December 2024

The Aylesham Centre, Peckham

Financial Viability Assessment Addendum

Document reference: AC15A



Berkeley
Designed for life

DS1793

Aylesham Centre, Hanover Park, SE15 5EW

FINANCIAL VIABILITY ASSESSMENT ADDENDUM

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On behalf of Berkeley Homes (Capital) Ltd

December 2024

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1 INTRODUCTION

1.1 DS2 have prepared this amended Financial Viability Assessment Addendum ('FVA Addendum') in respect of the development proposals for the Aylesham Centre, Peckham, Southwark, SE15 5EW (hereafter the 'Site') situated in the London Borough of Southwark ('LBS' or 'the Council').

1.2 An FVA ('Application FVA') was prepared and submitted by Berkeley Homes (Capital) Plc (hereafter the 'Applicant') in respect of an application for full planning permission reference 24/AAP/2074. This was submitted by Avison Young on behalf of the Applicant.

1.3 The application for full planning permission was submitted on 15 July 2024 and validated by LBS on 3 September 2024. The Application FVA is available on LBS's planning portal as part of the planning documentation.

1.4 The application for full planning permission ('Proposed Development'), in summary, seeks the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works.

1.5 A description of the Proposed Development is provided in Section Three of this FVA Addendum.

The Amended Proposed Development

1.6 DS2 have been instructed by the Applicant to collate an FVA Addendum to reflect several scheme amendments to the Proposed Development. These changes can be summarised as follows:

- Reduction in units from 877 units to 867;
- Change in unit mix with the inclusion of four-bedroom apartments (all of which are at low-cost rent) and an increase in two-bedroom apartments;
- Reduction in the level of affordable housing provided from 35 percent to 12 percent calculated by habitable room.

1.7 The primary amendment relates to a reduction in the affordable housing percentage from 35 percent to 12 percent calculated by habitable rooms and as a result incorporates a change to the housing mix, as illustrated in Section Three of this FVA Addendum.

1.8 DS2 are familiar with the Site having prepared a pre-application FVA in 2023 prior to the submission of the planning application. The pre-application FVA was reviewed by BPS Chartered Surveyors ('BPS') on behalf of LBS and the pre-application analysis informed the subsequent Application FVA.

1.9 Further to the submission of the planning application for the Proposed Development, LBS instructed BPS to undertake a review of the Application FVA and the subsequent BPS report dated October 2024 (hereafter "BPS Report") is attached as **Appendix 1** of this FVA Addendum.

1.10 The BPS Report agrees that the 35 percent as applied for is unviable, i.e. the Proposed Development is in significant financial deficit however the scale of the deficit is not agreed, and further clarification on number of the development appraisals inputs is sought.

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1.11 Section Four of this FVA Addendum contains a summary of the respective positions on each of the development appraisal inputs as identified by the Applicant in the Application FVA and by BPS in the BPS Report.

1.12 Further to the receipt of the BPS Report, the Applicant provided additional information to BPS in a meeting of the 14 November 2024 with further information provided on 22 November 2024, prior to the submission of this FVA Addendum.

1.13 In preparing this FVA Addendum, we have reviewed the additional submissions, and these are referenced and indeed included in this FVA Addendum, where possible, for the purposes of transparency and a clear audit trail.

Planning Policy & Professional Guidance

1.14 In preparing this FVA Addendum, DS2 have had regard to national and Development Plan policy and guidance on planning viability matters. The key documentation is:

- National Planning Policy Guidance ('NPPG');
- The London Plan (March 2021);
- GLA Affordable Housing & Development Viability SPG (August 2017);
- The Southwark Plan 2019-2036 (February 2022); and
- Southwark Development Viability Supplementary Planning Document (March 2016).

1.15 This FVA Addendum has also been collated with reference to relevant professional guidance comprising:

- RICS Professional Standard: Financial Viability in Planning: Conduct & Reporting (2019) which is a mandatory document for Chartered Surveyors;
- RICS Professional Standard: Assessing viability in planning under the National Planning Policy Framework 2019 for England (2021);
- RICS Professional Standard: Valuation of Development Property, First Edition, October 2019; and
- RICS Professional Standard: Valuation of Land for Affordable Housing, 2nd Edition, April 2016.

DS2 Instructions and Objectivity

1.16 As noted, the Application FVA was submitted by the Applicant. As part of the amendment to the planning application, the Applicant have instructed DS2 to prepare an independent and objective financial assessment that accords with the planning policy and professional guidance.

1.17 DS2 can confirm that in undertaking this FVA Addendum 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.

1.18 DS2 can also confirm that in collating this FVA Addendum we have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.

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1.19 This FVA Addendum has been prepared on an objective and impartial basis, without interference, and in full accordance with planning policy and professional best practice requirements. DS2's instruction is not on a performance-related or on a contingent basis.

1.20 This FVA Addendum has been prepared by Daniel Collins Redrado, a Surveyor at DS2, and Pascal Levine, a Partner at DS2, both of whom are Registered Valuers. The project has also been audited by Liam Janusz a Partner from DS2 and all three have familiarity with the Site and the proposals having worked on the pre-application FVA in 2023.

Amended FVA Information

1.21 This FVA Addendum is supported by the following information:

- Savills residential pricing, November 2024;
- Fulkers Baily Russell cost plan, November 2024;
- Response from CF Commercial dated November 2024 to the BPS Report (October 2024);
- Aylesham Centre tenancy schedule, November 2024
- Additional information from the Applicant on residential sales and marketing costs.

1.22 In preparing this FVA Addendum, we have sought to avoid unnecessary repetition from the Application FVA, and this FVA Addendum should be read in conjunction with Application FVA.

1.23 Given the objective nature of this planning viability assessment however, in preparing the FVA Addendum, we have reviewed the Application FVA, the BPS Report and each of the viability inputs, agreed or otherwise, as well as the additional information supplied by the Applicant and any new available market evidence the outcome of which informs the inputs, the subsequent results and conclusions, and these are presented in Section Nine and Section 10 respectively.

Public Disclosure & Confidentiality

1.24 In accordance with planning policy and professional guidance and the need for transparency in planning viability where there is a public interest, there is an expectation that the information provided in respect of the Application FVA and the FVA Addendum will be available for public scrutiny.

1.25 There are certain limited items as identified within this report, however, that has been provided on a private and confidential basis as its publication would cause commercial harm and be contrary to the Environmental Regulation, 2014, as amended.

1.26 Regulation 12 (5)(e) states that '*a public authority may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest*'.

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1.27 The RICS Professional Standard Financial Viability in Planning: Conduct & Reporting (2019) states at section 5.1 that:

> '*An FVA is based on market information and is not specific to an applicant's circumstances. The PPG at paragraph 021 (reference ID: 10-021-20190509) states that FVAs will be made publicly available other than in exceptional circumstances. However, inputs may include commercially sensitive information, the public disclosure of which could have commercial consequences for the delivery of the application site.*
>
> *Commercially sensitive information may need to be treated as confidential in pre-application discussions between the applicant and the LPA. This may relate to either market- and/or scheme-specific information. It may follow that such information could be exempt from disclosure to third parties under the provisions of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004 (EIR')*.

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2 SITE DESCRIPTION & OWNERSHIP

2.1 The Site is 2.7 hectares and accommodates the Aylesham Centre alongside an associated surface car park (353 spaces), service yard, and petrol filling station. The Site comprises retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrison supermarket.

2.2 The surrounding area is characterised by typical town centre uses, with a broad mix of convenience and comparison retailers; leisure and other commercial uses; and residential.

2.3 Building heights within the surrounding area are mixed, ranging from three storeys along Rye Lane and Hannover Park to 20 storeys at the Clifton Estate.

2.4 The existing buildings are not listed at either Statutory or Local level. The closest listed buildings are located at 58 Peckham High Street and Baptist Chapel, Rye Lane. Immediately north of the Site, is the former Jones and Higgins building and immediately to the south of the Site is 47-79 Rye Lane, both of which are locally listed. The western part of the Site (fronting onto Rye Lane) falls within the Rye Lane Peckham Conservation Area.

2.5 The wider surrounding area is undergoing a significant period of change, with several significant planning permissions approved in the last 10 years, including Peckham Place, 97 Peckham Road, Peckham Rye Station, Eagle Wharf and Summer house and Flax Yard.

2.6 In addition, several sites have been allocated for development within the Site's vicinity, including Blackpool Business Park and Copeland Industrial Estate. The Site boundary is illustrated in the red line plan below.

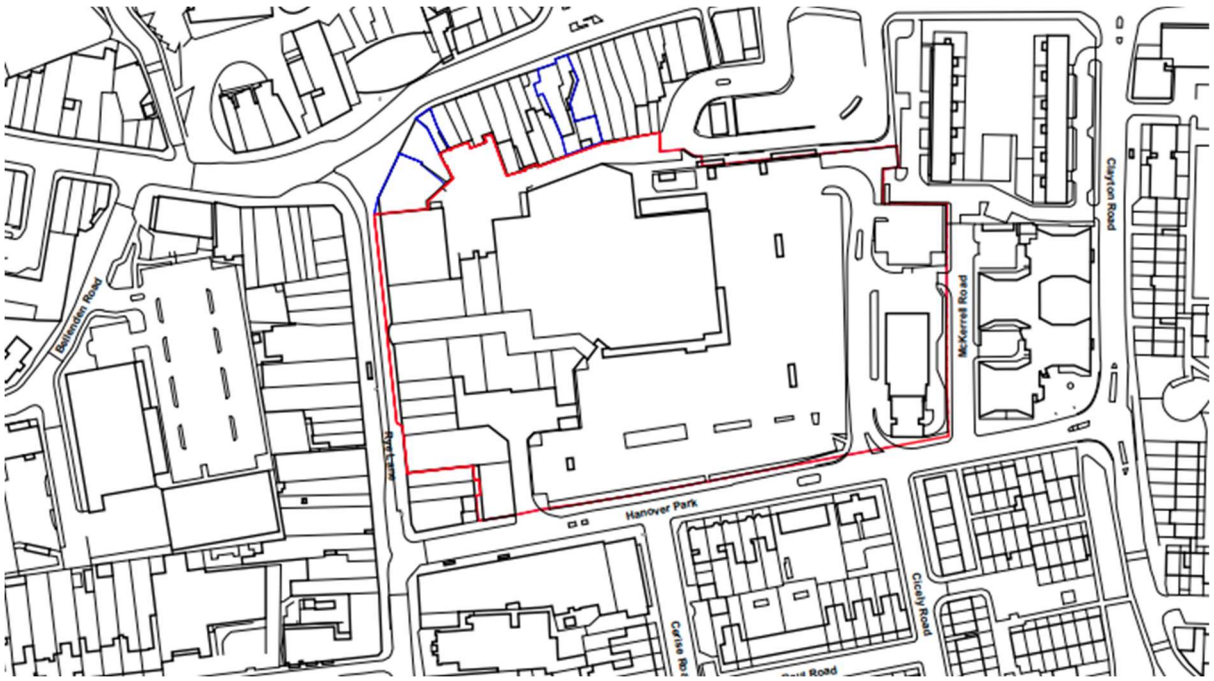


Figure 1-Red Line Plan

2.7 The existing Site comprises the following accommodation:

TABLE ONE: EXISTING ACCOMMODATION, AYLESHAM CENTRE, DECEMBER 2024		
Use	**GIA (sqm)**	**GIA (sq ft)**
Supermarket (Use Class E(a))	4,976	53,561
Retail, Leisure, Commercial (Use Class E(a), E(b), and Sui Generis) (excluding supermarket and internal mall/atrium)	5,109	54,993
Internal mall/atrium	1,392	14,983
Petrol Station (Sui Generis)	98	1,055
Total	**11,575**	**124,592**

2.8 The value of the Site in its existing use, plus a reasonable premium, forms the underlying pre-planning value for the Application and Addendum FVAs. This pre-planning value is referred to in policy and professional guidance as the Benchmark Land Value ('BLV').

2.9 The BLV comprises two components being the Existing Use Value ('EUV') plus a premium. An assessment of the BLV was prepared by Savills and included in the Application FVA and this was reviewed by BPS in the BPS Report. Further details related to the BLV are provided in Section Eight of this FVA Addendum.

Site Ownership

2.10 The Site subject to the planning application is wholly owned by the Applicant except for the existing petrol filling station. The station is owned by Morrisons however the Applicant has entered a contract to purchase this part of the site subject to planning.

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3 THE PLANNING APPLICATION & SCHEME AMENDMENTS

The Planning Application

3.1 A planning application reference 24/AP/2074 for the Proposed Development was submitted by Avison Young on behalf of the Applicant in July 2024 and subsequently validated by LBS on 3 September 2024.

3.2 The planning application in relation to the FVA Addendum (hereafter the "Proposed Development") seeks consent for:

> *"Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works."*

3.3 It should be noted that the description for the Proposed Development remains unchanged, however, the number of units for the Proposed Development has reduced from 877 homes to 867. A summary of the changes is provided below.

Proposed Development Amendments

3.4 Following validation of the planning application, the Applicant has considered responses received from statutory consultees and the wider public. Full details on how the Proposed Development has responded to the design comments are set out in the accompanying Design and Access Statement (document ref. AC02 Rev 1), while additional responses are set out within this Planning Statement Addendum (document ref. AC04A).

3.5 The affordable housing component of the planning application is amended from 35 percent to 12 percent calculated by habitable room. The affordable homes will comprise 72 percent low-cost rent to be provided as Social Rent and 28 percent intermediate with the latter being in the form of London Shared Ownership.

3.6 The amendment has been made in consideration of the ongoing unprecedented environment that landowners and developers are operating in created through a combination of macro-economic conditions and regulatory changes, that has resulted in development starts plummeting in the capital.

3.7 The amendment to the planning application has been made to ensure that in the event that a planning consent can be secured, there is a reasonable prospect that the Proposed Development can be delivered thus ensuring the regeneration of the Site with a significant range of public benefits.

3.8 The July 2024 planning application with 35 percent affordable housing simply cannot be funded or delivered, given the sizeable deficit and an extremely uncertain economic and market outlook. Concerns regarding delivery are also referenced in the BPS report.

3.9 However, whilst the marketplace remains extremely challenging, the Applicant remains positive about the location, the quality of scheme being proposed and the outlook for reasonable growth based on the ongoing regeneration of the area and underpinned by long-term growth in values.

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3.10 The Avison Young Planning Statement provides a detailed assessment of the Proposed Development however in summary, the following tables illustrate the residential and commercial uses are being sought.

TABLE TWO: PROPOSED DEVELOPMENT AREAS, AYLESHAM CENTRE, DECEMBER 2024				
Use	GIA sqm	GIA sq ft	GEA sqm	GEA sq ft
Supermarket (Use Class E(a))	10,712	115,303	11,050	118,941
Flexible Retail, Leisure and Commercial (Use Class E(a-g)/ Sui Generis) (excl. Supermarket)	3,813	41,043	4,172	44,907
Workspace (Use Class E(g))	2,725	29,332	2,943	31,678
Residential (Use Class C3)	88,813	955,986	97,840	1,053,140
Total	**106,063**	**1,141,664**	**116,005**	**1,248,666**

Residential Element

3.11 The residential component has been reduced from 877 homes to 867 homes. The residential units will be arranged over 15 buildings ranging in height from six to 20 storeys.

3.12 There will be two affordable blocks with Block B providing intermediate housing and Block P providing low-cost rent.

3.13 As part of the Proposed Development, 12 percent of the homes will be provided as affordable housing, calculated by habitable room. Of these, 72 percent by habitable room will comprise low-cost rent and 28 percent intermediate tenures. This equates to 50 social rented homes, of which two-thirds will be three and four bed accommodation, and 27 intermediate homes.

3.14 The low-cost rent units are to comprise Social Rent let at target rents in accordance with the Government's Rent Standard. The homes will be transferred to a Registered Provider upon completion with the Council retaining nomination rights. Homes are available to those on the housing waiting list.

3.15 The intermediate units are to comprise London Shared Ownership. London Shared Ownership homes are part-owned and part-rented. Buyers purchase an initial share of at least 10 percent, with a rent to the Registered Provider on the unsold equity and have the ability to 'staircase' to full ownership.

3.16 London Shared Ownership homes are subject to affordability caps with the Greater London Authority ('GLA') currently setting a maximum cap of £90,000 household income per annum. This is also supported by the LBS Draft Affordable Housing Supplementary Planning Document (July 2024). Homes will be transferred to a Registered Provider upon completion although we understand either a proportion or all of the intermediate homes could be transferred to a Community Land Trust ('CLT').

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3.17 Tables Three and Four illustrate the residential mix as applied for in July 2024 and also as per the amended application in December 2024. The accommodation schedule and floor plans for the Proposed Development are attached at **Appendix 2** and **Appendix 3.**

TABLE THREE: UNIT MIX BY TENURE, AYLESHAM CENTRE, DECEMBER 2024				
Type	**Market**	**Social Rent**	**Intermediate**	**Total**
1B1P	90	0	0	90
1B2P	247	31	9	297
2B (3/4P)	171	82	61	314
3B (5/6P)	99	72	5	176
Total	**607**	**185**	**85**	**877**

TABLE FOUR: UNIT MIX (REVISED) BY TENURE, AYLESHAM CENTRE, DECEMBER 2024				
Type	**Market**	**Social Rent**	**Intermediate**	**Total (Difference between July & December 2024)**
1B1P	90	0	0	90
1B2P	251	0	2	253 (-44)
2B (3/4P)	309	17	25	351 (+38)
3B (5/6P)	140	16	0	156 (-20)
4B 6P	0	17	0	17 (+17)
Total	**786**	**50**	**27**	**867 (-10)**

3.18 Table Five below provides a summary of the residential areas of the Proposed Development.

TABLE FIVE: RESIDENTIAL AREA BREAKDOWN, AYLESHAM CENTRE, DECEMBER 2024					
Building	**Units**	**GIA m²**	**GIA ft²**	**NIA m²**	**NIA ft²**
Building A	19	2,089	22,485	1,308	14,082
Building B (Intermediate Block)	27	1,905	20,504	1,899	20,436
Building C	19	2,181	23,478	1,374	14,794
Building D	0	-	-	-	-
Building E	79	6,469	69,633	4,643	49,976
Building F	20	2,453	26,403	1,704	18,346
Building G	71	6,897	74,241	4,811	51,790
Building H	43	5,067	54,537	3,451	37,142
Building J1	108	9,905	106,619	7,303	78,605
Building J2	21	2,135	22,979	1,550	16,680
Building K	85	8,920	96,010	5,887	63,371
Building L	85	8,702	93,672	5,675	61,083
Building M	149	15,710	169,099	10,779	116,022
Building N	64	5,835	62,803	3,632	39,095
Building P (Low-cost Rent Block)	50	6,912	74,397	4,364	46,971
Building Q	27	3,635	39,128	2,056	22,126
Total	**867**	**88,813**	**955,986**	**60,435**	**650,520**

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Commercial Element

3.19 Table Six illustrates the commercial floorspaces across the Proposed Development albeit is not inclusive of the supermarket use. The Proposed Development will provide Affordable Workspace which accounts for 10% of the workspace floorspace (Use Class E(g)).

3.20 The location of the Affordable Workspace has not been determined and therefore currently for the purposes of the Addendum FVA all the space is at market rent levels. It should be noted that the inclusion of Affordable Workspace will have a negative impact on the viability of the Proposed Development.

TABLE SIX: COMMERCIAL FLOORSPACE (EXCL. SUPERMARKET) BY BUILDING, AYLESHAM CENTRE, DECEMBER 2024

Building	GIA sqm	GIA sq ft	NIA sqm	NIA sq ft
Building A	427	4,599	450	4,844
Building B	426	4,580	394	4,241
Building C	392	4,224	386	4,155
Building D	2,725	29,335	2,238	24,087
Building E	341	3,670	341	3,670
Building F	208	2,234	196	2,113
Building G	276	2,973	265	2,852
Building H	244	2,629	235	2,532
Building J1	125	1,349	120	1,288
Building J2	0	0	0	0
Building K	1,259	13,556	1,152	12,399
Building L	17	178	16	171
Building M	0	0	0	0
Building N	97	1,048	94	1,014
Building P	0	0	0	0
Building Q	0	0	0	0
Total	**6,538**	**70,374**	**5,887**	**63,367**

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3.21 Table Seven illustrates the Supermarket floorspace as being applied for.

TABLE SEVEN: SUPERMARKET FLOOR SPACE, AYLESHAM CENTRE, DECEMBER 2024		
Use	**GIA (sqm)**	**GIA (sq ft)**
Supermarket	2,253	24,250
Ancillary/Back of House	2,183	23,499
Service Yard	882	9,490
Plant	663	7,138
Basement Car Park	4,731	50,928
Total	**10,712**	**115,304**

Car Parking & Cycle Parking

3.22 There will be 11 blue badge spaces comprising 6 at ground level and 5 at basement level. The replacement supermarket parking comprises 124 standard spaces, 8 blue bade spaces and 8 parent / child spaces with 28 of the spaces will be active EV charging spaces.

3.23 In respect of the cycle parking, there are 1,520 spaces for the residential use, 26 for the supermarket, 24 for the flexible retail and 44 for the workspace equating to 1,614 long-stay spaces in total.

3.24 In terms of short stay spaces there are also 44 for the residential uses, 63 for the supermarket, 143 for the flexible commercial and 7 for the workspace equating to 257 in total.

Amenity and Communal Areas

3.25 All homes benefit from a private balcony / terrace provided in accordance with the London Plan and Southwark Plan requirements. There is 3,856 sqm of communal amenity space, 9,407 sqm of publicly accessible open space / public realm and 3,077 sqm of children's play space.

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Phasing

3.26 The Proposed Development will be delivered in two phases, and each comprises a series of sub-phases. Phase One will include Buildings L, M, N, P and Q as well as the supermarket. Phase Two will include the remaining buildings and associated landscaping and public realm.



Figure 2 – phasing plan

3.27 The phasing is designed to enable the decant of the supermarket use and ensure that this can remain operational and trading throughout the build programme (i.e. Morrisons will relocate from phase two to phase one once the latter is completed and occupiable).

3.28 The construction programme is in part dictated by the need for the Morrisons to continue trading throughout the development but also a result of the anticipated sales absorption of market for sale residential units on the Site. A phasing plan is attached to this FVA Addendum at **Appendix Four.**

3.29 Phase One includes the construction of the new superstore and new Aylesham Centre. Phase Two subsequently results in the demolition of the existing superstore and a mixture of residential and commercial uses.

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4 PLANNING POLICY

4.1 Please refer to the Avison Young Planning Statement dated July 2024 and the Planning Statement Addendum dated December 2024.

4.2 There have been no adopted changes to Development Plan policies or guidance since the submission of the planning application that impact upon this FVA Addendum.

4.3 The adopted Development Plan remains as follows:

- The London Plan (2021);
- Southwark Local Plan (2022).

4.4 We note that the Government's consultation on changes to the NPPF ended on 24 September however the Government have not yet published their updated national policy framework.

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5 VIABILITY METHODOLOGY

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

5.2 The methodology applied in this FVA Addendum is consistent with that applied in the Application FVA.

Methodology

5.3 NPPG in respect of viability at paragraph 10 defines the viability process as:

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

5.4 The residual valuation methodology is described in some detail within the RICS Professional Standard 'Valuation of Development Property' (2019) and the RICS Professional Standard for planning viability 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' published in 2021.

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

TABLE EIGHT: RESIDUAL ANALYSIS METHODOLOGY, AYLESHAM CENTRE, DECEMBER 2024
Gross Development Value
Residential sales income
Affordable sales income
Commercial sales income
Less
Costs
Build costs
Exceptional development costs (where applicable)
Professional fees
Planning obligations
Marketing costs and disposal fees
Finance costs
Planning gain costs
Any other reasonable costs
Less
Developer's Return
Equals
Residual Land Value

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5.6 The output is the Residual Land Value ('RLV'). Simply, if the RLV produced by a scheme is lower than an appropriate BLV then the scheme is deemed to be unviable and the level of affordable housing and / or planning obligations can be reduced to mitigate this issue. 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, as the Applicant has done in their Application FVA, the BLV can be inserted into the appraisal as a fixed cost and the level of return generated by the scheme becomes the benchmark by which viability is measured. If a sufficient level of return is generated the scheme is deemed to be viable. This approach has been adopted for the purposes of the FVA Addendum.

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6 DEVELOPMENT TIMINGS

6.1 A construction programme of circa eight years has been advised by the Applicant. The programme is attached at **Appendix Five**. The programme as explained in Section Three is a function of the need to phase the Proposed Development to ensure a continuity of trading for Morrisons. Without their agreement, there is no development.

6.2 A summary of the construction programme is provided in Table Nine below:

TABLE NINE: PROPOSED DEVELOPMENT OVERALL CONSTRUCTION PROGRAMME, AYLESHAM CENTRE, DECEMBER 2024

Building	Construction		
	Start	End	Duration
Pre-Construction	December 2025	May 2026	6 months
Phase One - Supermarket	June 2026	August 2028	27 months
Phase One - Residential	June 2026	March 2030	46 months
Phase Two – Demolition and Enabling Works	May 2030	December 2030	8 months
Phase Two – Construction	January 2031	September 2034	45 months
Total Construction Programme	**December 2025**	**September 2034**	**106 months**

6.3 As highlighted within paragraph 12.2 of the Application FVA, the construction programme is also dictated by the sales programme. To achieve a sales rate of six units per month the phasing strategy has been derived to ensure that there is no market saturation.

Residential Sales Timings

6.4 We note that Savills in their May 2024 report, cite three to four sales per month in an extremely challenging sales market albeit the Applicant subsequently adopted six sales per month in their appraisal with 65 percent of these sales secured off-plan. The off-plan sales have not been discounted in our appraisal. BPS agreed with the Applicant on this input as part of the Application FVA process.

6.5 DS2 have reviewed the evidence. Molior's October 2024 report on sales absorption in the capital states that 2024 is on track to be the lowest sales volume achieved since 2010 (post financial crash) and almost 60 percent fewer than in the recent peak of 2015.

6.6 The Molior evidence includes bulk sales, but these were predominantly open market for sale units that have not sold being switched to rental assets. Whilst sentiment has lifted marginally in the fourth quarter of 2024, perhaps because of the outcome of the UK election, recent post-budget economic indicators have not been positive in respect of the outlook for UK growth. In addition, there remain inflationary pressures in the economy and risks of further economic volatility in the UK caused by ongoing geopolitical tensions.

6.7 We see no evidence to increase the sales volumes from those agreed by BPS in their report and have assumed 65 percent off-plan sales, with 20 sales completions per month post the end of each phase of construction and six sales thereafter.

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6.8 In terms of the affordable housing income, the Section 106 will require the transfer of a long lease to a Registered Provider in advance of the occupation of the open market homes. A developer will enter into a contract with a Registered Provider who will pay a package price for those homes, based on a Discounted Cashflow valuation and commonly c.20 percent of the price will be an upfront payment, with the remainder (less a small retention held for 12 months) paid over the duration of the build contract. The FVA Addendum has been cash flowed in this way.

Commercial Property Timings

6.9 We note the respective positions as set out by CF Commercial in their evidence and the BPS report. The latter states at paragraphs 7.70 and 7.71 that a six-month void and 6 months' rent-free period is sufficient. Invariably, some units might be occupied at practical completion and other units will take longer to let.

6.10 The BLV analysis portrays the relative strengths of this location when compared to less attractive / valuable assets elsewhere across the capital. As such and relying on our experience gained elsewhere on other assessments on sizeable mixed-use retail and residential developments, we have adopted an average six-moth void period and 12 months' rent-free period.

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7 UPDATED FINANCIAL VIABILITY ASSESSMENT

7.1 The Applicant submitted the Application FVA in July 2024 which included the delivery of 35 per cent affordable housing. The Application FVA results are illustrated in Table 10 below;

TABLE 10: APPLICATION FVA RESULTS, AYLESHAM CENTRE, JULY 2024				
	Benchmark Land Value	Target Developer Return	Residual Developer Return	Deficit
Application FVA	£36,335,000	£83,852,796	-£57,807,647	-£141,660,443

7.2 The Application FVA illustrated a significant financial deficit. The Application FVA illustrates that the Proposed Development on a present-day basis is not viable.

7.3 BPS were instructed to scrutinise the Application FVA, and delivered their report dated October 2024. A copy of that report is appended to this FVA Addendum. DS2 understands that a positive meeting took place between the parties on 14 November 2024 and the Applicant agreed to issue out further information relating to a range of inputs where there was a difference of opinion.

7.4 This information pertaining to residential sales and marketing costs, the developer's return (in respect of the superstore) and the BLV (tenancy schedule and further justification for the premium), was issued on 22 November 2024 but is referred to in this report and also appended. Information pertaining to third party costs has been provided on a private and confidential basis.

7.5 As part of this FVA Addendum, DS2 have reviewed this information and assessed on an objective basis its relevance for the purposes of this objective assessment. Our comments are included in Table 11 and below in Section Six.

7.6 It is worth highlighting, that helpfully, the two major components in the Application FVA development appraisal being construction costs and private sale revenues are agreed and many of the other areas of variance are relatively minor. In terms of the private revenue (provided by Savills) and construction costs (provided by Fulkers), both have been revisited and updated for the purposes of this FVA Addendum to reflect the scheme amendments however they are underpinned by an agreement from the Application FVA.

BPS Report October 2024

7.7 The BPS Report does not come to a definitive conclusion on the viability position and requests some additional information and clarification on certain inputs as noted above. These matters were discussed in a meeting between the Applicant and BPS / the Council on 14 November 2024 after which, further information was provided by the Applicant on 22 November 2024. This information consists of:

- Evidence relating to commercial and residential sales, marketing, letting and legal fees;
- Third party costs (provided on a private and confidential basis);
- Further clarity on the developer return for the superstore;
- Tenure schedule for the existing Aylesham Centre;
- Updated CF Commercial comments in respect of the commercial property values.

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7.8 The BPS Report's conclusions state that they were unable to conclude the deficit position due to outstanding information related to the BLV assessment which has now been provided. However, BPS modelled a scenario which assumes the Applicant's EUV of £25.2m and the BPS landowner's Premium of 10 percent to provide a provisional viability position and this equated to a scheme deficit of -£72.5m.

7.9 This is less than the Applicant's as illustrated in the July 2024 Application FVA, but clearly illustrates that the level of affordable housing, at 35 percent, was significantly in excess of the viable amount and BPS explicitly question the deliverability of the project on this basis.

7.10 Table 11 below contains a summary of the respective positions on each of the development appraisal inputs as identified in the Application FVA and the BPS Report.

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TABLE 11: TABLE OF DEVELOPMENT APPRAISAL INPUTS, AYLESHAM CENTRE, DECEMBER 2024			
Variable	The Applicant July 2024	BPS October 2024	Comments / Further Action to reflect Amended Scheme
Values			
Open market sales	£850 per sq ft	£850 per sq ft	Agreed – an updated pricing report and pricing schedule from Savills for the amended scheme is included at **Appendix Six**
Shared Ownership	£525 per sq ft	£550 per sq ft	BPS value equates to 65% of OMV which is too high in the current market. DS2 DCF attached at **Appendix Seven** for amended intermediate housing component
Social Rent	£212 per sq ft	£263 per sq ft	The BPS input is too high for social rent in the current environment and higher than other recently agreed FVAs in Southwark. DS2 DCF attached at **Appendix Eight** for amended low cost rented housing component
Commercial (less pc)	£40,814,256	£52,725,997	The Applicant have asked CF Commercial to review the BPS report in respect of the value of the new commercial property and their response is attached at **Appendix Nine**
GDV	***£475,125,008***	***£500,208,764***	
Costs			
Construction	£328,020,694	£328,020,694	Agreed - however the updated construction budget for the revised development is attached at **Appendix 10**
Contingency	5%	5%	Agreed
Professional fees	10%	10%	Agreed
Third party costs	£5,307,500	£ nil	The Applicant have provided further information for these costs on a private and confidential basis as of 22 November 2024.
Tenant's compensation	£4,187,298	£ nil	
Post Completion maintenance & service charge	£1,821,000	£1,821,000	Agreed albeit potentially this figure would now be higher and there is a greater quantum of private accommodation and therefore likely to be greater void periods
Private marketing, agent & legal fees	4.70%	3.00%	The Applicant have provided additional information in relation to the residential and commercial marketing, sales, letting and legal costs and this is attached at **Appendix 11**
Commercial marketing, agent & legal fees	4%	1.5%	
CIL	£9,910,543	£8,949,919	This has been clarified by Quod in respect of the amended scheme and the revised figure adopted in the Amended FVA are £12,465,088
S106	£880,000	£880,000	Agreed but this has been clarified by Avison Young in respect of the amended scheme
Finance	8%	7%	Further justification is provided below
Finance (£)	£76,073,025	£57,211,697	

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Programme			
Pre-Construction	6 months	6 months	Agreed, however, BPS have requested for a detailed programme to be provided. The programme for the Proposed Development has not changed and is attached at **Appendix Five**
Phase 1 - Supermarket	28 months	28 months	
Phase 1 - Residential	46 months	46 months	
Phase 2	54 months	54 months	
Sales rate	6 per month	6 per month	
Developer Return			
Profit – Market Sale	20% on GDV	20% on GDV	Agreed
Profit – Affordable Housing	6% on GDV	6% on GDV	Agreed
Profit – Commercial	15% on GDV	15% on GDV	Agreed
Profit – Supermarket	15% on GDV	15% on GDV	Further justification provided below
Benchmark Land Value			
EUV	£27,950,000	£25,200,000	Agreed bar the Morrison's lease value and the Applicant has provided the updated tenancy schedule on 22 November
Premium	30%	10%	Further justification is provided below
Benchmark Land Value	£36,335,000	£27,720,000	

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Gross Development Value

Private Values

7.11 The Proposed Development has been revalued by Savills and their updated report is attached at **Appendix Six**. In summary, phase one now consists of 325 market for sale units at an average value of £781 per sqft and phase two, now consists of 465 market for sale units at an average value of £789 per sqft.

7.12 We note that in the Application FVA, the Applicant applied a 7 percent premium to the private values on the basis that, as stated at paragraph 4.2, '*Berkeley's own sales and marketing team consider that a significant premium could be achieved through Berkeley's placemaking and marketing expertise*'.

7.13 Clearly, as stated in Section One of this FVA Addendum, this is an objective assessment as such values, and indeed costs, that are attributable to the Applicant are not necessarily appropriate for the purposes of satisfying the objectivity criteria as required by policy and the professional guidance.

7.14 However, we have reviewed the information that the Applicant has provided in respect of sales and marketing costs for the private residential element which are above those commonly prescribed for FVAs.

7.15 The costs are reflective of those accrued in the current market and the need to secure sales (given the detrimental impact on margin where sales are delayed) and the costs are reflective of those that we are seeing on other large-scale projects. Our current experience is that developers are having to significantly increase sales and marketing budgets to secure a limited number of off plan and post-completion sales.

7.16 These higher costs are included in the appraisal and as such, we are of the opinion that it is reasonable to incorporate the premium to the values in the FVA Addendum. As such, the rates in the FVA Addendum reflect the 7 percent premium as applied, and agreed, as part of the Application FVA. This benefits the overall viability position and the delivery of the proposed package of public benefits.

Intermediate housing values

7.17 In summary, the revised intermediate mix derives £521 per sqft for the 27 intermediate homes. The valuation is based on a 25 percent initial equity sale, a 50-year cash flow, with staircasing to 50 percent of the market value within 10 years and rent of 2.50 percent to 2.75 percent on the unsold equity. The valuation reflects all the intermediate homes are at the £90,000 household income cap.

7.18 In terms of market evidence, DS2 are currently in the market disposing of a range of Section 106 affordable housing obligations, and we have seen a distinct reduction in London Shared Ownership offers over the last couple years, whilst market values have remained flat. This is generally because the risk allowance, reflected in the Registered Providers discount rate (and commonly in a margin incorporated in the valuation as a cost) has been increased when compared to low-risk low cost rented homes.

7.19 At this time, DS2 are unaware of the arrangements relating to the transfer of intermediate homes to a CLT. If this were the case, it could have an implication on the values of the intermediate homes.

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7.20 Our ProVal (Discounted Cashflow valuation) is attached at **Appendix Seven.**

Social rented values

7.21 In summary, the revised social rented mix derives £216 per sq ft for the 50 social rented homes. This is marginally higher than that included in the Application FVA but below the £263 per sqft that BPS applied in their report. Our ProVal is attached at **Appendix Eight**.

7.22 The BPS figure is too high in the current market and is also significantly higher than other recent agreements in Southwark for social rented values, that DS2 have been party to.

Affordable Housing Grant

7.23 DS2 understands that the Applicant have considered the implications of securing housing grant from the GLA's Accelerated Funding Route ('AFR') as part of the original 35 percent affordable housing proposal. However, the scale of deficit is of such a magnitude that grant funding for the 35 percent proposal would not sufficiently close the viability gap and further, based on the current AFR programme, it is highly improbable that a start on site could be secured by March 2026 as would be required.

7.24 As such, grant was not included in the Application FVA nor is it considered in the FVA Addendum as the 12 percent affordable housing component would not qualify (being below the 20 percent provision that needs to be self-funded).

Commercial values

7.25 The Applicant appended a report from CF Commercial in support of the commercial values in the Application FVA however as Table 11 illustrates, there is a disparity in the value of the commercial property (when the Applicant's figures are compared to those within the BPS report). A significant proportion of the difference in opinion is in the yield and we have therefore sought additional clarity from CF Commercial who have reviewed their initial advice and also the BPS report.

7.26 The CF Commercial response is included at **Appendix Nine**.

Development Costs

Construction Costs

7.27 The amended Proposed Development has been reviewed by the Applicant's cost consultants. As noted in Table 11 the cost assessment for the Proposed Development was agreed. The revised costs are summarised below and the report from Fulkers Bailey & Russell is attached at **Appendix 10**.

7.28 There are £11,797,019 of facilitating works which have been distributed proportionally on a GIA basis between Phase 1 and Phase 2.

TABLE 12: CONSTRUCTION COST UPDATE, AYLESHAM CENTRE, DECEMBER 2024

	Phase One	Phase Two	Total
Facilitating Works	£5,741,593	£6,055,426	£11,797,019
Build Costs	£151,108,604	£170,392,777	£321,501,381
Total	**£156,850,197**	**£176,448,203**	**£333,298,400**[1]

[1] *There is a slight discrepancy between the total build costs within the cost plan and the appraisal due to rounding.*

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7.29 The Fulkers summary includes a 5 percent contingency, which DS2 have applied elsewhere in the appraisal and thus this has not been double counted.

7.30 The GIA is 1,141,627 thus equating to a cost of £291.95 per sq ft on the GIA or £306.03 with the 5% contingency included.

CIL & Section 106 Costs

7.31 The Community Infrastructure budget has increased given the higher percentage of market housing. The following figures have been provided by Quod and have been included within the ARGUS appraisal of the Proposed Development:

TABLE 13: BOROUGH AND MAYORAL CIL SUMMARY, AYLESHAM CENTRE, DECEMBER 2024

Source	Phase 1	Phase 2	Total
Est. Borough CIL	£3,404,370	£3,003,600	**6,407,970**
Est. Mayoral CIL	£3,109,627	£2,947,491	**6,057,118**
Total	**£6,513,997**	**£5,951,091**	**£12,465,088**

7.32 The figures contained are for indicative purposes only and do not purport to provide a definitive CIL levy charge arising from the Proposed Development. These figures have not been formally discussed or agreed with LBS or the GLA and will require final verification. The payments have been profiled in accordance with the Council's CIL instalment policy, with the first payment within 60 days following commencement and the second instalment paid within 240 days of commencement.

7.33 The Section 106 costs are included at £880,000.

Sales, Marketing & Legal Costs

7.34 We note that additional evidence has been supplied to BPS in respect of the private residential sales, marketing and legal costs further to the submission of the Application FVA and the receipt of the BPS report. DS2 have reviewed this evidence, which is attached at **Appendix 11**.

7.35 The evidence is consistent with that which we have reviewed on other large-scale projects in the capital, where higher budgets than the three percent usually allowed for in planning viability assessments, is required in order to maintain a rate of sale in these challenging market conditions.

7.36 Rates of sale as estimated by Savills in their report accompanying the Application FVA are estimated at three to four units per month albeit this Applicant FVA and FVA Addendum adopts a more aggressive rate of six per month and there is also a seven percent premium added to the baseline Savills' values. See further comments and evidence in Section Eight.

7.37 There is a linear relationship between the achievable values and the rates of sale, and on this basis, again noting the need to maintain objectivity, we have applied the costs as provided by the Applicant as reasonable evidence (but also as noted above, the higher values).

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Finance

7.38 In respect of the difference of opinion on the costs of capital, the current Bank of England base rate at the date of this report is 4.75 percent and 5-year swap rate is 4.065 percent. Sonia rates are 4.7 percent and as such 7 percent is only 2.3 percent above the inter-bank lending rate which is not sufficient for the associated fees and margin required for commercial debt funding and the risk of speculative development.

7.39 The proposed rate is also a weighted cost of capital and therefore the cost of equity also has to be factored into this calculation. The London Plan Technical Viability Study was published in December 2017 and incorporated a weighted cost of capital of 6.5 percent when the UK base rate was 0.5 percent.

7.40 Therefore, on a linear basis, one might now expect the weighted cost of capital to be in excess of 10 percent with a base rate at 4.75 percent. Indeed, anecdotally, on an objective basis, we are aware of debt rates on schemes close to that level and equity costs in double digits.

7.41 Furthermore, the Southwark Plan Evidence Base: Housing Policy Viability Update Study prepared by BNPP Real Estate dated November 2017 adopts a 7.00 percent finance rate. As stressed above, since November 2017 the base rate has significantly increased and therefore it would be reasonable to assume a higher finance rate.

7.42 Therefore, having reviewed the respective positions, we are of the opinion that a compromise at 7.50 percent, as a weighted cost of capital which represents a margin of 3.25 percent on the base rate, is reasonable.

Developer Return

7.43 The Developer Return is largely agreed with 20 percent on the market housing, 15 percent on the commercial property and 6 percent on the affordable. BPS have applied a 10 percent return to the Morrison's pre-let however, as the planning viability exercise is an objective one, we would expect to see the pre-let at 15 percent regardless of the pre-let for several reasons.

7.44 Firstly, there is never a guarantee that a pre-let will still exist after the development has been completed and secondly, the pre-let is personal to the Applicant, and it should not be assumed that the pre-let would be available for another party delivering the Proposed Development. As such, we have applied 15 percent to the commercial spaces.

7.45 We note that the Applicant have also provided further clarification on this point in their response to BPS of 22 November stating '*Our position is that, in line with RICS guidance, we are taking an arm's length approach to the supermarket transaction and making the assumption that no pre-let exists*'. In DS2's opinion, and as cited in paragraph 6.36, this is the correct approach to take and as such we have adopted a 15 percent return on value across the commercial element.

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Summary

7.46 Further to a thorough review of the Application FVA, the BPS report and the market evidence and noting the objective and impartial nature of this exercise, the following Table 14 sets out the inputs that DS2 have adopted in the FVA Addendum development appraisal.

7.47 Where possible we have adopted the agreed positions between the Applicant and BPS albeit noting that in respect of the two major inputs, private residential value and construction costs, these inputs have been recast given the changes to the scheme, but the methodology for each is consistent with that applied in the Application FVA.

TABLE 14: DEVELOPMENT UPDATED APPRAISAL INPUTS, AYLESHAM CENTRE, DECEMBER 2024

Input	DS2	Comments
Gross Development Value		
Private resi.	£798 and £795 per sq ft (phases one & two) with a 7 percent premium	As advised by Savills (and based on the pricing rationale previously agreed).
Intermediate	£512 per sq ft	DS2 DCF valuation
Social rent	£221 per sq ft	DS2 DCF valuation
Commercial	£362 per sq ft	Updated CF Commercial letter
Supermarket	£152 per sq ft	Updated Savills letter
Development Costs		
Construction	£332,295,258 / £291.95 per sq ft	As advised by Fulkers (and based on the cost rationale previously agreed)
Contingency	5 percent	As agreed by reference to the BPS report
Professional fees	10 percent	As agreed by reference to the BPS report
S106	£880,000	As agreed by reference to the BPS report
CIL	£12,465,088	As advised by Quod
Third party / tenant comp.	£9,500,000	Further evidence provided on a P&C basis by the Applicant
Residential marketing, sales & legal	2.5% marketing, 2% agent, £1,000 p/u legals	Further evidence provided by the Applicant on 22 November
Comm. Marketing sales & legal	1.5%, agent 2%, legals 0.5% plus 10%/5% for letting & legals	As agreed by reference to the BPS report para 8.13
Post comp. charges	£1,821,000	As agreed by reference to the BPS report
Finance	8%	Justification provided above
Developer return (Private / affordable / commercial)	Market Sale – 20 percent on GDV Affordable – 6 percent on GDV Supermarket – 15 percent on GDV Commercial – 15 percent on GDV	As previously largely agreed but with the supermarket at 15 percent
EUV	£27,950,000	
Premium	20 percent	Justification provided Section Seven
BLV	£33,540,000	Justification provided Section Seven

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8 BENCHMARK LAND VALUE

8.1 The Site comprises 20 retail units, a supermarket, 353 car parking spaces and a petrol filling station to the east. To re-cap the BLV comprises the following values applied by the Applicant and BPS (6.24 of the BPS report):

TABLE 15: BENCHMARK LAND VALUE, AYLESHAM CENTRE, DECEMBER 2024		
Component	The Applicant	BPS
Food store (Morrisons)	£10,300,000	£10,300,000
Morrisons existing lease	£2,750,000	excluded
Retail units (Rye Lane)	£12,150,000	£12,150,000
Retail Units (Aylesham Centre)	£1,300,000	£1,300,000
Retail Units (Hanover Park)	£650,000	£650,000
Petrol Filling Station	£800,000	£800,000
Existing Use Value	**£27,950,000**	**£25,200,000**

8.2 The Applicant assessed the BLV on the basis of an EUV plus approach as advocated by the NPPG para 13, that states:

> '*To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner*'.

8.3 The approach is reflected in the Professional Standards and the methodology is agreed between the Applicant and BPS. The Applicant's BLV was prepared by Savills in a report dated April 2024, which is appended to the Application FVA.

8.4 The table at para 6.62 of the BPS Report suggests that the BLV is agreed (and as reflected in Table 15 above) bar the value of the existing Morrison's lease. In respect of the commercial income, BPS requested that the existing tenancy schedule is provided. This has been provided by the Applicant on 22 November and a copy of this schedule is attached at **Appendix 12** of this FVA Addendum.

Premium

8.5 The NPPG refers to a premium being required above the EUV and 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*'.

8.6 The Application FVA adopts a 30 percent premium whereas BPS have adopted a 10 percent premium. Section 5.7 of the RICS Professional Standard provides a methodological approach in seeking to calculate the EUV plus, however as with the NPPG, it is not prescriptive in what the premium should be.

8.7 The shopping centre benefits from being in a good location and has a low level of vacancy. We understand that the key occupiers, including Morrisons are all committed to remaining and would take leases in the new premises. As such there is scope to suggest that the higher end of the range, as promoted in the GLA Viability Supplementary Planning Guidance 2017, is reasonable (the NPPG does not suggest a range).

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8.8 The existing supermarket is currently in relatively good condition and is income producing which must be considered when applying a premium to the existing space. Furthermore, it is important to stress that Morrisons have a lease that runs until 2034 and therefore would require a significant cost above two times rateable value in order to break the lease and gain vacant possession.

8.9 DS2 have concluded that a premium for the BLV calculation of 20 percent to 30 percent with the higher percentage supported by the nature of the asset (i.e. low vacancy rates, strong anchor tenants, continuing demand) however we have adopted the 20 percent premium in this instance in the absence of any additional information on demand for example, at this time. This equates to a total BLV of £33,540,000.

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9 APPRAISAL RESULTS, SENSITIVITY TESTING

9.1 In accordance with policy and professional guidance, DS2 has undertaken an assessment of the Proposed Development on an objective, non-applicant specific basis in order to ascertain the maximum viable amount of affordable housing the Proposed Development can provide.

9.2 As illustrated in Table 16 below, the results indicate that the Proposed Development is unable to viably support the provision of any affordable housing. The supporting appraisal is attached at **Appendix 13**.

TABLE 16: ZERO AFFORDABLE HOUSING APPRAISAL, AYLESHAM CENTRE, DECEMBER 2024 (ZERO AFFORDABLE HOUSING)

Item	£
Gross Development Value ("GDV")	£592,350,787
Less	
Purchaser's costs	£2,726,962
Land (Benchmark Land Value)	£33,540,000
Land acquisition associated costs	£2,180,100
Construction costs	£333,296,967
Contingency	£16,074,997
CIL/S106	£14,551,968
Professional fees	£33,329,840
Third Party Costs	£5,307,500
Tenant Compensation	£4,187,298
Marketing and agents	£28,020,399
Finance	£53,217,628
Equals	
Residual Developer's return	**63,315,716**
% of total costs	**12.03%**
% of GDV	**10.69%**

9.3 Noting the above, the results of the maximum viable assessment are summarised below:

TABLE 17: ZERO AFFORDABLE HOUSING APPRAISAL RESULTS, AYLESHAM CENTRE, DECEMBER 2024

Scheme	Dev. Return Target	Developer Return Output	Surplus/(deficit)
Zero affordable	19.66%	10.69%	(8.97%)

9.4 As illustrated in the table above, the Proposed Development is currently facing viability challenges due to the ongoing macro-economic environment and the subsequent impact on the property sector. The sector has been blighted in recent years with unprecedented with a high inflationary environment leading to a significant increase in build costs.

9.5 The Government have in turn raised interest rates to bring inflation back down to its long-term 2 percent target and this has directly impacted the cost (and availability) of funds for new development. These high borrowing costs have also largely been responsible for a significant slowdown in sales rates in the residential sector due to the increase in mortgage costs resulting in squeezed affordability.

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9.6 The economic constraints have been exacerbated by changes to building regulations that have added to the costs of development and also had a detrimental impact on scheme efficiency (the introduction of second stair cores for example introduced through the Building Safety Act 2022).

9.7 In short, many schemes are simply no longer viable and cannot be funded. In the cases where there is some quantum of developer's return these returns are not commensurate with the risks and funders / investors are deploying capital into other asset classes. This is borne out by the collapse in development starts in the capital.

Proposed Development Appraisal

9.8 However, despite all this, the Applicant is committed to delivering as much affordable housing as possible whilst ensuring the Proposed Development remains commercially deliverable. The Applicant has taken a long-term view on the viability of the Proposed Development despite the challenging outlook, and the potential for the economics of the Proposed Development to improve over time. As such, the Applicant has made the commercial decision to deliver 12 percent affordable housing (by habitable room).

9.9 Table 18 below set out the appraisal results for the Proposed Development. A copy of the ARGUS appraisal summary of the Proposed Development is attached at **Appendix 14**.

TABLE 18: PROPOSED DEVELOPMENT APPRAISAL, AYLESHAM CENTRE, DECEMBER 2024 (12 PERCENT AFFORDABLE HOUSING)

Item	£
Gross Development Value ("GDV")	£557,799,692
Less	
Purchaser's costs	£2,726,962
Land (Benchmark Land Value)	£33,540,000
Land acquisition fees	£2,180,100
Construction costs	£333,296,967
Contingency	£16,074,997
CIL/S106	£13,345,088
Professional fees	£33,329,840
Third Party Costs	£5,307,500
Tenant Compensation	£4,187,298
Marketing and agents	£25,279,724
Finance	£59,561,168
Equals	
Residual Developer's return	**£26,602,731**
% of total costs	**5.03%**
% of GDV	**4.77%**

9.10 Noting the above, the results of the Proposed Development assessment are summarised below:

TABLE 19: PROPOSED DEVELOPMENT (12 PERCENT) APPRAISAL RESULTS, AYLESHAM CENTRE, DECEMBER 2024

Scheme	Dev. Return Target	Developer Return Output	Surplus/(deficit)
Proposed Development	19.12%	4.77%	(14.35%)

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9.11 The Proposed Development remains in deficit however the deficit is narrowed when compared to the Application FVA and the BPS report deficits.

9.12 In summary, the Applicant is delivering in excess of the maximum viable amount of affordable housing and is able to do so by taking a long-term view on the economics of the Proposed Development. This enables them to maximise the provision of affordable housing, in line with their aspirations.

9.13 As required in accordance with policy and professional standards, this Addendum FVA presents an objective, assessment and the conclusions are that the Proposed Development is technically unable to deliver affordable housing and that the 12 percent commitment is done so at the Applicant's risk.

Sensitivity Analysis

9.14 Given the sensitivities associated with residual valuations, highlighted as a risk in the RICS Professional Standard 'Valuation of Development Property 2019, International Valuation Standard', (2020) section 410, it is best practice to include sensitivity analysis in order to stress test the residual outputs.

9.15 It is a mandatory requirement of the RICS Professional Statement 'Financial Viability in Planning; Conduct and Reporting' to undertake sensitivity testing of planning viability assessments to examine the effects of changes in key inputs, and to address the potential for variation in residual DS2 have varied the sales values by +/- 5 percent increments and varied the construction costs by +/- 5 percent increments. Improvements to the viability of the Proposed Development are shown by the cells coloured in green.

TABLE 20: FVA ADDENDUM SENSITIVITY, AYLESHAM CENTRE, DECEMBER 2024

		Residential Sales Values				
		-10%	-5%	0%	+5%	+10%
Build Costs	-10%	3.63%	8.88%	13.60%	17.87%	21.77%
	-5%	-1.46%	4.23%	9.20%	13.70%	17.80%
	0%	-6.62%	-0.61%	4.77%	9.50%	13.80%
	+5%	-11.78%	-5.52%	0.17%	5.26%	9.77%
	+10%	-16.93%	-10.44%	-4.53%	0.88%	5.71%

9.16 The results of the sensitivity testing demonstrate that through a combination of positive changes to the sales, build cost the viability of the Proposed Development can improve significantly.

9.17 DS2 have also considered the impact of market sales value growth, and construction cost inflation to the Proposed Development to test how the Proposed Development can reach a viable position over the development period. The market sales growth has been informed by residential agents' forecasts which are set out in the table below.

9.18 We would note however that whilst agent's forecasts are relatively constrained at the current time, dependent on the prevailing economic conditions, forecasts can be amended relatively rapidly, both in a positive and negative sense and the long-term trend is that pricing has increased year on year in excess of the current forecasts.

9.19 Land Registry data illustrates the 25-year average growth rate in Southwark of 6.85 percent.

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TABLE 21: LONDON RESIDENTIAL SALES FORECASTS, AYLESHAM CENTRE, DECEMBER 2024							
Source	Date	2024	2025	2026	2027	2028	Average
Savills	*May-24*	2.0%	2.0%	2.5%	3.5%	3.0%	**2.6%**
Knight Frank	*Nov-24*	2.0%	2.0%	2.0%	3.0%	3.5%	**2.5%**
CBRE	*Sep-24*	0.2%	2.9%	6.0%	5.3%	6.1%	**4.1%**

9.20 Cost inflation has been informed by the following forecasts below.

TABLE 22: COST INFLATION FORECASTS, AYLESHAM CENTRE, DECEMBER 2024						
Source	Date	2024	2025	2026	2027	Average
G&T London	*Q4-24*	2.5%	3.00%	3.00%	2.50%	2.75%
AECOM UK	*Q4-24*	2.50%	2.20%	4.3	n/a	3.00%
ARCADIS LONDON	*Q3-24*	1-2%	3-4%	5-6%	5-6%	4.00%

9.21 DS2 have tested a range of growth and inflation scenarios and the impact on Developer Returns are summarised in the table below. The results highlighted in green produce a viable position whilst those in red are in deficit.

TABLE 23: GROWTH AND COST INFLATION SENSITIVTY, AYLESHAM CENTRE, DECEMBER 2024						
		Market Sale Annual Growth				
		2.6%	**3.1%**	**3.6%**	**4.1%**	**5.00%**
Cost inflation	**2.00%**	12.59%	15.38%	18.07%	20.67%	25.12%
	2.50%	10.75%	13.60%	16.35%	19.00%	23.56%
	3.00%	8.87%	11.77%	14.59%	17.30%	21.96%
	3.50%	6.93%	9.91%	12.78%	15.55%	20.32%
	4.00%	4.94%	7.99%	10.93%	13.76%	18.64%

9.22 The results illustrated in Table 23 demonstrate how the Proposed Development could reach a viable position over the development period and, indeed under these scenarios the Proposed Development would make additional affordable housing contributions to affordable housing as part of the viability review mechanisms that would be required by the Section 106 agreement.

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10 CONCLUSIONS

10.1 The Proposed Development will deliver 867 high quality homes alongside flexible commercial space, accessible car parking spaces, cycle parking spaces and replacement of the existing supermarket.

10.2 This FVA has been undertaken to assess the maximum viable amount of affordable housing the Proposed Development can provide, in accordance with policy and professional standards. The viability has been collated on a present-day objective basis i.e. a snapshot of the viability of the Proposed Development at a single point in time as opposed to a consideration over a longer timeframe.

10.3 DS2's assessment indicates that the Proposed Development is unable to viably provide any affordable housing.

10.4 As set out in this report, the Applicant is committed to delivering as much affordable housing as possible whilst ensuring the Proposed Development remains commercially deliverable. The Applicant has taken a long-term view on the viability of the Proposed Development and the potential for the economics of the Proposed Development to improve over the development period. As such, the Applicant has made the commercial decision to deliver 12 percent affordable housing (by habitable room).

10.5 The appraisal results set out in tables 17 and 20 indicate that the provision of 12 percent affordable housing would result in the Proposed Development providing in excess of the maximum viable amount of affordable housing. Sensitivity testing has been undertaken to illustrate how the Proposed Development can reach a technically viable position over the lifetime of the development and indeed, under a range of scenarios, deliver some additional affordable housing through the review mechanism process.

10.6 In addition to the above, the Proposed Development supports a range of other public benefits including c. £12.5m in CIL and c. £880,000 in Section 106 contributions.

10.7 We look forward to discussing the content of this FVA Addendum further with the Council and their advisors.

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Client name: Berkeley Homes (Capital) Ltd

December 2024

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APPENDIX 1. BPS Chartered Surveyors draft report, October 2024

The Aylesham Centre, Peckham, SE15 5EW

Independent Viability Review

Prepared on behalf of Southwark Council

22nd October 2024 (revised)

Planning Reference: 24/AP/2074

BPS Chartered Surveyors

215a High Street, Dorking RH4 1RU
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1.0 Introduction

1.1 BPS Chartered Surveyors have been instructed by Southwark Council ('the Council') to undertake a review of a Financial Viability Assessment ('FVA') prepared by Berkeley Homes South East London ('the Applicant') in connection with a planning application for the redevelopment of the above site.

1.2 The site currently comprises 20 retail units and a Morrisons supermarket, a car park (353 spaces) and petrol filling station to the east.

1.3 The location is predominantly mixed in character, including residential and retail units. A small section of the site is located within the conservation area. The buildings are not listed.

1.4 The application site comprises a total area of 6.74 acres (2.71 ha) and boundaries are outlined in red on the map below reproduced from the FVA:



1.5 BPS was instructed to review an FVA associated with a previous pre-application scheme by the current applicant on the subject site. We issued our report on the 25th of September 2023 and concluded that the scheme would generate a deficit of c. - £32m and, therefore, the previous affordable housing offer of 33% (both on a per unit and per habitable room basis) was the maximum reasonable contribution. We understand the current Application was submitted on the 3rd of September 2024.

1.6 The current proposals are for:

'Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)), flexible retail,

leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis), dwellings (Use Class C3), landscaping and associated works

Additional information to describe the proposals:

New buildings ranging from 4 to 20-storeys in height (max. 78.4m AOD)

877 new homes

17,251.2sqm of commercial floorspace as follows:

Supermarket (Use Class E(a)) 5,994.5sqm (GIA)

Supermarket Car Park (Use Class E(a)) 4,731.3sqm (GIA)

Workspace (Use Class E(g)) 2,725.3sqm (GIA)

Flexible Retail, Leisure, Commercial (Use Class E(a-g) and Drinking Establishment (Sui Generis) 3,800.1sqm (GIA)

This application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Electronic copies of the Environmental Statement and Non-Technical Summary are available free of charge and can be provided via a downloadable file provided by email. Printed copies of the Environmental Statement (Volumes 1, 2 and 3) and Non-Technical Summary would incur a printing and postage charge. For further details please contact hello@triumenv.co.uk with reference in email header of Environmental Statement Request Aylesham Centre or Telephone 0203 887 7118. Status Under consideration/assessment'

1.7 The basis of our review is the Financial Viability Assessment prepared by the Applicant, dated July 2024, which concludes that the scheme currently shows a deficit of approximately **-£141.7m,** and therefore no additional affordable housing can viably be offered. The FVA demonstrates that the scheme generates a material net loss of **-£57.8m** and nil profit. The Applicant states that their proposal includes 35% affordable homes, with 25% Social Rent and 10% Intermediate (by habitable room).

1.8 We have downloaded documents available on the Council's planning website.

1.9 We have received a live version of the Argus appraisal included in the report.

1.10 We have assessed the cost and value inputs within the financial appraisal in order to determine whether the scheme can viably make any affordable housing contributions.

1.11 We have searched the Council's planning website and have identified the following planning applications relating to the site.

- 22/AP/3758 (Dated October 2022)- *"Removal of existing advertising unit and installation of an internally illuminated freestanding double-sided digital advertisement unit."* Status: Granted
- 22/AP/0931 (Dated March 2022)- *"Erection of a' WeBuyAnyCar' pod in car park area*.", Status: Granted
- 22/AP/1051 (Dated March 2022)- *"Advertisement consent for 4x fascia signs and 4x hoardings displayed on the 'WeBuyAnyCar' pod in car park area.",* Status: Granted
- 21/AP/4619 (December 2021)- *"Temporary change of use for a period of two years from retail (Class E(a)) to a Consultation Hub (Sui Generis).",* Status: Granted
- 20/AP/3167 (October 2020)- *"Advertising Consent for Replacement of existing signage for display of 4no sets of letters, 1no totem, 1no canopy, 1no kiosk sign and 1no car wash sign."*, Status: Granted
- 20/AP/3152 (October 2020)- *"Installation of a new double glazed shopfront.",* Status: Granted
- 20/AP/0749 (March 2020)- "*Scoping opinion request for 'Demolition of existing shopping centre building and bus standing area and construction of approximately 7 new buildings up to circa 20 storeys plus basements across the site, approximately 850 - 1,000 new residential dwellings in 85,000sqm of residential floorspace, approximately 12,000sqm of non-residential flexible floorspace including a replacement Morrisons supermarket, public and private amenity spaces, pedestrian and vehicular routes, replacement and expanded bus stand with associated bus driver/operator welfare facilities, replacement bus stops and partial replacement of existing retail car parking at basement level",* Status: Decided

1.12 We understand the proposed scheme would be delivered in two phases described as follows:

- ***Phase 1 –*** *Includes the construction of the new Morrisons store to the east of the site; 145 car parking spaces located within a basement (140 Morrisons spaces and 5 residential blue badge spaces) and 392 homes, the majority of which are located above podium.*
- ***Phase 2 –*** *Demolition and redevelopment of the existing Morrisons and Aylesham shopping centre to provide a mixture of flexible retail, leisure and commercial accommodation as well as 485 homes.*

1.13 We understand from the FVA that the subject site is owned by the Applicant, except for the existing petrol filling station which is owned by Morrisons. We understand from the FVA that the Applicant has entered a contract to purchase this part of the site subject to planning. The

blue line (shown on site plan above) delineates the extended ownership. A Land Registry search shows that the applicant purchased the site for £44.65m in June 2021.

1.14 The advice set out in this report is provided in the context of negotiating planning obligations and therefore in accordance with PS1 of the RICS Valuation – Global Standards 2022, the provisions of VPS1–5 are not of mandatory application. Accordingly, this report should not be relied upon as a Red Book Valuation. The Valuation Date for this Viability Review is the date of this report, as stated on the title page. This Viability Review has been undertaken in accordance with the Terms & Conditions provided to the Council and with any associated Letters of Engagement and should only be viewed by those parties that have been authorised to do so by the Council.

1.15 This Viability Review adheres to the RICS Professional Statement on Financial Viability in Planning (published May 2019). In accordance with this Statement, we refer you to our standard terms and conditions which incorporate details of our Quality Standards Control & Statement on Limitation of Liability/ Publication.

2.0 Summary Table

2.1 Our analysis presents the following outturn financial position for the project:

Input	Berkeley Homes	BPS	Comments
Income			
Open Market Sales	£369,085,800 (£9,144psm/£850psf)	£369,085,800 (£9,144psm/£850psf)	Agreed
Shared Ownership	£32,816,300 (£5,920psm/£550psf)	£34,245,355 (£5,986psm/£556psf)	Disagreed
Social Rent	£32,408,652 (£2,282psm/£212psf)	£39,670,000 (£2,828psm/£263psf)	Disagreed
Commercial	£40,814,256 (£3,739/£347psf)	£52,776,676 (£4,834psm/449psf)	Disagreed
Expenditure			
EUV	£25,200,000	Inconclusive	Agreed
Landowner Premium	30%	10%	Disagreed
Benchmark Land Value	£36,335,000	Inconclusive	Disagreed
Construction Costs (exc. contingency)	£328,020,694	£328,020,694	Agreed
Contingency	5%	5%	Agreed
Third Party Costs	£5,307,500	£nil	Ambiguous – Further evidence required
Tenants Compensation & Legals	£4,187,298	£nil	Ambiguous – Further evidence required
Post Completion maintenance & service charge voids	£1,821,000	£1,821,000	Agreed
Professional Fees	10%	10%	Agreed
OMS Marketing & Agent Fees	4.7%	3%	Disagreed
Commercial Sales Agent, Marketing & Legal fees	4%	1.5%	Disagreed
Letting Agent Fee	10% (£350,923)	10%	Ambiguous – Figures included in the Applicants do not equate to 10% of the market rent. Clarification required.
Letting Legal Fees	5% (£176,337)	5%	Ambiguous – Figures included in the Applicants do not equate to 5% of the market rent. Clarification required.
Affordable Sales legal fee	0.50%	0.50%	Agreed
CIL	£9,910,543	£8,949,919	Disagreed – Figures revised as per the Council's instructions.

S106 charges (Carbon Offset)	£880,000	£880,000	Ambiguous - We require confirmation from the Council on this input.
Finance	8%	7%	Disagreed
Profit: OMS Affordable Housing Commercial Supermarket	 20% 6% 15% 15%	 20% 6% 15% 10%	Disagreed
Development Timeframes			
Pre-construction Period	6-months (phase 1) 3- months (phase 2)	6-months (phase 1) 3- months (phase 2)	Agreed
Construction Period	100-months (8.3 years)	100-months (8.3 years)	Ambiguous – Development programme required
Sales Rate	6 units pcm	6 units pcm	Agreed
Viability Position	**-£141.7m**	Inconclusive	
Actual Profit/ Loss	**-£57.8m (-12.17% on GDV)**	Inconclusive	

3.0 FVA Checklist

3.1 On the 26th of September 2024 we sent The Applicant a request to provide the following information to assist with our review of the FVA. The table below summarises the documentation received at the date of this submission.

Existing Site	
Land ownership plan	Downloaded.
Measurements of the Existing Site / Buildings	Partially provided (marginally differ from the previous submission)
Floor plans	Partially provided (Site plan provided)
Detailed Description of the existing site	Received.
A schedule of condition	Not provided.
External Photographs of the Existing Site / Buildings	Not provided.
Internal Photographs of the Existing Site / Buildings	Not provided.
Copies of the existing or recent leases	Partially provided (tenancy schedule provided).
Current Tenancy Schedule	Not provided.
Recent transactional evidence to support their BLV assumptions	Received
Modelling used to generate values (Residential/ Commercial)	Received
Copy of the live BLV Appraisal	Not provided.
Proposed Development	
Application plans	Downloaded.
Accommodation schedule	Received.
Measurements for the proposed scheme (GIA/ NIA)	Received.
Design and Access statement	Downloaded.
Planning Statement	Downloaded.
Detailed design specification	Received.
Recent transactional evidence to support their GDV assumptions	Received.
Modelling used to generate values (Affordable Housing)	Not provided.
Modelling used to generate values (Commercial)	Not provided.
Construction	
A detailed cost plan	Received.
Development programme	Not provided.
Evidence of post-completion maintenance & service charge voids	Not provided.

Appraisals	
Copy of the live Argus appraisal	Received.

4.0 Conclusions And Recommendations

4.1 We have reviewed the Financial Viability Assessment prepared by Berkeley Homes on behalf of the applicant, which concludes that the proposed scheme generates a residual loss of **-£57.8m**, which is approximately **-£141.7m** below their benchmark profit of **+£83.8m**. On this basis, the scheme cannot provide any additional affordable housing contribution.

4.2 We note that if the Applicant were to continue on this basis, then the scheme would generate an actual financial loss. We, therefore, question how the scheme is deliverable and what is the commercial logic behind proceeding with the scheme that generates a negative financial outcome of such a large scale.

Benchmark Land Value

4.3 The Applicant has approached the Benchmark Land Value on an Existing Use Value (EUV) basis. They suggest that the supermarket unit is currently under rented and valued the BLV using the Hardcore and Slice method.

4.4 We have reviewed the Applicant's investment valuation and included our comments in Section 7 of this report. We have reviewed the estimated open market rental values and yields. However, as we have not been provided with the current tenancy schedule and an appropriate running cost assessment, we are not able to conclude whether or not EUV adopted by the Applicant is appropriate. Clarification of the operating costs was also requested in paragraph 5.22 of our pre-application review.

4.5 We are of the opinion that the Landowner's Premium of 30% adopted by the Applicant to be likely overstated, and provisionally consider 10% to be more appropriate for the subject site. Our reasoning is also outlined in Section 7.

4.6 Overall, we consider Benchmark Land Value to be inconclusive at this stage and pending further information to conclude the EUV.

Development Value

4.7 The scheme includes 877 residential units (inc. 607 private and 270 affordable) and 11,576 sqm (124,641 sq ft) GIA commercial accommodation.

Private Residential

We have reviewed the information provided by the Applicant in support of their Open Market Sales values and we have also undertaken our own research into recent transactions in the

local area. We are of the view that the values proposed are broadly in line with current market expectations.

Affordable Housing

4.8 We have reviewed the information provided by the Applicant in support of affordable housing values and we have also used our in-house model to test the reasonableness of their adopted values. We are of the view that the values proposed are below our expectations. We are aware that there is currently limited Registered Provider (RP) interest in acquiring S106 generated affordable housing, in many instances across London. This generates a degree of uncertainty concerning the potential value of this element and we consider actual RP offers should inform this part of the asessment . We have suggested some changes to the values proposed by the Applicant, which are outlined in Section 7 of this report. Overall, our suggested revisions result in an increase of approximately £18m (13%) on the scheme's GDV. However, we reserve the right to alter our opinion upon receiving evidence from offers/ contracts from the RPs.

Commercial Values

4.9 We have reviewed the information provided by the Applicant in support of their commercial values and we have also undertaken our own research into recent transactions in the local area. We are of the view that the values proposed values are below our expectations. We have outlined our reasoning in Section 7 of this report. The results of our assessment reflects an increase of c. £12m (29%) on the commercial GDV.

Ground rents

4.10 The Leasehold Reform (Ground Rent) Act 2022 is now in full force. We therefore consider the omission of capitalised ground rents as being a reasonable assumption.

Development Costs

4.11 Our Cost Consultant, Neil Powling, has analysed the build cost plan for the proposed scheme prepared by Fulkers Bailey Russell, dated 9th July 2024, and concludes that:

"Our benchmarking of Phase 1 results in an adjusted benchmark of £2,954/m² that compares to the Applicant's £2,944/m². We therefore consider the Applicant's costs to be reasonable."

"Our benchmarking of Phase 2 results in an adjusted benchmark of £3,227/m² that compares to the Applicant's £3,122/m². We therefore consider the Applicant's costs to be reasonable."

4.12 We have reviewed the other costs outlined within the FVA and consider further evidence should be provided to support c.£9m of additional costs adopted.

Recommendations

4.13 We have been provided with a live version of the Argus appraisal included in Applicant's report to which we have applied our amendments. These amendments are outlined in the table included at Section 2 and our revised appraisal is at Appendix 3.

4.14 We were unable to conclude our deficit position due to the absence of information related to the Benchmark Land Value assessment. We have, however, modelled a scenario which assumes the Applicant's EUV of £25.2m and our Landowner's Premium of 10% in order to provide a provisional viability position figure. After these changes we identify a reduced scheme deficit of **-£72.5m** on a current day basis**.** We have not considered the implications of growth modelling at this stage though we have undertaken sensitivity analysis. In light of our assessment we consider that the scheme would not be able to viably contribute towards or provide additional affordable housing. Even allowing that we conclude a reduced scale of deficit, there must be considerable concerns about the deliverability of this scheme or that it will be delated in terms of its delivery pending wider improvements in the market.

