safe to flat roof levels	1	item	20,000	20,000
	EO allowance for finishes to roof's			See external works section below	
<b>Stairs</b>	PCC Staircase with handrail & balustrade; per level served, Core 1 Social Rent, 13 storeys (lower ground floor to level 12), Core 2 Social Rent, 10 storeys (lower ground floor to level 8)	23	stry	8,000	184,000
<b>External Facade</b>	<u>Block C</u>				
	Allowance for red glazed brick façade to women's building pavilion; to lower, upper ground floor				Included within Women's Building tab
	Allowance for glazing to elevations with red glazed brick façade; to women's building pavilion; lower, upper ground floor				Included within Women's Building tab
	Allowance for red and cream brick tone Flemish bond to lower and upper ground level				Included within Women's Building tab
	Allowance for glazing to lower and upper ground floor level red and cream brick tone Flemish bond façade				Included within Women's Building tab
	Allowance for metal panel above glazing to lower and upper ground floor level red and cream brick tone Flemish bond façade				Included within Women's Building tab
	Allowance for upper level pre-cast concrete panels	2,054	m <sup>2</sup>	600	1,232,550
	Allowance for brown and cream brick tone Flemish bond say 65%	4,348	m <sup>2</sup>	625	2,717,761
	Allowance for glazing to level 1 - roof level say 35%	2,154	m <sup>2</sup>	625	1,346,133
	Allowance for edge protection assume balustrade to parapets where roof's can be accessed	209	m	400	83,600
	Scaffolding	8,556	m <sup>2</sup>	65	556,171
	<u>In-set balconies to Block C</u>				
	Concrete slab to inset balconies; assumed 225mm depth	116	m <sup>2</sup>	150	17,400
	Thermal break to balconies	40	m	50	2,000
	Pre-cast concrete façade parapet; edge protection to inset balconies	64	m	600	38,400
	Finishes to balconies	116	m <sup>2</sup>	150	17,400
	Drainage to balconies	116	m <sup>2</sup>	20	2,320
	Soffit finish to balconies	116	m <sup>2</sup>	250	29,000
	Allowance for lighting & fire alarm sounder to each inset balcony	8	nr	500	4,000
	<u>Bolt -On Balconies to Block C</u>				
	Bolt on balconies with metal blade balustrade	146	nr	6,500	949,000

**Plot C - Residential**

Total Number of Units	155 nr	
NIA	11,378 m <sup>2</sup>	122,475 ft <sup>2</sup>
GIFA	15,154 m <sup>2</sup>	163,122 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Cast-in anchors; assumed 2nr. Anchors per balcony	292	nr	150	43,800
	Fyre Deck Versatile Aluminium Decking	1,134	m <sup>2</sup>	115	130,410
	<u>External Doors</u>				
	Single door automated residential entrance to C01 lower ground floor	1	nr	2,000	2,000
	Double door to refuse store and cycle store entrances to lower ground floor	2	nr	5,000	10,000
	Double door automated residential entrance to upper ground floor	1	nr	2,000	2,000
	Double door to upper ground floor double substation	1	nr	5,000	5,000
	Double door to bike store	1	nr	2,500	2,500
	Glazed single door to inset balconies & private terraced areas	8	nr	1,500	12,000
	Glazed single door to communal terraced areas	4	nr	1,500	6,000
	Glazed single door to bolt on balconies	146	nr	1,500	219,000
	Single door from each cores to roof amenity space	2	nr	1,500	3,000
<b>Internal walls</b>	<u>Party walls and core walls;</u>				
	Partition walls between units and corridors assume 60min fire rated	5,770	m <sup>2</sup>	100	576,950
	Blockwork wall to lower and upper ground floor assumed 120min fire rated	966	m <sup>2</sup>	120	115,941
	Partition linings to core walls	3,730	m <sup>2</sup>	50	186,481
	Partition linings to blockwork walls	1,932	m <sup>2</sup>	50	96,618
	<u>Apartment dividing walls: stud partition, frame and insulation only (plasterboard and finish measured elsewhere).</u>				
	Walls within apartments; 1 bed apartment; assumed 15m each	1,386	m <sup>2</sup>	75	103,950
	Walls within apartments; 2 bed apartment; assumed 25m each	5,250	m <sup>2</sup>	75	393,750
	Walls within apartments; 3/4 bed apartment; assumed 30m each	3,948	m <sup>2</sup>	75	296,100
	Extra over for walls to kitchens; moisture resistant (assumed 10m <sup>2</sup> per apartment)	1,550	m <sup>2</sup>	45	69,750
	<u>Patressing</u>				
	Allowance for Patressing generally; assume 10m <sup>2</sup> generally + 15m <sup>2</sup> for kitchens per apartment	3,875	item	25	96,875
<b>Internal doors</b>	<u>Residential door sets: to include frame, leaf, ironmongery and decoration</u>				
	Entrance doors to flats; single	155	nr	850	131,750
	Apartment bedroom doors; single	325	nr	650	211,250
	Apartment bathroom doors; single	278	nr	650	180,700
	Apartment store room doors; double	155	nr	1,000	155,000
	MEP cupboard; 1 per apartment; double	155	nr	1,000	155,000
	Riser doors; assumed FD60s; double	65	nr	1,000	65,000
	Door to stair cores; single	23	nr	1,500	34,500
	Door to plant rooms; single	9	nr	2,000	18,000
	Door to bike store; single	1	nr	1,000	1,000
	Door to bike store; double	4	nr	2,500	10,000
	Door to refuse store; single	1	nr	1,500	1,500
	Door to cores on lower ground floor; single	2	nr	1,500	3,000
	Door to cores on lower ground floor; double	2	nr	2,500	5,000
<b>Wall finishes</b>	Wall enhancement to residential reception/ lobby spaces	2	nr	5,000	10,000
	Shear walls and party wall finish	17,201	m <sup>2</sup>	10	172,010

**Plot C - Residential**

Total Number of Units	155 nr	
NIA	11,378 m <sup>2</sup>	122,475 ft <sup>2</sup>
GIFA	15,154 m <sup>2</sup>	163,122 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Market Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	-	m <sup>2</sup>	75	
	<u>Shared Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	-	m <sup>2</sup>	75	
	<u>Affordable Apartments (assume one mist and one coat of paint)</u>				
	Finish to walls in 1 bed apartments	2,772	m <sup>2</sup>	7	19,404
	Finish to walls in 2 bed apartments	10,500	m <sup>2</sup>	7	73,500
	Finish to walls in 3/4 bed apartments	7,896	m <sup>2</sup>	7	55,272
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 40% is a tiled finish)	2,224	m <sup>2</sup>	40	88,960
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 60% is a painted finish)	3,336	m <sup>2</sup>	15	50,040
Floor finishes	<u>Market Apartments</u>				
	Allowance for subfloor or screed to residential apartments	-	m <sup>2</sup>	35	
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	-	m <sup>2</sup>	75	
	<u>Shared Apartments</u>				
	Allowance for subfloor or screed to residential apartments	-	m <sup>2</sup>	35	
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	-	m <sup>2</sup>	75	
	<u>Affordable Apartments</u>				
	Allowance for subfloor or screed to residential apartments	11,378	m <sup>2</sup>	35	398,237
	Floor finish allowance; vinyl flooring (assume 65% to kitchens, dining, living)	7,396	m <sup>2</sup>	40	295,833
	Generally; floor finish allowance; carpet to bedrooms (assume 25% of NIA for bedrooms)	2,845	m <sup>2</sup>	35	99,559
	Generally; floor finish allowance; vinyl to bathrooms (assume 10% of NIA for bathrooms)	1,138	m <sup>2</sup>	40	45,513
	<u>Residential core/circulation areas</u>				
	Allowance for subfloor or screed to residential core/circulation areas	2,812	m <sup>2</sup>	35	98,427
	Generally; floor finish allowance to residential circulation and stair cores	2,812	m <sup>2</sup>	45	126,549



**Plot C - Residential**

Total Number of Units	155 nr	
NIA	11,378 m <sup>2</sup>	122,475 ft <sup>2</sup>
GIFA	15,154 m <sup>2</sup>	163,122 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Other:</u>				
	Generally; subfloor or screed to plant rooms, refuse store and cycle store	964	m <sup>2</sup>	35	33,740
	Floor paint to plant rooms, substation, refuse store and cycle store; lower ground floor	964	m <sup>2</sup>	30	28,920
	Matwell to entrances	2	nr	2,500	5,000
	Skirting - allowed £1000 per apartment	155	nr	1,000	155,000
	Skirting - allowance for landlord areas	2	item	5,000	10,000
Ceiling finishes	Plasterboard suspended ceiling, taped joints, painted	14,190	m <sup>2</sup>	40	567,616
	Exposed painted ceiling to plant rooms, substation, refuse store and cycle store	964	m <sup>2</sup>	15	14,460
	Extra over moisture resistant to wet areas	1,138	m <sup>2</sup>	5	5,689
	Allowance for enhance ceiling finishes to lobbies	2	item	10,000	20,000
	Access hatches (assumed 2nr per apartment)	310	nr	100	31,000
Fittings, Furnishings and Equipment	<u>Kitchens</u>				
	Kitchens to Market Apartments				
	Kitchens including white goods; 1 bed apartments		nr	12,500	
	Kitchens including white goods; 2 bed apartments		nr	12,500	
	Kitchens including white goods; 3 bed apartments		nr	12,500	
	Kitchens including white goods; 4 bed apartments		nr	12,500	
	Kitchens to Shared Apartments				
	Kitchens including white goods; 1 bed apartments		nr	6,500	
	Kitchens including white goods; 2 bed apartments		nr	6,500	
	Kitchens including white goods; 3 bed apartments		nr	6,500	
	Kitchens including white goods; 4 bed apartments		nr	6,500	
	Kitchens to Social Rent Apartments				
	Kitchens; 1 bed apartments	33	nr	3,500	115,500
	Kitchens; 2 bed apartments	75	nr	3,500	262,500
	Kitchens; 3 bed apartments	46	nr	3,500	161,000
	Kitchens; 4 bed apartments	1	nr	3,500	3,500
	Kitchens Generally				
	Kitchenette to caretakers facility	1	nr	3,000	3,000
	Commercial kitchen to front of house women's building		nr	100,000	Excluded
	<u>Wardrobes</u>				
	Wardrobes to Market Apartments				
	To 1 bed apartments; 1 per bedroom	-	nr	1,250	
	To 2 bed apartments; 1 per bedroom	-	nr	1,250	
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	Wardrobes to Shared Apartments				
	To 1 bed apartments; 1 per bedroom	-	nr	1,250	
	To 2 bed apartments; 1 per bedroom	-	nr	1,250	
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	Wardrobes to Affordable Apartments				
	To 1 bed apartments; 1 per bedroom				Excluded
	To 2 bed apartments; 1 per bedroom				Excluded
	To 3 bed apartments; 1 per bedroom				Excluded
	To 4 bed apartments; 1 per bedroom				Excluded
	<u>Vanity Units &amp; Bathroom Fittings</u>				
	Market Apartments				
	Vanity and bathroom fittings to each marketing unit	-	nr	1,000	

**Plot C - Residential**

Total Number of Units	155 nr	
NIA	11,378 m <sup>2</sup>	122,475 ft <sup>2</sup>
GIFA	15,154 m <sup>2</sup>	163,122 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Ensuite to 2 bedroom	-	nr	1,000	
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<u>Shared Apartments</u>				
	Vanity and bathroom fittings to each marketing unit	-	nr	1,000	
	Ensuite to 2 bedroom	-	nr	1,000	
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<u>Affordable Apartments</u>				
	Vanity and bathroom fittings to each marketing unit	155	nr	500	77,500
	Ensuite to 2 bedroom	75	nr	500	37,500
	Ensuite to 3 bedroom	46	nr	500	23,000
	Ensuite and additional bathroom to 4 bedroom	2	nr	500	1,000
	<u>Signage</u>				
	Statutory signage	23	floor	1,500	34,500
	Wayfinding signage, including apartment door numbers and external building signs	23	floor	2,650	60,950
	<u>Cycle stores</u>				
	Allowance for two tier cycle rack spaces	130	nr	300	39,000
	Allowance for Sheffield standard cycle rack spaces	44	nr	200	8,800
	Allowance for oversized Sheffield cycle rack spaces	16	nr	250	4,000
	<u>Letter boxes</u>				
	Allow 1 per apartment	155	nr	150	23,250
	<u>Cleaners Cupboards</u>				
	Allow £2,000 per core	2	nr	2,000	4,000
	<u>Blinds</u>				
	Allowance for blind boxes per apartment				Excluded
<b>M&amp;E installation</b>					
	Allowance for MEP to LGF	1,047	m <sup>2</sup>	200	209,380
	Allowance for MEP to shell and core	14,108	m <sup>2</sup>	275	3,879,563
	Fit-out to Market Apartments including sprinklers				
	1B	-	nr	20,000	
	2B	-	nr	24,000	
	3B / 4B	-	nr	27,000	
	Fit-out to Shared Apartments including sprinklers				
	1B	-	nr	19,000	
	2B	-	nr	23,000	
	3B / 4B	-	nr	26,000	
	Fit-out to Affordable Apartments including sprinklers				
	1B	33	nr	18,000	594,000
	2B	84	nr	21,000	1,764,000
	3B / 4B	38	nr	24,000	912,000
	EO Allowance for Renewable Energy	155	units	2,500	387,500
	Allowance for utility connections	1	item	500,000	500,000
	PV Panels	52	m <sup>2</sup>	650	33,670
<b>Lift Installation</b>					
	Passenger lift; 13 person; serving Lvl's LGF-8	1	nr	115,000	115,000
	Passenger lift; 13 person; serving Lvl's LGF-12 (Roof)	1	nr	137,500	137,500
	Firefighting lift; serving Lvl's LGF-7	1	nr	130,000	130,000
	Firefighting lift; serving Lvl's LGF-10 (Roof)	1	nr	152,500	152,500
	BWIC	2.5	%	8,815,113	220,378

**Plot C - Residential**

Total Number of Units	155 nr	
NIA	11,378 m <sup>2</sup>	122,475 ft <sup>2</sup>
GIFA	15,154 m <sup>2</sup>	163,122 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<b>Amenity &amp; Private Roof Terraces</b>	<u>Block C External Works to Communal Terraces</u>				
	Decking / pedestals etc to roof area	100	m <sup>2</sup>	225	22,500
	Edge protection assume balustrade	28	m	500	14,000
	Thermal breaks	28	m	50	1,400
					<b>30,307,197</b>
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			4,546,080
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			1,742,664
	Sub-Total incl. On-Costs				36,595,941
	Inflation to bring costs up to current day 4Q2021	1.50%			548,939
<b>TOTAL</b>	<b>@ 4Q 2021 pricing</b>			<b>£</b>	<b>37,144,880</b>

**Plot C - The Women's Centre**

NIA	1,551 m <sup>2</sup>	16,692 ft <sup>2</sup>
GIFA	1,643 m <sup>2</sup>	17,688 ft <sup>2</sup>
Net to Gross	94%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
Substructures	<u>The Women's Building substructure is based on a pro-rata of the GIA</u>				
	Basement / Lower Ground Floor Excavation				
	Excavate for basement/ lower ground floor	1	item	4,084	4,084
	Disposal of inert excavated material	1	item	20,421	20,421
	EO for disposal of non-hazardous material (assume 10%)	1	item	5,835	5,835
	EO for disposal of hazardous excavated (treatable) material (assume 2.5%)	1	item	2,917	2,917
	EO for disposal of hazardous with asbestos excavated material (0%)				Excluded
	Allowance for breaking out obstructions				Included below
	Allowance for dewatering	1	item	1,957	1,957
	Allowance for temporary propping to retaining wall				Excluded
	Assume Secant Piled Retaining Wall				
	Allowance for piling mat, say 400 thk	1	item	6,574	6,574
	Mobilisation and demobilisation of piling rig	1	item	4,891	4,891
	Allowance for piling rig standing time	1	item	978	978
	Guide wall	1	item	3,397	3,397
	Move an set up pile positions to secant wall	1	item	2,578	2,578
	Secant piled retaining wall to market basement; say 750 dia piles, circa 12m deep.	1	item	48,523	48,523
	Removal of pile spoil and dispose off-site.	1	item	6,432	6,432
	E/O for disposal of non-hazardous material (10%)	1	item	1,608	1,608
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	804	804
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Clean face of secant wall.	1	item	646	646
	Capping beam to above, say 1,200 x 500mm; including reinforcement	1	item	6,672	6,672
	Substructure				
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	1,370	1,370
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	68,480	68,480
	Assumed disposal of inert excavated material from CFA piling	1	item	7,746	7,746
	E/O for disposal of non-hazardous material (10%)	1	item	1,936	1,936
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	968	968
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	2,739	2,739
	Provision for pile testing	1	item	734	734
	Allowance for pile caps; assumed 4 piles per cap	1	item	13,696	13,696
	Allowance for breaking through obstructions	1	item	4,891	4,891
	Ground beams				
	RC ground beam	1	item	7,865	7,865
	Ground floor slab				
	R.C ground floor slab assumed 250mm thk including insulation	1	item	32,871	32,871
	Underground drainage				
	Underground drainage; allowance	1	item	8,218	8,218

**Plot C - The Women's Centre**

NIA	1,551 m <sup>2</sup>	16,692 ft <sup>2</sup>
GIFA	1,643 m <sup>2</sup>	17,688 ft <sup>2</sup>
Net to Gross	94%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Crane bases				
	Crane bases; allowance	1	item	7,826	7,826
	Lift pits				
	Lift pits; allowance	1	item	2,446	2,446
<b>Frame &amp; Upper floors</b>	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts			Included within Residential tab	
	R.C. Suspended slab	1,643	m <sup>2</sup>	180	295,794
	Columns & structure	1,643	m <sup>2</sup>	40	65,732
	Allowance for shear walls to lower and upper ground floor	337	m <sup>2</sup>	175	58,899
<b>Roof</b>					
	Reinforced concrete roof slab; assumed 250mm thick	225	m <sup>2</sup>	225	50,625
	Roof finish incl insulation and waterproofing membrane to levels	225	m <sup>2</sup>	135	30,375
	Rainwater installations	1,643	m <sup>2</sup>	10	16,433
<b>Stairs</b>					
	Front of house PPC staircase with handrail & balustrade from lower ground floor to upper ground floor café and exhibition area	1	stry	25,000	25,000
<b>External Facade</b>					
	Block C Façade				
	Allowance for red glazed brick façade to women's building pavilion; to lower, upper ground floor	236	m <sup>2</sup>	1,000.00	236,335
	Allowance for curtain walling to elevations with red glazed brick façade; to women's building pavilion; lower, upper ground floor	87	m <sup>2</sup>	750	65,250
	Allowance for red and cream brick tone Flemish bond to lower and upper ground level	965	m <sup>2</sup>	625	603,064
	Allowance for curtain walling to lower and upper ground floor level red and cream brick tone Flemish bond façade	209	m <sup>2</sup>	750	156,935
	Allowance for metal panel above glazing to lower and upper ground floor level red and cream brick tone Flemish bond façade	33	m <sup>2</sup>	650	21,159
	Scaffolding	1,530	m <sup>2</sup>	65	99,452
	External Doors				
	Double door automated women's building secondary access to lower ground floor	1	nr	2,500	2,500
	Double door to refuse store entrance to lower ground floor	1	nr	5,000	5,000
	Double door automated women's building main entrance to upper ground floor	1	nr	3,000	3,000
	Double door automated women's building secondary entrance to lower ground floor	1	nr	2,500	2,500
	Double door automated women's building secondary entrance and discreet access to upper ground floor	2	nr	2,500	5,000
	Double door to creche, discreet access	1	nr	2,000	2,000
<b>Internal walls</b>					Shell only - none allowed for
<b>Internal doors</b>					Shell only - none allowed for
<b>Wall finishes</b>					Shell only - none allowed for
<b>Floor finishes</b>					Shell only - none allowed for

**Plot C - The Women's Centre**

NIA	1,551 m <sup>2</sup>	16,692 ft <sup>2</sup>
GIFA	1,643 m <sup>2</sup>	17,688 ft <sup>2</sup>
Net to Gross	94%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
Ceiling finishes					Shell only - none allowed for
Fittings, Furnishings and Equipment					Shell only - none allowed for
M&E installation	Capped incoming services	1	item	100,000	100,000
Lift Installation	Passenger lift; assume 13 person; serving Lvl's LGF-UGF	1	nr	55,000	55,000
	BWIC	2.5	%	155,000	3,875
					<b>2,184,032</b>
Preliminaries	Main Contractor's Preliminaries	15.00%			327,605
Overheads & Profit	Main Contractor's Overheads & Profit	5.00%			125,582
	Sub-Total incl. On-Costs				<b>2,637,219</b>
	Inflation to bring costs up to current day 4Q2021	1.50%			39,558
<b>TOTAL</b>	<b>@ 4Q 2021 pricing</b>				<b>£ 2,676,777</b>

**Plot D - Residential**

Total Number of Units	183 nr	
NIA	13,676 m <sup>2</sup>	147,208 ft <sup>2</sup>
GIFA	<u>18,234 m<sup>2</sup></u>	196,271 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<b>Substructures</b>					
	<u>Basement / Lower Ground Floor Excavation</u>				
	Excavate for basement/ lower ground floor	1	item	79,414	79,414
	Disposal of inert excavated material	1	item	397,069	397,069
	EO for disposal of non-hazardous material (assume 10%)	1	item	113,448	113,448
	EO for disposal of hazardous excavated (treatable) material (assume 2.5%)	1	item	56,724	56,724
	EO for disposal of hazardous with asbestos excavated material (0%)				Excluded
	Allowance for breaking out obstructions				Included below
	Allowance for dewatering	1	item	18,637	18,637
	Allowance for temporary propping to retaining wall				Excluded
	<u>Assume Secant Piled Retaining Wall</u>				
	Allowance for piling mat, say 400 thk	1	item	114,018	114,018
	Mobilisation and demobilisation of piling rig	1	item	46,591	46,591
	Allowance for piling rig standing time	1	item	9,318	9,318
	Guide wall	1	item	38,615	38,615
	Move an set up pile positions to secant wall	1	item	29,306	29,306
	Secant piled retaining wall to market basement; say 750 dia piles, circa 12m deep.	1	item	551,642	551,642
	Removal of pile spoil and dispose off-site.	1	item	73,122	73,122
	E/O for disposal of non-hazardous material (10%)	1	item	18,280	18,280
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	9,140	9,140
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Clean face of secant wall.	1	item	8,233	8,233
	Capping beam to above, say 1,200 x 500mm; including reinforcement	1	item	75,851	75,851
	<u>Substructure</u>				
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	23,754	23,754
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	1,187,692	1,187,692
	Assumed disposal of inert excavated material from CFA piling	1	item	134,342	134,342
	E/O for disposal of non-hazardous material (10%)	1	item	33,586	33,586
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	16,793	16,793
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	47,508	47,508
	Provision for pile testing	1	item	6,989	6,989
	Allowance for pile caps; assumed 4 piles per cap	1	item	237,538	237,538
	Allowance for breaking through obstructions	1	item	46,591	46,591
	<u>Ground beams</u>				
	RC ground beam assume ring beam	1	item	100,637	100,637
	<u>Ground floor slab</u>				
	R.C ground floor slab assumed 250mm thk including insulation	1	item	570,092	570,092
	<u>Underground drainage</u>				
	Underground drainage; allowance	1	item	142,523	142,523
	<u>Crane bases</u>				
	Crane bases; allowance	1	item	74,546	74,546

**Plot D - Residential**

Total Number of Units	183 nr	
NIA	13,676 m <sup>2</sup>	147,208 ft <sup>2</sup>
GIFA	<u>18,234 m<sup>2</sup></u>	196,271 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Lift pits</u>				
	Lift pits; allowance	1	item	32,614	32,614
<b>Frame &amp; Upper floors</b>	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts	6	nr	1,500	9,000
	R.C. Suspended slab	18,234	m <sup>2</sup>	180	3,282,120
	Columns & structure	18,234	m <sup>2</sup>	40	729,360
	Allowance for shear walls to the core - lower ground floor to roof (lift overrun)	4,773	m <sup>2</sup>	175	835,305
<b>Roof</b>	Reinforced concrete roof slab; assumed 250mm thick	3,275	m <sup>2</sup>	225	736,875
	Roof finish incl insulation and waterproofing membrane to levels	3,275	m <sup>2</sup>	135	442,125
	Rainwater installations	18,234	m <sup>2</sup>	10	182,340
	Allowance for lift overrun	6	nr	5,000	30,000
	Allowance for sundry metalworks e.g. façade access, screening etc.	1	item	50,000	50,000
	Allowance for man safe to flat roof levels	1	item	60,000	60,000
	Allowance for ladders and hatches to roof	3	nr	10,000	30,000
<b>Stairs</b>	PCC Staircase with handrail & balustrade; per level served, Core 01 Market, 9 storeys (lower ground floor to level 8), Core 02 Shared, 8 storeys (lower ground floor to level 7), Core 03 Market, 7 storeys (lower ground floor to level 6)	24	stry	8,000	192,000
	PPC staircase with handrail to D1 lobby entrance	1	stry	5,000	5,000
<b>External Facade</b>	<u>Block D</u>				
	Allowance for solid cladding assume handset brick to façade assume 65%; levels LGF - Roof	7,776	m <sup>2</sup>	525	4,082,584
	Allowance for glazing assume 35%	3,743	m <sup>2</sup>	625	2,339,081
	Scaffolding	11,519	m <sup>2</sup>	65	748,727
	<u>Private terraces / in-set balconies</u>				
	Concrete slab to inset balconies; assumed 225mm depth	653	m <sup>2</sup>	150	97,950
	Thermal break to balconies	278	m	50	13,900
	Brick wrapping balustrade to inset balconies	475	m <sup>2</sup>	525	249,480
	Balustrade to inset balconies; assumed metal balustrading on top of brick wrapping façade	432	m	400	172,800
	Finishes to balconies	653	m <sup>2</sup>	150	97,950
	Drainage to balconies	653	m <sup>2</sup>	20	13,060
	Soffit finish to balconies	653	m <sup>2</sup>	250	163,250
	Allowance for lighting & fire alarm sounder to each inset balcony	33	nr	500	16,500
	<u>Bolt -On Balconies</u>				
	Bolt on balconies with metal blade balustrade	150	nr	6,500	975,000
	Cast-in anchors; assumed 2nr. Anchors per balcony	300	nr	150	45,000
	Fyre Deck Versatile Aluminium Decking	1,318	m <sup>2</sup>	115	151,570
	<u>External Doors</u>				
	Single door automated entrance to lower ground floor	1	nr	2,000	2,000
	Double door to store area on lower ground floor	1	nr	5,000	5,000
	Double door to bike and refuse store area on lower ground floor	2	nr	5,000	10,000
	Double door automated entrance to upper ground floor block 2 residents shared facilities concierge	1	nr	3,000	3,000
	Single door upper ground floor D1 & D3 entrances and D2 exits to communal residents gardens	7	nr	2,000	14,000
	Glazed single door to bolt on balconies	150	nr	1,500	225,000
	Glazed single door to private terraces/ inset balconies	33	nr	1,500	49,500



**Plot D - Residential**

Total Number of Units	183 nr	
NIA	13,676 m <sup>2</sup>	147,208 ft <sup>2</sup>
GIFA	<u>18,234 m<sup>2</sup></u>	196,271 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)	
Internal walls	<u>Party walls and core walls:</u>					
	Partition walls between units and corridors assume 60min fire rated	6,725	m <sup>2</sup>	100	672,507	
	Blockwork wall to lower ground floor assumed 120min fire rated	1,643	m <sup>2</sup>	120	197,172	
	Partition linings to core walls	4,773	m <sup>2</sup>	50	238,659	
	Partition linings to blockwork walls	3,286	m <sup>2</sup>	50	164,310	
	<u>Apartment dividing walls: stud partition, frame and insulation only (plasterboard and finish measured elsewhere).</u>					
	Walls within apartments; 1 bed apartment; assumed 15m each	255	m <sup>2</sup>	75	19,125	
	Walls within apartments; 2 bed apartment; assumed 25m each	3,550	m <sup>2</sup>	75	266,250	
	Walls within apartments; 3/4 bed apartment; assumed 30m each	720	m <sup>2</sup>	75	54,000	
	Extra over for walls to kitchens; moisture resistant (assumed 10m <sup>2</sup> per apartment)	1,830	m <sup>2</sup>	45	82,350	
	<u>Patressing</u>					
	Allowance for Patressing generally; assume 10m <sup>2</sup> generally + 15m <sup>2</sup> for kitchens per apartment	4,575	item	25	114,375	
	Internal doors	<u>Residential door sets: to include frame, leaf, ironmongery and decoration</u>				
		Entrance doors to flats; single	183	nr	850	155,550
		Apartment bedroom doors; single	373	nr	650	242,450
Apartment bathroom doors; single		244	nr	650	158,600	
Apartment store room doors; double		183	nr	1,000	183,000	
MEP cupboard; 1 per apartment; double		183	nr	1,000	183,000	
Riser doors; assumed FD60s; double		113	nr	1,000	113,000	
Door to stair cores; single		26	nr	1,500	39,000	
Plant room doors; single		8	nr	2,000	16,000	
Plant room doors; double		1	nr	5,000	5,000	
Door to cycle store; single		4	nr	1,500	6,000	
Door to cycle store; double		1	nr	2,000	2,000	
Door to refuse store; single		5	nr	1,500	7,500	
Door to refuse store; double		8	nr	2,500	20,000	
Door to refuse store lobby; double		8	nr	2,000	16,000	
Door to BoH lobby areas; single		4	nr	1,500	6,000	
Door to BoH lobby areas; double		1	nr	2,500	2,500	
Door to store cupboard; single		3	nr	1,500	4,500	
Door to upper ground floor draft lobby; single		2	nr	2,000	4,000	
Door to upper ground floor corridors; single	8	nr	2,000	16,000		
Wall finishes	Wall enhancement to residential reception/ lobby spaces	3	nr	5,000	15,000	
	Shear walls and party wall finish	21,510	m <sup>2</sup>	10	215,095	
	<u>Market Apartments (assume one mist and two coats of durable paint)</u>					
	Finish to walls in 1 bed apartments	360	m <sup>2</sup>	10	3,600	
	Finish to walls in 2 bed apartments	6,450	m <sup>2</sup>	10	64,500	
	Finish to walls in 3/4 bed apartments	1,440	m <sup>2</sup>	10	14,400	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	4,260	m <sup>2</sup>	75	319,500	
	<u>Shared Apartments (assume one mist and two coats of durable paint)</u>					
	Finish to walls in 1 bed apartments	150	m <sup>2</sup>	10	1,500	
	Finish to walls in 2 bed apartments	650	m <sup>2</sup>	10	6,500	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10		

**Plot D - Residential**

Total Number of Units	183 nr	
NIA	13,676 m <sup>2</sup>	147,208 ft <sup>2</sup>
GIFA	<u>18,234 m<sup>2</sup></u>	196,271 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	620	m <sup>2</sup>	75	46,500
	<u>Affordable Apartments (assume one mist and one coat of paint)</u>				
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	7	
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	7	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	7	
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 40% is a tiled finish)	-	m <sup>2</sup>	40	
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 60% is a painted finish)	-	m <sup>2</sup>	15	
Floor finishes	<u>Market Apartments</u>				
	Allowance for subfloor or screed to residential apartments	12,331	m <sup>2</sup>	35	431,579
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	8,015	m <sup>2</sup>	70	561,052
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	3,083	m <sup>2</sup>	70	215,789
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	1,233	m <sup>2</sup>	75	92,481
	<u>Shared Apartments</u>				
	Allowance for subfloor or screed to residential apartments	1,345	m <sup>2</sup>	35	47,081
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	874	m <sup>2</sup>	70	61,206
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	336	m <sup>2</sup>	70	23,541
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	135	m <sup>2</sup>	75	10,089
	<u>Affordable Apartments</u>				
	Allowance for subfloor or screed to residential apartments	-	m <sup>2</sup>	35	
	Floor finish allowance; vinyl flooring (assume 65% to kitchens, dining, living)	-	m <sup>2</sup>	40	
	Generally; floor finish allowance; carpet to bedrooms (assume 25% of NIA for bedrooms)	-	m <sup>2</sup>	35	
	Generally; floor finish allowance; vinyl to bathrooms (assume 10% of NIA for bathrooms)	-	m <sup>2</sup>	40	
	<u>Residential core/circulation areas</u>				
	Allowance for subfloor or screed to residential core/ circulation areas	3,437	m <sup>2</sup>	35	120,295
	Generally; floor finish allowance to residential circulation and stair cores	3,437	m <sup>2</sup>	45	154,665
	<u>Other:</u>				
	Generally; subfloor or screed to plant rooms	1,121	m <sup>2</sup>	35	39,235
	Floor paint to plant rooms, substation, refuse store and cycle store; lower ground floor	1,121	m <sup>2</sup>	30	33,630
	Matwell to entrances	8	nr	2,500	20,000
	Skirting - allowed £1000 per apartment	183	nr	1,000	183,000
	Skirting - allowance for landlord areas and community space	8	item	5,000	40,000
Ceiling finishes	Plasterboard suspended ceiling, taped joints, painted	17,113	m <sup>2</sup>	40	684,520
	Exposed painted ceiling to plant rooms, substation, refuse store and cycle store	1,121	m <sup>2</sup>	15	16,815
	Extra over moisture resistant to wet areas	1,368	m <sup>2</sup>	5	6,838
	Allowance for enhance ceiling finishes to lobbies	8	item	10,000	80,000

**Plot D - Residential**

Total Number of Units	183 nr	
NIA	13,676 m <sup>2</sup>	147,208 ft <sup>2</sup>
GIFA	<u>18,234 m<sup>2</sup></u>	196,271 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Access hatches (assumed 2nr per apartment)	366	nr	100	36,600
<b>Fittings, Furnishings and Equipment</b>	<u>Kitchens</u>				
	Kitchens to Market Apartments				
	Kitchens including white goods; 1 bed apartments	12	nr	12,500	150,000
	Kitchens including white goods; 2 bed apartments	129	nr	12,500	1,612,500
	Kitchens including white goods; 3 bed apartments	24	nr	12,500	300,000
	Kitchens including white goods; 4 bed apartments	-	nr	12,500	
	Kitchens to Shared Apartments				
	Kitchens including white goods; 1 bed apartments	5	nr	6,500	32,500
	Kitchens including white goods; 2 bed apartments	13	nr	6,500	84,500
	Kitchens including white goods; 3 bed apartments	-	nr	6,500	
	Kitchens including white goods; 4 bed apartments	-	nr	6,500	
	Kitchens to Social Rent Apartments				
	Kitchens; 1 bed apartments	-	nr	3,500	
	Kitchens; 2 bed apartments	-	nr	3,500	
	Kitchens; 3 bed apartments	-	nr	3,500	
	Kitchens; 4 bed apartments	-	nr	3,500	
	Kitchens Generally				
	Kitchenette to caretakers facility	1	nr	3,000	3,000
	<u>Wardrobes</u>				
	Wardrobes to Market Apartments				
	To 1 bed apartments; 1 per bedroom	12	nr	1,250	15,000
	To 2 bed apartments; 1 per bedroom	129	nr	1,250	161,250
	To 3 bed apartments; 1 per bedroom	24	nr	1,250	30,000
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	Wardrobes to Shared Apartments				
	To 1 bed apartments; 1 per bedroom	5	nr	1,250	6,250
	To 2 bed apartments; 1 per bedroom	13	nr	1,250	16,250
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	Wardrobes to Affordable Apartments				
	To studio; 1 per bedroom				Excluded
	To 1 bed apartments; 1 per bedroom				Excluded
	To 2 bed apartments; 1 per bedroom				Excluded
	To 3 bed apartments; 1 per bedroom				Excluded
	To 4 bed apartments; 1 per bedroom				Excluded
	<u>Vanity Units &amp; Bathroom Fittings</u>				
	Market Apartments				
	Vanity and bathroom fittings to each marketing unit	165	nr	1,000	165,000
	Ensuite to 2 bedroom	24	nr	1,000	24,000
	Ensuite to 3 bedroom	24	nr	1,000	24,000
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	Shared Apartments				
	Vanity and bathroom fittings to each marketing unit	18	nr	1,000	18,000
	Ensuite to 2 bedroom	13	nr	1,000	13,000
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	Affordable Apartments				
	Vanity and bathroom fittings to each marketing unit	-	nr	500	
	Ensuite to 2 bedroom	-	nr	500	
	Ensuite to 3 bedroom	-	nr	500	
	Ensuite and additional bathroom to 4 bedroom	-	nr	500	

**Plot D - Residential**

Total Number of Units	183 nr	
NIA	13,676 m <sup>2</sup>	147,208 ft <sup>2</sup>
GIFA	<u>18,234 m<sup>2</sup></u>	196,271 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Signage</u>				
	Statutory signage	24	floor	1,500	36,000
	Wayfinding signage, including apartment door numbers and external building signs	24	floor	2,650	63,600
	<u>Cycle stores</u>				
	Allowance for two tier cycle rack spaces	144	nr	300	43,200
	Allowance for Sheffield standard cycle rack spaces	58	nr	200	11,600
	Allowance for oversized Sheffield cycle rack spaces	19	nr	250	4,750
	<u>Letter boxes</u>				
	Allow 1 per apartment	183	nr	150	27,450
	<u>Cleaners Cupboards</u>				
	Allow £2,000 per core	3	nr	2,000	6,000
	<u>Blinds</u>				
	Allowance for blind boxes per apartment				Excluded
<b>M&amp;E installation</b>					
	Allowance for MEP to LGF	1,882	m <sup>2</sup>	200	376,400
	Allowance for MEP to shell and core	16,352	m <sup>2</sup>	275	4,496,800
	Fit-out to Market Apartments including sprinklers				
	1B	12	nr	20,000	240,000
	2B	129	nr	24,000	3,096,000
	3B / 4B	24	nr	27,000	648,000
	Fit-out to Shared Apartments including sprinklers				
	1B	5	nr	19,000	95,000
	2B	13	nr	23,000	299,000
	3B / 4B	-	nr	26,000	
	Fit-out to Affordable Apartments including sprinklers				
	1B	-	nr	18,000	
	2B	-	nr	21,000	
	3B / 4B	-	nr	24,000	
	EO Allowance for Renewable Energy	183	units	2,500	457,500
	Allowance for utility connections	1	item	500,000	500,000
	PV Panels	183	m <sup>2</sup>	650	119,210
<b>Lift Installation</b>					
	Passenger lift; 13 person; serving Lvl's LGF-6	1	nr	100,000	100,000
	Passenger lift; 13 person; serving Lvl's LGF-7	1	nr	107,500	107,500
	Passenger lift; 13 person; serving Lvl's LGF-8	1	nr	115,000	115,000
	Firefighting lift; serving Lvl's LGF-6	1	nr	115,000	115,000
	Firefighting lift; serving Lvl's LGF-7	1	nr	122,500	122,500
	Firefighting lift; serving Lvl's LGF-8	1	nr	130,000	130,000
	BWIC	2.5	%	11,017,910	275,448
<b>Amenity &amp; Private Roof Terraces</b>	<u>Block D Private Shared Amenity Space</u>				
	Soft landscaping including tanking assume 30% of roof area	120	m <sup>2</sup>	100	12,000
	Decking / pedestals etc assume 70% of roof area	280	m <sup>2</sup>	225	63,000
	Brick wrapping balustrade to inset balconies	101	m <sup>2</sup>	525	53,130
	Edge protection assume balustrading	92	m	400	36,800
	Thermal break	56	m	50	2,800
	EO allowance for trees	1	item		
	EO allowance for feature shrubs	1	item	5,000	5,000
	EO allowance planters	1	item	5,000	5,000
	EO allowance irrigation system	1	item	2,000	2,000

**Plot D - Residential**

Total Number of Units	183 nr	
NIA	13,676 m <sup>2</sup>	147,208 ft <sup>2</sup>
GIFA	<u>18,234 m<sup>2</sup></u>	196,271 ft <sup>2</sup>
Net to Gross	75%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			6,181,333
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			2,369,511
	Sub-Total incl. On-Costs				<u>49,759,731</u>
	Inflation to bring costs up to current day 4Q2021	1.50%			746,396
<b>TOTAL</b>	<b>@ 4Q 2021 pricing</b>			<b>£</b>	<b><u><u>50,506,127</u></u></b>