4.15 We note that should the site have been brought forward based on the figures included in the Applicant's report, the scheme would have generated an actual loss of **-£58m**. We consider it illogical to assume that any scheme would have been brought forward with such a substantial level of loss, not only due to the potential lack of interest from the lenders, but also from such a concept being illogical from the commercial perspective. Given the substantial level of loss reported, we assume the Applicant is hoping for an improvement in the market conditions, which would enable the scheme to come forward. This conclusion signals that assumptions about the value premium and growth potential of this scheme is highly relevant to any assessment of viability, especially in the context of the lengthy overall development programme.

4.16 Given that our provisional findings (which assumed the Applicant's EUV) result in the estimated net profit of **+£26.5m**, we consider it to be more commercially realistic than conclusions reported by the Applicant.

4.17 We have undertaken sensitivity analysis to test the impact of changes to the cost and sales revenues on the provisional scheme's viability position. It can be seen that with a 10% reduction in the build cost and 10% increase in sales revenue, the scheme will be in a surplus position. We include our sensitivity analysis as follows:

	Build Cost				
OMS	-10.00%	-5.00%	0.00%	+5.00%	+10.00%
-10.00%	-£71,389,854.35	-£94,527,634.37	-£117,665,414.38	-£140,803,194.40	-£163,940,974.42
-5.00%	-£48,819,011.77	-£71,956,791.79	-£95,094,571.81	-£118,232,351.82	-£141,370,131.84
0.00%	-£26,400,927.94	-£49,385,949.21	-£72,523,729.23	-£95,661,509.25	-£118,799,289.26
+5.00%	-£4,385,181.80	-£26,982,789.87	-£49,952,886.65	-£73,090,666.67	-£96,228,446.69
+10.00%	£17,296,958.25	-£4,965,364.70	-£27,564,651.80	-£50,519,824.09	-£73,657,604.11

4.18 Decision makers should apply considerable caution to affordable housing offers which are not underpinned by the outcome of a viability assessment supporting the affordable housing offer proposed. We are aware of a wide number of schemes where Section 73 applications have been submitted shortly after grant of planning consent where viability arguments have been used to substantially reduce or remove previously offered affordable housing. We are not suggesting that such an eventuality would occur in relation to this scheme but simply alert decision makers to this widespread practice. Ultimately the relevant safeguard to this contingency is for any affordable offer to be fully supported by an agreed viability position. In the absence of such a safeguard, appropriate weight only should be provided to the current affordable housing offer when considering the planning balance.

4.19 In the absence of agreement of the viability position, should the application proceed to committee, we strongly recommend that any approval be subject to the adoption of our viability figures for review purposes.

4.20 We recommend that if a policy compliant offer is not made, the scheme should be subject to pre-implementation and late stage reviews of viability in order that the viability can be assessed over the lifetime of the development.

5.0 Principles Of Viability Assessment

5.1 Development appraisals work to derive a residual value. This approach can be represented by the formula below:

Gross Development Value – Development Costs (including Developer's Profit)
= Residual Value

5.2 The residual value is then compared to a benchmark land value. Existing Use Value (EUV) and Alternative Use Value (AUV) are standard recognised approaches for establishing a land value as they help highlight the apparent differences between the values of the site without the benefit of the consent sought.

5.3 The rationale for comparing the scheme residual value with an appropriate benchmark is to identify whether it can generate sufficient money to pay a realistic price for the land whilst providing a normal level of profit for the developer. In the event that the scheme shows a deficit when compared to the benchmark figure the scheme is said to be in deficit and as such would be unlikely to proceed.

5.4 Development appraisals can also be constructed to include a fixed land value and fixed profit targets. If an appropriate benchmark is included as a fixed land value within a development appraisal this allows for interest to be more accurately calculated on the Benchmark Land Value, rather than on the output residual value. By including fixed profit targets as a cost within the appraisal, programmed to the end of development so as not to attract interest payments, the output represents a ‘super’ profit. This is the profit above target levels generated by the scheme which represents the surplus available towards planning obligations.

5.5 This Viability Review report adheres to the RICS Professional Statement on Financial Viability in Planning: Conduct and Reporting (published May 2019). In accordance with this Statement, Section 8 below incorporates details of our Quality Standards Control & Statement on Limitation of Liability/ Publication. This report has been prepared according to the Professional Statement’s requirement for objectivity and impartiality, without interference and with reference to all appropriate available sources of information. Where information has not been obtainable, we have stated this expressly in the body of the report.

6.0 Benchmark Land Value

Viability Benchmarking

6.1 Planning Policy Guidance, published May 2019, states:

Benchmark land value should:

- *be based on existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. These may be a divergence between benchmark land values 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.

The evidence 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 benchmark land values of non-policy compliant developments are not used to inflate values over time.

[…] Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).

6.2 The NPPF recognises the need to provide both landowners and developers with a competitive return. In relation to landowners this is to encourage landowners to release land for development. This is set out in PPG as follows:

To define land value for any viability assessment, a benchmark land value should be established on the basis of existing use value (EUV) of the land, plus a premium for the

landowner. 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. 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. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

6.3 The RICS Guidance Note 'Assessing viability in planning under the National Planning Policy Framework 2019 for England', published March 2021, supports the NPPG's definition of Benchmark Land Value.

6.4 NPPG further defines EUV as follows:

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).

6.5 The Mayor of London's Affordable Housing and Viability SPG published August 2017 states a clear preference for using EUV as a basis for benchmarking development as this clearly defines the uplift in value generated by the consent sought. This is evidenced through the following extract:

The Mayor considers that the 'Existing Use Value plus' (EUV) approach is usually the most appropriate approach for planning purposes. It can be used to address the need to ensure that development is sustainable in terms of the NPPF and Development Plan requirements, and in most circumstances the Mayor will expect this approach to be used.

6.6 Guidance indicates that the sale of any premium should reflect the circumstances of the landowner. We are of the view that where sites represent an ongoing liability to a landowner and the only means of either ending this liability or maximising site value is through securing a planning consent this should be a relevant factor when considering whether a premium is applicable. This view is corroborated in the Mayor of London's Affordable Housing and Viability SPG which states:

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 premium of no premium would be expected compared with a site occupied by profit-making businesses that require relocation. The premium could be 10 per cent to 30 per cent, but this must reflect site specific circumstances and will vary.

6.7 While EUV is the primary approach to defining BLV, in some circumstances an Alternative Use Value approach can be adopted. This is the value of the land for a use other than its existing use. NPPG outlines:

If applying alternative uses when establishing benchmark land value these should be limited to those uses which would fully comply with up to date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan.

[…] Plan makers can ser out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with up to date 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.

6.8 The RICS Guidance Note 'Assessing viability in planning under the National Planning Policy Framework 2019 for England', published March 2021, supports the definition of AUV from NPPG and reiterates that any AUV must reflect relevant policy requirements.

6.9 When adopting an AUV approach, the premium to the landowner is implicit and therefore an additional landowner premium should not be added as this would be double counting.

6.10 NPPG and RICS guidance are clear that if refurbishment or redevelopment is necessary to realise an existing use value then this falls under the AUV provision of NPPG and no landowner premium should be added.

<u>The Proposed Benchmark</u>

6.11 The benchmark proposed by Berkeley for viability testing is based on an Existing Use Value approach. Berkeley instructed Savills to provide their opinion of the current EUV. We have been provided with a copy of the Savills report dated April 2024.

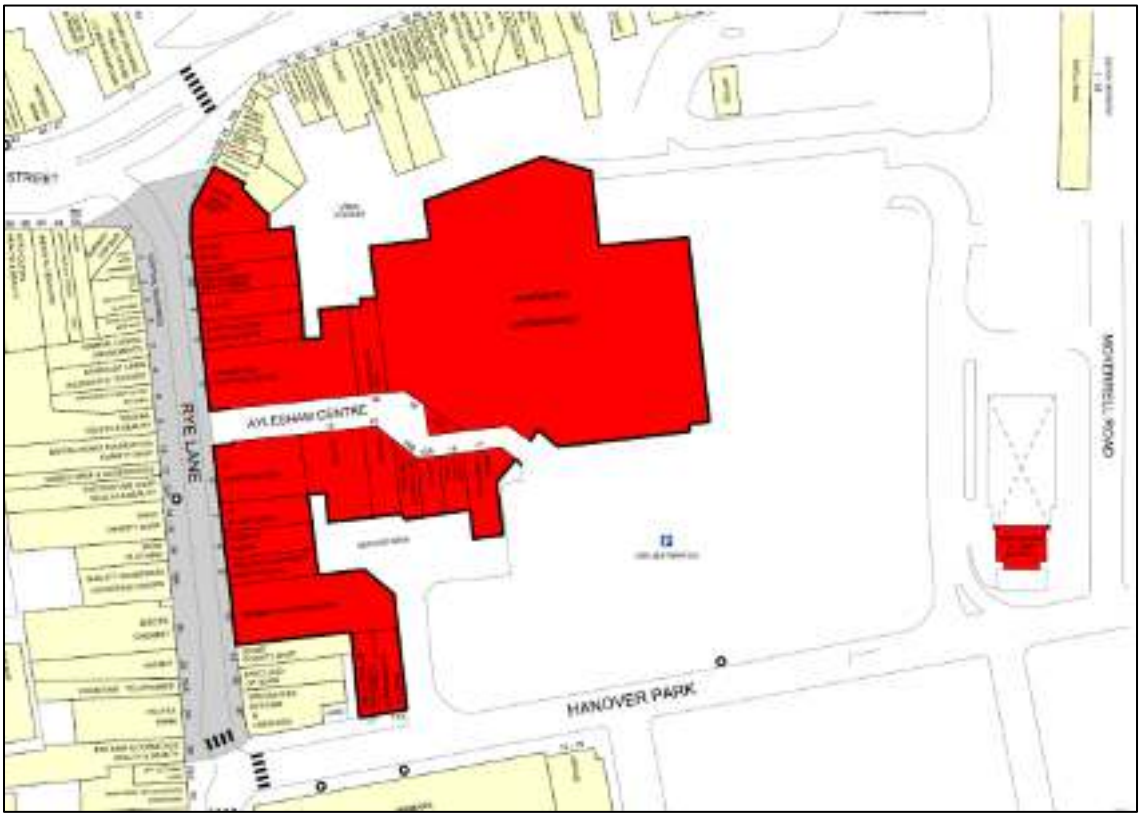
6.12 We have summarised our respective positions in terms of the Benchmark Land Value from the previous and the latest report in the table below:

	Applicants Pre-Application Position	BPS' Pre-Application Position	Applicant's current position
EUV	£28.6m	£22.9m	£25.2m
Landowner's Premium	30%	10%	30%
BLV	£37.2m	£24.3m	£36.3m

6.13 The property comprises a freehold shopping centre in Peckham, southeast London, occupying a site of 6.74 acres.

6.14 The shopping centre currently comprises 20 retail units extending to an aggregate floor area of 107,402 sq ft (9,978 sq m) It includes units with a high street frontage, as well as located inside of the shopping centre. The shopping centre is anchored by a Morrison's supermarket which extends to 51,419 sq ft (4,777 sq m) and an associated car park which is let to Morrison's until 28 September 2034 without break. The petrol filling station located within the site red line boundary is currently owner-occupied by Morrisons and is in the process of being acquired by Berkeley Homes for £2.00M, as stated in Savills' report.

6.15 We have included plan of the site, reproduced from the FVA:



6.16 Savills based their assessment of the values on the rental comparable evidence. They estimated the shopping centre would achieve an aggregated annual rental income of £2,477,500.

6.17 We have provided our commentary on the respective BLV components in the sections below.

Morrisons EUV

6.18 Savills assume the EUV of the existing supermarket to equate to £10,300,000. We understand that the current passing rent for Morrisons supermarket is £660,000 (c. £12.8psf) and is subject to rent reviews to 60% of the open market rent. There is 10 years remaining on the lease. In their assessment of the Morrisons EUV. Savills assumed an Estimated Rental Value ('ERV') of £20psf (£10,028,380pa).

6.19 As mentioned earlier, the supermarket extends to 51,419 sq ft (47,77 sq m) and an associated car park. It has not been clarified in Savills' report whether the measurement is based on GIA or NIA basis. We have been provided with the accommodation schedule of the existing site, which suggests NIA was adopted. The existing GIA of the supermarket extends to 53,558 sqft.

6.20 We have analysed the evidence provided in support of the ERV in Section 7 of this report. We also note that the current rateable value of Morrisons supermarket equates to £1,149,707 (excluding the petrol station), which broadly aligns with the Estimated Rental Value adopted by Savills'.

6.21 We consider the annual estimated open market rental value of £1,030,000 (£20psf) adopted by Savills for the existing supermarket to be broadly reasonable, although the logic for adopting this figure has not been made explicit.

6.22 In their assessment, Savills used a Hardcore and Slice method of valuation, which we consider appropriate. They state in their report that they adopted a NIY of 6% and a Reversionary Yield of 9.37%, giving an equivalent yield of 7.5%. Yet, we note that an Initial Yield of 6.76% and a Reversionary Yield of 10.56%, giving the Equivalent Yield of 8.4% were used in their actual assessment. We assume that gross yields were used in the calculations. We consider figures referred to in Savills' report should be consistent with those used in their valuation to maintain the clarity of adopted assumptions. We expect Savills' to clarify why different yields were used in their calculations.

6.23 We assume the original lease of the supermarket reflected terms whereby the operator paid for the development of the store and as such pad a geared rent. On expiry of the lease it is reasonable to assume this would revert to open market rent value

6.24 We have included our assessment of the supermarket yields in Section 7 of this report. We adopted an NIY of 6.5% and a reversionary yield of 9.37%, as well as 6.8% of Purchaser's Costs. We have also assumed a 12-month rent-free void period to relet the property after the end of the lease. Our assessment results in the Supermarkets EUV to equate to c. £10,500,000 (£205psf), which broadly aligns with Savills' final numbers. On this basis, we consider Savills' assessment to be appropriate.

6.25 We note Berkeley added an additional value described as "EUV of the Morrisons Lease" of £2,750,000 in their appraisal, albeit no rationale for this has been provided in the body of the report. We have included the Applicant's BLV summary reproduced from the Section 13 of their report below, which clearly does not incorporate this particular figure. We have, therefore, excluded this figure in our assessment.

13.12 The BLV assumed in the FVA is therefore as follows:

EUV of Morrisons Supermarket:	£10,300,000
EUV of Petrol Filling Station:	£800,000
EUV of Retail Fronting Hanover Park:	£650,000
EUV of Retail in Aylesham Centre:	£1,300,000
EUV of Retail Fronting Rye Lane:	£12,150,000
Landowner Premium at 30%:	£8,145,000
Total BLV:	**£36,335,000**

Rental Values

6.26 Savills' adopted the following rental values in their assessment:

Element	Size (sq ft)	Unit No	Savills: Estimated Rental Value ('ERV') (PA)	Savills: Estimated Rental Value PSF ("ERV")	Savills: Passing Rent (PA)	Savills: Passing Rent PSF	Savills: Net Income
Foodstore (Morrisons)	51,419	18	£1,030,000	£20.00	£660,000	£13	£660,000
Retail Units Fronting Rye Lane	39,189	1-10 & 13	£1,170,000	£35- £40	£1,083,100	£28	£1,036,522
Retail Units within the Aylesham Centre	10,027	12 & 14- 17	£217,500	£15- £18	£176,322	£13	£131,785

Retail Units fronting Hanover Park	4,069	11	£60,000	£14	£60,000	£16	£60,000
Petrol Filing Station	Not Known	1	£51,500		-	-	-
Total	104,705		£2,529,000		£1,979,422		£2,064,982

6.27 We note the adopted areas are lower than those submitted as a part of the Applicant's pre-application assessment. The total area is lower by c. 2,700 sq ft than assessed by ourselves in September 2023. The main body of Savills' report also refers to the aggregated area of c 107,000 sq ft, which aligns more closely with last year's assessment. We also note the number of units in the existing tenancy schedule does not match the information received at the pre-application stage. We request the Applicant to clarify the reason for the difference in the areas adopted.

6.28 No clarification has been made in Savills' report whether the areas are measured on NIA, IPMS3 or GIA basis. We note from the accommodation schedule that the adopted measurements broadly align with the NIA provided for respective components of the site, which we consider an appropriate basis for retail measurements.

6.29 We understand from Savills' report that the current vacancy rate of the units within Aylesham Centre is 20% (2 vacant units), whilst retail units fronting Rye Lane is 5% (1 unit).

6.30 Savills report states that the passing rent for the property is £1,979,422, reflecting a net income of £1,888,305pa, with the estimated rental value assessed as £2,529,000 pa. We have not been provided with an up to date tenancy schedule or a break down of running costs to verify these figures.

6.31 We note that the majority of the leases have now expired. According to Savills' report, assuming Morrison's income is excluded, the WAULT falls to 4 years 6 months and WAUTC to 3 year 6 months. We consider a short WAULT to be consistent with the market trend, where the site is due to be redeveloped but also consistent with general trends in retailing.

6.32 We note the ERV attributed to the Retail Units Fronting Rye Lane equates to an average of £30psf, which is lower than the £35- £40psf range stated in Savills' report.

6.33 In support of the ERV adopted, Savills provides rental evidence of comparable retail units ranging between £12.33 and £78.27psf. We note some of the comparables include units that

are currently under offer or are being negotiated, as well as the asking prices. We consider these to be of lower relevance as these do not always translate into achieved prices. Achieved rents range between £26.99 and £78.27psf. We also note the comparables include the units which form a part of the subject site.

6.34 Additional retail comparable evidence has been provided by CF Commercial in support of their assessment of the proposed scheme. We consider the evidence of transactions prior to 2022 to be overly historic for the purpose of the current assessment. We note that the evidence range to be drawn from units with floor areas between 380- 2,724 sq ft and achieved rentals reflecting between £19- £78psf.

6.35 We have included our further commentary on the comparable evidence in Section 7 of this report.

6.36 Having conducted our own search into the local comparable transactions, we found the evidence provided by the Applicant to provide a good reflection of the local retail market. We have identified two additional pieces of evidence outlined in the table below, however, located in a further distance from the subject and, therefore, we have considered these with caution:

Address	Rent (£psf)	Date	Size (Sq ft)	Description
Ground Floor, 38 East Dulwich Road, London SE22 9AX	£27,500 (£54.94)	31/03/2023	501	A retail unit below flats located amongst a small shopping parade on East Dulwich Road. The retail unit appears to be in a good condition. The property is 0.9 miles from the subject development.
Ground and First Floor, 1-3 Butterfly Walk, Denmark Hill, London, SE5 8RW	£95,000 (£26.03)	24/01/2023	3649	A retail unit located in a small shopping centre on a 10 year lease with 5 months rent free. The units appear to be in good condition. The property is 1.2 miles from the subject development.

6.37 Overall, we found the estimated open market rental values adopted by Savills to be broadly reasonable, which also aligns with our pre-application advice.

Retail Investment Yields

6.38 Savills' used the Hardcore and Slice method of valuation, to reflect the under-rented character of the site. They have adopted the following yield levels in their assessment:

Savills' Inputs			
Element	NIY	Equivalent Yield	Reversionary Yield
Foodstore (Morrisons)	6%	7.58%	9.37%
Retail Units Fronting Rye Lane	7.99%	8.73%	9.02%
Retail Units within the Aylesham Centre	9.56%	13.8%	15.78%
Retail Units fronting Hanover Park	8.79%	8.79%	8.79%
Petrol Filing Station		5.93%	6.11%
Total	7.02%	8.40%	9.40%

6.39 In support of the adopted values, Savills provided evidence of comparable high street investment transactions ranging between 8%- 10%. We note that shopping centre investment yield evidence ranges between 6% and 15%. We note two transactions which show the highest yields of 13% and 15% are located in Uxbridge and Dartford, which are both inferior locations to the subject. The strongest yield of 6% was achieved in at West 12 in Shepherds Bush, which we consider to be a superior location.

6.40 In addition, CF Commercial included investment evidence ranging between 6% and 9% in support of their assessment of the proposed scheme. We have included our commentary in Section 7 of our report.

6.41 We note the reversionary yield adopted for units in Aylsham Centre is significantly higher than the comparables. We assume it is due to the high vacancy rate, unrecoverable costs and less desirable location, albeit this has not been clarified in the report.

6.42 We have identified additional investment retail evidence, which are outlined in the table below:

Address	Price Achieved	Yield	Date	Size (Sq ft)	Description
27 - 27A Garlick Hill, Blackfriars, London, EC4V 2BA	£1,900,000 (£909psf)	6.94%	19/09/2024	2089	A 679/sqft retail unit with apartments above in a very good condition located 3.4 miles from the subject development.
KFC, 150-164 Evelyn Street, Deptford, London, SE8 5DB	£1,360,000 (£679psf)	5.49%	10/06/2024	2001	A unit let to KFC on a 20 year lease. The property is in good condition and is located 2.2 miles from the subject development.

62 Denmark Hill, Camberwell, London, SE5 8RZ	£530,000 (£431psf)	5.92%	14/03/2023	1227	A retail unit let to a blue chip tenant with apartments above (sold separately) in an average condition. The property is located 1.2 miles from the subject development.
58 Clapham High Street, Clapham, London, SW4 7UL	£535,000 (£741psf)	7.14%	23/09/2024	722	A retail unit along Clapham high street in an average condition located 3.3 miles from the subject development.

6.43 We consider the above evidence to present stronger locations and, on this basis, the yield for the subject site would be higher.

6.44 In our assessment of the proposed retail units, we have assumed the yield level of high street retail units of 6.85%. We have outlined our methodology in arriving to the yield value in Section 7 of this report. Given the subject units are of an inferior condition, we consider the equivalent yield of at least 7.85% to be appropriate for retail units fronting Rye Lane and between 8% and 10% for the units fronting Hanover Park and Aylesham Centre. We consider this assessment to be very generous noting that many shopping centres are facing redevelopment due to negative values. This assumption may requiring revision in light of more detailed information about current unrecoverable cost levels.

6.45 According to Knight Franks Investment Yield Guide, the current high street retail in regional cities equates to c. 7.25% whilst shopping centres range between 7.75% and 10%

6.46 The adopted yields are slightly higher in comparison to the ones agreed with the Applicant at the pre-application advice. Having reviewed the most recent evidence, we consider the adopted yields to be reasonable.

Petrol Station

6.47 We understand from the FVA that the petrol station is owner occupied by Morrisons, however, the Applicant has entered to purchase this part subject to planning for the sum of £2m.

6.48 In their pre-application assessment, Savills' arrived at the value of £1,325,000. By contrast, in our report we have not assessed the value of the petrol station due to the poor information being provided. Savills estimated the value of the petrol station to equate to £800,000. We understand from the existing accommodation schedule provided that the Petrol Station comprises a size of 1054.9 sq ft, which would indicate a value of £759psf.

6.49 Petrol filling stations ('PFS') are generally valued as trading businesses with the bulk of the value being dependent on the margin on petrol sales, trade from any retail or workshop business ancillary to fuel sales. Any profit from fuel sales can be relatively nominal but all depends on the pricing strategy and proximity of competition and their pricing strategy. Many supermarkets promote highly competitive fuel prices as a customer draw to bring in other sales. In this case, trading records have been supplied and we have therefore considered chiefly the site's visibility and road frontage (the subject is considered reasonable) and the size and condition of the retail area (the subject is considered small/poor condition).

6.50 In their current assessment, Savills assumed ERV of £51,500 and capitalised the rent at a 6% Yield. Savills assumed a 6-month void period, letting fees of 15% and a 12-month rent free period.

6.51 Savills states in their report that *"It is generally accepted within the market an associated petrol filling station may command a rent of circa 3.0% to 5.0% of the food store rental value, which would indicate a rental value ranging from £30,900 per annum to £51,500 per annum"*. We note Savills' based their assumption on the open market rent of the supermarket, as opposed to the store which is associated with the petrol station. We also require Savills' to clarify what the assumption of 3%-5% of the food store value is based on.

6.52 Savills' also referred to the rental value on its rateable value of £34,526, which equates to c. 3.35% of the rental value of the supermarket. We consider rateable value to form a secondary type of evidence in the RICS Hierarchy of Evidence.

6.53 Savills provided a range of supporting evidence showing sales of the petrol stations across the UK with the yield levels ranging between 4.3% and 7.8%. We note that the yield of 6% was adopted, which falls broadly in a mid point of the comparable range. Nevertheless, more accurate assessments have not been provided.

6.54 We have conducted our own search into the comparable evidence. There is a scarcity of evidence of former petrol filling stations in the area surrounding the property and we have therefore extended our search:

Address	Description (and Floor Area)	Date	Sale Price	Size (Sq ft)
Desborough Park Service Station, High Wycombe HP12 3BE	PFS with 1,249 sq ft IMPS1 convenience store. Sold freehold. Trading business purchased for refurbishment.	Jul 23	£720,000	-

11a and 13 Crouching Street, Watlington, OX49 5QF	PFS with garage/workshop, sold freehold, trading business in need of refurbishment.	Jun 23	£700,000	-
Land and Building on the East side of Congreaves Road, Cradley Heath, B64 6BE	Freehold former PFS and carwash and retail unit	Mar 23	£400,000	-
Shell Toothill, Grimsby DN34 4EY	Freehold former PFS development potential STPP	Feb 23	£100,000	-
Lowers Filling Station, Main Road, Temple Cloud, Bristol, BS39 5BZ	Freehold PFS and shop with adjoining garage/workshop, let at £70,013 pa	Feb 20	£1.28m	5.2% NIY
Milestone Services, London Road, Exeter, EX5 2QB	Freehold PFS with large ground floor retail and post office 3,528 sq ft, let at £75,804 pa	Feb 20	£1.1m	6.51 NIY
Bucks Horn Oak Service Station, Farnham, GU10 4LT	Freehold PFS with 2,131 sq ft workshop/office/retail, currently let at £50,000 pa, development potential STPP	Oct 19	£760,000	6.24% NIY

6.55 We note the petrol stations rental values, with associated retail stores and offices range between £50,000 and £75,000pa. The adopted rent of £51,500pa appears to fall within that range. Overall, we are of the opinion that the most reliable assessment of the value of the petrol station would be one based on the trading information. With the lack of this information, we have accepted Savills' rent on a without prejudice basis.

6.56 We note that the resulting value of £800,000 adopted by Savills' falls broadly in the middle of the comparable range above. It also broadly aligns with our other recent assessment of another petrol station in London. On this basis, we consider Savills' value to be broadly reasonable.

Unrecoverable running costs

6.57 We note Savills adopted the passing rent of £1,979,422, a net income of £1,888,305pa, which would indicate unrecoverable costs running at c. 5% of the passing rent. No evidence has been provided to support this. No empty property costs or costs connected to the maintenance of the whole shopping centre were adopted in the assessment.

Landowner's Premium

6.58 In our original report we stated that the 30% premium is excessive and found 10% to be more appropriate, especially given that the trajectory of traditional retail investments is far from optimistic and we note considerable numbers of similar centres are labouring with under-occupation and high and often growing empty property costs. We note our comments were not considered in the Berkeley's latest report.

6.59 We note Berkeley supports their adoption of the premium claiming that the site has a potential for “active management to improve and add value as an ongoing investment”. We assume that Berkeley refers to the improvement works that could be undertaken on this somewhat dated site. PPG is clear that any assumption of refurbishment/ improvement works would constitute an AUV and not an EUV approach, where Landowner’s Premium is not applicable. We also do not consider that the potential site owner would require a significant premium, where site is in need of further investment. Should further consideration of refurbishment or improvement be considered relevant this should be put forward with relevant information such as a schedule of works, cost plan and development appraisal.

6.60 Berkeley also mentioned that the leaseholder requires a significant incentive to release their land interest. We accept this position in relation to the current supermarket where Morrisons are currently sitting on a substantial profit rent. However, we also note that they will benefit from a new store with a modern configuration. We further note that the development is phased to ensure continuity of trade for the store which has a considerable impact on programme and finance costs, so a considerable element of cost has been built into the scheme which is not in contention. We accept that the level of the Landowner’s Premium should essentially incentivise the freeholder to release the land for sale. We accept that such an incentive may incorporate some fees that would be payable to the leaseholder for an earlier termination of the lease. We, however, consider that any planning for delivery of the site of development should minimise the risk of such cost being incurred, for example timing the delivery to the end of the lease or entering into temporary agreements with the Tenants. Given that the Landowner’s Premium itself amounts to c. £8m (which we consider to be somewhat substantial), we require Berkeley to provide detailed evidence of how much their cost of obtaining vacant possession would amount to.

6.61 We have computed that on Savills figures Morrisons is sitting on a profit rent of approximately ££1,131,000, which equates to c. 11% of the ERV. This should be the practical limit of the land owner premium for this element and 10% for the remainder of the scheme.

Our Assessment of Benchmark Land Value

6.62 We have approached the Benchmark Land Value on an Existing Use Value basis. Having analysed the individual inputs in the section above, we have outlined the summary of our resulting conclusions in the table below:

Element	BPS' Estimated Rental Value ("ERV")	BPS: Passing Rent PSF	BPS' Net Initial Yield	BPS' Reversionary Yield
Foodstore (Morrisons)	£20psf (Agreed)	£13 (Agreed)	6.5% (Disagreed with Savills' 6%, noting different figures used in Savills' appraisal)	9% (Agreed)
Retail Units Fronting Rye Lane	£30psf (Agreed, albeit different figure stated in Savills' report)	£28 (Agreed)	7.99% (Agreed)	9.02% (Agreed)
Retail Units within the Aylesham Centre	£15- £18psf (Agreed)	£13 (Agreed)	9.56% (Agreed)	15.78% (Agreed)
Retail Units fronting Hanover Park	£14psf (Agreed)	£16 (Agreed)	8.79% (Agreed)	8.79% (Agreed)
Petrol Filing Station	£51,500 (Accepted on a without prejudice basis)	-	6% (Accepted on a without prejudice basis)	-
Total				

6.63 Our respective positions are outlined in the table below:

EUV Component	Applicants Pre-Application Position	BPS' Pre-Application Position	Applicant's current position
Foodstore	£12,300,000	£9,300,000	£10,300,000
Retail Units Fronting Rye Lane	£13,450,000	£12,500,000	£12,150,000
Retail Units within the Aylesham Centre	£925,000	£650,000	£1,300,000
Retail Units fronting Hanover Park	£750,000	£500,000	£650,000
Petrol Filling Station	£1,250,000	-	£800,000
EUV	£28.6m	£22.9m	£25.2m
Landowner's Premium	30%	10%	30%
BLV	£37.2m	£24.3m	£36.3m

6.64 Although we have reached the conclusion on the estimated open market rental values and yields, we were unable to conclude our assessment due to the absence of a reliable, up to date tenancy schedule and evidence of current unrecoverable costs.

6.65 We consider the dated shopping centre would necessitate increasing levels of maintenance and refurbishment costs in the future. Moreover, given the lower level of retail take up, especially inside the shopping centres in comparison to the previous years, we expect the empty property costs are likely to appreciate , none of which have been accounted for in our assessment, but which will need to be to reach a finalised position On this basis, we do not consider that the landowner requires such a high level of Landowner's Premium as claimed by the Applicant.

6.66 We maintain our opinion that the appropriate Landowner's Premium for the site to be 10%.

7.0 Development Values

7.1 The residential element of the proposed scheme, as sought by the planning application, is for 877 residential units comprising the following accommodation:

Building	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Total
A	0	4	0	2	12	0	18
B	0	0	0	24	0	0	24
C	0	4	2	1	10	0	17
D	0	0	0	0	0	0	0
E	16	40	3	15	2	2	78
F	0	0	0	10	0	10	20
G	11	23	0	23	0	14	71
H	0	4	7	12	20	0	43
J1	12	50	0	29	0	17	108
J2	4	4	1	10	0	2	21
K	8	30	14	16	7	10	85
L	18	40	10	26	0	0	94
M	15	33	6	55	6	34	149
N	6	46	9	3	0	0	64
P	0	12	21	10	18	0	61
Q	0	7	5	0	12	0	24
Total	**90**	**297**	**78**	**236**	**87**	**89**	**877**

7.2 According to the Desing and Access statement, private units would be located in blocks E, F, G, J1 and J2. Blocks K, L & N will contain a mix of intermediate and market sale homes, with Social rent units in the remaining blocks A, B, C, H, P & Q. Buildings will be reaching 5-20 storeys in height.

7.3 We understand the residential element of the scheme will be provided as a mix of private, social rent and intermediate units, summarised in the following table:

Tenure	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Private	90	247	9	162	10	89	**607**
Social Rent	0	31	33	49	72	0	**185**
Intermediate	0	19	36	25	5	0	**85**
Total	**90**	**297**	**78**	**236**	**87**	**89**	**90**

Open Market Sales ('OMS') Residential Values

7.4 607 units are proposed to be for OMS. Berkeley instructed Savills to provide their estimate of the open market values for the proposed scheme. Savills pricing reflects a blended rate of £794psf. We note that the Applicant's own marketing team estimated the achievable values

at a 7% premium over Savills' pricing, to account for Berkeley's upper quality of accommodation. The quality also being factored into the cost estimate.

7.5 We understand that 272 units will be delivered in the first phase, with the remaining 335 units in the following phase of the development. The table below outlines average values adopted by Savills, combined from Phases 1 & 2. We have also included the values calculated by the Savills and later increased by the Applicant in the table below:

Unit type	No of Units	Avg Size (sqm)	Avg Size (sqft)	Savills' Unit Value	Applicant's final av unit Value (inc. 7% uplift)	Applicant's final £psf, including a 7% uplift
1B1P	90	41	437	£395,889	£423,601	£969
1B2P	247	56	606	£480,152	£513,763	£848
2 Bed	171	75	808	£639,707	£684,487	£847
3 Bed	99	103	1111	£821,439	£878,940	£791
Total	**607**	**69**	**738**	**£568,270**	**£608,049**	**£824**

7.6 We note from the plans that some of the units described as 1B1P would have a separate bedroom, but some would be simply large studio flats. We have included the example floorplans reproduced from the Design and Access statement:



1 Building J 1B1P_01



2 Building J 1B1P 02

7.7 It is not possible from the information provided to extract which 1B1P units would be studios and which would be actual one-bedroom units. We have adjusted our assessment to reflect both possibilities, however we consider this information should be clarified.

7.8 We understand that the proposed development will have a mix of typologies that includes mansion blocks, maisonettes, gallery access buildings and point building. At the ground floor there will be maisonettes, which will benefit from a private access from the street. 10% of the units will be wheelchair accessible. 70% of the units would benefit from a dual aspect.

7.9 We understand the proposed scheme includes buildings which reach up to 20 storeys. We understand that Savills adopted a general higher average values to Phase 1 due to the additional height of the buildings up to 20 storeys and the resulting aspects. However, in the absence of a detailed unit-by-unit price schedule, we are unable to fully ascertain the level if any to which height premiums per floor have been applied.

7.10 New homes will have private amenity space, access to shared gardens, roof terrace, amenity terrace and play space for all ages. The residents will benefit from a concierge service.

7.11 Savills provided comparable evidence to support their opinion of the values, which we comment on in the table below:

Address	Value	BPS Comments
Rye Green, SE15 4TP	Achieved: £655psf 2 Bed: £580,000 (£735psf) 3 Bed: £600,000- £650,000 (609- £635psf) Resale: 1 Bed: £392,500 (£650 psf) Size: 603 sq ft	Transactions completed in 2019, which we find to be overly historic and limited weight should be applied in its consideration of the current market values. We agree with Savills that the proposed scheme is likely to achieve higher values
The Catcher Building SE15 5BS	Achieved: £720psf 1 Bed: £325,000- £355,000 (£789- £824psf) 2 Bed: £575,000- £600,000 (£631- £723psf) 3 Bed: £635,000- £732,100 (£567- £812psf) RESALE: 1 Bed: £355,000 (£823 psf) Size: 431 sq ft 1 Bed: £575,000 (£643psf) Size: 893 sq ft	Transactions completed between 2017 and 2019. According to Savills two studio flats were sold in May 2023 and February 2024 achieving a blended rate of £967psf. According to Molior the recent resale was completed in July 2023. We would expect Savills to provide more details of the units sold, including the floor area and achieved unit price. Overall, we find the evidence of new build sales to be overly historic and limited weight should be applied in its consideration of the current market values. We agree with Savills that the proposed scheme is likely to achieve higher values

Ninety Five Peckham Rd SE15 5LJ	Achieved: £680psf 1 Bed: £400,000- £473,000 (£619- £771paf) 2 Bed: £475,000- £585,000 (£664- £795psf) 3 Bed: £600,000- £720,000 (£553- £752psf)	Transactions completed between 2019 and 2020. We find the evidence to be rather historic and limited weight should be applied in its consideration of the current market values. We agree with Savills that the proposed scheme is likely to achieve higher values
Leyland Court (Sumner Workshop) SE15 6LA	Achieved between 2022 and 2023: 1 Bed: £362,000 (£542psf) 2 Bed: £488,585 (£578psf) Asking 1 Bed: from £370,000 2 Bed: from £440,000 Achieved (after relaunch): £595psf	We note Savills includes prices achieved between 2020 and 2021, which we consider to be overly historic. We understand that the property was taken off the market and used as temporary accommodation during COVID, having relaunched in 2024. We note Savills included asking prices of those units, however, we question whether this should be relevant like-for-like comparable for new build units (having been previously occupied). We also note a blended achieved rate was provided, however, we would expect for the average achieved prices per unit were provided. We note from the Molior database that some units were sold between 2022 and 2023, which we have included in our analysis. Caution needs to be taken when analysing asking prices as these do not always translate into achieved prices. The development is situated further away from the train station than the subject, therefore, we consider the achieved values would be lower.
Wyndham Studios SE5 0EE	Average asking price (original sale): £742psf BPS' prices achieved in 2022: Studio: £351,000 (£799psf) 1 Bed: £437,500 (£739psf) 2 Bed: £556,000 (£709psf 3 Bed: £625,000 (£604psf) Average achieved prices from resale: ££68psf	The scheme originally sold out in 2021, which we consider to be overly historic for the purpose of the current assessment. Only blended rates were provided, we have identified more detailed sales evidence achieved in 2022 from Molior database. We, agree with

		Savills that the subject scheme would achieve higher values.
The Gallery SE5 0DL	Achieved in 2020: £730psf Resale asking: £685psf BPS' resale achieved prices: 1 Bed: £398,000 (£740 psf) Size:538 sq ft 2 Bed: £460,000 (£669 psf) Size: 688 sq ft 3 Bed: £885,500 (£555psf)	The scheme sold out in 2020, which we consider to be overly historic for the purpose of this assessment. Savills' provided a recent blended asking price, however without any further information on the individual unit prices. We have sourced additional information on the resale prices achieved in 2022 from the Molior database. We agree with Savills that given the scale and height of the Aylesham Centre, we expect it to achieve higher values.
Peckham Place (Wood Dene Estate) SE15 2EP	Achieved in 2022 1 Bed: £440,000 (£753psf) 2 Bed: £584,000 (£622psf) 3 Bed: 600,000 (£541psf)	We understand the scheme sold out in 2022. Savills provided a blended achieved rate of £635psf, which we consider to be somewhat vague. We have identified more detailed evidence of transactions completed in 2022 from Molior database and summarised them in this table. We agree with Savills that although Peckham Place presents a relevant comparable in our analysis, subject site is likely to achieve higher values on account of improved public realm and additional height to the building.
Alfred Fagon Apartments, SE15 4TP	Asking prices: £710psf 1 Bed: £425,000- £450,000 2 Bed: £495,000- £560,000 3 Bed: £650,000	Only a blended asking price is provided by Savills, which we consider to be overly vague. We have sourced more detailed pricing. We agree with Savills that the subject site would achieve higher values on account of the improved public realm and additional height to the building.
The BeCa, SE15 1JU	Asking price: £805psf 1 Bed: £440,000- £505,000 2 Bed: £580,000- £660,000	The site is currently under construction and is located within 1.1 miles of the subject site. The nearest station is South Bermondsey serviced by railway and not connected to the underground system. The subject

		nearest station is located within 14 minutes walk Queens Road Peckham, serviced by Overground and railway lines, which we consider to provide improved connectivity with other parts of London. We, therefore, consider the subject to have an improved connectivity to Beca. The site will comprise buildings ranging between 9 and 18 storeys, therefore, of a similar height to the subject. We consider the subject would achieve higher values than those that are likely to be achieved in Beca on account of its quality and place-making character.
Bermondsey Heights, SE15 1NS	Asking prices: (£805psf blended rate) 1 Bed: £447,000- £531,000 2 Bed: £584,000- £703,000 3 Bed: £781,000- £812,000	Developed by Barrat London. The block will range between 6- 25 storeys and, therefore, we would expect the height premium to exceed this at the subject site. We note that Savills consider the location to be superior to the subject. We note, however, that the nearest station to the comparable is operated by railway only, whilst the subject benefits from its connection to the tube network. We consider the location of Bermondsey Heights and the subject is comparable. Although the values at Bermondsey Heights would benefit from added height premium, but we consider such premium would be outweighed by the benefit of a place making character of the subject, as well as improved quality of accommodation secured by Berkeley Homes. On this basis, we consider the subject values would be broadly similar to Bermondsey Heights.
The Pomeroy, 43-49 Pomeroy	Achieved (original sale): £650psf (blended rate) 1 Bed: £400,000 (£700psf) 2 Bed: £545,000 (£653psf)	We consider sales evidence from 2021 to be overly historic for the purpose of current assessment. We have sourced additional resale

Street, SE14 5BL	3 Bed: £628,750 (£573psf) Achieved resale: 1 Bed: £415,000 (£664psf)	prices from 2023 from the Molior database. Overall, we agree with Savills that the proposed scheme is superior to the comparable on account of improved quality and public realm.

7.12 We note that Savills also provided comparable evidence of second-hand units, albeit we consider them to be of lower relevance as these do not include a new build premium.

7.13 Savills have not had regard to any other Berkeley schemes in London. Berkeley is a market-leading renowned developer who typically achieve a premium over and above local market competing schemes owing to their brand, build quality, and ability to successfully regenerate schemes and achieve place-making. We have identified the following additional evidence of Berkeley's schemes:

Oval Village, SE11 5QY

7.14 Berkeley is currently developing Oval Village, 275 Kennington Lane, SE11 5QY. Being a Berkeley scheme, it does have relevance to the subject noting it is located 3.2 miles northwest of the subject scheme.

7.15 Oval Village is a former gas works regeneration project by Berkeley Homes for up to 1,309 units. The latest phases are Phoenix Court and Juniper. Phoenix Court comprises 286 units with a scheme height of 8-16 storeys. Juniper Gardens comprises of 189 units with a scheme height of up to 16 storeys, which is lower than the proposed scheme. Phoenix Court completed by the end of Q1 2024, whilst Juniper Gardens is due to complete across Q4 2025/ Q1 2025.

7.16 We have sourced the prices achieved between 2023 and 2024 in the development:

Bedroom no	Av Price	Av Size	Av £psf
Studio	£496,400	450	£1,105
1	£584,866	546	£1,071
2	£818,271	801	£1,023
3	£1,020,150	1119	£911

7.17 We consider the Oval to be a stronger location than the subject. It can be seen that the values assumed for the subject scheme are c. 17%- 21% lower than the ones achieved in Oval.

Royal Arsenal Riverside, Woolwich, SE18 6FR

7.18 Riverside positioned Berkeley Homes development, as part of a wider Woolwich Arsenal regeneration scheme. The development benefits from a resident's only spa and gym facilities. The apartments are due to complete in 2024. Being a Berkeley scheme, it does have relevance to the subject, however, it is located c. 6 miles east of the subject scheme.

7.19 The latest phases of the Royal Arsenal relate to the units at Sailors Wharf, Seafarers Wharf and Gallery Wharf. Development benefits form a placemaking character, with shops, cafes and theatre available on site.

7.20 Although Royal Arsenal benefits from a riverside position, which is desirable among many buyers, it is located within Zone 4. The subject site is located within Zone 2, therefore in closer proximity to London Central. On this basis, we consider the location of the subject to be superior to Royal Arsenal.

7.21 The latest average asking prices for the Royal Arsenal scheme are below for the units located between floors 1- 20:

Bedroom No	Av Size	Av Val	Av £psf
1	555	£496,540	£898
2	836	£751,663	£900
3	1099	£971,052	£884

7.22 We note the prices assumed by the Applicant for one-bedroom are c. 3% higher, however, two- and three-beds, which on average are of a similar size to the proposed scheme, appear to be valued at c. 10% lower than the asking prices in the Royal Arsenal. Given that the asking prices do not always translate into achieved prices, we applied a lower relevance to this evidence. Nevertheless, in our opinion, this should be clarified by the Applicant.

7.23 Having analysed the above evidence, we consider the values of studios and one-bedroom adopted by the Applicant to be broadly reasonable. We have provisionally accepted values attributed by the Applicant of two- and three-bedroom units, however, we consider its comparison to the Arsenal Riverside development to be a material consideration. It would be beneficial for the Applicant to disclose the prices achieved in the Arsenal Riverside, so that we could conduct a more accurate comparison.

7.24 Generally, we have accepted the values proposed by the Applicant on a without-prejudice basis, however, we consider recent prices achieved in Arsenal Riverside should be provided.

Ground Rents

7.27 The Leasehold Reform (Ground Rent) Act 2022 is now in force. Now the act is in force, any ground rent demanded as part of a new residential long lease cannot be for any more than a peppercorn (no financial value). Therefore, ground rents should no longer be included as a future revenue stream for planning & viability purposes. We understand the act covers single 'dwellings' and will therefore capture student and retirement accommodation providing they are occupied or intended to be occupied as single dwellings throughout England and Wales.

7.28 We therefore consider the omission of capitalised ground rents as being a reasonable assumption.

Parking

7.29 The proposed scheme would include a 145-space basement car park for the Morrisons store, which has 5 blue badge residential bays. There would be, however, no private car parking provision for the residential element of the scheme. We consider the lack of GDV attributed to this element of the scheme in the Applicant's appraisal to be appropriate.

Affordable Residential Values

7.30 The proposed scheme includes 270 affordable housing units. This represents a provision of 31% (by unit) and 35% (by habitable room) with a tenure split of 69: 31 (Social Rent: Intermediate).

Tenure	1 Bed	2 Bed	3 Bed	Total (units)	Total (hab. rooms)
Social Rent	31	82	72	**185**	**704**
Intermediate	19	61	5	**85**	**261**
Total	**50**	**143**	**77**	**270**	**965**

7.31 The Council's planning policy requires an affordable housing contribution of a minimum of 35% with a minimum of 25% social rented and a minimum of 10% intermediate housing (tenure split 67:33).

7.32 In their assessment of Affordable Values, Berkeley attributes a figure of £550psf to the Intermediate and £212psf to Social Rent units, based on their experience with Registered Providers. We have not been provided with any evidence that would support this.

7.33 Berkeley referred to the affordable housing values sourced from the Molior database. We consider the affordable housing values listed on Molior to be somewhat generic. We consider

that since Berkeley refer to their experience with RPs, we consider more accurate evidence in the form of contracts/ official RPs offers of their other schemes should be made available.

7.34 We have used our in-house model to assess the reasonableness of their adopted values. We have accounted for maintenance and management costs, calculated formula rents in line with the Policy Statement On Rents For Social Housing and adhered to 2024/2025 Social Rent caps.

7.35 We arrived at the Social Rent GDV of £39,670,052, which translates to c. £263psf or £214,000 per unit. This represents an increase of c. £7.3m (22%) on the values assessed by Berkeley.

7.36 We have tested the Applicant's approach of assessing Intermediate values using our bespoke model. Within our calculation, we have assumed an initial equity sale of 25%, rent on unsold equity of 2.5% and a discount factor of 5%. We have also made allowances for management, maintenance, major repairs and voids.

7.37 We arrived at the Intermediate GDV of £34,245,355 (£556psf or £402,887 per unit), which reflects an increase of c. 4% on the Applicant's figures. We accept that the higher the value the more limited the market participants would be noting this value would be only to households earning the upper end of the £90,000 income bracket.

7.38 We note that many RP's decide to directly develop residential schemes or via JV arrangements, therefore, the evidence from such schemes might not be straight forward. We have been involved with an RP's development in Kensington recently, where the value attributed to shared ownership units of £669psf was put forward by the Applicant. At the time of the review, we have also noted that some of the shared ownership units were advertised by the RPs at value levels which exceeded the nationally set affordability criteria of £90,000pa. Although we have adjusted our assessment to meet the £90,000 affordability threshold, we consider the RPs use their own bespoke measures, which in consequence may lead to the intermediate market values that differ from our own assessment.

7.39 On this basis, we do accept transactional evidence is highly relevant and invite the applicant to share the information underpinning their own assessment.

7.40 Having spoken to our Client, we understand the evidence from Flaxyard Peckham development can be made available. We reserve the right to alter our position if necessary, upon reviewing these evidence.

7.41 Overall, our assessment reflects an increase of c. £8.7m (13%) in the Affordable GDV.

Commercial Valuation

7.42 The scheme will deliver a supermarket within Phase 1, which would provide 55,017 sq ft (5,111sqm), where the Morrisons will relocate. We note that in one part of the report, Berkeley states that the parking would form part of Phase 1, whilst in the other one that it would be excluded. We require clarification from Berkeley on this point, albeit we appreciate it would not affect the GDV of the proposed commercial space. We also understand that in addition, the scheme would deliver 69,624 sq ft (6,468 sqm) GIA of commercial floorspace designated for retail, office, workspace and sui generis uses.

7.43 We understand that block D would be solely designated for commercial use. Other blocks would comprise commercial units located on ground floor levels.

7.44 The Applicant instructed CF Commercial to provide their assessment of the proposed commercial space, which is outlined in the following table:

Applicant's Assessment								
Block	**Street**	**Level**	**Use**	**GIA (sf)**	**£PSF**	**Gross Yield**	**Sales Cost**	**Net Val**
A	Rye Lane	Ground	Retail	4,941	37.50	7.00%	6.74%	£2,329,419
B	Rye Lane	Ground	Retail	4,316	37.50	7.00%	6.74%	£2,035,070
C	Rye Lane	Ground	Retail	2,096	37.50	7.00%	6.74%	£988,100
C	Rye Lane	Ground	Retail	2,220	37.50	7.00%	6.74%	£1,046,614
D	Peckham Yard	Ground	Office	5436	35.00	9.00%	6.74%	£1,781,181
D	Peckham Yard	1st	Office	5393	35.00	9.00%	6.74%	£1,767,073
D	Peckham Yard	2nd	Office	5393	35.00	9.00%	6.74%	£1,767,073
D	Peckham Yard	3rd	Office	5393	35.00	9.00%	6.74%	£1,767,073
D	Peckham Yard	4th	Office	5393	35.00	9.00%	6.74%	£1,767,073
D	Peckham Yard	5th	Office	2314	40.00	9.00%	6.74%	£866,657
E	Aylesham Gardens	Ground	F&B	1944	35.00	8.50%	6.74%	£678,465
E	Aylesham Gardens	Ground	Office	1727	30.00	9.00%	6.74%	£484,925
F	Hanover Park	Ground	F&B	1541	32.50	8.50%	6.74%	£499,537
F	Hanover Park	Ground	Retail	692	25.00	8.50%	6.74%	£172,541
G	Aylesham Gardens	Ground	Office	661	35.00	8.50%	6.74%	£230,663
G	Aylesham Gardens	Ground	F&B	2076	32.50	8.50%	6.74%	£672,910
H	Aylesham Gardens	Ground	F&B	1730	32.50	8.50%	6.74%	£560,584
H	Aylesham Gardens	Ground	Retail	609	27.50	8.50%	6.74%	£167,067
J1	Linear Park	Ground	Retail	987	27.50	8.50%	6.74%	£270,672
K	Peckham Yard	Ground	Retail	815	27.50	8.50%	6.74%	£223,445
K	Peckham Yard	Ground	Gym	4284	25.00	8.50%	6.74%	£1,094,759
K	Peckham Yard	Ground	Office	624	35.00	8.50%	6.74%	£217,890
K	Peckham Yard	Ground	Retail	1894	27.50	8.50%	6.74%	£519,502
K	Peckham Yard	Ground	Retail	527	27.50	8.50%	6.74%	£144,634

K	Peckham Yard	1st	Gym	5,409	17.50	8.50%	6.74%	£967,542
L	Morrisons block	Ground	Retail	174	20.00	8.50%	6.74%	£35,648
N	Hanover Park	Ground	Retail	1035	25.00	8.50%	6.74%	£258,141

7.45 We understand that units fronting Rye Lane would benefit from a prime pitch location and will attract mass market operators. We also understand from CF Commercial that units can be configured to reflect the different operators' requirements. Aylesham Gardens will be located at the centre of the site and will be accessible via route from Rye Lane. It has been assumed that the space would attract F&B operators, which we consider reasonable.

7.46 We note CF Commercial based their assessment on the GIA measurement. We do not consider the adopted approach to comply with the RICS Code of Measuring Practice, which clearly states that Office and retail units should be measured on an NIA basis. We require CF Commercial to revisit their assessment with the NIA base figures.

7.47 We note that the value of Morrisons supermarket was individually assessed by Savills in their report dated March 2024 and is not included in the above table.

7.48 The resulting figures of the Applicant assessment are summarised in the table below:

Use	NDV	Area (sf)	CV £PSF
Retail	£8,190,853	20,306	£403
Office	£10,649,608	32,334	£329
F& B	£2,411,496	7,291	£331
Gym	£2,062,301	9,693	£213
Total	£23,314,258	£69,624	£335

Office, Retail and Gym Assessment

7.49 We note the Applicant instructed CF Commercial to provide their opinion on the proposed commercial component of the scheme.

Rental Values

7.50 Having reviewed the retail comparables provided, we deem those dated prior to 2022 to be overly historic for the purpose of the current assessment. As a result, we believe that they do not accurately reflect current rents. Furthermore, the proposed retail lacks any description or a comparative analysis beyond basic information such as sign date, size and rent. This makes it difficult to determine whether how it was applied in the analysis of the proposed values. We have commented on the evidence provided in the following paragraphs:

7.51 The evidence in Peckham range between £22.34 and £78.19, while the unit sizes vary between 380 and 2,215 square feet. The comparables are close to the subject development, with all except one within a 1-mile radius. The properties appear to be in a good state of repair, although most could be described as being in average condition. These do not include a new-build premium. Tenants range from big brands such as Subway, which occupied the Ground Floor of 1 Central Buildings, Rye Lane at £78.19 per square foot, to lesser-known independent shops like Mist Foundation and Sourcing Wines who occupied 376, Old Kent Road, London, SE1 5AA for £22.34 and 184, Bellenden Road, London, SE15 4BW for £41.84, respectively. From the comparable evidence, £22.34 and £78.19 also represent the lowest and highest rental values per square foot, while the unit sizes vary between 380 and 2,215 square feet.

7.52 The evidence in Brixton ranges between £39.32 and £52.19, while the unit sizes vary between 575 and 2,162 square feet. The three relevant comparables in Brixton range in distance to the subject development between 2.4 and 2.6 miles. The properties appear to be in a good state of repair and in good condition. The strongest tenant is Five Guys, who occupied Units 2-4, Metro Centre, Electric Lane, London, SW9 8FA for £39.32. From the comparable evidence, £39.32 and £52.19 represent the lowest and highest rental values per square foot, while the unit sizes vary between 575 and 2,162 square feet.

7.53 The evidence range between £19.48 and £53.75psf, while the unit sizes vary between 586 and 2724 sq ft. The comparables in Lewisham are between 3.1 and 3.9 miles from the subject development. The properties all appear to be in a good state of repair and range from newly refurbished to average condition. The tenants are predominantly small independent retailers.

7.54 It is unclear from the report where the comparable evidence is located in Elephant Park, as no addresses were provided. We assume that these form part of the ongoing development, as instead of “a sign date”, the “invoice date” was included. The units appear to be new retail space and have achieved rents ranging from £23.88 and £42.55, while the unit sizes vary between 611 and 1,850 sq ft. The area is just over 2 miles from the subject development.

7.55 We have also reviewed the high street retail evidence included in Savills’ report, provided in support of the EUV assessment. We appreciate the evidence that were provided in support of dated retail accommodation and include units that currently form part of the site. Nevertheless, we consider these to form a useful indication of the bottom-end values achievable in the area. We note the evidence ranges widely between £12 and £78psf. Some evidence also includes asking prices and units “in negotiation”, which we consider to be of a lower relevance.

7.56 For the office and gym elements of the proposed scheme, no comparable evidence has been provided to support the values provided.

7.57 We have conducted our own search to test the reasonableness of the Applicant's assumptions. From our own research, it appears that there is limited gym lettings comparables in the nearby area, we have therefore extended the scope of our search. Below we have provided additional retail & office rental evidence:

Address	Rent (£psf)	Date	Size (Sq ft)	Description
Retail				
Ground Floor, 38 East Dulwich Road, London SE22 9AX	£27,500 (£54.94)	31/03/2023	501	A retail unit below flats located amongst a small shopping parade on East Dulwich Road. The retail unit appears to be in a good condition. The property is 0.9 miles from the subject development.
Ground and First Floor, 1-3 Butterfly Walk, Denmark Hill, London, SE5 8RW	£95,000 (£26.03)	24/01/2023	3649	A retail unit located in a small shopping centre on a 10 year lease with 5 months rent free. The units appears to be in good condition. The property is 1.2 miles from the subject development.
Office				
41-45 Consort Road, London, SE15 3SS	£56,945 (£35psf)	01/03/2024	1,627	Ground floor self contained office space located within 0.5 miles of the subject site, forms a part of modern, mixed used development. We note the brochure refers to the proximity to Rye Lane as a desirable feature. We the unit features a similar proximity to the Peckham Rye as the subject site. Given the superior quality of accommodation and being located by Rye Lane, we consider the subject property would achieve higher value.
41-45 Consort Road, London, SE15 3SS	£27,600 (£29.52psf)	28/04/2023	935	Grade B office unit let for a 3 years lease. We the unit features a similar proximity to the Peckham Rye Station as the subject site. Given the superior quality of accommodation and being located by Rye Lane, we consider the subject property would achieve higher value.
1-3, Brixton Rd, London, SW9 6DE	£25,000 (£50)	01/12/2023	500	A grade B listed office with various benefits and amenities such as surface parking, a reception, air conditioning, a fitness centre, shower facilities etc. Currently on a short-term 2 year let. The property is located 2.2 miles from the subject development, in a less comparable location. We have, therefore, considered this evidence with caution.
20 Kings Bench Street, London, SE1 0QX	£42,000 (£33.6)	01/07/2024	1250	A self-contained first floor office in a mixed development with its own entrance lobby, kitchen and air conditioning. The property is 2.9 miles from the subject development.in a less comparable location. We have, therefore, considered this evidence with caution.
Gym				

15 Newport Street, London, SE11 6AJ	£277,500 (£30psf)	07/02/2023	9,249	Unit let for a 10 years lease with 5 yearly rent reviews and tenant only break clause after 5 years. Unit let to Churchill's Boxing Gym Ltd. Good condition space in a purpose built building. Does not include a new build premium. Unit located in Lambeth, which is superior location to the subject.
38 Balham Hill, London, SW12 9EL	£18,000 (£24.96)	22/12/2024	721	Ground floor space let to Willpower Ltd, who is the "Fitness Works" operator. Let for a 20 years lease with 5 yearly rent reviews and 1 month rent free period. Space in a good condition, however, located in a dated building. Unit is located in Clapham
5 Hertsmere Road, London, E14 4AN	£265,000 (£14.56psf)	11/10/2022	18,197	Large space in the City Docklands let to Pure Gym for the period of 10 years. With rent review after 8 years. Given the significant floorspace of the comparable, we consider the £psf to be deflated.

7.58 Having analysed the above evidence, we are of the opinion that the office rental values have been understated. Considering that office units located on a nearby Consort Road achieved between £30- £35psf, we consider the subject smaller units on Aylesham Gardens and Peckham Yard, giving their superior location and condition, would exceed this range.

7.59 We note that 18a Rye Lane included in CF Commercials' comparable evidence, comprising 2,215 sq ft, achieved a £45 psf. We note that Cf Commercial assumed a lower value of £37.5psf for brand new units of a broadly similar size fronting Rye Lane. Their assessment would indicate that the newly delivered accommodation with high street frontage would achieve a lower rent than the existing, dated unit, which we consider to be somewhat illogical. We also note that 61-63 Rye Lane, another dated unit on the high street comprising c1,500 sq ft, is currently under offer at £70psf, with 28 Rye Lane (1,675 sq ft) achieved £60psf. We have adopted £60psf to the units fronting Rye Lane comprising c 2,000 sq ft in our assessment and applied a lower £psf for larger units accordingly. We consider our assessment to be conservative with a minimum consideration of the new build premium.

7.60 Overall, we consider there is limited evidence of the units which do not benefit a high street frontage in the area to Rye Lane or Peckham High Street. Nevertheless, having analysed the local market, we consider that the proposed scheme would provide an improved quality of accommodation in comparison to the existing stock and would maintain the retail activity between Morrisons and Rye Lane, essentially replacing the dated Aylesham Centre.

7.61 Overall, we consider the rental values adopted by CF Commercial have been somewhat understated.

Investment Yields

7.62 The comparable retail investment properties included in CF Commercial's report vary in quality with some being newly refurbished buildings while others are older stock. It is also worth noting that a number of these properties are mixed-use, with some examples given being predominantly comprised of residential space (e.g., 48 & 49 Deptford Broadway, & Land On The South West Side Of 48 Deptford Broadway, Deptford, London, SE8 4PH). The comparables range in proximity to the subject development with the nearest being 0.1 miles away and the furthest being 5 miles away. Retail yields range between 6% and a high of 9.1%, albeit it has not been clarified whether the figures refer to gross or net yields. The achieved sales values per square foot fall between £135.70 and £481.43.

7.63 We note that Savills' included some high street retail yield evidence of a secondary stock ranging between 7.75%- 10%.

7.64 No evidence of the office or gym investment yields have been provided.

7.65 We have identified additional investment evidence, which are outlined in the below table:

Address	Price	Yield	Date	Size (Sq ft)	Description
Retail					
27 - 27A Garlick Hill, Blackfriars, London, EC4V 2BA	£1,900,000	6.94%	19/09/2024	2089	A 679/sqft retail unit with apartments above in a very good condition located 3.4 miles from the subject development. We consider the location of the subject to be inferior to the comparable, albeit caution needs to be taken when analysing this comparable due to the inclusion of residential component.
KFC, 150-164 Evelyn Street, Deptford, London, SE8 5DB	£1,360,000	5.49%	10/06/2024	2001	A unit let to KFC on a 20 year lease. The property is in good condition and is located 2.2 miles from the subject development. We consider the location of the comparable to be superior to the subject.
62 Denmark Hill, Camberwell, London, SE5 8RZ	£530,000	5.92%	14/03/2023	1227	A retail unit let to a blue chip tenant with apartments above (sold separately) in an average condition. The property is located 1.3 miles

					from the subject development. We consider the unit to be a good comparable given the proximity to the subject. We, however, consider the yield could be also impacted by the strong lease.
58 Clapham High Street, Clapham, London, SW4 7UL	£535,000	7.14%	23/09/2024	722	A retail unit along Clapham high street in an average condition located 3.3 miles from the subject development.
Office					
8-9 Lovat Lane, Eastcheap, London, EC3R 8DW	£4,260,000	7.90%	08/02/2024	8068	An office property comprehensively refurbished in 2019. The office previously had planning permission for B1 to C3 conversion, but this has now lapsed. The property is 3.4 miles from the subject development and has clear views of The Shard and 'Walkie Talkie' building.
13-15 Dock Street, Aldgate, London, E1 8JN	£3,000,000	3.69%	14/12/2023	4523	A former warehouse converted into office space. The office is well specified and has two secure off-street parking spaces. The property is 3.4 miles from the subject development.
35 Whitehall, London, SW1A 2BX	£4,500,000	3.99%	26/11/2023	3732	A mixed-use office and residential building in a prime location. The property is 4.1 miles from the subject development. Redevelopment potential has been suggested with pre-application proposals prepared to reconfigure the existing space and extend the fifth floor to create two additional three bedroom units, a duplex unit and a triplex unit.
18-20, Bromells Road, London, SW4 0BG	£2,900,000	5.38%	20/07/2023	5500	A recently refurbished office ready for immediate occupation. The office has an average specification

					with air conditioning, nearby green space and a central location. The property is 3.6 miles from the subject development.
373-377, CLAPHAM ROAD, LONDON, SW9 9BT	£2,800,000	5.50%	01/05/2023	12055	A former Georgian House converted to office space. The office space has a lift, but general has a poor specification compared to modern stock and needs upgrading. There is potential to convert the space back to residential use. The property is 3.2 miles from the subject development.
1 & 1A Richborne Terrace, Vauxhall, London, SW8 1AS	£950,000	5.98%	31/03/2023	538	An office arranged over three floors and a roof terrace. The office is part of a larger new build office building built in 2018. The property is 2.5 miles from the subject development. Opportunity to convert to residential use subject to planning permission.

7.66 Having analysed the above evidence we note that the retail units with a high street frontage and good covenant are capable of achieving a 6% yield. We consider 221 Rye Lane (NIY of 6.88%, 727 sq ft) provided by CF Commercial to be a good comparable, given its located on the same street as some of the proposed retail units, however, given its inferior condition, we consider the subject would achieve a lower yield.

7.67 Overall, we consider an NIY of 6.5% could be achieved from high street retail units fronting Rye Lane. We have adopted slightly higher yields of 7.5% to other retail units, to reflect their slightly inferior frontage. Our assessment reflects a reduction in yields of in comparison to CF Commercial's assumptions, however it broadly aligns with our pre-application conclusions where the average of 6.75% was adopted.

7.68 We note that the office evidence range between 3.7% and 8%, yet the higher figure of 8.5% was adopted by CF Commercial. In our assessment of the office accommodation, we have also considered Knight Frank Investment Yield guide dated September 2024, where the office yields in major regional cities range between 6.5%- 7.5%. We consider a yield of 7% to be broadly reasonable.

7.69 We have accepted a yield of 8.5% attributed by CF Commercial to the gym component of the scheme on a without prejudice basis, however we consider evidence should be provided to support this.

Void & Rent Free Periods

7.70 CF Commercial adopted void periods of 9-12 months void period in their assessment. Given that commercial units are typically advertised before the completion of the site and the majority of the units are due to complete during the last phase of the development (10 years time), we consider this to allow sufficient time to minimise or remove any void periods. We consider the adopted periods to be excessive and consider 6 months to be more reasonable.

7.71 CF Commercial adopted rent-free periods ranging between 18- 24 months. No evidence has been provided by CF Commercial to support these figures. We note from the evidence included in Savills' report as a part of an EUV assessment that the rent-free period range between 3-6 months. We consider the range adopted by CF Commercial to be somewhat excessive. We have adjusted the figures to reflect the 6-months period, however, we reserve the right to alter our position upon receiving supporting evidence.

7.72 Overall, we adopted a 12-month rent free & void period in our assessment, which also aligns with our pre-application advice.

Commercial Space Conclusions

7.73 We have summarised our assessment of the proposed commercial space in the table below:

Use	NDV	Area (sf)	CV £PSF
Retail	£12,451,881	20,306	£613
Office	£14,509,459	32,334	£449
F& B	£2,565,809	7,291	£352
Gym	£2,049,528	9,693	£211
Total	**£31,576,676**	**69,624**	**£454**

7.74 Overall, our assessment reflects an increase of c. 35% on the values adopted by CF Commercial.

<u>Morrisons Assessment</u>

7.75 The proposed Morrisons supermarket would comprise the NIA of 47,888 sq ft (4,448 sqm) and GIA of 55,017 sq ft, which reflects an efficiency of 87%. Which will comprise a ground floor of

41,305 sq ft and a first floor of 6,582 sq ft NIA. We note the existing store comprises GIA of 53,558 sq ft and NIA of 51,419 sq ft, which reflects an efficiency of 96%. We, therefore, understand that the proposed supermarket reflects an increase in the GIA, however, a reduction in NIA and overall efficiency in comparison to the existing one.

7.76 We also understand the car parking provision is being reduced from 353 surface spaces to 140 and we assume that this is considered sufficient for the requirements of the current trading operation reflecting the increase in basket shopping and online deliveries and is likely to have a relatively minimal impact upon value. We note that the car parking is going to be located under the store, which we consider overall to be an inferior trading feature in comparison to the existing surface level parking. Nevertheless, we consider the layout to be consistent with the current trends.

7.77 As mentioned in our assessment of the BLV, we understand that the passing rent of the Morrisons supermarket is currently £12.84psf and is reviewed to 60% of the Market Rent.

7.78 We understand that Morrisons will relocate to the new, improved space upon the completion of the first phase of development. Savills provides the summary of the proposed pre-let agreement to Morrisons in the table below. It has not been clarified in their report whether the agreement was reached with Morisons based on the figures below:

Date	Rent Per Sq Ft	Rent Per Annum	Anticipated Start Date
Term Commencement Date	£1 (if demanded)	£1	October 2025
Rent Commencement Date – 14 months from Term Commencement Date	£13.75 per sq ft	£658,451	December 2027
Upon Practical Completion of Phase 2 – Anticipated to be 3 years 11 months from Term Commencement Date	£17.50 per sq ft	£838,028	September 2029
Upon Practical Completion of Phase 3 – Anticipated to be 8 years 9 months from Term Commencement Date	£20.00 per sq ft	£957,750	July 2033

7.79 Berkeley based their opinion of the Morrisons value on the assessment conducted by Savills, in their report dated 17th of April 2024.

7.80 Savills' assumed a 25-year agreement with 5-year CPI-linked rent reviews, which is in line with the current market standards.

7.81 Savills modelled two assessments of the proposed supermarket store. They arrived at the market value of £17.5m (£366psf), on the assumption that the pre-let arrangement would be disregarded, and £13m (£271psf), with the pre-let agreement being incorporated. Noting that

their opinion of the Existing Use Value of the food store is £10.3m (£200psf), the proposed newly developed space would reflect an increase of £2.7m (26%) or £7.2m (70%), depending on the scenario. We note that Berkeley used a more optimistic figure of £17.5m (£366psf) in their appraisal. Given that the viability assessment is not developer-specific, we consider a limited weight should be applied on this occasion to the pre-let agreement.

7.82 Consideration of the land owner premium applicable to the store is also relevant in considering the terms of the new lease. If Morrisons are in effect being compensated for the loss of their current profit rent in reduced rents on the new store, there should not be a similar allowance in respect of this loss when assessing the level of land owner premium.

7.83 The assumptions made in the respective scenarios are outlined below:

Input	Savills' Scenario 1- disregarding pre-let agreement	Savills' Scenario 2- incorporating pre-let agreement
Initial Rent	£1,250,000 (£26.1psf)	£957,750 (£20psf)
Market Rent	£1,250,000 (£26.1psf)	£1,250,000 (£26.1psf)
Lease length	20 years	25 years
Break Clause	15 years	Not Stated
Rent Free Period	12 months	Incentives of £2m, equivalent to 2 years RF
NIY	6.25%	6%
Reversionary Yield	-	9.01% (although 7.83% used in the calculations)
Equivalent Yield	6.25%	7.28%
GDV	£17.5m (£366psf)	£13m (£271psf)

Morrisons Estimated Rental Value

7.84 In their assessment of the Estimated Rental Value, Savills provides comparable evidence for supermarkets ranging between £12.5- £36psf. Yet, they state in their report that prime rental levels typically range between £25- £30psf. We note the majority of evidence provided by Savills are located outside of London, in less valuable areas. Savills assumed the rental value of the ground floor at £27.5psf and 1st floor at £13.75psf (50%), giving the blended rental value of £26.1psf, which sits on the lower level of the comparable range.

7.85 We note the Morrisons supermarket in Gloucester, of a larger size than the proposed unit, was sold last year with the passing rent of £27.49psf. We also note the Tesco in another inferior location, Aylesbury, comprising over 100,000 sq ft, was sold last year with a passing rent of £23.65psf

7.86 We understand that two pieces of evidence provided by Savills are from London rental transactions- first is the supermarket in Angel let to Sainsbury's for £36.34psf (67,426 sq ft- larger space than the subject scheme). Another piece of evidence is Morrisons supermarket in Brentford, which achieved a rental value of £19.85psf (35,268 sq ft). We consider this evidence to be highly relevant, given that the space was taken in a brand new Ballymore development- Waterside and is associated with the residential development. Nevertheless, the space provided is much smaller than the subject and with restricted parking. Given the Brentford station is located in Zone 4, whilst the proposed scheme forms a part of Zone 2, we consider the subject location to be more attractive.

7.87 We have conducted a market search and identified the following additional evidence to test the reasonableness of Savills' assumptions:

Address	Rent psf	Date	Area (sf)	Description
Westfield London Shopping Centre, Ariel Way, London, W12 7GD	£43.02	September 2023	60,431	Unit inside the Westfield shopping centre. Let for a 15-year lease with 5 yearly rent reviews and tenant-only break clause.
Sevenoaks Way Industrial Estate, Main Road, Orpington, BR5 3QD	£27.50	September 2024	34,818	Retail warehouse let to Sainsbury's supermarket on a 10 years and 8 months lease.