**Plot D - Amenity Space**

NIA	1,152 m <sup>2</sup>	12,400 ft <sup>2</sup>
GIFA	1,334 m <sup>2</sup>	14,359 ft <sup>2</sup>
Net to Gross	86%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
Substructures	<u>Amenity substructure is based on a pro-rata of the GIA</u>				
	Basement / Lower Ground Floor Excavation				
	Excavate for basement/ lower ground floor	1	item	5,810	5,810
	Disposal of inert excavated material	1	item	29,050	29,050
	EO for disposal of non-hazardous material (assume 10%)	1	item	8,300	8,300
	EO for disposal of hazardous excavated (treatable) material (assume 2.5%)	1	item	4,150	4,150
	EO for disposal of hazardous with asbestos excavated material (0%)				Excluded
	Allowance for breaking out obstructions				Included below
	Allowance for dewatering	1	item	1,363	1,363
	Allowance for temporary propping to retaining wall				Excluded
	Assume Secant Piled Retaining Wall				
	Allowance for piling mat, say 400 thk	1	item	8,342	8,342
	Mobilisation and demobilisation of piling rig	1	item	3,409	3,409
	Allowance for piling rig standing time	1	item	682	682
	Guide wall	1	item	2,825	2,825
	Move an set up pile positions to secant wall	1	item	2,144	2,144
	Secant piled retaining wall to market basement; say 750 dia piles, circa 12m deep.	1	item	40,358	40,358
	Removal of pile spoil and dispose off-site.	1	item	5,350	5,350
	E/O for disposal of non-hazardous material (10%)	1	item	1,337	1,337
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	669	669
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Clean face of secant wall.	1	item	602	602
	Capping beam to above, say 1,200 x 500mm; including reinforcement	1	item	5,549	5,549
	Substructure				
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	1,738	1,738
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	86,892	86,892
	Assumed disposal of inert excavated material from CFA piling	1	item	9,828	9,828
	E/O for disposal of non-hazardous material (10%)	1	item	2,457	2,457
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	1,229	1,229
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	3,476	3,476
	Provision for pile testing	1	item	511	511
	Allowance for pile caps; assumed 4 piles per cap	1	item	17,378	17,378
	Allowance for breaking through obstructions	1	item	3,409	3,409
	Ground beams				
	RC ground beam	1	item	7,363	7,363
	Ground floor slab				
	R.C ground floor slab assumed 250mm thk including insulation	1	item	41,708	41,708
	Underground drainage				
	Underground drainage; allowance	1	item	10,427	10,427

**Plot D - Amenity Space**

NIA	1,152 m <sup>2</sup>	12,400 ft <sup>2</sup>
GIFA	1,334 m <sup>2</sup>	14,359 ft <sup>2</sup>
Net to Gross	86%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Crane bases				
	Crane bases; allowance	1	item	5,454	5,454
	Lift pits				
	Lift pits; allowance	1	item	2,386	2,386
<b>Frame &amp; Upper floors</b>	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts			Included within Residential tab	
	R.C. Suspended slab	1,334	m <sup>2</sup>	180	240,120
	Columns & structure	1,334	m <sup>2</sup>	40	53,360
	Allowance for shear walls to lower and upper ground floor	83	m <sup>2</sup>	175	14,513
<b>Roof</b>				Included within Residential tab	
<b>Stairs</b>					
	Front of house PPC staircase with handrail & balustrade from lower ground floor to upper ground floor concierge reception, workspace, lounge	1	stry	25,000	25,000
<b>External Facade</b>					
	Block D Façade				
	Allowance for pigmented pre-cast concrete panels assume to lower ground floor; assume 65%	215	m <sup>2</sup>	600	128,833
	Allowance for solid cladding handset brick to upper ground floor; assume 65%	137	m <sup>2</sup>	525	71,816
	Allowance for glazing assume 35%	189	m <sup>2</sup>	625	118,298
	Scaffolding	541	m <sup>2</sup>	65	35,151
	External Doors				
	Single door automated entrance to lower & upper ground floor concierge, reception, workspace and lounge area	3	nr	3,000	9,000
	Double door to private shared amenity space	2	nr	2,500	5,000
	Double door to refuse loading area on lower ground floor	3	nr	5,000	15,000
<b>Internal walls</b>	<u>Party walls and core walls:</u>				
	Partition walls assume 60min fire rated	197	m <sup>2</sup>	140	27,567
	Blockwork wall to lower and upper ground floor assumed 120min fire rated	574	m <sup>2</sup>	140	80,311
	Partition linings to core walls	83	m <sup>2</sup>	50	4,146
	Partition linings to blockwork walls	1,147	m <sup>2</sup>	50	57,365
	Allowance for glazed partition	1	item	15,000	15,000
	Allowance for foldable partition to studio and dining room on lower ground floor including finishes	1	item	25,000	25,000
<b>Internal doors</b>	<u>Doors to amenity area</u>				
	Door to concierge, reception, workspace and lounge to lower ground floor; double	2	nr	2,000	4,000
	Door to gym and studio; single	2	nr	1,500	3,000
	Door to WC's within gym; single	8	nr	1,000	8,000
	Door to back of house rooms such as reception, CCTV room, staff kitchenette, WC and post rooms; single	6	nr	1,500	9,000
<b>Wall finishes</b>					
	Wall enhancement to residential reception/ lobby spaces	2	nr	5,000	10,000
	Shear walls and party wall finish	1,624	m <sup>2</sup>	10	16,240
<b>Floor finishes</b>					

**Plot D - Amenity Space**

NIA	1,152 m <sup>2</sup>	12,400 ft <sup>2</sup>
GIFA	1,334 m <sup>2</sup>	14,359 ft <sup>2</sup>
Net to Gross	86%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	<u>Amenity Concierge Reception, Workspace &amp; Lounge</u>				
	Allowance for subfloor or screed to concierge reception, workspace lounge and dining spaces	907	m <sup>2</sup>	35	31,745
	Generally; floor finish allowance to concierge reception, workspace lounge and dining spaces	907	m <sup>2</sup>	70	63,490
	<u>Gym &amp; Studio</u>				
	Allowance for subfloor or screed to gym and studio to lower ground floor	142	m <sup>2</sup>	35	4,970
	Generally; floor finish allowance to gym and studio to lower ground floor	142	m <sup>2</sup>	70	9,940
	<u>Amenity Back of House Kitchenette, Post Rooms &amp; Reception</u>				
	Allowance for subfloor or screed to back of house kitchenette, post room and reception	78	m <sup>2</sup>	35	2,730
	Generally; floor finish allowance to back of house kitchenette, post room and reception	78	m <sup>2</sup>	40	3,120
	<u>Amenity WC's &amp; Changing Facilities</u>				
	Allowance for subfloor or screed to WC & changing facilities	50	m <sup>2</sup>	35	1,750
	Generally; floor finish allowance to WC & changing facilities	50	m <sup>2</sup>		
	<u>Other:</u>				
	Generally; subfloor or screed to refuse store	94	m <sup>2</sup>	35	3,278
	Floor paint to refuse store	94	m <sup>2</sup>	30	2,810
	Matwell to entrances	4	nr	2,500	10,000
	Skirting - allowance for women's building areas	1	item	20,000	20,000
<b>Ceiling finishes</b>					
	Plasterboard suspended ceiling, taped joints, painted	1,177	m <sup>2</sup>	40	47,080
	Exposed painted ceiling to storage cupboards	94	m <sup>2</sup>	15	1,405
	Extra over moisture resistant to wet areas	50	m <sup>2</sup>	5	250
	Allowance for enhance ceiling finishes to lobbies	3	item	10,000	30,000
<b>Fittings, Furnishings and Equipment</b>					
	Kitchens Generally				
	Back of house kitchenette for staff	1	nr	3,000	3,000
	Allowance for FF&E	1	item	100,000	100,000
<b>M&amp;E installation</b>					
	Allowance for capped services to commercial area to both lower and upper ground floor	1,334	m <sup>2</sup>	250	333,500
<b>Lift Installation</b>					
	Passenger lift; assume 13 person; serving Lvl's LGF-UGF	1	nr	55,000	55,000
	BWIC	2.5	%	388,500	9,713
					<b>2,023,695</b>
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			303,554
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			116,362
	Sub-Total incl. On-Costs				<b>2,443,611</b>



**Plot D - Amenity Space**

NIA	1,152 m <sup>2</sup>	12,400 ft <sup>2</sup>
GIFA	<u>1,334 m<sup>2</sup></u>	14,359 ft <sup>2</sup>
Net to Gross	86%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Inflation to bring costs up to current day 4Q2021	1.50%			36,654
<b>TOTAL</b>	@ 4Q 2021 pricing			£	<u><u>2,480,265</u></u>

**Plot E1 - Residential**

Total Number of Units	60 nr	
NIA	3,778 m <sup>2</sup>	40,669 ft <sup>2</sup>
GIFA	5,946 m <sup>2</sup>	64,005 ft <sup>2</sup>
Net to Gross	64%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<b>Substructures</b>					
	Allowance for piling mat, say 400 thk	1	item	49,240	49,240
	Mobilisation and demobilisation of piling rig	1	item	50,000	50,000
	Allowance for piling rig standing time	1	item	10,000	10,000
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	10,258	10,258
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	512,917	512,917
	Assumed disposal of inert excavated material from CFA piling	1	item	58,017	58,017
	E/O for disposal of non-hazardous material (10%)	1	item	14,504	14,504
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	7,252	7,252
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	20,517	20,517
	Provision for pile testing	1	item	7,500	7,500
	Allowance for pile caps; assumed 4 piles per cap	1	item	102,583	102,583
	Allowance for breaking through obstructions	1	item	25,000	25,000
	<u>Ground beams</u>				
	RC ground beam assume ring beam	1	item	76,000	76,000
	<u>Ground floor slab</u>				
	R.C ground floor slab assumed 250mm thk including insulation	1	item	246,200	246,200
	<u>Underground drainage</u>				
	Underground drainage; allowance	1	item	61,550	61,550
	<u>Crane bases</u>				
	Crane bases; allowance	1	item	80,000	80,000
	<u>Lift pits</u>				
	Lift pits; allowance	1	item	10,000	10,000
<b>Frame &amp; Upper floors</b>					
	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts	2	nr	1,500	3,000
	R.C. Suspended slab	5,946	m <sup>2</sup>	180	1,070,316
	Columns & structure	5,946	m <sup>2</sup>	40	237,848
	Allowance for shear walls to the core - ground floor to roof (lift overrun)	874	m <sup>2</sup>	175	152,972
<b>Roof</b>					
	Reinforced concrete roof slab; assumed 250mm thick	1,231	m <sup>2</sup>	225	276,863
	Roof finish incl insulation and waterproofing membrane to levels	1,231	m <sup>2</sup>	135	166,118
	Rainwater installations	5,946	m <sup>2</sup>	10	59,462
	Allowance for lift overrun	2	nr	5,000	10,000
	Allowance for sundry metalworks e.g. façade access, screening etc.	1	item	50,000	50,000
	Allowance for ladders and hatches to roof	1	nr	10,000	10,000
	Allowance for man safe to flat roof levels	1	item	20,000	20,000
	EO allowance for finishes to roof's				See below
<b>Stairs</b>					
	PCC Staircase with handrail & balustrade; per level served, Core 01 Social Rent, 6 storeys (ground floor to level 6)	6	stry	8,000	48,000
	Allowance for stairs to front of house	1	item	10,000	10,000
<b>External Facade</b>					
	<u>Block E1</u>				

**Plot E1 - Residential**

Total Number of Units	60 nr	
NIA	3,778 m <sup>2</sup>	40,669 ft <sup>2</sup>
GIFA	5,946 m <sup>2</sup>	64,005 ft <sup>2</sup>
Net to Gross	64%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Allowance for solid cladding assume handset brick assume 65%	2,745	m <sup>2</sup>	525	1,441,188
	Allowance for glazing assume 35%	1,287	m <sup>2</sup>	625	804,300
	Scaffolding	4,032	m <sup>2</sup>	65	262,080
	<u>Bolt -On Balconies</u>				
	Bolt on balconies with metal blade balustrade	63	nr	6,500	409,500
	Cast-in anchors; assumed 2nr. Anchors per balcony	126	nr	150	18,900
	Fyre Deck Versatile Aluminium Decking	385	m <sup>2</sup>	115	44,275
	<u>Private Terraces</u>				
	Decking/ pedestals etc to private terrace	91	m <sup>2</sup>	190	17,290
	Thermal break to private terrace	32	m	50	1,600
	Balustrade to inset balconies; assumed metal balustrading	47	m	400	18,800
	Finishes to private terrace	91	m <sup>2</sup>	150	13,650
	Drainage to private terrace	91	m <sup>2</sup>	20	1,820
	Soffit finish to private terrace	91	m <sup>2</sup>	250	22,750
	Allowance for lighting & fire alarm sounder to each private terrace	5	nr	500	2,500
	<u>External Doors</u>				
	Single door for fire fighter access	1	nr	2,000	2,000
	Double door to refuse loading area on ground floor	1	nr	5,000	5,000
	Double door automated entrance to ground floor lobby and ground floor second entrance	2	nr	3,000	6,000
	Single door to ground floor secondary communal space	1	nr	2,000	2,000
	Double door assumed automated to ground floor secondary communal space	1	nr	3,000	3,000
	Double door to ground floor plant room access	2	nr	5,000	10,000
	Glazed single door to bolt on balconies	63	nr	1,500	94,500
	Single door from units to private terraces	5	nr	1,500	7,500
	Single door from core to shared amenity accessible roof level 5	3	nr	1,500	4,500
Internal walls	<u>Party walls and core walls:</u>				
	Partition walls between units and corridors assume 60min fire rated	2,513	m <sup>2</sup>	100	251,348
	Blockwork wall to lower ground floor assumed 120min fire rated	1,073	m <sup>2</sup>	120	128,781
	Partition linings to core walls	874	m <sup>2</sup>	50	43,706
	Partition linings to blockwork walls	2,146	m <sup>2</sup>	50	107,318
	<u>Apartment dividing walls: stud partition, frame and insulation only (plasterboard and finish measured elsewhere).</u>				
	Walls within apartments; studio apartment; assumed 10m each	-	m <sup>2</sup>	75	
	Walls within apartments; 1 bed apartment; assumed 15m each	2,520	m <sup>2</sup>	75	189,000
	Walls within apartments; 2 bed apartment; assumed 25m each	-	m <sup>2</sup>	75	
	Walls within apartments; 3/4 bed apartment; assumed 30m each	-	m <sup>2</sup>	75	
	Extra over for walls to kitchens; moisture resistant (assumed 10m2 per apartment)	600	m <sup>2</sup>	45	27,000
	<u>Patressing</u>				
	Allowance for Patressing generally; assume 10m2 generally + 15m2 for kitchens per apartment	1,500	item	25	37,500

**Plot E1 - Residential**

Total Number of Units	60 nr	
NIA	3,778 m <sup>2</sup>	40,669 ft <sup>2</sup>
GIFA	5,946 m <sup>2</sup>	64,005 ft <sup>2</sup>
Net to Gross	64%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<b>Internal doors</b>	<u>Residential door sets; to include frame, leaf, ironmongery and decoration</u>				
	Entrance doors to flats; single	62	nr	850	52,700
	Apartment bedroom doors; single	60	nr	650	39,000
	Apartment bathroom doors; single	61	nr	650	39,650
	Apartment store room doors; double	60	nr	1,000	60,000
	MEP cupboard; 1 per apartment; double	60	nr	1,000	60,000
	Riser doors; assumed FD60s; double	29	nr	1,000	29,000
	Door to stair cores; single	13	nr	1,500	19,500
	Door to lift lobbies; single	5	nr	1,500	7,500
	Door to lift lobbies; double	10	nr	2,500	25,000
	Plant room doors; single	2	nr	2,000	4,000
	Plant room doors; double	1	nr	5,000	5,000
	Door to cycle & mobility scooter store; single	1	nr	1,500	1,500
	Door to cycle & mobility scooter store; double	2	nr	3,000	6,000
	Door to refuse store and refuse lobby; single	2	nr	1,500	3,000
	Automate door from draft lobby to entrance and entrance to corridor; single	2	nr	2,000	4,000
	Doors to WC's on ground floor	3	nr	800	2,400
	Door to extra care rooms such WCAC Shower, staff shower/ changing/ assisted bathing/ laundry/ staff meeting rooms & office etc; single	12	nr	1,500	18,000
	Door to shower/changing units within changing rooms; single	6	nr	1,000	6,000
<b>Wall finishes</b>	Wall enhancement to residential reception/ lobby space	1	nr	5,000	5,000
	Shear walls and party wall finish	8,047	m <sup>2</sup>	10	80,474
	<u>Market Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in studio apartments	-	m <sup>2</sup>	10	
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	-	m <sup>2</sup>	75	
	<u>Shared Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in studio apartments	-	m <sup>2</sup>	10	
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	-	m <sup>2</sup>	75	
	<u>Social Rent Apartments (assume one mist and one coat of paint)</u>				
	Finish to walls in studio apartments	-	m <sup>2</sup>	7	
	Finish to walls in 1 bed apartments	5,040	m <sup>2</sup>	7	35,280
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	7	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	7	
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 40% is a tiled finish)	480	m <sup>2</sup>	40	19,200
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 60% is a painted finish)	720	m <sup>2</sup>	15	10,800
<b>Floor finishes</b>	<u>Market Apartments</u>				
	Allowance for subfloor or screed to residential apartments	-	m <sup>2</sup>	35	

**Plot E1 - Residential**

Total Number of Units	60 nr	
NIA	3,778 m <sup>2</sup>	40,669 ft <sup>2</sup>
GIFA	5,946 m <sup>2</sup>	64,005 ft <sup>2</sup>
Net to Gross	64%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	-	m <sup>2</sup>	75	
	<u>Shared Apartments</u>				
	Allowance for subfloor or screed to residential apartments	-	m <sup>2</sup>	35	
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	-	m <sup>2</sup>	75	
	<u>Affordable Apartments</u>				
	Allowance for subfloor or screed to residential apartments	3,778	m <sup>2</sup>	35	132,237
	Floor finish allowance; vinyl flooring (assume 65% to kitchens, dining, living)	2,456	m <sup>2</sup>	40	98,233
	Generally; floor finish allowance; carpet to bedrooms (assume 25% of NIA for bedrooms)	945	m <sup>2</sup>	35	33,059
	Generally; floor finish allowance; vinyl to bathrooms (assume 10% of NIA for bathrooms)	378	m <sup>2</sup>	40	15,113
	<u>Residential core/circulation areas</u>				
	Allowance for subfloor or screed to residential core/circulation areas	1,818	m <sup>2</sup>	35	63,630
	Generally; floor finish allowance to residential circulation and stair cores	1,818	m <sup>2</sup>	45	81,810
	<u>Other:</u>				
	Generally; subfloor or screed to plant rooms	350	m <sup>2</sup>	35	12,250
	Floor paint to plant rooms, substation, refuse store and cycle store; lower ground floor	350	m <sup>2</sup>	30	10,500
	Matwell to entrances	1	nr	2,500	2,500
	Skirting - allowed £1000 per apartment	60	nr	1,000	60,000
	Skirting - allowance for landlord areas and community space	1	item	5,000	5,000
<b>Ceiling finishes</b>	Plasterboard suspended ceiling, taped joints, painted	5,596	m <sup>2</sup>	40	223,848
	Exposed painted ceiling to plant rooms, substation, refuse store and cycle store	350	m <sup>2</sup>	15	5,250
	Extra over moisture resistant to wet areas	378	m <sup>2</sup>	5	1,889
	Allowance for enhance ceiling finishes to lobbies	1	item	10,000	10,000
	Access hatches (assumed 2nr per apartment)	120	nr	100	12,000
<b>Fittings, Furnishings and Equipment</b>	<u>Kitchens</u>				
	<u>Kitchens to Market Apartments</u>				
	Kitchens including white goods; studios	-	nr	-	
	Kitchens including white goods; 1 bed apartments	-	nr	12,500	
	Kitchens including white goods; 2 bed apartments	-	nr	12,500	
	Kitchens including white goods; 3 bed apartments	-	nr	12,500	
	Kitchens including white goods; 4 bed apartments	-	nr	12,500	
	<u>Kitchens to Shared Apartments</u>				
	Kitchens including white goods; studios	-	nr	-	
	Kitchens including white goods; 1 bed apartments	-	nr	6,500	
	Kitchens including white goods; 2 bed apartments	-	nr	6,500	

**Plot E1 - Residential**

Total Number of Units	60 nr	
NIA	3,778 m <sup>2</sup>	40,669 ft <sup>2</sup>
GIFA	5,946 m <sup>2</sup>	64,005 ft <sup>2</sup>
Net to Gross	64%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Kitchens including white goods; 3 bed apartments	-	nr	6,500	
	Kitchens including white goods; 4 bed apartments	-	nr	6,500	
	<b>Kitchens to Social Rent Apartments</b>				
	Kitchens including; studios	-	nr	-	
	Kitchens; 1 bed apartments	60	nr	3,500	210,000
	Kitchens; 2 bed apartments	-	nr	3,500	
	Kitchens; 3 bed apartments	-	nr	3,500	
	Kitchens; 4 bed apartments	-	nr	3,500	
	<b>Kitchens Generally</b>				
	Kitchenette to caretakers facility				Excluded
	<u>Wardrobes</u>				
	<b>Wardrobes to Market Apartments</b>				
	To studio; 1 per bedroom	-	nr	-	
	To 1 bed apartments; 1 per bedroom	-	nr	1,250	
	To 2 bed apartments; 1 per bedroom	-	nr	1,250	
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	<b>Wardrobes to Shared Apartments</b>				
	To studio; 1 per bedroom	-	nr	-	
	To 1 bed apartments; 1 per bedroom	-	nr	1,250	
	To 2 bed apartments; 1 per bedroom	-	nr	1,250	
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	<b>Wardrobes to Social Rent Apartments</b>				
	To studio; 1 per bedroom				Excluded
	To 1 bed apartments; 1 per bedroom				Excluded
	To 2 bed apartments; 1 per bedroom				Excluded
	To 3 bed apartments; 1 per bedroom				Excluded
	To 4 bed apartments; 1 per bedroom				Excluded
	<u>Vanity Units &amp; Bathroom Fittings</u>				
	<b>Market Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	-	nr	1,000	
	Ensuite to 2 bedroom	-	nr	1,000	
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<b>Shared Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	-	nr	1,000	
	Ensuite to 2 bedroom	-	nr	1,000	
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	<b>Social Rent Apartments</b>				
	Vanity and bathroom fittings to each marketing unit	60	nr	500	30,000
	Ensuite to 2 bedroom	-	nr	500	
	Ensuite to 3 bedroom	-	nr	500	
	Ensuite and additional bathroom to 4 bedroom	-	nr	500	
	<u>Signage</u>				
	Statutory signage	7	floor	1,500	10,500
	Wayfinding signage, including apartment door numbers and external building signs	7	floor	2,650	18,550
	<u>Cycle stores</u>				
	Allowance for two tier cycle racks, 72nr spaces	36	nr	300	10,800
	Allowance for Sheffield standard cycle rack spaces	14	nr	200	2,800

**Plot E1 - Residential**

Total Number of Units	60 nr	
NIA	3,778 m <sup>2</sup>	40,669 ft <sup>2</sup>
GIFA	5,946 m <sup>2</sup>	64,005 ft <sup>2</sup>
Net to Gross	64%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Allowance for oversized Sheffield cycle rack spaces	6	nr	250	1,500
	<u>Letter boxes</u>				
	Allow 1 per apartment	60	nr	150	9,000
	<u>Cleaners Cupboards</u>				
	Allow £2,000 per core	1	nr	2,000	2,000
	<u>Blinds</u>				
	Allowance for blind boxes per apartment				Excluded
<b>M&amp;E installation</b>					
	Allowance for MEP to shell and core	5,946	m <sup>2</sup>	275	1,635,205
	Fit-out to Market Apartments including sprinklers				
	Studio / 1B	-	nr	20,000	
	2B	-	nr	24,000	
	3B / 4B	-	nr	27,000	
	Fit-out to Shared Apartments including sprinklers				
	Studio / 1B	-	nr	19,000	
	2B	-	nr	23,000	
	3B / 4B	-	nr	26,000	
	Fit-out to Affordable Apartments including sprinklers				
	Studio / 1B	60	nr	18,000	1,080,000
	2B		nr	21,000	
	3B / 4B		nr	24,000	
	EO Allowance for Renewable Energy	60	units	2,500	150,000
	Allowance for utility connections	1	item	250,000	250,000
	PV Panels	102	nr	650	66,430
<b>Lift Installation</b>					
	Passenger lift; 13 person; serving Lvl's GF-6	1	nr	92,500	92,500
	Firefighting lift; serving Lvl's GF-6	1	nr	107,500	107,500
	BWIC	2.5	%	3,381,635	84,541
<b>Amenity &amp; Private Roof Terraces</b>	<u>Block E1 Shared Amenity Accessible Roof</u>				
	Soft landscaping including tanking assume 30% of roof area	60	m <sup>2</sup>	100	6,030
	Decking / pedestals etc assume 70% of roof area	141	m <sup>2</sup>	225	31,658
	Edge protection assume balustrade	74	m	400	29,600
	Thermal Break	42	m	525	22,050
	EO allowance for trees	1	item	10,000	10,000
	EO allowance for feature shrubs	1	item	5,000	5,000
	EO allowance planters	1	item	5,000	5,000
	EO allowance irrigation system	1	item	2,000	2,000
					<b>12,606,909</b>
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			1,891,036
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			724,897
	Sub-Total incl. On-Costs				15,222,842
	Inflation to bring costs up to current day 4Q2021	1.50%			228,343
<b>TOTAL</b>	<b>@ 1Q 2021 pricing</b>				<b>£ 15,451,185</b>

**Plot E2 - Residential**

Total Number of Units	31 nr	
NIA	2,152 m <sup>2</sup>	23,167 ft <sup>2</sup>
GIFA	<u>3,051 m<sup>2</sup></u>	32,838 ft <sup>2</sup>
Net to Gross	71%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
<b>Substructures</b>					
	Allowance for piling mat, say 400 thk	1	item	20,360	20,360
	Mobilisation and demobilisation of piling rig	1	item	50,000	50,000
	Allowance for piling rig standing time	1	item	10,000	10,000
	Move and set up pile at positions for structural piles (assume 4 piles per column)	1	item	4,242	4,242
	Assumed CFA piling as no structural information provided				
	Assumed allowance for 600Ø CFA piles 18-25m deep	1	item	212,083	212,083
	Assumed disposal of inert excavated material from CFA piling	1	item	23,989	23,989
	E/O for disposal of non-hazardous material (10%)	1	item	5,997	5,997
	E/O for disposal of hazardous material (treatable material 2.5%)	1	item	2,999	2,999
	E/O for disposal of hazardous material (asbestos material 0%)				Excluded
	Cutting off tops of piles	1	item	8,483	8,483
	Provision for pile testing	1	item	7,500	7,500
	Allowance for pile caps; assumed 4 piles per cap	1	item	42,417	42,417
	Allowance for breaking through obstructions	1	item	25,000	25,000
	Ground beams				
	RC ground beam assume ring beam	1	item	41,200	41,200
	Ground floor slab				
	R.C ground floor slab assumed 250mm thk including insulation	1	item	101,800	101,800
	Underground drainage				
	Underground drainage; allowance	1	item	25,450	25,450
	Crane bases				
	Crane bases; allowance	1	item	80,000	80,000
	Lift pits				
	Lift pits; allowance	1	item	10,000	10,000
<b>Frame &amp; Upper floors</b>					
	<u>Assumed concrete frame and upper floors</u>				
	Allowance for lifting beams for lifts	2	nr	1,500	3,000
	R.C. Suspended slab	3,051	m <sup>2</sup>	180	549,126
	Columns & structure	3,051	m <sup>2</sup>	40	122,028
	Allowance for shear walls to the core - ground floor to roof (lift overrun)	866	m <sup>2</sup>	175	151,620
<b>Roof</b>					
	Reinforced concrete roof slab; assumed 250mm thick	649	m <sup>2</sup>	225	146,108
	Roof finish incl insulation and waterproofing membrane to levels	649	m <sup>2</sup>	135	87,665
	Rainwater installations	3,051	m <sup>2</sup>	10	30,507
	Allowance for lift overrun	2	nr	5,000	10,000
	Allowance for sundry metalworks e.g. façade access, screening etc.	1	item	50,000	50,000
	Allowance for ladders and hatches to roof	1	nr	10,000	10,000
	Allowance for man safe to flat roof levels	1	item	20,000	20,000
<b>Stairs</b>					
	PCC Staircase with handrail & balustrade; per level served, Core 2 Market, 6 storeys (ground floor to level 6)	6	stry	8,000	48,000
<b>External Facade</b>					
	<u>Block E2</u>				
	Allowance for solid cladding to level 1 to roof; assume handset brick at 65%	1,520	m <sup>2</sup>	525	797,971



**Plot E2 - Residential**

Total Number of Units	31 nr	
NIA	2,152 m <sup>2</sup>	23,167 ft <sup>2</sup>
GIFA	<u>3,051 m<sup>2</sup></u>	32,838 ft <sup>2</sup>
Net to Gross	71%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Allowance for solid cladding to all levels; assume precast concrete feature lintel	358	m <sup>2</sup>	525	188,181
	Allowance for glazing; assume 35% Scaffolding	643	m <sup>2</sup>	625	401,573
		2,521	m <sup>2</sup>	65	163,859
	<u>Bolt -On Balconies</u>				
	Bolt on balconies with metal blade balustrade	18	nr	6,500	117,000
	Cast-in anchors; assumed 2nr. Anchors per balcony	36	nr	150	5,400
	Fyre Deck Versatile Aluminium Decking	120	m <sup>2</sup>	115	13,800
	<u>In-set balconies</u>				
	Concrete slab to inset balconies; assumed 225mm depth	306	m <sup>2</sup>	150	45,900
	Thermal break to balconies	180	m	50	9,000
	Balustrade to inset balconies; assumed metal balustrading	240	m	500	120,000
	Finishes to balconies	306	m <sup>2</sup>	150	45,900
	Drainage to balconies	306	m <sup>2</sup>	20	6,120
	Soffit finish to balconies	306	m <sup>2</sup>	250	76,500
	Allowance for lighting & fire alarm sounder to each inset balcony	12	nr	500	6,000
	<u>External Doors</u>				
	Single door automated entrance to ground floor entrance lobby	2	nr	2,000	4,000
	Double door to refuse loading area on ground floor	1	nr	5,000	5,000
	Assume single door to cold water storage and pumping room LV switch room	2	nr	5,000	10,000
	Single fire escape door from stair core	1	nr	1,500	1,500
	Glazed single door to inset balconies	12	nr	1,500	18,000
Internal walls	<u>Party walls and core walls:</u>				
	Partition walls between units and corridors assume 60min fire rated	1,229	m <sup>2</sup>	100	122,850
	Blockwork wall to ground floor assumed 120min fire rated	379	m <sup>2</sup>	120	45,423
	Partition linings to core walls	866	m <sup>2</sup>	50	43,320
	Partition linings to blockwork walls	757	m <sup>2</sup>	50	37,853
	<u>Apartment dividing walls: stud partition, frame and insulation only (plasterboard and finish measured elsewhere).</u>				
	Walls within apartments; studio apartment; assumed 10m each	-	m <sup>2</sup>	75	
	Walls within apartments; 1 bed apartment; assumed 15m each	252	m <sup>2</sup>	75	18,900
	Walls within apartments; 2 bed apartment; assumed 25m each	1,750	m <sup>2</sup>	75	131,250
	Walls within apartments; 3/4 bed apartment; assumed 30m each	-	m <sup>2</sup>	75	
	Extra over for walls to kitchens; moisture resistant (assumed 10m <sup>2</sup> per apartment)	310	m <sup>2</sup>	45	13,950
	<u>Patressing</u>				
	Allowance for Patressing generally; assume 10m <sup>2</sup> generally + 15m <sup>2</sup> for kitchens per apartment	775	item	25	19,375
Internal doors	<u>Residential door sets: to include frame, leaf, ironmongery and decoration</u>				
	Entrance doors to flats; single	31	nr	850	26,350
	Apartment bedroom doors; single	31	nr	650	20,150
	Apartment bathroom doors; single	56	nr	650	36,400

Plot E2 - Residential

Total Number of Units	31 nr	
NIA	2,152 m <sup>2</sup>	23,167 ft <sup>2</sup>
GIFA	3,051 m <sup>2</sup>	32,838 ft <sup>2</sup>
Net to Gross	71%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Apartment store room doors; double	31	nr	1,000	31,000
	MEP cupboard; 1 per apartment; double	31	nr	1,000	31,000
	Riser doors; assumed FD60s; double	31	nr	1,000	31,000
	Door to stair cores; single	7	nr	1,500	10,500
	Plant room doors; single	4	nr	2,000	8,000
	Door to cycle store; double	1	nr	2,500	2,500
	Door to refuse store; single	1	nr	1,500	1,500
	Assumed automated door from residential core lobby to entrance lobby; single	1	nr	2,000	2,000
	Single doors to lift lobby, corridors, BoH areas	5	nr	1,500	7,500
Wall finishes	Wall enhancement to residential reception/ lobby spaces	1	nr	5,000	5,000
	Shear walls and party wall finish	4,080	m <sup>2</sup>	10	40,805
	<u>Market Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in studio apartments	-	m <sup>2</sup>	10	
	Finish to walls in 1 bed apartments	504	m <sup>2</sup>	10	5,040
	Finish to walls in 2 bed apartments	3,500	m <sup>2</sup>	10	35,000
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	1,120	m <sup>2</sup>	75	84,000
	<u>Shared Apartments (assume one mist and two coats of durable paint)</u>				
	Finish to walls in studio apartments	-	m <sup>2</sup>	10	
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	10	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	10	
	Finish to bathroom walls; assume ceramic tiling (assume 20m <sup>2</sup> per bathroom)	-	m <sup>2</sup>	75	
	<u>Social Rent Apartments (assume one mist and one coat of paint)</u>				
	Finish to walls in studio apartments	-	m <sup>2</sup>	7	
	Finish to walls in 1 bed apartments	-	m <sup>2</sup>	7	
	Finish to walls in 2 bed apartments	-	m <sup>2</sup>	7	
	Finish to walls in 3/4 bed apartments	-	m <sup>2</sup>	7	
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 40% is a tiled finish)	-	m <sup>2</sup>	40	
	Finish to bathroom walls; (assume 20m <sup>2</sup> per bathroom of which 60% is a painted finish)	-	m <sup>2</sup>	15	
Floor finishes	<u>Market Apartments</u>				
	Allowance for subfloor or screed to residential apartments	2,152	m <sup>2</sup>	35	75,331
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	1,399	m <sup>2</sup>	70	97,930
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	538	m <sup>2</sup>	70	37,665
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	215	m <sup>2</sup>	75	16,142
	<u>Shared Apartments</u>				
	Allowance for subfloor or screed to residential apartments	-	m <sup>2</sup>	35	
	Floor finish allowance; wood flooring (assume 65% to kitchens, dining, living)	-	m <sup>2</sup>	70	
	Generally; floor finish allowance; wood flooring to bedrooms (assume 25% of NIA for bedrooms)	-	m <sup>2</sup>	70	

**Plot E2 - Residential**

Total Number of Units	31 nr	
NIA	2,152 m <sup>2</sup>	23,167 ft <sup>2</sup>
GIFA	3,051 m <sup>2</sup>	32,838 ft <sup>2</sup>
Net to Gross	71%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Generally; floor finish allowance; ceramic tiling to bathrooms (assume 10% of NIA for bathrooms)	-	m <sup>2</sup>	75	
	<u>Social Rent Apartments</u>				
	Allowance for subfloor or screed to residential apartments	-	m <sup>2</sup>	35	
	Floor finish allowance; vinyl flooring (assume 65% to kitchens, dining, living)	-	m <sup>2</sup>	40	
	Generally; floor finish allowance; carpet to bedrooms (assume 25% of NIA for bedrooms)	-	m <sup>2</sup>	35	
	Generally; floor finish allowance; vinyl to bathrooms (assume 10% of NIA for bathrooms)	-	m <sup>2</sup>	40	
	<u>Residential core/circulation areas</u>				
	Allowance for subfloor or screed to residential core/circulation areas	648	m <sup>2</sup>	35	22,694
	Generally; floor finish allowance to residential circulation and stair cores	648	m <sup>2</sup>	45	29,178
	<u>Other:</u>				
	Generally; subfloor or screed to plant rooms	250	m <sup>2</sup>	35	8,750
	Floor paint to plant rooms, substation, refuse store and cycle store; ground floor	250	m <sup>2</sup>	30	7,500
	Matwell to entrances	2	nr	2,500	5,000
	Skirting - allowed £1000 per apartment	31	nr	1,000	31,000
	Skirting - allowance for landlord areas and community space	1	item	5,000	5,000
<b>Ceiling finishes</b>	Plasterboard suspended ceiling, taped joints, painted	2,801	m <sup>2</sup>	40	112,028
	Exposed painted ceiling to plant rooms, substation, refuse store and cycle store	250	m <sup>2</sup>	15	3,750
	Extra over moisture resistant to wet areas	215	m <sup>2</sup>	5	1,076
	Allowance for enhance ceiling finishes to lobbies	1	item	10,000	10,000
	Access hatches (assumed 2nr per apartment)	62	nr	100	6,200
<b>Fittings, Furnishings and Equipment</b>	<u>Kitchens</u>				
	<u>Kitchens to Market Apartments</u>				
	Kitchens including white goods; studios	-	nr	-	
	Kitchens including white goods; 1 bed apartments	6	nr	12,500	75,000
	Kitchens including white goods; 2 bed apartments	25	nr	12,500	312,500
	Kitchens including white goods; 3 bed apartments	-	nr	12,500	
	Kitchens including white goods; 4 bed apartments	-	nr	12,500	
	<u>Kitchens to Shared Apartments</u>				
	Kitchens including white goods; studios	-	nr	-	
	Kitchens including white goods; 1 bed apartments	-	nr	6,500	
	Kitchens including white goods; 2 bed apartments	-	nr	6,500	
	Kitchens including white goods; 3 bed apartments	-	nr	6,500	
	Kitchens including white goods; 4 bed apartments	-	nr	6,500	
	<u>Kitchens to Social Rent Apartments</u>				
	Kitchens; studios	-	nr	-	
	Kitchens; 1 bed apartments	-	nr	3,500	
	Kitchens; 2 bed apartments	-	nr	3,500	
	Kitchens; 3 bed apartments	-	nr	3,500	
	Kitchens; 4 bed apartments	-	nr	3,500	
	Kitchens Generally				
	Kitchenette to caretakers facility				Excluded
	<u>Wardrobes</u>				

**Plot E2 - Residential**

Total Number of Units	31 nr	
NIA	2,152 m <sup>2</sup>	23,167 ft <sup>2</sup>
GIFA	<u>3,051 m<sup>2</sup></u>	32,838 ft <sup>2</sup>
Net to Gross	71%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Wardrobes to Market Apartments				
	To studio; 1 per bedroom	-	nr	-	
	To 1 bed apartments; 1 per bedroom	6	nr	1,250	7,500
	To 2 bed apartments; 1 per bedroom	25	nr	1,250	31,250
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	Wardrobes to Shared Apartments				
	To studio; 1 per bedroom	-	nr	-	
	To 1 bed apartments; 1 per bedroom	-	nr	1,250	
	To 2 bed apartments; 1 per bedroom	-	nr	1,250	
	To 3 bed apartments; 1 per bedroom	-	nr	1,250	
	To 4 bed apartments; 1 per bedroom	-	nr	1,250	
	Wardrobes to Affordable Apartments				
	To studio; 1 per bedroom				Excluded
	To 1 bed apartments; 1 per bedroom				Excluded
	To 2 bed apartments; 1 per bedroom				Excluded
	To 3 bed apartments; 1 per bedroom				Excluded
	To 4 bed apartments; 1 per bedroom				Excluded
	<u>Vanity Units &amp; Bathroom Fittings</u>				
	Market Apartments				
	Vanity and bathroom fittings to each marketing unit	31	nr	1,000	31,000
	Ensuite to 2 bedroom	25	nr	1,000	25,000
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	Shared Apartments				
	Vanity and bathroom fittings to each marketing unit	-	nr	1,000	
	Ensuite to 2 bedroom	-	nr	1,000	
	Ensuite to 3 bedroom	-	nr	1,000	
	Ensuite and additional bathroom to 4 bedroom	-	nr	1,000	
	Affordable Apartments				
	Vanity and bathroom fittings to each marketing unit	-	nr	500	
	Ensuite to 2 bedroom	-	nr	500	
	Ensuite to 3 bedroom	-	nr	500	
	Ensuite and additional bathroom to 4 bedroom	-	nr	500	
	<u>Signage</u>				
	Statutory signage	7	floor	1,500	10,500
	Wayfinding signage, including apartment door numbers and external building signs	7	floor	2,650	18,550
	<u>Cycle stores</u>				
	Allowance for two tier cycle racks, 46nr spaces	23	nr	300	6,900
	Allowance for Sheffield standard cycle rack spaces	10	nr	200	2,000
	Allowance for oversized Sheffield cycle rack spaces	6	nr	250	1,500
	<u>Letter boxes</u>				
	Allow 1 per apartment	31	nr	150	4,650
	<u>Cleaners Cupboards</u>				
	Allow £2,000 per core	1	nr	2,000	2,000
	<u>Blinds</u>				
	Allowance for blind boxes per apartment				Excluded
<b>M&amp;E installation</b>					
	Allowance for MEP to shell and core	3,051	nr	275	838,943
	Fit-out to Market Apartments including sprinklers				

**Plot E2 - Residential**

Total Number of Units	31 nr	
NIA	2,152 m <sup>2</sup>	23,167 ft <sup>2</sup>
GIFA	<u>3,051 m<sup>2</sup></u>	32,838 ft <sup>2</sup>
Net to Gross	71%	