7.88 We have also sourced the following rent reviews published by Colliers:

Address	Size (SF)	Rent roll
Sainsbury's Kingsway, High Holborn, WC2	26,000	£900,000 (£34.6psf)
Tesco Metro Bishopsgate, London EC3	26,000	£1.2m (£46psf)
M&S Simply Food High Holborn, London WC1	10,000	£440,000 (£44psf)
Waitrose Marylebone High Street, W1	33,000	£1.05m (£31.8psf)
Tesco Eastcheap, EC2	12,000	£350,000 (£29psf)
Waitrose High Street, Kensington, W8	30,000	£750,000 (£25psf)
M&S Cardinal Place, Victoria, SW1	42,000	£1.5m (£36psf)
Sainsbury's Sloane Avenue, Brompton Cross, SW3	10,000	£460,000 (£46psf)
Waitrose	27,000	£915,000 (£34psf)

Gloucester Arcade, London SW7		

7.89 We note that the majority of the above rents exceed £30psf, which was the higher end of the range as stated in Savills' report. Nevertheless, we acknowledge the units comprise smaller floorspace and are located in the central, prime parts of London.

7.90 We consider that the store in London, in an established retail location, would achieve a higher rent than the store in Gloucester of the same tenant. On this basis, we adopted the ERV of £30psf (c. £1,440,000) to the proposed Morrisons space, which also aligns with our pre-application advice.

7.91 We note that Savills assumed that stabilised rent, agreed at the pre-let agreement, would be increased with inflation at the rent review dates through a cap and collar arrangement. In our opinion any information on the rent increases should be already included in the yield level. We, therefore, adopted a different approach in our consideration of the pre-let scenario, which does incorporate real terms rent increases during the lease term by an appropriate yield.

Morrisons Yield

7.92 Savills provided investment transactional evidence of food stores dated between 2023 and 2024, ranging between 4.42% and 11%. We consider evidence, which is located outside of London to be of a lower relevance. We note the evidence of Greater London transactions range between 4.42% and 6.5%. We consider the lease to Morrisons in Brentford (6.5%) to be a good comparable, given its new-build nature and the character of the Tenant. Nevertheless, given the subject Morisson location is superior and the tenant's presence in the local area is already well established, we consider the subject yield to be lower.

7.93 Savills attributed the following yields in their assessment of the existing value of Morrisons:

	Savills' NIY	Savills' Reversionary Yield	Savills' Equivalent Yield
EUV	6%	9.37%	7.58%

7.94 We also note that Savills adopted an NIY of 6% to the existing, dated supermarket. We would expect the newly developed space, which provides an improved quality of accommodation longer unexpired term, to form a stronger investment opportunity and attract a lower yield. We also consider Savills' assumption of a reversionary yield

7.95 We have identified the following additional investment evidence to test the reasonableness of Savills' assumption.

Address	Date	Size (sf)	NIY	Description
97-131, High Road, London, RM6 6PB	01/12/2023	53,410	5.25%	Property leased to Sainsbury's, achieving the total rental income of £904,189 pa (c. £16.93psf). We understand the rent Freehold, comprising 302 surface car parking spaces (5:64 parking ratio). Sold with the planning permission for 365 new homes and reprovision of the current supermarket and ancillary car parking space. The site was sold for £18m, exceeding its asking price of £17.5m by c. 6%. The current lease is subject to a 5-yearly CPI rent reviews and the transaction reflects a purchase cost of 6.74%.
Aldi, 330 Northolt Road, Harrow, HA2 8EQ	15/11/2022	27,993	5.47%	Purpose-built supermarket of 27,993 sq ft, with 6 residential flats above on part (sold off long leasehold) and 55 car parking spaces. The property is achieving a total rental income of £397,000. The property was sold for £6.8m

7.96 According to Colliers Grocery Real Estate Report 2024, "average prime yields for assets let on an index-linked basis achieved yields of approximately 6.00% but covenant differences among operators introduced potential variance of +/- 75 to 100bps". We note from the Supermarket Income REIT website that the current NIY for the supermarket sector equates to c. 5.9%, which broadly aligns with information available currently online.

7.97 We also note that Savills' research refers to the yield of 5.5% for food stores in February 2024, which broadly aligns with the yields achieved at 333 Northolt Road and in Romford:

Savills prime equivalent yields

	February 2023	January 2024	February 2024
West End offices	4.00%	4.00%	4.00%
City offices	4.50%	5.25%	5.25%
South East offices	6.25% ↓	7.50%	7.50%
Provincial offices	6.00% ↓	7.00%	7.00%
High street retail	6.50% ↓	7.00%	7.00%
Shopping centres	6.00% ↑	6.25% ↑	6.25%
Retail warehouse (Open A1)	5.50% ↓	6.00% ↓	6.00%
Retail warehouse (Restricted)	6.00% ↓	6.50% ↓	6.25%
Foodstores (OMR)	5.25%	5.50%	5.50%
Industrial/Distribution (OMR)	5.00% ↓	5.25% ↓	5.25% ↓
Industrial multi-lets	5.00% ↓	5.25% ↓	5.25% ↓
Leisure parks	7.00%	7.75%	7.75%
London leased (core) hotels	4.25%	4.75%	4.75%
Regional pubs (RPI)	5.75% ↑	6.50%	6.50%

7.98 We note Savills' attributed NIY of 6.25% and 6% in their assessment of the existing value, which exceeds their benchmark prime yield of 5.5%, on account of the property forming a part of a residential development. We do not consider such an assumption to be reasonable, given that the majority of the newly developed supermarkets in London form part of a residential developments. Given the increasing demand for residential accommodation, we do not expect that trend to change in the future. Any supermarket accommodation that would be required to be provided in isolation, would need to be sought outside of London, in less valuable areas. Supermarkets located in the residential developments, that just as the subject benefits from a large parking provision, can benefit from meeting not only local but also wider community demands. Overall, we do not consider the assumption of a higher yield on this basis to be reasonable.

7.99 Having considered the recent lease agreement to Morrisons in Brentford (6.5%), which represents a newly built property with a similar covenant, we are of the opinion that the proposed scheme yield would achieve a stronger yield of 6% on account of the better location and established retail presence. This figure also aligns with our pre-application advice. Assuming the pre-let agreement is taken into account, where a rent below the market rent has been agreed, we consider this to be a more secure investment and we found a yield of 5.5% to be more appropriate. Given, however, that the rent would be brought to the market rent at the reversion, we consider a reversionary yield of 6.5% to be more appropriate.

7.100 We have outlined our assessment of the yield levels in the table below:

	BPS' NIY	BPS' Reversionary Yield
New Build, assuming let on the open market	6%	-
New Build, assuming pre-let agreement	5.5%	9%
EUV	6.5%	9.37%

Morrisons Assessment- Conclusion

7.101 Overall, we consider Savills' assessment of the value of Morrisons to be understated. The table below outlines the summary of our assessment. Although we have reviewed the scenario which incorporates the pre-let agreement, we consider this to be of least relevance:

Input	BPS' Scenario 1- disregarding pre-let agreement	BPS' Scenario 2- incorporating pre-let agreement
NIA (SF)	47,888	47,888
Initial Rent	£1,440,000 (£30psf)	£957,750 (£20psf)
Market Rent	£1,440,000 (£30psf)	£1,440,000 (£30psf)
Lease length	20 years	25 years
Break Clause	15 years	Not Stated
Rent Free Period	12 months	Incentives of £2m, equivalent to 2 years RF
NIY	6%	6%
Reversionary Yield	-	9.01% (although 7.83% used in the calculations)
Equivalent Yield	6%	7.28%
Purchasers Costs	6.8%	6.8%
NDV	£21.2m (£443psf)	£13.6m (£284psf)

7.102 Overall, our assessment of the Morrisons supermarket results in a value of £21.2m, which reflects an increase of c. £3.7m on the value adopted by Berkeley.

Conclusion

7.103 Overall, we are of the opinion that a total of £52.7m could be generated from the commercial component of the scheme, which comprises the Morrisons value of £21.2m and the remaining commercial component of £31.5m. Our respective conclusions are outlined in the below table:

	BPS	Berkeley	Area
Morrisons	£21,200,000.00	£17,500,000.00	47,888
Commercial	£31,576,676.19	£23,314,258.00	69624
Total	**£52,776,676.19**	£40,814,258.00	117,512

8.0 Development Costs

Construction Costs

8.1 Our Cost Consultant, Neil Powling, has analysed the build cost plan for the proposed scheme prepared by Fulkers Bailey Russell, dated 9th July 2024, and concludes that:

"Our benchmarking of Phase 1 results in an adjusted benchmark of £2,954/m² that compares to the Applicant's £2,944/m². We therefore consider the Applicant's costs to be reasonable."

"Our benchmarking of Phase 2 results in an adjusted benchmark of £3,227/m² that compares to the Applicant's £3,122/m². We therefore consider the Applicant's costs to be reasonable."

"The appraisal also includes allowances for post completion maintenance and service charge voids totalling £1,821,000. We consider these allowances reasonable."

8.2 We note the Applicant adopted a £14.9m contingency in their appraisal, which equates to c. 4.55%. Yet, they state in their report that 5% was adopted. We require the Applicant to clarify what their current position is.

8.3 We note the Applicant adopted a Third Party Cost of £5.3m and Tenants Compensation and Legals of £4,187,298. No evidence has been provided to support these figures.

8.4 We would expect that in respect of the latter insurance cover is a standard means of mitigating the potential cost and would expect to be provided with evidence of such cover in justification for this figure.

8.5 The Applicant states in their report that evidence to support the 3rd party cost is commercially sensitive, however, NPPG is clear that " *Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available.".*

8.6 There are well rehearsed routes for verifying this information should this factor become critical to the overall conclusion on viability.

8.7 We have provisionally excluded the said costs from our assessment on a without prejudice basis, pending evidence to be provided.

8.8 Mr Powling's full cost report can be found at Appendix 1.

Additional Costs

8.9 The Applicant have applied the following additional cost assumptions:

- Professional fees of 8%
- Professional fees (pre-planning) of 2%
- Commercial Marketing of 1.5%
- Residential Marketing of 2.5%
- Letting Agent fees of £350,923 (c.15%)
- Letting Legal fees of £176,337 (c 7.7%)
- Commercial Sales Agent fee of 2%
- Residential Sales Agent fee of 2%
- Commercial Sales legal Fee of 0.5%
- Residential Sales Legal fee of £1,000 p/u (£607,000 or 0.13%)
- Affordable Sales Legal fee of 0.5%

8.10 Combined private residential marketing, sales and legal fees translate to c. 4.7% on GDV, we consider these should not exceed 3%

8.11 We note the combined commercial marketing, agent and legal fees equate to 4.5% on GDV. We consider this figure should not exceed 1.5%.

8.12 We note the Applicant states in their report that 10% letting agent and 5% letting legal fees were adopted. Yet, in their appraisal, figures of £350,923 and £176,337, which reflect a 15% and 7.7% letting agent and legal fees respectively, based on the annual rent stated in CF's report of £2,266,725. We assume this was an error, however, we require Berkeley to clarify their position. We consider the figures of 10% & 5% stated in their report to be appropriate.

8.13 Generally, we accept that other percentages are realistic and in line with market norms.

8.14 CIL and S106 charges have been assumed at £9,910,543 and £880,000 respectively. We were informed by the Council that at this stage the estimated CIL for the subject site equates to £8,949,919, which we have adopted in our assessment. We request the Council verify the S106 costs figure.

8.15 Finance has been included at 8% assuming that the scheme is 100% debt financed. The finance allowance reflects an increase of 0.5% in comparison to our September 2023 assessment, where this input was agreed with the Applicant at 7.5%. We consider this finance allowance to be overstated and find 7% to be more appropriate, especially considering the recent and forecast reductions in the base rate.

Profit

8.16 The blended developer profit target adopted by the Applicant is 17.6% on GDV, which incorporates the following returns:

- Private Residential: 20%
- Affordable: 6%
- Commercial: 15%

8.17 In their pre-application assessment, the Applicant's consultant adopted a lower profit target of 10% to the supermarket. Given that the phasing of the development is adjusted to enable the relocation of Morrisons, which also aims to minimise the time of ceasing the trading, we consider this component of the scheme to be less risky being effectively pre-let and find the previously accepted profit target of 10% to be more appropriate.

8.18 Generally, we would expect a lower profit target of 17.5% on a private residential component of the scheme. Having considered, however, additional risk associated with the multi-phase character of the scheme, we consider the above assumptions to be broadly reasonable.

Development Timeframes

8.19 The Applicant have adopted the following timeframes in their assessment:

- Phase 1 Morrisons pre-construction: 6 months (Dec 2025- May 2026)
- Phase 1 Morrisons construction: 28 months (June 2026- Sep 2028)
- Phase 1 Residential pre-construction: 3 months (Mar 2026- May 2026)
- Phase 1 Residential construction: 46 months (June 2026- March 2030)
- Phase 2 pre-construction: 3 months (March 2030- May 2030)- Although we note 35 months adopted in the appraisal, which we do not consider a standard practice.
- Phase 2 construction: 54 months (May 2030- October 2034)

8.20 In their appraisal, the Applicant assumed that Phase 1 would commence in June 2026 and finish in March 2030. This would follow by Phase 2, with a further 1 months pre-construction and 54 month construction period. Morrisons will run concurrently. This translates to a total duration of 46+1+54 = 101 months.

8.21 Our Cost Consultant, Neil Powling, cross-checked the proposed timescales against the BCIS durations and arrived at the following figures:

Duration of phases following on with 1 month gap			
		Avg	Max
	Phase 1	27.2	31.2
	1 month gap	1	1
	Phase 2	27.7	31.8
	Total	55.9	64

8.22 As seen, the figures concluded by Mr Powling are significantly lower than those adopted by the Applicant. Mr Powling states that a detailed development programme should be provided to support the timeframes adopted, we consider the phasing implications associated with the store to ensure it can keep trading are likely to impact the overall project timescales.

8.23 We have requested a development programme to be provided to support the extended timeframes adopted, however, we were informed that the appraisal reflects a detailed development programme. We have, however, been provided with a detailed development programme by the Applicant at the pre-application stage, which confirmed the adopted previous construction timeframe of 153 months and note the latest programme has reduced this significantly. It is unclear why a similar evidence could not be supplied at this stage.

8.24 We assume that the construction programme has been tailored to allow continuity of Morrisons trading and, therefore, could not necessarily fall under the BCIS generic timeframes. Given that the extensive construction period was evidenced by the Applicant at the pre-application stage.,. We have adopted the Applicant's timeframes on a without prejudice basis, however, we maintain that the detailed development programme should be supplied.

8.25 The Applicant adopted a sales rate of 6 units per month. In their appraisal, they adopted a 14 month sales period for phase 1 and 25 months for phase 2. Nevertheless, we note that both phases end 1-2 months after the end of the construction, which would indicate nearly a 100% off-plan sales rate. It appears that Berkeley assumed that the majority of the units would be completed and ready for occupation before the end of construction, which is not a standard assumption made at the viability stage. We found it to be rather optimistic, however we have adopted it in our assessment.

9.0 Author Sign Off

9.1 This report is provided for the stated purpose and for the sole use of the named clients. This report may not, without written consent, be used or relied upon by any third party.

9.2 The author(s) of this report confirm that there are no conflicts of interest and measures have been put in place to prevent the risk of the potential for a conflict of interest. In accordance with the RICS Professional Statement *Financial Viability in Planning: Conduct and Reporting* September 2019, this report has been prepared objectively, impartially, and with reference to all appropriate sources of information.

9.3 The following persons have been involved in the production of this report:





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For and on behalf of
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22nd October 2024

Appendix 1: Build Cost Report

Project: The Aylesham Centre, Peckham - Southwark

24/AP/2074

Independent Review of Assessment of Economic Viability

1 SUMMARY

1.1 The fit out costs in the cost plan have been costed on a per unit basis without an elemental build-up – we have determined an elemental split for inclusion in our elemental analysis from other information available.

1.2 The cost plan includes a provision for fees of 7.73% (£26,498,787). This sum has been separately included in the appraisal together with 2% preplanning fees – the total fees included is therefore 9.93%.

1.3 The appraisal also includes allowances for post completion maintenance and service charge voids totalling £1,821,000. We consider these allowances reasonable.

1.4 We have adopted the same GIA of 109,135m² (1,174,721ft²) used in the Applicant's cost plan. We note the construction area stated in the appraisal of 2,314,803ft² (215,052m²) is not consistent with the area in the cost plan.

1.5 Our benchmarking of Phase 1 results in an adjusted benchmark of £2,954/m² that compares to the Applicant's £2,944/m². We therefore consider the Applicant's costs to be reasonable.

1.6 Our benchmarking of Phase 2 results in an adjusted benchmark of £3,227/m² that compares to the Applicant's £3,122/m². We therefore consider the Applicant's costs to be reasonable.

1.7 The duration allowed in the Applicant's appraisal comprises a pre-construction period of 6 months and a construction period of 28 months. The results determined from the BCIS duration calculation provides an estimated average construction duration for Phase 1 from start on site to construction completion of 118 weeks (27.2 months) with a 90% confidence interval for this estimate of 103 to 135 weeks (23.8 to 31.2 months).

1.8 The results for Phase 2 are from start on site to construction completion of 120 weeks (27.7 months) with a 90% confidence interval for this estimate of 104 to 138 weeks (24.0 to 31.8 months).

1.9 We consider the Applicant's allowance for pre-construction reasonable. Assuming Phase 2 follows immediately upon the completion of Phase 1 we consider an appropriate duration to be 55 months.

2 METHODOLOGY

2.1 The objective of the review of the construction cost element of the assessment of economic viability is to benchmark the Applicant's costs against RICS Building Cost Information Service (BCIS) average costs. We use BCIS costs for benchmarking because it is a national and independent database. Many companies prefer to benchmark against their own data which they often treat as confidential. Whilst this is understandable as an internal exercise, in our view it is insufficiently robust as a tool for assessing viability compared to benchmarking against BCIS. A key characteristic of benchmarking is to measure performance against external data. Whilst a company may prefer to use their own internal database, the danger is that it measures the company's own projects against others of its projects with no external test. Any inherent discrepancies will not be identified without some independent scrutiny.

2.2 BCIS average costs are provided at mean, median and upper quartile rates (as well as lowest, lower quartile and highest rates). We generally use mean or occasionally upper quartile for benchmarking. The outcome of the benchmarking is little affected, as BCIS levels are used as a starting point to assess the level of cost and specification enhancement in the scheme on an element-by-element basis. BCIS also provide a location factor compared to a UK mean of 100; our benchmarking exercise adjusts for the location of the scheme. BCIS Average cost information is available on a default basis which includes all historic data with a weighting for the most recent, or for a selected maximum period ranging from 5 to 40 years. We generally consider both default and maximum 5-year and also 30-year average prices. We have previously considered 5-year data more likely to reflect current regulations, specification, technology and market requirements, but because of reduce sample sizes in the last 5 years we consider the default values the most appropriate for benchmarking.

2.3 BCIS average prices are available on an overall £ per sqm and for new build work on an elemental £ per sqm basis. Rehabilitation/conversion data is available an overall £ per sqm and on a group element basis i.e., substructure, superstructure, finishings, fittings and services – but is not available on an elemental basis. A comparison of the applicants elemental costing compared to BCIS elemental benchmark costs provides a useful insight into any differences in cost. For example: planning and site location requirements may result in a higher-than-normal cost of external wall and window elements.

2.4 If the application scheme is for the conversion, rehabilitation or refurbishment of an existing building, greater difficulty results in checking that the costs are reasonable, and the benchmarking exercise must be undertaken with caution. The elemental split is not available from the BCIS database for rehabilitation work; the new build split may be used instead as a check for some, but certainly not all, elements. Works to existing buildings vary greatly from one building project to the next. Verification of costs is helped greatly if the cost plan is itemised in reasonable detail thus describing the content and extent of works proposed.

2.5 BCIS costs are available on a quarterly basis – the most recent quarters use forecast figures; the older quarters are firm. If any estimates require adjustment on a time basis, we use the BCIS all-in Tender Price Index (TPI).

2.6 BCIS average costs are available for different categories of buildings such as flats, houses, offices, shops, hotels, schools etc. The Applicant's cost plan should ideally keep the estimates for different categories separate to assist more accurate benchmarking. However, if the Applicant's cost plan does not distinguish different categories, we may calculate a blended BCIS average rate for benchmarking based on the different constituent areas of the overall GIA.

2.7 To undertake the benchmarking, we require a cost plan prepared by the applicant; for preference in reasonable detail. Ideally the cost plan should be prepared in BCIS elements. We usually have to undertake some degree of analysis and rearrangement before the applicant's elemental costs can be compared to BCIS elemental benchmark figures. If a further level of detail is available showing the build-up to the elemental totals it facilitates the review of specification and cost allowances in determining adjustments to benchmark levels. An example might be fittings that show an allowance for kitchen fittings, bedroom wardrobes etc that is in excess of a normal BCIS benchmark allowance.

2.8 To assist in reviewing the estimate we require drawings and (if available) specifications. Also, any other reports that may have a bearing on the costs. These are often listed as having being used in the preparation of the estimate. If not provided we frequently download additional material from the documents made available from the planning website.

2.9 BCIS average prices per sqm include overheads and profit (OHP) and preliminaries costs. BCIS elemental costs include OHP but not preliminaries. Nor do average prices per sqm or elemental costs include for external services and external works costs. Demolitions and site preparation are excluded from all BCIS costs. We consider the Applicants detailed cost plan to determine what, if any, abnormal and other costs can properly be considered as reasonable. We prepare an adjusted benchmark figure allowing for any costs which we consider can reasonably be taken into account before reaching a conclusion on the applicant's cost estimate.

2.10 We undertake this adjusted benchmarking by determining the appropriate location adjusted BCIS average rate as a starting point for the adjustment of abnormal and enhanced costs. We review the elemental analysis of the cost plan on an element-by-element basis and compare the Applicants total to the BCIS element total. If there is a difference, and the information is available, we review the more detailed build-up of information considering the specification and rates to determine if the additional cost appears justified. If it is, then the calculation may be the difference between the cost plan elemental £/m^2 and the equivalent BCIS rate. We may also make a partial adjustment if in our opinion this is appropriate. The BCIS elemental rates are inclusive of OHP but exclude preliminaries. If the Applicant's costings add preliminaries and OHP at the end of the estimate (as most typically do) we add these to the adjustment amounts to provide a comparable figure to the Applicant's cost estimate. The results of the elemental analysis and BCIS benchmarking are generally issued as a PDF but upon request can be provided as an Excel spreadsheet.

We have considered the duration of the construction period by reference to the average duration calculation resulting from use of the BCIS Duration Calculator, and

2.11 if we consider appropriate have drawn attention to any significant divergence between the Applicant's duration and the BCIS calculation. The duration is expected to be the result of a programme in appropriate detail for the stage of the project that should be prepared by a specialist in the field. We consider our experience of construction and duration sufficient for benchmarking comparisons using BCIS, but do not possess the appropriate qualifications and experience for undertaking a more detailed examination of the construction duration.

3 GENERAL REVIEW

3.1 We have been provided with and relied upon the Financial Viability Assessment issued July 2024 by Berkeley together with the Stage 1 Cost Plan issued 9th July 2024 by Fulkers Bailey Russell - 2Q2024 current day.

3.2 We have also downloaded a number of files from the planning web site.

3.3 The information we require to undertake the cost benchmarking process outlined in section 2 is a reasonably detailed cost estimate in elemental detail with each element separately costed, with separate sub-totals in accordance with the BCIS/NRM rules of measurement, preferably presented as an elemental summary, and supported by a sufficiently detailed build-up to indicate the proposed specifications. If fit-out is separated in the estimate it too should be in similar elemental detail.

3.4 The Cost Plan received is in elemental detail although the sums transferred to the summary consolidate some of the elements and so require separate extraction for our elemental analysis. This part of the cost plan is for the shell sections only. The fit out has been costed on a per unit basis without an elemental build-up – we have determined an elemental split from other information available. The services costs are in partial elemental detail. There is reasonable supporting detail.

3.5 The base date of the cost plan is 2Q2024 on a current day basis. Our benchmarking uses current BCIS data which is on a current tender firm price basis. The BCIS all-in Tender Price Index (TPI) for 2Q2024 is 392 (Provisional) and for 3Q2024 394 (Forecast).

3.6 The design information used to produce the cost plan has been scheduled. There is no structural information listed, but there is some services information scheduled.

3.7 The cost plan includes an allowance of 15% for preliminaries. The allowance for overheads and profit (OHP) is 6%. We consider both of these allowances reasonable.

3.8 The allowance for contingencies is 4.55% which we consider reasonable – we have used 5% in our benchmarking. All the % figures are based on a calculation of a conventional arrangement of the sums in the analysis.

3.9 The cost plan includes a provision for fees of 7.73% (£26,498,787). This sum has been separately included in the appraisal together with 2% preplanning fees – the total fees included is therefore 9.93%.

The appraisal also includes allowances for post completion maintenance and service charge voids totalling £1,821,000. We consider these allowances reasonable.

3.10 We have extracted the cost information provided by the Applicant into a standard BCIS/NRM format to facilitate our benchmarking.

3.11 Sales of market units have been included in the Appraisal at average figures of £850/ft² (Net Sales Area).

3.12 We have downloaded current BCIS data for benchmarking purposes including a Location Factor for Southwark of 126 that has been applied in our benchmarking calculations.

3.13 We have adopted the same GIA of 109,135m² (1,174,721ft²) used in the Applicant's cost plan. We note the construction area stated in the appraisal of 2,314,803ft² (215,052m²) is not consistent with the area in the cost plan. We assume the GIA to be calculated in accordance with the RICS Code of Measurement 6th Edition 2007.

3.14 The development is in two phases with a Morrisons supermarket constructed in Phase 1 and blocks predominantly of flats ranging in height from 5 to 20 storeys. BCIS average cost data is given in steps: 1-2 storey, 3-5 storey, 6 storey or above. We have prepared a blended rates for each phase for benchmarking as the tables below.

3.15

Phase 1	GIA m²	%	BCIS £/m²	Blended £/m²
Morrison - shell + base fit out	5,116	10%	1,806	173
Retail	1,424	3%	1,504	40
Flats	46,776	88%	2,666	2,339
Total	53,316	100%		2,553

3.16

3.17

Phase 2	GIA m²	%	BCIS £/m²	Blended £/m²
Commercial	**2,052**	**4%**	**1,504**	**55**
Food & Beverage	**755**	**1%**	**2,717**	**37**
Office inc Cat A	**3,547**	**6%**	**3,272**	**208**
Leisure	**1,042**	**2%**	**2,098**	**39**
Ancillary	**150**	**0.3%**	**1,504**	**4**
Flats	**48,274**	**86%**	**2,666**	**2,306**
Total	55,819	100%		2,649

3.18 Our benchmarking of Phase 1 results in an adjusted benchmark of £2,954/m² that compares to the Applicant's £2,944/m². We therefore consider the Applicant's costs to be reasonable.

3.19 Our benchmarking of Phase 2 results in an adjusted benchmark of £3,227/m² that compares to the Applicant's £3,122/m². We therefore consider the Applicant's costs to be reasonable.

3.20 The duration allowed in the Applicant's appraisal comprises a pre-construction period of 6 months and a construction period of 28 months. The results determined from the BCIS duration calculation provides an estimated average construction duration for Phase 1 from start on site to construction completion of 118 weeks (27.2 months) with a 90% confidence interval for this estimate of 103 to 135 weeks (23.8 to 31.2 months).

3.21 The results for Phase 2 are from start on site to construction completion of 120 weeks (27.7 months) with a 90% confidence interval for this estimate of 104 to 138 weeks (24.0 to 31.8 months).

3.22 We consider the Applicant's allowance for pre-construction reasonable. Assuming Phase 2 follows immediately upon the completion of Phase 1 we consider an appropriate duration to be 55 months.

3.23 The costs included in the appraisal are consistent with the costs in the cost plan.

BPS Chartered Surveyors

Date: 26th September 2024

The Aylesham Centre, Peckham - Southwark
Elemental analysis & BCIS benchmarking

		GIA m²	109,135		53,316		55,819		Flats	
			Total		Phase 1		Phase 2		LF100	LF126
			£	£/m²	£	£/m²	£	£/m²	£/m²	£/m²
	Demolitions 4.53%		**11,706,352**	**107**						
1	**Substructure**		**29,336,344**	**269**	**19,777,401**	**371**	**9,558,943**	**171**	**177**	**223**
2A	Frame		43,018,028	394	21,405,324	401	21,612,704	387	156	197
2B	Upper Floors								92	116
2C	Roof		16,092,486	147	8,585,706	161	7,506,780	134	112	141
2D	Stairs		3,058,723	28	1,467,943	28	1,590,780	28	33	42
2E	External Walls		48,563,172	445	19,145,938	359	29,417,234	527	233	294
2F	Windows & External Doors		10,846,854	99	4,610,804	86	6,236,050	112	100	126
2G	Internal Walls & Partitions		16,964,590	155	7,486,067	140	9,478,523	170	84	106
2H	Internal Doors		5,663,750	52	2,511,197	47	3,152,553	56	56	71
2	**Superstructure**		**144,207,604**	**1,321**	**65,212,979**	**1,223**	**78,994,624**	**1,415**	**866**	**1,091**
3A	Wall Finishes		5,706,179	52	2,538,894	48	3,167,285	57	85	107
3B	Floor Finishes		5,365,597	49	2,401,360	45	2,964,237	53	69	87
3C	Ceiling Finishes		3,535,729	32	1,556,340	29	1,979,390	35	46	58
3	**Internal Finishes**		**14,607,506**	**134**	**6,496,594**	**122**	**8,110,912**	**145**	**200**	**252**
4	**Fittings (inc sanitary appliances)**		**14,205,163**	**130**	**6,377,419**	**120**	**7,827,744**	**140**	**76**	**96**
	Morrison fit-out		**1,270,889**	**12**	**1,270,889**	**24**		**0**		
	Residential fit-out			**0**		**0**		**0**		
5A	Sanitary Appliances - inc in fittings								33	42
5B	Services Equipment (kitchen, laundry) MEPH fit out		20,292,690	186	8,981,531	168	11,311,159	203	22	28
5C	Disposal Installations								16	20
5D	Water Installations - Mech S&C		13,114,668	120	5,811,042	109	7,303,626	131	37	47
5E	Heat Source								40	50
5F	Space Heating & Air Treatment								115	145
5G	Ventilating Systems, smoke extract & control								20	25
5H	Electrical Installations (power, lighting, emergency lighting, standby generator, UPS, PV Panels)		7,862,766	72	2,945,090	55	4,917,676	88	104	131
5I	Fuel Installations								8	10
5J	Lift Installations		3,572,603	33	1,323,723	25	2,248,880	40	42	53
5K	Protective Installations (fire fighting, dry & wet risers, sprinklers, lightning protection)								18	23
5L	Communication Installations (burglar, panic alarm, fire alarm, cctv, door entry, public address, data cabling, tv/satellite, telecommunication systems, leak detection, induction loop)								24	30
5M	Special Installations - (window cleaning, BMS, medical gas)								39	49
	Services to commercial & car park		2,458,813	23	1,452,676	27	1,006,137	18		
5N	BWIC with Services and fire stopping		1,182,539	11	512,852	10	669,687	12	15	19
5O	Management of commissioning of services									
5	**Services**		**48,484,079**	**444**	**21,026,914**	**394**	**27,457,165**	**492**	**533**	**672**
6A	Site Works		4,846,251	44	1,815,499	34	3,030,752	54		
6B	Drainage		1,404,921	13	462,950	9	941,971	17		
6C	External Services									
6D	Minor Building Works									
6	**External Works 2.37%**		**6,251,172**	**57**	**2,278,449**	**43**	**3,972,723**	**71**	**0**	**0**
	SUB TOTAL		**270,069,108**	**2,475**	**122,440,645**	**2,297**	**135,922,111**	**2,435**	**1,852**	**2,334**
7	**Preliminaries 14.83%**		**40,047,000**	**367**	**18,979,000**	**356**	**21,068,000**	**377**		
	Overheads & Profit 5.77%		**17,904,586**	**164**	**8,485,179**	**159**	**9,419,407**	**169**		
	SUB TOTAL		**328,020,694**	**3,006**	**149,904,824**	**2,812**	**166,409,518**	**2,981**	**1,852**	**2,334**
	Design Development risks									
	Construction risks 4.55%		14,920,488	137	7,070,982	133	7,849,506	141		
	Employer change risks									
	Employer other risks - to balance			0	2	0	-1	0		
	TOTAL		**342,941,182**	**3,142**	**156,975,808**	**2,944**	**174,259,023**	**3,122**		
	Fees 7.73%		26,498,787	243	12,558,065	236	13,940,722	250		
	TOTAL		**369,439,969**	**3,385**	**169,533,873**	**3,180**	**188,199,745**	**3,372**		
				3,385	**169,533,873**	**3,180**		**3,372**		
	Benchmarking					2,553		2,649		
	Add external works				43		71			
	Add additional cost of substructure				148					
	Add additional cost of external walls						233			
	Add additional cost of fittings				24		44			
					215		349			
	Add prelims 14.83%				32		52			
	Add OHP @ 5.77%				14	261	23	424		
						2,813		3,073		
	Add contingency 5%					141		154		
	Total adjusted benchmark					2,954		3,227		

Appendix 2: Glossary

Term	**Definition** (links provided for further information)
Actual Developer Return (or profit)	As opposed to target return, the actual return is what developers are due to receive from a development scheme.
Affordable Rent:	Affordable rent is rent that is set at up to 80% of market rent (including service charges). Includes SR, LAR and DMR housing.
Social Rent (SR)	Social rent is usually rent that is paid to registered providers and local authorities. It is low-cost rent that is set by a government formula.
London Affordable Rent (LAR)	London Affordable Rent (LAR) homes are rented by social landlords with rents capped at benchmark levels published by the Greater London Authority. They are lower than the 80% per cent of market rents at which affordable rents can be charged. The London Plan
Discounted Market Rent (DMR)	Usually at 80% or less of open market rent, or to LAR levels.
Alternative Use Value (AUV)	Ultimately, AUV considers other options for a property to ascertain the highest value and best use for the land. There's usually more than one thing that can be done to release value in a site, and it's logical that the landowner should consider all avenues before bringing a scheme forward. Government guidance allows viability assessors to consider the alternative use value of a building as a benchmark, provided this relates to a lawful use which complies with the adopted development plan. This alternative use can therefore be: - a legal permitted change of use or development (which does not require planning permission) - an existing planning permission (for example a smaller scheme) - or a proposal which fully complies with all development plan policies. Existing Use Value remains the preferred method of assessing BLV under PPG and AUV use is limited by a number of specific conditions. NPPG
Benchmark Land Value (BLV)	The benchmark land value (BLV) is the hypothetical land value used to assess planning viability; it does not include hope value. Established based on either the existing use value (EUV) or the Alternative Use Value (AUV) of the land and may include a Landowner Premium. NPPG
Construction Costs	Total build costs associated with the development.
Build to Rent (BTR)	Build to Rent is a property development that is designed with the sole intention of appealing to the rental market as opposed to long-term home ownership. The London Plan
Co-Living	the practice of living with other people in a group of homes that include some shared facilities (typically shared working, leisure spaces and kitchens). The London Plan
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a levy on development that councils across the country, are implementing. It helps to pay for local infrastructure including schools, paths, parks, open spaces and healthcare facilities.
Developer Return (or profit)	The amount or percentage return retained or retainable by the developer. NPPG
Developer return on cost	The amount of developer Return expressed as a percentage of Build Costs. NPPG
Developer return on GDV	The amount of Developer Return expressed as a percentage of GDV. NPPG
Development Appraisal	A financial appraisal of a development. It is normally used to calculate either the residual site value or the residual development profit, but it can be used to calculate other outputs. RICS Development Valuation
Existing Use Value (EUV)	What property or land is worth in its current form. In other words, the hypothetical price that it can be sold for on the open market, assuming it will only be used for the existing use for the foreseeable future and that no capital works will be undertaken. It excludes hope value for redevelopment. NPPG
Extra Care	The term 'extra care' housing is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living.
Fair Value	'The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date.' (This definition derives from international Financial Reporting Standards IFRS 13.) The Red Book

Gross Development Value (GDV)	The value of a development once construction has been completed, or the total sum of the sales values for the finished development. NPPG
Gross External Area (GEA)	Broadly speaking the whole area of a building taking each floor into account, including the thickness of the external walls. Most similar to IPMS 1. Code of Measuring Practice IPMS
Gross Internal Area (GIA)	Broadly speaking the whole enclosed area of a building taking each floor into account and excluding the thickness of the external walls. Most similar to IPMS 2. Code of Measuring Practice IPMS
Ground Rent	An additional amount which many people who own leasehold properties must pay. It's charged by a "landlord", although the more accurate term is perhaps "freeholder" – the person who owns the land, and ultimately owns the lease. No longer applied on new dwellings.
House of Multiple Occupation (HMO)	A property shared by at least 3 people who are not from 1 'household' (for example a family) and share facilities like the bathroom and kitchen. You must have a licence if you're renting out a large HMO in England or Wales. Your property is defined as a large HMO if all of the following apply: • it is rented to 5 or more people who form more than 1 household. • some or all tenants share toilet, bathroom, or kitchen facilities. • at least 1 tenant pays rent (or their employer pays it for them) The London Plan
Internal Rate of Return (IRR)	The rate of interest (expressed as a percentage) at which all future project cash flows (positive and negative) will be discounted in order that the net present value (NPV) of those cash flows, including the initial investment, be equal to zero. IRR can be assessed on both gross and net of finance. RICS Development Valuation
Shared Ownership (SO)	The purchaser pays a mortgage on the share they own and pays a subsidised rent to a housing association on the remaining share. The purchaser has the option to increase their share during their time in the property via a process known as 'staircasing', and in most cases can staircase all the way to 100%. It is a form of intermediate housing.
London Living Rent (LLR)	London Living Rent is a type of intermediate affordable housing for Londoners to build up savings to buy a home. London Living Rent provides rented homes on stable tenancies, with rents based on a third of local household incomes. It is a form of intermediate housing. The London Plan
ITZA	ITZA is surveyor-abbreviation meaning 'area in terms of Zone A'. Totalling the Zone A equivalent of each zone (i.e. Zone B/2, Zone C/4 etc) and expressing the total in terms of Zone A is a method of analysing rents. Code of Measuring Practice
Landowner Premium	The premium (or the 'plus' in EUV+) is a component of benchmark land value. It is the amount (if any) above existing use value (EUV) that goes to the landowner and reflects an incentive for the landowner to dispose of the land for development. NPPG
Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. The Red Book
National Planning Policy Framework (NPPF)	The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. National Planning Policy Framework
Net Internal Area (NIA)	Broadly speaking the usable area within a building measured to the face of the internal finish of perimeter or party walls, excluding corridors and WCs etc and taking each floor into account. Most similar to IPMS 3. Code of Measuring Practice IPMS
Net Sales Area (NSA)	Net Sales Area is the GIA of a new or existing residential dwelling, including basements, mezzanines, galleries and hallways, but excluding garages, conservatories, balconies, outbuildings, terraces and restricted height areas under 1.5m. Code of Measuring Practice
Net Lettable Area (NLA)	As above, expressing the area to be rentalised. Code of Measuring Practice
Planning Obligations	Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This is usually via s106 agreement. Planning obligations run with the land, are legally binding and enforceable. They can include affordable housing, infrastructure contributions, CIL etc.
NPPG	The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. Plan makers must have regard to national policies and advice contained in the guidance when developing their plans. The guidance is also a 'material consideration' when taking decisions on planning applications. This means that if a local policy is deemed out of date, local authorities may be directed by the national guidance's requirements.
Open Market Sale (OMS)	Housing that is to be sold at Market Value.

Residual Value	The amount remaining once the gross development cost of a project is deducted from its gross development value (GDV) and an appropriate return has been deducted. RICS Development Valuation
Retirement Living	A retirement village or development built specifically for older adults - often those aged 55, 60 or 65 and over. They come with a range of superb facilities and can offer on-site care.
RICS	Royal Institution of Chartered Surveyors.
Target Developer Return (or profit)	The target profit required by the developer. NPPG
The Red Book	The Red Book is issued by RICS and details mandatory practices for RICS members undertaking valuation services. It also offers a useful reference resource for valuation users and other stakeholders. The Red Book
Zoning	In retail property valuation, Zoning is the area closest to the street and the most valuable area of retail, with the value decreasing with distance from the frontage: Zone B is the next 6 metres and then Zone C until the entire depth of the retail area is allocated into a zone. Anything after Zone C is usually delegated as the remainder (of space). Code of Measuring Practice

The above definitions are indicative only and are not to be relied upon. Professional advice should always be sought.

Appendix 3: BPS Appraisal (Provisional)

APPRAISAL SUMMARY — BPS SURVEYORS

Aylesham Centre, Peckham
Net Profit

Appraisal Summary for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block N - Market Sale	49	28,359	881.29	510,052	24,992,525
Block M - Market Sale	149	116,164	858.18	669,055	99,689,225
Block L - Market Sale	74	45,713	859.74	531,096	39,301,100
Block L - Shared Ownership	20	14,817	640.00	474,144	9,482,880
Block P - Social Rent	61	47,625	263.00	205,334	12,525,375
Block Q - Social Rent	24	19,859	263.00	217,622	5,222,917
Block N - Shared Ownership	15	10,433	640.00	445,141	6,677,120
Block C - Social Rent	17	14,161	263.00	219,079	3,724,343
Block B - Social Rent	24	18,700	263.00	204,921	4,918,100
Block A - Social Rent	18	15,924	263.00	232,667	4,188,012
Block E - Market Sale	78	49,901	850.09	543,848	42,420,150
Block G - Market Sale	71	51,806	847.43	618,339	43,902,100
Block K - Shared Ownership	47	33,581	640.00	457,273	21,491,840
Block K - Market Sale	38	29,831	813.32	638,480	24,262,250
Block J1 -Market Sale	108	78,444	858.69	623,696	67,359,175
Block J2 -Market Sale	20	15,824	789.96	625,014	12,500,275
Block J2 -Shared Ownership	1	835	640.00	534,400	534,400
Block H -Social Rent	43	36,602	263.00	223,868	9,626,326
Block F -Market Sale	20	18,417	795.95	732,950	14,659,000
Totals	**877**	**646,996**			**447,477,113**

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
New Supermarket	1	47,887	30.07	1,440,000	1,440,000	1,440,000
Supermarket Block Kiosk	1	174	35.00	6,090	6,090	6,090
Block N Commercial	1	1,035	35.00	36,225	36,225	36,225
Block C - Retail	2	4,316	60.00	129,480	258,960	258,960
Block B - Retail	1	4,316	50.00	215,800	215,800	215,800
Block A - Retail	1	4,941	50.00	247,050	247,050	247,050
Block D - Office	6	29,321	35.40	172,973	1,037,840	1,037,840
Block E - F&B	1	1,944	35.00	68,040	68,040	68,040
Block E - Office	1	1,727	38.00	65,626	65,626	65,626
Block G - Office	1	661	44.00	29,084	29,084	29,084
Block G - F&B	1	2,076	30.00	62,280	62,280	62,280
Block K - Retail	3	3,237	33.53	36,175	108,525	108,525
Block K - Gym (Ground Floor)	1	4,284	25.00	107,100	107,100	107,100
Block K - Gym (1st Floor)	1	5,409	17.50	94,658	94,658	94,658
Block K - Office	1	624	44.00	27,456	27,456	27,456
Block J1 - Retail	1	987	35.00	34,545	34,545	34,545
Block H - F&B	1	1,730	32.50	56,225	56,225	56,225
Block H - Retail	1	609	35.00	21,315	21,315	21,315
Block F - F&B	1	1,541	32.50	50,083	50,083	50,083
Block F - Retail	1	692	35.00	24,220	24,220	24,220
Totals	**28**	**117,511**			**3,991,121**	**3,991,121**

Investment Valuation

New Supermarket					
Market Rent	1,440,000	YP @	6.0000%	16.6667	
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	22,641,509
Supermarket Block Kiosk					
Market Rent	6,090	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	75,535
Block N Commercial					
Market Rent	36,225	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	449,302
Block C - Retail					

Aylesham Centre, Peckham
Net Profit

Market Rent	258,960	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	3,740,845
Block B - Retail					
Market Rent	215,800	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	3,117,371
Block A - Retail					
Market Rent	247,050	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	3,568,797
Block D - Office					
Market Rent	1,037,840	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	13,856,342
Block E - F&B					
Market Rent	68,040	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	843,907
Block E - Office					
Market Rent	65,626	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	876,182
Block G - Office					
Market Rent	29,084	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	388,304
Block G - F&B					
Market Rent	62,280	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	772,465
Block K - Retail					
Market Rent	108,525	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	1,346,047
Block K - Gym (Ground Floor)					
Market Rent	107,100	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,161,290
Block K - Gym (1st Floor)					
Market Rent	94,658	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,026,376
Block K - Office					
Market Rent	27,456	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	366,569
Block J1 - Retail					
Market Rent	34,545	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	428,465
Block H - F&B					
Market Rent	56,225	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	697,364
Block H - Retail					
Market Rent	21,315	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	264,372
Block F - F&B					
Market Rent	50,083	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	621,178
Block F - Retail					
Market Rent	24,220	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	300,403

APPRAISAL SUMMARY — BPS SURVEYORS

Aylesham Centre, Peckham
Net Profit

Total Investment Valuation			**56,542,624**
GROSS DEVELOPMENT VALUE			**504,019,737**
Purchaser's Costs		(3,810,973)	
Effective Purchaser's Costs Rate	6.74%		
			(3,810,973)
NET DEVELOPMENT VALUE			**500,208,764**
NET REALISATION			**500,208,764**
OUTLAY			
ACQUISITION COSTS			
Premium	10.00%	80,000	
EUV of Petrol Station	800,000		
Landowners' Premium	10.00%	2,440,000	
EUV of Retail Fronting Rye Lane	12,150,000		
EUV of Retail in Aylesham Centre	1,300,000		
EUV of Retail Fronting Hanover Park	650,000		
EUV of Supermarket Freehold	10,300,000		
Total Acquisition		27,720,000	
			27,720,000
Stamp Duty	5.00%	1,386,000	
Irrecoverable VAT on SDLT	20.00%	277,200	
Effective Stamp Duty Rate	6.00%		
Agent Fee	1.00%	277,200	
Legal Fee	0.50%	138,600	
			2,079,000

CONSTRUCTION COSTS

Construction	**ft²**	**Build Rate ft²**	**Cost**
Phase 1 - Podium Construction	573,886	63.81	36,622,205
Block C - Retail	4,316	273.24	1,179,304
Block B - Retail	4,316	273.24	1,179,304
Block A - Retail	4,941	273.24	1,350,079
Block D - Office	29,321	273.24	8,011,670
Block E - F&B	1,944	273.24	531,179
Block E - Office	1,727	273.24	471,885
Block G - Office	661	273.24	180,612
Block G - F&B	2,076	273.24	567,246
Block K - Retail	3,237	273.24	884,478
Block K - Gym (Ground Floor)	4,284	273.24	1,170,560
Block K - Gym (1st Floor)	5,409	273.24	1,477,955
Block K - Office	624	273.24	170,502
Block J1 - Retail	987	273.24	269,688
Block H - F&B	1,730	273.24	472,705
Block H - Retail	609	273.24	166,403
Block F - F&B	1,541	273.24	421,063
Block F - Retail	692	273.24	189,082
Block N - Market Sale	57,514	217.79	12,525,974
Block M - Market Sale	235,590	217.80	51,311,486
Block L - Market Sale	92,710	217.79	20,191,311
Block L - Shared Ownership	30,050	217.79	6,544,589
Block P - Social Rent	96,587	217.79	21,035,683
Block Q - Social Rent	40,276	217.79	8,771,710
Block N - Shared Ownership	21,159	217.79	4,608,219
Phase 2 & 3 Podium Construction	600,835	19.48	11,703,014
Block C - Social Rent	19,789	273.24	5,407,102
Block B - Social Rent	26,010	273.24	7,106,771
Block A - Social Rent	22,250	273.24	6,079,410
Block E - Market Sale	69,723	273.24	19,051,033
Block G - Market Sale	72,385	273.24	19,778,318
Block K - Shared Ownership	46,920	273.24	12,820,439
Block K - Market Sale	35,894	273.24	9,807,459
Block J1 -Market Sale	107,947	273.24	29,495,592

APPRAISAL SUMMARY — BPS SURVEYORS

Aylesham Centre, Peckham
Net Profit

Block J2 -Market Sale	18,786	273.24	5,132,986	
Block J2 -Shared Ownership	1,167	273.24	318,786	
Block H -Social Rent	51,178	273.24	13,983,713	
Block F -Market Sale	25,733	273.24	7,031,179	
Totals	**2,314,803 ft²**		**328,020,694**	
Contingency			14,920,488	
Carbon Offset			880,000	
Phase 1 M&BCIL			4,986,518	
Phase 2 M&BCIL			3,963,401	
				352,771,101
Other Construction				
Post completion maintenance (PD)	272 un	2,000.00 /un	544,000	
Service charge voids	272 un	1,000.00 /un	272,000	
Post completion maintenance (PD)	335 un	2,000.00 /un	670,000	
Service charge voids	335 un	1,000.00 /un	335,000	
				1,821,000
PROFESSIONAL FEES				
Professional Fees (Pre-planning)		2.00%	6,560,414	
Professional Fees (8%)			26,498,787	
				33,059,201
MARKETING & LETTING				
Commercial Sales, Marketing & Legal		1.50%	1,133	
Residential Sales, Agent & Legal		3.00%	11,072,574	
Commercial Sales, Agent & Legal		1.50%	473,640	
Letting Agent Fee		10.00%	399,112	
Letting Legal Fee (Kiosk)		5.00%	72,304	
Letting Legal Fee		5.00%	127,252	
				12,146,015
DISPOSAL FEES				
Affordable Disposal Fees		0.50%	391,957	
				391,957
FINANCE				
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				43,719,461
TOTAL COSTS				**473,707,734**
PROFIT				
				26,501,030

Performance Measures	
Profit on Cost%	5.59%
Profit on GDV%	5.26%
Profit on NDV%	5.30%
Development Yield% (on Rent)	0.84%
Equivalent Yield% (Nominal)	6.62%
Equivalent Yield% (True)	6.90%
Rent Cover	6 yrs 8 mths
Profit Erosion (finance rate 7.000)	9 mths

APPRAISAL SUMMARY — BPS SURVEYORS

Aylesham Centre, Peckham
Viability Appraisal

Appraisal Summary for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block N - Market Sale	49	28,359	881.29	510,052	24,992,525
Block M - Market Sale	149	116,164	858.18	669,055	99,689,225
Block L - Market Sale	74	45,713	859.74	531,096	39,301,100
Block L - Shared Ownership	20	14,817	640.00	474,144	9,482,880
Block P - Social Rent	61	47,625	263.00	205,334	12,525,375
Block Q - Social Rent	24	19,859	263.00	217,622	5,222,917
Block N - Shared Ownership	15	10,433	640.00	445,141	6,677,120
Block C - Social Rent	17	14,161	263.00	219,079	3,724,343
Block B - Social Rent	24	18,700	263.00	204,921	4,918,100
Block A - Social Rent	18	15,924	263.00	232,667	4,188,012
Block E - Market Sale	78	49,901	850.09	543,848	42,420,150
Block G - Market Sale	71	51,806	847.43	618,339	43,902,100
Block K - Shared Ownership	47	33,581	640.00	457,273	21,491,840
Block K - Market Sale	38	29,831	813.32	638,480	24,262,250
Block J1 -Market Sale	108	78,444	858.69	623,696	67,359,175
Block J2 -Market Sale	20	15,824	789.96	625,014	12,500,275
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Totals	**877**	**646,996**			**447,477,113**

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
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Block C - Retail	2	4,316	60.00	129,480	258,960	258,960
Block B - Retail	1	4,316	50.00	215,800	215,800	215,800
Block A - Retail	1	4,941	50.00	247,050	247,050	247,050
Block D - Office	6	29,321	35.40	172,973	1,037,840	1,037,840
Block E - F&B	1	1,944	35.00	68,040	68,040	68,040
Block E - Office	1	1,727	38.00	65,626	65,626	65,626
Block G - Office	1	661	44.00	29,084	29,084	29,084
Block G - F&B	1	2,076	30.00	62,280	62,280	62,280
Block K - Retail	3	3,237	33.53	36,175	108,525	108,525
Block K - Gym (Ground Floor)	1	4,284	25.00	107,100	107,100	107,100
Block K - Gym (1st Floor)	1	5,409	17.50	94,658	94,658	94,658
Block K - Office	1	624	44.00	27,456	27,456	27,456
Block J1 - Retail	1	987	35.00	34,545	34,545	34,545
Block H - F&B	1	1,730	32.50	56,225	56,225	56,225
Block H - Retail	1	609	35.00	21,315	21,315	21,315
Block F - F&B	1	1,541	32.50	50,083	50,083	50,083
Block F - Retail	1	692	35.00	24,220	24,220	24,220
Totals	**28**	**117,511**			**3,991,121**	**3,991,121**

Investment Valuation

New Supermarket					
Market Rent	1,440,000	YP @	6.0000%	16.6667	
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	22,641,509
Supermarket Block Kiosk					
Market Rent	6,090	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	75,535
Block N Commercial					
Market Rent	36,225	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	449,302
Block C - Retail					

Aylesham Centre, Peckham
Viability Appraisal

Market Rent	258,960	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	3,740,845
Block B - Retail					
Market Rent	215,800	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	3,117,371
Block A - Retail					
Market Rent	247,050	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	3,568,797
Block D - Office					
Market Rent	1,037,840	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	13,856,342
Block E - F&B					
Market Rent	68,040	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	843,907
Block E - Office					
Market Rent	65,626	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	876,182
Block G - Office					
Market Rent	29,084	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	388,304
Block G - F&B					
Market Rent	62,280	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	772,465
Block K - Retail					
Market Rent	108,525	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	1,346,047
Block K - Gym (Ground Floor)					
Market Rent	107,100	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,161,290
Block K - Gym (1st Floor)					
Market Rent	94,658	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,026,376
Block K - Office					
Market Rent	27,456	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	366,569
Block J1 - Retail					
Market Rent	34,545	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	428,465
Block H - F&B					
Market Rent	56,225	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	697,364
Block H - Retail					
Market Rent	21,315	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	264,372
Block F - F&B					
Market Rent	50,083	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	621,178
Block F - Retail					
Market Rent	24,220	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	300,403

APPRAISAL SUMMARY — BPS SURVEYORS

Aylesham Centre, Peckham
Viability Appraisal

Total Investment Valuation **56,542,624**

GROSS DEVELOPMENT VALUE			**504,019,737**
Purchaser's Costs		(3,810,973)	
Effective Purchaser's Costs Rate	6.74%		
			(3,810,973)
NET DEVELOPMENT VALUE			**500,208,764**
NET REALISATION			**500,208,764**
OUTLAY			
ACQUISITION COSTS			
Premium	10.00%	80,000	
EUV of Petrol Station	800,000		
Landowners' Premium	10.00%	2,440,000	
EUV of Retail Fronting Rye Lane	12,150,000		
EUV of Retail in Aylesham Centre	1,300,000		
EUV of Retail Fronting Hanover Park	650,000		
EUV of Supermarket Freehold	10,300,000		
Total Acquisition		27,720,000	
			27,720,000
Stamp Duty	5.00%	1,386,000	
Irrecoverable VAT on SDLT	20.00%	277,200	
Effective Stamp Duty Rate	6.00%		
Agent Fee	1.00%	277,200	
Legal Fee	0.50%	138,600	
			2,079,000

CONSTRUCTION COSTS

Construction	**ft²**	**Build Rate ft²**	**Cost**
Phase 1 - Podium Construction	573,886	63.81	36,622,205
Block C - Retail	4,316	273.24	1,179,304
Block B - Retail	4,316	273.24	1,179,304
Block A - Retail	4,941	273.24	1,350,079
Block D - Office	29,321	273.24	8,011,670
Block E - F&B	1,944	273.24	531,179
Block E - Office	1,727	273.24	471,885
Block G - Office	661	273.24	180,612
Block G - F&B	2,076	273.24	567,246
Block K - Retail	3,237	273.24	884,478
Block K - Gym (Ground Floor)	4,284	273.24	1,170,560
Block K - Gym (1st Floor)	5,409	273.24	1,477,955
Block K - Office	624	273.24	170,502
Block J1 - Retail	987	273.24	269,688
Block H - F&B	1,730	273.24	472,705
Block H - Retail	609	273.24	166,403
Block F - F&B	1,541	273.24	421,063
Block F - Retail	692	273.24	189,082
Block N - Market Sale	57,514	217.79	12,525,974
Block M - Market Sale	235,590	217.80	51,311,486
Block L - Market Sale	92,710	217.79	20,191,311
Block L - Shared Ownership	30,050	217.79	6,544,589
Block P - Social Rent	96,587	217.79	21,035,683
Block Q - Social Rent	40,276	217.79	8,771,710
Block N - Shared Ownership	21,159	217.79	4,608,219
Phase 2 & 3 Podium Construction	600,835	19.48	11,703,014
Block C - Social Rent	19,789	273.24	5,407,102
Block B - Social Rent	26,010	273.24	7,106,771
Block A - Social Rent	22,250	273.24	6,079,410
Block E - Market Sale	69,723	273.24	19,051,033
Block G - Market Sale	72,385	273.24	19,778,318
Block K - Shared Ownership	46,920	273.24	12,820,439
Block K - Market Sale	35,894	273.24	9,807,459
Block J1 -Market Sale	107,947	273.24	29,495,592

Aylesham Centre, Peckham
Viability Appraisal

Block J2 -Market Sale	18,786	273.24	5,132,986	
Block J2 -Shared Ownership	1,167	273.24	318,786	
Block H -Social Rent	51,178	273.24	13,983,713	
Block F -Market Sale	25,733	273.24	7,031,179	
Totals	**2,314,803 ft²**		**328,020,694**	
Contingency			14,920,488	
Carbon Offset			880,000	
Phase 1 M&BCIL			4,986,518	
Phase 2 M&BCIL			3,963,401	
				352,771,101
Other Construction				
Post completion maintenance (PD)	272 un	2,000.00 /un	544,000	
Service charge voids	272 un	1,000.00 /un	272,000	
Post completion maintenance (PD)	335 un	2,000.00 /un	670,000	
Service charge voids	335 un	1,000.00 /un	335,000	
				1,821,000
PROFESSIONAL FEES				
Professional Fees (Pre-planning)		2.00%	6,560,414	
Professional Fees (8%)			26,498,787	
				33,059,201
MARKETING & LETTING				
Commercial Sales, Marketing & Legal		1.50%	1,133	
Residential Sales, Agent & Legal		3.00%	11,072,574	
Commercial Sales, Agent & Legal		1.50%	473,640	
Letting Agent Fee		10.00%	399,112	
Letting Legal Fee (Kiosk)		5.00%	72,304	
Letting Legal Fee		5.00%	127,252	
				12,146,015
DISPOSAL FEES				
Affordable Disposal Fees		0.50%	391,957	
				391,957
Additional Costs				
Commercial Profit		15.00%	11,330	
Supermarket Profit		10.00%	2,264,151	
Affordable Profit		6.00%	2,034,498	
Residential Profit		20.00%	32,796,570	
Commercial Profit		15.00%	67,395	
Affordable Profit		6.00%	2,668,981	
Residential Profit		20.00%	41,020,590	
Commercial Profit		15.00%	4,669,007	
				85,532,523
FINANCE				
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				57,211,697
TOTAL COSTS				**572,732,493**
PROFIT				
				(72,523,729)

Performance Measures	
Profit on Cost%	-12.66%
Profit on GDV%	-14.39%
Profit on NDV%	-14.50%
Development Yield% (on Rent)	0.70%
Equivalent Yield% (Nominal)	6.62%
Equivalent Yield% (True)	6.90%
Rent Cover	-18 yrs -2 mths
Profit Erosion (finance rate 7.000)	N/A

APPENDIX 2. dRMM Accommodation schedule, November 2024

December 2024

The Aylesham Centre, Peckham

Accommodation Schedule

Document reference: AC01A



Berkeley

Designed for life

dRMM
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London SE1 2TU
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AUTHOR	
dRMM Architects	
DOCUMENT TITLE	
PROPOSED ACCOMMODATION SCHEDULE	
PROJECT	SIZE
AYLESHAM CENTRE PECKHAM	**A3**
DOCUMENT NUMBER	REVISION
ASCP-DRM-ZZ-ZZ-LSH-A-000210	**P01**

REVISION	DESCRIPTION	DATE
P00	For Planning Submission	06.06.2024
P01	Planning Update	06.12.2024

OVERVIEW

	RESIDENTIAL										NON-RESIDENTIAL						
	RESIDENTIAL GEA	RESIDENTIAL GIA	RESIDENTIAL UNITS NIA	RESIDENTIAL Net to Gross %	RESIDENTIAL FACILITIES/ANCILLARY NIA	TOTAL RESIDENTIAL UNITS	OVERALL 1BED (%)	OVERALL 2BED (%)	OVERALL 3BED + (%)	DUAL ASPECT (%)	FLEXIBLE RETAIL/ LEISURE/ COMMERCIAL + WORKSPACE GIA m² (EXCL. SUPERMARKET)	OF WHICH IS DEDICATED WORKSPACE BUILDING GIA m²	SUPERMARKET GIA* m² (EXCL. CARPARK + SERVICE YARD)	SUPERMARKET CARPARK (INCL. BASEMENT CIRCULATION, BASEMENT ANCILLARY + L00 ANCILLARY) GIA m²	SUPERMARKET SERVICE YARD GIA m²	FLEXIBLE RETAIL/ LEISURE/ COMMERCIAL GIA m² (INCL. SUPERMARKET EXCL. CARPARK AND SERVICE YARD)	TOTAL RETAIL GIA m² (INC. CARPARK + SERVICE YARD)
TOTAL (m²):	97,840	88,813	60,444	68.1%	3,338	867	39.6%	40.5%	20.0%	71.7%	6,554.70	2,725.30	4,436.00	4,731.30	1,544.70	10,990.70	17,266.7
TOTAL (ft²):	1,053,149	955,986	650,620	N/A	35,934												

UNIT BY BUILDING AND TYPE

	BUILDING																		
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q	TOTAL	CUMULATIVE TOTAL	%
1B1P	0	0	0	0	16	0	11	0	12	4	8	18	15	6	0	0	90	39.6%	10.4%
1B2P	6	2	8	0	40	0	23	0	32	4	36	12	33	54	0	3	253		29.2%
2B3P	1	9	2	0	8	0	0	3	18	2	8	4	44	0	12	0	111	40.5%	12.8%
2B4P	8	16	3	0	10	10	23	32	29	5	15	42	17	1	5	24	240		27.7%
3B5P	4	0	6	0	2	10	0	8	0	4	8	0	0	3	16	0	61	20.0%	7.0%
3B6P	0	0	0	0	3	0	14	0	17	2	10	9	40	0	0	0	95		11.0%
4B6P	0	0	0												17	0	17		2.0%
TOTAL	19	27	19		79	20	71	43	108	21	85	85	149	64	50	27	867	100%	100.0%
Dual aspect	17	26	15		71	20	41	32	52	13	55	67	108	51	37	17	622		72%
Deck access	19	27	19		0	0	0	0	0	0	20	40	0	16			141		22.7%
	19.00	27.00	19.00	0.00	79.00	20.00	71.00	43.00	108.00	21.00	85.00	85.00	149.00	64.00	50.00	27.00			

HABITABLE ROOMS BY BUILDING AND TYPE (LBS)

	BUILDING																		
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q	TOTAL		
1B1P	0	0	0	0	32	0	22	0	24	8	16	36	30	12	0	0	180	6.4%	26.8%
1B2P	12	5	18	0	88	0	54	0	64	8	86	31	76	127	0	7	576	20.4%	
2B3P	3	29	8	0	24	0	0	9	54	6	24	12	148	0	39	0	356	12.6%	41.9%
2B4P	24	64	12	0	40	0	88	124	87	15	52	144	68	3	20	84	825	29.2%	
3B5P	20	0	30	0	10	50	0	40	0	20	40	0	0	15	80	0	305	10.8%	31.3%
3B6P	0	0	0	0	15	0	70	0	85	11	51	45	200	0	0	0	477	16.9%	
4B6P	0	0	0												102	0	102	3.6%	
TOTAL	59	98	68		209	50	234	173	314	68	269	268	522	157	241	91	2821		
	59.00	98.00	68.00	0.00	209.00	50.00	234.00	173.00	314.00	68.00	269.00	268.00	522.00	157.00	241.00	91.00		2821.00	

AREAS SPLIT BY BUILDING

	Residential Units					
	GEA m²	GEA ft²	GIA m²	GIA ft²	NIA m²	NIA ft²
Building A	2,354	25,340	2,089	22,485	1,308	14,082
Building B	2,194	23,619	1,905	20,504	1,899	20,436
Building C	2,516	27,083	2,181	23,478	1,375	14,796
Building D	-	-	-	-	-	-
Building E	7,075	76,152	6,469	69,633	4,643	49,981
Building F	2,706	29,131	2,453	26,403	1,704	18,346
Building G	7,577	81,560	6,897	74,241	4,811	51,790
Building H	5,583	60,098	5,067	54,537	3,451	37,142
Building J1	10,812	116,377	9,905	106,619	7,303	78,605
Building J2	2,403	25,869	2,135	22,979	1,550	16,680
Building K	9,750	104,952	8,920	96,010	5,887	63,371
Building L	9,496	102,216	8,702	93,672	5,675	61,083
Building M	17,148	184,578	15,710	169,099	10,790	116,139
Building N	6,545	70,448	5,835	62,803	3,632	39,095
Building P	7,626	82,083	6,912	74,397	4,362	46,949
Building Q	4,054	43,640	3,635	39,128	2,056	22,126
Total	**97,840**	1,053,149	**88,813**	955,986	**60,444**	650,620

	Retail/ Leisure/ Commercial Floorspace (Excl. Supermarket)		
	GEA m²	GIA m²	NIA m²
	503.5	459.9	450.0
	402.0	401.0	394.0
	453.7	401.0	386.0
	2,943.3	2,725.3	2,237.8
	383.6	341.0	341.0
	237.7	207.5	196.3
	299.5	276.2	265.0
	272.1	244.2	235.2
	145.1	125.3	119.7
	-	-	-
	1,347.1	1,259.4	1,149.4
	20.4	16.5	15.9
	-	-	-
	106.8	97.4	94.2
	-	-	-
	-	-	-
	7,114.8	**6,554.7**	**5,884.5**

	Supermarket	
	Commercial GIA	
	m²	ft²
Supermarket	2,252.92	24,250
Ancillary/Back of House	2,183.08	23,499
Service Yard	881.60	9,490
Plant	663.10	7,138
Basement Car Park	4,731.30	50,928
Total	**10712.00**	**115303.97**

	Affordable Provision				
	Hab Rms	SR Proposed	INT Proposed	Total	Total %
Phase 1	1,279	241		241	18.84%
Phase2	1,542		98	98	6.36%
Total	**2,821**	**241**	**98**	**339**	**12.02%**
		8.54%	**3.47%**		

	Affordable Provision Unit Mix									
	Social Rent (Block P)						Intermediate (Block B)			
	Total	%	NIA ft²	NIA m²	GIA ft²	GIA m²	Total	%	NIA ft²	NIA m²
1B1P	0	0%					0	0%		
1B2P	0	0%					2	7%		
2B3P	12	24%					9	33%		
2B4P	5	10%					16	59%		
3B5P	16	32%					0	0%		
3B6P	0	0%					0	0%		
4B6P	17	34%					0			
TOTAL	**50**	**100%**	46,948	4,362	74,397	6,912	**27**	**100%**	20,436	1,899
% OF TOTAL UNITS	*5.8%*						*3.1%*			

	Market Sale Unit Mix (Blocks A,C,E,F,G,H,J,K,L,M,N,Q)			
	Total	%	NIA ft²	NIA m²
1B1P	90	11%	*39153*	3637
1B2P	251	32%	*149031*	13845
2B3P	90	11%	*66668*	6194
2B4P	219	28%	*182792*	16982
3B5P	45	6%	*44144*	4101
3B6P	95	12%	*101445*	9425
TOTAL	**790**	**100%**	583,232	**54,184**
% OF TOTAL UNITS	*91.1%*			**89.6%**

Building A
Residential
Market Sale

Residential Areas										
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m^2	ft^2	m^2	ft^2	m^2	ft^2	*NIA / GIA*	m^2	ft^2	m^2	ft^2
L19		0									
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	163	1,759	140	1,508	69	738	49%			27	291
L05	163	1,753	140	1,508						85	915
L04	485	5,215	421	4,536	335	3,606	80%			94	1,012
L03	485	5,215	421	4,536	285	3,065	68%			92	990
L02	485	5,215	421	4,536	285	3,065	68%			92	990
L01	485	5,215	421	4,536	335	3,606	80%			64	685
GF	90	968	123	1,325							
Total	**2,354**	**25,340**	**2,089**	**22,485**	**1,308**	**14,082**	**63%**	**0**	**0**	**454**	**4,883**

	Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	Dual aspect	Deck access
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06			1					1	1
L05									
L04		2		2	1			3	5
L03		1		2	1			4	4
L02		1		2	1			4	4
L01		2		2	1			4	5
GF								1	
Total		6	1	8	4			17	19

Residential Totals Building A	
GEA - gross external (sq m)	2,354
GEA - gross external (sq ft)	25,340
GIA - gross internal (sq m)	2,089
GIA - gross internal (sq ft)	22,485
NIA - net internal (sq m)	1308
NIA - net internal (sq ft)	14,082
Net to Gross %	63%
Number of units	19
1 Bed 2P	6
2 Bed 3P	1
2 Bed 4P	8
3 Bed	4
Dual aspect (No. units)	17
Total habitable rooms (LBS)	59
Residential facilities NIA (sq ft)	0
Total amenity (m^2)	155
Total amenity shortfall (m^2)	25
Total communal amenity (m^2)	369

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m^2	ft^2	m^2	ft^2
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	460	4,950	450	4,844
Total	**460**	**4,950**	**450**	**4,844**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BA-00-01	L01	3B5P	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	2.6	10.3	
BA-00-02	L01	1B2P	Private	M4(2)	1	53.7	50	2	2	25.0	23	-	-	4.6	11.9	-	-	1.9	5.1	
BA-00-04	L01	1B2P	Private	M4(2)	1	50.3	50	2	2	24.3	23	-	-	4.6	12.9	13.0	-	2.0	5.0	
BA-00-05	L01	2B4P	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	12.6	11.6	-	2.0	7.0	
BA-01-01	L02	3B5P	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	2.6	10.3	
BA-01-02	L02	1B2P	Private	M4(2)	1	53.7	50	2	2	25.1	23	-	-	4.6	11.9	-	-	1.9	5.0	
BA-01-04	L02	2B4P	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	12.9	13.0	-	2.0	7.2	
BA-02-01	L03	3B5P	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	2.6	10.3	
BA-02-02	L03	1B2P	Private	M4(2)	1	53.7	50	2	2	25.1	23	-	-	4.6	11.9	-	-	1.9	5.1	
BA-02-04	L03	2B4P	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	12.9	13.0	-	2.0	7.0	
BA-03-01	L04	3B5P	Private	M4(2)	1	86.6	86	4	5	29.1	29	-	-	4.6	13.8	11.6	7.9	2.6	10.3	
BA-03-02	L04	1B2P	Private	M4(2)	1	53.7	50	2	2	25.1	23	-	-	4.6	11.9	-	-	1.9	5.1	
BA-03-04	L04	2B4P	Private	M4(2)	1	72.2	70	3	3	27.3	27	-	-	4.6	12.9	13.0	-	2.0	7.0	
BA-03-05	L04	1B2P	Private	M4(2)	1	50.3	50	2	2	24.3	23	-	-	4.6	12.6	-	-	2.0	5.2	
BA-05-01	L06	2B3P	Private	M4(2)	1	68.6	61	3	3	24.3	25	-	-	4.6	12.6	11.6	-	2.5	7.0	
BA-00-03	L01	2B4P	Private	M4(2)	1	72.3	70	3	3	27.3	27	-	-	4.6	12.9	13.0	-	2.0	7.0	
BA-01-03	L02	2B4P	Private	M4(2)	1	72.3	70	3	3	27.3	27	-	-	4.6	12.9	13.0	-	2.0	7.2	
BA-02-03	L03	2B4P	Private	M4(2)	1	72.3	70	3	3	27.3	27	-	-	4.6	12.9	13.0	-	2.0	7.0	
BA-03-03	L04	2B4P	Private	M4(2)	1	72.3	70	3	3	27.0	27			4.6	12.9	13.0		2.0	7.0	
BA-01-05	L02	1B2P	Intermediate	M4(2)	1	50.3	50	2	2	24.3	23	-	-	4.6	12.6	-	-	2.0	5.2	

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
A	GF	Plant	Residential Ancillary	31.4
A	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	422.8

Building B
Residential
Intermediate/Market Sale Mix

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA**- Gallery acess (recorded seperately- not included in total GIA)	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*	*m²*	*ft²*
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	325	3,494	287	3,094	276	2,972	96%		0	155	1,668
L05	325	3,494	287	3,094	345	3,710	120%		0	155	1,668
L04	348	3,744	308	3,313	294	3,168	96%		0	155	1,668
L03	348	3,744	308	3,313	345	3,709	112%		0	155	1,668
L02	348	3,744	308	3,313	345	3,709	112%		0	155	1,668
L01	348	3,743	308	3,313	294	3,168	96%		0	212	2,286
GF	154	1,658	99	1,065				49	527		
Total	**2,194**	**23,619**	**1,905**	**20,504**	**1,899**	**20,436**	**100%**	**49**	**527**	**987**	**10,628**