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Studio / 1B	6	nr	20,000	120,000
	2B	25	nr	24,000	600,000
	3B / 4B	-	nr	27,000	
	Fit-out to Shared Apartments including sprinklers				
	Studio / 1B	-	nr	19,000	
	2B	-	nr	23,000	
	3B / 4B	-	nr	26,000	
	Fit-out to Affordable Apartments including sprinklers				
	Studio / 1B	-	nr	18,000	
	2B	-	nr	21,000	
	3B / 4B	-	nr	24,000	
	EO Allowance for Renewable Energy	31	units	2,500	77,500
	Allowance for utility connections	1	item	250,000	250,000
	PV Panels	14	m <sup>2</sup>	650	9,100
<b>Lift Installation</b>					
	Passenger lift; 13 person; serving Lvl's GF-6	1	nr	92,500	92,500
	Firefighting lift; serving Lvl's GF-6	1	nr	107,500	107,500
	BWIC	2.5	%	2,095,543	52,389
<b>Amenity &amp; Private Roof Terraces</b>					Excluded
					<b>7,891,467</b>
<b>Preliminaries</b>	Main Contractor's Preliminaries	15.00%			1,183,720
<b>Overheads &amp; Profit</b>	Main Contractor's Overheads & Profit	5.00%			453,759
	Sub-Total incl. On-Costs				<b>9,528,946</b>
	Inflation to bring costs up to current day 4Q2021	1.50%			142,934
<b>TOTAL</b>	@ 4Q 2021 pricing				<b>£ 9,671,880</b>

External Works & Services Infrastructure

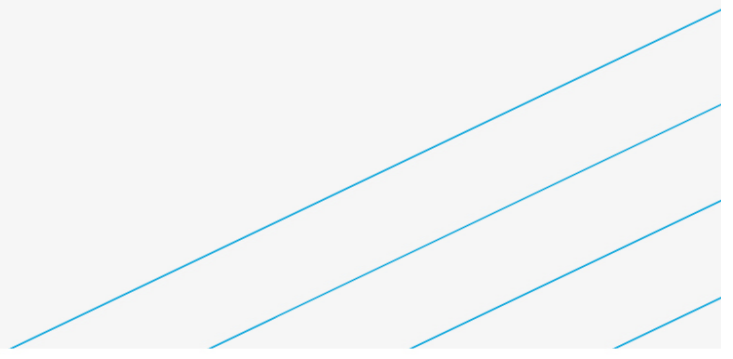
Element	Description	Quantity	Unit	Rate (£)	Cost (£)
Connecting streets	Area of external works	10,972	m <sup>2</sup>		
	New roads / access; assume 60%	6,583	m <sup>2</sup>	350	2,304,210
	Footpaths and cycle paths adjacent; assume 30%	3,292	m <sup>2</sup>	200	658,346
	Allowance for laybys, parking etc.; assume 10%	1,097	m <sup>2</sup>	350	384,035
	Allowance for semi-mature trees	68	nr	1,000	68,000
	Allowance for street furniture, signage etc.	10,972	m <sup>2</sup>	15	164,586
	Allowance for CCTV	1	nr	50,000	50,000
	Allowance for lighting including all BWIC etc.	10,972	m <sup>2</sup>	50	548,621
	Allow for connections to existing highways	3	nr	50,000	150,000
Communal Courtyards	Courtyard A	1,985	m <sup>2</sup>		
	Courtyard B	1,874	m <sup>2</sup>		
	Area of external works	3,859	m <sup>2</sup>		
	Landscaped courtyards	3,859	m <sup>2</sup>	350	1,350,803
	Allowance for trees	2	nr	50,000	100,000
	Allowance for street furniture, signage etc.	3,859	m <sup>2</sup>	15	57,892
	Allowance for CCTV	2	nr	20,000	40,000
	Allowance for lighting including all BWIC etc.	3,859	m <sup>2</sup>	55	212,269
	Allowance for watering & maintenance requirements	3,859	m <sup>2</sup>	20	77,189
Allowance for play equipment	2	nr	50,000	100,000	
Extra Care garden	Area of external works	1,156	m <sup>2</sup>		
	Allowance for soft landscaping; assume 70%	809	m <sup>2</sup>	85	68,799
	Allowance for hard landscaping; assume 30%	347	m <sup>2</sup>	185	64,173
	Allowance for semi-mature trees	15	nr	1,000	15,000
	Allowance for street furniture, signage etc.	1,156	m <sup>2</sup>	15	17,344
	Allowance for CCTV	1	nr	20,000	20,000
	Allowance for lighting including all BWIC etc.	1,156	m <sup>2</sup>	55	63,595
	Allowance for watering & maintenance requirements	1,156	m <sup>2</sup>	20	23,126
Nature garden	Area of external works	2,918	m <sup>2</sup>		
	Allowance for soft landscaping; assume 70%	2,043	m <sup>2</sup>	85	173,647
	Allowance for hard landscaping; assume 30%	876	m <sup>2</sup>	185	161,973
	Allowance for semi-mature trees	86	nr	1,000	86,000
	Allowance for street furniture, signage etc.	2,918	m <sup>2</sup>	15	43,777
	Allowance for CCTV	1	nr	20,000	20,000
	Allowance for lighting including all BWIC etc.	2,918	m <sup>2</sup>	55	160,514
	Allowance for watering & maintenance requirements	2,918	m <sup>2</sup>	20	58,369
	Allowance for power for workshops etc.	1	item	50,000	50,000
Allowance for play equipment	1	item	25,000	25,000	
Plane tree square	Area of external works	2,090	m <sup>2</sup>		
	Allowance for soft landscaping; assume 20%	418	m <sup>2</sup>	85	35,522
	Allowance for hard landscaping; assume 80%	1,672	m <sup>2</sup>	185	309,248
	Extra over above for raised seating to plane tree	1	item	25,000	25,000
	Allowance for semi-mature trees	5	nr	1,000	5,000
	Allowance for street furniture, signage etc.	2,090	m <sup>2</sup>	15	31,343
	Allowance for CCTV	1	nr	20,000	20,000
	Allowance for lighting including all BWIC etc.	2,090	m <sup>2</sup>	55	114,923
	Allowance for watering & maintenance requirements	2,090	m <sup>2</sup>	20	41,790
Allowance for power for retail	1	item	25,000	25,000	
Public garden	Area of external works	5,269	m <sup>2</sup>		
	Allowance for soft landscaping; assume 70%	3,688	m <sup>2</sup>	85	313,489
	Allowance for hard landscaping; assume 30%	1,581	m <sup>2</sup>	185	292,414
	Allowance for semi-mature trees	50	nr	1,000	50,000
	Allowance for street furniture, signage etc.	5,269	m <sup>2</sup>	15	79,031

External Works & Services Infrastructure

Element	Description	Quantity	Unit	Rate (£)	Cost (£)
	Allowance for CCTV	1	nr	50,000	50,000
	Allowance for lighting including all BWIC etc.	5,269	m <sup>2</sup>	55	289,780
	Allowance for watering & maintenance requirements	5,269	m <sup>2</sup>	20	105,374
	Allowance for power for retail	1	item	50,000	50,000
	Allowance for play equipment; tower etc.	1	item	200,000	200,000
	Allowance for climbing wall, zip wire etc.	1	item	75,000	75,000
	Allowance for general play equipment in landscape	1	item	25,000	25,000
	Allowance for terraced edge seating	27	m	2,000	54,000
	Allowance for pop up screen / stage	1	item	50,000	50,000
Treecastle way reconnection	Area of external works	1,499	m <sup>2</sup>		
	Allowance for soft landscaping; assume 60%	899	m <sup>2</sup>	85	76,457
	Allowance for hard landscaping; assume 40%	600	m <sup>2</sup>	185	110,938
	Extra over above stepped and ramped access with retaining wall	600	m <sup>2</sup>	100	59,967
	Allowance for semi-mature trees	19	nr	1,000	19,000
	Allowance for street furniture, signage etc.	1,499	m <sup>2</sup>	15	22,487
	Allowance for CCTV	1	nr	20,000	20,000
	Allowance for lighting including all BWIC etc.	1,499	m <sup>2</sup>	55	82,454
	Allowance for watering & maintenance requirements	1,499	m <sup>2</sup>	20	29,983
Women's garden	Area of external works	1,293	m <sup>2</sup>		
	Allowance for soft landscaping; assume 50%	646	m <sup>2</sup>	85	54,943
	Allowance for hard landscaping; assume 50%	646	m <sup>2</sup>	185	119,581
	Allowance for semi-mature trees	14	nr	1,000	14,000
	Allowance for street furniture, signage etc.	1,293	m <sup>2</sup>	15	19,392
	Allowance for CCTV	1	nr	20,000	20,000
	Allowance for lighting including all BWIC etc.	1,293	m <sup>2</sup>	55	71,102
	Allowance for watering & maintenance requirements	1,293	m <sup>2</sup>	20	25,855
	Allowance for play equipment	1	item	50,000	50,000
Services installation	Allowance for utility infrastructure distribution on site	1	item	500,000	500,000
	<b>Sub-total</b>			£	<b>10,855,339</b>
<b>Preliminaries</b>		15.00%			1,628,300
<b>Overheads &amp; Profit</b>		5.00%			624,200
	Sub-Total incl. On-Costs				13,107,839
	Inflation to bring costs up to current day 4Q2021	1.50%			196,618
	<b>Total @ 4Q 2021 pricing</b>			£	<b>13,304,457</b>

# Appendix B

Schedule of Accommodation





	RESIDENTIAL		NON RESI	GEA
	Unit GIA	GIA	GIA	
	(sqm)	(sqm)	(sqm)	
Plot A	17,003	22,930		25,315
Plot B	21,422	29,547	1,667	34,268
Plot C	11,378	15,154	1,643	18,270
Plot D	13,676	18,234	1,334	21,474
Plot E1	3,778	5,946		6,565
Plot E2	2,152	3,051		3,400
<b>Total</b>	<b>69,409</b>	<b>94,863</b>	<b>4,644</b>	<b>109,292</b>

NOTES:

These areas have been prepared for our client, are approximate only and have been measured from preliminary drawings.

All areas are approximate and are measured and calculated generally in accordance with the RICS *Code of Measuring Practice, 6th Edition* and have

All balconies and terraces are excluded from area calculations.

When this schedule is issued in uncontrolled format it is issued to enable the recipient to prepare their own documents/models/drawings for which they are solely responsible. It is based on information current at the time of issue. Allford Hall Monaghan Morris Ltd accepts no liability for any such alterations or additions to or discrepancies arising out of changes to such information which occur after it is issued by Allford Hall Monaghan Morris Ltd.

Unit GIA = internal area of each flat excluding party walls.

GIA = internal area of the building including all party and internal walls and calculated generally in accordance with the RICS code of measuring practice, 6th edition.

	Social Rent								London Shared Ownership								Market								Total							
	1B2P	2B4P	2B3P	3B4P	3B5P	4B5P	4B6P	4B7P	Total	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Total	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Total	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	4B7P	Total	
Plot A	13	68			26		3	116	20	30	2				52	17	49	1				67	50	147	3				6	235		
Plot B	53	13	1	14				84	71	34	3				108	52	58	16				129	123	145	32	1			17	321		
Plot C	33	75		9	37	1		155															33	75		9	37	1		155		
Plot D									5	12	1				18	12	122	7				141	17	134	8					183		
Plot E	60							60								6	24	1				31	66	24	1					91		
Total	106	196	13	10	77	1	9	415	96	76	6	0	0	0	178	87	253	25	0	27	0	392	289	525	44	10			1	985		

% SUMMARY TENURES

	Social Rent								Shared Ownership								Market								Total							
	1B2P	2B4P	2B3P	3B4P	3B5P	4B5P	4B6P	4B7P	Overall	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Overall	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Overall	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	4B7P	Total	
Plot A	11%	59%			22%		3%	49%	38%	58%	4%				22%	25%	73%	1%				29%	21%	63%	1%				3%	100%		
Plot B		63%	15%	1%	17%		4%	26%	66%	31%	3%				34%	40%	45%	12%		2%		40%	38%	45%	10%	0%	5%		1%	100%		
Plot C	21%	48%		6%	24%	1%		100%															21%	48%		6%	24%	1%		100%		
Plot D									28%	67%	6%				10%	7%	74%	4%				90%	9%	73%	4%					100%		
Plot E	100%							66%								19%	77%	3%				34%	73%	26%	1%					100%		
Total	26%	47%	3%	2%	19%	0%	2%	42%	54%	43%	3%	0%	0%	0%	18%	22%	65%	6%	0%	7%	0%	40%	29%	53%	4%	1%	11%	0%	1%	100%		
	% of Tenure								% of scheme								% of Tenure								% of scheme							

\*Percentages may not add to 100% due to rounding.

% SUMMARY

Social Rent					London Shared Ownership					Market					Overall				
1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall
106	209	87	13	415	96	82	0	0	178	87	278	27	0	392	289	569	114	13	985
26%	50%	19%	2%	70%	54%	46%	0%	0%	30%	22%	71%	7%	0%	40%	29%	58%	12%	1%	100%

SUMMARY OF TENURE SPLITS

Social Rent + London Shared Ownership										Market				Total			
70%										40%				985			

\*Percentages may not add to 100% due to rounding.

WHEELCHAIR HOMES

	Social Rent								London Shared Ownership								Market								Total							
	1B2P	2B4P	2B3P	3B4P	3B5P	4B5P	4B6P	4B7P	Total	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Total	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Total	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	4B7P	Total	
Plot A	1	2			4			7		1					3	1	1					3	2	4	3		4			13		
Plot B			8	1			3	12	1			1			2						1		1	9	1	1		1		3	15	
Plot C				9		1		10															9				1				10	
Plot D									3	2	1				6	2	13	1				16	5	15	2					22		
Plot E	60							60															60								60	
Total	61	2	8	10	4	1	3	89	4	3	4	0	0	0	11	3	14	2	0	1	0	20	68	19	14	10	5	1	3	120		

% SUMMARY

	Social Rent								London Shared Ownership								Market								Total							
	1B2P	2B4P	2B3P	3B4P	3B5P	4B5P	4B6P	4B7P	Overall	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Overall	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	Overall	1B2P	2B4P	2B3P	3B4P	3B5P	4B6P	4B7P	Total	
Plot A	14%	29%			57%			54%		33%	67%				23%	33%	33%	33%				23%	15%	31%	23%		31%			100%		
Plot B			67%	8%		25%		80%	50%		50%				13%						100%		7%		60%	7%		7%		20%	100%	
Plot C				90%		10%		100%															90%				10%				100%	
Plot D									50%	33%	17%				27%	13%	81%	17%				73%	23%	68%	9%					100%		
Plot E	100%							100%															100%								100%	
Total	69%	2%	9%	11%	4%	1%	3%	74%	36%	27%	36%	0%	0%	0%	9%	15%	70%	18%	0%	5%	0%	17%	57%	16%	12%	8%	4%	1%	3%	100%		
	% of Tenure								% of scheme								% of Tenure								% of scheme							

WHEELCHAIR HOMES: % SUMMARY OVERALL

Social Rent					London Shared Ownership					Market					Overall				
1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall
61	10	14	4	89	4	3	4	0	11	3	16	1	0	20	68	33	15	4	120
69%	11%	4%	3%	74%	9%	15%	88%	5%	0%	17%	57%	28%	13%	3%	100%				

Extra care		Social Rent					London Shared Ownership					Market					Overall				
1 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall	1 BED	2 BED	3 BED	4 BED	Overall
60	60	1	10	14	4	29	4	7			11	3	16	1	0	20	68	33	15	4	120
100%	50%	3%	34%	48%	14%	24%	36%	64%	0%	0%	9%	15%	80%	5%	0%	17%	57%	28%	13%	3%	100%
% of Social Rent	% of Scheme	% of Social Rent					% of Scheme					% of Market					% of Scheme				

WHEELCHAIR HOMES: PERCENTAGE OF TOTAL HOMES

TOTAL
12%

M4(3) flats within Market and Shared ownership tenures to be M4(3)(2)(a)

M4(3) flats within Social rent to be M4(3)(2)(b)

	Social Rent				London Shared Ownership				Market				Overall			
	Single	Stepped	Corner	Sub-total	Single	Stepped	Corner	Sub-total	Single	Stepped	Corner	Sub-total	Single	Stepped	Corner	Sub-total
Plot A	1	64	51	116		38	14	52		33	34	67	1	135	99	235
Plot B	4	22	58	84	24	55	29	108	15	43	71	129	43	120	158	321
Plot C		71	84	155				0				0	71	84	84	155
Plot D				0	5	5	8	18	11	70	84	165	16	75	92	183
Plot E		40	20	60				0				31	40	51	91	131
TOTAL	5	197	213	415	29	98	51	178	26	146	220	392	60	441	484	985
	99%				84%				93%				94%			
	44%				16%				40%				% of Scheme			

% Within Tenure  
% Overall (of dual aspect units)

NOTE:

These areas have been prepared for our client, are approximate only and have been measured from preliminary drawings.

All areas are approximate and are measured and calculated generally in accordance with the RICS Code of Measuring Practice, 6th Edition and have been calculated in metric units.

Construction tolerances, workmanship and design by others may affect the stated areas.

The building as constructed may present anomalies in relation to survey and design information that may also affect the stated areas.

All the above should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.

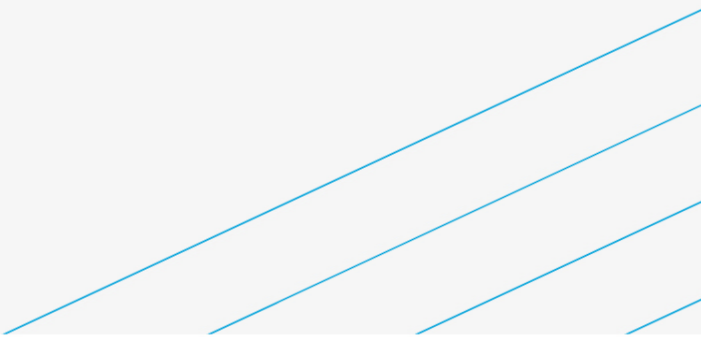
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\*Percentages may not add to 100% due to rounding.

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**APPENDIX NINE – Avison Young Holloway CIL note, October 2021**

## Holloway – CIL Note

<b>Job No/Ref:</b>	02B902938	<b>Client:</b>	Peabody
<b>Site:</b>	Holloway	<b>Date:</b>	24 October 2021
<b>Subject:</b>	Holloway CIL Note		

### Disclaimer

This Note has been prepared to outline the proposed approach to the Community Infrastructure Levy (CIL) in respect of the phased redevelopment of the Former Holloway Prison within the London Borough of Islington (LBI).

This Note accompanies an estimate of the CIL charge for the development. Neither this Note or the accompanying estimate has been discussed or agreed with LBI Officers. In addition, the phasing plan, due to be imminently prepared by AHMM for submission with the application, has not yet been discussed or agreed with LBI Officers.

All floorspace figures have been taken from the following schedules and plans issued by AHMM:

- 17105\_1\_(00)\_907 Rev A
- 17105\_1\_(00)\_SK285
- 17105\_2\_(00)\_907 Rev A
- 17105\_2\_(00)\_SK286
- 17105\_3\_(00)\_907 Rev A
- 17105\_3\_(00)\_SK287
- 17105\_4\_(00)\_907 Rev A
- 17105\_SK\_288
- 17105\_5\_(00)\_907 Rev A
- 17105\_SK289

The estimate of the quantum of floorspace which qualifies for social housing relief has been undertaken in accordance with the method set out in this Note. We have undertaken this method of calculating social housing relief, including the qualifying communal development on other schemes within other Boroughs and this method has been accepted. This method has not yet been discussed or agreed with LBI Officers.

Indexing has been applied to the estimate. For 2020 onwards index figures are published by RICS, however RICS does not forecast or estimate index figures for future years. With respect to the Ip figure (index figure for the permission), we have used the index figure for 2021 which is the most recently available figure. The index figure for 2021 is 333. The actual index figure that will be applied to CIL Charge, when calculated at the relevant time by LBI, will therefore be different.

## Introduction

This Note has been prepared to outline the proposed approach to the Community Infrastructure Levy (CIL) in respect of the phased redevelopment of the Former Holloway Prison within the London Borough of Islington (LBI).

The development will be phased. The agreed description of development (below) expressly provides for development to be carried out in phases.

*'Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections, publicly accessible park; car (blue badge) and cycle parking; and other associated works.'*

In addition, phasing plans will be submitted as part of the application and we will seek to secure these as approved documents by way of planning condition.

Regulation 9 of the of the CIL Regulations 2010 (as amended) sets out that chargeable development for the purposes of the CIL Regulations is the development for which planning permission is granted and that each phase of the development is a separate chargeable development.

*9.— (1) The chargeable development is the development for which planning permission is granted  
9.— (4) In the case of a grant of phased planning permission, each phase of the development is a separate chargeable development.*

## Charging Schedule

The permission is liable for both LBI CIL and MCIL2. All charges are subject to indexation.

- **LBI CIL:** LBI's CIL Charging Schedule took effect on 1<sup>st</sup> September 2014. The index rate for the schedule (Ic) is 239 (Q4 2013). The CIL rate is split by location and by use. The site is located in Charging Area B, and the rates which are relevant to the proposed development are as follows:
  - Residential: £250 per sqm
  - Retail: £125 per sqm
  - Non-residential institutions: £0 (NIL) per sqm
- **MCIL2:** MCIL2 took effect on 1<sup>st</sup> April 2019. LB Islington is identified as a Band 1 borough within the MCIL2 Charging Schedule. The charge is £80 per sqm. MCIL2 will be applied to the entire scheme. The index rate for the schedule (Ic) is 330 (Q4 2018).

## Index Rate for the Permission

For 2020 and any subsequent calendar year the index rate for the permission (Ip) is published in November of the preceding calendar year by the Royal Institution of Chartered Surveyors (RICS). Planning permission has not yet been granted. In the event permission is granted this is expected to be in 2022. The index figure for 2022 is due to be published in November 2021 by RICS.

RICS does not forecast or estimate index figures for future years. Therefore, in order to provide this estimate, we have used the index figure for 2021 which is the most recent index rate available from RICS. The index rate for 2021 is 333. The actual index figure that will be applied to CIL Charge, when calculated at the relevant time by LBI, will therefore be different.

## Social Housing Relief

Regulation 49 of the CIL Regulations (as amended) provides that mandatory social housing relief can be claimed. The development includes social housing units which qualifies for social housing relief, and

communal/ancillary spaces, some of which are for the benefit of the social housing dwellings and would therefore qualify for social housing relief.

Regulation 49C of the CIL Regulations (2010, as amended) sets out the process for calculating the quantum of communal development floorspace to be awarded social housing relief. The formula set out in Regulation 49C (4) is as follows:

$$\frac{X \times A}{B}$$

*X = the gross internal area of the communal development;*

*A = the gross internal area of the qualifying dwellings to which the communal development relates; and*

*B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.*

Regulation 49C (5) provides the definition of relevant development as follows:

*In this regulation, “relevant development” means development which is granted permission by the same planning permission as the qualifying dwellings in question, but which does not include the qualifying dwellings or the communal development.*

Within Regulation 49C (4), the definition of ‘A’ is explicit that it must be the GIA of the qualifying dwellings (the social housing dwellings) to which the communal development relates. Therefore, if a qualifying dwelling does not relate to the communal space (i.e. they cannot access it and therefore cannot benefit from it) then that qualifying dwelling in question cannot be included in the ‘A’ figure.

The definition of ‘B’ is explicit that it must be the GIA of the qualifying dwellings (the social housing dwellings) and the relevant development, ‘provided that the communal development is for the benefit of those dwellings and that relevant development’. Therefore, if a communal space does not benefit a dwelling (whether that be a qualifying dwelling or a dwelling within the relevant development) then that dwelling in question cannot be included in the ‘B’ figure.

As an example, Building E1 within Plot E within the development includes internal communal spaces on each floor. Only the occupants of Building E1 have access to these communal spaces. Therefore, these communal spaces only relate to, and are for the benefit of, the units and occupiers within Building E1 and not the dwellings located anywhere else in the development. A calculation to apportion these Building E1 communal spaces can only consider Building E1 dwellings within the ‘B’ figure. To include dwellings from any other building within the ‘B’ figure would not accord with the requirements of the formula as set out in Regulation 49C (4).

Given the above, we consider it is therefore necessary and appropriate to review each communal space in turn and apply the formula set out at Regulation 49C (4) to determine the ‘qualifying communal development’ (i.e. the amount of communal development which is to be awarded social housing relief). We have undertaken this for each communal space which is for the benefit the occupants of more than one qualifying dwelling.

For avoidance of any doubt, we confirm we have not undertaken this for communal development which does not benefit any qualifying dwellings (i.e. communal spaces which solely serve market units) as these spaces would not benefit from social housing relief.

## Existing Floorspace

The existing floorspace on the site comprises the buildings in relation to the Former Holloway Prison and the garages on Trecastle Way.

The CIL Regulations provide that where an existing building to be demolished under the consent contains a part that has been in lawful use for a continuous period of at least six months within the past three years ending on the day planning permission first permits the chargeable development, it can be taken into account in the CIL calculation (i.e. deducted from the chargeable amount).

The existing prison has been vacant since 2016. It therefore does not satisfy the above and none of the existing prison floorspace is deducted from the chargeable amount.

The garages are in use and comprises 100.7 sqm GIA. They therefore satisfy the above and can be taken into account and deducted from the chargeable amount in accordance with the CIL Regulations.

## Proposed Phasing

### Policy Position

The Planning Practice Guidance allows for phased planning permissions to be delivered in phases, with each phase of the development treated as a separate chargeable development for CIL purposes. The principle of phased delivery must be expressly set out in the planning permission. In this case the phased nature of the development is expressly set out in the description of development. In addition, Phasing Plans will be submitted as part of the application and can be secured by way of planning condition.

The table below sets out the Phases:

Phasing
<p><b>Phase 0 – Demolition</b></p> <p>Phase 0 comprises the demolition of the existing buildings on the site. No new floorspace is to be created under Phase 0. The garages are in use and satisfy the ‘in-use’ test as set out above and can be taken into account and deducted from the chargeable amount in accordance with the CIL Regulations. As no new floorspace is to be created under Phase 0 the qualifying existing floorspace from this phase would be carried forward and offset against the next chargeable phase (i.e. Phase 1.1).</p>
<p><b>Phase 1.1 – Construction of Plot C</b></p> <p>Phase 1.1 comprises the construction of Plot C and relevant external communal spaces. The qualifying existing floorspace from Phase 0 will be credited towards Phase 1.1. Plot C comprises:</p> <ul style="list-style-type: none"><li>• Residential floorspace. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2. The residential floorspace is 100% social housing and we will therefore seek social housing relief for all the floorspace.</li><li>• Women’s Building floorspace. This would be charged at the relevant of £0 (NIL) per sqm (i.e. the non-residential institution rate) for LBI CIL and £80 per sqm for MCIL2.</li><li>• Commercial floorspace. This would be charged at the relevant of £125 per sqm (i.e. the retail rate) for LBI CIL and £80 per sqm for MCIL2.</li></ul>
<p><b>Phase 1.2 – Construction of Plot D</b></p>



Phase 1.2 comprises the construction of Plot D and relevant external communal spaces and a portion of the public open space. Plot D comprises:

- Residential floorspace. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2.
- Residents' facilities including concierge – this is ancillary to residential (i.e. is also Class C3). It is therefore charged at the relevant residential rate of £250 per sqm for LBI CIL and £80 per sqm for MCIL2.
- There is social housing within Plot D and we will therefore seek social housing relief on the relevant areas.

### **Phase 1.3 – Construction of Plot E**

Phase 1.3 comprises the construction of Plot E and relevant external communal spaces. Plot E comprises:

- Residential floorspace. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2.
- Extra Care residents' facilities which are ancillary to residential (i.e. is also Class C3), and therefore charged at the relevant residential rate of £250 per sqm for LBI CIL and £80 per sqm for MCIL2.
- There is social housing within Plot E and we will therefore seek social housing relief on the relevant areas.

### **Phase 2 – Construction of Plot A**

Phase 2 comprises the construction of Plot A and relevant external communal spaces. Plot A comprises:

- Residential floorspace. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2.
- There is social housing within Plot A and we will therefore seek social housing relief on the relevant areas.

### **Phase 3 – Construction of Plot B**

Phase 3 comprises the construction of Plot B and relevant external communal spaces and the remainder of the public open space. Plot B comprises:

- Residential floorspace. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2.
- There is social housing within Plot B and we will therefore seek social housing relief on the relevant areas.
- Commercial floorspace. This would be charged at the relevant of £125 per sqm (i.e. the retail rate) for LBI CIL and £80 per sqm for MCIL2.

## Calculations

### Phase 0 – Demolition

Phase 0 comprises demolition of all existing buildings and structures on the Site. The existing buildings comprises those in relation to the Former Holloway Prison and the garages on Trecastle Way.

The existing prison has been vacant since 2016. It therefore does not satisfy the above and none of the existing prison floorspace is deducted from the chargeable amount.

The garages are in use and comprises 100.7 sqm GIA. They therefore satisfy the above and can be taken into account in the calculation of the chargeable amount in accordance with the CIL Regulations (demolition credit).

As no new floorspace is to be created under Phase 0 the qualifying existing floorspace (**100.7 sqm**) from this phase would be carried forward and offset against the next chargeable phase (i.e. Phase 1.1).

## Phase 1.1 – Construction of Plot C

Plot C comprises:

- Residential units and ancillary spaces that solely serve the residential units. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2. The residential units and ancillary spaces that solely serve the residential units is 100% social housing and therefore qualifies for social housing relief.
- Women’s Building floorspace and ancillary spaces that solely serve the Women’s Building. This would be charged at the relevant of £0 (NIL) per sqm (i.e. the non-residential institution rate) for LBI CIL and £80 per sqm for MCIL2.
- Commercial floorspace and ancillary spaces that solely serve the commercial floorspace. This would be charged at the relevant of £125 per sqm (i.e. the retail rate) for LBI CIL and £80 per sqm for MCIL2.
- Ancillary spaces (communal development) shared between the Women’s Building and commercial. These areas need to be apportioned to assign the relevant amount of floorspace to each use.
- Plant (communal development) which is shared between the residential, Women’s Building and commercial. These areas need to be apportioned to assign the relevant amount of floorspace to each use.

### Plot C – Total

The total floorspaces within Plot C is **16,797.6 sqm**.

### Plot C – Residential and Ancillary Spaces which solely serve the Residential

Plot C contains two buildings; C1 and C2, with ancillary spaces shared by both buildings at lower and upper ground floor.

All residential units within Plot C are social housing units. The area of the social housing units is **11,919.3 sqm**. The residential units are served by **2987.7 sqm** of communal space. The formula set out in Regulation 49C is applied to this communal space to determine the ‘qualifying communal development’ (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 2987.7 sqm

A = 11,919.3 sqm

B = 11,919.3 sqm

= **2987.7 sqm** (this area is the apportioned area that qualifies for social housing relief)

The area of the social housing is **11,919.3 sqm** (the units) plus **2987.7 sqm** (the communal spaces calculated in accordance with Regulation 49C). This totals: **14,907.0 sqm**. This area is liable for social housing relief.

### Plot C – Women’s Building and Ancillary Spaces which solely serve the Women’s Building

The GIA of the Women’s Building is **1431.9 sqm** plus **16.5 sqm** (the ancillary spaces solely for the use of the Women’s Building). This totals: **1448.4 sqm**.

### Plot C – Commercial and Ancillary Spaces which solely serve the Commercial

The GIA of the commercial is **145.8 sqm** plus **4 sqm** (the ancillary spaces solely for the use of the commercial). This totals: **149.8 sqm**.

### Plot C – Ancillary Spaces shared between Women’s Building and Commercial

The GIA of the ancillary spaces (communal development) shared between the Women’s Building and commercial is **45.1 sqm**. This needs to be apportioned to assign the relevant amount of floorspace to each use (given the Women’s Building and commercial are subject to different charges). This is undertaken using the following formula:

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development

A = the gross internal area of the Women’s Building to which the communal development relates; and

B = the gross internal area of the areas which benefit from the communal development (Women’s Building plus commercial).

X = 45.1 sqm

A = 1431.9 sqm

B = 1577.7 sqm (1431.9 sqm + 145.8 sqm)

= **40.9 sqm** (this area is the apportioned area for the Women’s Building. The remaining **4.2 sqm** of ‘X’ is for use by the commercial)

### Plot C – Plant

The GIA of the Plant (communal development) shared between the social housing units, Women’s Building and commercial is **247.3 sqm**. This needs to be apportioned to assign the relevant amount of floorspace to each use (given the social housing units, Women’s Building and commercial are subject to different charges). This is undertaken as follows:

#### Step 1: Determine the amount assigned to the social housing units in accordance with Regulation 49C

The formula set out in Regulation 49C is applied to this communal space to determine the ‘qualifying communal development’ (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates; and

B = the gross internal area of the qualifying dwellings and the relevant development (i.e. the Women’s Building plus commercial), provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 247.3 sqm

A = 11,919.3 sqm

B = 13,497.0 sqm (11,919.3 sqm + 1431.9 sqm + 145.8 sqm)

= **218.4 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining **28.9 sqm** of 'X' is for use by the non-residential units)

Step 2: Determine the amount assigned to each of the non-residential uses (Women's Building and commercial)

The remaining 28.9 sqm is apportioned to assign the relevant amount of floorspace to the Women's Building and to the commercial.

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development

A = the gross internal area of the Women's Building to which the communal development relates; and

B = the gross internal area of the non-residential areas which benefit from the communal development (Women's Building plus commercial).

X = 28.9 sqm

A = 1431.9 sqm

B = 1577.7 sqm (1431.9 sqm + 145.8 sqm)

= **26.2 sqm** (this area is the apportioned area for the Women's Building. The remaining **2.7 sqm** of 'X' is for use by the commercial)

<b>Phase 1.1 – Plot C</b>				
	<b>CIL Charging Categories</b>			
	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>AREAS WITHIN THE PLOT:</b>				
Plot C – Residential	14,907.0 sqm	14,907.0 sqm	/	/
Plot C – Women’s Building	/	/	1448.4 sqm	/
Plot C – Commercial	/	/	/	149.8 sqm
Plot C – Ancillary spaces shared between Women’s Building and Commercial	/	/	40.9 sqm	4.2 sqm
Plot C – Plant	218.4 sqm	218.4 sqm	26.2 sqm	2.7 sqm
<b>TOTAL</b>	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>Overall Total: 16,797.6 sqm</b>	15,125.4 sqm	15,125.4 sqm	1515.5 sqm	156.7 sqm
<b>PHASE 1.1 APPLICATION OF DEMOLITION CREDIT</b>				
Demolition Credit available from Phase 0:		100.7 sqm		

*\*This is the floorspace charged at the residential rate before any social housing relief is applied.*

## Phase 1.2 – Construction of Plot D

Plot D comprises:

- Residential units and ancillary spaces that solely serve the residential units. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2. Some of the residential units are social housing units housing and therefore qualify for social housing relief. Some of the ancillary spaces benefit the social housing dwellings and would therefore qualify for social housing relief.

### Plot D – Total

The total floorspaces within Plot D is **19,567.8 sqm**.

Plot D contains three buildings; D1, D2 and D3, with ancillary spaces shared by all buildings at lower and upper ground floor.

### Plot D – Building D1, D2, D3 Residential and Ancillary Spaces which solely serve the Residential

Building D1 comprises market units, social housing units, and ancillary spaces that serve these two types of units. The market units comprise **4103.1 sqm**. The social housing units comprise **1347.4 sqm**. The ancillary spaces comprise **1176.0 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates; and

B = the gross internal area of the qualifying dwellings and the relevant development (i.e. the market housing units), provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 1176.0 sqm

A = 1347.4 sqm

B = 5450.5 sqm (1347.4 sqm + 4103.1 sqm)

= **290.7 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining **885.3 sqm** of 'X' is charged at the residential CIL rate and not awarded relief)

Building D2 comprises market units and ancillary spaces that serve these units only. No social housing relief is therefore applicable. The total area liable for the residential CIL charge is **4346.9 sqm** (the units) plus **794 sqm** (the ancillary spaces that solely serve these units). This totals **5140.9 sqm**.

Building D3 comprises market units and ancillary spaces that serve these units only. No social housing relief is therefore applicable. The total area liable for the residential CIL charge is **4497.6 sqm** (the units) plus **797.2 sqm** (the ancillary spaces that solely serve these units). This totals **5294.8 sqm**.

At Lower Ground Floor there is a further **337.0 sqm** of ancillary space that serve the market units only. No social housing relief is therefore applicable.

Across Building D1, D2 and D3, the area of the social housing is **1347.4 sqm** (the units) plus **290.7 sqm** (the communal spaces calculated in accordance with Regulation 49C). This totals: **1638.1 sqm**. This area is liable for social housing relief.

Across Building D1, D2 and D3, the area liable for the residential CIL charge and awarded no social housing relief is **15,761.1 sqm**.

#### **Plot D – Ancillary Spaces at Lower and Upper Ground Floors which solely serve the Residential**

There are ancillary spaces at Lower Ground and Upper Ground Floors which are for the use of all market and all social housing units in Plot D. These ancillary spaces comprise plant (**259.4 sqm**) plus resident facilities incl. concierge and other ancillary spaces (**1909.2 sqm**). This totals **2168.6 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development (i.e. the market housing units), provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 2168.6 sqm

A = 1347.4 sqm

B = 12,947.6 sqm

= **225.7 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining **1942.9 sqm** of 'X' is charged at the residential CIL rate and not awarded relief).



Phase 1.2 – Plot D				
	CIL Charging Categories			
	Areas to be charged at relevant rate for Residential*	Areas to be awarded Social Housing Relief	Areas to be charged at relevant rate for Women’s Building	Areas to be charged at relevant rate for Commercial
<b>AREAS WITHIN THE PLOT:</b>				
Plot D – Residential	17,399.2 sqm	1638.1 sqm	/	/
Plot D – Ancillary Spaces at Lower and Upper Ground Floors	2168.6 sqm	225.7 sqm	/	/
<b>TOTAL</b>	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>Overall Total: 19,567.8 sqm</b>	19,567.8 sqm	1863.8 sqm	/	/

*\*This is the floorspace charged at the residential rate before any social housing relief is applied.*

## Phase 1.3 – Construction of Plot E

Plot E comprises:

- Residential units and ancillary spaces that solely serve the residential units. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2. Some of the residential units are social housing units housing and therefore qualify for social housing relief. Some of the ancillary spaces benefit the social housing dwellings and would therefore qualify for social housing relief.

### Plot E – Total

The total floorspaces within Plot E is **8996.9 sqm**.

Plot E contains two buildings; E1 and E2.

### Plot E – Building E1 and E2 Residential and Ancillary Spaces which solely serve the Residential

Building E1 comprises social housing units and ancillary spaces that serve these units. The social housing units comprise **3987.4 sqm**. The ancillary spaces comprise **1958.8 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 1958.8 sqm

A = 3987.4 sqm

B = 3987.4 sqm

= **1958.8 sqm** (this area is the apportioned area that qualifies for social housing relief)

Building E2 comprises market units and ancillary spaces that serve these units only. No social housing relief is therefore applicable. The total area liable for the residential CIL charge is **2244.4 sqm** (the units) plus **806.3 sqm** (the ancillary spaces that solely serve these units). This totals **3050.7 sqm**.

Across Building E1 and E2 the area of the social housing is **3987.4 sqm** (the units) plus **1958.8 sqm** (the communal spaces calculated in accordance with Regulation 49C). This totals: **5946.2 sqm**. This area is liable for social housing relief.

Across Building E1 and E2 the area liable for the residential CIL charge and awarded no social housing relief is **3050.7 sqm**.

<b>Phase 1.3 – Plot E</b>				
	<b>CIL Charging Categories</b>			
	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>AREAS WITHIN THE PLOT:</b>				
Plot E – Residential	8996.9 sqm	5946.2 sqm	/	/
<b>TOTAL</b>	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>Overall Total: 8996.9 sqm</b>	8996.9 sqm	5946.2 sqm	/	/

*\*This is the floorspace charged at the residential rate before any social housing relief is applied.*

## Phase 2 – Construction of Plot A

Plot A comprises:

- Residential units and ancillary spaces that solely serve the residential units. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2. Some of the residential units are social housing units housing and therefore qualify for social housing relief. Some of the ancillary spaces benefit the social housing dwellings and would therefore qualify for social housing relief.

### Plot A – Total

The total floorspaces within Plot A is **22,930.3 sqm**.

Plot A contains four buildings; A1, A2, A3 and A4, with ancillary spaces shared by all buildings at lower ground floor 02.

### Plot A – Building A1, A2, A3 and A4 Residential and Ancillary Spaces which solely serve the Residential

Building A1 comprises social housing units and ancillary spaces that serve these units. This totals **5245.9 sqm**. The social housing units comprise **4453.2 sqm**. The ancillary spaces comprise **792.7 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 792.7 sqm

A = 4453.2 sqm

B = 4453.2 sqm

= **792.7 sqm** (this area is the apportioned area that qualifies for social housing relief)

Building A2 comprises social housing units and ancillary spaces that serve these units. This totals **4289.8 sqm**. The social housing units comprise **3552.7 sqm**. The ancillary spaces comprise **737.1 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 737.1 sqm

A = 3552.7 sqm

B = 3552.7 sqm

= **737.1 sqm** (this area is the apportioned area that qualifies for social housing relief)

Building A3 comprises market units and ancillary spaces that serve these units only. No social housing relief is therefore applicable. The total area liable for the residential CIL charge is **4785.8 sqm** (the units) plus **1129.0 sqm** (the ancillary spaces that solely serve these units). This totals **5914.8 sqm**.