NB: Building B floors are accessed by the core of building A + C

Unit types									
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	Dual aspect	Deck access
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06			4					4	4
L05			5					5	5
L04				4				4	4
L03		1		4				5	5
L02		1		4				4	5
L01				4				4	4
GF									
Total	0	2	9	16	0	0	0	26	27

Residential Totals Building B	
GEA - gross external (sq m)	2,194
GEA - gross external (sq ft)	23,619
GIA - gross internal (sq m)	1,905
GIA - gross internal (sq ft)	20,504
NIA - net internal (sq m)	1899
NIA - net internal (sq ft)	20,436
Net to Gross %	100%
Number of units	27
1 Bed 2P	2
2 Bed 3P	9
2 Bed 4P	16
3 Bed	0
Dual aspect (No. units)	26
Total habitable rooms (LBS)	98
Residential facilities NIA (sq ft)	527
Total amenity (m^2)	194
Total amenity shortfall (m^2)	46
Total communal amenity (m^2)	-*

*communal amenity provision in block A, via shared core

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	401	4,316	394	4,241
Total	**401**	**4,316**	**394**	**4,241**

Residential Unit Schedule

Unit Reference	**Level**	**Beds / Persons**	**Tenure**	**Accessible**	**No of Storeys**	**Unit Size GIA**	**SPD minimum requirement**	**AD(F) Hab Rm**	**Southwark Plan Hab Room**	**LKD**	**SPD minimum requirement**	**Living Room**	**Kitchen (or KD)**	**Main Bathroom**	**Bedroom 1**	**Bedroom 2**	**Bedroom 3**	**Combined Storage**	**Terr / Bal / Garden**	**SPD minimum requirement**
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BB-00-01	L01	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-00-02	L01	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-00-03	L01	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-00-04	L01	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-01-01	L02	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.3	10.0
BB-01-02	L02	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.3	10.0
BB-01-03	L02	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.3	10.0
BB-01-04	L02	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.3	10.0
BB-02-01	L03	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-02-02	L03	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-02-03	L03	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-02-04	L03	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-02-05	L03	1B2P	Intermediate	M4(2)	1	50.3	50	2	3	28.2	23	-	-	4.6	12.6	-	-	2.0	5.2	10.0
BB-03-01	L04	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-03-02	L04	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-03-03	L04	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.0	10.0
BB-03-04	L04	2B4P	Intermediate	M4(2)	1	73.6	70	3	4	31.5	27	-	-	4.6	12.0	11.5	-	2.5	7.6	10.0
BB-04-01	L05	2B3P	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	11.5	12.0	-	2.5	12.0	10.0
BB-04-02	L05	2B3P	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	11.5	12.0	-	2.5	12.0	10.0
BB-04-03	L05	2B3P	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	11.5	12.0	-	2.5	12.0	10.0
BB-04-04	L05	2B3P	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	11.5	12.0	-	2.5	12.0	10.0
BB-04-05	L05	2B3P	Intermediate	M4(2)	1	68.6	61	3	4	28.2	25	-	-	4.6	11.5	11.8	-	2.2	7.0	10.0
BB-05-01	L06	2B3P	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	11.5	12.0	-	2.5	7.0	10.0
BB-05-02	L06	2B3P	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25			4.6	11.5	12.0	-	2.5	7.0	10.0
BB-05-03	L06	2B3P	Intermediate	M4(2)	1	69.0	61	3	3	27.0	25	-	-	4.6	11.5	12.0	-	2.5	7.0	10.0
BB-05-04	L06	2B3P	Intermediate	M4(2)	1	69.0	61	3	4	28.2	25	-	-	4.6	11.5	12.0	-	2.5	7.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
B	GF	Commercial	Flexible Retail/ Leisure/ Commercial/Workspace	433.5
B	GF	Commercial Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	17.2
B	GF	Plant	Residential Ancillary	8.6
B	GF	Plant	Residential Ancillary	15.3
B	GF	Refuse	Residential Ancillary	25.0
B	GF	Refuse	Residential Ancillary	25.0

Building C
Residential
Market Sale

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m^2	ft^2	m^2	ft^2	m^2	ft^2	*NIA / GIA*	m^2	ft^2	m^2	ft^2
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06	169	1,815	142	1,524	71	761	50%			19	210
L05	358	3,858	310	3,331	233	2,503	75%			19	210
L04	371	3,991	318	3,418	241	2,592	76%			66	716
L03	493	5,304	425	4,578	343	3,687	81%			66	716
L02	493	5,304	425	4,578	343	3,687	81%			66	716
L01	481	5,172	417	4,483	146	1,566	35%	194	2,088	66	716
GF	152	1,638	146	1,566				42	452	0	
Total	**2,516**	**27,083**	**2,181**	**23,478**	**1,375**	**14,796**	**63%**	**236**	**2,540**	**305**	**3,282**

	Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	Dual aspect	Deck access
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06				1					1
L05			2		1			3	3
L04		1			2			2	3
L03		3		1	1			5	5
L02		3		1	1			4	5
L01		1			1			1	2
GF									
Total	0	8	2	3	6	0	0	15	19

Residential Totals Building C	
GEA - gross external (sq m)	2,516
GEA - gross external (sq ft)	27,083
GIA - gross internal (sq m)	2,181
GIA - gross internal (sq ft)	23,478
NIA - net internal (sq m)	1375
NIA - net internal (sq ft)	14,796
Net to Gross %	63%
Number of units	19
1 Bed 2P	8
2 Bed 3P	2
2 Bed 4P	3
3 Bed	6
Dual aspect (No. units)	15
Total habitable rooms (LBS)	68
Residential facilities NIA (sq ft)	2,540
Total amenity (m^2)	149
Total amenity shortfall (m^2)	21
Total communal amenity (m^2)	-

*communal amenity provision in block A, via shared core

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m^2	ft^2	m^2	ft^2
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	401	4,316	386	4,155
Total	**401**	**4,316**	**386**	**4,155**

Residential Unit Schedule

Unit Reference	**Level**	**Beds / Persons**	**Tenure**	**Accessible**	**No of Storeys**	**Unit Size GIA**	**SPD minimum requirement**	**AD(F) Hab Rm**	**Southwark Plan Hab Room**	**LKD**	**SPD minimum requirement**	**Living Room**	**Kitchen (or KD)**	**Main Bathroom**	**Bedroom 1**	**Bedroom 2**	**Bedroom 3**	**Combined Storage**	**Terr / Bal / Garden**	**SPD minimum requirement**
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BC-00-01	L01	1B2P	Private	M4(2)	1	54.0	50	2	2	28.1	23	-	-	4.6	13.0	-	-	1.8	5.4	10.0
BC-00-02	L01	3B5P	Private	M4(2)	1	91.5	86	4	5	29.2	29	-	-	4.8	15.3	8.3	11.6	3.9	10.1	10.0
BC-01-01	L02	1B2P	Private	M4(2)	1	54.0	50	2	2	28.1	23	-	-	4.6	13.0	-	-	1.8	5.4	10.0
BC-01-02	L02	3B5P	Private	M4(2)	1	91.3	86	4	5	29.2	29	-	-	4.6	15.3	8.3	11.6	3.9	10.1	10.0
BC-01-03	L02	1B2P	Private	M4(2)	1	66.9	50	2	3	37.2	23	-	-	4.6	13.4	-	-	3.3	5.9	10.0
BC-01-04	L02	1B2P	Private	M4(2)	1	50.1	50	2	2	24.5	23	-	-	4.6	11.9	-	-	1.7	5.0	10.0
BC-02-01	L03	1B2P	Private	M4(2)	1	54.0	50	2	2	28.1	23	-	-	4.6	13.0	-	-	1.8	5.4	10.0
BC-02-02	L03	3B5P	Private	M4(2)	1	91.3	86	4	5	29.2	29	-	-	4.8	15.3	8.3	11.6	3.9	10.1	10.0
BC-02-03	L03	1B2P	Private	M4(2)	1	66.9	50	2	3	37.2	23	-	-	4.6	13.4	-	-	3.3	5.9	10.0
BC-02-04	L03	1B2P	Private	M4(2)	1	50.1	50	2	2	24.5	23	-	-	4.6	12.1	-	-	1.7	5.0	10.0
BC-03-01	L04	1B2P	Private	M4(2)	1	54.0	50	2	2	28.1	23	-	-	4.6	13.0	-	-	1.8	5.4	10.0
BC-03-02	L04	3B5P	Private	M4(2)	1	91.3	86	4	5	29.2	29	-	-	4.8	15.3	8.3	11.6	3.9	10.1	10.0
BC-03-03	L04	3B5P	Private	M4(2)	1	95.6	86	4	5	29.0	29	-	-	4.8	13.7	14.1	9.2	2.7	10.0	10.0
BC-04-01	L05	2B3P	Private	M4(2)	1	68.5	61	3	4	28.2	25	-	-	4.6	11.8	8.0	-	4.3	15.0	10.0
BC-04-02	L05	2B3P	Private	M4(2)	1	68.5	61	3	4	32.5	25	-	-	4.6	13.5	8.0	-	2.3	12.4	10.0
BC-04-03	L05	3B5P	Private	M4(2)	1	95.6	86	4	5	29.0	29	-	-	4.8	14.1	14.0	9.2	2.7	10.0	10.0
BC-05-01	L06	2B4P	Private	M4(2)	1	70.7	70	3	4	28.6	27	-	-	4.6	12.2	11.6	-	2.1	7.5	10.0
BC-01-05	L02	2B4P	Private	M4(2)	1	80.3	70	3	4	30.9	27	-	-	4.6	14.3	12.3	-	2.7	9.8	10.0
BC-02-05	L03	2B4P	Private	M4(2)	1	80.3	70	3	4	30.9	27	-	-	4.6	14.3	12.3	-	2.7	9.8	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
C	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	16.1
C	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	42.2
C	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	120.0
C	L01	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	182.4
C	GF	Cycle Store	Residential Ancillary	152.9

Building D

Commercial

Residential Areas									
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06									
L05									
L04									
L03									
L02									
L01									
GF									
Total	**0**	**0**	**0**	**0**	**0**	**0**		**0**	**0**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05								
L04								
L03								
L02								
L01								
GF								
Total	0		0	0		0	0	0

Residential Totals Building D	
GEA - gross external (sq ft)	0
GIA - gross internal (sq m)	0
GIA - gross internal (sq ft)	0
NIA - net internal (sq m)	0
NIA - net internal (sq ft)	0
Net to Gross %	0%
Number of units	0
1 Bed 2P	0
2 Bed 3P	0
2 Bed 4P	0
3 Bed	0
Dual aspect (No. units)	0
Total habitable rooms (LBS)	0
Residential facilities NIA (sq ft)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05	216	2,320	148	1,588
L04	501	5,395	434	4,673
L03	501	5,395	434	4,666
L02	501	5,395	434	4,666
L01	501	5,395	434	4,666
GF	505	5,436	356	3,829
Total	**2,725**	**29,335**	**2,238**	**24,087**

Residential Ancillary, Amenity and Non- Residential Schedule				
Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
D	GF	Comms	Flexible Retail/ Leisure/ Commercial/Workspace	8.7
D	GF	Cycle Store	Flexible Retail/ Leisure/ Commercial/Workspace	69.1
D	GF	Life Safety	Flexible Retail/ Leisure/ Commercial/Workspace	21.6
D	GF	Low Voltage Room	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	GF	Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	22.0
D	GF	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	20.6
D	L01	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	245.5
D	L01	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L01	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L02	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	389.8
D	L02	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L02	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L03	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	389.8
D	L03	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L03	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L04	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	389.8
D	L04	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L04	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	L05	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	391.0
D	L05	Office BoH	Flexible Retail/ Leisure/ Commercial/Workspace	8.0
D	L05	Toilets	Flexible Retail/ Leisure/ Commercial/Workspace	27.2
D	GF	Workspace	Flexible Retail/ Leisure/ Commercial/Workspace	113.8

Building E
Residential
Market Sale

Residential Areas									
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10	419	4,508	375	4,035	254	2,730	68%		
L09	561	6,041	507	5,461	374	4,021	74%		
L08	712	7,668	652	7,013	502	5,404	77%		
L07	712	7,668	652	7,013	502	5,404	77%		
L06	712	7,668	652	7,013	502	5,404	77%		
L05	712	7,668	652	7,013	502	5,404	77%		
L04	712	7,668	652	7,013	502	5,404	77%		
L03	712	7,668	652	7,013	502	5,404	77%		
L02	712	7,668	652	7,013	502	5,404	77%		
L01	712	7,668	652	7,013	502	5,404	77%		
GF	396	4,258	375	4,035				59	636
Total	**7,075**	**76,152**	**6,469**	**69,633**	**4,643**	**49,981**	**72%**	**59**	**636**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10				2		1	3	
L09					2	2	4	
L08	2	5	1	1			8	
L07	2	5	1	1			8	
L06	2	5	1	1			8	
L05	2	5	1	1			8	
L04	2	5	1	1			8	
L03	2	5	1	1			8	
L02	2	5	1	1			8	
L01	2	5	1	1			8	
GF								
Total	16	40	8	10	2	3	71	

Residential Totals Building E	
GIA - gross external (sq m)	7,075
GEA - gross external (sq m)	76,152
GEA - gross external (sq ft)	
GIA - gross internal (sq m)	6,469
GIA - gross internal (sq ft)	69,633
NIA - net internal (sq m)	4643
NIA - net internal (sq ft)	49,981
Net to Gross %	72%
Number of units	79
1 Bed 2P	16
2 Bed 3P	40
2 Bed 4P	8
3 Bed	10
Dual aspect (No. units)	5
Total habitable rooms (LBS)	71
Residential facilities NIA (sq ft)	209
Total amenity (m²)	636
Total amenity shortfall (m²)	953
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	341	3,670	329	3,546
Total	**341**	**3,670**	**329**	**3,546**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BE-00-01	L01	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-00-03	L01	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	2.1	10.0	10.0
BE-00-04	L01	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-00-05	L01	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.8	14.8	-	-	2.9	10.0	10.0
BE-00-06	L01	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	1.9	10.0	10.0
BE-00-07	L01	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-00-08	L01	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-00-09	L01	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-01-01	L02	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-01-03	L02	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	2.1	10.0	10.0
BE-01-04	L02	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-01-05	L02	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.8	14.8	-	-	2.9	10.0	10.0
BE-01-06	L02	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	1.9	10.0	10.0
BE-01-07	L02	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-01-08	L02	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-01-09	L02	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-02-01	L03	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	13.0	-	-	1.7	10.0	10.0
BE-02-03	L03	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	2.1	10.0	10.0
BE-02-04	L03	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-02-05	L03	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.8	14.8	-	-	2.9	10.0	10.0
BE-02-06	L03	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	1.9	10.0	10.0
BE-02-07	L03	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-02-08	L03	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-02-09	L03	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	13.0	-	-	1.7	10.0	10.0
BE-03-01	L04	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-03-02	L04	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	13.2	8.2	-	2.1	10.0	10.0
BE-03-03	L04	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	13.2	11.5	-	2.1	10.0	10.0
BE-03-04	L04	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-03-05	L04	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.8	14.8	-	-	2.9	10.0	10.0
BE-03-06	L04	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	1.9	10.0	10.0
BE-03-07	L04	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-03-08	L04	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-03-09	L04	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-04-01	L05	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-04-02	L05	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	2.0	10.0	10.0
BE-04-03	L05	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	0.8	10.0	10.0
BE-04-04	L05	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-04-05	L05	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.8	14.8	-	-	2.9	10.0	10.0
BE-04-06	L05	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	1.9	10.0	10.0
BE-04-07	L05	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-04-08	L05	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-04-09	L05	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-05-01	L06	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-05-02	L06	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	2.0	10.0	10.0
BE-05-03	L06	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	0.8	10.0	10.0
BE-05-04	L06	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-05-05	L06	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.8	14.8	-	-	2.9	10.0	10.0
BE-05-06	L06	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	1.9	10.0	10.0
BE-05-07	L06	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-05-08	L06	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-05-09	L06	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-06-01	L07	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-06-02	L07	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	2.0	10.0	10.0
BE-06-03	L07	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	0.8	10.0	10.0
BE-06-04	L07	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-06-05	L07	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	4.8	14.8	-	-	2.9	10.0	10.0
BE-06-06	L07	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	5.1	14.8	-	-	1.9	10.0	10.0
BE-06-07	L07	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-06-08	L07	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-06-09	L07	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-07-01	L08	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-07-02	L08	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	12.8	8.0	-	2.0	10.0	10.0
BE-07-03	L08	2B4P	Private	M4(2)	1	81.0	70	3	4	34.5	27	-	-	4.6	12.8	12.6	-	0.8	10.0	10.0
BE-07-04	L08	1B2P	Private	M4(2)	1	52.4	50	2	2	23.0	23	-	-	5.1	14.7	-	-	2.1	10.0	10.0
BE-07-05	L08	1B2P	Private	M4(2)	1	55.6	50	2	2	23.0	23	-	-	-	-	-	-	2.0	10.0	10.0
BE-07-06	L08	1B2P	Private	M4(2)	1	60.2	50	2	3	31.1	23	-	-	4.8	14.8	-	-	4.8	10.0	10.0
BE-07-07	L08	1B1P	Private	M4(2)	1	37.1	39	2	1	21.1	21	-	-	4.8	7.6	-	-	1.3	10.0	10.0
BE-07-08	L08	1B1P	Private	M4(2)	1	43.6	39	2	1	21.1	21	-	-	4.8	8.8	-	-	2.3	10.0	10.0
BE-07-09	L08	1B2P	Private	M4(2)	1	53.5	50	2	2	24.0	23	-	-	5.1	12.6	-	-	2.0	10.0	10.0
BE-08-01	L09	3B5P	Private	M4(2)	1	86.1	86	4	5	29.8	29	-	-	5.1	15.2	13.6	8.3	2.9	22.0	10.0
BE-08-02	L09	3B6P	Private	M4(2)	1	100.7	95	4	5	31.6	31	-	-	4.8	16.0	14.6	11.5	2.5	38.0	10.0
BE-08-03	L09	3B6P	Private	M4(2)	1	100.7	95	4	5	31.6	31	-	-	4.8	16.0	14.6	11.5	2.5	38.0	10.0
BE-08-04	L09	3B5P	Private	M4(2)	1	86.1	86	4	5	29.8	29	-	-	5.1	15.2	13.6	8.3	2.9	22.0	10.0
BE-09-01	L10	2B4P	Private	M4(2)	1	73.1	70	3	4	36.2	27	-	-	5.0	11.8	12.2	-	2.1	28.9	10.0
BE-09-03	L10	2B4P	Private	M4(2)	1	73.1	70	3	4	36.2	27	-	-	5.0	11.8	12.2	-	2.1	28.9	10.0
BE-00-02	L01	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25			4.6	13.2	8.2	-	2.1	10.0	10.0
BE-01-02	L02	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	13.2	8.2	-	2.1	10.0	10.0
BE-02-02	L03	2B3P	Private	M4(2)	1	65.2	61	3	3	25.4	25	-	-	4.6	13.2	8.2	-	2.1	10.0	10.0
BE-09-02	L10	3B6P	Private	M4(2)	1	107.4	95	4	5	41.0	31	-	-	2.3	11.5	14.6	11.5	4.3	55.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule				
Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
E	GF	Bulky Storage	Residential Ancillary	15.3
E	GF	Comms	Residential Ancillary	10.0
E	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	167.0
E	GF	Life Safety Room	Residential Ancillary	18.3
E	GF	Lobby	Residential Amenity	20.4
E	GF	Low Voltage	Residential Ancillary	18.4
E	GF	Mechanical Plantroom	Residential Ancillary	60.3
E	GF	Office	Flexible Retail/ Leisure/ Commercial/Workspace	158.6
E	GF	Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	10.8
E	GF	Refuse	Residential Ancillary	45.0
E	GF	Substation	Residential Ancillary	51.1

Building F
Residential
Market Sale

Residential Areas									
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06									
L05	490	5,269	441	4,747	341	3,669	77%		
L04	490	5,269	441	4,747	341	3,669	77%		
L03	490	5,269	441	4,747	341	3,669	77%		
L02	490	5,269	441	4,747	341	3,669	77%		
L01	490	5,269	441	4,747	341	3,669	77%		
GF	259	2,787	248	2,668				78	843
Total	**2,706**	**29,131**	**2,453**	**26,403**	**1,704**	**18,346**	**69%**	**78**	**843**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05				2	2		4	
L04				2	2		4	
L03				2	2		4	
L02				2	2		4	
L01				2	2		4	
GF							0	
Total	0	0	0	10	10	0	20	0

Residential Totals Building F	
GEA - gross external (sq m)	2,706
GEA - gross external (sq ft)	29,131
GIA - gross internal (sq m)	2,453
GIA - gross internal (sq ft)	26,403
NIA - net internal (sq m)	1704
NIA - net internal (sq ft)	18,346
Net to Gross %	69%
Number of units	20
1 Bed 1P	0
1 Bed 2P	0
2 Bed 3P	0
2 Bed 4P	10
3 Bed	10
Dual aspect (No. units)	20
Total habitable rooms (LBS)	50
Residential facilities NIA (sq ft)	843
Total amenity (m²)	200
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	208	2,234	196	2,113
Total	**208**	**2,234**	**196**	**2,113**

Residential Unit Schedule

Unit Reference	**Level**	**Beds / Persons**	**Tenure**	**Accessible**	**No of Storeys**	**Unit Size GIA**	**SPD minimum requirement**	**AD(F) Hab Rm**	**Southwark Plan Hab Room**	**LKD**	**SPD minimum requirement**	**Living Room**	**Kitchen (or KD)**	**Main Bathroom**	**Bedroom 1**	**Bedroom 2**	**Bedroom 3**	**Combined Storage**	**Terr / Bal / Garden**	**SPD minimum requirement**
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BF-00-01	L01	2B4P	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	4.5	10.0	10.0
BF-00-02	L01	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-00-03	L01	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-00-04	L01	2B4P	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	6.1	10.0	10.0
BF-01-01	L02	2B4P	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	4.5	10.0	10.0
BF-01-02	L02	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-01-03	L02	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-01-04	L02	2B4P	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	6.1	10.0	10.0
BF-02-01	L03	2B4P	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	4.9	10.0	10.0
BF-02-02	L03	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-02-03	L03	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-02-04	L03	2B4P	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	6.1	10.0	10.0
BF-03-01	L04	2B4P	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	4.9	10.0	10.0
BF-03-02	L04	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-03-03	L04	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-03-04	L04	2B4P	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	6.1	10.0	10.0
BF-04-01	L05	2B4P	Private	M4(3)	1	83.7	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	4.6	10.0	10.0
BF-04-02	L05	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29			4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-04-03	L05	3B5P	Private	M4(2)	1	86.2	86	4	5	32.3	29	-	-	4.8	14.6	11.7	7.8	2.7	10.0	10.0
BF-04-04	L05	2B4P	Private	M4(3)	1	84.9	70	3	4	29.0	29	-	-	3.7	16.3	12.6	-	6.1	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
F	GF	Comms Room	Residential Ancillary	10.6
F	GF	Cycle Store	Residential Ancillary	59.8
F	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	123.0
F	GF	F&B Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	18.9
F	GF	Life Safety Room	Residential Ancillary	17.9
F	GF	Lobby	Residential Amenity	17.6
F	GF	Low Voltage Room	Residential Ancillary	20.8
F	GF	Refuse	Residential Ancillary	20.1
F	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	58.5

Building G
Residential
Market Sale

Residential Areas									
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11	563	6,057	507	5,462	365	3,928	72%		
L10	563	6,057	507	5,462	365	3,928	72%		
L09	563	6,057	507	5,462	365	3,928	72%		
L08	676	7,274	614	6,606	465	5,001	76%		
L07	676	7,274	614	6,606	465	5,001	76%		
L06	676	7,274	614	6,606	465	5,001	76%		
L05	676	7,274	614	6,606	465	5,001	76%		
L04	676	7,274	614	6,606	465	5,001	76%		
L03	676	7,274	614	6,606	465	5,001	76%		
L02	676	7,274	614	6,606	465	5,001	76%		
L01	676	7,274	614	6,606	465	5,001	76%		
GF	483	5,196	465	5,010				120	1,286
Total	**7,577**	**81,560**	**6,897**	**74,241**	**4,811**	**51,790**	**70%**	**120**	**1,286**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11	1	1		1		2	3	
L10	1	1		1		2	3	
L09	1	1		1		2	3	
L08	1	2		3		1	4	
L07	1	2		3		1	4	
L06	1	2		3		1	4	
L05	1	2		3		1	4	
L04	1	3		2		1	4	
L03	1	3		2		1	4	
L02	1	3		2		1	4	
L01	1	3		2		1	4	
GF								
Total	11	23	0	23	0	14	41	0

Residential Totals Building G	
GEA - gross external (sq m)	7,577
GEA - gross external (sq ft)	81,560
GIA - gross internal (sq m)	6,897
GIA - gross internal (sq ft)	74,241
NIA - net internal (sq m)	4811
NIA - net internal (sq ft)	51,790
Net to Gross %	70%
Number of units	71
1 Bed 1P	11
1 Bed 2P	23
2 Bed 3P	0
2 Bed 4P	23
3 Bed	14
Dual aspect (No. units)	41
Total habitable rooms (LBS)	234
Residential facilities NIA (sq ft)	543
Total amenity shortfall (m^2)	167
Total communal amenity (m^2)	234

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	276	2,973	265	2,852
Total	**276**	**2,973**	**265**	**2,852**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BG-00-01	L01	1B2P	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	2.0	10.0	10.0
BG-00-02	L01	1B2P	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	1.4	5.0	10.0
BG-00-03	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-00-04	L01	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-00-05	L01	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-00-06	L01	1B1P	Private	M4(2)	1	39.6	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	9.0	10.0
BG-00-07	L01	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	12.1	-	2.1	10.0	10.0
BG-01-01	L02	1B2P	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	2.0	10.0	10.0
BG-01-02	L02	1B2P	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	3.4	5.0	10.0
BG-01-03	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-01-04	L02	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-01-05	L02	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-01-06	L02	1B1P	Private	M4(2)	1	39.6	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-01-07	L02	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.3	-	2.1	7.0	10.0
BG-02-01	L03	1B2P	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	2.0	10.0	10.0
BG-02-02	L03	1B2P	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	1.4	5.0	10.0
BG-02-03	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-02-04	L03	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-02-05	L03	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-02-06	L03	1B1P	Private	M4(2)	1	39.6	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-02-07	L03	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.3	-	2.1	7.0	10.0
BG-03-01	L04	1B2P	Private	M4(2)	1	59.0	50	2	3	28.6	23	-	-	5.1	12.8	-	-	2.0	10.0	10.0
BG-03-02	L04	1B2P	Private	M4(2)	1	65.6	50	2	3	36.5	23	-	-	5.1	16.8	-	-	1.4	5.0	10.0
BG-03-03	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-03-04	L04	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-03-05	L04	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-03-06	L04	1B1P	Private	M4(2)	1	39.6	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-03-07	L04	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.3	-	2.1	7.0	10.0
BG-04-01	L05	2B4P	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	2.4	10.0	10.0
BG-04-02	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-04-03	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-04-04	L05	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-04-05	L05	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-04-06	L05	1B1P	Private	M4(2)	1	40.0	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-04-07	L05	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.3	-	2.1	7.0	10.0
BG-05-01	L06	2B4P	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	2.4	10.0	10.0
BG-05-02	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-05-03	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-05-04	L06	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-05-05	L06	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-05-06	L06	1B1P	Private	M4(2)	1	40.0	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-05-07	L06	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.3	-	2.1	7.0	10.0
BG-06-01	L07	2B4P	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	2.4	10.0	10.0
BG-06-02	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-06-03	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-06-04	L07	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-06-05	L07	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-06-06	L07	1B1P	Private	M4(2)	1	40.0	39	2	1	21.1	21	-	-	4.6	8.7	-	-	2.2	5.0	10.0
BG-06-07	L07	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.3	-	2.1	7.0	10.0
BG-07-01	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.7	27	-	-	4.8	12.4	11.5	-	2.4	10.0	10.0
BG-07-02	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	23.0	23	-	-	4.6	13.1	-	-	3.4	5.0	10.0
BG-07-03	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-07-04	L08	2B4P	Private	M4(2)	1	73.4	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-07-05	L08	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-07-06	L08	1B1P	Private	M4(2)	1	40.0	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-07-07	L08	2B4P	Private	M4(2)	1	73.4	70	3	4	28.3	27	-	-	4.4	12.1	11.3	-	2.1	7.0	10.0
BG-08-01	L09	3B6P	Private	M4(2)	1	97.9	95	4	5	32.1	31	-	-	4.6	13.8	11.9	11.9	3.3	10.0	10.0
BG-08-02	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-08-03	L09	2B4P	Private	M4(2)	1	73.3	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-08-04	L09	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-08-05	L09	1B1P	Private	M4(2)	1	40.0	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-09-01	L10	3B6P	Private	M4(2)	1	97.9	95	4	5	32.1	31	-	-	4.6	13.8	11.9	11.9	3.3	10.0	10.0
BG-09-02	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-09-03	L10	2B4P	Private	M4(2)	1	73.3	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-09-04	L10	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31	-	-	4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-09-05	L10	1B1P	Private	M4(2)	1	40.0	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0
BG-10-01	L11	3B6P	Private	M4(2)	1	97.9	95	4	5	32.1	31	-	-	4.6	13.8	11.9	11.9	3.3	10.0	10.0
BG-10-02	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BG-10-03	L11	2B4P	Private	M4(2)	1	73.3	70	3	4	28.2	27	-	-	4.4	12.1	11.3	-	2.1	10.0	10.0
BG-10-04	L11	3B6P	Private	M4(2)	1	102.6	95	4	5	35.4	31			4.6	14.6	11.5	11.7	4.4	10.0	10.0
BG-10-05	L11	1B1P	Private	M4(2)	1	40.0	39	2	1	21.1	21	-	-	4.6	8.6	-	-	2.2	5.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
G	GF	Comms	Residential Ancillary	10.6
G	GF	Cycle Store	Residential Ancillary	60.3
G	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	199.1
G	GF	Life Safety Generator	Residential Ancillary	72.0
G	GF	Life Safety Room	Residential Ancillary	23.9
G	GF	Lobby	Residential Amenity	17.2
G	GF	Low Voltage Room	Residential Ancillary	17.5
G	GF	Mechanical	Residential Ancillary	62.6
G	GF	Non-resi Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	12.8
G	GF	Office	Flexible Retail/ Leisure/ Commercial/Workspace	58.6
G	GF	Refuse	Residential Ancillary	61.6

Building H
Residential
Market Sale

Residential Areas											
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal		GIA- Gallery acess (recorded seperately- not included in total GIA)	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²	m²	ft²
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08	607	6,535	551	5,931	411	4,425	75%				
L07	607	6,535	551	5,931	411	4,425	75%				
L06	607	6,535	551	5,931	411	4,425	75%				
L05	607	6,535	551	5,931	411	4,425	75%				
L04	684	7,358	619	6,659	467	5,026	75%			0	0
L03	684	7,358	619	6,659	467	5,026	75%			0	0
L02	684	7,358	619	6,659	467	5,026	75%			0	0
L01	684	7,358	621	6,689	406	4,366	65%	185	1,996	0	0
GF	421	4,526	386	4,149						0	0
Total	**5,583**	**60,098**	**5,067**	**54,537**	**3,451**	**37,142**	**68%**	**185**	**1,996**	**0**	**0**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08				4	1		4	
L07				4	1		4	
L06				4	1		4	
L05				4	1		4	
L04			1	4	1		4	
L03			1	4	1		4	
L02			1	4	1		4	
L01				4	1		4	
GF								
Total	0		3	32	8	0	32	0

Residential Totals Building H	
GEA - gross external (sq m)	5,583
GEA - gross external (sq ft)	60,098
GIA - gross internal (sq m)	5,067
GIA - gross internal (sq ft)	54,537
NIA - net internal (sq m)	3451
NIA - net internal (sq ft)	37,142
Net to Gross %	68%
Number of units	43
1 Bed 2P	0
2 Bed 3P	3
2 Bed 4P	32
3 Bed	8
Dual aspect (No. units)	32
Total Habitable rooms (LBS)	173
Residential facilities NIA (sq ft)	1,996
Intermediate Habitable rooms (LBS	0
Total amenity (m²)	430
Total amenity shortfall (m²)	0
Total communal amenity (m²)	0

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	244	2,629	235	2,532
Total	**244**	**2,629**	**235**	**2,532**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BH-00-01	L01	2B4P	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	2.7	10.0	10.0
BH-00-03	L01	2B4P	Private	M4(2)	1	86.5	70	3	4	32.1	27	-	-	4.6	13.6	12.8	-	2.4	10.0	10.0
BH-00-05	L01	3B5P	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	3.5	10.0	10.0
BH-01-01	L02	2B4P	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	2.7	10.0	10.0
BH-01-03	L02	2B4P	Private	M4(2)	1	86.5	70	3	4	37.4	27	-	-	4.6	13.6	12.8	-	2.4	10.0	10.0
BH-01-04	L02	2B4P	Private	M4(2)	1	81.6	70	3	4	32.1	27	-	-	5.1	14.1	12.4	-	2.3	10.0	10.0
BH-01-06	L02	3B5P	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	3.2	10.0	10.0
BH-02-01	L03	2B4P	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	2.7	10.0	10.0
BH-02-03	L03	2B4P	Private	M4(2)	1	86.5	70	3	4	37.4	27	-	-	4.6	13.6	12.8	-	2.4	10.0	10.0
BH-02-04	L03	2B4P	Private	M4(2)	1	81.6	70	3	4	32.1	27	-	-	5.1	14.1	12.4	-	2.3	10.0	10.0
BH-02-06	L03	3B5P	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	3.2	10.0	10.0
BH-03-01	L04	2B4P	Private	M4(2)	1	71.3	70	3	3	27.8	27	-	-	5.1	12.9	12.5	-	2.7	10.0	10.0
BH-03-03	L04	2B4P	Private	M4(2)	1	86.5	70	3	4	37.4	27	-	-	4.6	13.6	12.8	-	2.4	10.0	10.0
BH-03-04	L04	2B4P	Private	M4(2)	1	81.6	70	3	4	32.1	27	-	-	5.1	14.1	12.4	-	2.3	10.0	10.0
BH-03-06	L04	3B5P	Private	M4(2)	1	93.2	86	4	5	33.5	29	-	-	4.8	13.8	11.6	9.9	3.2	10.0	10.0
BH-04-01	L05	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-04-02	L05	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-04-03	L05	3B5P	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	4.8	13.8	12.3	7.9	2.8	30.0	10.0
BH-04-04	L05	2B4P	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	30.0	10.0
BH-04-05	L05	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-05-01	L06	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-05-02	L06	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-05-03	L06	3B5P	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	4.8	13.8	12.3	7.9	2.8	10.0	10.0
BH-05-04	L06	2B4P	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-05-05	L06	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-06-01	L07	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-06-02	L07	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-06-03	L07	3B5P	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	4.8	13.8	12.3	7.9	2.8	10.0	10.0
BH-06-04	L07	2B4P	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-06-05	L07	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-07-01	L08	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-07-02	L08	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-07-03	L08	3B5P	Private	M4(2)	1	89.4	86	4	5	32.7	29	-	-	4.8	13.8	12.3	7.9	2.8	10.0	10.0
BH-07-04	L08	2B4P	Private	M4(3)	1	83.6	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-07-05	L08	2B4P	Private	M4(3)	1	82.5	70	3	4	29.6	29	-	-	2.3	14.7	12.5	-	4.0	10.0	10.0
BH-00-02	L01	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-00-04	L01	2B4P	Private	M4(2)	1	81.6	70	3	4	37.4	27	-	-	5.1	14.1	12.4	-	2.3	10.0	10.0
BH-01-02	L02	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-01-05	L02	2B3P	Private	M4(2)	1	61.3	61	3	3	25.5	25	-	-	4.6	12.8	7.9	-	2.9	10.0	10.0
BH-02-02	L03	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-02-05	L03	2B3P	Private	M4(2)	1	61.3	61	3	3	25.5	25	-	-	4.6	12.8	7.9	-	2.9	10.0	10.0
BH-03-02	L04	2B4P	Private	M4(2)	1	73.1	70	3	4	28.4	27	-	-	5.0	13.9	11.8	-	2.1	10.0	10.0
BH-03-05	L04	2B3P	Private	M4(2)	1	61.3	61	3	3	25.5	25			4.6	12.8	7.9	-	2.9	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
H	GF	F&B - Restaurant	Flexible Retail/ Leisure/ Commercial/Workspace	149.3
H	GF	F&B Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	12.5
H	L01	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	78.3
H	L01	Plant	Residential Ancillary	32.8
H	Upper GF	Plant	Residential Ancillary	18.4
H	Upper GF	Comms Room	Residential Ancillary	9.8
H	Upper GF	Cycle Store	Residential Ancillary	78.9
H	Upper GF	Cycle Store	Residential Ancillary	67.9

Building J1
Residential
Market Sale

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA**- Gallery acess (recorded seperately- not included in total GIA)	
	m^2	ft^2	m^2	ft^2	m^2	ft^2	*NIA / GIA*	m^2	ft^2	m^2	ft^2
L19											
L18											
L17											
L16											
L15	582	6,264	524	5,642	400	4,306	76%				
L14	582	6,264	524	5,642	400	4,306	76%				
L13	582	6,264	524	5,642	400	4,306	76%				
L12	582	6,264	524	5,642	400	4,306	76%				
L11	722	7,770	657	7,067	510	5,485	78%				
L10	722	7,770	657	7,067	510	5,485	78%				
L09	722	7,770	657	7,067	510	5,485	78%				
L08	722	7,770	657	7,067	510	5,485	78%				
L07	722	7,770	657	7,067	510	5,485	78%				
L06	722	7,770	657	7,067	510	5,485	78%				
L05	716	7,711	662	7,121	508	5,463	77%				
L04	716	7,711	662	7,121	508	5,463	77%				
L03	716	7,711	662	7,121	508	5,463	77%				
L02	716	7,711	662	7,121	508	5,463	77%				
L01	716	7,711	662	7,121	506	5,450	77%				
GF	571	6,144	561	6,043	108	1,167	19%	192	2,071		
Total	**10,812**	**116,377**	**9,905**	**106,619**	**7,303**	**78,605**	**74%**	**192**	**2,071**	**0**	**0**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15						4	4	
L14						4	4	
L13						4	4	
L12						4	4	
L11		3	2	3			4	
L10		3	2	3			4	
L09		3	2	3			4	
L08		3	2	3			4	
L07		3	2	3			4	
L06		3	2	3			4	
L05	3	3	1	2			2	
L04	3	3	1	2			2	
L03	3	3	1	2			2	
L02	3	3	1	2			2	
L01		2	2	2			2	
GF				1		1	2	
Total	12	32	18	29	0	17	52	0

Residential Totals Building J1	
GEA - gross external (sq m)	10,812
GEA - gross external (sq ft)	116,377
GIA - gross internal (sq m)	9,905
GIA - gross internal (sq ft)	106,619
NIA - net internal (sq m)	7303
NIA - net internal (sq ft)	78,605
Net to Gross %	74%
Number of units	108
1 Bed 1P	12
1 Bed 2P	32
2 Bed 3P	18
2 Bed 4P	29
3 Bed	17
Dual aspect (No. units)	52
Total habitable rooms (LBS)	314
Residential facilities NIA (sq ft)	2,071
Intermediate habitable rooms (LBS)	0
Total amenity (m^2)	1080
Total amenity shortfall (m^2)	0
Total communal amenity (m^2)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net	
	m^2	ft^2	m^2	ft^2
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF	125	1,349	120	1,288
Total	**125**	**1,349**	**120**	**1,288**

Residential Unit Schedule

Unit Reference	**Level**	**Beds / Persons**	**Tenure**	**Accessible**	**No of Storeys**	**Unit Size GIA**	**SPD minimum requirement**	**AD(F) Hab Rm**	**Southwark Plan Hab Room**	**LKD**	**SPD minimum requirement**	**Living Room**	**Kitchen (or KD)**	**Main Bathroom**	**Bedroom 1**	**Bedroom 2**	**Bedroom 3**	**Combined Storage**	**Terr / Bal / Garden**	**SPD minimum requirement**
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BJ1-00-01	GF	2B4P	Private	M4(2)	2	48.2	79	3	3	28.0	27	-	-	4.6	12.9	14.6	-	4.9	12.0	10.0
BJ1-00-02	GF	3B6P	Private	M4(2)	2	60.3	102	4	5	39.4	31	-	-	4.6	20.3	14.4	12.7	6.3	14.5	10.0
BJ1-00-03	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	6.2	18.6	-	-	4.0	10.0	10.0
BJ1-00-05	L01	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	5.1	12.3	7.5	-	2.4	12.0	10.0
BJ1-00-06	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-00-07	L01	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	13.1	11.5	-	2.0	10.0	10.0
BJ1-00-08	L01	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.6	11.8	7.5	-	2.0	11.0	10.0
BJ1-01-01	L02	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-01-02	L02	1B1P	Private	M4(2)	1	42.6	39	2	1	21.1	21	-	-	4.6	8.7	-	-	2.9	10.0	10.0
BJ1-01-03	L02	1B1P	Private	M4(2)	1	42.8	39	2	1	21.1	21	-	-	4.4	10.6	-	-	1.0	10.0	10.0
BJ1-01-04	L02	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-01-05	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	3.5	10.0	10.0
BJ1-01-07	L02	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-01-08	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-01-09	L02	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-02-01	L03	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-02-02	L03	1B1P	Private	M4(2)	1	42.6	39	2	1	21.1	21	-	-	4.6	8.7	-	-	2.9	10.0	10.0
BJ1-02-03	L03	1B1P	Private	M4(2)	1	42.8	39	2	1	21.1	21	-	-	4.4	10.6	-	-	1.0	10.0	10.0
BJ1-02-04	L03	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-02-05	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	3.5	10.0	10.0
BJ1-02-07	L03	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-02-08	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-02-09	L03	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-03-01	L04	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-03-02	L04	1B1P	Private	M4(2)	1	42.6	39	2	1	21.1	21	-	-	4.6	8.7	-	-	2.9	10.0	10.0
BJ1-03-03	L04	1B1P	Private	M4(2)	1	42.8	39	2	1	21.1	21	-	-	4.4	10.6	-	-	1.0	10.0	10.0
BJ1-03-04	L04	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-03-05	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	3.5	10.0	10.0
BJ1-03-07	L04	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-03-08	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-03-09	L04	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-04-01	L05	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-04-02	L05	1B1P	Private	M4(2)	1	42.6	39	2	1	21.1	21	-	-	4.6	8.7	-	-	2.9	10.0	10.0
BJ1-04-03	L05	1B1P	Private	M4(2)	1	42.8	39	2	1	21.1	21	-	-	4.4	10.6	-	-	1.0	10.0	10.0
BJ1-04-04	L05	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.6	8.8	-	-	2.0	10.0	10.0
BJ1-04-05	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	25.5	23	-	-	4.6	11.8	-	-	3.5	10.0	10.0
BJ1-04-07	L05	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-04-08	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-04-09	L05	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-05-01	L06	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	12.8	11.5	-	2.0	11.0	10.0
BJ1-05-02	L06	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-05-03	L06	1B2P	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BJ1-05-04	L06	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	2.1	10.0	10.0
BJ1-05-05	L06	2B3P	Private	M4(2)	1	67.7	61	3	3	24.5	25	-	-	4.8	14.6	12.6	-	3.1	10.0	10.0
BJ1-05-06	L06	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-05-07	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-05-08	L06	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-06-01	L07	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-06-02	L07	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-06-03	L07	1B2P	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BJ1-06-04	L07	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	2.1	10.0	10.0
BJ1-06-05	L07	2B3P	Private	M4(2)	1	67.7	61	3	3	24.5	25	-	-	4.8	14.6	12.6	-	3.1	10.0	10.0
BJ1-06-06	L07	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-06-07	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-06-08	L07	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-07-01	L08	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-07-02	L08	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-07-03	L08	1B2P	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BJ1-07-04	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	2.1	10.0	10.0
BJ1-07-05	L08	2B3P	Private	M4(2)	1	67.7	61	3	3	24.5	25	-	-	4.8	14.6	12.6	-	3.1	10.0	10.0
BJ1-07-06	L08	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-07-07	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-07-08	L08	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-08-01	L09	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-08-02	L09	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-08-03	L09	1B2P	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BJ1-08-04	L09	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	2.1	10.0	10.0
BJ1-08-05	L09	2B3P	Private	M4(2)	1	67.7	61	3	3	24.5	25	-	-	4.8	14.6	12.6	-	3.1	10.0	10.0
BJ1-08-06	L09	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-08-07	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-08-08	L09	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-09-01	L10	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-09-02	L10	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-09-03	L10	1B2P	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BJ1-09-04	L10	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	2.1	10.0	10.0
BJ1-09-05	L10	2B3P	Private	M4(2)	1	67.7	61	3	3	24.5	25	-	-	4.8	14.6	12.6	-	3.1	10.0	10.0
BJ1-09-06	L10	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-09-07	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-09-08	L10	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-10-01	L11	2B4P	Private	M4(2)	1	73.8	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	11.0	10.0
BJ1-10-02	L11	1B2P	Private	M4(2)	1	51.5	50	2	2	23.9	23	-	-	4.6	12.7	-	-	3.2	10.0	10.0
BJ1-10-03	L11	1B2P	Private	M4(2)	1	54.0	50	2	2	26.9	23	-	-	4.6	13.2	-	-	1.5	10.0	10.0
BJ1-10-04	L11	2B4P	Private	M4(2)	1	73.1	70	3	3	27.1	27	-	-	4.6	13.6	12.1	-	2.1	10.0	10.0
BJ1-10-05	L11	2B3P	Private	M4(2)	1	67.7	61	3	3	24.5	25	-	-	4.8	14.6	12.6	-	3.1	10.0	10.0
BJ1-10-06	L11	2B3P	Private	M4(2)	1	62.4	61	3	3	25.4	25	-	-	4.8	12.8	7.5	-	1.9	10.0	10.0
BJ1-10-07	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	24.2	23	-	-	5.1	12.3	-	-	0.8	10.0	10.0
BJ1-10-08	L11	2B4P	Private	M4(2)	1	76.0	70	3	3	27.9	27	-	-	4.8	11.7	11.5	-	2.2	10.0	10.0
BJ1-11-01	L12	3B6P	Private	M4(2)	1	102.4	95	4	5	32.3	31	-	-	4.6	16.0	12.9	11.5	2.6	15.0	10.0
BJ1-11-02	L12	3B6P	Private	M4(2)	1	95.1	95	4	5	31.3	31	-	-	4.8	14.5	12.1	11.6	3.0	33.0	10.0
BJ1-11-03	L12	3B6P	Private	M4(2)	1	101.4	95	4	5	31.2	31	-	-	4.6	13.6	13.5	12.9	3.3	33.0	10.0
BJ1-11-04	L12	3B6P	Private	M4(2)	1	101.2	95	4	5	31.0	31	-	-	4.6	13.6	11.6	13.9	3.3	26.0	10.0
BJ1-12-01	L13	3B6P	Private	M4(2)	1	102.4	95	4	5	32.3	31	-	-	4.6	16.0	12.9	11.5	2.6	11.5	10.0
BJ1-12-02	L13	3B6P	Private	M4(2)	1	95.1	95	4	5	31.3	31	-	-	4.8	14.5	12.1	11.6	3.0	11.0	10.0
BJ1-12-03	L13	3B6P	Private	M4(2)	1	101.4	95	4	5	31.2	31	-	-	4.6	13.6	13.5	12.9	3.3	12.6	10.0
BJ1-12-04	L13	3B6P	Private	M4(2)	1	101.2	95	4	5	31.0	31	-	-	4.6	13.6	11.6	13.9	3.3	10.0	10.0
BJ1-13-01	L14	3B6P	Private	M4(2)	1	102.4	95	4	5	32.3	31	-	-	4.6	16.0	12.9	11.5	2.6	11.5	10.0
BJ1-13-02	L14	3B6P	Private	M4(2)	1	95.1	95	4	5	31.3	31	-	-	4.8	14.5	12.1	11.6	3.0	11.0	10.0
BJ1-13-03	L14	3B6P	Private	M4(2)	1	101.4	95	4	5	31.2	31	-	-	4.6	13.6	13.5	12.9	3.3	12.6	10.0
BJ1-13-04	L14	3B6P	Private	M4(2)	1	101.2	95	4	5	31.0	31	-	-	4.6	13.6	11.6	13.9	3.3	10.0	10.0
BJ1-14-01	L15	3B6P	Private	M4(2)	1	102.4	95	4	5	32.3	31	-	-	4.6	16.0	12.9	11.5	2.6	11.5	10.0
BJ1-14-02	L15	3B6P	Private	M4(2)	1	95.1	95	4	5	31.3	31	-	-	4.8	14.5	12.1	11.6	3.0	11.0	10.0
BJ1-14-03	L15	3B6P	Private	M4(2)	1	101.4	95	4	5	31.2	31	-	-	4.6	13.6	13.5	12.9	3.3	12.6	10.0
BJ1-14-04	L15	3B6P	Private	M4(2)	1	101.2	95	4	5	31.0	31	-	-	4.6	13.6	11.6	13.9	3.3	10.0	10.0
BJ1-00-04	L01	2B3P	Private	M4(2)	1	67.7	61	3	3	26.9	27	-	-	4.8	12.8	7.5	-	1.9	11.0	10.0
BJ1-01-06	L02	1B2P	Private	M4(2)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	4.0	11.0	10.0
BJ1-02-06	L03	1B2P	Private	M4(2)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	4.0	11.0	10.0
BJ1-03-06	L04	1B2P	Private	M4(3)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	4.0	11.0	10.0
BJ1-04-06	L05	1B2P	Private	M4(2)	1	67.7	50	2	2	26.8	25	-	-	6.2	18.6	-	-	4.0	11.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule				
Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
H	Upper GF	Lobby	Residential Amenity	49.8
H	GF	Refuse	Residential Ancillary	42.5
J1	GF	Comms Room	Residential Ancillary	7.9
J1	GF	Cycle Store	Residential Ancillary	58.4
J1	GF	Cycle Store	Residential Ancillary	43.1
J1	GF	Life Safety Room	Residential Ancillary	14.2
J1	GF	Lobby	Residential Amenity	22.9
J1	GF	Low Voltage Room	Residential Ancillary	21.7
J1	GF	Refuse Store	Residential Ancillary	70.6
J1	GF	Refuse Store	Residential Ancillary	24.3

Building J2
Residential
Market Sale

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA**- Gallery acess (recorded seperately- not included in total GIA)	
	m^2	ft^2	m^2	ft^2	m^2	ft^2	*NIA / GIA*	m^2	ft^2	m^2	ft^2
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09											
L08											
L07											
L06											
L05	402	4,323	361	3,886	264	2,841	73%			0	0
L04	402	4,323	361	3,886	264	2,841	73%			0	0
L03	402	4,323	361	3,886	264	2,841	73%			0	0
L02	402	4,323	361	3,886	264	2,841	73%			0	0
L01	402	4,323	361	3,886	261	2,806	72%			0	0
GF	395	4,255	330	3,550	233	2,510	71%				
Total	**2,403**	**25,869**	**2,135**	**22,979**	**1,550**	**16,680**	**73%**	**0**	**0**	**0**	**0**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05	1	1		1	1		2	
L04	1	1	1		1		2	
L03	1	1		1	1		2	
L02	1	1		1	1		2	
L01								
GF			1	2		2	5	
Total	4	4	2	5	4	2	13	0

Residential Totals Building J2	
GEA - gross external (sq m)	2,403
GEA - gross external (sq ft)	25,869
GIA - gross internal (sq m)	2,135
GIA - gross internal (sq ft)	22,979
NIA - net internal (sq m)	1550
NIA - net internal (sq ft)	16,680
Net to Gross %	73%
Number of units	21
1 Bed 1P	4
1 Bed 2P	4
2 Bed 3P	2
2 Bed 4P	5
3 Bed	6
Dual aspect (No. units)	13
Total habitable rooms (LBS)	68
Residential facilities NIA (sq ft)	0
Intermediate habitable rooms (LBS)	0
Total amenity (m^2)	210
Total amenity shortfall (m^2)	0
Total communal amenity (m^2)	0

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m^2	ft^2	m^2	ft^2
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
GF				
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	**Level**	**Beds / Persons**	**Tenure**	**Accessible**	**No of Storeys**	**Unit Size GIA**	**SPD minimum requirement**	**AD(F) Hab Rm**	**Southwark Plan Hab Room**	**LKD**	**SPD minimum requirement**	**Living Room**	**Kitchen (or KD)**	**Main Bathroom**	**Bedroom 1**	**Bedroom 2**	**Bedroom 3**	**Combined Storage**	**Terr / Bal / Garden**	**SPD minimum requirement**
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BJ2-00-01	GF	2B4P	Private	M4(2)	2	43.2	79	3	3	27.0	27			5.1	12.2	12.2	-	2.4	12.0	10.0
BJ2-00-02	GF	3B6P	Private	M4(2)	2	62.9	102	4	6	43.4	31	-	-	4.6	14.3	14.3	13.1	3.3	11.0	10.0
BJ2-00-03	GF	2B3P	Private	M4(2)	2	39.8	70	3	3	25.0	25	-	-	4.6	14.1	9.2	-	2.0	10.0	10.0
BJ2-00-04	GF	2B4P	Private	M4(2)	2	43.9	79	3	3	27.8	27	-	-	4.8	14.3	13.0	-	2.9	11.5	10.0
BJ2-00-05	GF	3B6P	Private	M4(2)	2	43.6	102	4	5	31.0	31	-	-	5.1	17.5	14.2	12.6	3.1	10.0	10.0
BJ2-01-01	L02	3B5P	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	2.8	10.0	10.0
BJ2-01-02	L02	1B2P	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	2.2	10.0	10.0
BJ2-01-03	L02	1B1P	Private	M4(2)	1	43.9	39	2	1	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-01-04	L02	2B4P	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	10.0	10.0
BJ2-02-01	L03	3B5P	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	2.8	10.0	10.0
BJ2-02-02	L03	1B2P	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	2.2	10.0	10.0
BJ2-02-03	L03	1B1P	Private	M4(2)	1	43.9	39	2	1	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-02-04	L03	2B4P	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	10.0	10.0
BJ2-03-01	L04	3B5P	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	2.8	10.0	10.0
BJ2-03-02	L04	1B2P	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	2.2	10.0	10.0
BJ2-03-03	L04	1B1P	Private	M4(2)	1	43.9	39	2	1	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-03-04	L04	2B3P	Private	M4(2)	1	73.7	61	3	3	27.1	25	-	-	4.8	13.1	11.5	-	2.0	10.0	10.0
BJ2-04-01	L05	3B5P	Private	M4(2)	1	93.0	86	4	5	31.0	29	-	-	4.6	16.2	11.6	9.4	2.8	10.0	10.0
BJ2-04-02	L05	1B2P	Private	M4(2)	1	53.4	50	2	2	23.1	23	-	-	5.1	12.8	-	-	2.2	10.0	10.0
BJ2-04-03	L05	1B1P	Private	M4(2)	1	43.9	39	2	1	23.0	21	-	-	4.5	9.6	-	-	1.3	10.0	10.0
BJ2-04-04	L05	2B4P	Private	M4(2)	1	73.7	70	3	3	27.1	27	-	-	4.8	13.1	11.5	-	2.0	10.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
J1	Upper GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	90.5

Building K
Residential
Market Sale

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*	*m²*	*ft²*
L19											
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09	366	3,943	322	3,463	261	2,806	81%				
L08	784	8,442	713	7,669	511	5,496	72%				
L07	803	8,638	729	7,844	528	5,684	72%				
L06	950	10,224	855	9,205	642	6,914	75%				
L05	1,191	12,824	1,084	11,668	855	9,204	79%			66	710
L04	1,191	12,824	1,084	11,668	855	9,204	79%			66	710
L03	1,191	12,824	1,084	11,668	855	9,204	79%			66	710
L02	1,191	12,824	1,084	11,668	855	9,204	79%			66	710
L01	799	8,603	732	7,877	526	5,657	72%				
GF	1,283	13,807	1,234	13,279				847	9,118		
Total	**9,750**	**104,952**	**8,920**	**96,010**	**5,887**	**63,371**	**66%**	**847**	**9,118**	**264**	**2,842**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								0
L11								0
L10								0
L09								0
L08	1	2		3	2	1	7	0
L07	1	4		1	1	1	4	5
L06	1	4		1	1	1	4	5
L05	1	4	2	2	1	3	9	5
L04	1	6	2	2	1	1	9	5
L03	1	6	2	2	1	1	9	0
L02	1	6	2	2	1	1	9	0
L01	1	4		2		1	4	
GF								
Total	8	36	8	15	8	10	55	20

Residential Totals Building K	
GEA - gross external (sq m)	9,750
GEA - gross external (sq ft)	104,952
GIA - gross internal (sq m)	8,920
GIA - gross internal (sq ft)	96,010
NIA - net internal (sq m)	5887
NIA - net internal (sq ft)	63,371
Net to Gross %	66%
Number of units	85
1 Bed 1P	8
1 Bed 2P	36
2 Bed 3P	8
2 Bed 4P	15
3 Bed	18
Dual aspect (No. units)	55
Total habitable rooms (LBS)	269
Residential facilities NIA (sq ft)	9,118
Intermediate habitable rooms (LBS)	0
Total amenity (m²)	600
Total amenity shortfall (m²)	250
Total communal amenity (m²)	291

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01	503	5408.86	695	7,481
GF	757	8147.20	454.4	4,891
Total	**1,259**	**13,556**	**1,149**	**12,372**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BK-00-01	L01	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	10.0	10.0
BK-00-02	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23			4.6	13.5	-	-	1.5	10.0	10.0
BK-00-03	L01	1B2P	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	13.1	-	-	2.0	10.0	10.0
BK-00-05	L01	3B6P	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	3.1	10.0	10.0
BK-00-06	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	12.0	5.0	10.0
BK-00-07	L01	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-00-08	L01	2B4P	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-01-02	L02	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.5	-	2.0	9.0	10.0
BK-01-03	L02	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.6	-	2.0	10.0	10.0
BK-01-04	L02	1B2P	Private	M4(2)	1	57.9	50	2	2	26.7	23	-	-	4.6	12.6	-	-	2.4	9.0	10.0
BK-01-05	L02	1B2P	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	12.6	-	-	2.3	10.0	10.0
BK-01-06	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	3.0	5.0	10.0
BK-01-07	L02	1B2P	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	2.0	5.0	10.0
BK-01-09	L02	3B6P	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	3.1	10.0	10.0
BK-01-10	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BK-01-11	L02	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-01-12	L02	2B4P	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-01-13	L02	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	5.0	10.0
BK-02-02	L03	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.5	-	2.0	6.0	10.0
BK-02-03	L03	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.6	-	2.0	6.0	10.0
BK-02-04	L03	1B2P	Private	M4(2)	1	57.9	50	2	2	26.7	23	-	-	4.6	12.6	-	-	2.4	6.0	10.0
BK-02-05	L03	1B2P	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	12.6	-	-	2.3	10.0	10.0
BK-02-06	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-02-07	L03	1B2P	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	2.0	5.0	10.0
BK-02-08	L03	3B5P	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.7	13.1	8.6	2.6	10.0	10.0
BK-02-09	L03	3B6P	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	3.1	10.0	10.0
BK-02-10	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-02-11	L03	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-02-12	L03	2B4P	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-02-13	L03	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	5.0	10.0
BK-03-02	L04	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.5	-	2.0	6.0	10.0
BK-03-03	L04	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.6	-	2.0	6.0	10.0
BK-03-04	L04	1B2P	Private	M4(2)	1	57.9	50	2	2	26.7	23	-	-	4.6	12.6	-	-	2.4	6.0	10.0
BK-03-05	L04	1B2P	Private	M4(2)	1	59.0	50	2	2	27.8	23	-	-	4.6	12.6	-	-	2.3	10.0	10.0
BK-03-06	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-03-07	L04	1B2P	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	2.0	5.0	10.0
BK-03-08	L04	3B5P	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.7	13.1	8.6	2.6	10.0	10.0
BK-03-09	L04	3B6P	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	3.1	10.0	10.0
BK-03-10	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-03-11	L04	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-03-12	L04	2B4P	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-03-13	L04	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	5.0	10.0
BK-04-02	L05	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.5	-	2.0	6.0	10.0
BK-04-03	L05	2B3P	Private	M4(2)	1	65.0	61	3	3	25.1	25	-	-	3.7	12.1	9.6	-	2.0	6.0	10.0
BK-04-04	L05	3B6P	Private	M4(2)	2	57.9	102	4	5	39.2	31	-	-	4.8	13.6	13.3	13.5	2.8	10.0	10.0
BK-04-05	L05	3B6P	Private	M4(2)	2	59.0	102	4	5	39.2	31	-	-	4.8	13.6	13.9	14.1	2.9	10.0	10.0
BK-04-06	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-04-07	L05	1B2P	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	2.0	5.0	10.0
BK-04-08	L05	3B5P	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.7	13.1	8.6	2.6	10.0	10.0
BK-04-09	L05	3B6P	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	3.1	10.0	10.0
BK-04-10	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-04-11	L05	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-04-12	L05	2B4P	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-04-13	L05	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	5.0	10.0
BK-05-01	L06	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	5.0	10.0
BK-05-02	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-05-03	L06	1B2P	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	2.0	5.0	10.0
BK-05-04	L06	3B5P	Private	M4(2)	1	92.5	86	4	5	29.2	29	-	-	4.6	14.7	13.1	8.6	2.6	10.0	10.0
BK-05-05	L06	3B6P	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	3.1	10.0	10.0
BK-05-06	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	-	-	-	-	2.0	5.0	10.0
BK-05-07	L06	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-05-08	L06	2B4P	Private	M4(2)	1	73.1	70	3	3	27.5	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-06-01	L07	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	5.0	10.0
BK-06-02	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BK-06-03	L07	1B2P	Private	M4(2)	1	59.0	50	2	3	30.4	23	-	-	4.6	13.1	-	-	2.0	5.0	10.0
BK-06-04	L07	3B5P	Private	M4(2)	1	95.2	86	4	5	29.2	29	-	-	4.6	14.7	13.1	8.6	5.4	10.0	10.0
BK-06-05	L07	3B6P	Private	M4(2)	1	98.7	95	4	5	31.0	31	-	-	4.6	14.3	13.0	13.0	3.1	10.0	10.0
BK-06-06	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BK-06-07	L07	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-06-08	L07	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-07-01	L08	1B2P	Private	M4(3)	1	59.9	50	2	3	29.9	25	-	-	5.7	13.5	-	-	4.3	5.0	10.0
BK-07-02	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	24.9	23	-	-	4.6	13.5	-	-	1.5	5.0	10.0
BK-07-03	L08	3B5P	Private	M4(2)	2	59.0	93	4	5	30.5	29	-	-	5.1	13.3	18.6	7.5	3.3	20.0	10.0
BK-07-04	L08	3B5P	Private	M4(2)	2	67.1	93	4	5	40.4	29	-	-	5.1	13.3	13.1	12.2	0.8	20.0	10.0
BK-07-05	L08	3B6P	Private	M4(2)	2	63.9	102	4	6	44.0	31	-	-	4.8	12.2	12.2	11.8	2.5	20.0	10.0
BK-07-06	L08	2B4P	Private	M4(2)	2	48.2	79	3	4	36.8	27	-	-	5.1	13.9	11.9	-	2.9	20.0	10.0
BK-07-07	L08	2B4P	Private	M4(2)	2	48.2	79	3	4	36.8	27	-	-	5.1	13.9	11.9	-	2.9	20.0	10.0
BK-07-08	L08	1B1P	Private	M4(2)	1	40.0	39	2	1	21.3	21	-	-	4.6	9.0	-	-	2.0	5.0	10.0
BK-07-09	L08	2B4P	Private	M4(2)	1	73.1	70	3	3	27.0	27	-	-	5.1	13.2	11.9	-	2.1	7.0	10.0
BK-00-04	L01	2B4P	Private	M4(3)	1	92.7	70	3	4	32.0	29	-	-	4.6	15.0	13.1	8.6	2.3	10.0	10.0
BK-01-01	L02	2B4P	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	6.2	15.4	12.9	-	3.9	10.0	10.0
BK-01-08	L02	3B5P	Private	M4(2)	1	92.7	86	4	5	32.0	29	-	-	4.6	14.8	13.0	8.6	2.6	10.0	10.0
BK-02-01	L03	2B4P	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	4.6	15.0	13.1	-	2.0	7.0	10.0
BK-03-01	L04	2B4P	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	6.2	15.4	12.9	-	7.9	7.0	10.0
BK-04-01	L05	2B4P	Private	M4(3)	1	82.5	70	3	4	30.4	29	-	-	6.2	15.4	12.9	-	3.9	7.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule				
Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
J2	GF	Lobby	Residential Amenity	23.6
K	GF	Bulky Storage	Residential Ancillary	14.6
K	GF	Comms Room	Residential Ancillary	9.8
K	GF	Cycle Store	Residential Ancillary	85.9
K	GF	Cycle Store	Residential Ancillary	81.8
K	GF	Cycle Store	Residential Ancillary	86.2
K	GF	Cycle Store	Residential Ancillary	94.6
K	GF	Cycle Store	Residential Ancillary	104.4
K	GF	Cycle Store	Residential Ancillary	91.3
K	GF	Cycle Store	Residential Ancillary	81.0
K	GF	Cycle Store	Residential Ancillary	93.0
K	GF	Cycle Store	Residential Ancillary	13.1
K	GF	Cycle Store	Residential Ancillary	56.9
K	GF	Leisure	Flexible Retail/ Leisure/ Commercial/Workspace	356.0
K	GF	Life Safety Room	Residential Ancillary	21.3
K	GF	Lobby	Residential Amenity	22.9
K	GF	Low Voltage Room	Residential Ancillary	19.3
K	GF	Non-resi Refuse	Flexible Retail/ Leisure/ Commercial/Workspace	20.1
K	GF	Office	Flexible Retail/ Leisure/ Commercial/Workspace	57.4
K	GF	Refuse	Residential Ancillary	28.9
K	GF	Refuse	Residential Ancillary	33.3
K	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	101.4
K	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	174.6
K	GF	Substation	Residential Ancillary	56.8
K	L01	Substation	Residential Ancillary	26.4

Building L
Residential
Market Sale

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m²	ft²	m²	ft²	m²	ft²	*NIA / GIA*	m²	ft²	m²	ft²
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10											
L09	492	5,296	443	4,769	339	3,644	76%			88.7	955
L08	899	9,680	811	8,731	661	7,115	81%			88.7	955
L07	899	9,680	811	8,731	661	7,115	81%			88.7	955
L06	899	9,680	811	8,731	661	7,115	81%			88.7	955
L05	899	9,680	811	8,731	661	7,115	81%			0	0
L04	912	9,816	880	9,474	675	7,268	77%			0	0
L03	912	9,816	880	9,474	675	7,268	77%			0	0
L02	912	9,816	880	9,474	675	7,268	77%			105.4	1,135
L01	912	9,816	823	8,863	667	7,175	81%	0	0		
UGF Mezzanine	303	3,264	272	2,922				181	1,953		
UGF								326	3,513		
LEVEL 00-U	513	5,525	441	4,750				75	807		
GF	489	5,268	438	4,710				141	1,521		
BS	454	4,881	401	4,311				0	0		
Total	**9,496**	**102,216**	**8,702**	**93,672**	**5,675**	**61,083**	**65%**	**724**	**7,794**	**460**	**4,954**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10	2			2		1		
L09	2	2		5		1		5
L08	2	2		5		1	3	5
L07	2	2		5		1	8	5
L06	2	2		5		1	8	5
L05	2	1	1	5		1	8	5
L04	2	1	1	5		1	8	5
L03	2	1	1	5		1	8	5
L02	2	1	1	5		1	8	5
L01							8	
UGF Mezzanine							8	
UGF								
GF								
BS								
Total	18	12	4	42	0	9	67	40

Residential Totals Building L	
GEA - gross external (sq m)	9,496
GEA - gross external (sq ft)	102,216
GIA - gross internal (sq m)	8,702
GIA - gross internal (sq ft)	93,672
NIA - net internal (sq m)	5675
NIA - net internal (sq ft)	61,083
Net to Gross %	65%
Number of units	85
1 Bed 1P	18
1 Bed 2P	12
2 Bed 3P	4
2 Bed 4P	42
3 Bed	9
Dual aspect (No. units)	67
Total habitable rooms (LBS)	268
Residential facilities NIA (sq ft)	7,794
Intermediate habitable rooms (LBS)	0
Total amenity (m²)	566
Total amenity shortfall (m²)	374
Total communal amenity (m²)	437

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	ft²	m²	ft²
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF Mezzanine				
UGF				
GF	16.5	177.6044	15.9	171.146
BS				
Total	**17**	**178**	**16**	**171**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BL-01-01	L01	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-01-02	L01	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-01-03	L01	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21			4.6	8.1	-	-	1.2	5.0	10.0
BL-01-04	L01	2B4P	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-01-07	L01	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	12.8	10.0
BL-01-08	L01	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	12.8	10.0
BL-01-09	L01	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	12.8	10.0
BL-01-10	L01	2B3P	Private	M4(2)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	2.8	15.2	10.0
BL-02-01	L02	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-02-02	L02	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-02-03	L02	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-02-04	L02	2B4P	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-02-08	L02	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.1	10.0
BL-02-09	L02	2B4P	Private	M4(3)	1	70.2	70	3	3	27.0	29	-	-	5.9	14.0	8.8	-	3.0	7.1	10.0
BL-02-10	L02	2B3P	Private	M4(2)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	2.8	6.0	10.0
BL-03-01	L03	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-03-02	L03	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-03-03	L03	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-03-04	L03	2B4P	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-03-07	L03	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.0	10.0
BL-03-08	L03	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.1	10.0
BL-03-09	L03	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.1	10.0
BL-03-10	L03	2B3P	Private	M4(2)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	2.8	6.0	10.0
BL-04-01	L04	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-04-02	L04	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-04-03	L04	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-04-04	L04	2B4P	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-04-08	L04	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.1	10.0
BL-04-09	L04	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.1	10.0
BL-04-10	L04	2B3P	Private	M4(2)	1	66.2	61	3	3	25.0	25	-	-	4.6	13.1	8.3	-	2.8	6.0	10.0
BL-05-01	L05	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-05-02	L05	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-05-03	L05	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-05-04	L05	2B4P	Private	M4(2)	1	79.8	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-05-05	L05	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.0	10.0
BL-05-07	L05	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-05-08	L05	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-05-09	L05	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-05-10	L05	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BL-06-01	L06	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-06-02	L06	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-06-03	L06	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-06-04	L06	2B4P	Private	M4(2)	1	79.8	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-06-05	L06	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.1	10.0
BL-06-07	L06	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-06-08	L06	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-06-09	L06	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-06-10	L06	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BL-07-01	L07	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-07-02	L07	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-07-03	L07	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-07-04	L07	2B4P	Private	M4(2)	1	79.8	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-07-05	L07	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.1	10.0
BL-07-07	L07	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-07-08	L07	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-07-09	L07	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-07-10	L07	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BL-08-01	L08	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-08-02	L08	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-08-03	L08	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-08-04	L08	2B4P	Private	M4(2)	1	79.8	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	7.1	10.0
BL-08-05	L08	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.1	10.0
BL-08-07	L08	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-08-08	L08	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-08-09	L08	2B4P	Private	M4(2)	1	70.2	70	3	3	27.0	27	-	-	4.6	11.3	14.0	-	2.6	7.1	10.0
BL-08-10	L08	1B2P	Private	M4(2)	1	52.7	50	2	2	27.0	23	-	-	4.6	12.3	-	-	1.7	5.0	10.0
BL-09-01	L09	2B4P	Private	M4(2)	1	85.7	70	3	4	38.7	27	-	-	4.6	14.4	13.0	-	3.0	7.1	10.0
BL-09-02	L09	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-09-03	L09	1B1P	Private	M4(2)	1	40.0	39	2	1	21.4	21	-	-	4.6	8.1	-	-	1.2	5.0	10.0
BL-09-04	L09	2B4P	Private	M4(2)	1	79.9	70	3	4	30.1	27	-	-	4.6	16.1	13.5	-	2.1	5.0	10.0
BL-09-05	L09	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.1	10.0
BL-01-05	L01	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	20.0	10.0
BL-01-06	L01	1B2P	Private	M4(2)	1	51.3	50	2	2	23.3	23	-	-	5.0	12.6	-	-	1.5	5.7	10.0
BL-02-05	L02	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.1	10.0
BL-02-06	L02	1B2P	Private	M4(2)	1	60.0	50	2	3	30.3	23	-	-	4.8	11.6	-	-	2.1	6.0	10.0
BL-02-07	L02	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.0	10.0
BL-03-05	L03	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.1	10.0
BL-03-06	L03	1B2P	Private	M4(2)	1	60.0	50	2	3	30.3	23	-	-	4.8	11.6	-	-	2.1	6.0	10.0
BL-04-05	L04	3B6P	Private	M4(2)	1	93.0	95	4	5	33.9	31	-	-	4.1	14.9	12.9	12.8	2.8	10.1	10.0
BL-04-06	L04	1B2P	Private	M4(2)	1	60.0	50	2	3	30.3	23	-	-	4.8	11.6	-	-	2.1	6.0	10.0
BL-04-07	L04	2B4P	Private	M4(3)	1	70.2	70	3	3	28.0	29	-	-	5.9	14.0	8.8	-	3.0	7.0	10.0
BL-05-06	L05	1B2P	Private	M4(3)	1	59.5	50	2	3	33.5	25	-	-	5.7	13.7	-	-	3.5	7.1	10.0
BL-06-06	L06	1B2P	Private	M4(3)	1	59.5	50	2	3	33.5	25	-	-	5.7	13.7	-	-	3.5	7.1	10.0
BL-07-06	L07	1B2P	Private	M4(3)	1	59.5	50	2	3	33.5	25	-	-	5.7	13.7	-	-	3.5	7.1	10.0
BL-08-06	L08	1B2P	Private	M4(3)	1	59.5	50	2	3	33.5	25	-	-	5.7	13.7	-	-	3.5	7.1	10.0