Building A4 comprises social housing units and ancillary spaces that serve these units. This totals 5845.1 sqm. The social housing units comprise **5001.3 sqm**. The ancillary spaces comprise **843.8 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 843.8 sqm

A = 5001.3 sqm

B = 5001.3 sqm

= **843.8 sqm** (this area is the apportioned area that qualifies for social housing relief)

At Lower Ground Floor there is a further **1118.5 sqm** of ancillary space that serve the social housing units only to Building A1, A2 and A4. This space is not for use by Building A3. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 1118.5 sqm

A = 13,007.2 sqm (4453.2 sqm + 3552.7 sqm + 5001.3 sqm)

B = 13,007.2 sqm (4453.2 sqm + 3552.7 sqm + 5001.3 sqm)

= **1118.5 sqm** (this area is the apportioned area that qualifies for social housing relief)

Across Building A1, A2, A3 and A4 the area of the social housing is **13,007.2 sqm** (the units) plus **3492.1 sqm** (the communal spaces calculated in accordance with Regulation 49C). This totals: **16,499.3 sqm**. This area is liable for social housing relief.

Across Building A1, A2, A3 and A4 the area liable for the residential CIL charge and awarded no social housing relief is **5914.8 sqm**.

### **Plot A – Ancillary Spaces at Lower Ground Floor 02 which solely serve the Residential**

There is plant at Lower Ground Floor 02 which are for the use of all market and all social housing units in Plot A. This totals **516.2 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development (i.e. the market housing units), provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 516.2 sqm

A = 13,007.2 sqm (4453.2 sqm + 3552.7 sqm + 5001.3 sqm)

B = 17,793.0 sqm (4453.2 sqm + 3552.7 sqm + 4785.8 sqm + 5001.3 sqm)

= **377.4 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining **138.8 sqm** of 'X' is charged at the residential CIL rate and not awarded relief).

Phase 2 – Plot A				
	CIL Charging Categories			
	Areas to be charged at relevant rate for Residential*	Areas to be awarded Social Housing Relief	Areas to be charged at relevant rate for Women's Building	Areas to be charged at relevant rate for Commercial
<b>AREAS WITHIN THE PLOT:</b>				
Plot A – Residential	22,414.1 sqm	16,499.3 sqm	/	/
Plot A – Plant at Lower Ground Floor 02	516.2 sqm	377.4 sqm	/	/
<b>TOTAL</b>	Areas to be charged at relevant rate for Residential*	Areas to be awarded Social Housing Relief	Areas to be charged at relevant rate for Women's Building	Areas to be charged at relevant rate for Commercial
<b>Overall Total: 22,930.3 sqm</b>	22,930.3 sqm	16,876.7 sqm	/	/

\*This is the floorspace charged at the residential rate before any social housing relief is applied.

## Phase 3 – Construction of Plot B

Plot B comprises:

- Residential units and ancillary spaces that solely serve the residential units. This would be charged at the relevant of £250 per sqm for LBI CIL and £80 per sqm for MCIL2. Some of the residential units are social housing units housing and therefore qualify for social housing relief. Some of the ancillary spaces benefit the social housing dwellings and would therefore qualify for social housing relief.
- Commercial floorspace and ancillary spaces that solely serve the commercial floorspace. This would be charged at the relevant of £125 per sqm (i.e. the retail rate) for LBI CIL and £80 per sqm for MCIL2.
- Ancillary spaces (communal development) which is shared between the residential and commercial. These areas need to be apportioned to assign the relevant amount of floorspace to each use.

### Plot B – Total

The total floorspaces within Plot B is **31,213.9 sqm**.

Plot B contains six buildings; B1, B2, B3, B4, B5 and B6, with ancillary spaces shared by all buildings at lower ground floor 02.

### Plot B – Building B1, B2, B3, B4, B5 and B6 Residential and Ancillary Spaces which solely serve the Residential

Building B1 comprises market units and ancillary spaces that serve these units only. No social housing relief is therefore applicable. The total area liable for the residential CIL charge is **3117.9 sqm** (the units) plus **959.8 sqm** (the ancillary spaces that solely serve these units) plus **37.0 sqm** (plant that solely serve these units). This totals **4114.7 sqm**.

Building B2 comprises social housing units and ancillary spaces that serve these units. This totals **4814.9 sqm**. The social housing units comprise **3826.1 sqm**. The ancillary spaces comprise **988.8 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 988.8 sqm

A = 3826.1 sqm

B = 3826.1 sqm

= **988.8 sqm** (this area is the apportioned area that qualifies for social housing relief)

Building B3 comprises market units and ancillary spaces that serve these units only. No social housing relief is therefore applicable. The total area liable for the residential CIL charge is **3892.2 sqm** (the units) plus **934.5 sqm** (the ancillary spaces that solely serve these units). This totals **4826.7 sqm**.

Building B4 comprises social housing units and market housing units, and ancillary spaces that serve these units. This totals **4490.5 sqm**. The social housing units comprise **1811.0 sqm**. The market housing units comprise **1709.2 sqm**. The total area of all residential units is **3520.2 sqm**. The ancillary spaces comprise



**970.3 sqm.** The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 970.3 sqm

A = 1811.0 sqm

B = 3520.2 sqm (1811.0 sqm + 1709.2 sqm)

= **499.2 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining **471.1 sqm** of 'X' is charged at the residential CIL rate and not awarded relief)

Building B5 comprises social housing units and ancillary spaces that serve these units. This totals **6405.6 sqm**. The social housing units comprise **5199.2 sqm**. The ancillary spaces comprise **1206.4 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 1206.4 sqm

A = 5199.2 sqm

B = 5199.2 sqm

= **1206.4 sqm** (this area is the apportioned area that qualifies for social housing relief)

Building B6 comprises social housing units and ancillary spaces that serve these units. This totals **3801.9 sqm**. The social housing units comprise **2953.2 sqm**. The ancillary spaces comprise **848.7 sqm**. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

$$X = 848.7 \text{ sqm}$$

$$A = 2953.2 \text{ sqm}$$

$$B = 2953.2 \text{ sqm}$$

= **848.7 sqm** (this area is the apportioned area that qualifies for social housing relief)

At Lower and Upper Ground Floor there is **108.1 sqm** of ancillary space (a shared entrance) that serves the social housing units and market housing units in Building B4 and B5. This space is not for use by Building B1, B2, B3 or B6. The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

$$X = 108.1 \text{ sqm}$$

$$A = 7010.2 \text{ sqm (1811.0 sqm + 5199.2 sqm)}$$

$$B = 8719.4 \text{ sqm (3520.2 sqm + 5199.2 sqm)}$$

= **86.9 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining **21.2 sqm** of 'X' is charged at the residential CIL rate and not awarded relief)

At Lower Ground Floor there is **713.7 sqm** of ancillary spaces that serve the social housing units and market housing units in Plot B (all buildings). The formula set out in Regulation 49C is applied to this ancillary space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

$$X = 713.7 \text{ sqm}$$

$$A = 13,789.5 \text{ sqm (3826.1 sqm + 1811.0 sqm + 5199.2 sqm + 2953.2 sqm)}$$

B = 22,508.8 sqm (3117.9 sqm + 3826.1 sqm + 3892.2 sqm + 3520.2 sqm + 5199.2 sqm + 2953.2 sqm)

= **437.2 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining 276.5 sqm of 'X' is charged at the residential CIL rate and not awarded relief)

Across Building B1, B2, B3, B4, B5, B6 the area of the social housing is **13,789.5 sqm** (the units) plus **4067.2 sqm** (the communal spaces calculated in accordance with Regulation 49C). This totals: **17,856.7 sqm**. This area is liable for social housing relief.

Across Building B1, B2, B3, B4, B5, B6 the area liable for the residential CIL charge and awarded no social housing relief is **11,419.4 sqm**.

### **Plot B – Commercial and Ancillary Spaces which solely serve the Commercial**

The GIA of the commercial is **1194.0 sqm** plus **289.3 sqm** (the ancillary spaces solely for the use of the commercial). This totals: **1483.3 sqm**.

### **PlotB – Ancillary Spaces shared between Residential and Commercial**

At Lower Ground Floor there is **454.5 sqm** of ancillary spaces (**183.4 sqm** ancillary space plus **271.1 sqm** plant) shared between the residential housing units and the commercial. This needs to be apportioned to assign the relevant amount of floorspace to each use and to determine the amount that qualifies for social housing relief. This is undertaken as follows:

#### Step 1: Determine the amount assigned to the commercial use

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development

A = the gross internal area of the commercial to which the communal development relates; and

B = the gross internal area of the areas to which benefit from the communal development (Residential plus commercial).

X = 454.5 sqm

A = 1194.0 sqm

B = 23,702.8 sqm (commercial 1194.0 sqm plus all social housing units 13,789.5 sqm plus all market housing units 8719.3 sqm)

= **22.9 sqm** (this area is the area that is for use by the commercial and charged at that rate. The remaining **431.6 sqm** of 'X' is for use by market housing units and social housing units)

#### Step 2: Determine the amount assigned to the social housing units in accordance with Regulation 49C

The formula set out in Regulation 49C is applied to the remaining **431.6 sqm** of communal space to determine the 'qualifying communal development' (i.e. the amount of communal development which is to be awarded social housing relief).

$$\frac{X \times A}{B}$$

X = the gross internal area of the communal development;

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A = the gross internal area of the qualifying dwellings to which the communal development relates;  
and

B = the gross internal area of the qualifying dwellings and the relevant development, provided that the communal development is for the benefit of those dwellings and that relevant development.

X = 431.6 sqm

A = 13,789.5 sqm

B = 22,508.8 sqm (all social housing units 13,789.5 sqm plus all market housing units 8719.3 sqm)

= **264.4 sqm** (this area is the apportioned area that qualifies for social housing relief. The remaining **167.2 sqm** of 'X' is charged at the residential CIL rate and not awarded relief)

<b>Phase 3 – Plot B</b>				
	<b>CIL Charging Categories</b>			
	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>AREAS WITHIN THE PLOT:</b>				
Plot B – Residential	29,276.1 sqm	17,856.7	/	/
Plot B – Commercial	/	/	/	1483.3 sqm
Plot B – Ancillary spaces shared between Residential and Commercial	431.6 sqm	264.4 sqm	/	22.9 sqm
<b>TOTAL</b>	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>Overall Total: 31,213.9 sqm</b>	29,707.7 sqm	18,121.1 sqm	/	1506.2 sqm

## Total

The following summaries the total floorspace for each plot to be charged at each relevant rate and the total floorspace to be awarded social housing relief based on the calculations undertaken in the previous sections of this Note.

<b>SUMMARY OF AREAS</b>				
<b>Areas which meet the in-use test.</b>				
Phase 0 – Demolition Credit (credit of 100.7 sqm)	/	/	/	/
<b>Proposed New Floorspace</b>	<b>CIL Charging Categories</b>			
	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
Phase 1.1 – Plot C (16,797.6 sqm)	15,125.4 sqm	15,125.4 sqm	1515.5 sqm	156.7 sqm
Phase 1.2 – Plot D (19,567.8 sqm)	19,567.8 sqm	1863.8 sqm	/	/
Phase 1.3 – Plot E (8996.9 sqm)	8996.9 sqm	5946.2 sqm	/	/
Phase 2 – Plot A (22,930.3 sqm)	22,930.3 sqm	16,876.7 sqm	/	/
Phase 3 – Plot B (31,213.9 sqm)	29,707.7 sqm	18,121.1 sqm	/	1506.2 sqm
<b>Proposed New Floorspace</b>	<b>Areas to be charged at relevant rate for Residential*</b>	<b>Areas to be awarded Social Housing Relief</b>	<b>Areas to be charged at relevant rate for Women’s Building</b>	<b>Areas to be charged at relevant rate for Commercial</b>
<b>Overall Total: 99,506.5 sqm</b>	96,328.1 sqm	57,933.2 sqm	1515.5 sqm	1662.9 sqm

\*This is the floorspace charged at the residential rate before any social housing relief is applied.

## **Appendix I: Estimate of CIL Charge**

**CIL Liability Estimate**

**20th October 2021**

**Former Holloway Prison**

**Non-Residential Uses only (Women's Building & Commercial)**



**The following applies to, and should be read in conjunction with, the estimates provided on the following pages.**

#### **Floorspace Figures**

All floorspace figures have been taken from the following schedules/plans issued by AHMM.

17105\_1\_(00)\_907 Rev A  
17105\_1\_(00)\_SK285  
17105\_2\_(00)\_907 Rev A  
17105\_2\_(00)\_SK286  
17105\_3\_(00)\_907 Rev A  
17105\_3\_(00)\_SK287  
17105\_4\_(00)\_907 Rev A  
17105\_SK\_288  
17105\_5\_(00)\_907 Rev A  
17105\_SK289

#### **Women's Building Floorspace**

The women's building has been charged at LBI's NIL rate for non-residential institutions, and the MCIL2 standard rate for Islington of £80 per sqm.

#### **Commercial Floorspace**

The commercial floorspace to Block B and C has been charged at LBI's retail rate of £125 per sqm, and the MCIL2 standard rate for Islington of £80 per sqm.

#### **Block D Concierge**

Block D includes a concierge to lower floors. This floorspace is ancillary to residential (i.e. its purpose is to serve residents and not the wider public). It is therefore liable for the residential CIL rate, and has been included in the Block D residential floorspace figure. It has not been apportioned.

#### **Demolition**

100.7 sqm of demolition credit has been taken into account. This area is the garages to Trecastle Way which satisfy the 'in-use test' which requires lawful use for a continuous period of at least six months within the past three years ending on the day planning permission first permits the chargeable development.

#### **Charging schedule rates**

LBI CIL charge is £250 per sqm for residential, £125 per sqm for retail, £NIL for non-residential institutions. Mayoral CIL (MCIL 2) charge for Islington is £80 per sqm. Health and education is NIL charge.

#### **Index for charging schedule (IC)**

LBI schedule was adopted in June 2014. The index rate is therefore Q4 2013 which is 239. Mayoral CIL (MCIL 2) schedule was adopted in April 2019. The index rate is therefore Q4 2018 which is 330.

#### **Index for permission (IP)**

For non-phased permissions the index figure for the permission relates to the date permission was granted.

For phased permissions Regulation 8 of the CIL Regulations sets out that planning permission first permits the development on the day of:

- (a) the final approval is given under any pre-commencement conditions for that phase; or
- (b) where there are no pre-commencement conditions associated with that phase, on the day planning permission is granted.

We have not yet entered into discussion with LBI as to whether they will apply pre-commencement conditions.

For the purposes of this estimate, we have assumed that 2021 will be the date permission first permits the development in terms of indexing for the permission (Ip). The 2021 figure is 333.

Please note that RICS provide the index figures for CIL. RICS does not forecast CIL index figures for future years until the autumn before the year in question (i.e. 1st Jan-31st Dec 2022 figure will be published Autumn 2021). AY can update the estimates once RICS issues the index figure for the upcoming year. Until that point, AY will use the 2021 figure.

Commercial and Women's Building only. Please note that Plot D concierge is ancillary to residential and is therefore charged at residential rate. The concierge floorspace is included in the residential estimate. Please refer to the other file.

	CIL Charge		Total
	LBI	MCIL2	
Plot B Commercial	£ 262,324.58	£ 121,591.42	£ 383,916.00
Plot C Women's Building	£ -	£ 121,608.75	£ 121,608.75
Plot C Commercial	£ 27,127.76	£ 12,574.13	£ 39,701.89
Total	£ 289,452.34	£ 255,774.30	£ 545,226.64

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot B only - Commercial only**

**CIL Type**                      **Islington**      (Adopted June 2014)

<b>Regulation 40 - Chargeable Amount</b>		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	1,506.2
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	31,213.9
A =		1,506.2
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£125
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b><u>£262,324.58</u></b>

<b>Summary</b>	
Gross Chargeable Development sqm	1,506.2
CIL Rate psqm	£125
Qualifying Demolitions sqm	0.00
Net Chargeable Development sqm	1,506.2
Sub-total	£188,275.00
Indexation Adjustment	39.3%
Indexed Sub-total	£262,324.58
Social Housing Relief	£0.00
<b>Total CIL Liability</b>	<b>£262,324.58</b>

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot B only - Commercial only**

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	1,506.2
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	31,213.9
A =		1,506.2
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b>£121,591.42</b>

Summary	
Gross Chargeable Development sqm	1,506.2
CIL Rate psqm	£80
Qualifying Demolitions sqm	0.00
Net Chargeable Development sqm	1,506.2
Sub-total	£120,496.00
Indexation Adjustment	0.9%
Indexed Sub-total	£121,591.42
Social Housing Relief	£0.00
<b>Total CIL Liability</b>	<b>£121,591.42</b>

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot C only - Women's Building only**

**CIL Type**                      **Islington**      (Adopted June 2014)

<b>Regulation 40 - Chargeable Amount</b>		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E) / G$	
Gr	GIA charged at current rate	1,515.5
Kr	Retained Area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		1,506.4
Chargeable Amount		
=	$R \times A \times I_p / I_c$	
R	CIL Rate	£0
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b>£0.00</b>

<b>Summary</b>	
Gross Chargeable Development sqm	1,515.5
CIL Rate psqm	£0
Qualifying Demolitions sqm	100.70
Net Chargeable Development sqm	1,506.4
Sub-total	£0.00
Indexation Adjustment	39.3%
Indexed Sub-total	£0.00
<b>Total CIL Liability</b>	<b>£0.00</b>

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot C only - Women's Building only**

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E) / G$	
Gr	GIA charged at current rate	1,515.5
Kr	Retained Area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		1,506.4
Chargeable Amount		
=	$R \times A \times I_p / I_c$	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b>£121,608.75</b>

Summary	
Gross Chargeable Development sqm	1,515.5
CIL Rate psqm	£80
Qualifying Demolitions sqm	100.70
Net Chargeable Development sqm	1,506.4
Sub-total	£120,513.18
Indexation Adjustment	0.9%
Indexed Sub-total	£121,608.75
Social Housing Relief	£0.00
<b>Total CIL Liability</b>	<b>£121,608.75</b>

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot C only - Commercial only**

**CIL Type**                      **Islington**      (Adopted June 2014)

<b>Regulation 40 - Chargeable Amount</b>		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E) / G$	
Gr	GIA charged at current rate	156.7
Kr	Retained Area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		155.8
Chargeable Amount		
=	$R \times A \times I_p / I_c$	
R	CIL Rate	£125
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b><u>£27,127.76</u></b>

<b>Summary</b>	
Gross Chargeable Development sqm	156.7
CIL Rate psqm	£125
Qualifying Demolitions sqm	100.70
Net Chargeable Development sqm	155.8
Sub-total	£19,470.07
Indexation Adjustment	39.3%
Indexed Sub-total	£27,127.76
Social Housing Relief	£0.00
<b>Total CIL Liability</b>	<b>£27,127.76</b>

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot C only - Commercial only**

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E) / G$	
Gr	GIA charged at current rate	156.7
Kr	Retained Area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		155.8
Chargeable Amount		
=	$R \times A \times Ip / Ic$	
R	CIL Rate	£80
Ip	Index for permission	333
Ic	Index for schedule	330
=		<b>£12,574.13</b>

Summary	
Gross Chargeable Development sqm	156.7
CIL Rate psqm	£80
Qualifying Demolitions sqm	100.70
Net Chargeable Development sqm	155.8
Sub-total	£12,460.85
Indexation Adjustment	0.9%
Indexed Sub-total	£12,574.13
Social Housing Relief	£0.00
<b>Total CIL Liability</b>	<b>£12,574.13</b>



**CIL Liability Estimate  
20th October 2021  
Former Holloway Prison  
Residential only**

**The following applies to, and should be read in conjunction with, the estimates provided on the following pages.**

#### **Floorspace Figures**

All floorspace figures have been taken from the following schedules/plans issued by AHMM.

17105\_1\_(00)\_907 Rev A  
17105\_1\_(00)\_SK285  
17105\_2\_(00)\_907 Rev A  
17105\_2\_(00)\_SK286  
17105\_3\_(00)\_907 Rev A  
17105\_3\_(00)\_SK287  
17105\_4\_(00)\_907 Rev A  
17105\_SK\_288  
17105\_5\_(00)\_907 Rev A  
17105\_SK289

#### **Women's Building Floorspace**

The women's building has been charged at LBI's NIL rate for non-residential institutions, and the MCIL2 standard rate for Islington of £80 per sqm.

#### **Commercial Floorspace**

The commercial floorspace to Block B and C has been charged at LBI's retail rate of £125 per sqm, and the MCIL2 standard rate for Islington of £80 per sqm.

#### **Block D Concierge**

Block D includes a concierge to lower floors. This floorspace is ancillary to residential (i.e. its purpose is to serve residents and not the wider public). It is therefore liable for the residential CIL rate, and has been included in the Block D residential floorspace figure. It has not been apportioned.

#### **Demolition**

100.7 sqm of demolition credit has been taken into account. This area is the garages to Trecastle Way which satisfy the 'in-use test' which requires lawful use for a continuous period of at least six months within the past three years ending on the day planning permission first permits the chargeable development.