Residential Ancillary, Amenity and Non- Residential Schedule				
Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
K	BS	Leisure	Flexible Retail/ Leisure/ Commercial/Workspace	463.9
L	GF	Residential Plant	Residential Ancillary	328.8
L	GF	Refuse	Residential Ancillary	76.6
L	GF	Cycle Store	Residential Ancillary	46.3
L	GF	Cycle Store	Residential Ancillary	98.0
L	GF	Residential Plant	Residential Ancillary	30.9
L	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	16.3
L	GF	Lobby	Residential Amenity	32.4
L	GF	Residential Plant	Residential Ancillary	26.0
L	GF	Cycle Store	Residential Ancillary	86.0
L	Upper GF	Cycle Store	Residential Ancillary	99.1
L	Upper GF	Cycle Store	Residential Ancillary	65.1
L	Upper GF	Cycle Store	Residential Ancillary	100.7
L	Upper GF	Cycle Store	Residential Ancillary	81.4

Building M
Residential
Market Sale

Residential Areas									
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m²	ft²	m²	ft²	m²	ft²	NIA / GIA	m²	ft²
L19	503	5,413	450	4,842	305	3,278	68%		
L18	503	5,414	450	4,843	304	3,276	68%	0	0
L17	873	9,396	798	8,593	597	6,431	75%		
L16	873	9,396	798	8,593	597	6,431	75%		
L15	873	9,396	798	8,593	597	6,431	75%		
L14	873	9,396	798	8,593	597	6,431	75%		
L13	873	9,396	798	8,593	597	6,431	75%		
L12	873	9,396	798	8,593	597	6,431	75%		
L11	873	9,396	798	8,593	597	6,431	75%		
L10	873	9,396	798	8,593	597	6,431	75%		
L09	873	9,396	798	8,593	597	6,431	75%		
L08	873	9,396	798	8,593	597	6,431	75%		
L07	880	9,471	806	8,670	603	6,487	75%		
L06	880	9,471	806	8,670	603	6,487	75%		
L05	880	9,471	806	8,670	603	6,487	75%		
L04	880	9,471	806	8,670	603	6,487	75%		
L03	880	9,471	806	8,670	603	6,487	75%		
L02	880	9,471	806	8,670	603	6,487	75%		
L01	880	9,471	805	8,669	590	6,353	73%	0	0
UGF	436	4,695	420	4,518				288	3,100
GF	466	5,016	441	4,747				272	2,930
BS	352	3,784	328	3,531				0	0
Total	**17,148**	**184,578**	**15,710**	**169,099**	**10,790**	**116,139**	**69%**	**560**	**6,030**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L19						3	3	
L18						3	3	
L17		2	3	1		2	6	
L16		2	3	1		2	6	
L15		2	3	1		2	6	
L14		2	3	1		2	6	
L13		2	3	1		2	6	
L12		2	3	1		2	6	
L11		2	3	1		2	6	
L10		2	3	1		2	6	
L09		2	3	1		2	6	
L08		2	3	1		2	6	
L07	2	2	2	1		2	6	
L06	2	2	2	1		2	6	
L05	2	2	2	1		2	6	
L04	2	2	2	1		2	6	
L03	2	2	2	1		2	6	
L02	2	2	2	1		2	6	
L01	3	1	2	1		2	6	
Mezzanine								
GF								
BS								
Total	15	33	44	17	0	40	108	0

Residential Totals Building M	
GEA - gross external (sq ft)	17,148
GEA - gross external (sq ft)	184,578
GIA - gross internal (sq m)	15,710
GIA - gross internal (sq ft)	169,099
NIA - net internal (sq m)	10790
NIA - net internal (sq ft)	116,139
Net to Gross %	69%
Number of units	149
1 Bed 1P	15
1 Bed 2P	33
2 Bed 3P	44
2 Bed 4P	17
3 Bed	40
Dual aspect (No. units)	108
Total habitable rooms (LBS)	522
Residential facilities NIA (sq ft)	6,030
Total amenity (m^2)	1082
Total amenity shortfall (m^2)	408
Total communal amenity (m^2)	469

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
	m²	ft²	m²	ft²
L19				
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
Mezzanine				
GF				
BS				
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BM-01-01	L01	3B6P	Private	M4(2)	1	95.2	95	4	5	31.0	31	-	-	4.5	14.6	11.9	11.9	3.0	9.1	10.0
BM-01-02	L01	2B3P	Private	M4(2)	1	66.3	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.0	10.0
BM-01-03	L01	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-01-04	L01	2B4P	Private	M4(2)	1	82.7	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-01-05	L01	3B6P	Private	M4(2)	1	95.3	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-01-06	L01	1B1P	Private	M4(2)	1	39.2	39	2	1	21.0	21	-	-	4.6	8.3	-	-	1.6	9.4	10.0
BM-01-07	L01	1B1P	Private	M4(2)	1	42.8	39	2	1	21.0	21	-	-	4.8	8.5	-	-	4.1	11.0	10.0
BM-01-08	L01	1B1P	Private	M4(2)	1	37.1	39	2	1	21.0	21	-	-	4.8	7.6	-	-	1.5	11.3	10.0
BM-02-02	L02	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-02-03	L02	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-02-04	L02	2B4P	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-02-05	L02	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	2.8	10.1	10.0
BM-02-06	L02	1B2P	Private	M4(2)	1	52.1	50	2	2	26.2	23			4.6	13.3	-	-	1.7	5.0	10.0
BM-02-07	L02	1B1P	Private	M4(2)	1	42.8	39	2	1	22.0	21	-	-	4.8	8.5	-	-	4.1	5.0	10.0
BM-02-08	L02	1B1P	Private	M4(2)	1	37.1	39	2	1	22.0	21	-	-	4.8	7.6	-	-	1.5	5.0	10.0
BM-03-02	L03	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-03-03	L03	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-03-04	L03	2B4P	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-03-05	L03	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-03-06	L03	1B2P	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	1.7	5.0	10.0
BM-03-07	L03	1B1P	Private	M4(2)	1	42.8	39	2	1	21.0	21	-	-	4.8	8.5	-	-	4.1	5.0	10.0
BM-03-08	L03	1B1P	Private	M4(2)	1	37.1	39	2	1	21.0	21	-	-	4.8	7.6	-	-	1.5	5.0	10.0
BM-04-02	L04	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-04-03	L04	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-04-04	L04	2B4P	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-04-05	L04	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-04-06	L04	1B2P	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	1.7	5.0	10.0
BM-04-07	L04	1B1P	Private	M4(2)	1	42.8	39	2	1	22.0	21	-	-	4.8	8.5	-	-	4.1	5.0	10.0
BM-04-08	L04	1B1P	Private	M4(2)	1	37.1	39	2	1	22.0	21	-	-	4.8	7.6	-	-	1.5	5.0	10.0
BM-05-02	L05	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-05-03	L05	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-05-04	L05	2B4P	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-05-05	L05	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-05-06	L05	1B2P	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	1.7	5.0	10.0
BM-05-07	L05	1B1P	Private	M4(2)	1	42.8	39	2	1	22.0	21	-	-	4.8	8.5	-	-	4.1	5.0	10.0
BM-05-08	L05	1B1P	Private	M4(2)	1	37.1	39	2	1	22.0	21	-	-	4.8	7.6	-	-	1.5	5.0	10.0
BM-06-02	L06	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-06-03	L06	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-06-04	L06	2B4P	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-06-05	L06	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-06-06	L06	1B2P	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	1.7	5.0	10.0
BM-06-07	L06	1B1P	Private	M4(2)	1	42.8	39	2	1	22.0	21	-	-	4.8	8.5	-	-	4.1	5.0	10.0
BM-06-08	L06	1B1P	Private	M4(2)	1	37.1	39	2	1	22.0	21	-	-	4.8	7.6	-	-	1.5	5.0	10.0
BM-07-01	L07	3B6P	Private	M4(2)	1	94.9	95	4	5	31.0	31	-	-	4.5	14.6	11.9	11.9	3.0	10.1	10.0
BM-07-02	L07	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-07-03	L07	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-07-04	L07	2B4P	Private	M4(2)	1	82.0	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-07-05	L07	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-07-06	L07	1B2P	Private	M4(2)	1	52.1	50	2	2	26.2	23	-	-	4.6	13.3	-	-	1.7	5.0	10.0
BM-07-07	L07	1B1P	Private	M4(2)	1	42.8	39	2	1	22.0	21	-	-	4.8	8.5	-	-	4.1	5.0	10.0
BM-07-08	L07	1B1P	Private	M4(2)	1	37.1	39	2	1	22.0	21	-	-	4.8	7.6	-	-	1.5	5.0	10.0
BM-07-09	L07	2B3P	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	4.5	7.0	10.0
BM-08-01	L08	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-08-02	L08	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-08-03	L08	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-08-04	L08	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.2	14.9	-	3.0	7.0	10.0
BM-08-05	L08	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-08-06	L08	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.3	8.9	-	2.1	7.0	10.0
BM-08-07	L08	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-08-08	L08	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	4.5	7.0	10.0
BM-09-01	L09	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-09-02	L09	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-09-03	L09	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-09-04	L09	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.0	10.0
BM-09-05	L09	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-09-06	L09	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-09-07	L09	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-09-08	L09	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0
BM-10-01	L10	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-10-02	L10	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-10-03	L10	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-10-04	L10	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.0	10.0
BM-10-05	L10	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-10-06	L10	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-10-07	L10	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-10-08	L10	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F.	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BM-11-01	L11	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-11-02	L11	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-11-03	L11	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-11-04	L11	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.0	10.0
BM-11-05	L11	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-11-06	L11	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-11-07	L11	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-11-08	L11	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0
BM-12-01	L12	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-12-02	L12	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-12-03	L12	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-12-04	L12	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.0	10.0
BM-12-05	L12	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-12-06	L12	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-12-07	L12	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-12-08	L12	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0
BM-13-01	L13	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-13-02	L13	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-13-03	L13	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-13-04	L13	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.0	10.0
BM-13-05	L13	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-13-06	L13	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-13-07	L13	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-13-08	L13	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0
BM-14-01	L14	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-14-02	L14	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.2	10.0
BM-14-03	L14	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-14-04	L14	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.2	10.0
BM-14-05	L14	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.2	10.0
BM-14-06	L14	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.1	10.0
BM-14-07	L14	1B2P	Private	M4(2)	1	59.0	50	2	3	35.0	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-14-08	L14	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.1	10.0
BM-15-01	L15	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-15-02	L15	2B3P	Private	M4(2)	1	67.0	61	3	3	27.6	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-15-03	L15	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-15-04	L15	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.2	10.0
BM-15-05	L15	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.2	10.0
BM-15-06	L15	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-15-07	L15	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-15-08	L15	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0
BM-16-01	L16	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.2	10.0
BM-16-02	L16	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-16-03	L16	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-16-04	L16	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.2	10.0
BM-16-05	L16	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.2	10.0
BM-16-06	L16	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-16-07	L16	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-16-08	L16	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0
BM-17-01	L17	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.2	10.0
BM-17-02	L17	2B3P	Private	M4(2)	1	67.0	61	3	3	25.7	25	-	-	5.1	13.2	9.7	-	2.4	7.1	10.0
BM-17-03	L17	1B2P	Private	M4(2)	1	51.1	50	2	2	23.9	23	-	-	4.6	13.0	-	-	1.7	5.0	10.0
BM-17-04	L17	2B4P	Private	M4(2)	1	82.1	70	3	4	30.7	27	-	-	4.6	12.3	14.9	-	3.0	7.2	10.0
BM-17-05	L17	3B6P	Private	M4(2)	1	95.1	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.2	10.0
BM-17-06	L17	2B3P	Private	M4(2)	1	67.5	61	3	3	25.0	25	-	-	4.6	13.4	8.9	-	2.1	7.0	10.0
BM-17-07	L17	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.0	-	-	1.6	5.0	10.0
BM-17-08	L17	2B3P	Private	M4(3)	1	80.6	61	3	4	30.0	27	-	-	6.2	14.9	11.8	-	4.5	7.0	10.0
BM-18-01	L18	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.2	10.0
BM-18-02	L18	3B6P	Private	M4(2)	1	104.6	95	4	5	35.8	31	-	-	4.6	14.5	13.9	14.0	2.8	10.2	10.0
BM-18-03	L18	3B6P	Private	M4(2)	1	104.8	95	4	5	37.7	31	-	-	4.6	14.8	13.0	13.0	2.9	12.1	10.0
BM-19-01	L19	3B6P	Private	M4(2)	1	95.0	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.8	3.0	10.2	10.0
BM-19-02	L19	3B6P	Private	M4(2)	1	104.8	95	4	5	35.8	31	-	-	4.6	14.6	13.9	14.0	2.8	10.2	10.0
BM-19-03	L19	3B6P	Private	M4(2)	1	104.8	95	4	5	37.7	31	-	-	4.6	14.8	13.0	13.0	2.9	12.1	10.0
BM-01-09	L01	2B3P	Private	M4(3)	1	80.5	61	3	3	27.0	27	-	-	6.2	15.0	11.8	-	4.5	6.1	10.0
BM-02-01	L02	3B6P	Private	M4(2)	1	94.9	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-02-09	L02	2B3P	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	4.5	7.0	10.0
BM-03-01	L03	3B6P	Private	M4(2)	1	94.9	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-03-09	L03	2B3P	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	4.5	7.0	10.0
BM-04-01	L04	3B6P	Private	M4(2)	1	94.9	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-04-09	L04	2B3P	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	4.5	7.0	10.0
BM-05-01	L05	3B6P	Private	M4(2)	1	94.9	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-05-09	L05	2B3P	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	4.5	7.0	10.0
BM-06-01	L06	3B6P	Private	M4(2)	1	94.9	95	4	5	31.0	31	-	-	4.6	14.6	11.9	11.9	3.0	10.1	10.0
BM-06-09	L06	2B3P	Private	M4(3)	1	80.5	61	3	4	30.0	27	-	-	6.2	15.0	11.8	-	4.5	7.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
L	BS	Cycle Store	Residential Ancillary	86.0
M	GF	Residential Plant	Residential Ancillary	234.8
M	GF	Concierge	Residential Ancillary	68.6
M	GF	Parcel Room	Residential Ancillary	29.5
M	GF	Post Room	Residential Ancillary	9.7
M	GF	Refuse	Residential Ancillary	140.3
M	L18	Sterile Lobby	Residential Ancillary	29.8
M	GF	Residential Plant	Residential Ancillary	14.9
M	GF	Electrical	Residential Ancillary	34.1
M	GF	Residential Ancillary	Residential Ancillary	144.7

Building P
Residential
Social Rent

Residential Areas											
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m^2	ft^2	m^2	ft^2	m^2	ft^2	*NIA / GIA*	m^2	ft^2	m^2	ft^2
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11											
L10	501	5,396	451	4,858	314	3,381	70%	0	0		
L09	646	6,952	587	6,323	444	4,780	76%	0	0		
L08	646	6,952	587	6,323	444	4,780	76%	0	0		
L07	646	6,952	587	6,323	444	4,780	76%	0	0		
L06	646	6,952	587	6,323	444	4,780	76%	0	0		
L05	646	6,952	587	6,323	444	4,780	76%	0	0		
L04	646	6,952	587	6,323	444	4,780	76%	0	0		
L03	646	6,952	587	6,323	444	4,780	76%	0	0		
L02	646	6,952	587	6,323	444	4,780	76%	0	0		
L01	646	6,952	587	6,323	431	4,644	73%	0	0		
UGF	351	3,777	311	3,344	63	682	20%	101	1,091		
GF	351	3,776	321	3,450				7	72		
BS	610	6,563	543	5,840				0	0		
Total	**7,626**	**82,083**	**6,912**	**74,397**	**4,362**	**46,949**	**63%**	**108**	**1,164**	**0**	**0**

	Unit types							
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	Dual aspect
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11			2		2			
L10			1		2		2	2
L09			1		2		2	4
L08			1		2		2	4
L07			1		2		2	4
L06			1	1	1		2	4
L05			1	1	1		2	4
L04			1	1	1		2	3
L03			1	1	1		2	4
L02			1	1	2		1	4
L01			1					4
UGF								
GF								
BS								
Total			12	5	16		17	37

Residential Totals Building P	
GEA - gross external (sq m)	7,626
GEA - gross external (sq ft)	82,083
GIA - gross internal (sq m)	6,912
GIA - gross internal (sq ft)	74,397
NIA - net internal (sq m)	4362
NIA - net internal (sq ft)	46,949
Net to Gross %	63%
Number of units	50
1 Bed 2P	0
2 Bed 3P	12
2 Bed 4P	5
3 Bed	33
Dual aspect (No. units)	37
Total habitable rooms (LBS)	241
Residential facilities NIA (sq ft)	1,164
Intermediate habitable rooms (LBS)	0
Total amenity (m^2)	610
Total amenity shortfall (m^2)	0
Total communal amenity (m^2)	50

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m^2	ft^2	m^2	ft^2
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF				
GF				
BS				
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BP-00-01	Upper GF	2B3P	Social Rent	M4(2)	1	63.4	61	3	4	28.2	25	-	-	-	13.6	7.6	-	2.0	10.0	10.0
BP-01-01	L01	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	35.1	10.0
BP-01-02	L01	3B5P	Social Rent	M4(2)	1	91.6	86	4	5	31.5	29	-	-	2.3	15.0	12.7	7.5	2.5	31.8	10.0
BP-01-03	L01	2B4P	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	2.5	15.6	14.4	-	10.8	10.1	10.0
BP-01-04	L01	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-01-05	L01	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.3	11.5	8.6	3.3	10.1	10.0
BP-02-01	L02	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-02-03	L02	2B4P	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	2.5	15.6	14.4	-	10.8	10.1	10.0
BP-02-04	L02	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-02-05	L02	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-03-01	L03	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-03-03	L03	2B4P	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	2.5	15.6	14.4	-	10.8	10.1	10.0
BP-03-04	L03	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-03-05	L03	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-04-01	L04	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31			2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-04-03	L04	2B4P	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	2.5	15.6	14.4	-	10.8	10.1	10.0
BP-04-04	L04	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-04-05	L04	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-05-01	L05	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-05-03	L05	2B4P	Social Rent	M4(3)SELHP	1	87.2	85	3	4	29.9	29	-	-	2.5	15.6	14.4	-	10.8	10.1	10.0
BP-05-04	L05	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-05-05	L05	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-06-01	L06	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-06-02	L06	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-06-03	L06	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-06-04	L06	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-06-05	L06	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-07-01	L07	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-07-02	L07	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-07-03	L07	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-07-04	L07	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-07-05	L07	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-08-01	L08	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-08-02	L08	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-08-03	L08	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-08-04	L08	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-08-05	L08	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-09-01	L09	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.0	10.0
BP-09-02	L09	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-09-03	L09	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-09-04	L09	2B3P	Social Rent	M4(2)	1	61.3	61	3	3	27.4	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-09-05	L09	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.4	11.5	8.6	3.3	10.1	10.0
BP-10-01	L10	2B3P	Social Rent	M4(2)	1	61.5	61	3	4	28.2	25	-	-	-	13.3	7.9	-	2.7	24.2	10.0
BP-10-02	L10	3B5P	Social Rent	M4(2)	1	104.2	86	4	5	31.5	29	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-10-03	L10	3B5P	Social Rent	M4(2)	1	87.2	86	4	5	29.0	29	-	-	2.3	13.3	11.5	8.6	3.3	10.1	10.0
BP-10-04	L10	2B3P	Social Rent	M4(2)	1	61.3	61	3	4	28.2	25	-	-	-	13.6	7.6	-	2.0	10.1	10.0
BP-02-02	L02	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-03-02	L03	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-04-02	L04	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0
BP-05-02	L05	4B6P	Social Rent	M4(2)	1	104.2	99	5	6	31.5	31	-	-	2.3	17.6	11.6	7.4	3.7	10.1	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
N	BS	Cycle Store	Residential Ancillary	145.0
P	BS	Residential Carpark	Residential Amenity	293.8
P	GF	Residential Plant	Residential Ancillary	173.9
P	GF	Cycle Store	Residential Ancillary	83.7
P	GF	Cycle Store	Residential Ancillary	34.7
P	GF	Refuse	Residential Ancillary	64.3
P	GF	Lobby	Residential Amenity	12.5
P	GF	Post Room	Residential Ancillary	6.9
P	GF	Cycle Store	Residential Ancillary	55.8

Building N
Residential
Market Sale

Residential Areas										
Floor Level	**GEA** - gross external		**GIA** - gross internal		**Residential units NIA** - net internal		**Net to Gross %**	**Residential facilities NIA** - net internal		**GIA-** Gallery acess (recorded seperately- not included in total GIA)	
	m²	*ft²*	*m²*	*ft²*	*m²*	*ft²*	*NIA / GIA*	*m²*	*ft²*	*m²*	*ft²*
L18											
L17											
L16											
L15											
L14											
L13											
L12											
L11	393	4,226	349	3,759	221	2,382	63%				
L10	393	4,226	349	3,759	221	2,382	63%				
L09	393	4,226	349	3,759	221	2,382	63%				
L08	393	4,226	349	3,759	221	2,382	63%				
L07	393	4,226	349	3,759	221	2,382	63%				
L06	393	4,226	349	3,759	221	2,382	63%				
L05	381	4,105	338	3,638	210	2,259	62%			58	624
L04	650	7,001	564	6,072	437	4,703	77%			46	498
L03	698	7,512	624	6,716	483	5,195	77%			46	498
L02	698	7,512	624	6,716	483	5,195	77%			46	498
L01	698	7,512	624	6,716	483	5,195	77%				
UGF	557	5,990	510	5,494	210	2,259	41%				0
GF	274	2,944	285	3,071							0
BS	234	2,516	170	1,829							0
Total	**6,545**	**70,448**	**5,835**	**62,803**	**3,632**	**39,095**	**62%**	**0**	**0**	**197**	**2,119**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	Dual aspect	Deck access
L18								
L17								
L16								
L15								
L14								
L13								
L12		4						
L11		4					3	
L10		4					3	
L09		4					3	
L08		4					3	
L07		4					3	
L06	1	3					3	
L05	1	6		1			3	4
L04	1	6			1		7	4
L03	1	6			1		7	4
L02	1	6			1		7	4
L01	1	3					7	
UGF							2	
GF								
BS								
Total	6	54		1	3		51	16

Residential Totals Building N	
GEA - gross external (sq m)	6,545
GEA - gross external (sq ft)	70,448
GIA - gross internal (sq m)	5,835
GIA - gross internal (sq ft)	62,803
NIA - net internal (sq m)	3632
NIA - net internal (sq ft)	39,095
Net to Gross %	62%
Number of units	64
1 Bed 1P	6
1 Bed 2P	54
2 Bed 3P	0
2 Bed 4P	1
3 Bed	3
Dual aspect (No. units)	51
Total habitable rooms (LBS)	157
Residential facilities NIA (sq ft)	0
Intermediate habitable rooms (LBS)	0
Total private amenity (m²)	348
Total amenity shortfall (m²)	292
Total communal amenity (m²)	314

Commercial Areas				
Floor Level	**Commercial GIA** - gross internal		**Commercial NIA** - net internal	
	m²	*ft²*	*m²*	*ft²*
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF				
GF	97	1,048	94	1,014
BS				
Total	**97**	**1,048**	**94**	**1,014**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m^2	m^2			m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2	m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuing Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BN-00-01	Upper GF	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-00-02	Upper GF	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.8	7.8	-	-	2.3	5.0	10.0
BN-00-03	Upper GF	1B2P	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	11.7	-	-	2.4	5.0	10.0
BN-00-04	Upper GF	1B2P	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	2.6	5.0	10.0
BN-01-01	L01	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-01-02	L01	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.8	7.8	-	-	2.3	5.0	10.0
BN-01-03	L01	1B2P	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	11.7	-	-	2.4	5.0	10.0
BN-01-04	L01	1B2P	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	2.6	5.0	10.0
BN-01-05	L01	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	9.1	10.0
BN-01-06	L01	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	9.2	10.0
BN-01-07	L01	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	9.2	10.0
BN-02-01	L02	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-02-02	L02	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.8	7.8	-	-	2.3	5.0	10.0
BN-02-03	L02	1B2P	Private	M4(2)	1	59.8	50	2	3	32.6	23			4.6	11.7	-	-	2.4	5.0	10.0
BN-02-04	L02	1B2P	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	2.6	5.0	10.0
BN-02-05	L02	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	6.0	10.0
BN-02-06	L02	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	6.0	10.0
BN-02-07	L02	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	6.0	10.0
BN-03-01	L03	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-03-02	L03	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.8	7.8	-	-	2.3	5.0	10.0
BN-03-03	L03	1B2P	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	11.7	-	-	2.4	5.0	10.0
BN-03-04	L03	1B2P	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.2	-	-	2.6	5.0	10.0
BN-03-05	L03	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	6.0	10.0
BN-03-06	L03	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	6.0	10.0
BN-03-07	L03	1B2P	Private	M4(3)	1	61.5	50	2	2	27.7	25	-	-	6.0	13.7	-	-	1.9	6.0	10.0
BN-04-01	L04	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-04-02	L04	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.8	7.7	-	-	2.3	5.0	10.0
BN-04-03	L04	1B2P	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	12.0	-	-	2.3	5.0	10.0
BN-04-04	L04	1B2P	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.6	-	-	2.3	5.2	10.0
BN-04-05	L04	1B2P	Private	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.9	-	-	1.9	8.7	10.0
BN-04-06	L04	1B2P	Private	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.9	-	-	1.9	9.2	10.0
BN-04-07	L04	1B2P	Private	M4(2)	1	50.4	50	2	2	24.6	23	-	-	4.6	12.9	-	-	1.9	9.2	10.0
BN-04-08	L04	2B4P	Private	M4(2)	1	75.9	70	3	3	27.0	27	-	-	4.6	13.2	13.6	-	2.2	10.4	10.0
BN-05-01	L05	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-05-02	L05	1B1P	Private	M4(2)	1	40.0	39	2	1	21.0	21	-	-	4.8	7.8	-	-	2.3	5.0	10.0
BN-05-03	L05	1B2P	Private	M4(2)	1	59.8	50	2	3	32.6	23	-	-	4.6	12.0	-	-	2.3	5.0	10.0
BN-05-04	L05	1B2P	Private	M4(2)	1	60.0	50	2	3	31.8	23	-	-	4.6	12.6	-	-	2.3	5.0	10.0
BN-06-01	L06	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-06-02	L06	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-06-03	L06	1B2P	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	-	14.1	-	-	43.0	5.0	10.0
BN-06-04	L06	1B2P	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	2.7	5.0	10.0
BN-07-01	L07	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-07-02	L07	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-07-03	L07	1B2P	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	-	14.1	-	-	43.0	5.0	10.0
BN-07-04	L07	1B2P	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	2.7	5.0	10.0
BN-08-01	L08	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-08-02	L08	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-08-03	L08	1B2P	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	-	14.1	-	-	43.0	5.0	10.0
BN-08-04	L08	1B2P	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	2.7	5.0	10.0
BN-09-01	L09	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-09-02	L09	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-09-03	L09	1B2P	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	-	14.1	-	-	43.0	5.0	10.0
BN-09-04	L09	1B2P	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	2.7	5.0	10.0
BN-10-01	L10	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-10-02	L10	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-10-03	L10	1B2P	Private	M4(2)	1	60.5	50	2	3	35.0	23	-	-	-	14.1	-	-	43.0	5.0	10.0
BN-10-04	L10	1B2P	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	2.7	5.0	10.0
BN-11-01	L11	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-11-02	L11	1B2P	Private	M4(2)	1	50.2	50	2	2	23.1	23	-	-	4.6	13.5	-	-	1.6	5.0	10.0
BN-11-03	L11	1B2P	Private	M4(2)	1	60.5	50	2	2	28.0	23	-	-	-	14.1	-	-	43.0	5.0	10.0
BN-11-04	L11	1B2P	Private	M4(2)	1	60.4	50	2	3	30.0	23	-	-	4.6	13.3	-	-	2.7	5.0	10.0
BN-01-08	L01	3B5P	Private	M4(2)	1	88.3	86	4	5	31.6	29	-	-	4.8	12.7	14.4	8.8	2.7	10.4	10.0
BN-02-08	L02	3B5P	Private	M4(2)	1	88.3	86	4	5	31.6	29	-	-	4.8	12.7	14.4	8.8	2.7	14.0	10.0
BN-03-08	L03	3B5P	Private	M4(2)	1	88.3	86	4	5	31.6	29	-	-	4.8	12.7	14.4	8.8	2.7	14.0	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
M	BS	Screening Room	Residential Ancillary	149.3
N	GF	Residential Plant	Residential Ancillary	114.6
N	GF	Lobby	Residential Amenity	19.7
N	GF	Post Room	Residential Ancillary	6.2
N	GF	Refuse	Residential Ancillary	35.5
N	GF	Residential Plant	Residential Ancillary	41.1
N	GF	Retail	Flexible Retail/ Leisure/ Commercial/Workspace	96.2

Building Q
Residential
Market Sale

Residential Areas									
Floor Level	GEA - gross external		GIA - gross internal		Residential units NIA - net internal		Net to Gross %	Residential facilities NIA - net internal	
	m²	ft²	m²	ft²	m²	ft²	*NIA / GIA*	m²	ft²
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11									
L10									
L09									
L08									
L07									
L06									
L05									
L04	677	7,284	616	6,633	473	5,090	77%		
L03	677	7,284	616	6,633	473	5,090	77%		
L02	677	7,284	616	6,633	473	5,090	77%	0	0
L01	677	7,284	616	6,633	460	4,951	75%	0	0
UGF	498	5,355	462	4,976	177	1,905	38%	140	1,510
GF	402	4,324	318	3,427				39	419
BS	448	4,825	390	4,194				0	0
Total	**4,054**	**43,640**	**3,635**	**39,128**	**2,056**	**22,126**	**57%**	**179**	**1,929**

Unit types								
Floor Level	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	Dual aspect
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10								
L09								
L08								
L07								
L06								
L05				6				4
L04				6				4
L03				6				4
L02		1		5				4
L01		2		1				1
UGF								
GF								
BS								
Total		3		24				17

Residential Totals Building Q	
GEA - gross external (sq m)	4,054
GEA - gross external (sq ft)	43,640
GIA - gross internal (sq m)	3,635
GIA - gross internal (sq ft)	39,128
NIA - net internal (sq m)	2056
NIA - net internal (sq ft)	22,126
Net to Gross %	57%
Number of units	27
1 Bed 2P	3
2 Bed 3P	0
2 Bed 4P	24
3 Bed	0
Dual aspect (No. units)	17
Total habitable rooms (LBS)	91
Residential facilities NIA (sq ft)	1,929
Total amenity (m²)	240
Total amenity shortfall (m²)	0
Total communal amenity (m²)	50

Commercial Areas				
Floor Level	Commercial GIA - gross internal		Commercial NIA - net internal	
		ft²	m²	ft²
L18				
L17				
L16				
L15				
L14				
L13				
L12				
L11				
L10				
L09				
L08				
L07				
L06				
L05				
L04				
L03				
L02				
L01				
UGF				
GF				
BS				
Total	**0**	**0**	**0**	**0**

Residential Unit Schedule

Unit Reference	Level	Beds / Persons	Tenure	Accessible	No of Storeys	Unit Size GIA	SPD minimum requirement	AD(F) Hab Rm	Southwark Plan Hab Room	LKD	SPD minimum requirement	Living Room	Kitchen (or KD)	Main Bathroom	Bedroom 1	Bedroom 2	Bedroom 3	Combined Storage	Terr / Bal / Garden	SPD minimum requirement
						m²	m²			m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	Bedrooms and people per unit	Social rent, Intermediate or Market Sale tenure	Accessibility information as per Approved Document Part M and Southwark Plan 2022	Information to identify whether a unit is a flat or duplex	Gross internal floor area as per RICS Code of Measuring Practice	NDSS or as per Southwark Plan 2022 P8 for M4(3)SELHP	Hab rooms as per Approved Document Part F	Hab rooms as per the Southwark Plan 2022	internal floor area of combined living, kitchen and dining space/s	minimum requirement as per London Plan Guidance Housing Design Standards			Area of primary and largest bathroom in each unit	Area of main bedroom in each unit	area of second bedroom in each unit	area of third bedroom in each unit	NDSS	floor area of private terrace/ balcony or garden assigned to each unit	minimum requirement as per the Southwark Plan 2022
BQ-00-01	L01	1B2P	Private	M4(2)	1	51.2	50	2	2	23.1	23	-	-	4.8	13.7	-	-	1.9	10.0	10.0
BQ-00-03	L01	2B4P	Private	M4(2)	1	71.9	70	3	3	27.6	27	-	-	4.6	13.1	11.5	-	3.3	10.0	10.0
BQ-01-01	L02	2B4P	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	0.5	25.0	10.0
BQ-01-02	L02	1B2P	Private	M4(2)	1	59.0	50	2	3	28.7	23	-	-	4.6	14.1	-	-	1.6	15.0	10.0
BQ-01-04	L02	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.4	-	2.0	10.1	10.0
BQ-01-05	L02	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.5	-	3.3	10.1	10.0
BQ-01-06	L02	2B4P	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	2.1	10.1	10.0
BQ-02-01	L03	2B4P	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	2.2	10.1	10.0
BQ-02-04	L03	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.4	-	2.0	10.1	10.0
BQ-02-06	L03	2B4P	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	3.2	10.1	10.0
BQ-03-01	L04	2B4P	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	2.2	10.1	10.0
BQ-03-04	L04	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.4	-	2.0	10.1	10.0
BQ-03-06	L04	2B4P	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	3.2	10.1	10.0
BQ-04-01	L05	2B4P	Private	M4(2)	1	86.6	70	3	4	34.9	27	-	-	4.6	15.2	12.0	-	2.2	10.1	10.0
BQ-04-02	L05	2B4P	Private	M4(2)	1	72.0	70	3	3	27.5	27	-	-	4.6	13.2	11.6	-	3.3	10.1	10.0
BQ-04-04	L05	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.4	13.2	11.4	-	2.0	10.1	10.0
BQ-04-05	L05	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.6	-	3.3	10.1	10.0
BQ-04-06	L05	2B4P	Private	M4(2)	1	86.0	70	3	4	35.0	27	-	-	4.6	16.1	12.7	-	3.2	10.1	10.0
BQ-00-02	L01	1B2P	Private	M4(2)	1	53.9	50	2	2	27.1	23	-	-	4.6	12.0	-	-	1.6	10.0	10.0
BQ-01-03	L02	2B4P	Private	M4(2)	1	84.3	70	3	4	33.4	27	-	-	4.6	13.0	12.1	-	2.5	31.3	10.0
BQ-02-02	L03	2B4P	Private	M4(2)	1	72.0	70	3	3	27.5	27	-	-	4.6	13.2	11.6	-	3.3	10.1	10.0
BQ-02-03	L03	2B4P	Private	M4(2)	1	84.3	70	3	4	33.4	27	-	-	4.6	13.0	12.1	-	2.1	10.1	10.0
BQ-02-05	L03	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.6	-	3.3	10.1	10.0
BQ-03-02	L04	2B4P	Private	M4(2)	1	72.0	70	3	3	27.5	27	-	-	4.6	13.2	11.6	-	3.3	10.1	10.0
BQ-03-03	L04	2B4P	Private	M4(2)	1	84.3	70	3	4	33.4	27	-	-	4.6	13.0	12.1	-	2.1	10.1	10.0
BQ-03-05	L04	2B4P	Private	M4(2)	1	72.0	70	3	3	27.0	27	-	-	4.6	13.1	11.6	-	3.3	10.1	10.0
BQ-04-03	L05	2B4P	Private	M4(2)	1	84.3	70	3	4	33.4	27			4.6	13.0	12.1	-	2.1	10.1	10.0

Residential Ancillary, Amenity and Non- Residential Schedule

Unit Reference	Level	Illustrative Function	Use	Unit Size GIA
				m²
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
P	BS	Residential Ancillary	Residential Ancillary	47.7
Q	GF	Residential Plant	Residential Ancillary	186.9
Q	GF	Bulky Storage	Residential Amenity	26.2
Q	GF	Lobby	Residential Amenity	42.5
Q	GF	Refuse	Residential Ancillary	36.5
Q	GF	Residential Plant	Residential Ancillary	82.2
Q		Residential Plant	Residential Ancillary	296.4

Residential Ancillary, Amenity and Non- Residential Schedule				
Unit Reference	**Level**	**Illustrative Function**	**Use**	**Unit Size GIA**
				m^2
unique unit reference identifying Building - floor - unique unit number	information to identify which level the unit is on	additional information to idenify the possible space use	Identifying category : Flexible Retail/ Leisure/ Commercial/Workspace/ Supermarket/ Supermarket Ancillary/ Residential Ancillary/ Residential Amenity	
MR-00-P01	GF	Plant/ Ancillary	Supermarket Ancillary	74.0
MR-00-S01	GF	Supermarket	Supermarket	2247.9
MR-00-S02	GF	Back of House	Supermarket	1589.5
MR-00-S03	GF	Service Yard	Supermarket	883.2
MR-01-S01	GF	Back of House	Supermarket	611.5
MR-BS-P01	BS	Plant/ Ancillary	Supermarket Ancillary	449.7
MR-BS-S01	BS	Lobby	Supermarket	138.7
MR-BS-S02	BS	Carpark	Supermarket	4731.3

APPENDIX 3. dRMM Floor Plans, November 2024

DRAWING / DOCUMENT SCHEDULE & ISSUE SHEET

Doc. reference	ASCP-DRM-XX-XX-LSH-A-900001
Project reference:	ASCP
Project name:	Aylesham Centre
Revision:	P01
Date:	06.12.2024

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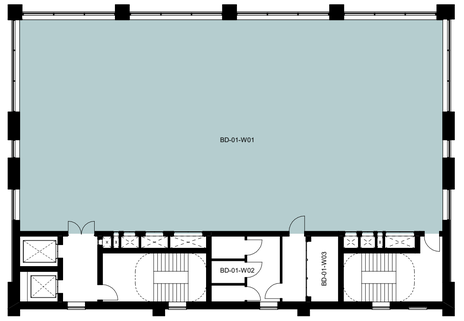
Drawing No. PROJECT	ORIGINATOR	FUNCTIONAL BREAKDOWN	SPATIAL BREAKDOWN	FORM	DISCIPLINE	NUMBER	Title	Scale	Size	28.06.24	06.12.24
0000 SERIES							**REPORTS, TRACKERS, SCHEDULES AND SPECIFICATIONS**				
0000							**TRACKERS**				
ASCP	DRM	XX	XX	LSH	A	900001	DRAWING / DOCUMENT SCHEDULE & ISSUE SHEET	N/A	A3	P0	P01
0060							**STAGE REPORTS**				
ASCP	DRM	XX	XX	TRP	A	000080	DESIGN AND ACCESS STATEMENT	N/A	A3	P0	A
000 SERIES							**SITE**				
1000							**SITE**				
ASCP	DRM	ZZ	ZZ	DGA	A	001000	SITE LOCATION PLAN - EXISTING	1:1000	A1	P0	
ASCP	DRM	ZZ	ZZ	DGA	A	001010	SITE PLAN - EXISTING	1:500	A1	P0	
ASCP	DRM	ZZ	00	DGA	A	001040	PLAN - EXISTING - GROUND FLOOR	1:500	A1	P0	
ASCP	DRM	ZZ	01	DGA	A	001041	PLAN - EXISTING - L01	1:500	A1	P0	
ASCP	DRM	ZZ	BS	DGA	A	001043	PLAN - EXISTING - BASEMENT LEVEL	1:500	A1	P0	
ASCP	DRM	ZZ	ZZ	DGA	A	001050	DEMOLITION PLAN	1:500	A1	P0	
ASCP	DRM	ZZ	ZZ	DGA	A	001060	ELEVATIONS - EXISTING SITE	1:500	A1	P0	
2000 SERIES							**PLANS**				
							GA PLANS				
ASCP	DRM	ZZ	00	DGA	A	002050	PLAN - SITEWIDE - GROUND FLOOR	1:500	A1	P0	P01
ASCP	DRM	ZZ	01	DGA	A	002051	PLAN - SITEWIDE - LEVEL 01	1:500	A1	P0	P01
ASCP	DRM	ZZ	02	DGA	A	002052	PLAN - SITEWIDE - LEVEL 02	1:500	A1	P0	P01
ASCP	DRM	ZZ	03	DGA	A	002053	PLAN - SITEWIDE - LEVEL 03	1:500	A1	P0	P01
ASCP	DRM	ZZ	04	DGA	A	002054	PLAN - SITEWIDE - LEVEL 04	1:500	A1	P0	P01
ASCP	DRM	ZZ	05	DGA	A	002055	PLAN - SITEWIDE - LEVEL 05	1:500	A1	P0	P01
ASCP	DRM	ZZ	06	DGA	A	002056	PLAN - SITEWIDE - LEVEL 06	1:500	A1	P0	P01
ASCP	DRM	ZZ	07	DGA	A	002057	PLAN - SITEWIDE - LEVEL 07	1:500	A1	P0	P01
ASCP	DRM	ZZ	08	DGA	A	002058	PLAN - SITEWIDE - LEVEL 08	1:500	A1	P0	P01
ASCP	DRM	ZZ	09	DGA	A	002059	PLAN - SITEWIDE - LEVEL 09	1:500	A1	P0	P01
ASCP	DRM	ZZ	10	DGA	A	002060	PLAN - SITEWIDE - LEVEL 10	1:500	A1	P0	P01
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ASCP	DRM	ZZ	BS	DGA	A	002080	PLAN - SITEWIDE - BASEMENT LEVEL	1:500	A1	P0	P01
ASCP	DRM	ZZ	00	DGA	A	002081	PLAN - SITEWIDE - UPPER GROUND FLOOR	1:500	A1	P0	P01
ASCP	DRM	ZZ	00	DGA	A	002082	PLAN - SITEWIDE - MEZZANINE	1:500	A1	P0	P01
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ASCP	DRM	AX	ZZ	DGA	A	002100	GA PLAN - BUILDING ABC - GROUND FLOOR-L01	1:200	A1	P0	P01
ASCP	DRM	AX	ZZ	DGA	A	002101	GA PLAN - BUILDING ABC - L02-L03	1:200	A1	P0	P01
ASCP	DRM	AX	ZZ	DGA	A	002102	GA PLAN - BUILDING ABC - L04-L05	1:200	A1	P0	P01
ASCP	DRM	AX	ZZ	DGA	A	002103	GA PLAN - BUILDING ABC - L06-ROOF	1:200	A1	P0	P01
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ASCP	DRM	AD	ZZ	DGA	A	002126	GA PLAN - BUILDING D - L04-ROOF	1:200	A1	P0	P01
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ASCP	DRM	AF	ZZ	DGA	A	002175	GA PLAN - BUILDING F - ALL LEVELS	1:200	A1	P0	P01
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ASCP	DRM	PX	ZZ	DGA	A	002201	GA PLAN - BUILDING GK - L02-L04	1:200	A1	P0	P01
ASCP	DRM	PX	ZZ	DGA	A	002202	GA PLAN - BUILDING GK - L05-L06	1:200	A1	P0	P01
ASCP	DRM	PX	ZZ	DGA	A	002203	GA PLAN - BUILDING GK - L07-L08	1:200	A1	P0	P01
ASCP	DRM	PX	ZZ	DGA	A	002204	GA PLAN - BUILDING GK - L09-L11	1:200	A1	P0	P01
ASCP	DRM	PX	ZZ	DGA	A	002205	GA PLAN - BUILDING GK - ROOF	1:200	A1	P0	P01
ASCP	DRM	PH	ZZ	DGA	A	002225	GA PLAN - BUILDING H - GROUND FLOOR-L04	1:200	A1	P0	P01
ASCP	DRM	PH	ZZ	DGA	A	002226	GA PLAN - BUILDING H - L05-ROOF	1:200	A1	P0	P01
ASCP	DRM	PJ	ZZ	DGA	A	002250	GA PLAN - BUILDING J - GROUND FLOOR-L05	1:200	A1	P0	P01
ASCP	DRM	PJ	ZZ	DGA	A	002251	GA PLAN - BUILDING J - L06-L12	1:200	A1	P0	P01
ASCP	DRM	PJ	ZZ	DGA	A	002252	GA PLAN - BUILDING J - L13-ROOF	1:200	A1	P0	P01
ASCP	DRM	ML	ZZ	DGA	A	002275	GA PLAN - BUILDING L - GROUND FLOOR-L01	1:200	A1	P0	P01
ASCP	DRM	ML	ZZ	DGA	A	002276	GA PLAN - BUILDING L - L02-ROOF	1:200	A1	P0	P01
ASCP	DRM	MM	ZZ	DGA	A	002300	GA PLAN - BUILDING M - GROUND FLOOR-L06	1:200	A1	P0	P01
ASCP	DRM	MM	ZZ	DGA	A	002301	GA PLAN - BUILDING M - L07-L15	1:200	A1	P0	P01
ASCP	DRM	MM	ZZ	DGA	A	002302	GA PLAN - BUILDING M - L16-ROOF	1:200	A1	P0	P01
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ASCP	DRM	MP	ZZ	DGA	A	002351	GA PLAN - BUILDING P - L01-L06	1:200	A1	P0	P01
ASCP	DRM	MP	ZZ	DGA	A	002352	GA PLAN - BUILDING P - L07-ROOF	1:200	A1	P0	P01
ASCP	DRM	MQ	ZZ	DGA	A	002375	GA PLAN - BUILDING Q - GROUND FLOOR-L01	1:200	A1	P0	P01
ASCP	DRM	MQ	ZZ	DGA	A	002376	GA PLAN - BUILDING Q - L02-ROOF	1:200	A1	P0	P01
ASCP	DRM	MR	ZZ	DGA	A	002400	COMBINED PLANS - BUILDING LMNPQ AND MORRISONS - BASEMENT-GROUND FLOOR	1:200	A0	P0	P01
ASCP	DRM	MR	ZZ	DGA	A	002501	COMBINED PLANS - BUILDING LMNPQ - L01	1:200	A0	P0	P01
3000 SERIES							**SECTIONS**				
3000							**SECTIONS**				
ASCP	DRM	ZZ	ZZ	DSC	A	003000	SECTIONS - SITEWIDE - EAST WEST - 01	1:500	A0	P0	P01
ASCP	DRM	ZZ	ZZ	DSC	A	003020	SECTIONS - SITEWIDE - NORTH SOUTH - 01	1:500	A0	P0	P01
ASCP	DRM	AX	ZZ	DSC	A	003400	SECTIONS - BUILDING ABC - 01	1:200	A1	P0	P01
ASCP	DRM	AD	ZZ	DSC	A	003410	SECTIONS - BUILDING D - 01	1:200	A1	P0	P01
ASCP	DRM	AE	ZZ	DSC	A	003420	SECTIONS - BUILDING E - 01	1:200	A1	P0	P01
ASCP	DRM	AF	ZZ	DSC	A	003430	SECTIONS - BUILDING F - 01	1:200	A1	P0	P01
ASCP	DRM	PG	ZZ	DSC	A	003440	SECTIONS - BUILDING G - 01	1:200	A1	P0	P01
ASCP	DRM	PH	ZZ	DSC	A	003450	SECTIONS - BUILDING H - 01	1:200	A1	P0	P01
ASCP	DRM	PK	ZZ	DSC	A	003460	SECTIONS - BUILDING K - 01	1:200	A1	P0	P01
ASCP	DRM	PJ	ZZ	DSC	A	003470	SECTIONS - BUILDING J - 01	1:200	A1	P0	P01
ASCP	DRM	ML	ZZ	DSC	A	003480	SECTIONS - BUILDING L - 01	1:200	A1	P0	P01
ASCP	DRM	MM	ZZ	DSC	A	003490	SECTIONS - BUILDING M - 01	1:200	A1	P0	P01
ASCP	DRM	MN	ZZ	DSC	A	003500	SECTIONS - BUILDING N - 01	1:200	A1	P0	P01
ASCP	DRM	MP	ZZ	DSC	A	003510	SECTIONS - BUILDING P - 01	1:200	A1	P0	P01
ASCP	DRM	MQ	ZZ	DSC	A	003520	SECTIONS - BUILDING Q - 01	1:200	A1	P0	P01
4000 SERIES							**ELEVATIONS**				
4000							**ELEVATIONS**				
ASCP	DRM	ZZ	ZZ	DGA	A	004000	ELEVATIONS - SITEWIDE - 01	1:500	A1	P0	P01
ASCP	DRM	ZZ	ZZ	DGA	A	004001	ELEVATIONS - SITEWIDE - 02	1:500	A1	P0	P01
ASCP	DRM	ZZ	ZZ	DGA	A	004002	ELEVATIONS - SITEWIDE - 03	1:500	A1	P0	P01
ASCP	DRM	ZZ	ZZ	DGA	A	004003	ELEVATIONS - SITEWIDE - 04	1:500	A1	P0	P01

Drawing No.							Title	Scale	Size	28.06.24	06.12.24																						
ASCP	DRM	ZZ	ZZ	DGA	A	004005	ELEVATIONS - SITEWIDE - 05	1:500	A1	P0	P01																						
ASCP	DRM	AX	ZZ	DGA	A	004400	ELEVATIONS - BUILDING ABC - 01	1:200	A1	P0	P01																						
ASCP	DRM	AD	ZZ	DGA	A	004410	ELEVATIONS - BUILDING D - 01	1:200	A1	P0	P01																						
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ASCP	DRM	PJ	ZZ	DGA	A	004440	ELEVATIONS - BUILDING J - 01	1:200	A1	P0	P01																						
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ASCP	DRM	PH	ZZ	DGA	A	004442	ELEVATIONS - BUILDING H - 01	1:200	A1	P0	P01																						
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ASCP	DRM	PG	ZZ	DGA	A	004454	ELEVATIONS - BUILDING G - 01	1:200	A1	P0	P01																						
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ASCP	DRM	ML	ZZ	DGA	A	004460	ELEVATIONS - BUILDING L - 01	1:200	A1	P0	P01																						
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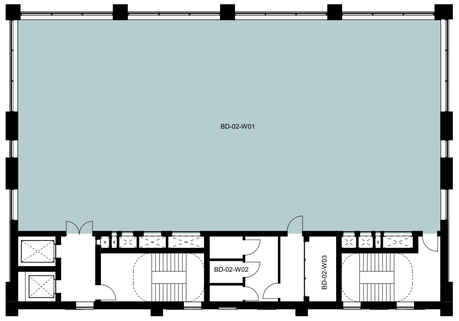
1 GROUND FLOOR - BUILDING D

1 : 200 Floor Plan



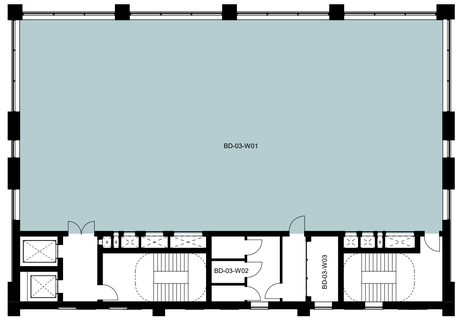
2 LEVEL 01 - BUILDING D

1 : 200 Floor Plan



3 LEVEL 02 - BUILDING D

1 : 200 Floor Plan



4 LEVEL 03 - BUILDING D

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 18:54:39

CLIENT:

BERKELEY HOMES (CAPITAL) PLC.

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CDM REGISTER: FLAGGED H&S ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT
TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

1. Context information is illustrative only.
2. Spot heights (AOD) are indicative and subject to Landscape and Servicing design development.
3. Architectural design subject to ongoing design development through subsequent RIBA work stages.
4. Structure information is illustrative only, for more information refer to Structure Engineer package.
5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
6. Landscape information is illustrative only, for more information refer to Landscape package.
7. Each building is served by at least one core, other than A, B and C which together share two access cores.
8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm

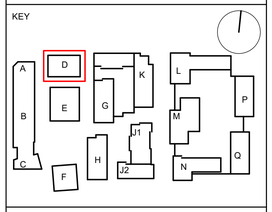
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING D - GROUND FLOOR-L03

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

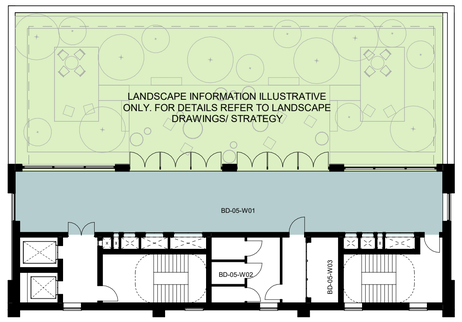
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AD-ZZ-DGA-A-002125	P01



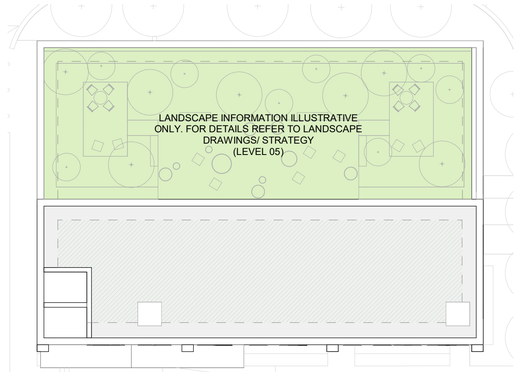
1 LEVEL 04 - BUILDING D

1 : 200 Floor Plan



2 LEVEL 05 - BUILDING D

1 : 200 Floor Plan



3 ROOF - BUILDING D

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 18:55:59

CLIENT:

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

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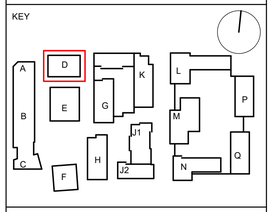
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING D - L04-ROOF

PROJECT

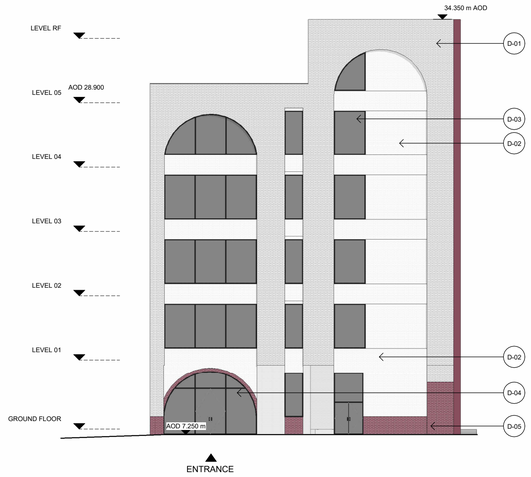
AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

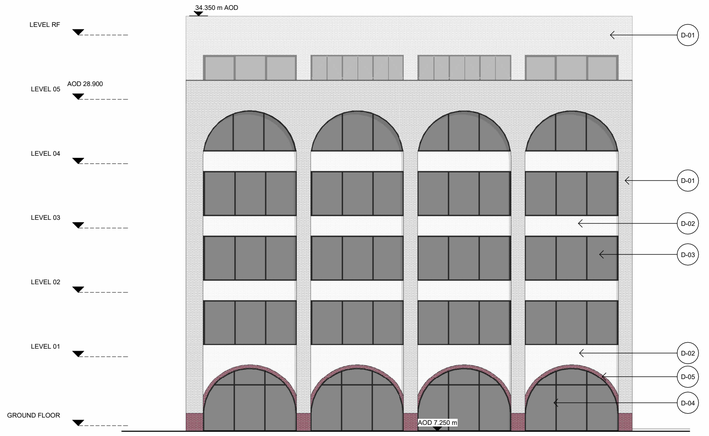
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AD-ZZ-DGA-A-002126	P01



1 BUILDING D - WEST ELEVATION

1 : 200 Elevation



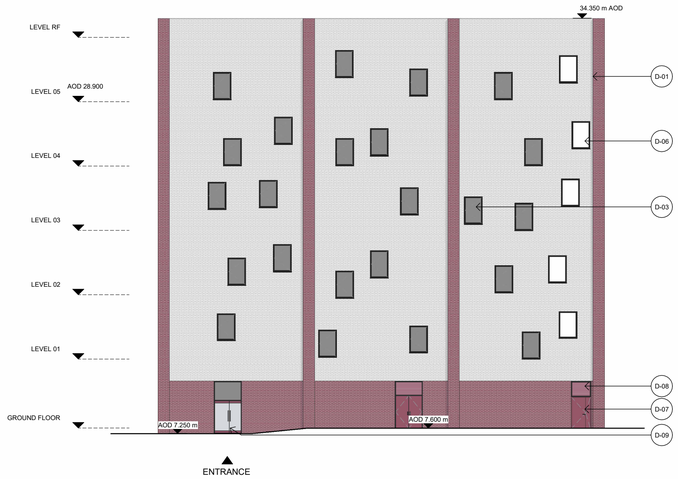
2 BUILDING D - NORTH ELEVATION

1 : 200 Elevation



3 BUILDING D - EAST ELEVATION

1 : 200 Elevation



4 BUILDING D - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING D
MATERIAL KEY:

D-01: WHITE BRICK WITH DARK MORTAR
D-02: WHITE BRICK WITH LIGHT MORTAR
D-03: METAL FRAMED WINDOWS - DARK GREY
D-04: METAL FRAMED CURTAIN WALL - DARK GREY
D-05: BURGUNDY GLAZED BRICK
D-06: WEATHER PROOF OPENING INTO EXTERNAL STAIRCASE - DARK GREY
D-07: METAL DOOR - BURGUNDY
D-08: METAL LOUVRE - BURGUNDY
D-09: GLAZED DOOR

1. CONTEXT INFORMATION IS ILLUSTRATIVE ONLY.
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3. ARCHITECTURAL DESIGN SUBJECT TO ONGOING DESIGN DEVELOPMENT THROUGH SUBSEQUENT RIBA WORK STAGES.
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5. SERVICING/TRANSPORT INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO TRANSPORT STATEMENT.
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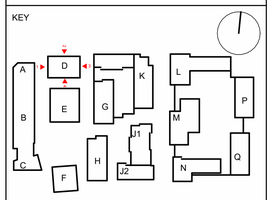
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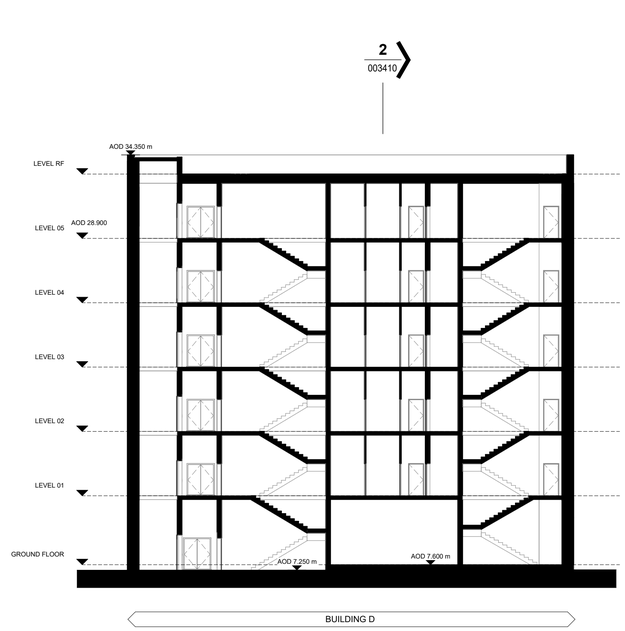
TITLE
ELEVATIONS - BUILDING D - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

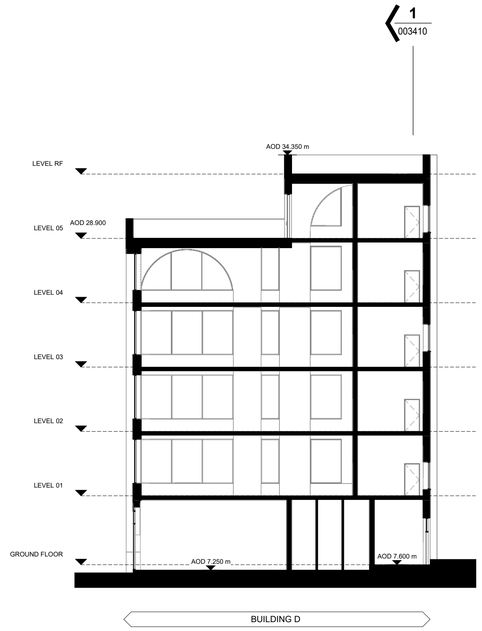
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AD-ZZ-DGA-A-004410	P01



1 D_SECTION AA

1 : 200 Section



2 D_SECTION BB

1 : 200 Section



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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X
XXXXXX

Section Reference

Drawing Number Reference

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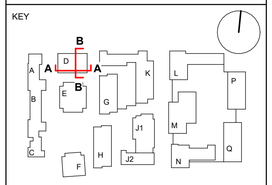
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P01	Planning Update	DRM	RM	JSt	12.24
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KEY



TITLE

SECTIONS - BUILDING D - 01

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AD-ZZ-DSC-A-003410	P01



1 GROUND FLOOR - BUILDING E

1 : 200 Floor Plan



2 LEVEL 01 - BUILDING E

1 : 200 Floor Plan



3 LEVEL 02 - BUILDING E

1 : 200 Floor Plan



4 LEVEL 03-08 - BUILDING E

1 : 200 Floor Plan

0 5 10 25 m

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NOTES:

KEY

- X — Block Reference
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- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
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- 3B5P Duplex
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- 4B6P
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- Podium (Residential Amenity)
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- Indicative MEP/PV
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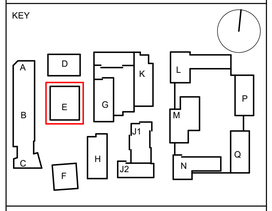
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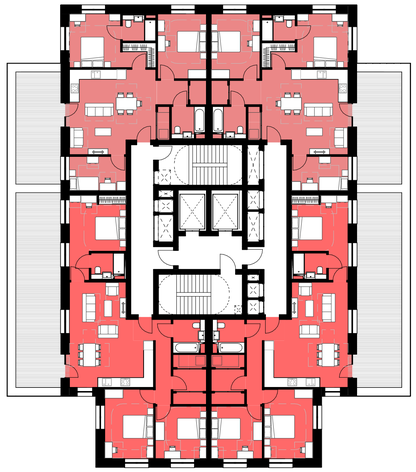
TITLE
GA PLAN - BUILDING E - GROUND FLOOR-L08

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

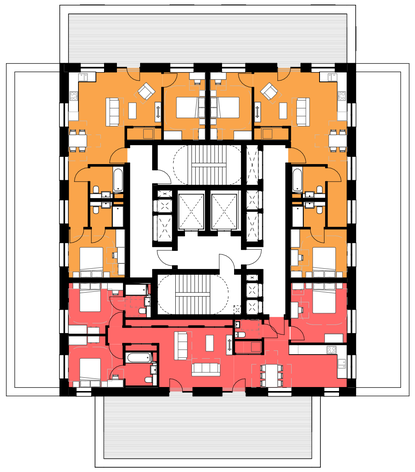
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Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AE-ZZ-DGA-A-002150	P01



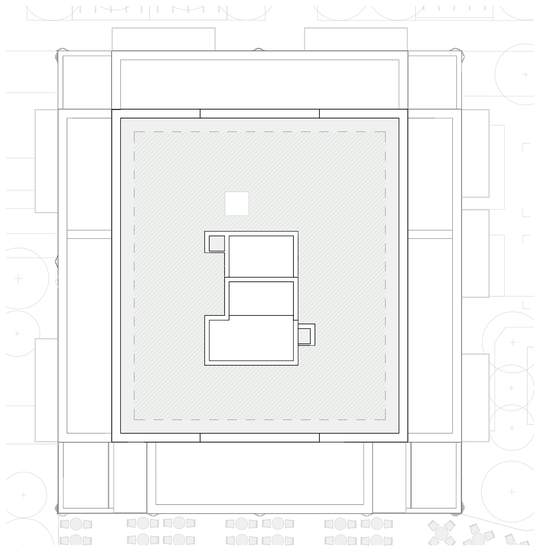
1 LEVEL 09 - BUILDING E

1 : 200 Floor Plan



2 LEVEL 10 - BUILDING E

1 : 200 Floor Plan



3 ROOF - BUILDING E

1 : 200 Floor Plan

0 5 10 25 m

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- 3B6P Duplex
- 4B6P
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- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
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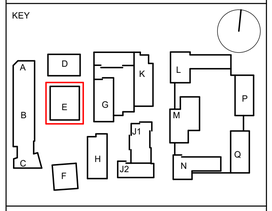
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KEY



TITLE

GA PLAN - BUILDING E - L09-ROOF

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AE-ZZ-DGA-A-002151	P01



1 BUILDING E - WEST ELEVATION

1 : 200 Elevation



2 BUILDING E - NORTH ELEVATION

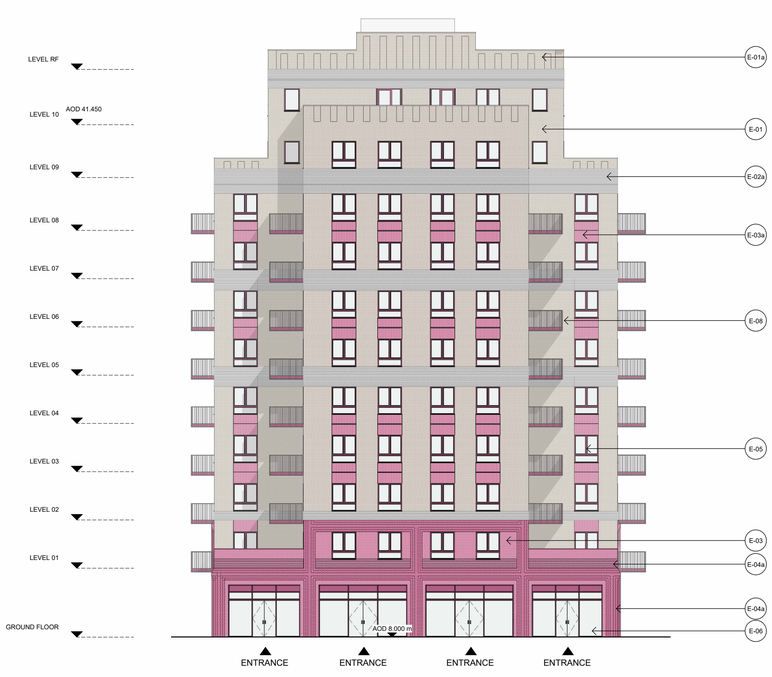
1 : 200 Elevation



3 BUILDING E - EAST ELEVATION

1 : 200 Elevation

0 5 10 25 m



4 BUILDING E - SOUTH ELEVATION

1 : 200 Elevation

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING E
MATERIAL KEY:

E-01:	LIGHT BEIGE BUFF BRICK
E-01a:	LIGHT BEIGE BUFF BRICK - ARTICULATED
E-02a:	GREY BUFF BRICK - ARTICULATED
E-03:	LIGHT PINK GLAZED BRICK
E-03a:	LIGHT PINK GLAZED BRICK - ARTICULATED
E-04a:	PINK GLAZED BRICK - ARTICULATED FRAME
E-05:	METAL FRAMED WINDOWS - RASPBERRY RED
E-06:	METAL FRAMED CURTAIN WALL SYSTEM - RASPBERRY RED
E-07:	METAL LOUVRE PANEL - RASPBERRY RED
E-08:	METAL FRAME BALCONY AND BALUSTRADE SYSTEM - RASPBERRY RED
E-09a:	LIGHT PINK GLAZED BRICK - ARTICULATED

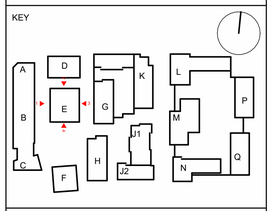
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7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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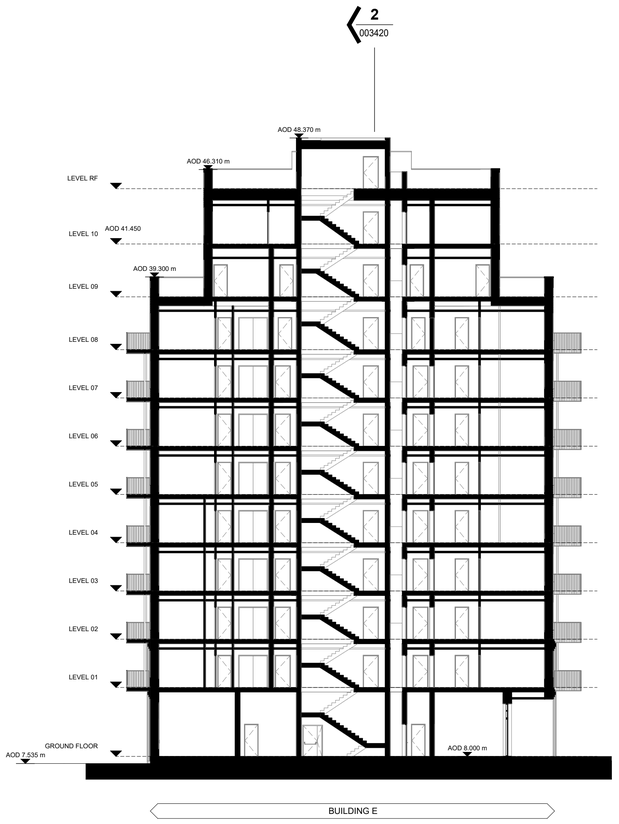
TITLE
ELEVATIONS - BUILDING E - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

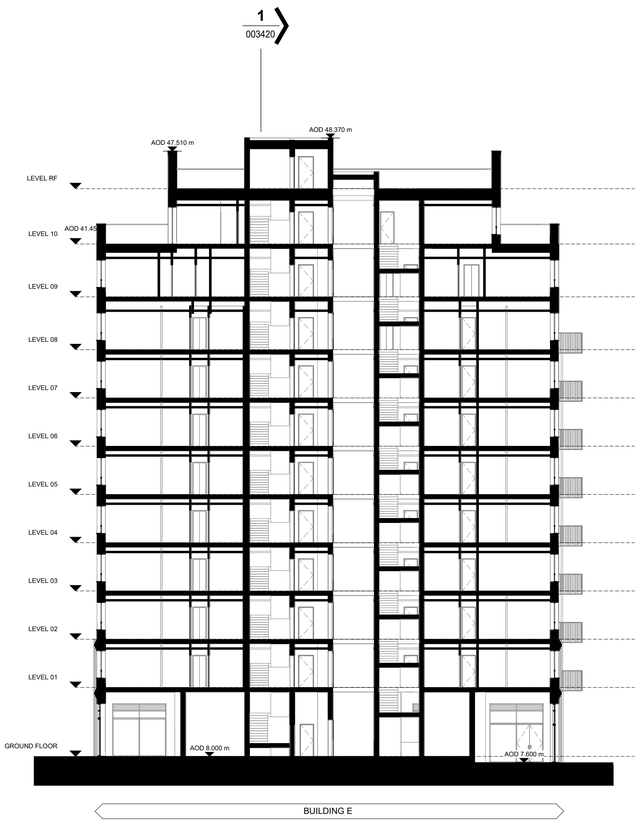
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AE-ZZ-DGA-A-004420	P01



1 E_SECTION AA

1 : 200 Section



2 E_SECTION BB

1 : 200 Section

0 5 10 25 m

04/12/2024 20:19:14

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X — Section Reference
XXXXXX — Drawing Number Reference

NOTES

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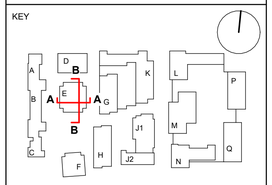
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
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KEY