#### **Charging schedule rates**

LBI CIL charge is £250 per sqm for residential, £125 per sqm for retail, £NIL for non-residential institutions. Mayoral CIL (MCIL 2) charge for Islington is £80 per sqm. Health and education is NIL charge.

#### **Index for charging schedule (IC)**

LBI schedule was adopted in June 2014. The index rate is therefore Q4 2013 which is 239. Mayoral CIL (MCIL 2) schedule was adopted in April 2019. The index rate is therefore Q4 2018 which is 330.

#### **Index for permission (IP)**

For non-phased permissions the index figure for the permission relates to the date permission was granted.

For phased permissions Regulation 8 of the CIL Regulations sets out that planning permission first permits the development on the day of:

- (a) the final approval is given under any pre-commencement conditions for that phase; or
- (b) where there are no pre-commencement conditions associated with that phase, on the day planning permission is granted.

We have not yet entered into discussion with LBI as to whether they will apply pre-commencement conditions.

For the purposes of this estimate, we have assumed that 2021 will be the date permission first permits the development in terms of indexing for the permission (Ip). The 2021 figure is 333.

Please note that RICS provide the index figures for CIL. RICS does not forecast CIL index figures for future years until the autumn before the year in question (i.e. 1st Jan-31st Dec 2022 figure will be published Autumn 2021). AY can update the estimates once RICS issues the index figure for the upcoming year. Until that point, AY will use the 2021 figure.

Residential only. Includes Plot D concierge.

	CIL Charge		Social Housing Relief		Total
	LBI	MCIL2	LBI	MCIL2	
Plot A	£ 7,987,227.93	£ 1,851,100.58	£ 5,878,599.48	£ 1,362,409.96	£ 2,597,319.07
Plot B	£ 10,347,975.00	£ 2,398,221.60	£ 6,312,056.80	£ 1,462,866.98	£ 4,971,272.82
Plot C	£ 5,236,990.92	£ 1,213,712.32	£ 5,236,990.92	£ 1,213,712.32	£ -
Plot D	£ 6,815,980.54	£ 1,579,655.13	£ 649,210.67	£ 150,459.49	£ 7,595,965.51
Plot E	£ 3,133,857.43	£ 726,295.20	£ 2,071,218.20	£ 480,020.51	£ 1,308,913.92
Total	£ 33,522,031.82	£ 7,768,984.83	£ 20,148,076.06	£ 4,669,469.26	£ 16,473,471.32

## CIL Liability Estimate - 20th October 2021 - Holloway - Plot A only - Residential only

CIL Type **Islington** (Adopted June 2014)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	22,930.3
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	22,930.3
A =		22,930.3
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b><u>£7,987,227.93</u></b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	16,876.7
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	22,930.3
A =		16,876.7
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b><u>£5,878,599.48</u></b>

Summary	
Gross Chargeable Development sqm	22,930.3
CIL Rate psqm	£250
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	22,930.3
Sub-total	£5,732,575.00
Indexation Adjustment	39.3%
Indexed Sub-total	£7,987,227.93
Social Housing Relief	-£5,878,599.48
<b>Total CIL Liability</b>	<b>£2,108,628.45</b>

## CIL Liability Estimate - 20th October 2021 - Holloway - Plot A only - Residential only

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	22,930.3
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	22,930.3
A =		22,930.3
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b>£1,851,100.58</b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	16,876.7
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	22,930.3
A =		16,876.7
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b>£1,362,409.96</b>

Summary	
Gross Chargeable Development sqm	22,930.30
CIL Rate psqm	£80
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	22,930.30
Sub-total	£1,834,424.00
Indexation Adjustment	0.9%
Indexed Sub-total	£1,851,100.58
Social Housing Relief	-£1,362,409.96
<b>Total CIL Liability</b>	<b>£488,690.62</b>

## CIL Liability Estimate - 20th October 2021 - Holloway - Plot B only - Residential only

CIL Type **Islington** (Adopted June 2014)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	29,707.7
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	31,213.9
A =		29,707.7
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b>£10,347,975.00</b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	18,121.1
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	31,213.9
A =		18,121.1
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b>£6,312,056.80</b>

Summary	
Gross Chargeable Development sqm	29,707.7
CIL Rate psqm	£250
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	29,707.7
Sub-total	£7,426,925.00
Indexation Adjustment	39.3%
Indexed Sub-total	£10,347,975.00
Social Housing Relief	-£6,312,056.80
<b>Total CIL Liability</b>	<b>£4,035,918.20</b>

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot B only - Residential only**

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	29,707.7
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	31,213.9
A =		29,707.7
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b><u>£2,398,221.60</u></b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	18,121.1
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	31,213.9
A =		18,121.1
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b><u>£1,462,866.98</u></b>

Summary	
Gross Chargeable Development sqm	29,707.7
CIL Rate psqm	£80
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	29,707.7
Sub-total	£2,376,616.00
Indexation Adjustment	0.9%
Indexed Sub-total	£2,398,221.60
Social Housing Relief	-£1,462,866.98
<b>Total CIL Liability</b>	<b>£935,354.62</b>

## CIL Liability Estimate - 20th October 2021 - Holloway - Plot C only - Residential only

CIL Type **Islington** (Adopted June 2014)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	15,125.4
Kr	Retained Area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		15,034.7
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b><u>£5,236,990.92</u></b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	15,125.4
Kqr	Retained social housing area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		15,034.7
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b><u>£5,236,990.92</u></b>

Summary	
Gross Chargeable Development sqm	15,125.4
CIL Rate psqm	£250
Qualifying Demolitions sqm	100.7
Net Chargeable Development sqm	15,034.7
Sub-total	£3,758,681.17
Indexation Adjustment	39.3%
Indexed Sub-total	£5,236,990.92
Social Housing Relief	-£5,236,990.92
<b>Total CIL Liability</b>	<b>£0.00</b>



## CIL Liability Estimate - 20th October 2021 - Holloway - Plot C only - Residential only

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	15,125.4
Kr	Retained Area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		15,034.7
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b><u>£1,213,712.32</u></b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	15,125.4
Kqr	Retained social housing area	0.0
E	GIA to be demolished	100.7
G	Total GIA of all Development	16,797.6
A =		15,034.7
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b><u>£1,213,712.32</u></b>

Summary	
Gross Chargeable Development sqm	15,125.4
CIL Rate psqm	£80
Qualifying Demolitions sqm	100.7
Net Chargeable Development sqm	15,034.7
Sub-total	£1,202,777.97
Indexation Adjustment	0.9%
Indexed Sub-total	£1,213,712.32
Social Housing Relief	-£1,213,712.32
<b>Total CIL Liability</b>	<b>£0.00</b>

## CIL Liability Estimate - 20th October 2021 - Holloway - Plot D only - Residential only

CIL Type **Islington** (Adopted June 2014)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$\frac{Gr - Kr - (Gr \times E)}{G}$	
Gr	GIA charged at current rate	19,567.8
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	19,567.8
A =		19,567.8
Chargeable Amount		
=	$\frac{R \times A \times Ip}{Ic}$	
R	CIL Rate	£250
Ip	Index for permission	333
Ic	Index for schedule	239
=		<b><u>£6,815,980.54</u></b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$\frac{Qr - Kqr - (Qr \times E)}{G}$	
Qr	GIA of social housing	1,863.8
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	19,567.8
A =		1,863.8
Qualifying Amount		
=	$\frac{R \times A \times Ip}{Ic}$	
R	CIL Rate	£250
Ip	Index for permission	333
Ic	Index for schedule	239
=		<b><u>£649,210.67</u></b>

Summary	
Gross Chargeable Development sqm	19,567.8
CIL Rate psqm	£250
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	19,567.8
Sub-total	£4,891,950.00
Indexation Adjustment	39.3%
Indexed Sub-total	£6,815,980.54
Social Housing Relief	-£649,210.67
<b>Total CIL Liability</b>	<b>£6,166,769.87</b>

## CIL Liability Estimate - 20th October 2021 - Holloway - Plot D only - Residential only

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$\frac{Gr - Kr - (Gr \times E)}{G}$	
Gr	GIA charged at current rate	19,567.8
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	19,567.8
A =		19,567.8
Chargeable Amount		
=	$\frac{R \times A \times Ip}{Ic}$	
R	CIL Rate	£80
Ip	Index for permission	333
Ic	Index for schedule	330
=		<b><u>£1,579,655.13</u></b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$\frac{Qr - Kqr - (Qr \times E)}{G}$	
Qr	GIA of social housing	1,863.8
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	19,567.8
A =		1,863.8
Qualifying Amount		
=	$\frac{R \times A \times Ip}{Ic}$	
R	CIL Rate	£80
Ip	Index for permission	333
Ic	Index for schedule	330
=		<b><u>£150,459.49</u></b>

Summary	
Gross Chargeable Development sqm	19,567.8
CIL Rate psqm	£80
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	19,567.8
Sub-total	£1,565,424.00
Indexation Adjustment	0.9%
Indexed Sub-total	£1,579,655.13
Social Housing Relief	-£150,459.49
<b>Total CIL Liability</b>	<b>£1,429,195.64</b>

## CIL Liability Estimate - 20th October 2021 - Holloway - Plot E only - Residential only

CIL Type **Islington** (Adopted June 2014)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	8,996.9
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	8,996.9
A =		8,996.9
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b>£3,133,857.43</b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	5,946.2
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	8,996.9
A =		5,946.2
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£250
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	239
=		<b>£2,071,218.20</b>

Summary	
Gross Chargeable Development sqm	8,996.9
CIL Rate psqm	£250
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	8,996.9
Sub-total	£2,249,225.00
Indexation Adjustment	39.3%
Indexed Sub-total	£3,133,857.43
Social Housing Relief	-£2,071,218.20
<b>Total CIL Liability</b>	<b>£1,062,639.23</b>

**CIL Liability Estimate - 20th October 2021 - Holloway - Plot E only - Residential only**

CIL Type **MCIL2** (Adopted April 2019)

Regulation 40 - Chargeable Amount		
Net Chargeable Area		
A =	$Gr - Kr - (Gr \times E)$	
	G	
Gr	GIA charged at current rate	8,996.9
Kr	Retained Area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	8,996.9
A =		8,996.9
Chargeable Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b><u>£726,295.20</u></b>

Regulation 50 - Social Housing Relief		
Net Chargeable Area		
A =	$Qr - Kqr - (Qr \times E)$	
	G	
Qr	GIA of social housing	5,946.2
Kqr	Retained social housing area	0.0
E	GIA to be demolished	0.0
G	Total GIA of all Development	8,996.9
A =		5,946.2
Qualifying Amount		
=	$R \times A \times I_p$	
	Ic	
R	CIL Rate	£80
I <sub>p</sub>	Index for permission	333
I <sub>c</sub>	Index for schedule	330
=		<b><u>£480,020.51</u></b>

Summary	
Gross Chargeable Development sqm	8,996.9
CIL Rate psqm	£80
Qualifying Demolitions sqm	0.0
Net Chargeable Development sqm	8,996.9
Sub-total	£719,752.00
Indexation Adjustment	0.9%
Indexed Sub-total	£726,295.20
Social Housing Relief	-£480,020.51
<b>Total CIL Liability</b>	<b>£246,274.69</b>

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**APPENDIX TEN – DS2 profit target calculator, November 2021**

Holloway Prison  
985 Unit Scheme  
60% Affordable



For Sale

BY GDV

		£	%	Profit	Blended
Market	£	278,580,000	69.7%	17.50%	12.2%
Affordable	£	114,171,738	28.6%	6.00%	1.7%
Commercial	£	7,043,481	1.8%	15.00%	0.3%

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	<b>£</b>	<b>399,795,219</b>			<b>14.17% on gdv</b>
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**APPENDIX ELEVEN – JLL Transactional Evidence – Residential Land Sales note,  
September 2021**





Tom Williamson  
Peabody Construction Limited  
45 Westminster Bridge Rd,  
London,  
SE1 7JB

Jones Lang LaSalle Ltd  
30 Warwick Street London W1B 5NH  
+44 (0)20 7493 4933

jll.co.uk

15 September 2021

Your ref

Our ref KW/MH  
Direct Line 07808 102333  
Katie.Williamson@eu.jll.com

Dear Tom,

### Transactional Evidence – Residential Land Sales

As requested, we have detailed below, a cross section of land transactions across London and where possible included those with high proportions of affordable housing.

Address	Planning status (when sold)	Transaction Date	Acreage	Total Units	% affordable	Land Price	£ per plot	£ per acre	GDV £ psf (approx)
Victoria Works, Osiers Road, Wandsworth	Consented	Jan-20	1.0	168	100%	£12.4m	£73.8k	£12.4m	£800
Morrisons, Brentford	Consented	Mar-19	1.6	221	65%	£28.4 m	£129 k	£17.8 m	£800
Haslemere Industrial Estate, Isleworth	Consented	Jun-18	1.8	129	19%	£19.6 m	£152 k	£10.7 m	£850
Polymex House, Southwark	Resolution to grant	Jan 20	1.1	181	34%	£26.4m	£146k	£24.2m	£650
Acton Lane, Park Royal, NW10	Consented	Oct 19	0.7	105	31%	£9.6m	£91k	£14.3m	£650
Vista, Croydon, CR9	Consented	Mar 19	0.5	184	24%	£15.3m	£83k	£29.4m	£650
Addiscombe Road, Croydon	Consented	May 18	0.8	137	50%	£9m	£66k	£11.25m	£625
Harrow One, Cumberland Hotel	Consented	Mar 18	0.7	204	40%	£12.6m	£62k	£18m	£620



Address	Planning status (when sold)	Transaction Date	Acreage	Total Units	% affordable	Land Price	£ per plot	£ per acre	GDV £ psf (approx)
One Creekside, Lewisham	Consented	Aug 20	0.4	56	36%	£3.4m	£60.1k	£8.5m	£700
B&Q, Smugglers Way, Wandsworth	Consented	May-19	3.5	517	36%	£77.8 m	£150 k	£22.2m	£850
Rufus Business Centre, Earlsfield	Unconsented	Feb-19	0.8	-	-	£8.8 m	£114 k	£10.9 m	£850
King George's Gate, Tolworth	Consented	Sept-19	9.5	950	43%	£71.7m	£75k	£7.5 m	£600

### Land Comparable Analysis

As can be seen above, the value of the land is significantly impacted by the proportion of affordable housing. In the context of the above comparable evidence, the resultant land value achievable for HMP Holloway would be suppressed by the higher quantum of affordable housing being delivered (60%), compared to most of the other land transactions. The comparable land transactions detailed above demonstrate a price per plot range of c.£62,000 - £75,000 for schemes inclusive of high proportions of affordable housing (in excess of 40% affordable housing). From this range, we have excluded the Morrisons Brentford scheme where circa £129k per plot was achieved as this appears to be an outlier.

JLL considers that the most comparable land transaction of size (to HMP Holloway) listed above is Kings George's Gate, Tolworth, which benefitted from a consent for 950 residential units. The purchase price of £71.7 million reflects £75,000 per plot and £7.5 million per acre. The site was purchased by the Guinness Partnership in September 2019. We understand that approximately 43% affordable housing provision, on a unit basis, was consented. The anticipated value of the proposed residential reflected £600 per sq ft, which is somewhat lower than the residential values anticipated on the subject site (circa £900/sq ft), although the subject site proposes a larger proportion of affordable housing (60%).

When determining the appropriate value for the HMP Holloway site, we would suggest putting the most weight on the land transactions associated with schemes with a higher quantum of affordable housing. However, regard must also be paid to schemes with comparable private sales values, which we note for the subject site is in excess of all of the transactions listed above.

I do hope that the information provided is helpful. If you have any questions at all, please do get in touch.

Yours sincerely,



**Katie Williamson MRICS**

**Associate**

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**APPENDIX TWELVE – Development Appraisal for 60 percent affordable housing (with grant funding) 985 units, November 2021**

Holloway Prison  
60% Affordable Scheme

Development Appraisal  
DS2 LLP  
04 November 2021

**APPRAISAL SUMMARY****DS2 LLP****Holloway Prison  
60% Affordable Scheme****Appraisal Summary for Merged Phases 1 2 3 4 5**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>ft<sup>2</sup></b>	<b>Sales Rate ft<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Plot C Residential - Affordable	155	122,475	179.89	142,142	22,032,028
Plot D Residential - Market	165	133,364	934.51	755,333	124,630,000
Plot D Residential - Shared Ownership	18	13,843	450.00	346,075	6,229,350
Plot E Residential - Market	31	23,164	940.25	702,581	21,780,000
Plot E Residential - Affordable	60	40,666	179.89	121,923	7,315,407
Plot A Residential - Market	67	49,295	947.36	697,015	46,700,000
Plot A Residential - Shared Ownership	52	36,443	450.00	315,372	16,399,350
Plot A Residential - Affordable	116	97,281	179.89	150,861	17,499,879
Plot B Residential - Market	129	89,105	959.21	662,558	85,470,000
Plot B Residential - Affordable	84	70,235	179.89	150,412	12,634,574
Plot B Residential - Shared Ownership	<u>108</u>	<u>71,247</u>	450.00	296,862	<u>32,061,150</u>
<b>Totals</b>	<b>985</b>	<b>747,118</b>			<b>392,751,738</b>

**Rental Area Summary**

	<b>Units</b>	<b>ft<sup>2</sup></b>	<b>Rent Rate ft<sup>2</sup></b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
Plot C Commerical	1	1,531	35.00	53,585	53,585	53,585
Plot B Commerical	<u>1</u>	<u>12,400</u>	35.00	434,000	<u>434,000</u>	<u>434,000</u>
<b>Totals</b>	<b>2</b>	<b>13,931</b>			<b>487,585</b>	<b>487,585</b>

**Investment Valuation**

<b>Plot C Commerical</b>						
Market Rent	53,585	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	774,070	
<b>Plot B Commerical</b>						
Market Rent	434,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	6,269,411	
<b>Total Investment Valuation</b>					<b>7,043,481</b>	

**APPRAISAL SUMMARY****DS2 LLP****Holloway Prison  
60% Affordable Scheme****GROSS DEVELOPMENT VALUE** **399,795,219**

Purchaser's Costs		(478,957)	
Effective Purchaser's Costs Rate	6.80%		(478,957)

**NET DEVELOPMENT VALUE** **399,316,262****Additional Revenue**

Grant Funding		44,796,685	44,796,685
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**NET REALISATION** **444,112,947****OUTLAY****ACQUISITION COSTS**

Residualised Price		14,392,745	14,392,745
Stamp Duty	5.00%	719,637	
Agent Fee	1.00%	143,927	
Legal Fee	0.80%	115,142	
			978,707

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>
Plot C Build Cost	1 un	39,821,657	39,821,657
Plot D Build Cost	1 un	52,986,392	52,986,392
Plot E Build Cost	1 un	25,123,065	25,123,065
Plot A Build Cost	1 un	62,957,307	62,957,307
Plot B Build Cost	1 un	88,592,346	88,592,346
<b>Totals</b>			<b>269,480,767</b>
Contingency		5.00%	14,345,689
Site Clearance & Preparation/Demo			4,128,548
External Works			13,304,457
S106			3,085,849

**APPRAISAL SUMMARY****DS2 LLP****Holloway Prison****60% Affordable Scheme**

Plot C - LBI CIL			27,128	
Plot C - MCIL2			134,183	
Plot D - LBI CIL			6,166,770	
Plot D - MCIL2			1,429,196	
Plot E - LBI CIL			1,062,639	
Plot E - MCIL2			246,275	
Plot A - LBI CIL			2,108,628	
Plot A - MCIL2			488,691	
Plot B - LBI CIL			4,298,253	
Plot B - MCIL2			1,056,946	
				321,364,019

**PROFESSIONAL FEES**

Professional Fees		10.00%	30,125,946	
				30,125,946

**MARKETING & LETTING**

Marketing - Commercial	13,931 ft <sup>2</sup>	1.50	20,897	
Marketing		1.50%	4,178,700	
Letting Agent Fee		10.00%	48,759	
Letting Legal Fee		5.00%	24,379	
				4,272,734

**DISPOSAL FEES**

Sales Agent Fee - Commercial		1.00%	65,645	
Sales Agent Fee - Residential		1.50%	4,178,700	
Sales Legal Fee		0.50%	32,823	
Sales Legal Fee	392 un	1,000.00 /un	392,000	
				4,669,168

**TOTAL COSTS BEFORE FINANCE****375,803,319****FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			11,658,646

**TOTAL COSTS****387,461,965****PROFIT**

**Holloway Prison  
60% Affordable Scheme****56,650,983****Performance Measures**

Profit on Cost%	14.62%
Profit on GDV%	14.17%
Profit on NDV%	14.19%
Development Yield% (on Rent)	0.13%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR% (without Interest)	24.38%
Rent Cover	116 yrs 2 mths
Profit Erosion (finance rate 6.000)	2 yrs 3 mths