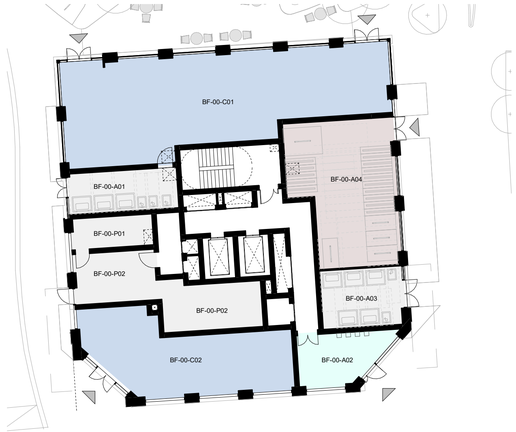
TITLE
SECTIONS - BUILDING E - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AE-ZZ-DSC-A-003420	P01



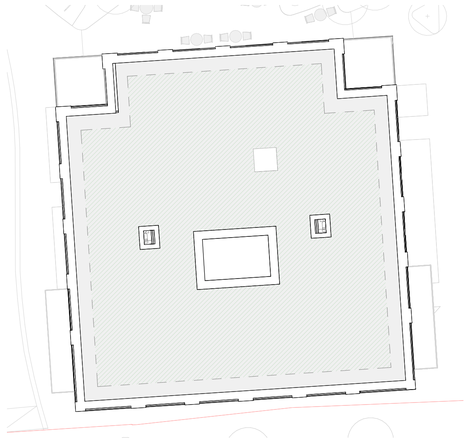
1 GROUND FLOOR - BUILDING F

1 : 200 Floor Plan



2 LEVEL 01-05 - BUILDING F

1 : 200 Floor Plan



3 ROOF - BUILDING F

1 : 200 Floor Plan

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

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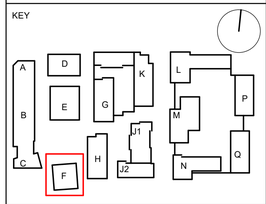
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING F - ALL LEVELS

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AF-ZZ-DGA-A-002175	P01



1 BUILDING F - WEST ELEVATION

1 : 200 Elevation



2 BUILDING F - NORTH ELEVATION

1 : 200 Elevation



3 BUILDING F - F_EAST ELEVATION

1 : 200 Elevation



4 BUILDING F - F_SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING F
MATERIAL KEY:

F-01:	BRICK TYPE F-01 - BUFF
F-02:	BRICK TYPE F-02 - LIGHT ORANGE
F-03:	BRICK TYPE F-03 - RED
F-04:	METAL FRAMED WINDOWS - COLOUR TO MATCH BRICK TYPE K-01
F-05a:	METAL FRAMED CURTAIN WALL SYSTEM AND PERFORATED CLADDING PANEL - BLUE
F-05b:	METAL FRAMED CURTAIN WALL SYSTEM AND PERFORATED CLADDING PANEL - GREEN
F-05c:	METAL FRAMED CURTAIN WALL SYSTEMAND PERFORATED CLADDING PANEL - RED
F-05d:	METAL FRAMED CURTAIN WALL SYSTEMAND PERFORATED CLADDING PANEL - YELLOW
F-07:	METAL FRAME BALCONY AND BALUSTRADE SYSTEM - COLOUR TO MATCH BRICK TYPE F-01
F-08:	POLYESTER POWDER COATED METAL BALUSTRADE - COLOUR TO MATCH BRICK TYPE F-01
F-09:	BRICK TYPE F-04 - GREEN GLAZED BRICK

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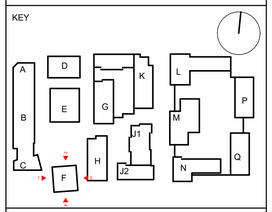
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
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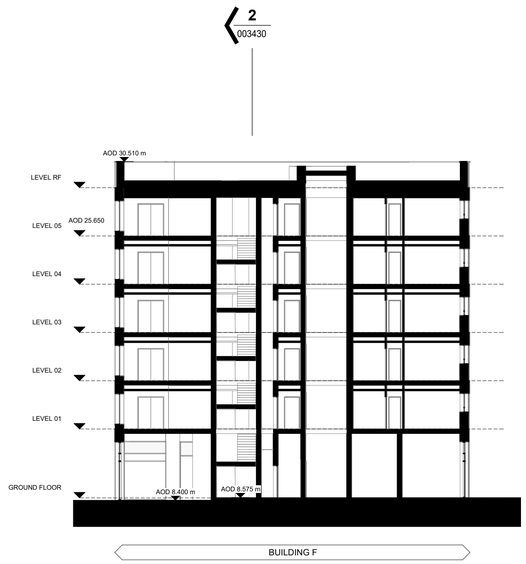
TITLE
ELEVATIONS - BUILDING F - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

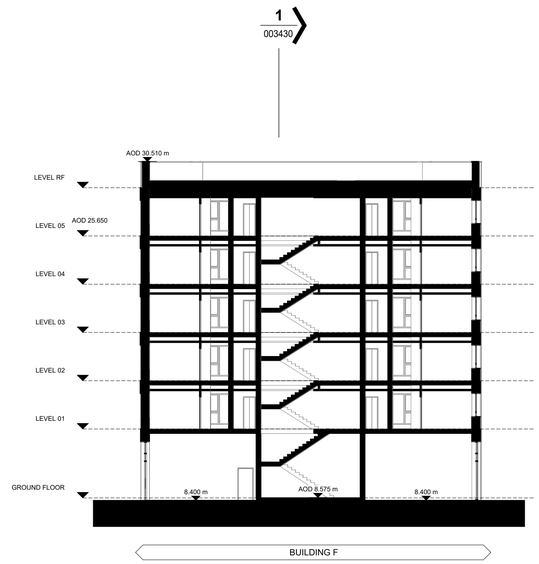
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AF-ZZ-DGA-A-004430	P01



1 F_SECTION AA

1 : 200 Section



2 F_SECTION BB

1 : 200 Section

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X — Section Reference
XXXXXX — Drawing Number Reference

NOTES

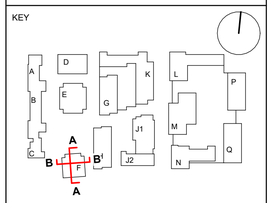
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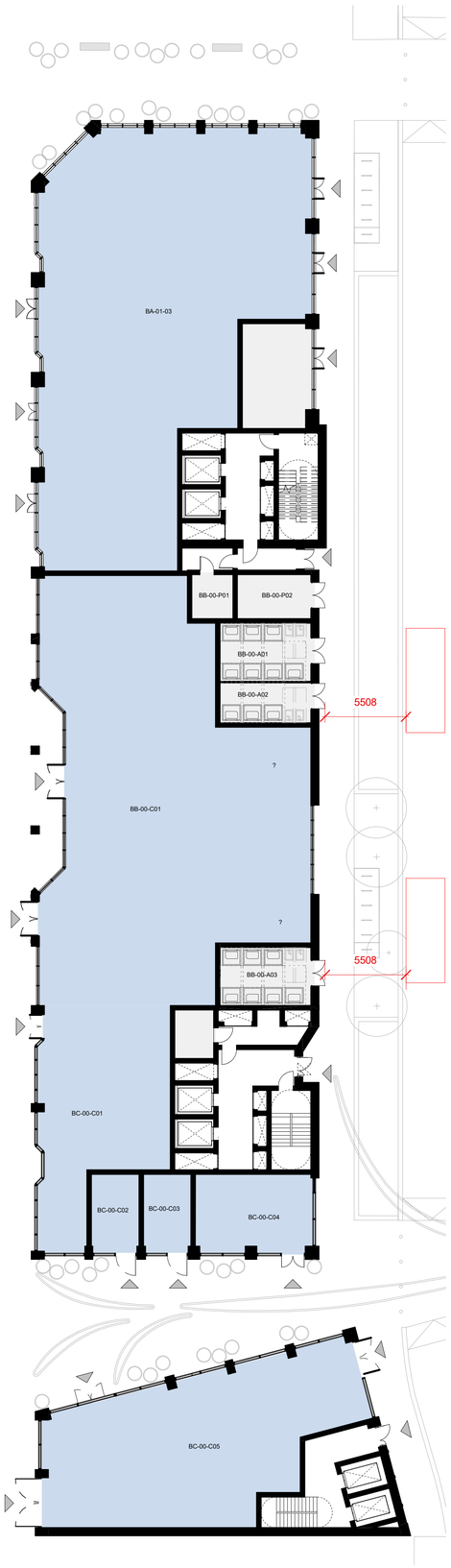
TITLE
SECTIONS - BUILDING F - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

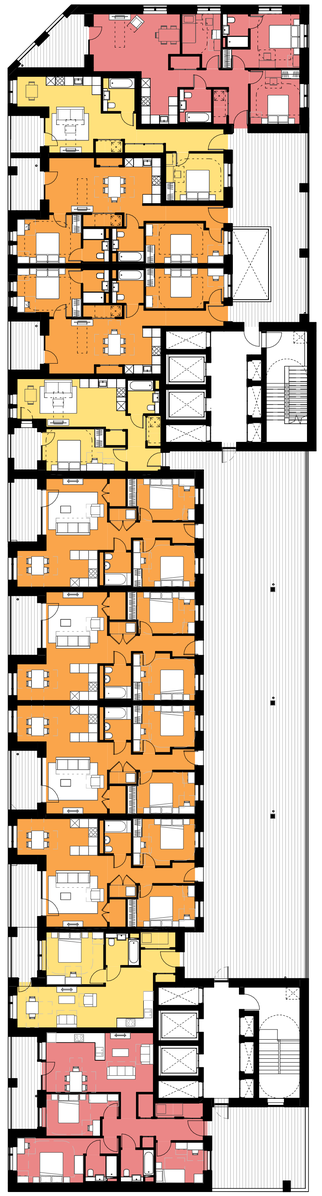
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

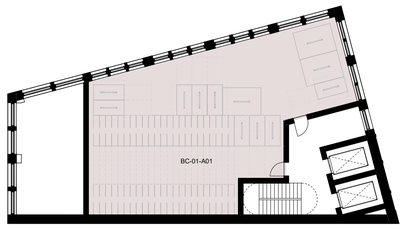
DRAWING NO	REVISION
ASCP-DRM-AF-ZZ-DSC-A-003430	P01



1 GROUND FLOOR - BUILDING ABC

1 : 200 Floor Plan





2 LEVEL 01 - BUILDING ABC

1 : 200 Floor Plan

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
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- Ancillary/Plant/Back of House
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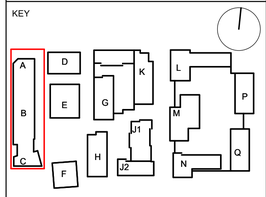
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KEY



TITLE

GA PLAN - BUILDING ABC - GROUND FLOOR-L01

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AX-ZZ-DGA-A-002100	P01



1 LEVEL 02 - BUILDING ABC

1 : 200 Floor Plan



2 LEVEL 03 - BUILDING ABC

1 : 200 Floor Plan

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

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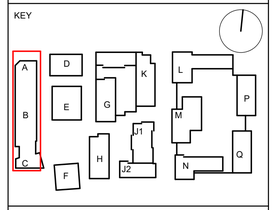
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING ABC - L02-L03

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

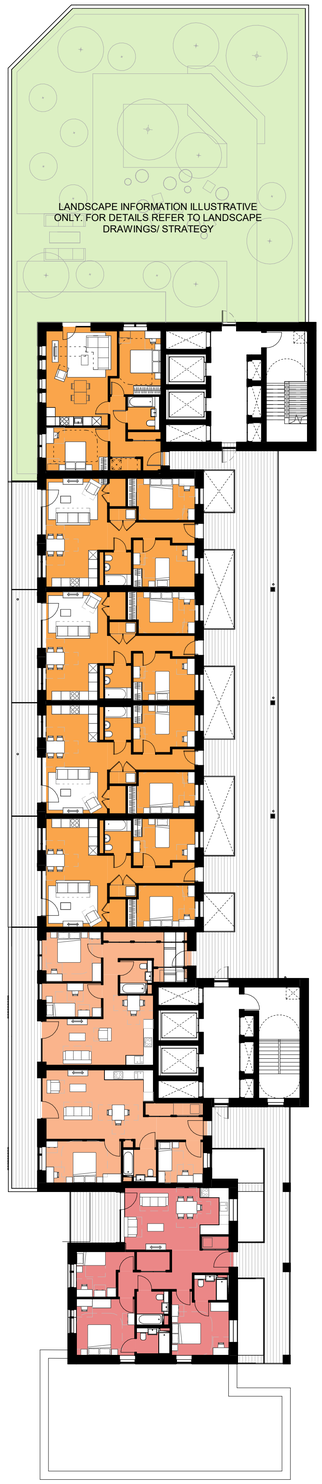
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AX-ZZ-DGA-A-002101	P01



1 LEVEL 04 - BUILDING ABC

1 : 200 Floor Plan



2 LEVEL 05 - BUILDING ABC

1 : 200 Floor Plan

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
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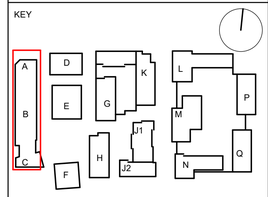
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING ABC - L04-L05

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

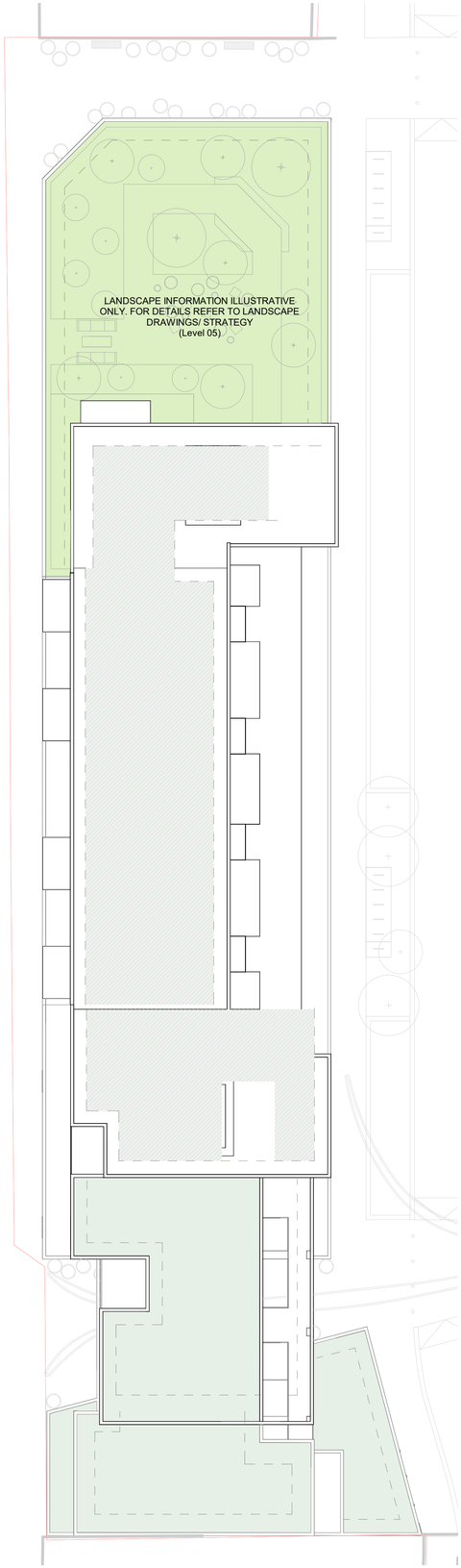
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AX-ZZ-DGA-A-002102	P01



1 LEVEL 06 - BUILDING ABC

1 : 200 Floor Plan



2 ROOF - BUILDING ABC

1 : 200 Floor Plan

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
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- Ancillary/Plant/Back of House
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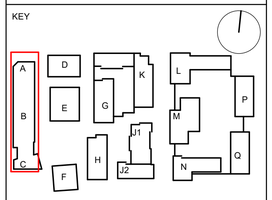
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P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING ABC - L06-ROOF

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AX-ZZ-DGA-A-002103	P01



1 BUILDINGS A, B & C - WEST ELEVATION

1 : 200 Elevation



2 BUILDING A - NORTH ELEVATION

1 : 200 Elevation

1. CONTEXT INFORMATION IS ILLUSTRATIVE ONLY.
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5. SERVICING/TRANSPORT INFORMATION IS ILLUSTRATIVE ONLY, FOR MORE INFORMATION REFER TO TRANSPORT STATEMENT.
6. LANDSCAPE INFORMATION IS ILLUSTRATIVE ONLY, FOR MORE INFORMATION REFER TO LANDSCAPE PACKAGE.
7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

BUILDING C
MATERIAL KEY:

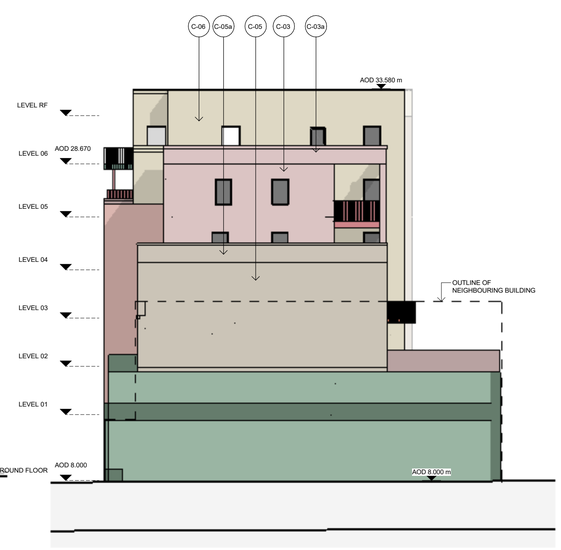
- C-01: LIGHT PINK BRICK
- C-01a: LIGHT PINK BRICK - ARTICULATED
- C-02: TAUPE BRICK
- C-02a: TAUPE BRICK - ARTICULATED
- C-03: LIGHT PINK BRICK 02
- C-03a: LIGHT PINK BRICK 02 - ARTICULATED
- C-04a: ORANGE BRICK - ARTICULATED
- C-05: BEIGE BRICK 01
- C-05a: BEIGE BRICK 01 - ARTICULATED
- C-06: YELLOW BRICK
- C-06a: YELLOW BRICK - ARTICULATED
- C-07a: DARK GREEN GLAZED BRICK - ARTICULATED
- C-08a: LIGHT GREEN GLAZED BRICK - ARTICULATED
- C-09a: ORANGE POLYESTER POWDER COATED (PPC) METAL FRAMED WINDOWS
- C-09b: PLUM PPC METAL FRAMED WINDOWS
- C-09c: GREEN PPC METAL FRAMED WINDOWS
- C-10: GLAZED, PINK AND GREEN POLYESTER POWDER COATED METAL FRAMED CURTAIN WALL SYSTEM
- C-11a: LIGHT PINK - POLYESTER POWDER COATED (PPC) METAL BALCONY AND BALUSTRADE SYSTEM
- C-11b: MEDIUM PINK - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- C-11c: DARK PINK - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- C-11d: LIGHT ORANGE - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- C-11e: MEDIUM ORANGE - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- C-11f: DARK ORANGE - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- C-12: ORANGE PPC METAL CLADDING SYSTEM



3 BUILDINGS A, B & C - EAST ELEVATION

1 : 200 Elevation

0 5 10 25 m



4 BUILDING C - SOUTH ELEVATION

1 : 200 Elevation

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING A
MATERIAL KEY:

- A-01: PINK BRICK
- A-01a: PINK BRICK - ARTICULATED
- A-02: DARK PINK BRICK 01
- A-02a: DARK PINK BRICK 01 - ARTICULATED
- A-03: YELLOW BRICK
- A-03a: YELLOW BRICK - ARTICULATED
- A-04: LIGHT PINK BRICK 01
- A-04a: LIGHT PINK BRICK 01 - ARTICULATED
- A-05: LIGHT PINK BRICK 02
- A-05a: LIGHT PINK BRICK 02 - ARTICULATED
- A-06: DARK PINK BRICK 02
- A-06a: DARK PINK BRICK 02 - ARTICULATED
- A-07a: LIGHT GREEN GLAZED BRICK - ARTICULATED
- A-08a: DARKGREEN GLAZED BRICK - ARTICULATED
- A-09a: GREEN - POLYESTER POWDER COATED METAL (PPC) FRAMED WINDOWS
- A-10a: GLAZED, PINK AND GREEN POLYESTER POWDER COATED METAL FRAMED CURTAIN WALL SYSTEM
- A-12a: DARK TEAL - POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE SYSTEM
- A-12b: MEDIUM TEAL - POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE SYSTEM
- A-12c: LIGHT TEAL - POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE SYSTEM
- A-12d: DARK PINK - POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE SYSTEM
- A-12e: MEDIUM PINK - POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE SYSTEM
- A-12f: LIGHT PINK - POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE SYSTEM
- A-12g: GREEN - POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE SYSTEM

BUILDING B
MATERIAL KEY:

- B-01: BEIGE BRICK WITH DARK GREY MORTAR
- B-02: BEIGE BRICK WITH LIGHT GREY MORTAR
- B-02a: BEIGE BRICK WITH LIGHT GREY MORTAR - ARTICULATED
- B-03: DARK PINK BRICK
- B-04: LIGHT PINK BRICK
- B-05a: ORANGE BRICK - ARTICULATED
- B-06a: DARK GREEN GLAZED BRICK - ARTICULATED
- B-07a: LIGHT GREEN GLAZED BRICK - ARTICULATED
- B-08a: YELLOW BRICK - ARTICULATED
- B-09a: PINK - POWDER COATED METAL FRAMED WINDOWS
- B-09b: GREEN - POWDER COATED METAL FRAMED WINDOWS
- B-09c: LIGHT ORANGE - POWDER COATED METAL FRAMED WINDOWS
- B-10: GLAZED, PINK AND GREEN POLYESTER POWDER COATED METAL FRAMED CURTAIN WALL SYSTEM
- B-11a: LIGHT PINK - POLYESTER POWDER COATED (PPC) METAL BALCONY AND BALUSTRADE SYSTEM
- B-11b: MEDIUM PINK - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- B-11c: DARK PINK - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- B-11d: LIGHT TEAL - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- B-11e: MEDIUM TEAL - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- B-11f: DARK TEAL - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- B-11g: LIGHT ORANGE - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- B-11h: MEDIUM ORANGE - PPC METAL BALCONY AND BALUSTRADE SYSTEM
- B-11i: DARK ORANGE - PPC METAL BALCONY AND BALUSTRADE SYSTEM

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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
ELEVATIONS - BUILDING ABC - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

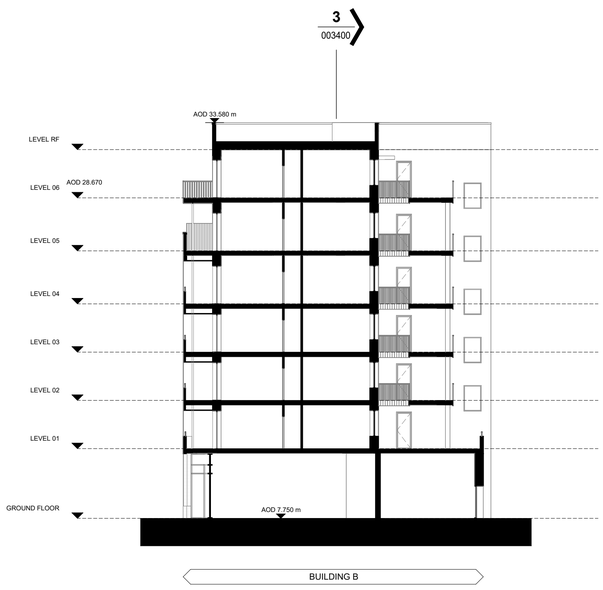
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Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AX-ZZ-DGA-A-004400	P01



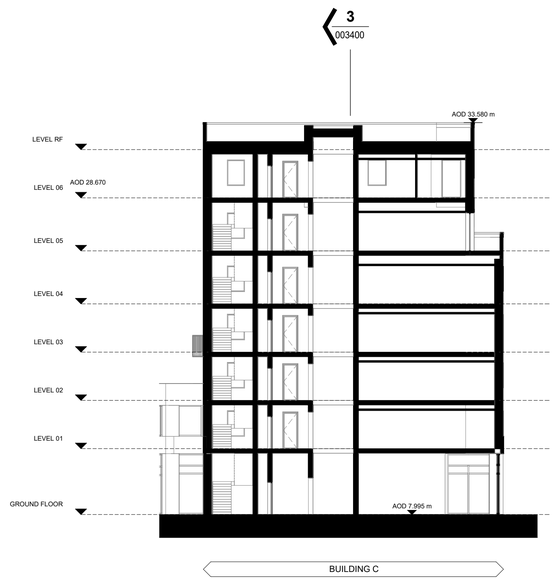
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1 : 200 Section



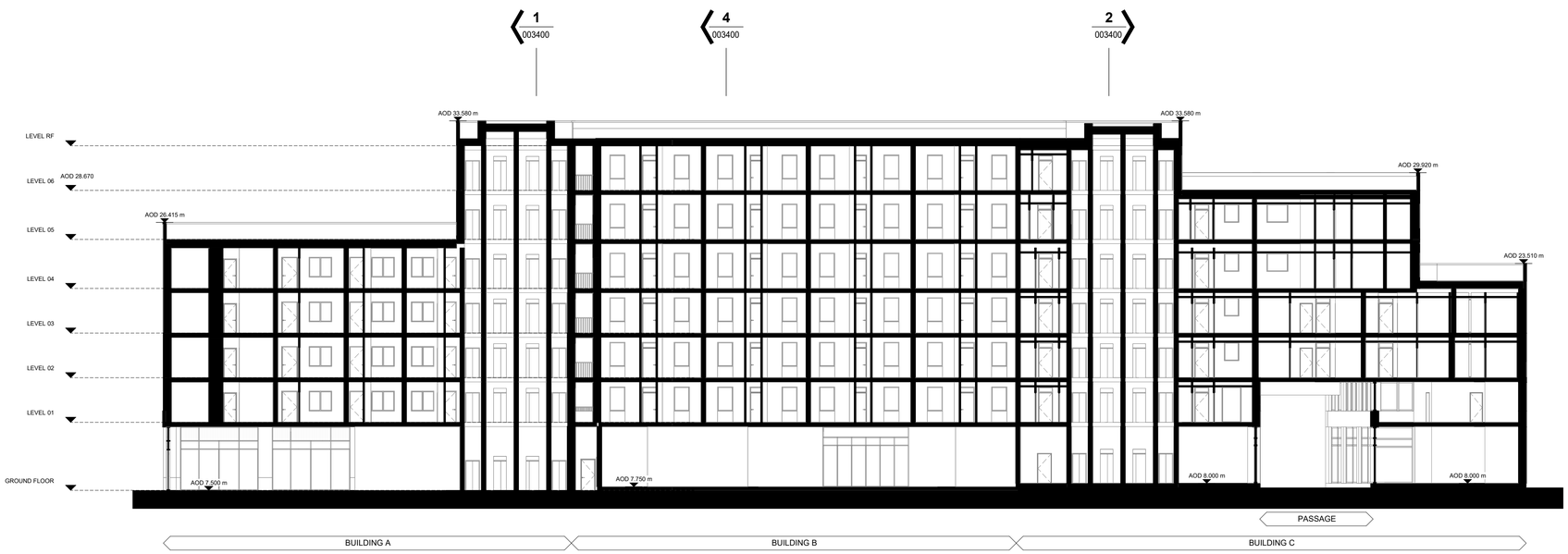
4 B_SECTION CC

1 : 200 Section



2 C_SECTION DD

1 : 200 Section



3 ABC_SECTION AA

1 : 200 Section

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X
XXXXXX

Section Reference

Drawing Number Reference

NOTES

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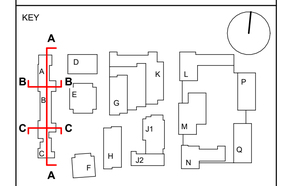
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KEY



TITLE

SECTIONS - BUILDING ABC - 01

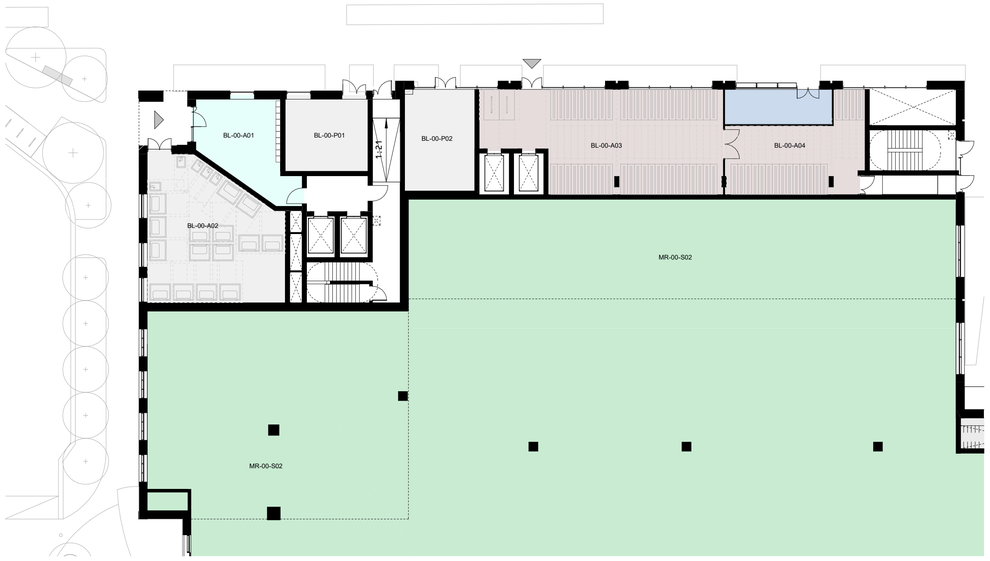
PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

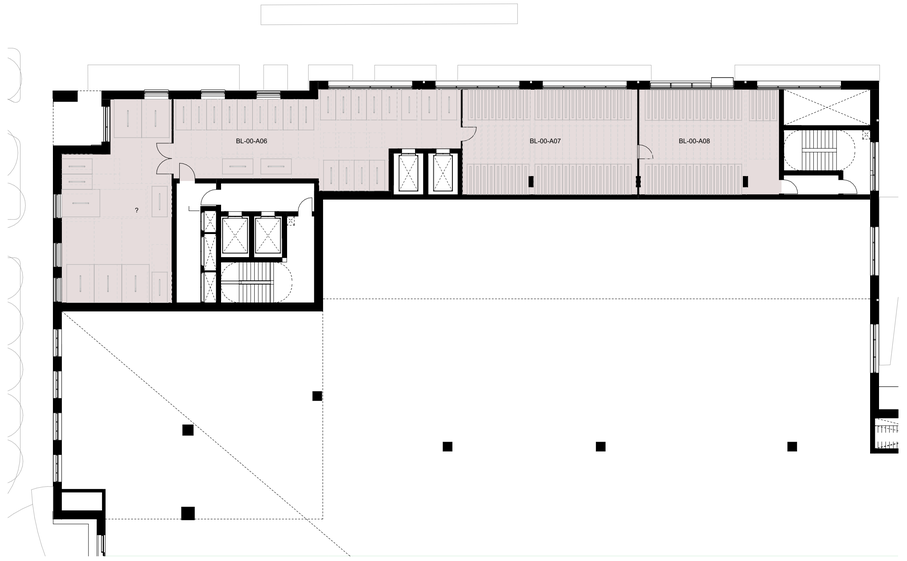
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-AX-ZZ-DSC-A-003400	P01



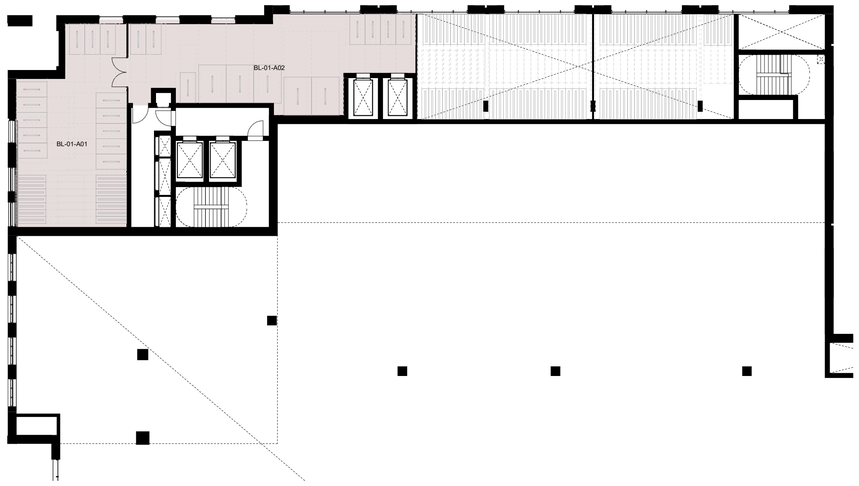
1 GROUND FLOOR - BUILDING L

1 : 200 Floor Plan



2 UPPER GROUND FLOOR - BUILDING L

1 : 200 Floor Plan



3 MEZZANINE - BUILDING L

1 : 200 Floor Plan



4 LEVEL 01 - BUILDING L

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:14:28

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

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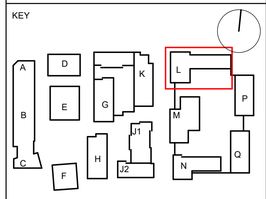
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING L - GROUND FLOOR-L01

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-ML-ZZ-DGA-A-002275	P01



1 LEVEL 02-04 - BUILDING L

1 : 200 Floor Plan



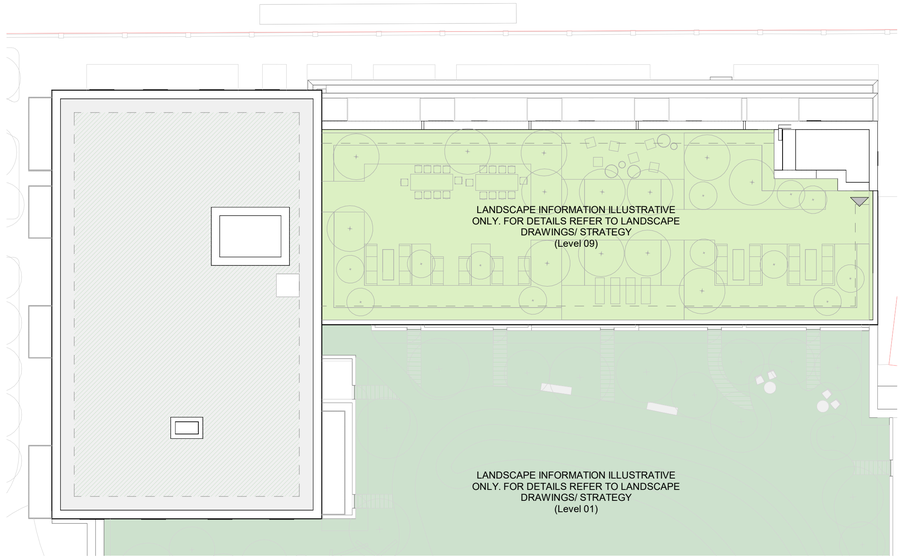
2 LEVEL 05-08 - BUILDING L

1 : 200 Floor Plan



3 LEVEL 09 - BUILDING L

1 : 200 Floor Plan



4 ROOF - BUILDING L

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:16:27

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

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KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
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- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
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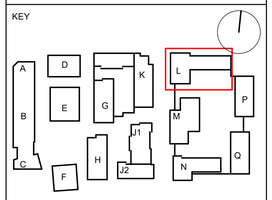
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
GA PLAN - BUILDING L - L02-ROOF

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-ML-ZZ-DGA-A-002276	P01



LEVEL 09

1 BUILDING L - WEST ELEVATION

1 : 200 Elevation



LEVEL 09

2 BUILDING L - NORTH ELEVATION

1 : 200 Elevation



LEVEL 09

3 BUILDING L - EAST ELEVATION

1 : 200 Elevation



4 BUILDING L - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING L
MATERIAL KEY:

L-01: ORANGE BRICK
L-02: LIGHT ORANGE BRICK
L-02a: LIGHT ORANGE BRICK - ARTICULATED
L-03a: LIGHT ORANGE GLAZED BRICK - ARTICULATED
L-04: METAL FRAMED WINDOWS - LIGHT ORANGE
L-05: METAL FRAMED CURTAIN WALL SYSTEM - ORANGE
L-06: METAL MESH PANEL - ORANGE
L-07: METAL LOUVRE PANEL - ORANGE
L-08: STEEL DECK ACCESS WALKWAY FRAME - ORANGE
L-09: METAL BALUSTRADE - ORANGE
L-10a: METAL BALCONY AND BALUSTRADE SYSTEM - LIGHT ORANGE
L-10b: METAL BALCONY AND BALUSTRADE SYSTEM - ORANGE
L-11a: DARK ORANGE GLAZED BRICK - ARTICULATED

1. CONTEXT INFORMATION IS ILLUSTRATIVE ONLY.
2. SPOT HEIGHTS (AOD) ARE INDICATIVE AND SUBJECT TO LANDSCAPE AND SERVICING DESIGN DEVELOPMENT.
3. ARCHITECTURAL DESIGN SUBJECT TO ONGOING DESIGN DEVELOPMENT THROUGH SUBSEQUENT RIBA WORK STAGES.
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5. SERVICING/TRANSPORT INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO TRANSPORT STATEMENT.
6. LANDSCAPE INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO LANDSCAPE PACKAGE.
7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

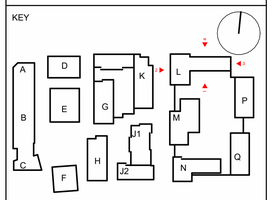
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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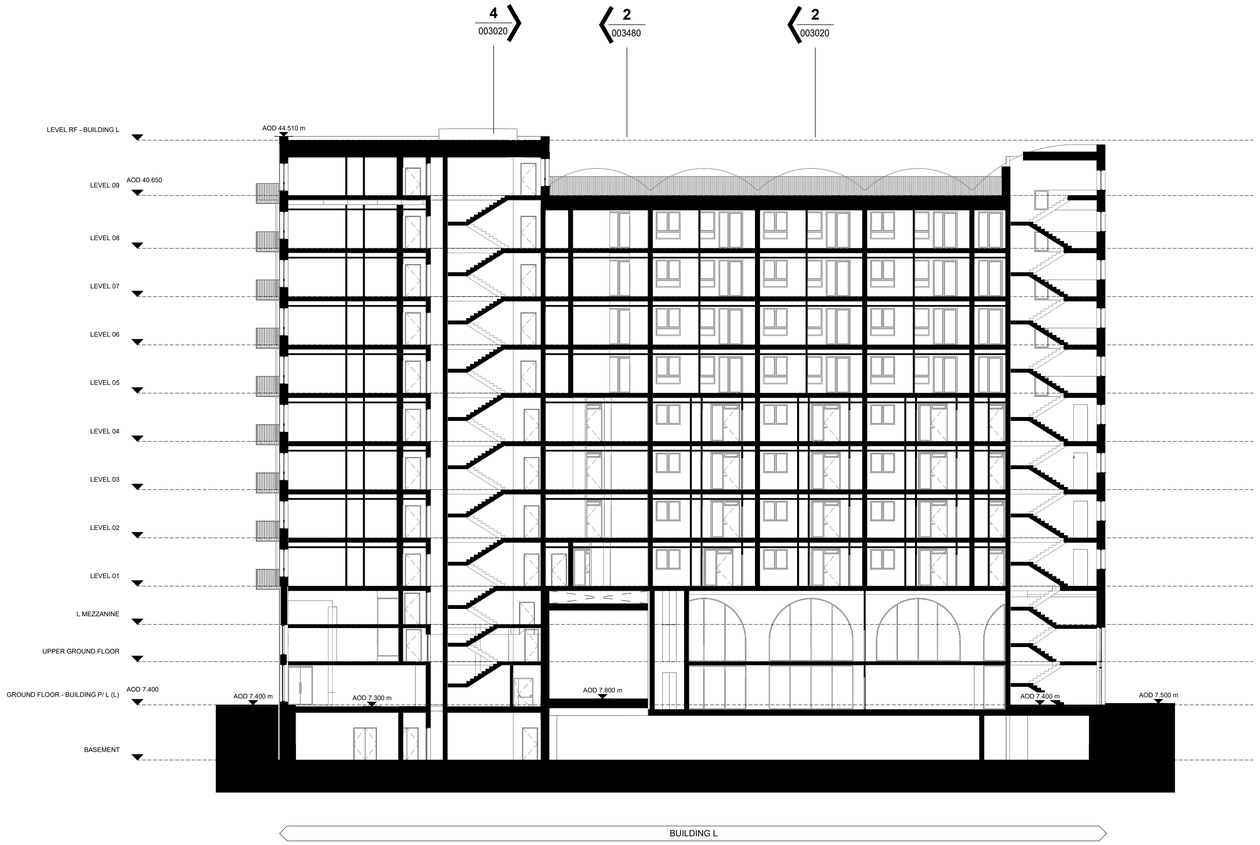
TITLE
ELEVATIONS - BUILDING L - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

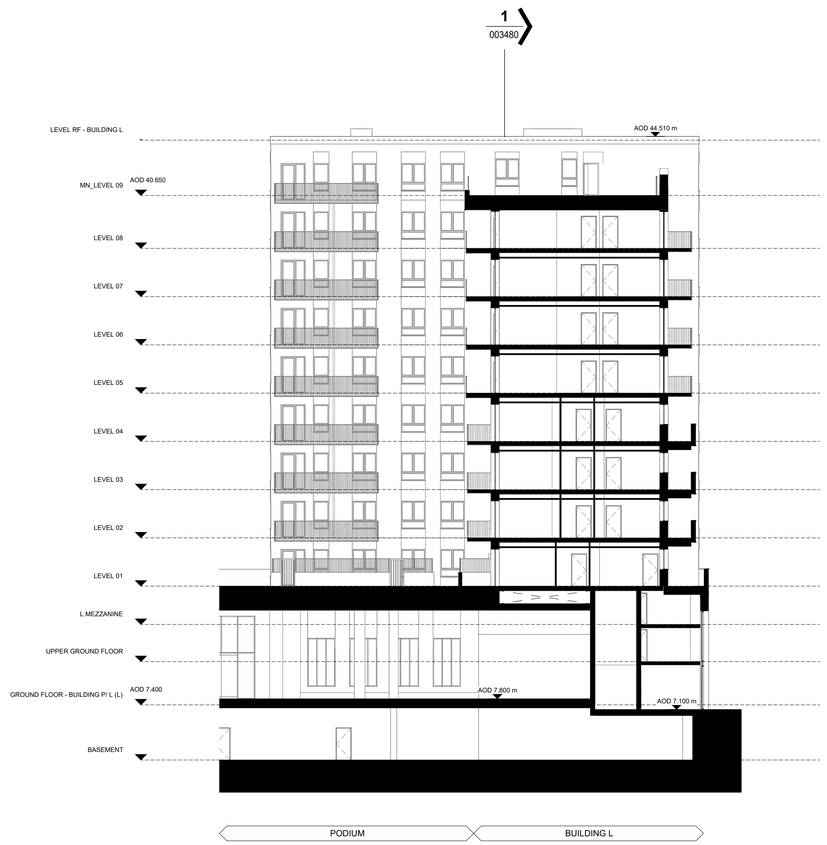
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-ML-ZZ-DGA-A-004460	P01



1 L_SECTION AA

1 : 200 Section



2 L_SECTION BB

1 : 200 Section

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X
XXXXXX
Section Reference
Drawing Number Reference

NOTES

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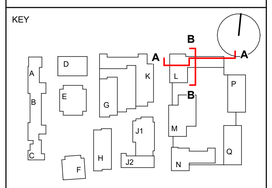
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



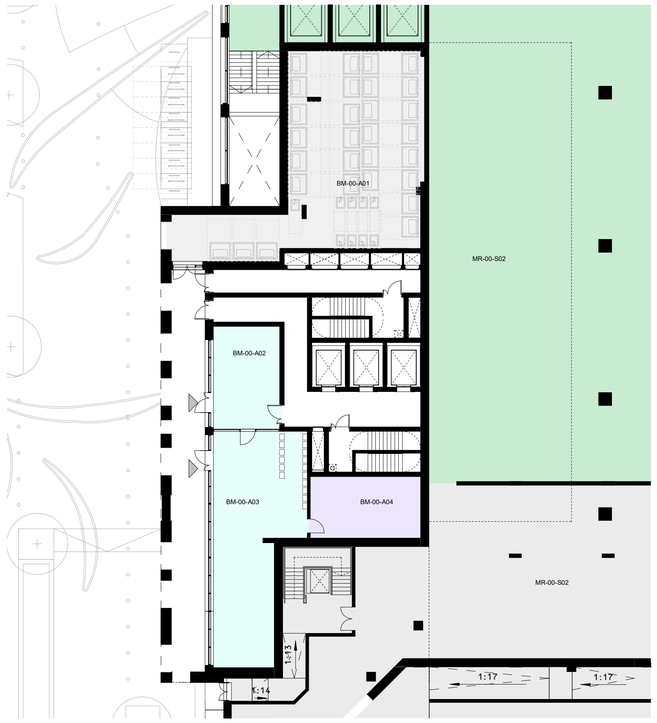
TITLE
SECTIONS - BUILDING L - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

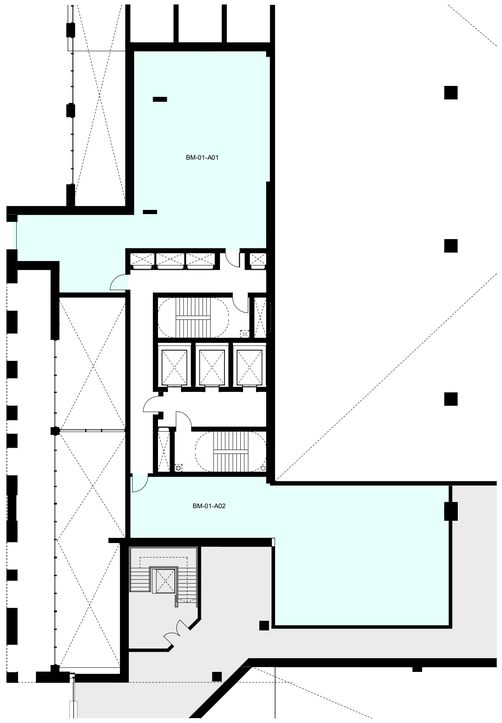
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DRAWING NO	REVISION
ASCP-DRM-ML-ZZ-DSC-A-003480	P01



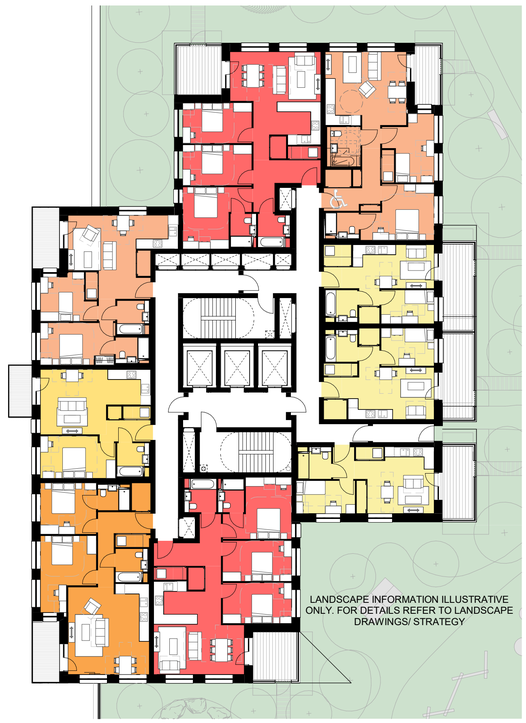
1 GROUND FLOOR - BUILDING M

1 : 200 Floor Plan



2 MEZZANINE - BUILDING M

1 : 200 Floor Plan



3 LEVEL 01 - BUILDING M

1 : 200 Floor Plan



4 LEVEL 02-06 - BUILDING M

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:18:24

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket Lobby
3B6P	Supermarket Service Yard
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2B4P Duplex	Roof Garden (Residential Amenity)
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3B6P Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset
	Refuse vehicle location and distance to presentation area

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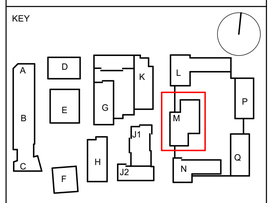
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING M - GROUND FLOOR-L06

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MM-ZZ-DGA-A-002300	P01



1 LEVEL 07-08 - BUILDING M

1 : 200 Floor Plan



2 LEVEL 09-11 - BUILDING M

1 : 200 Floor Plan



3 LEVEL 12-13 - BUILDING M

1 : 200 Floor Plan



4 LEVEL 14-15 BUILDING M

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:20:19

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NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

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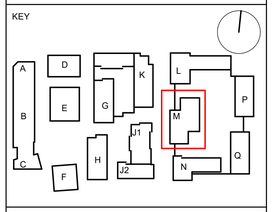
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING M - L07-L15

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MM-ZZ-DGA-A-002301	P01



1 LEVEL 16-17 - BUILDING M

1 : 200 Floor Plan



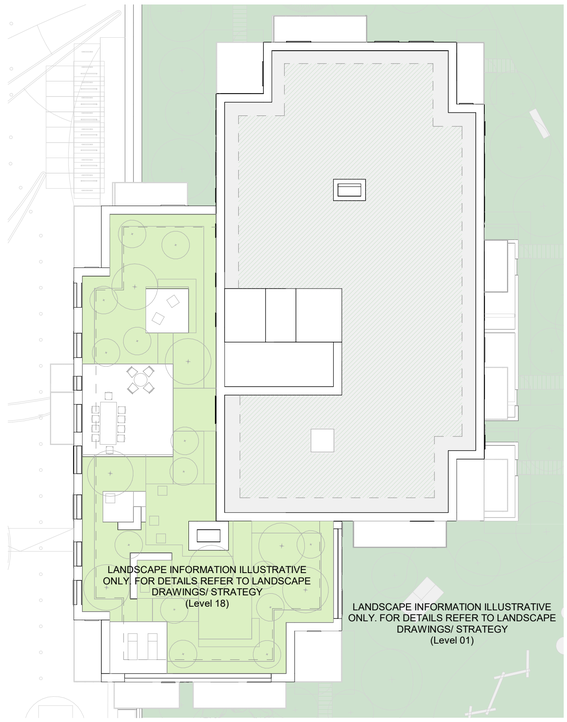
2 LEVEL 18 - BUILDING M

1 : 200 Floor Plan



3 LEVEL 19 - BUILDING M

1 : 200 Floor Plan



4 ROOF - BUILDING M

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:22:10

CLIENT:

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

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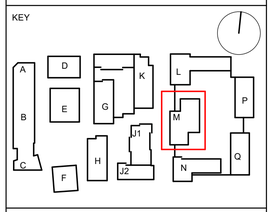
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING M - L16-ROOF

PROJECT

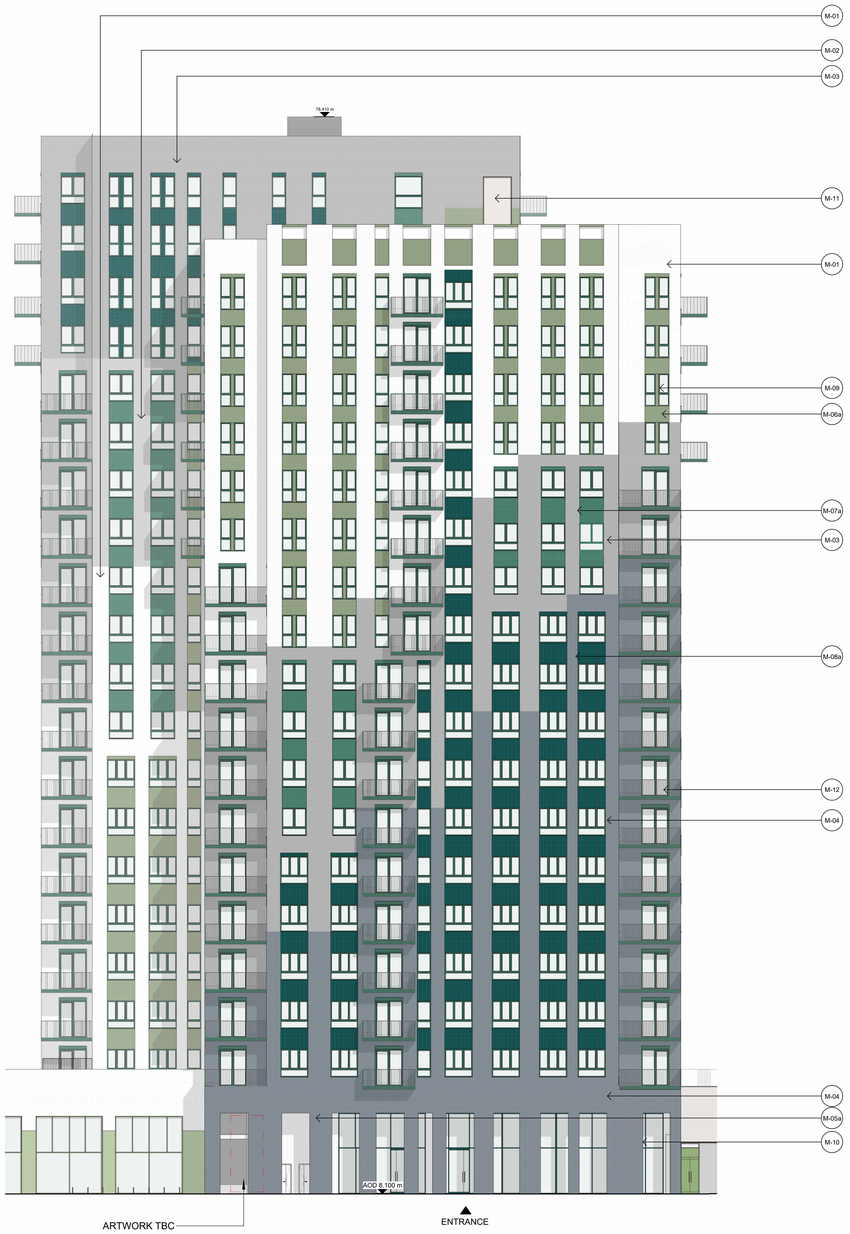
AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MM-ZZ-DGA-A-002302	P01



1 BUILDING M_WEST ELEVATION

1 : 200 Elevation



2 BUILDING M - NORTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

04/12/2024 19:27:16

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING M
MATERIAL KEY:

M-01:	WHITE BRICK
M-02:	BUFF BRICK
M-03:	GREY BRICK
M-04:	DARK GREY BRICK
M-05a:	GLAZED WHITE BRICK - ARTICULATED
M-06a:	GLAZED LIGHT GREEN/BLUE BRICK - ARTICULATED
M-07a:	GLAZED GREEN/BLUE BRICK - ARTICULATED
M-08a:	GLAZED DARK GREEN/BLUE BRICK - ARTICULATED
M-09:	METAL FRAMED WINDOW SYSTEM - GREEN/BLUE
M-10:	METAL FRAMED CURTAIN WALL SYSTEM
M-11:	METAL LOUVRE PANEL - WHITE
M-12:	METAL BALCONY AND BALUSTRADE SYSTEM - GREEN/BLUE

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7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

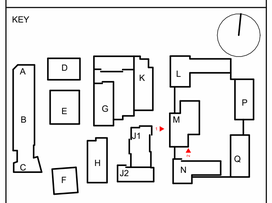
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
ELEVATIONS - BUILDING M - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MM-ZZ-DGA-A-004470	P01





01 BUILDING M - EAST ELEVATION

1 : 200 Elevation

2 BUILDING M - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

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7.

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P01	Planning Update	DRM	RM	JSt	12.24
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KEY



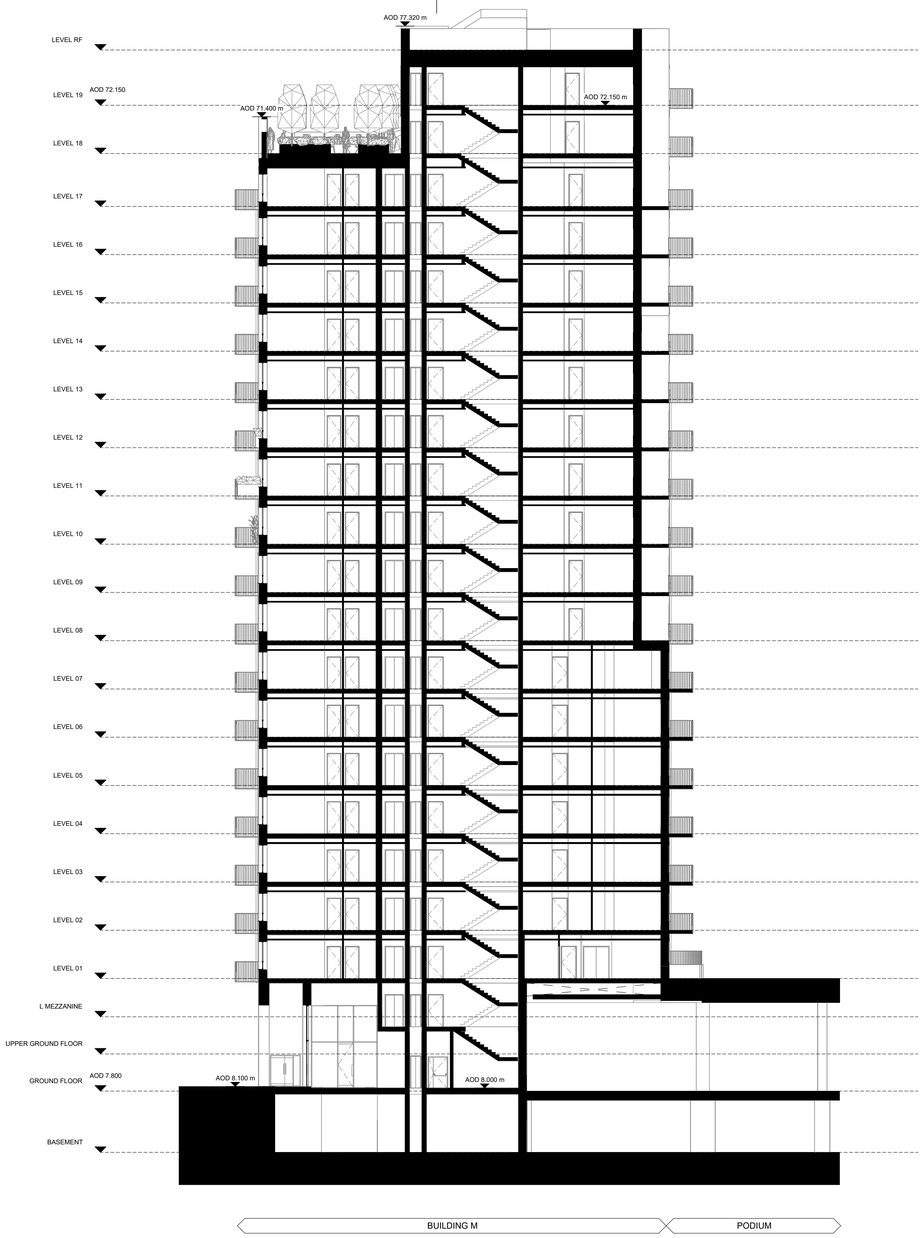
TITLE
ELEVATIONS - BUILDING M - 02

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

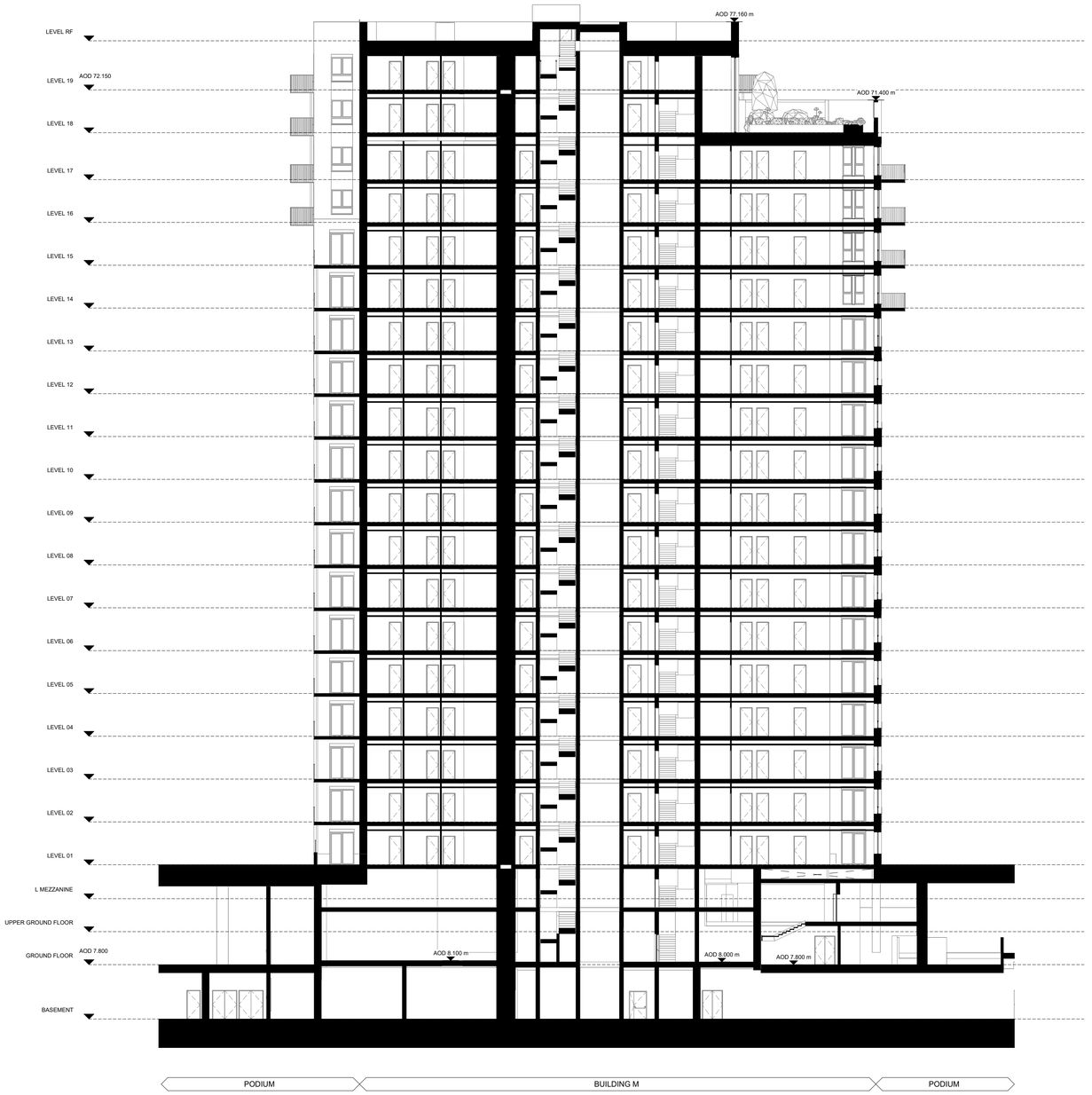
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MM-ZZ-DGA-A-004471	P01



1 BUILDING M_SECTION A_1:200

1 : 200 Section



2 BUILDING M_SECTION B_1:200

1 : 200 Section

0 5 10 25 m

04/12/2024 20:18:31

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X Section Reference
XXXXXX Drawing Number Reference

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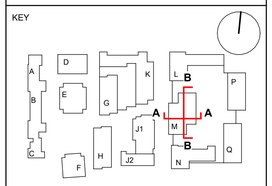
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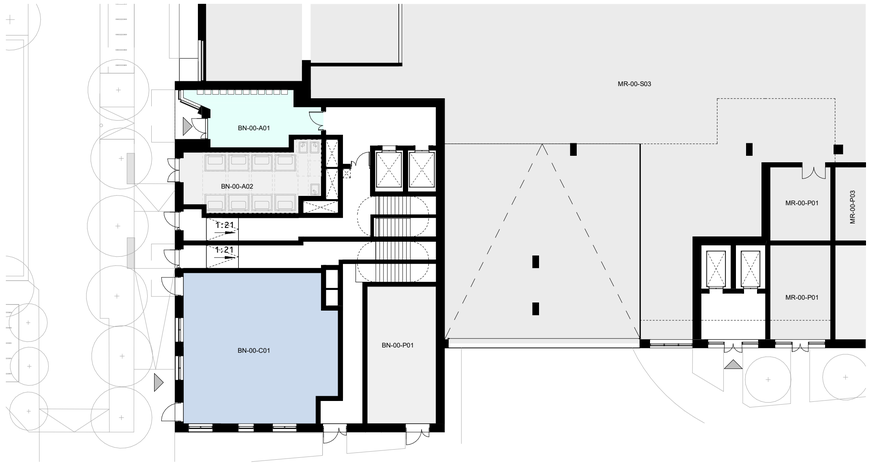
TITLE
SECTIONS - BUILDING M - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

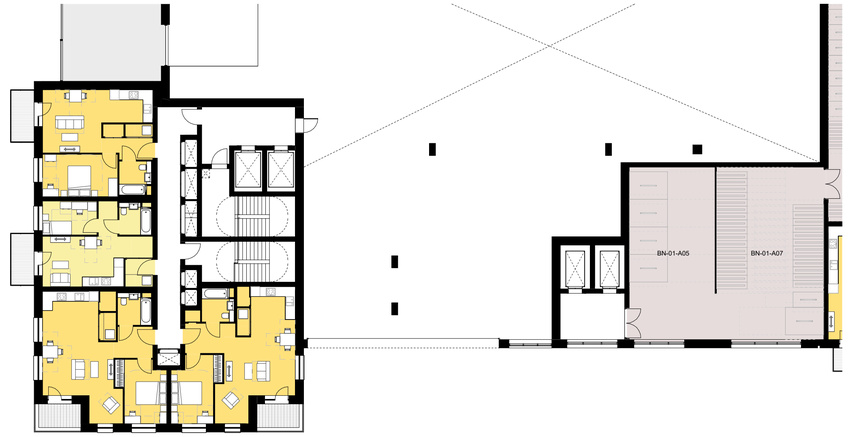
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MM-ZZ-DSC-A-003490	P01



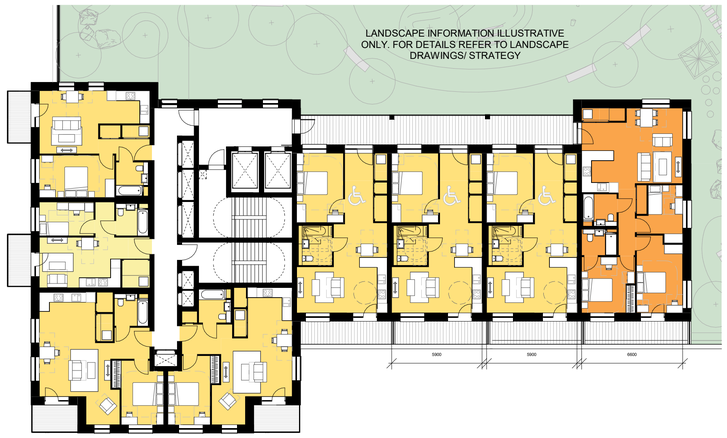
1 GROUND FLOOR - BUILDING N

1 : 200 Floor Plan



2 UPPER GROUND FLOOR - BUILDING N

1 : 200 Floor Plan



3 LEVEL 01 - BUILDING N

1 : 200 Floor Plan



4 LEVEL 02-03 - BUILDING N

1 : 200 Floor Plan

0 5 10 25 m

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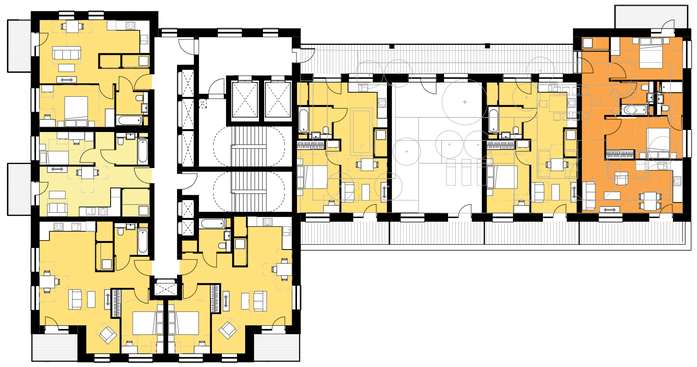
TITLE
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PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

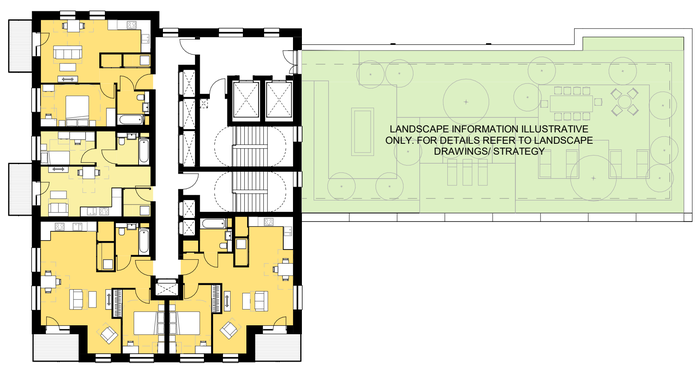
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MN-ZZ-DGA-A-002325	P01



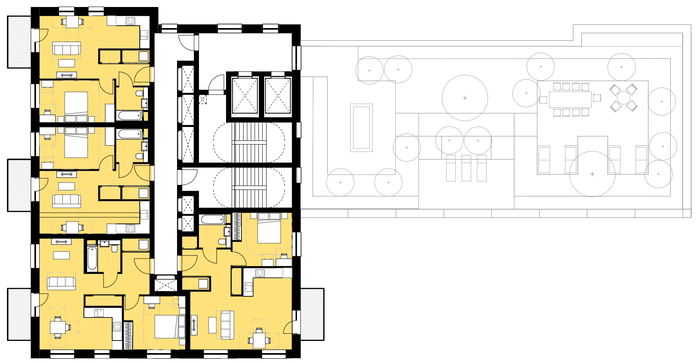
1 LEVEL 04 - BUILDING N

1 : 200 Floor Plan



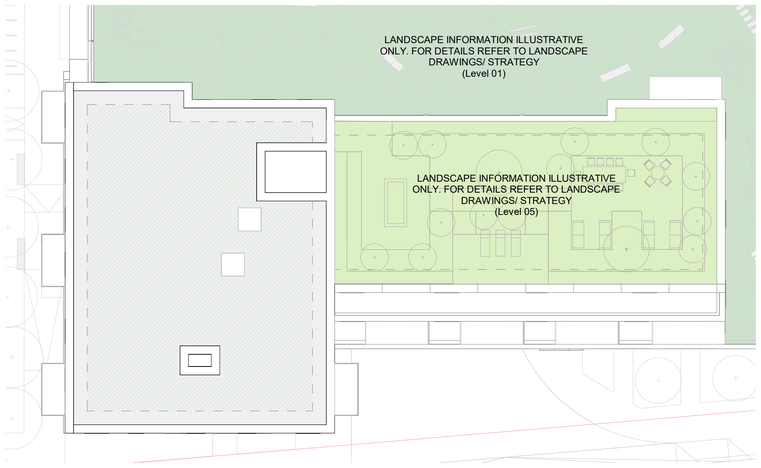
2 LEVEL 05 - BUILDING N

1 : 200 Floor Plan



3 LEVEL 06-11 - BUILDING N

1 : 200 Floor Plan



4 ROOF - BUILDING N

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:24:29

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
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- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

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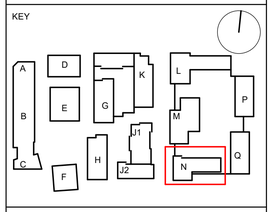
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING N - L04-ROOF

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MN-ZZ-DGA-A-002326	P01



1 BUILDING N - WEST ELEVATION

1 : 200 Elevation



2 BUILDING N - NORTH ELEVATION

1 : 200 Elevation



3 BUILDING N - EAST ELEVATION

1 : 200 Elevation



4 BUILDING N - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING N
MATERIAL KEY:

N-01:	GREEN BRICK
N-02:	DARK RED/BROWN BRICK
N-03:	PALE BEIGE BRICK
N-04:	RED/BROWN BRICK
N-05:	GREY GREEN BRICK
N-06:	GOLD BRICK
N-07:	ORANGE BRICK
N-07a:	ORANGE BRICK - ARTICULATED
N-08:	GREEN GLAZED BRICK
N-09:	WHITE GLAZED BRICK
N-10a:	METAL BALCONY AND BALUSTRADE - BROWN
N-10b:	METAL BALCONY AND BALUSTRADE - GREEN
N-10c:	METAL BALCONY AND BALUSTRADE - GREEN
N-11:	METAL BALUSTRADE - GREEN
N-12:	SOLID METAL PANEL BALUSTRADE - GREEN
N-13a:	METAL FRAMED WINDOWS - BROWN
N-13b:	METAL FRAMED WINDOWS - GREEN
N-14:	METAL FRAMED CURTAIN WALL SYSTEM - BROWN
N-15a:	METAL LOUVRE PANEL - BROWN
N-15b:	METAL LOUVRE PANEL - GREEN
N-16:	METAL BLADED ROLLER SHUTTER DOOR - GREEN
N-17:	STRUCTURAL COLUMN - GREEN

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6. LANDSCAPE INFORMATION IS ILLUSTRATIVE ONLY, FOR MORE INFORMATION REFER TO LANDSCAPE PACKAGE.
7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



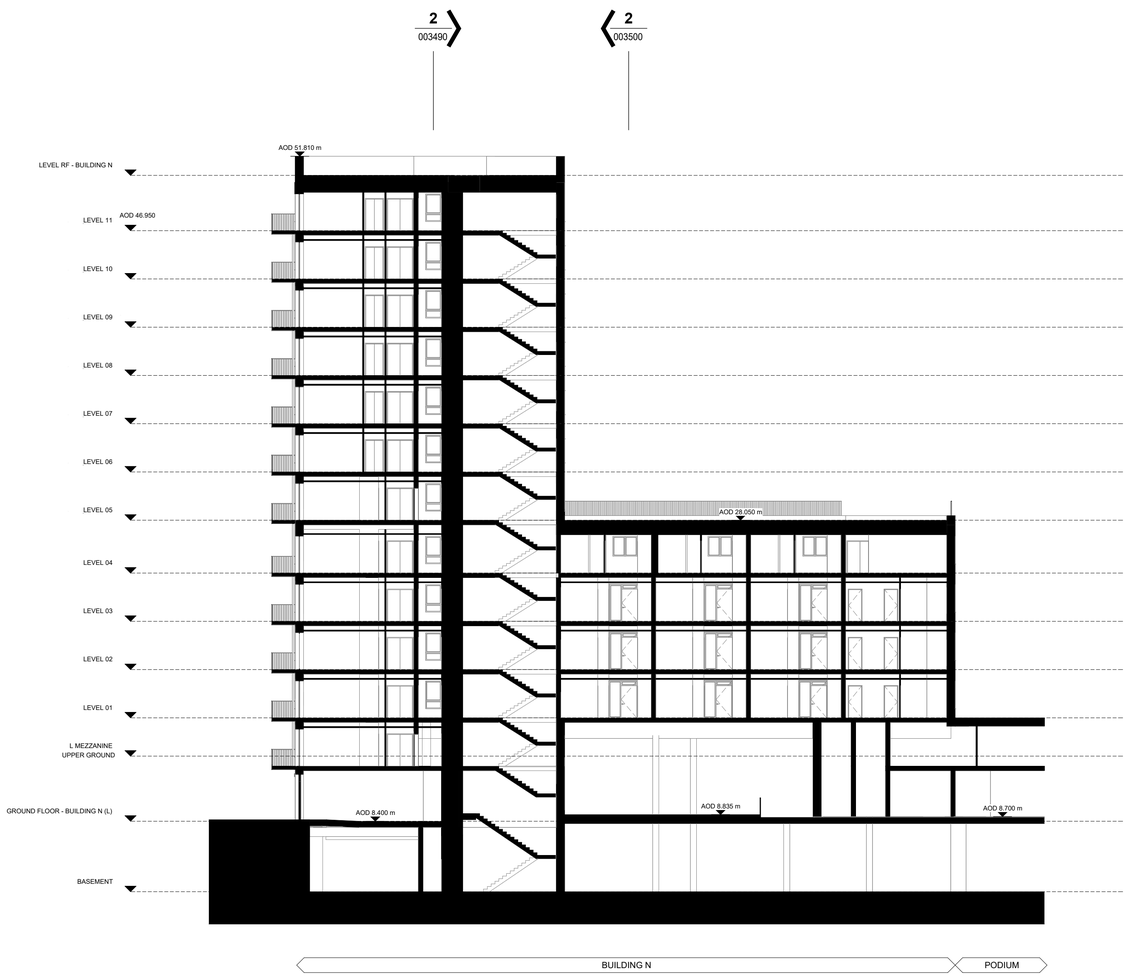
TITLE
ELEVATIONS - BUILDING N - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

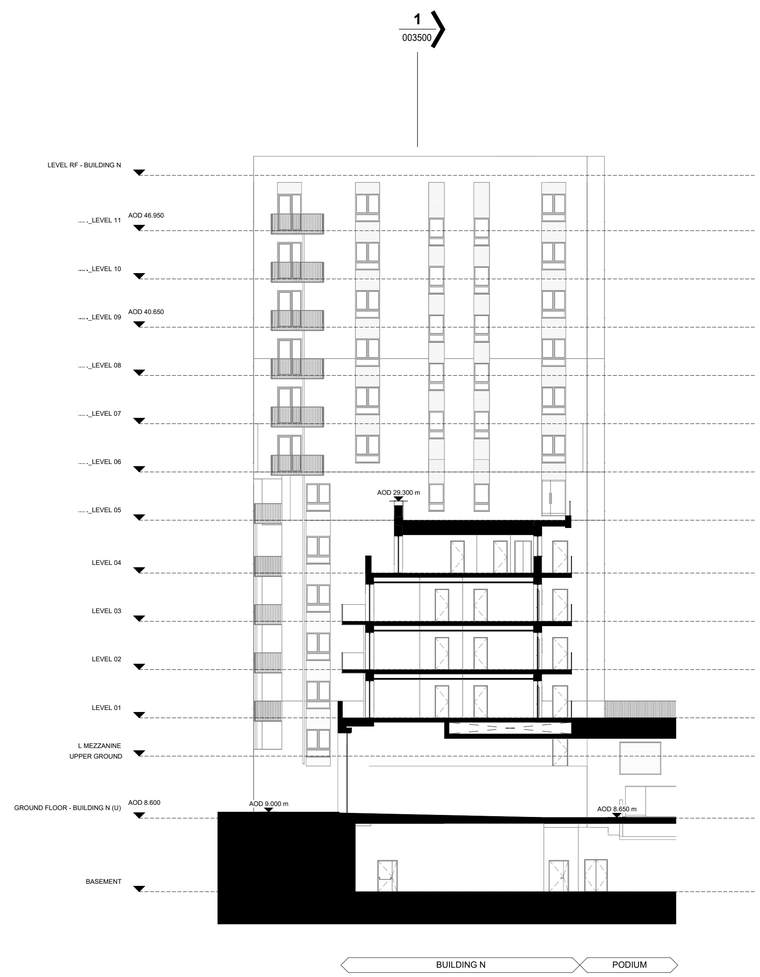
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MN-ZZ-DGA-A-004480	P01



1 N_SECTION AA

1 : 200 Section



2 N_SECTION BB

1 : 200 Section

0 5 10 25 m

04/12/2024 20:18:44

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X — Section Reference
XXXXXX — Drawing Number Reference

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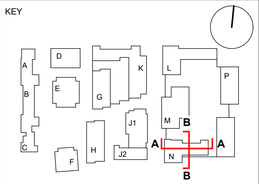
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

SECTIONS - BUILDING N - 01

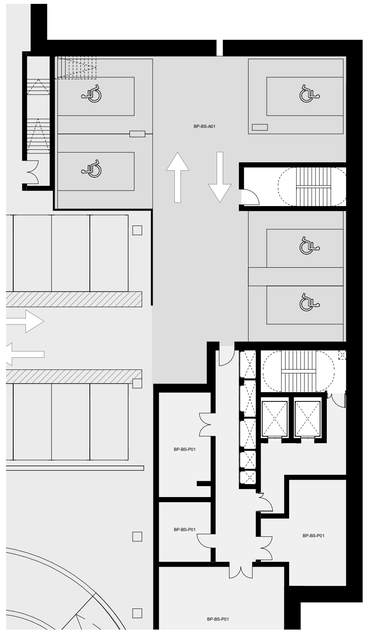
PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

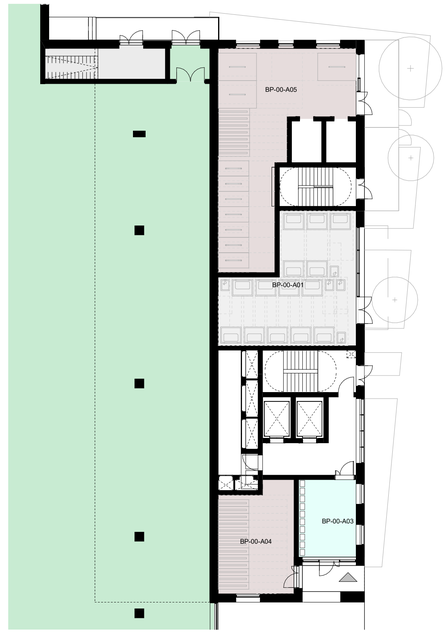
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MN-ZZ-DSC-A-003500	P01



1 BASEMENT - BUILDING P

1 : 200 Floor Plan



2 GROUND FLOOR - BUILDING P

1 : 200 Floor Plan



3 UPPER GROUND FLOOR - BUILDING P

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:25:35

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
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- Residential Cycle Store
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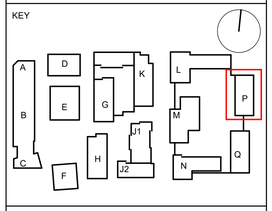
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING P - BASEMENT-UPPER GROUND FLOOR

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MP-ZZ-DGA-A-002350	P01



1 LEVEL 01 - BUILDING P

1 : 200 Floor Plan



2 LEVEL 02-05 - BUILDING P

1 : 200 Floor Plan



3 LEVEL 06 - BUILDING P

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:28:19

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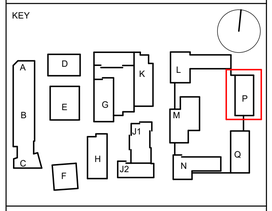
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P01	Planning Update	DRM	RM	JSt	12.24
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KEY



TITLE

GA PLAN - BUILDING P - L01-L06

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MP-ZZ-DGA-A-002351	P01



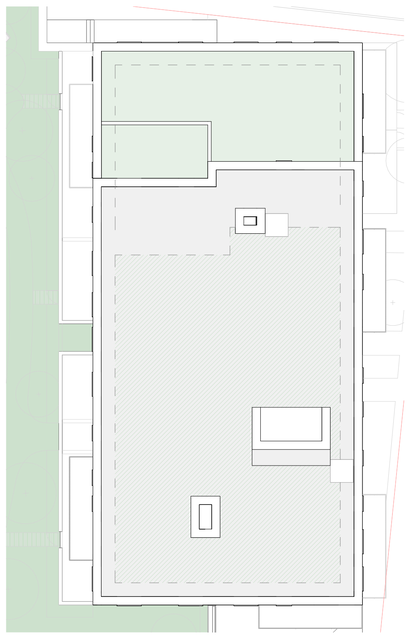
1 LEVEL 07-09 - BUILDING P

1 : 200 Floor Plan



2 LEVEL 10 - BUILDING P

1 : 200 Floor Plan



3 ROOF - BUILDING P

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:26:55

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NOTES:

KEY

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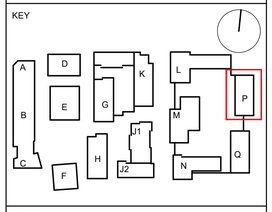
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING P - L07-ROOF

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MP-ZZ-DGA-A-002352	P01



UPPER GROUND

1 BUILDING P - WEST ELEVATION

1 : 200 Elevation



UPPER GROUND

2 BUILDING P - NORTH ELEVATION

1 : 200 Elevation



UPPER GROUND

3 BUILDING P - EAST ELEVATION

1 : 200 Elevation



4 BUILDING P - SOUTH ELEVATION

1 : 200 Elevation



04/12/2024 19:29:32

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING P
MATERIAL KEY:

P-01: BLUE/GREY BRICK
P-02: WHITE BRICK
P-03: BLUE GLAZED BRICK
P-04: RIB BLOCK
P-05: METAL BALCONY AND BALUSTRADE - DARK BLUE
P-06: METAL FRAMED WINDOWS - DARK BLUE
P-07: METAL FRAMED CURTAIN WALL SYSTEM - DARK BLUE
P-08: METAL LOUVRE PANEL - DARK BLUE

1. CONTEXT INFORMATION IS ILLUSTRATIVE ONLY.
2. SPOT HEIGHTS (AOD) ARE INDICATIVE AND SUBJECT TO LANDSCAPE AND SERVICING DESIGN DEVELOPMENT.
3. ARCHITECTURAL DESIGN SUBJECT TO ONGOING DESIGN DEVELOPMENT THROUGH SUBSEQUENT RIBA WORK STAGES.
4. STRUCTURE INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO STRUCTURE ENGINEER PACKAGE.
5. SERVICING/TRANSPORT INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO TRANSPORT STATEMENT.
6. LANDSCAPE INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO LANDSCAPE PACKAGE.
7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

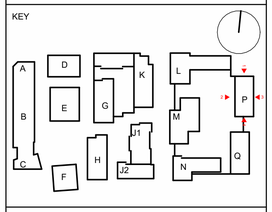
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



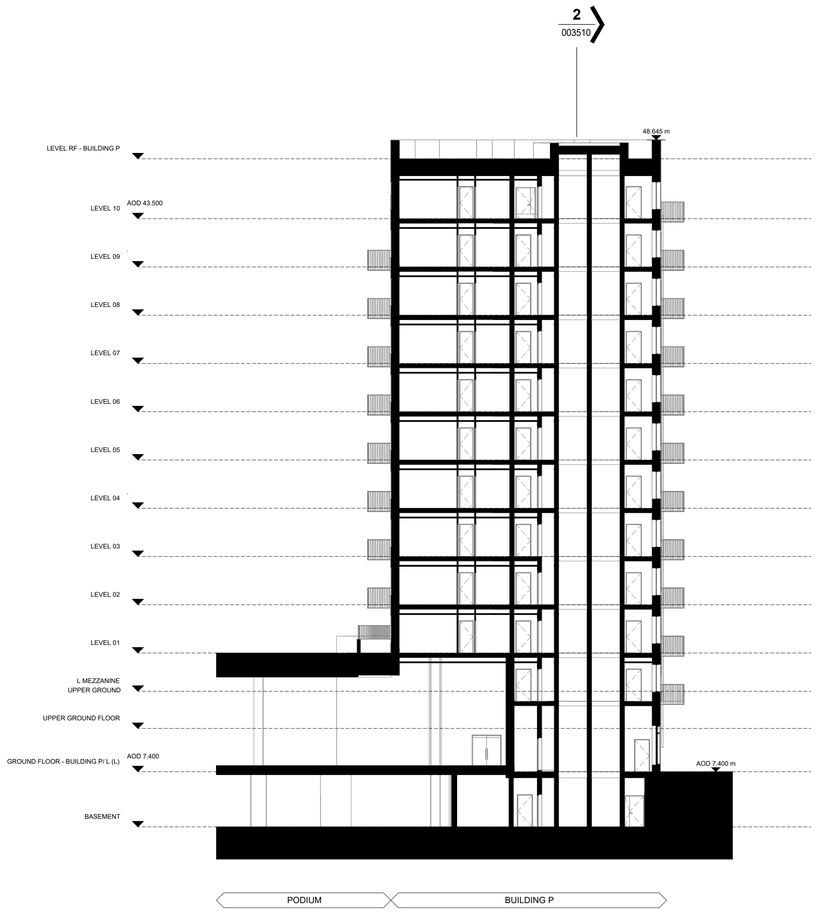
TITLE
ELEVATIONS - BUILDING P - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

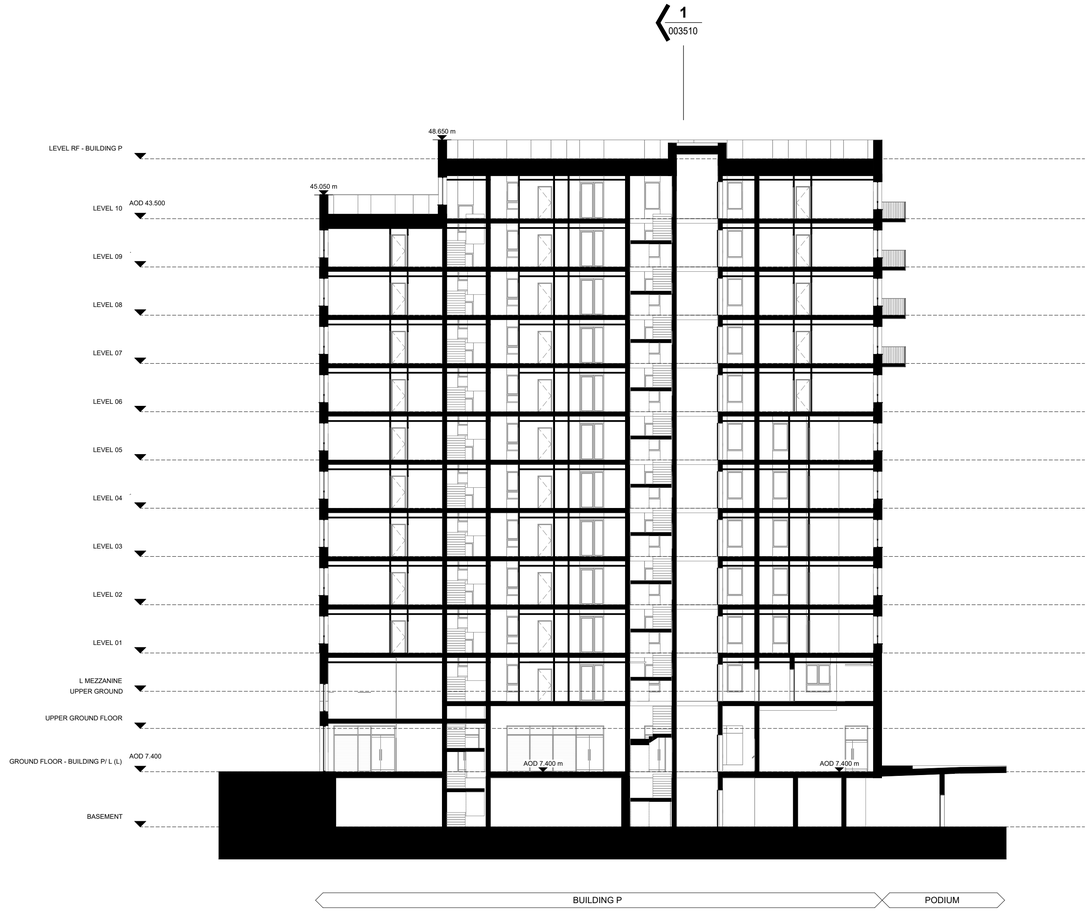
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MP-ZZ-DGA-A-004490	P01



1 P_SECTION AA

1 : 200 Section



2 P_SECTION BB

1 : 200 Section

0 5 10 25 m

04/12/2024 20:18:49

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X
XXXXXX
Section Reference
Drawing Number Reference

NOTES

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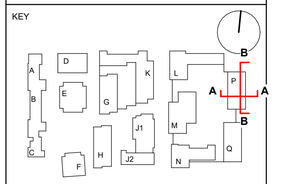
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

SECTIONS - BUILDING P - 01

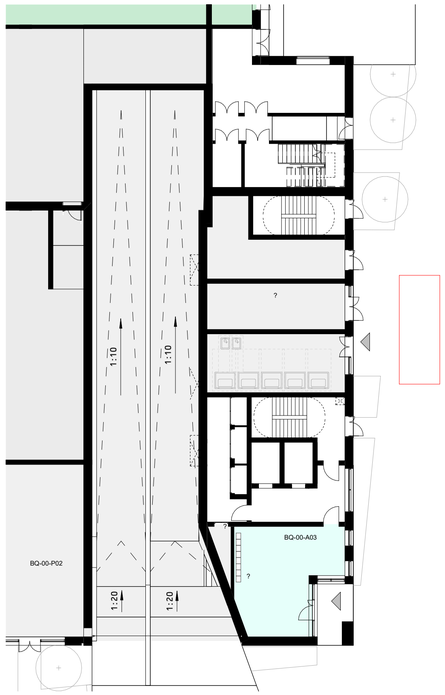
PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

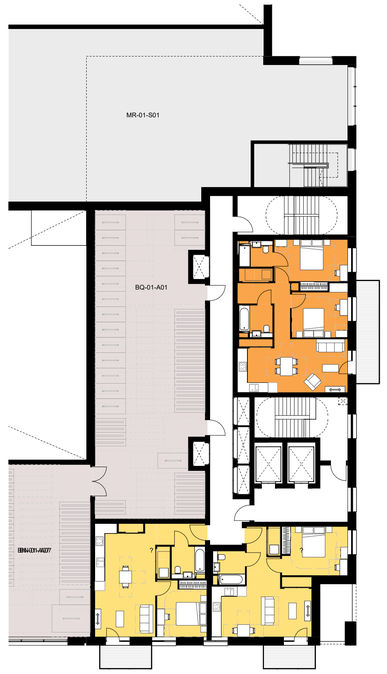
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MP-ZZ-DSC-A-003510	P01



1 GROUND FLOOR - BUILDING Q

1 : 200 Floor Plan



2 UPPER GROUND FLOOR - BUILDING Q

1 : 200 Floor Plan



3 LEVEL 01 - BUILDING Q

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:29:45

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

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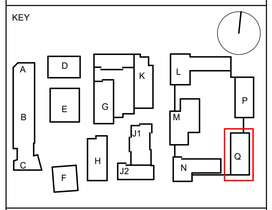
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
GA PLAN - BUILDING Q - GROUND FLOOR-L01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MQ-ZZ-DGA-A-002375	P01



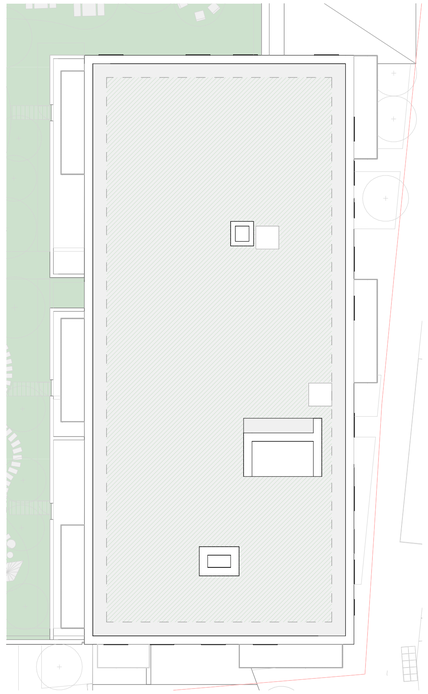
1 LEVEL 02-03 - BUILDING Q

1 : 200 Floor Plan



2 LEVEL 04 - BUILDING Q

1 : 200 Floor Plan



3 ROOF - BUILDING Q

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:32:56

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
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- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
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- Supermarket Service Yard
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NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
GA PLAN - BUILDING Q - L02-ROOF

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MQ-ZZ-DGA-A-002376	P01



1 BUILDING Q - WEST ELEVATION

1 : 200 Elevation



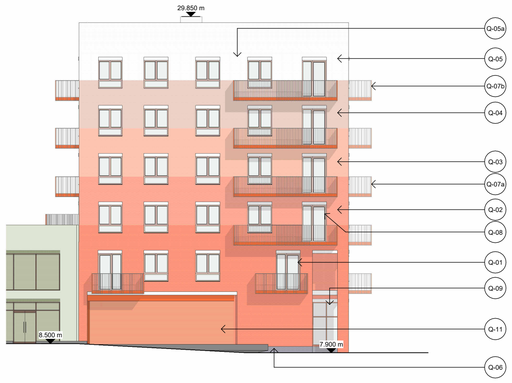
2 BUILDING Q - NORTH ELEVATION

1 : 200 Elevation



3 BUILDING Q - EAST ELEVATION

1 : 200 Elevation



4 BUILDING Q - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING Q
MATERIAL KEY:

Q-01:	DARK ORANGE GLAZED BRICK
Q-02:	ORANGE BRICK
Q-03:	PALE ORANGE BRICK
Q-04:	PALE BRICK
Q-05:	WHITE BRICK
Q-05a:	WHITE BRICK SOLDIER COURSE
Q-06:	DARK GREY BRICK
Q-07a:	METAL BALCONY AND BALUSTRADE - ORANGE
Q-07b:	METAL BALCONY AND BALUSTRADE - MID ORANGE
Q-08:	METAL FRAMED WINDOWS - MID ORANGE
Q-09:	METAL FRAMED CURTAIN WALL SYSTEM - MID ORANGE
Q-10:	METAL LOUVRE PANEL - MID ORANGE
Q-11:	METAL BLADED ROLLER SHUTTER DOOR - MID ORANGE

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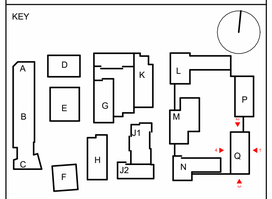
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
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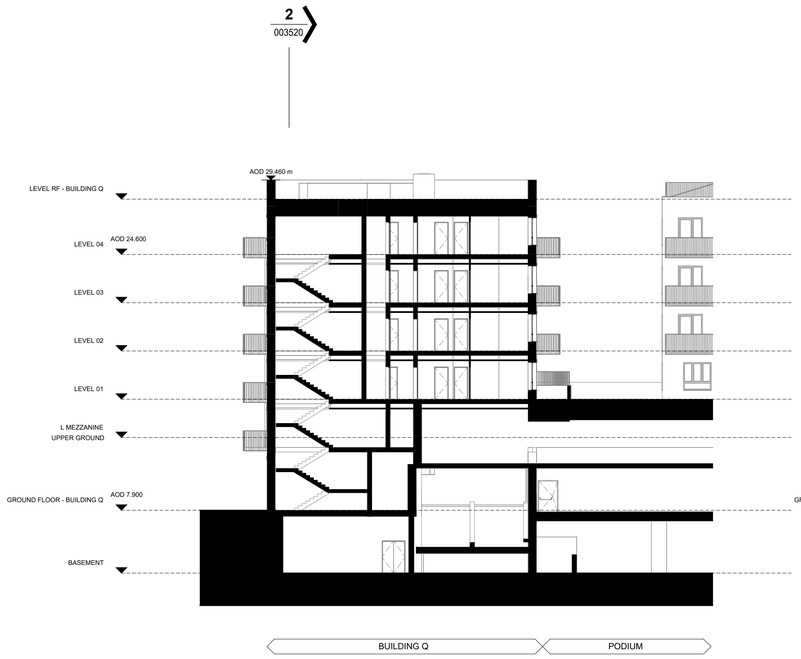
TITLE
ELEVATIONS - BUILDING Q - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

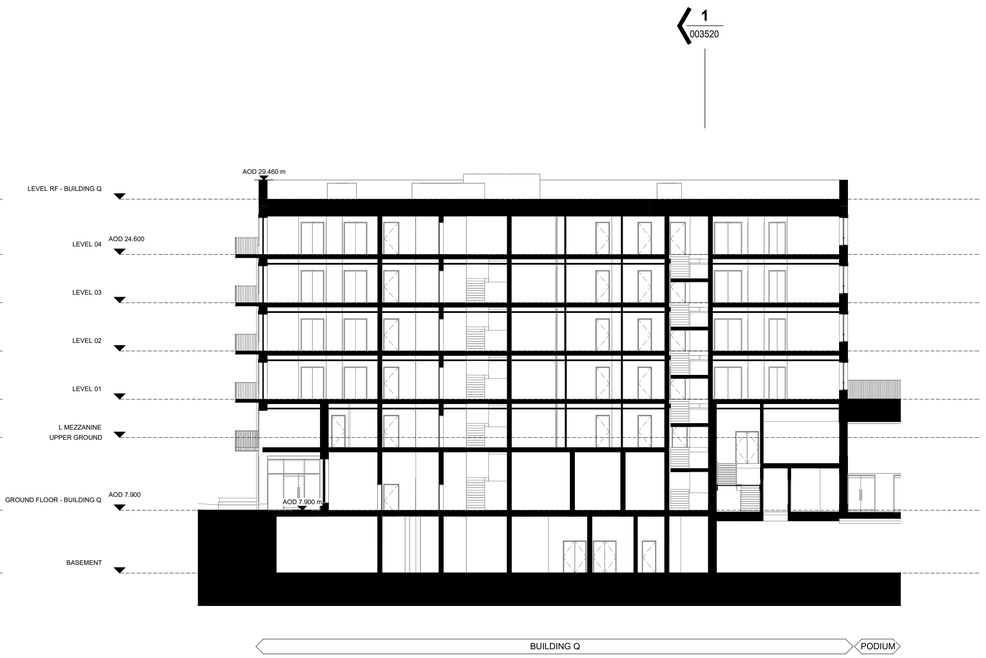
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MQ-ZZ-DGA-A-004500	P01



1 Q_SECTION AA

1 : 200 Section



2 Q_SECTION BB

1 : 200 Section

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X
XXXXXX

Section Reference

Drawing Number Reference

NOTES

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6. LANDSCAPE INFORMATION IS ILLUSTRATIVE ONLY, FOR MORE INFORMATION REFER TO LANDSCAPE PACKAGE.
7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



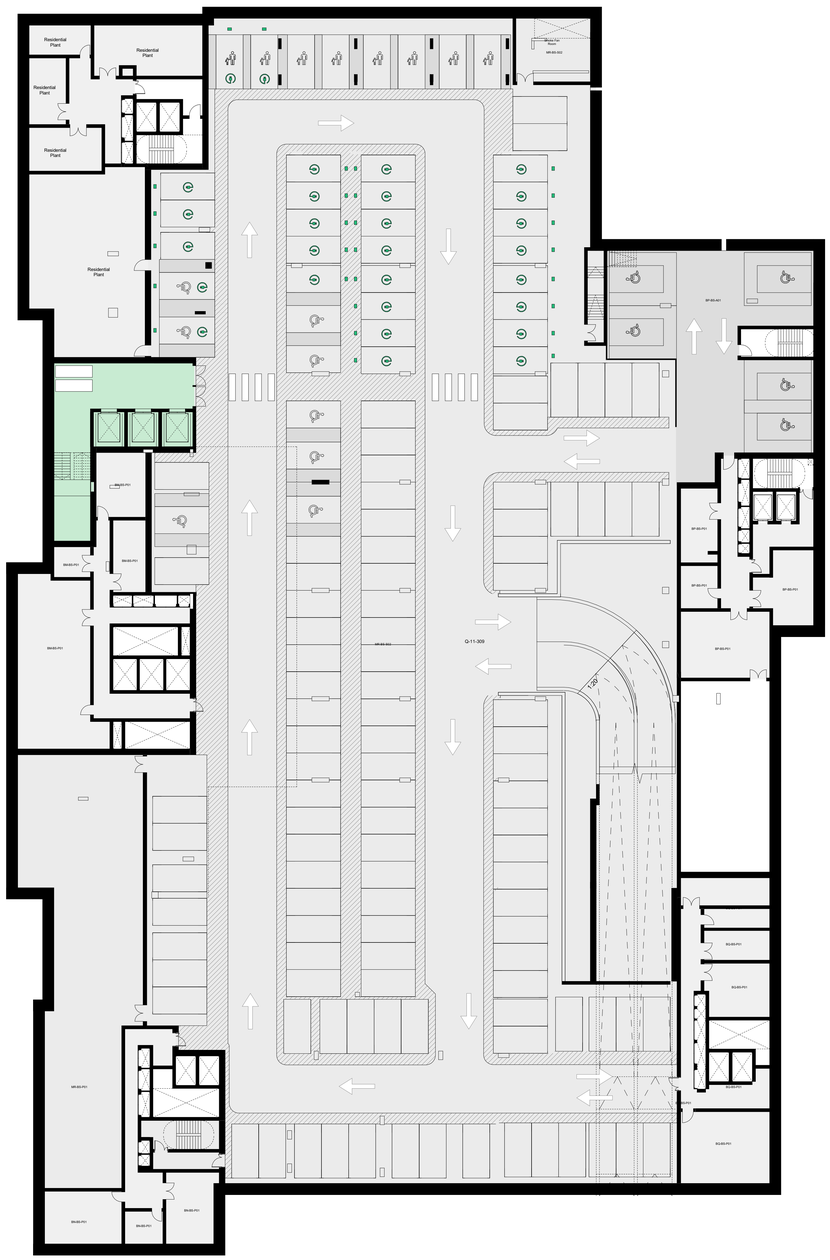
TITLE
SECTIONS - BUILDING Q - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

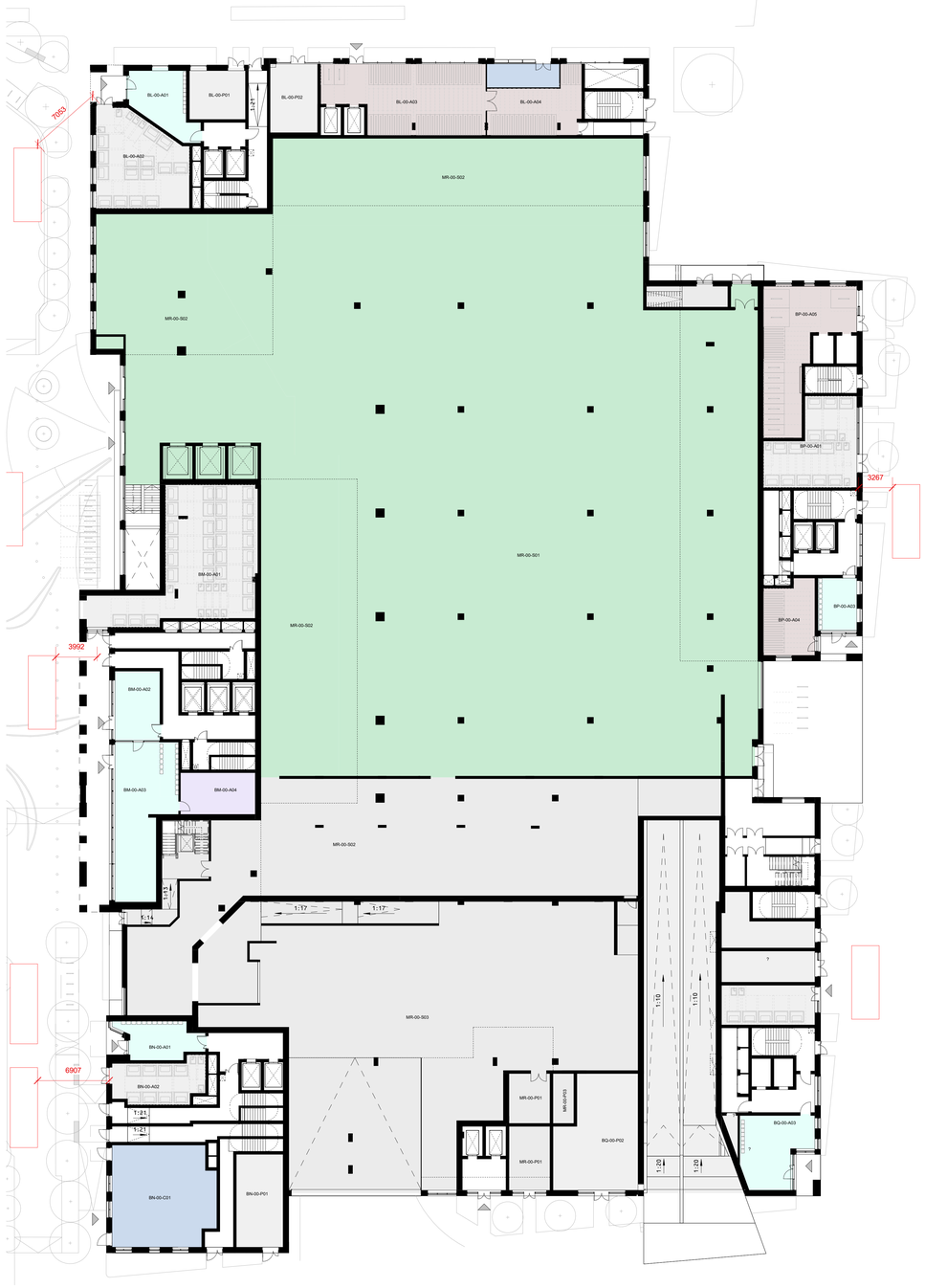
DRAWING NO	REVISION
ASCP-DRM-MQ-ZZ-DSC-A-003520	P01



1 BASEMENT - MORRISONS

1 : 200 Floor Plan

0 5 10 25



2 GROUND FLOOR - BUILDING LMNPQ AND MORRISONS

1 : 200 Floor Plan

CLIENT:

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ALL INTERNAL LAYOUTS ARE INDICATIVE ONLY

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

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2. Public realm proposals are indicative and subject to Landscape and Servicing design development.
3. Architectural design subject to ongoing design development through subsequent RIBA work stages.
4. Structure information is illustrative only, for more information refer to Structural Statement.
5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
6. Fire strategy information is illustrative only, for more information refer to Landscape package.
7. Each building is served by at least one core, other than A, B and C which are served by two cores each.
8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DR M	RM	JSt	12.24
D02	Stage 2 Issue - Sales Layout	DR M	RM	JSt	06.08.24
D01	Stage 2 Issue	DR M	RM	JSt	08.24
P0	For Planning	DR M	RM	JSt	06.24

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KEY



TITLE

COMBINED PLANS - BUILDING LMNPQ AND MORRISONS - BASEMENT-GROUND FLOOR

PROJECT

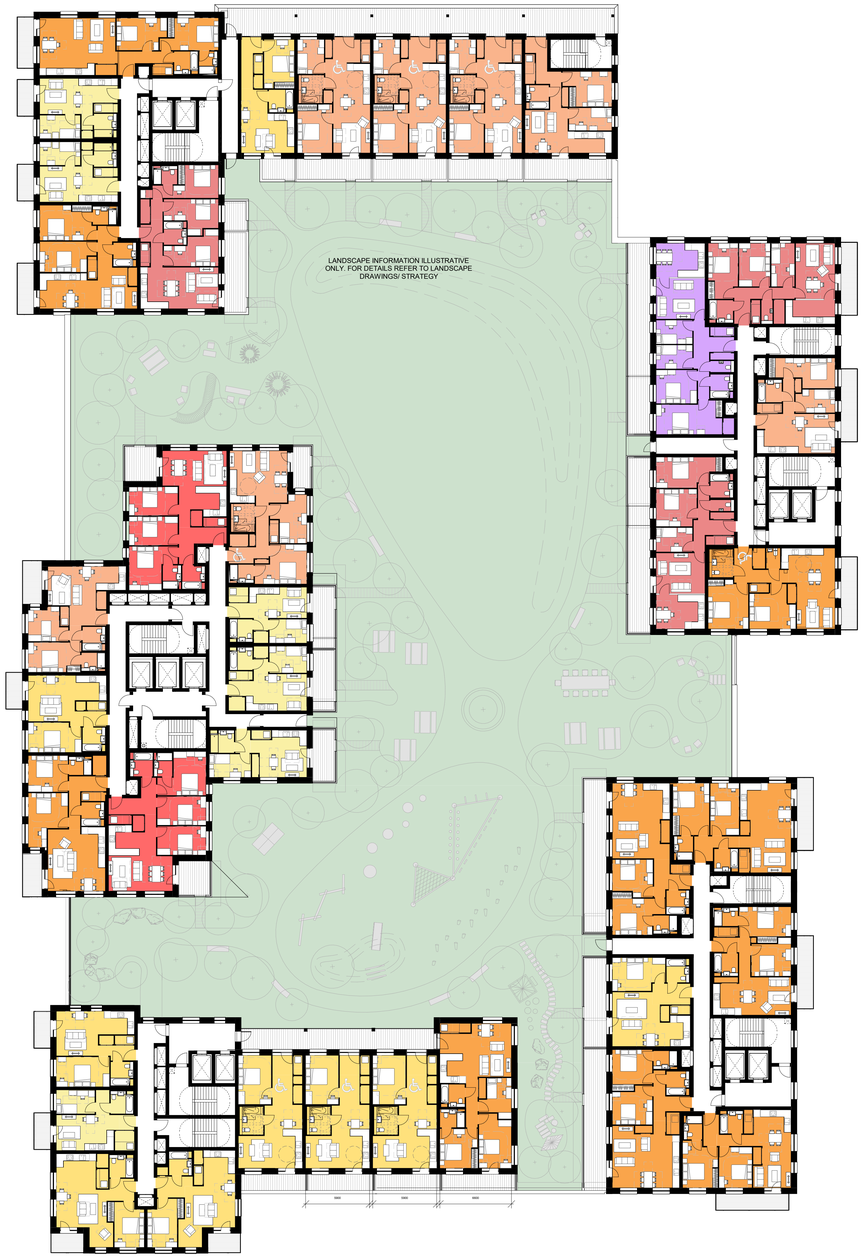
AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A0

DRAWING NO	REVISION
ASCP-DRM-MR-ZZ-DGA-A-002400	P01



1 LEVEL 01 - BUILDING LMNPQ

1 : 200 Floor Plan

0 5 10 25

CLIENT:

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- 2B4P
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- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

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4. Basement information is illustrative only, for more information refer to Structure Engineer package.
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6. Landscape information is illustrative only, for more information refer to Landscape package.
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8. Unit numbers are indicative, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
D02	Stage 2 Issue - Sales Layout	DRM	RM	JSt	06.08.24
D01	Stage 2 Issue	DRM	RM	JSt	08.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
COMBINED PLANS - BUILDING LMNPQ - L01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A0

DRAWING NO	REVISION
ASCP-DRM-MR-ZZ-DGA-A-002501	P01



1 MORRISONS - WEST ELEVATION

1 : 200 Elevation



2 MORRISONS - EAST ELEVATION

1 : 200 Elevation



3 MORRISONS - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

04/12/2024 19:30:41

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

MORRISONS
MATERIAL KEY:

MR-01: DARK GREEN GLAZED BRICK
MR-02: GREEN BRICK
MR-03: RIB BLOCK
MR-04: CHANNEL GLASS
MR-05: METAL FRAMED CURTAIN WALL SYSTEM - GREY
MR-06: METAL LOUVRE PANEL - GREEN
MR-07: POLYESTER POWDER COATED METAL BALCONY AND BALUSTRADE

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7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Morrisons Sign-off	DRM	RM	JSt	06.09.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
ELEVATIONS - MORRISONS - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-MR-ZZ-DGA-A-004510	P01



1 BUILDING G - EAST ELEVATION

1 : 200 Elevation



2 BUILDING G - NORTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

04/12/2024 19:24:54

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING G
MATERIAL KEY:

G-01: WHITE MULTI BRICK
G-01a: WHITE MULTI BRICK - ARTICULATED
G-02a: TERRACOTTA RED BRICK - ARTICULATED
G-03a: LIGHT TERRACOTTA RED BRICK - ARTICULATED
G-04: METAL FRAMED WINDOWS - LIGHT GREEN
G-05: METAL FRAMED CURTAIN WALL SYSTEM - LIGHT GREEN
G-06: METAL LOUVER PANEL - LIGHT GREEN
G-07: METAL BALCONY AND BALUSTRADE SYSTEM - LIGHT GREEN

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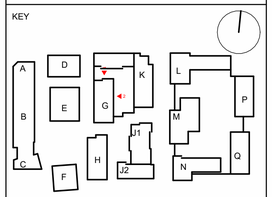
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



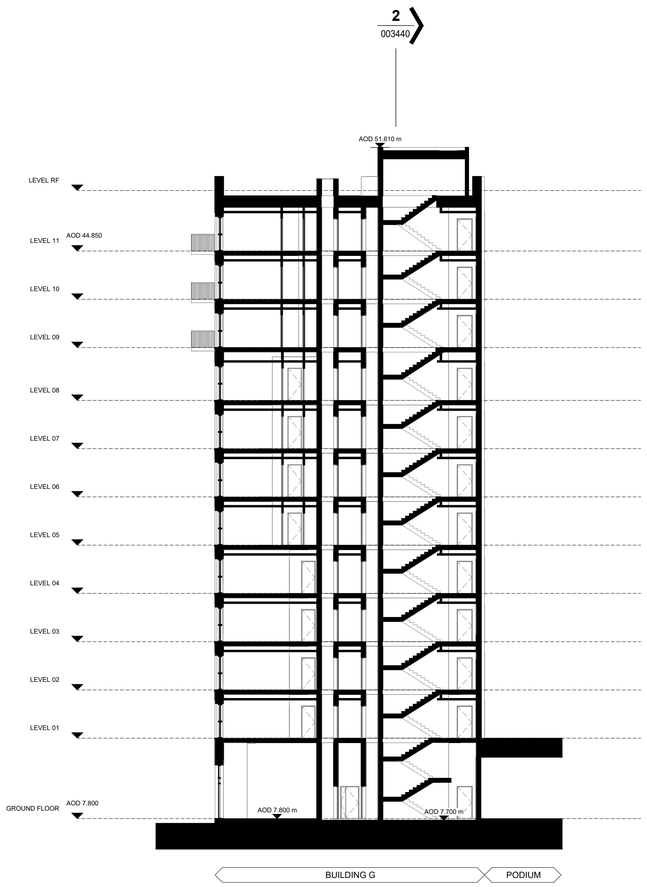
TITLE
ELEVATIONS - BUILDING G - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

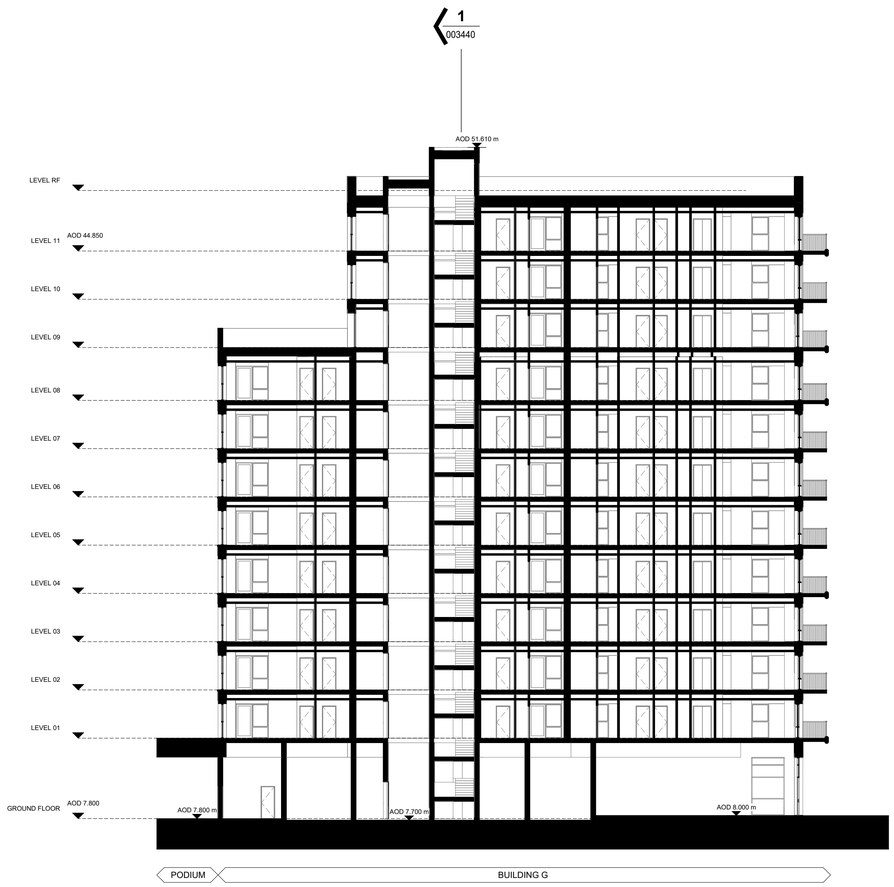
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PG-ZZ-DGA-A-004454	P01



1 G_SECTION AA

1 : 200 Section



2 G_SECTION BB

1 : 200 Section

0 5 10 25 m

04/12/2024 20:19:37

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X — Section Reference
XXXXXX — Drawing Number Reference

NOTES

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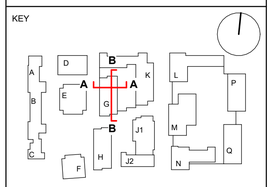
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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London SE1 2TU UK

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KEY



TITLE
SECTIONS - BUILDING G - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PG-ZZ-DSC-A-003440	P01



1 GROUND FLOOR - BUILDING H

1 : 200 Floor Plan



2 LEVEL 01 - BUILDING H

1 : 200 Floor Plan



3 LEVEL 02-04 - BUILDING H

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:07:19

CLIENT:

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NOTES:

KEY

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- 1B2P
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- 2B4P
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- Residential Cycle Store
- Supermarket Lobby
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- Green Roof
- Indicative MEP/PV
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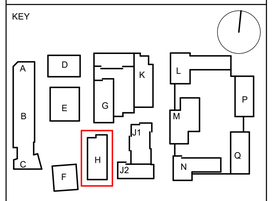
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
GA PLAN - BUILDING H - GROUND FLOOR-L04

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PH-ZZ-DGA-A-002225	P01



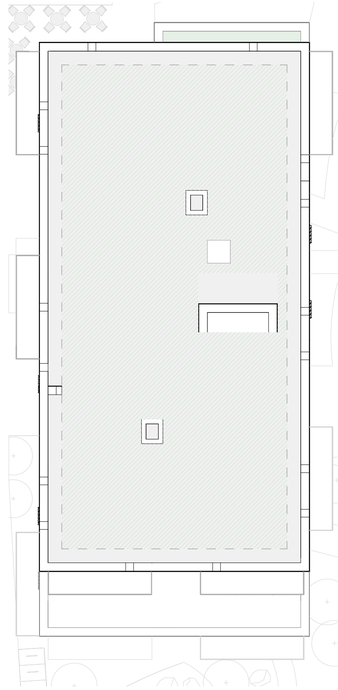
1 LEVEL 05 - BUILDING H

1 : 200 Floor Plan



2 LEVEL 06-08 - BUILDING H

1 : 200 Floor Plan



3 ROOF - BUILDING H

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:08:48

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
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- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

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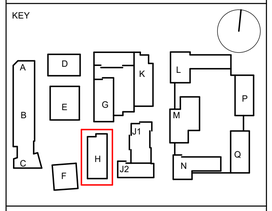
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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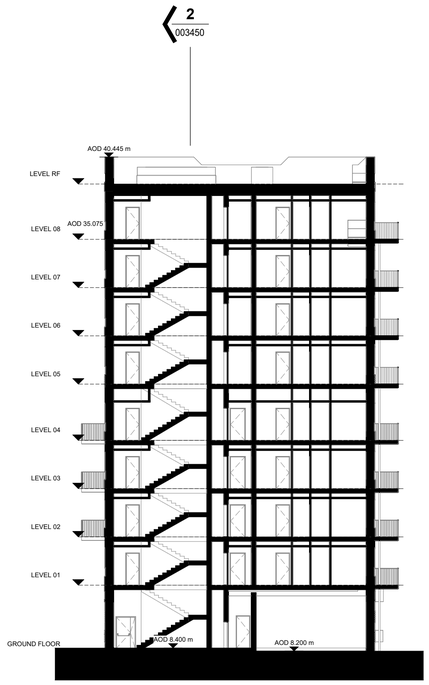
TITLE
GA PLAN - BUILDING H - L05-ROOF

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

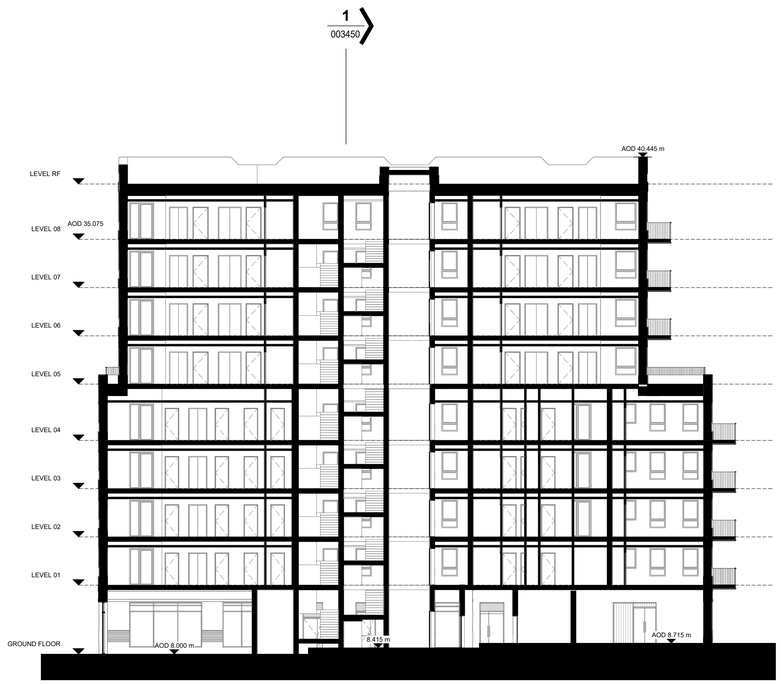
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PH-ZZ-DGA-A-002226	P01



1 H_SECTION AA

1 : 200 Section



2 H_SECTION BB

1 : 200 Section

0 5 10 25 m

04/12/2024 20:19:46

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X
XXXXXX

Section Reference

Drawing Number Reference

NOTES

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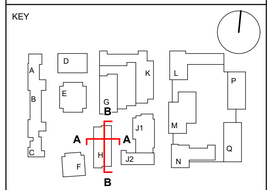
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

SECTIONS - BUILDING H - 01

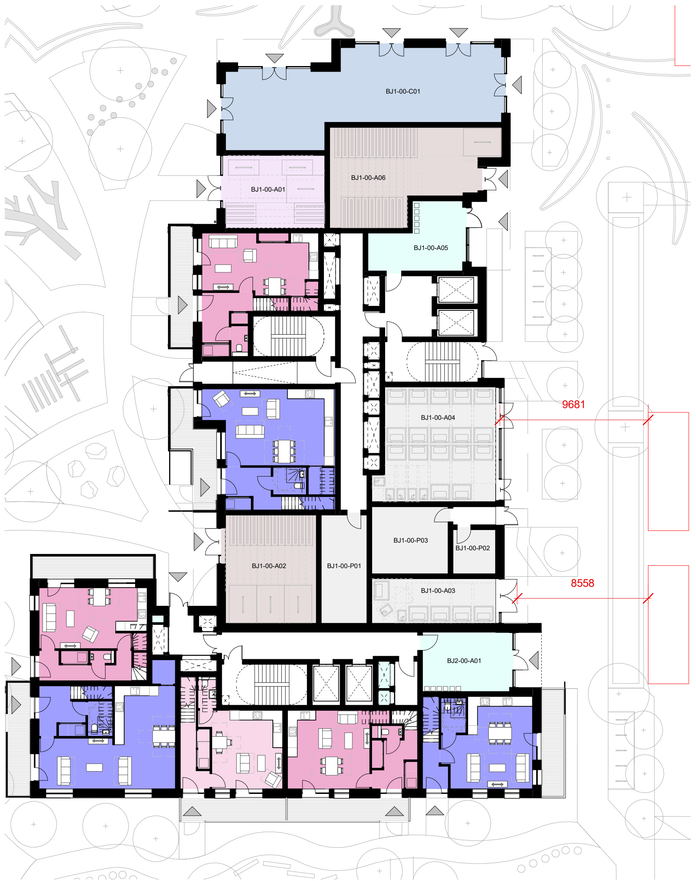
PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PH-ZZ-DSC-A-003450	P01



1 GROUND FLOOR - BUILDING J

1 : 200 Floor Plan



2 LEVEL 01 - BUILDING J

1 : 200 Floor Plan



3 LEVEL 02-05 - BUILDING J

1 : 200 Floor Plan

0 5 10 25 m

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NOTES:

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- 1B2P
- 2B3P
- 2B4P
- 3B5P
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- 2B3P Duplex
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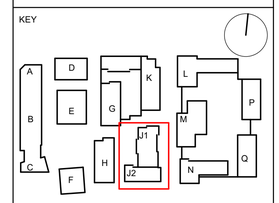
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P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING J - GROUND FLOOR-L05

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PJ-ZZ-DGA-A-002250	P01



1 LEVEL 06 - BUILDING J

1 : 200 Floor Plan



2 LEVEL 07-11 - BUILDING J

1 : 200 Floor Plan



3 LEVEL 12 - BUILDING J

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:11:48

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- 2B3P
- 2B4P
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- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
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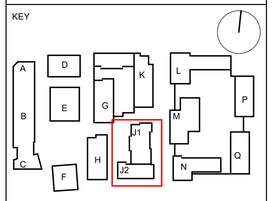
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING J - L06-L12

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

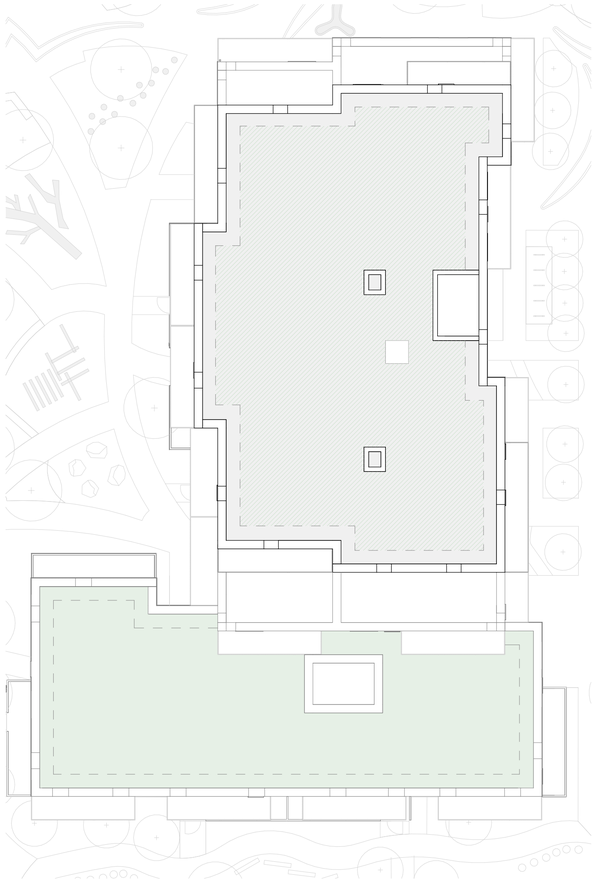
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PJ-ZZ-DGA-A-002251	P01



1 LEVEL 13-15 - BUILDING J

1 : 200 Floor Plan



2 ROOF - BUILDING J

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:13:04

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X Block Reference

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- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
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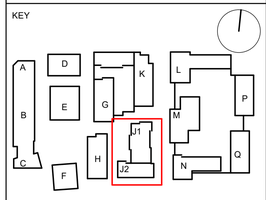
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING J - L13-ROOF

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PJ-ZZ-DGA-A-002252	P01



1 BUILDING J - WEST ELEVATION

1 : 200 Elevation



2 BUILDING J - NORTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

04/12/2024 20:05:23

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING J
MATERIAL KEY:

J-01:	LIGHT RED BRICK
J-02:	MID RED BRICK
J-02a:	MID RED BRICK - ARTICULATED
J-03:	RED BRICK
J-04:	GLAZED RED BRICK
J-04a:	GLAZED RED BRICK - ARTICULATED
J-05:	METAL FRAMED CURTAIN WALL SYSTEM - PINK
J-06a:	METAL FRAMED WINDOW SYSTEM - PINK
J-06b:	METAL FRAMED WINDOW SYSTEM - DUSKY PINK
J-06c:	METAL FRAMED WINDOW SYSTEM - RED
J-07a:	METAL BALCONY AND BALUSTRADE - PINK
J-07b:	METAL BALCONY AND BALUSTRADE - DUSKY PINK
J-07c:	METAL BALCONY AND BALUSTRADE - RED
J-08:	METAL LOUVRE PANEL - PINK

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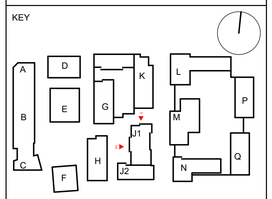
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KEY



TITLE
ELEVATIONS - BUILDING J - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PJ-ZZ-DGA-A-004440	P01



1 BUILDING J - EAST ELEVATION

1 : 200 Elevation



2 BUILDING J - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

04/12/2024 20:01:36

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING J
MATERIAL KEY:

J-01:	LIGHT RED BRICK
J-02:	MID RED BRICK
J-02a:	MID RED BRICK - ARTICULATED
J-03:	RED BRICK
J-04:	GLAZED RED BRICK
J-04a:	GLAZED RED BRICK - ARTICULATED
J-05:	METAL FRAMED CURTAIN WALL SYSTEM - PINK
J-06a:	METAL FRAMED WINDOW SYSTEM - PINK
J-06b:	METAL FRAMED WINDOW SYSTEM - DUSKY PINK
J-06c:	METAL FRAMED WINDOW SYSTEM - RED
J-07a:	METAL BALCONY AND BALUSTRADE - PINK
J-07b:	METAL BALCONY AND BALUSTRADE - DUSKY PINK
J-07c:	METAL BALCONY AND BALUSTRADE - RED
J-08:	METAL LOUVRE PANEL - PINK

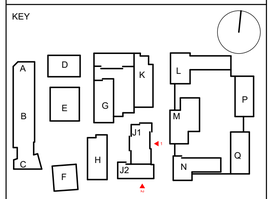
1. CONTEXT INFORMATION IS ILLUSTRATIVE ONLY.
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6. LANDSCAPE INFORMATION IS ILLUSTRATIVE ONLY, FOR MORE INFORMATION REFER TO LANDSCAPE PACKAGE.
7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
ELEVATIONS - BUILDING J - 02

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

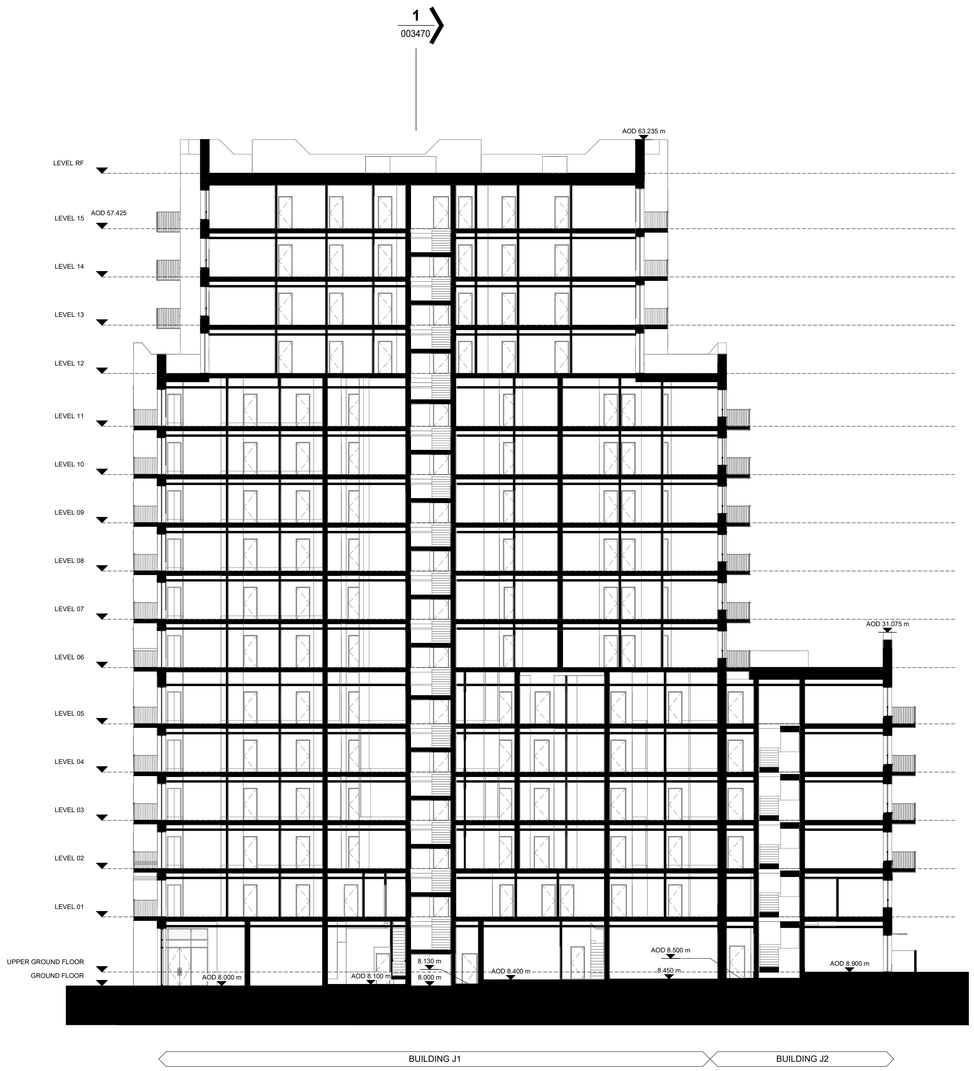
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PJ-ZZ-DGA-A-004441	P01



1 J_SECTION AA

1 : 200 Section



2 J_SECTION BB

1 : 200 Section

0 5 10 25 m

04/12/2024 20:19:03

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X — Section Reference

XXXXXX — Drawing Number Reference

NOTES

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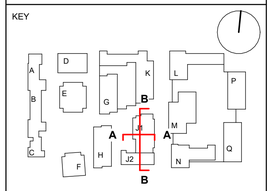
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

SECTIONS - BUILDING J - 01

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PJ-ZZ-DSC-A-003470	P01



1 BUILDING K - WEST ELEVATION

1 : 200 Elevation



2 BUILDING K - SOUTH ELEVATION

1 : 200 Elevation

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

BUILDING K
MATERIAL KEY:

K-01: ORANGE BRICK
K-01a: ORANGE BRICK - ARTICULATED
K-02: LIGHT ORANGE BRICK
K-02a: LIGHT ORANGE BRICK - ARTICULATED
K-03: WHITE BRICK
K-04: GREEN GLAZED BRICK
K-04a: GREEN GLAZED BRICK - ARTICULATED
K-05: RIBLOC TYPE 01 - LIGHT
K-06: RIBLOC TYPE 02 - DARK
K-07a: METAL FRAMED WINDOWS - ORANGE
K-07b: METAL FRAMED WINDOWS - GREEN
K-08a: METAL FRAMED CURTAIN WALL SYSTEM - ORANGE
K-08b: METAL FRAMED CURTAIN WALL SYSTEM - DARK GREY
K-09: METAL FRAMED CRITTAL WINDOW WALL SYSTEM
K-10: STEEL WALKWAY STRUCTURAL FRAME - ORANGE
K-11a: METAL BALUSTRADE - ORANGE
K-11b: METAL BALUSTRADE - GREEN
K-12a: METAL BALCONY AND BALUSTRADE SYSTEM -ORANGE
K-12b: METAL BALCONY AND BALUSTRADE SYSTEM - GREEN
K-13a: METAL LOUVRE PANEL - ORANGE
K-13b: METAL LOUVRE PANEL - GREEN
K-13c: METAL LOUVRE PANEL - WHITE
K-14: ORANGE GLAZED BRICK

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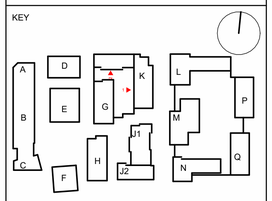
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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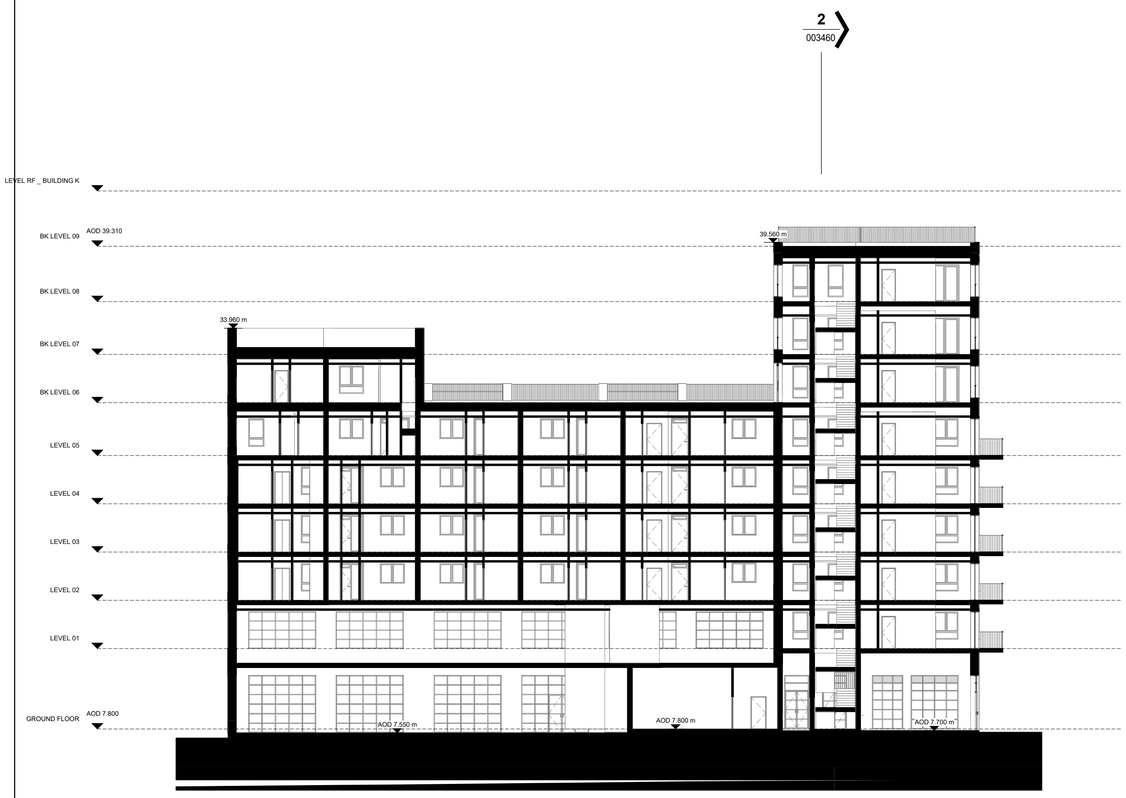
TITLE
ELEVATIONS - BUILDING K - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

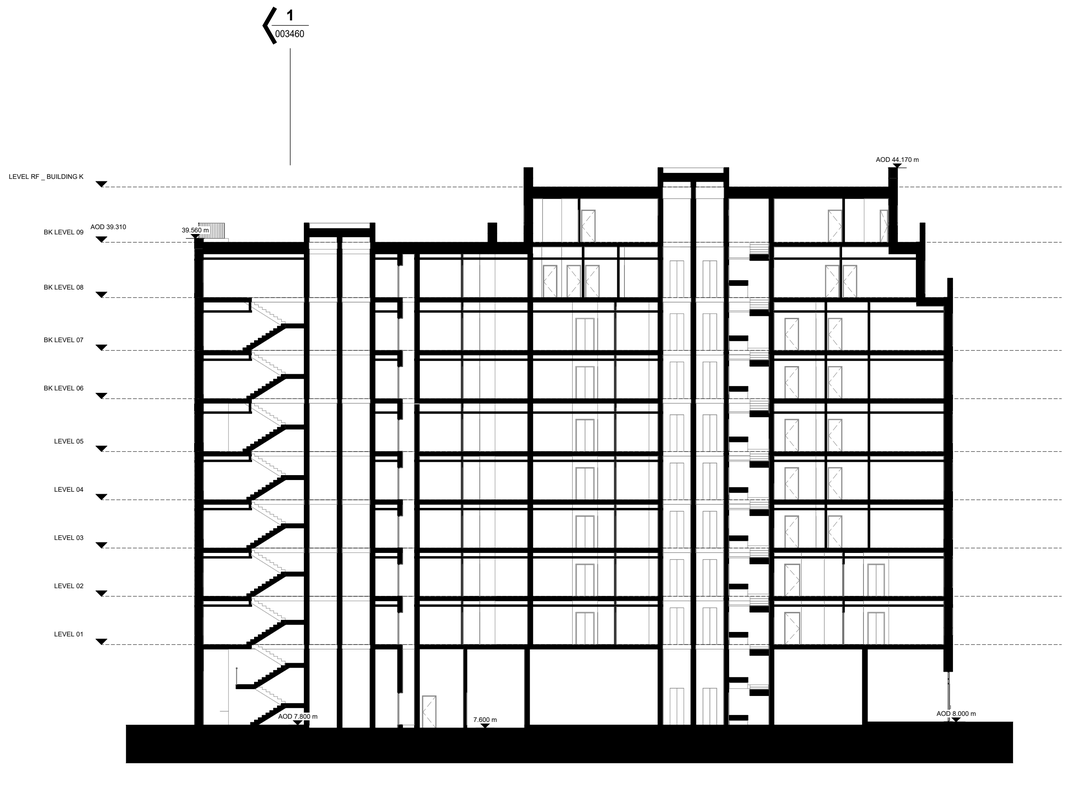
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PK-ZZ-DGA-A-004455	P01



1 K_SECTION AA

1 : 200 Section



2 K_SECTION BB

1 : 200 Section

0 1 2 3 4 5

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

X
XXXXXX
Section Reference
Drawing Number Reference

NOTES

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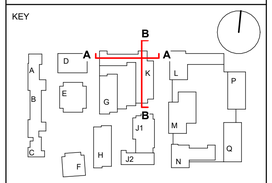
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P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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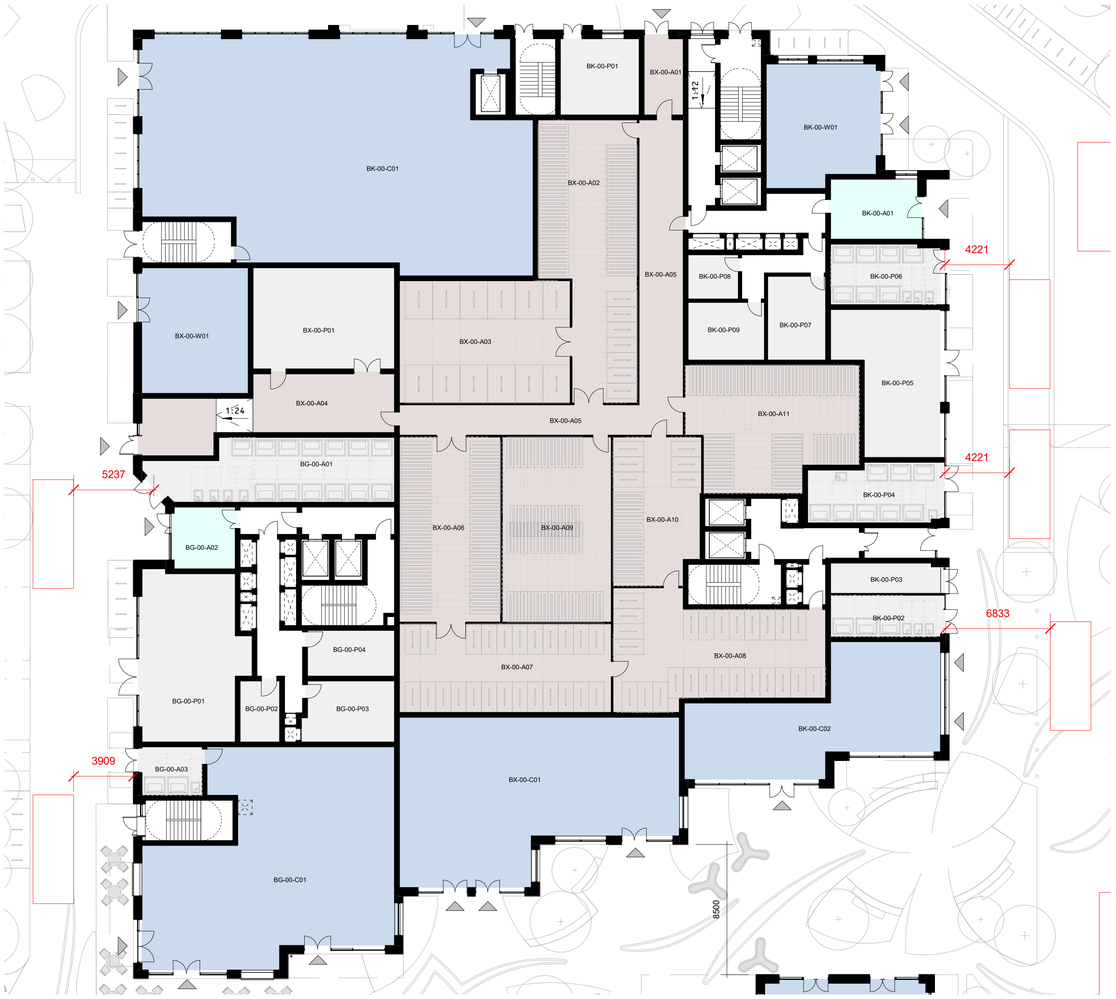
TITLE
SECTIONS - BUILDING K - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

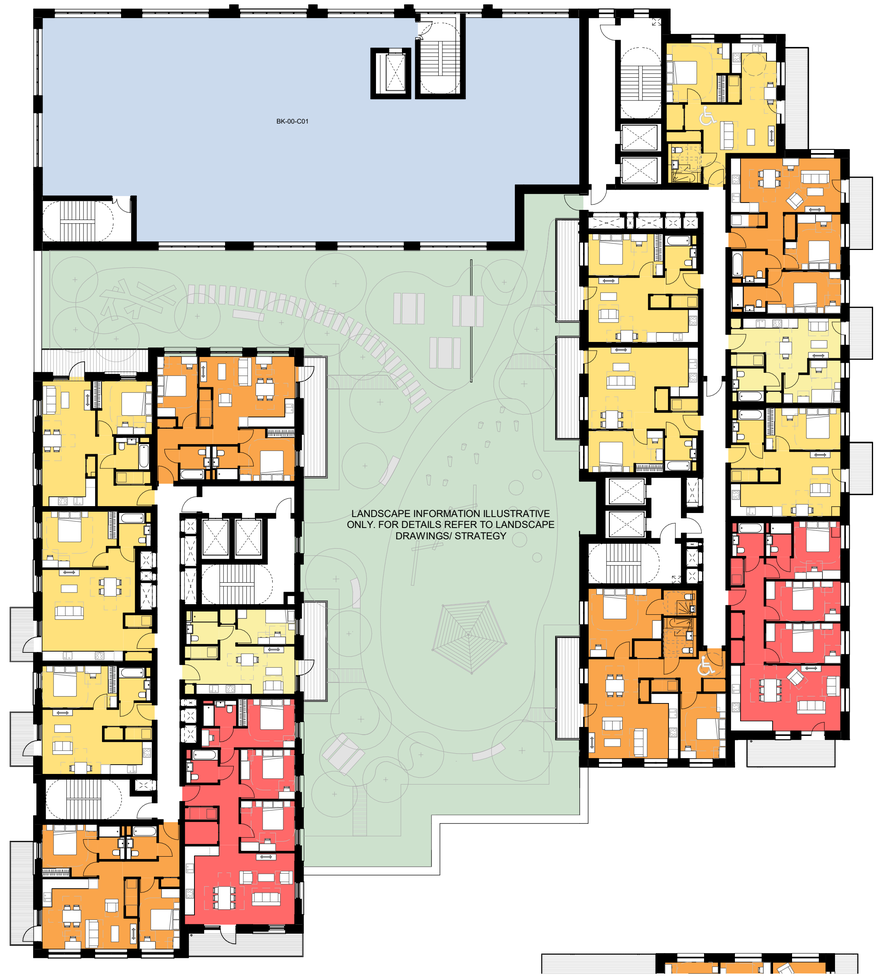
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PK-ZZ-DSC-A-003460	P01



1 GROUND FLOOR - BUILDING GK

1 : 200 Floor Plan



2 LEVEL 01 - BUILDING GK

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:00:33

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

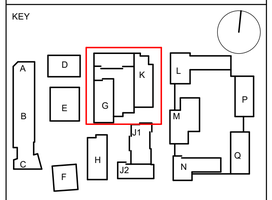
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3. Architectural design subject to ongoing design development through subsequent RIBA work stages.
4. Structure information is illustrative only, for more information refer to Structure Engineer package.
5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
6. Landscape information is illustrative only, for more information refer to Landscape package.
7. Each building is served by at least one core, other than A, B and C which together share two access cores.
8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING GK - GROUND FLOOR-L01

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PX-ZZ-DGA-A-002200	P01



1 LEVEL 02 - BUILDING GK

1 : 200 Floor Plan



2 LEVEL 03-04 - BUILDING GK

1 : 200 Floor Plan

0 5 10 25 m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

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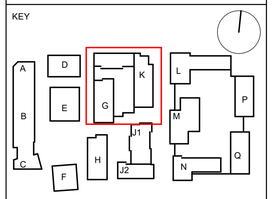
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING GK - L02-L04

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PX-ZZ-DGA-A-002201	P01

BJ1-04-09



1 LEVEL 05 - BUILDING GK

1 : 200 Floor Plan



2 LEVEL 06 - BUILDING GK

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:02:51

CLIENT:

BERKELEY HOMES (CAPITAL) PLC.

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset
- Refuse vehicle location and distance to presentation area

NOTES

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2. Spot heights (AOD) are indicative and subject to Landscape and Servicing design development.
3. Architectural design subject to ongoing design development through subsequent RIBA work stages.
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5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
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8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm

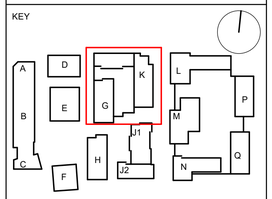
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING GK - L05-L06

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PX-ZZ-DGA-A-002202	P01



1 LEVEL 07 - BUILDING GK

1 : 200 Floor Plan



2 LEVEL 08 - BUILDING GK

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:05:12

CLIENT:

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket Lobby
- Supermarket Service Yard
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- Indicative MEP/PV
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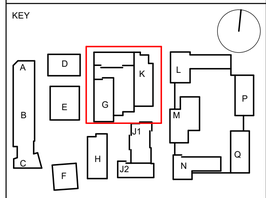
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING GK - L07-L08

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

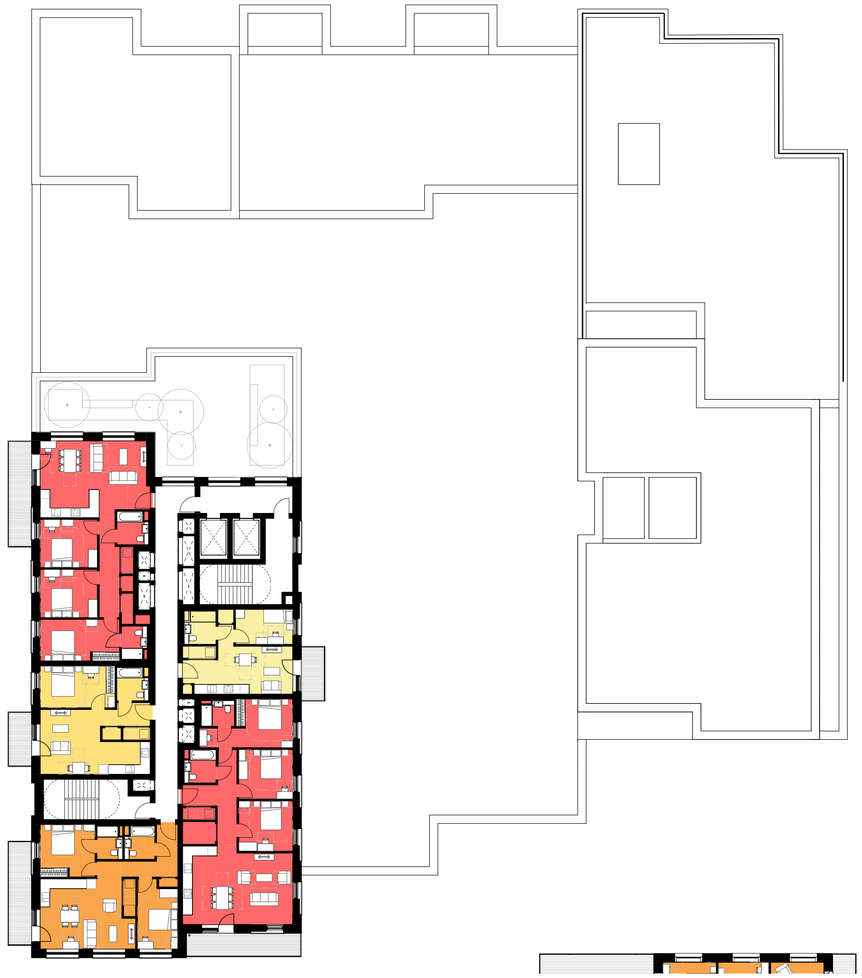
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PX-ZZ-DGA-A-002203	P01



1 LEVEL 09 - BUILDING GK

1 : 200 Floor Plan



2 LEVEL 10-11 - BUILDING GK

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:04:01

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket Lobby
3B6P	Supermarket Service Yard
2B3P Duplex	
2B4P Duplex	Roof Garden (Residential Amenity)
3B5P Duplex	Podium (Residential Amenity)
3B6P Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset
	Refuse vehicle location and distance to presentation area

NOTES

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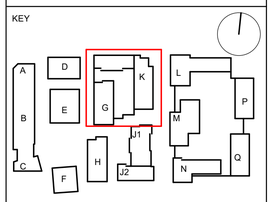
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING GK - L09-L11

PROJECT

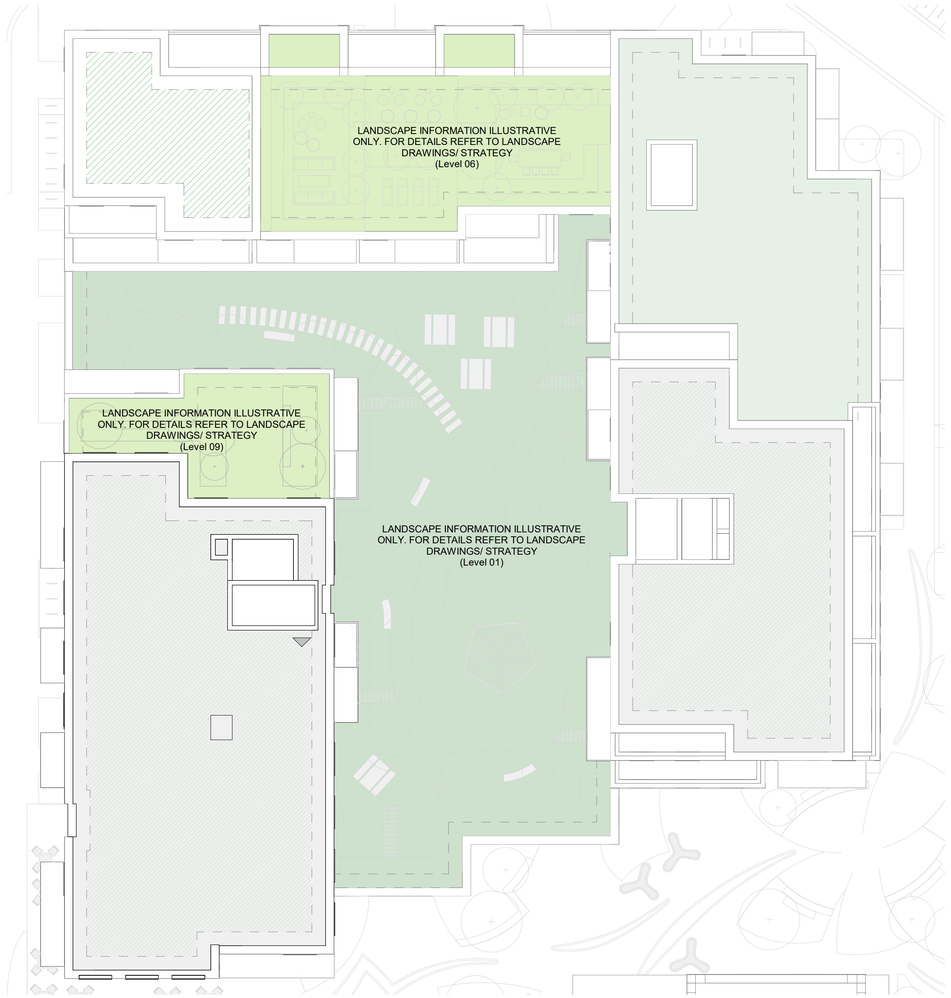
AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PX-ZZ-DGA-A-002204	P01



1 ROOF - BUILDING GK

1 : 200 Floor Plan

0 5 10 25 m

04/12/2024 19:06:13

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P Duplex
- 2B4P Duplex
- 3B5P Duplex
- 3B6P Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
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- Green Roof
- Indicative MEP/PV
- 900mm offset
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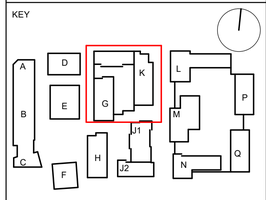
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P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

GA PLAN - BUILDING GK - ROOF

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PX-ZZ-DGA-A-002205	P01



1 BUILDINGS G & K - EAST ELEVATION

1 : 200 Elevation



2 BUILDINGS G & K- NORTH ELEVATION

1 : 200 Elevation



3 BUILDINGS G & K - WEST ELEVATION

1 : 200 Elevation

0 5 10 25 m



4 BUILDINGS G & K - SOUTH ELEVATION

1 : 200 Elevation

04/12/2024 19:24:16

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

CLIENT:

BERKELEY HOMES (CAPITAL) PLC.

NOTES:

BUILDING G
MATERIAL KEY:

G-01: WHITE MULTI BRICK
G-01a: WHITE MULTI BRICK - ARTICULATED
G-02a: TERRACOTTA RED BRICK - ARTICULATED
G-03a: LIGHT TERRACOTTA RED BRICK - ARTICULATED
G-04: METAL FRAMED WINDOWS - LIGHT GREEN
G-05: METAL FRAMED CURTAIN WALL SYSTEM - LIGHT GREEN
G-06: METAL LOUVER PANEL - LIGHT GREEN
G-07: METAL BALCONY AND BALUSTRADE SYSTEM - LIGHT GREEN

BUILDING K
MATERIAL KEY:

K-01: ORANGE BRICK
K-01a: ORANGE BRICK - ARTICULATED
K-02: LIGHT ORANGE BRICK
K-02a: LIGHT ORANGE BRICK - ARTICULATED
K-03: WHITE BRICK
K-04: GREEN GLAZED BRICK
K-04a: GREEN GLAZED BRICK - ARTICULATED
K-05: RIBLOC TYPE 01 - LIGHT
K-06: RIBLOC TYPE 02 - DARK
K-07a: METAL FRAMED WINDOWS - ORANGE
K-07b: METAL FRAMED WINDOWS - GREEN
K-08a: METAL FRAMED CURTAIN WALL SYSTEM - ORANGE
K-08b: METAL FRAMED CURTAIN WALL SYSTEM - DARK GREY
K-09: METAL FRAMED CRITTAL WINDOW WALL SYSTEM
K-10: STEEL WALKWAY STRUCTURAL FRAME - ORANGE
K-11a: METAL BALUSTRADE - ORANGE
K-11b: METAL BALUSTRADE - GREEN
K-12a: METAL BALCONY AND BALUSTRADE SYSTEM -ORANGE
K-12b: METAL BALCONY AND BALUSTRADE SYSTEM - GREEN
K-13a: METAL LOUVRE PANEL - ORANGE
K-13b: METAL LOUVRE PANEL - GREEN
K-13c: METAL LOUVRE PANEL - WHITE
K-14: ORANGE GLAZED BRICK

1. CONTEXT INFORMATION IS ILLUSTRATIVE ONLY.
2. SPOT HEIGHTS (AOD) ARE INDICATIVE AND SUBJECT TO LANDSCAPE AND SERVICING DESIGN DEVELOPMENT.
3. ARCHITECTURAL DESIGN SUBJECT TO ONGOING DESIGN DEVELOPMENT THROUGH SUBSEQUENT RIBA WORK STAGES.
4. STRUCTURE INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO STRUCTURE ENGINEER PACKAGE.
5. SERVICING/TRANSPORT INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO TRANSPORT STATEMENT.
6. LANDSCAPE INFORMATION IS ILLUSTRATIVE ONLY. FOR MORE INFORMATION REFER TO LANDSCAPE PACKAGE.
7. WHERE SHOWN, AREAS ARE IN M2, ELEVATION IN M, AND DIMS IN MM.

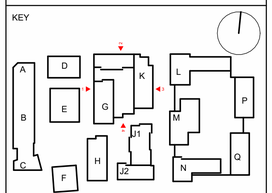
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KEY



TITLE
ELEVATIONS - BUILDING GK - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 200	A1

DRAWING NO	REVISION
ASCP-DRM-PX-ZZ-DGA-A-004450	P01



0 10 20 50m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
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- Residential Cycle Store
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- Podium (Residential Amenity)
- Green Roof
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- 900mm offset

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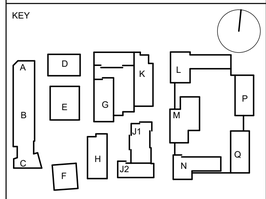
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KEY



TITLE

PLAN - SITEWIDE - GROUND FLOOR

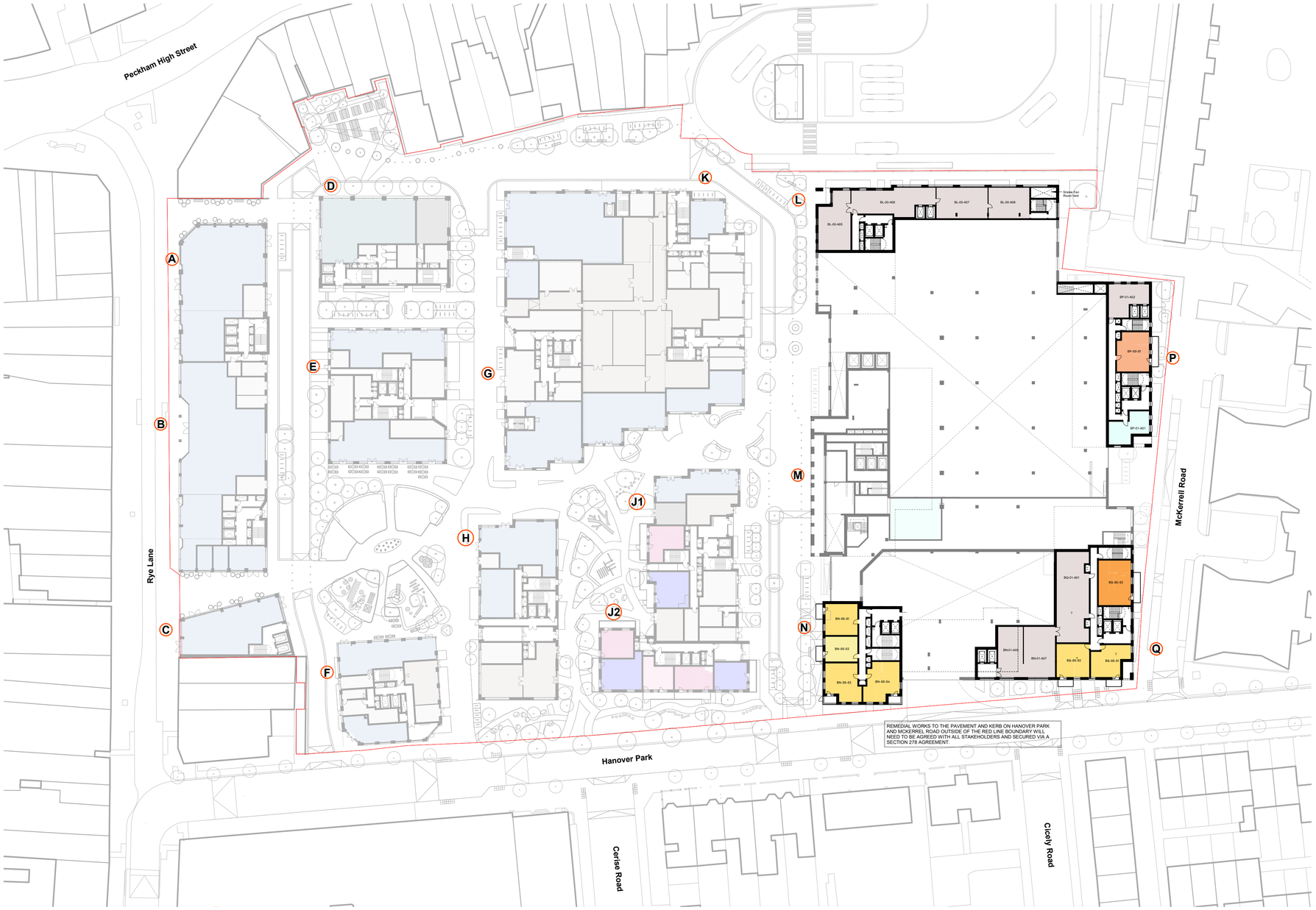
PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-00-DGA-A-002050	P01



0 10 20 50m

04/12/2024 18:42:12

CLIENT:

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Commercial Cycle Store
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

NOTES

1. Context information is illustrative only.
2. Spot heights (AOD) are indicative and subject to Landscape and Servicing design development.
3. Architectural design subject to ongoing design development through subsequent RIBA work stages.
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5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
6. Landscape information is illustrative only, for more information refer to Landscape package.
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8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm.

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - UPPER GROUND FLOOR

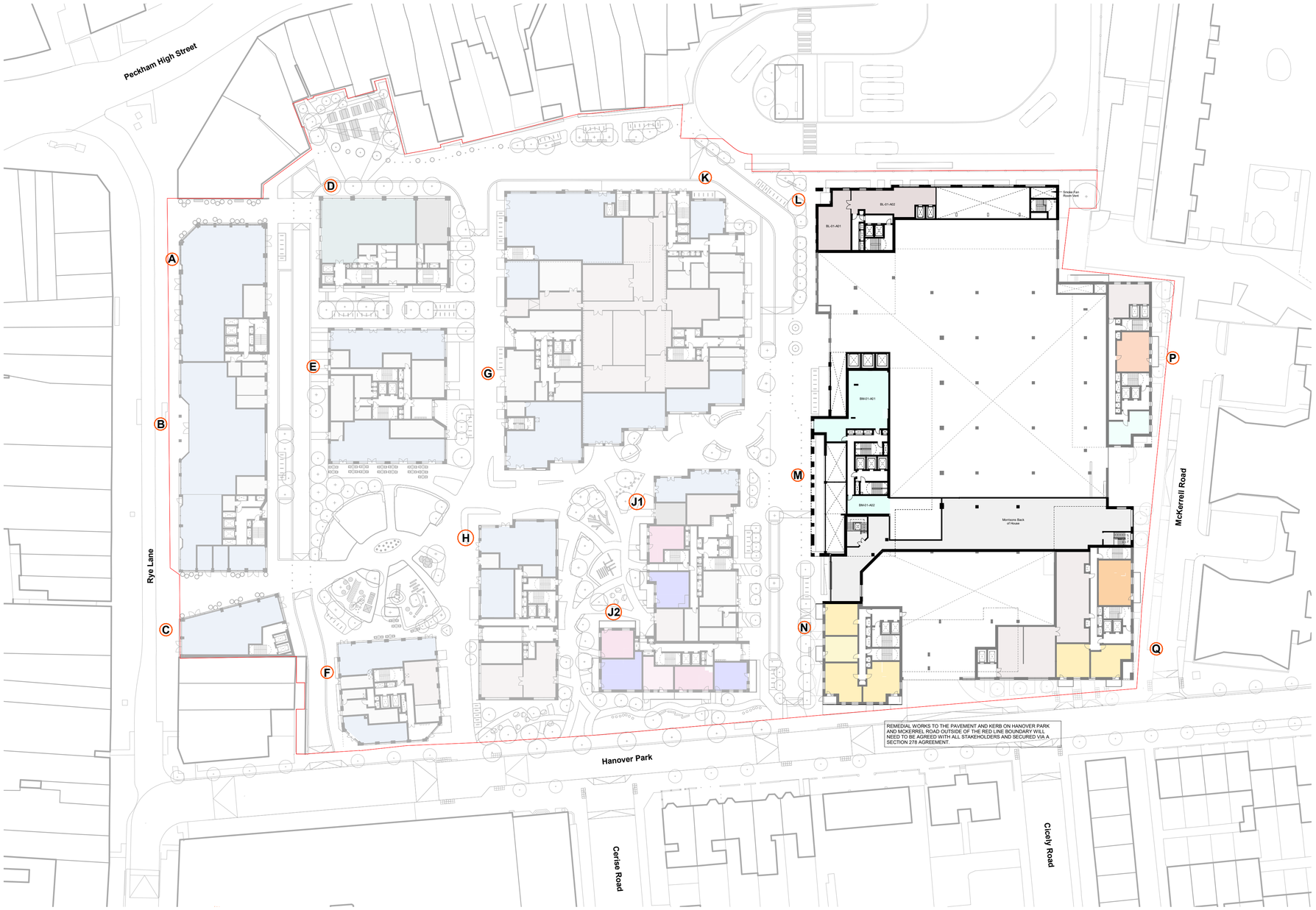
PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-00-DGA-A-002081	P01



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04/12/2024 18:42:52

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Commercial Cycle Store
3B5P	Residential Cycle Store
3B6P	Supermarket
2B3P-Duplex	Supermarket Service Yard/Plant
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
Wheelchair Accessible Home	Indicative MEP/PV
	900mm offset

NOTES

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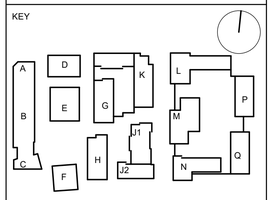
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - MEZZANINE

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-00-DGA-A-002082	P01

LANDSCAPE INFORMATION ILLUSTRATIVE ONLY.
FOR DETAILS REFER TO LANDSCAPE DRAWINGS/ STRATEGY



0 10 20 50m

04/12/2024 18:33:25

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CDM REGISTER: FLAGGED H&S ISSUES RELATING TO CONSTRUCTION (DESIGN AND MANAGEMENT) TO BE ADDRESSED DURING DESIGN DEVELOPMENT
TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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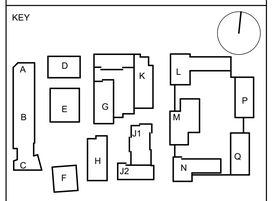
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-01-DGA-A-002051	P01



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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

NOTES

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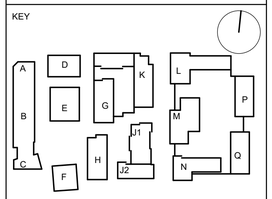
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 02

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-02-DGA-A-002052	P01

04/12/2024 18:34:16



0 10 20 50m

04/12/2024 18:35:04

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

NOTES

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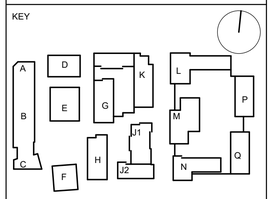
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 03

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-03-DGA-A-002053	P01



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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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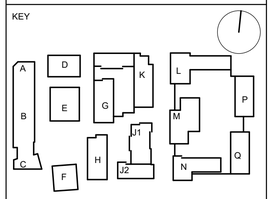
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 04

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-04-DGA-A-002054	P01

04/12/2024 18:35:53

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

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3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
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3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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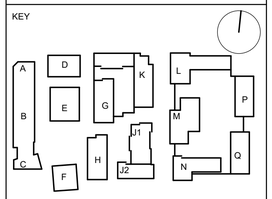
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 05

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-05-DGA-A-002055	P01

04/12/2024 18:36:44

LANDSCAPE INFORMATION ILLUSTRATIVE ONLY.
FOR DETAILS REFER TO LANDSCAPE DRAWINGS/ STRATEGY



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04/12/2024 18:37:32

CLIENT:

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

NOTES

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NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 06

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-06-DGA-A-002056	P01



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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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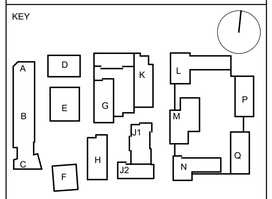
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REV	DESCRIPTION	DR	CHK	QA	DATE
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 07

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-07-DGA-A-002057	P01

04/12/2024 18:38:21



0 10 20 50m

04/12/2024 18:39:11

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

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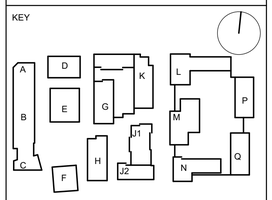
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P01	Planning Update	DRM	RM	JSt	12.24
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KEY



TITLE
PLAN - SITEWIDE - LEVEL 08

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-08-DGA-A-002058	P01



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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

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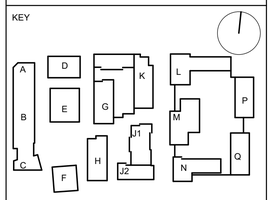
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 09

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-09-DGA-A-002059	P01



0 10 20 50m

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

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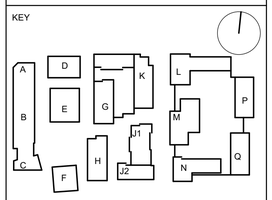
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 10

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-10-DGA-A-002060	P01



0 10 20 50m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X Block Reference

Planning Application Site Boundary

Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

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9. Where shown, areas are in m2, elevation in m, and dims in mm.

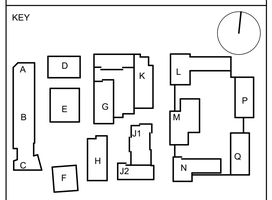
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 11

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-11-DGA-A-002061	P01



0 10 20 50m

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CLIENT:

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 2B3P-Duplex
- 2B4P-Duplex
- 3B5P-Duplex
- 3B6P-Duplex
- 4B6P
- Wheelchair Accessible Home
- Ancillary/Plant/Back of House
- Flexible Retail/Leisure/ Commercial
- Workspace
- Residential Cycle Store
- Supermarket
- Supermarket Service Yard/Plant
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

NOTES

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5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
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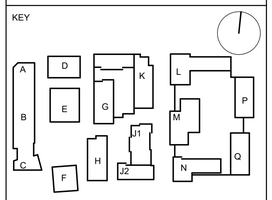
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 12

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-12-DGA-A-002062	P01



0 10 20 50m

04/12/2024 18:43:36

CLIENT:

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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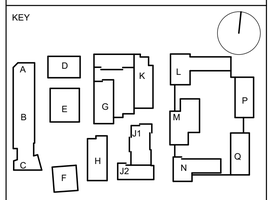
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 13

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-13-DGA-A-002063	P01



0 10 20 50m

04/12/2024 18:44:28

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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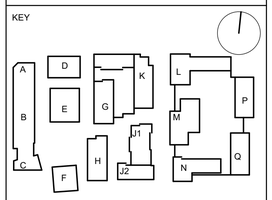
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 14

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-14-DGA-A-002064	P01



0 10 20 50m

04/12/2024 18:45:19

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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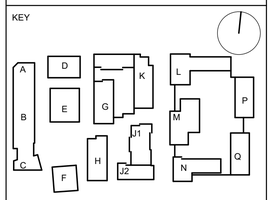
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 15

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-15-DGA-A-002065	P01



0 10 20 50m

04/12/2024 18:46:12

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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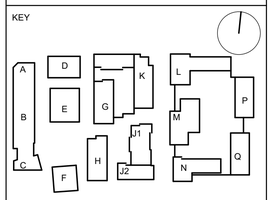
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
PLAN - SITEWIDE - LEVEL 16

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-16-DGA-A-002066	P01



0 10 20 50m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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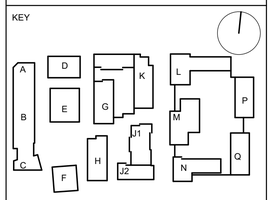
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 17

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-17-DGA-A-002067	P01



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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

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9. Where shown, areas are in m2, elevation in m, and dims in mm.

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

PLAN - SITEWIDE - LEVEL 18

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-18-DGA-A-002068	P01

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0 10 20 50m

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance

1B1P	Ancillary/Plant/Back of House
1B2P	Flexible Retail/Leisure/ Commercial
2B3P	Workspace
2B4P	Residential Cycle Store
3B5P	Supermarket
3B6P	Supermarket Service Yard/Plant
2B3P-Duplex	
2B4P-Duplex	Roof Garden (Residential Amenity)
3B5P-Duplex	Podium (Residential Amenity)
3B6P-Duplex	Green Roof
4B6P	Indicative MEP/PV
Wheelchair Accessible Home	900mm offset

NOTES

1. Context information is illustrative only.
2. Spot heights (AOD) are indicative and subject to Landscape and Servicing design development.
3. Architectural design subject to ongoing design development through subsequent RIBA work stages.
4. Structure information is illustrative only, for more information refer to Structure Engineer package.
5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
6. Landscape information is illustrative only, for more information refer to Landscape package.
7. Each building is served by at least one core, other than A, B and C which together share two access cores.
8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm.

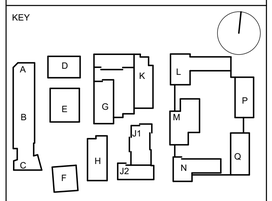
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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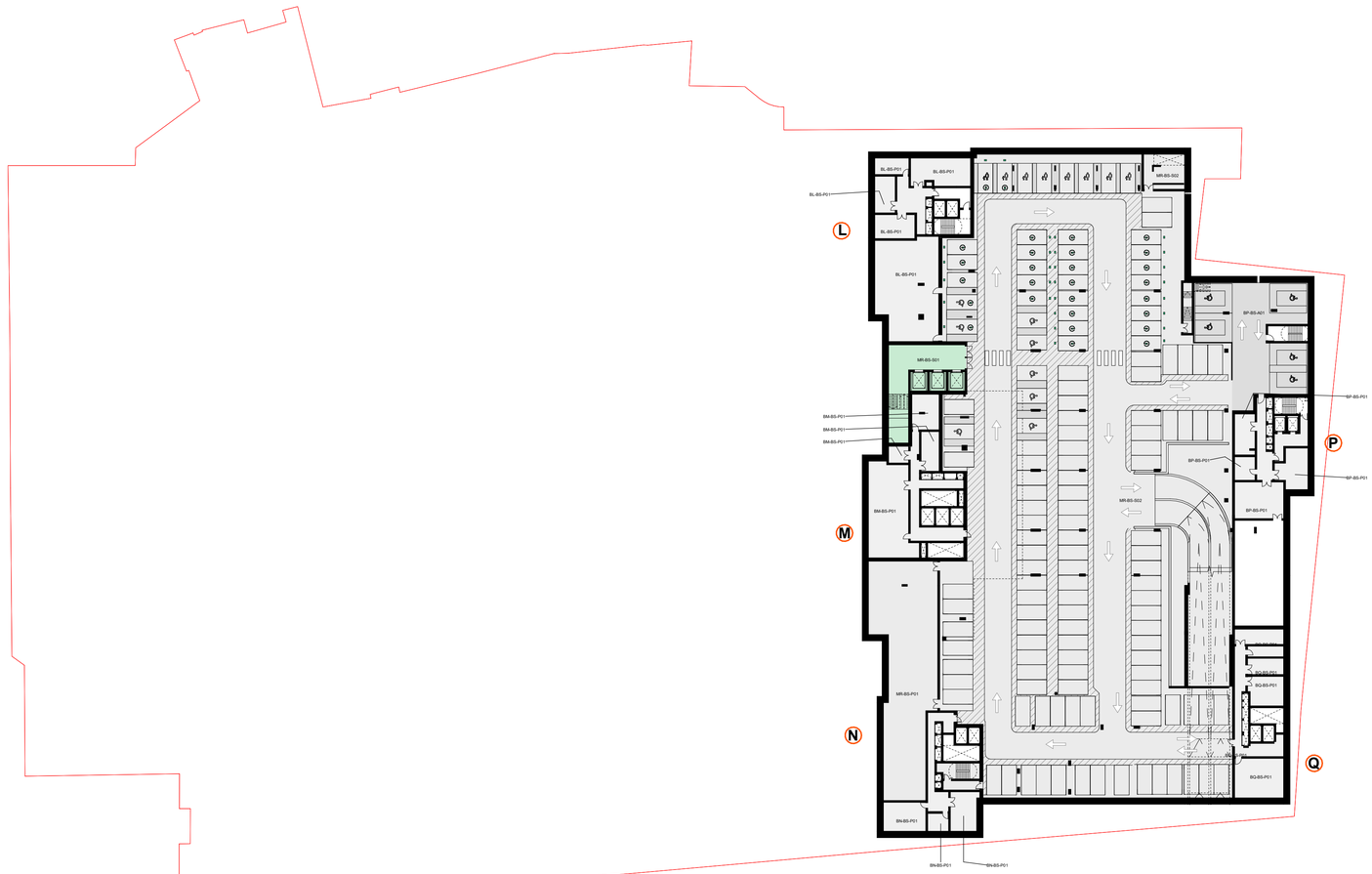
TITLE
PLAN - SITEWIDE - LEVEL 19

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-19-DGA-A-002069	P01



0 10 20 50m

04/12/2024 18:41:27

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Primary Entrance
- Ancillary/Plant/Back of House
- Supermarket
- Electric Charging Point
- Blue Badge Parking

PLEASE NOTE: COLUMN LAYOUT AS PER WALSH STRUCTURAL MODEL RECEIVED 17/07/2024, WITH MINOR AMENDMENTS.

NOTES

1. Context information is illustrative only.
2. Spot heights (AOD) are indicative and subject to Landscape and Servicing design development.
3. Architectural design subject to ongoing design development through subsequent RIBA work stages.
4. Structure information is illustrative only, for more information refer to Structure Engineer package.
5. Servicing/Transport information is illustrative only, for more information refer to Transport Statement.
6. Landscape information is illustrative only, for more information refer to Landscape package.
7. Each building is served by at least one core, other than A, B and C which together share two access cores.
8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.
9. Where shown, areas are in m2, elevation in m, and dims in mm.

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REV	DESCRIPTION	DR	CHK	QA	DATE
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KEY



TITLE

PLAN - SITEWIDE - BASEMENT LEVEL

PROJECT

AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-BS-DGA-A-002080	P01



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04/12/2024 18:32:20

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

- X — Block Reference
- Planning Application Site Boundary
- Roof Garden (Residential Amenity)
- Podium (Residential Amenity)
- Green Roof
- Indicative MEP/PV
- 900mm offset

NOTES

When shown: Areas in m²
When shown: Elevation in m
When shown: Dims in mm

1. Context information is indicative. From Topo Survey Drawing LS2601_BF_221223_B_Sent , issued 25/01/24
2. Spot heights (AOD) are indicative subject to Landscape and Servicing design development.
3. Drawing is issued as WIP. Subject to ongoing design development through WS2.
4. Indicative column layout in Morrisons to be coordinated with SE.
5. Servicing tracking as issued by Transport Consultant 04/03/24.
6. Landscape information as issued 19/04/2024, for more up to date information refer to Landscape Designer's WIP plans.
7. Building Naming - Each building is served by at least one primary core, other than A, B and C (Rye Lane Building) which shares two cores.
8. For residential layout details, refer to 1:100 Drawings in Appendix to the Design and Access Statement.

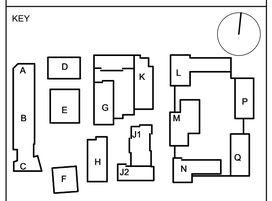
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



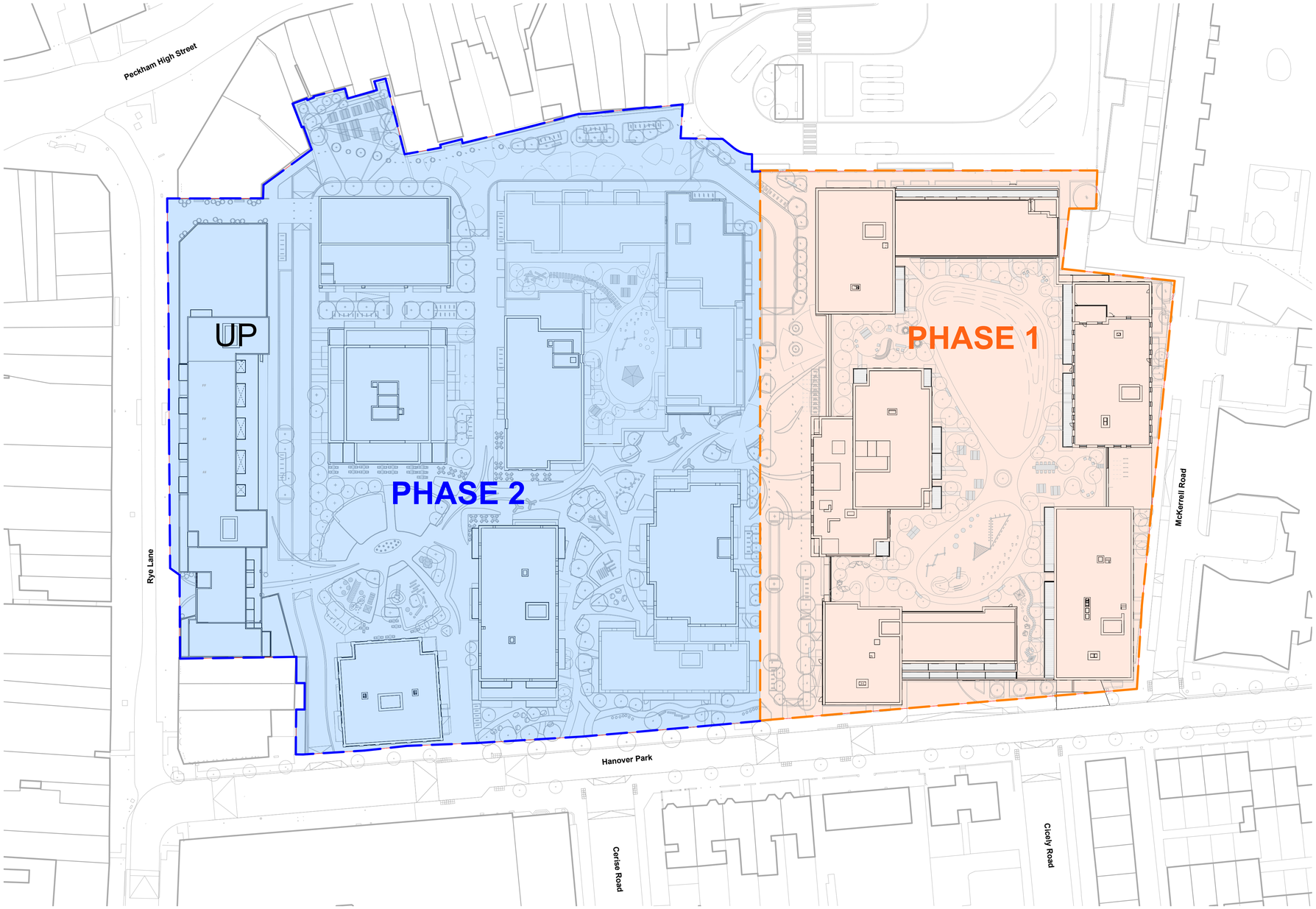
TITLE
PLAN - SITEWIDE - ROOF LEVEL

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS: Stage 2
SCALE: 1 : 500
SIZE: A1

DRAWING NO: ASCP-DRM-ZZ-RF-DGA-A-002070
REVISION: P01



0 10 20 50m
Scale 1:500

04/12/2024 18:44:00

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

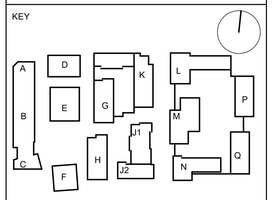
NOT FOR CONSTRUCTION

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P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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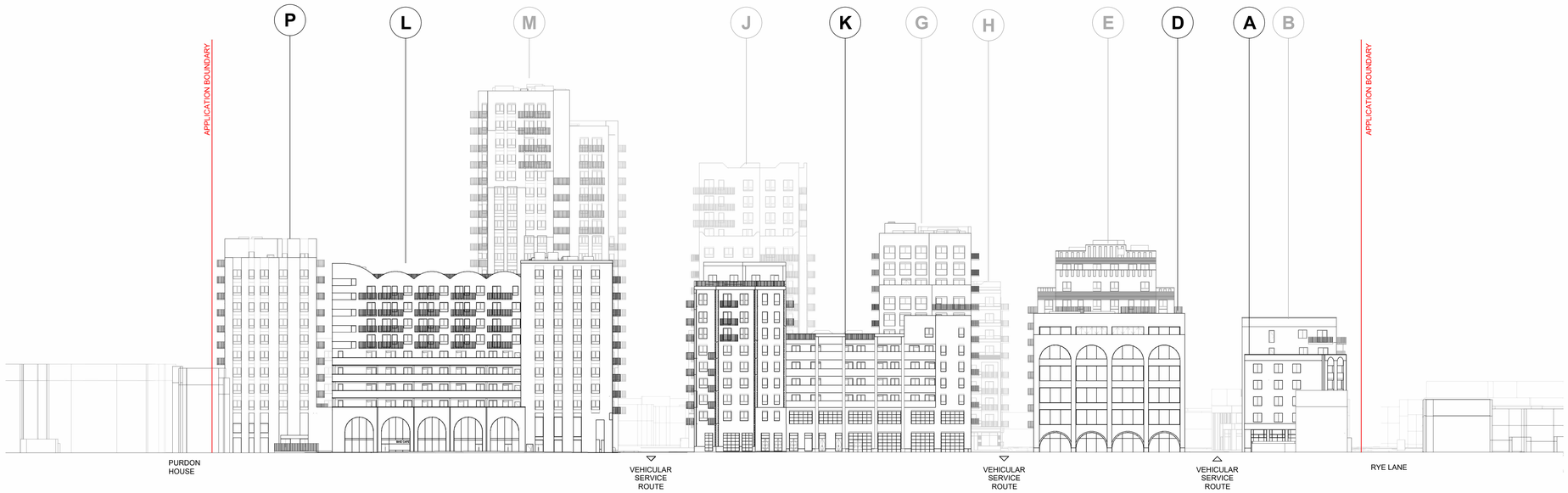
TITLE
PHASING PLAN

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DGA-A-002090	P01



1 SITEWIDE ELEVATION - NORTH

1 : 500 Elevation

0 10 20 50m

04/12/2024 18:53:15

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X BUILDING REFERENCE

APPLICATION/SITE BOUNDARY LINE (RECEIVED 25/01/24)

REFER 004400 SERIES DRAWINGS FOR DETAILED BUILDING BY BUILDING ELEVATIONS, HEIGHTS AND MATERIALITY

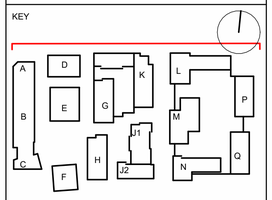
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



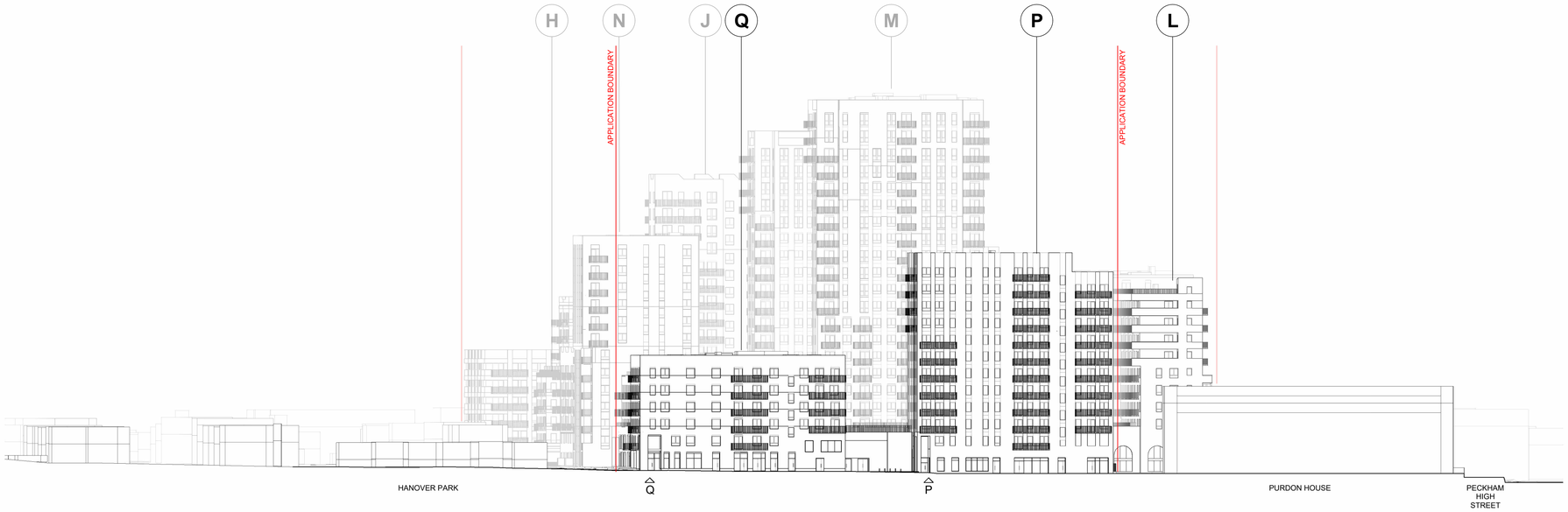
TITLE
ELEVATIONS - SITEWIDE - 01

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DGA-A-004000	P01



1 SITEWIDE ELEVATION - EAST

1 : 500 Elevation

0 10 20 50m

04/12/2024 18:54:29

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X BUILDING REFERENCE

APPLICATION/SITE BOUNDARY LINE (RECEIVED 25/01/24)

REFER 004400 SERIES DRAWINGS FOR DETAILED BUILDING BY BUILDING ELEVATIONS, HEIGHTS AND MATERIALITY

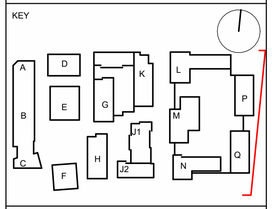
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P01	Planning Update	DRM	RM	JSt	12.24
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KEY



TITLE
ELEVATIONS - SITEWIDE - 02

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DGA-A-004001	P01



1 SITEWIDE ELEVATION - SOUTH

1 : 500 Elevation

0 10 20 50m

04/12/2024 18:56:04

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X BUILDING REFERENCE

APPLICATION/SITE BOUNDARY LINE (RECEIVED 25/01/24)

REFER 004400 SERIES DRAWINGS FOR DETAILED BUILDING BY BUILDING ELEVATIONS, HEIGHTS AND MATERIALITY

NOT FOR CONSTRUCTION

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KEY



TITLE
ELEVATIONS - SITEWIDE - 03

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

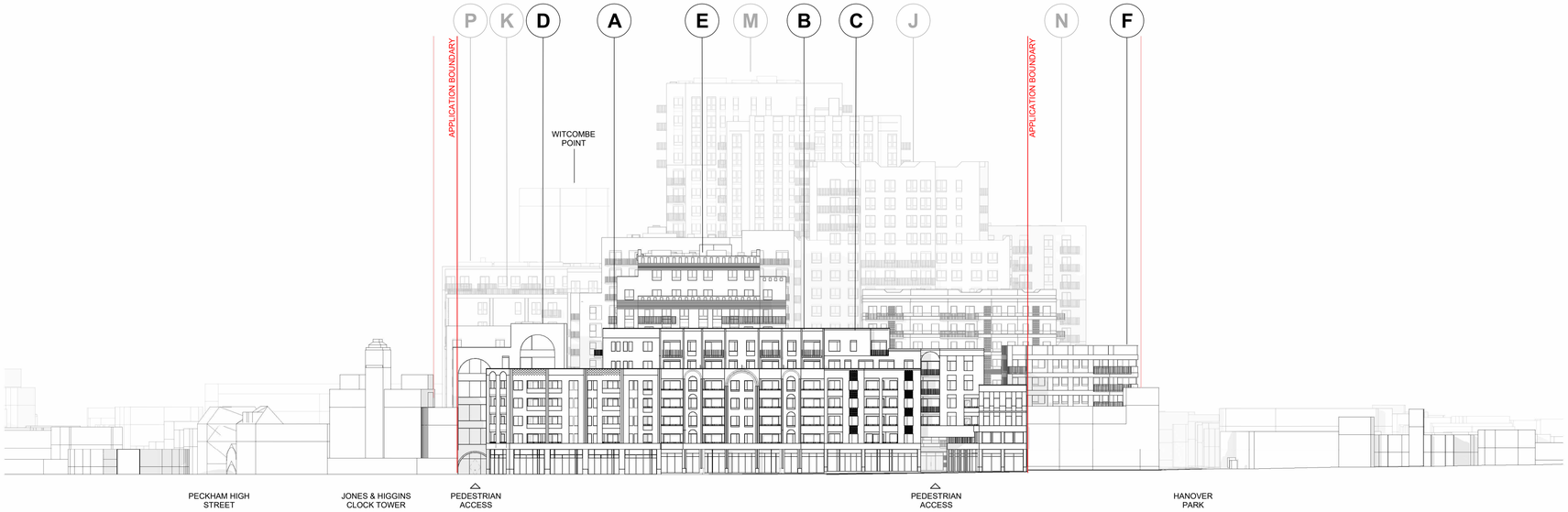
PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DGA-A-004002	P01



1 BUILDINGS L,M,N SITEWIDE ELEVATION - WEST

1 : 500 Elevation



2 SITEWIDE ELEVATION - WEST

1 : 500 Elevation

0 10 20 50m

04/12/2024 18:59:09

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X BUILDING REFERENCE

APPLICATION/SITE BOUNDARY LINE (RECEIVED 25/01/24)

REFER 004400 SERIES DRAWINGS FOR DETAILED BUILDING BY BUILDING ELEVATIONS, HEIGHTS AND MATERIALITY

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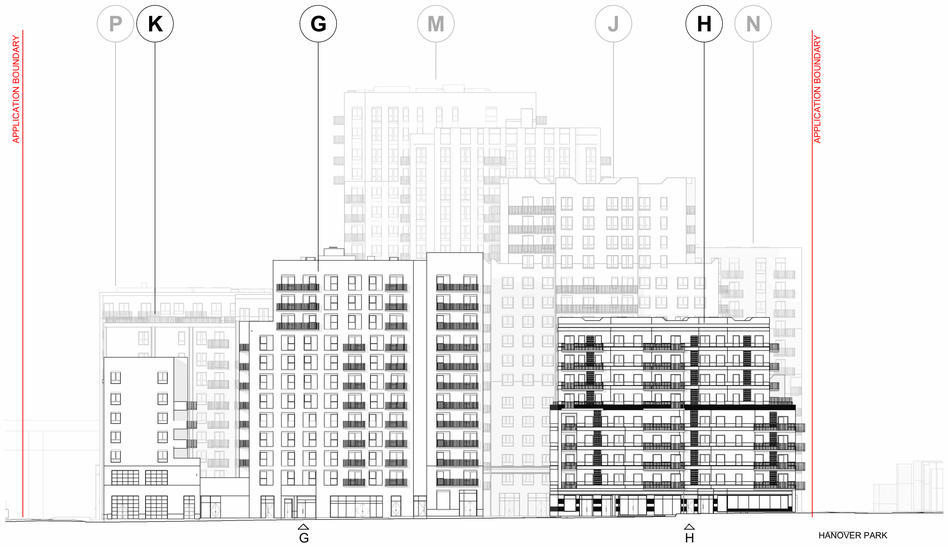
TITLE
ELEVATIONS - SITEWIDE - 04

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE
S4 - Suitable for Review and Authorization

PROJECT STATUS	SCALE	SIZE
Stage 2	1 : 500	A1

DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DGA-A-004003	P01



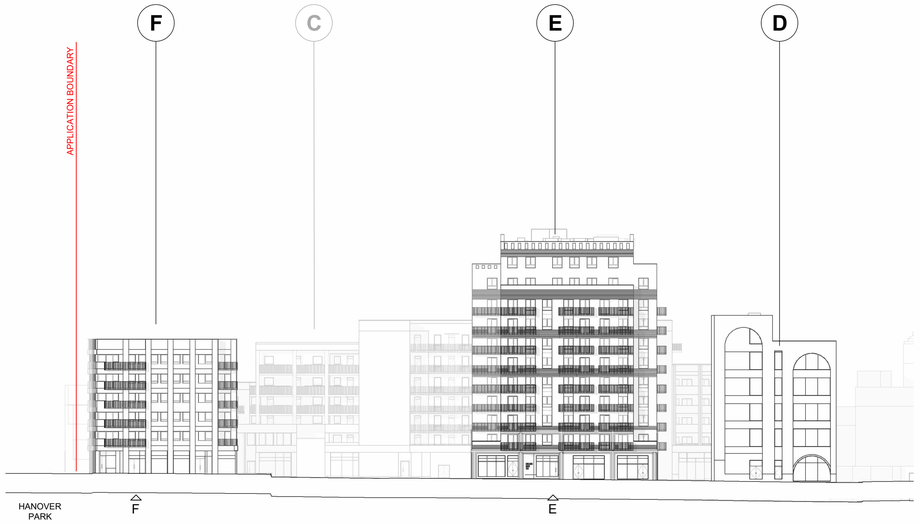
1 BUILDINGS K,G,H SITEWIDE ELEVATION - WEST

1 : 500 Elevation



2 BUILDINGS D,E,F SITEWIDE ELEVATION - WEST

1 : 500 Elevation



3 BUILDINGS D,E,F SITEWIDE ELEVATION - EAST

1 : 500 Elevation



4 BUILDINGS J,K SITEWIDE ELEVATION - EAST

1 : 500 Elevation

0 10 20 50m

04/12/2024 19:04:37

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TO BE READ IN CONJUNCTION WITH DESIGN RISK REGISTER AND RESIDUAL RISK REGISTER.

FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

KEY

X BUILDING REFERENCE

APPLICATION/SITE BOUNDARY LINE (RECEIVED 25/01/24)

REFER 004400 SERIES DRAWINGS FOR DETAILED BUILDING BY BUILDING ELEVATIONS, HEIGHTS AND MATERIALITY

BUILDING ENTRANCE

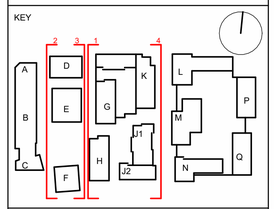
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE

ELEVATIONS - SITEWIDE - 05

PROJECT

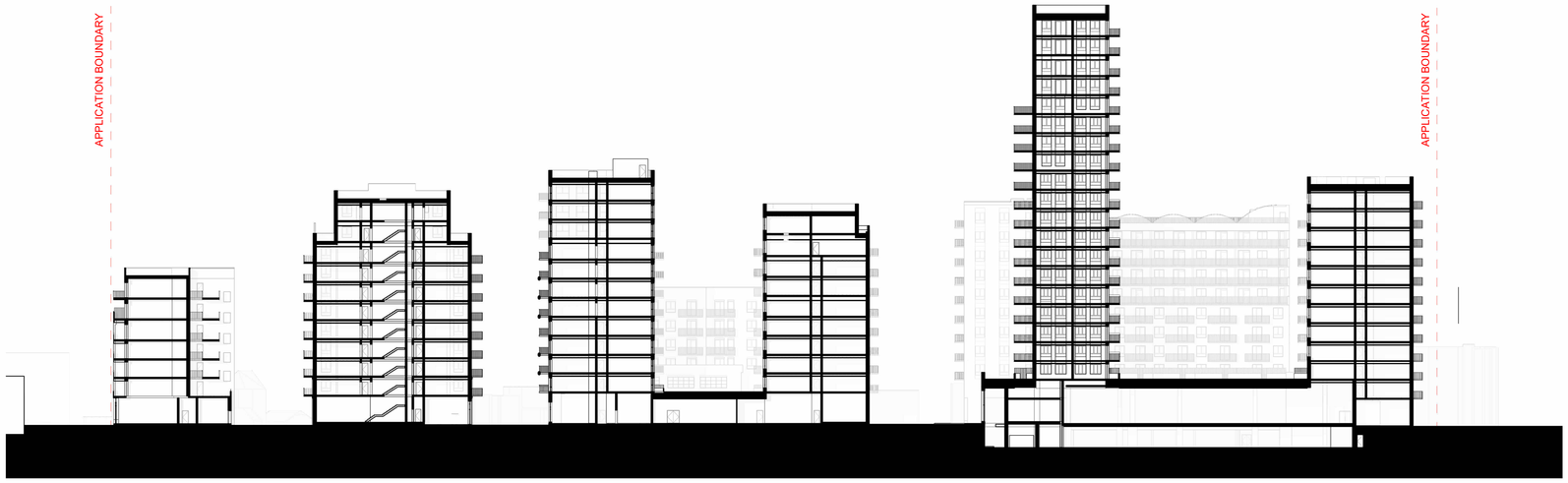
AYLESHAM CENTRE PECKHAM

STATUS CODE

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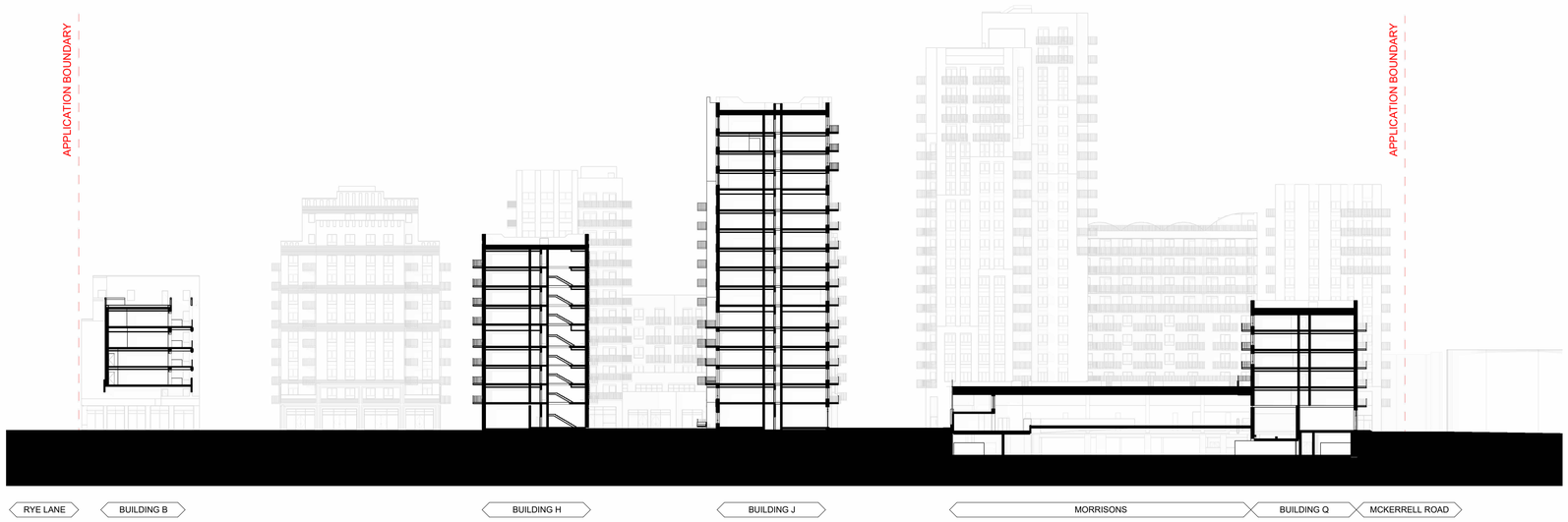
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DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DGA-A-004005	P01



1 SECTION A - EAST-WEST 1

1 : 500 Section



2 SECTION B - EAST-WEST 2

1 : 500 Section

0 10 20 50m

04/12/2024 20:20:29

CLIENT:

BERKELEY HOMES (CAPITAL) PLC.

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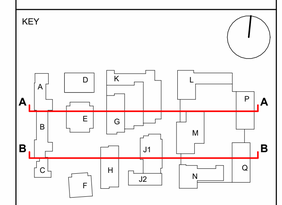
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P0	For Planning	DRM	RM	JSt	06.24

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KEY



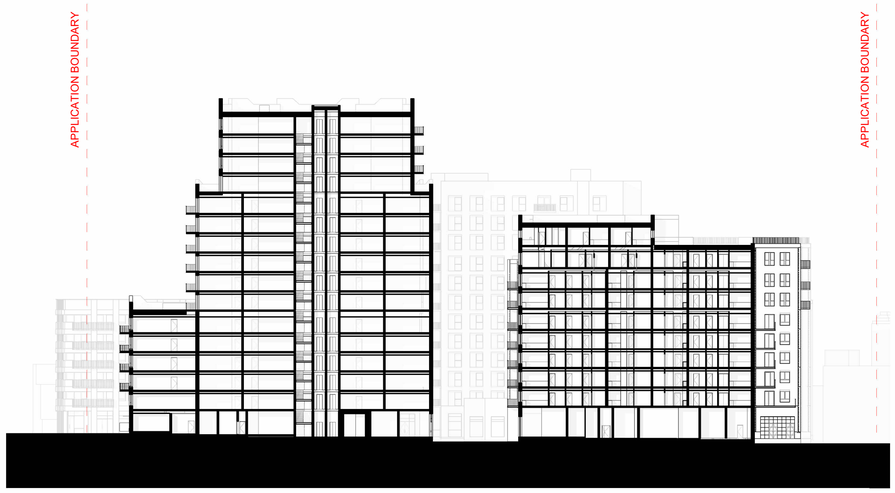
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PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

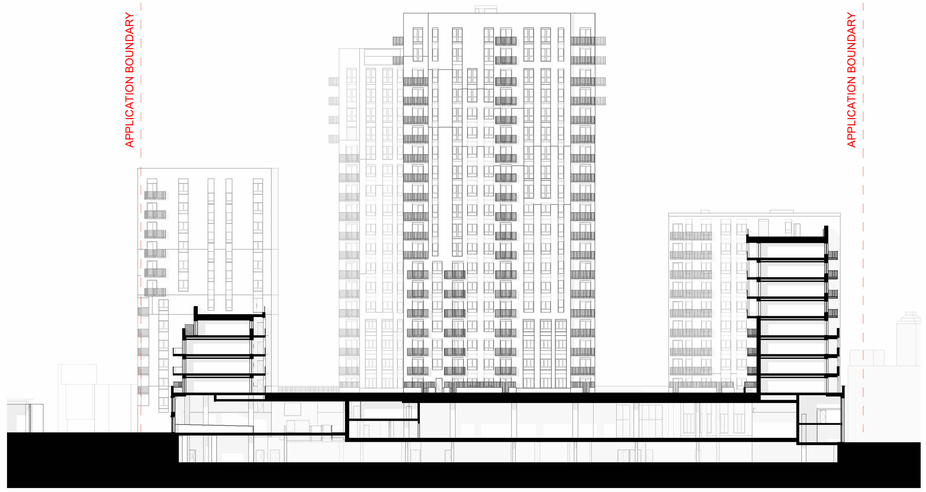
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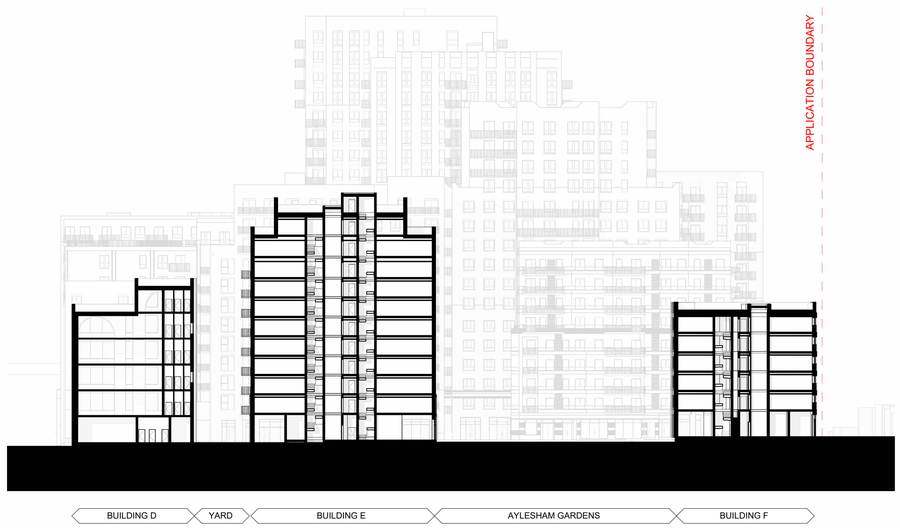
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1 : 500 Section



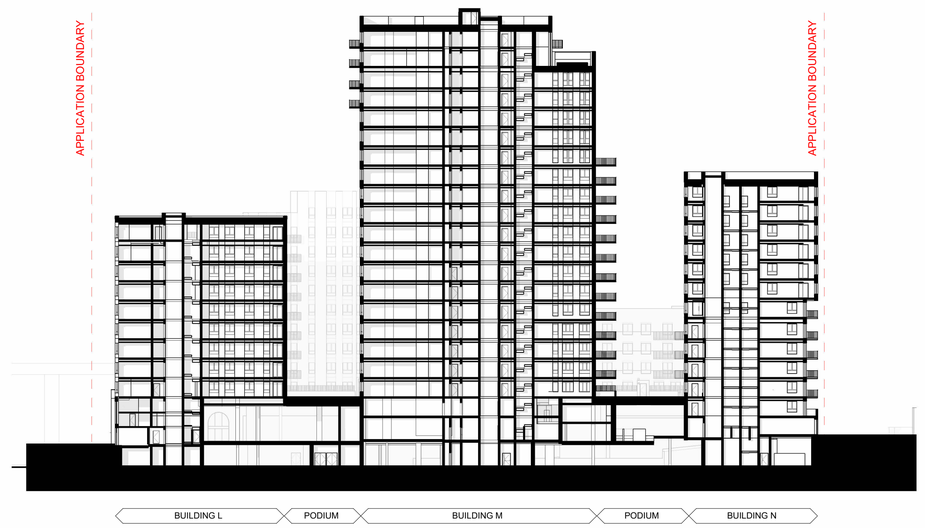
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1 : 500 Section



3 SECTION E - NORTH-SOUTH 3

1 : 500 Section



4 SECTION F - NORTH-SOUTH 4

1 : 500 Section

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04/12/2024 20:23:10

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FURNITURE LOCATIONS ARE ILLUSTRATIVE

NOTES:

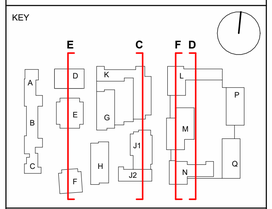
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REV	DESCRIPTION	DR	CHK	QA	DATE
P01	Planning Update	DRM	RM	JSt	12.24
P0	For Planning	DRM	RM	JSt	06.24

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KEY



TITLE
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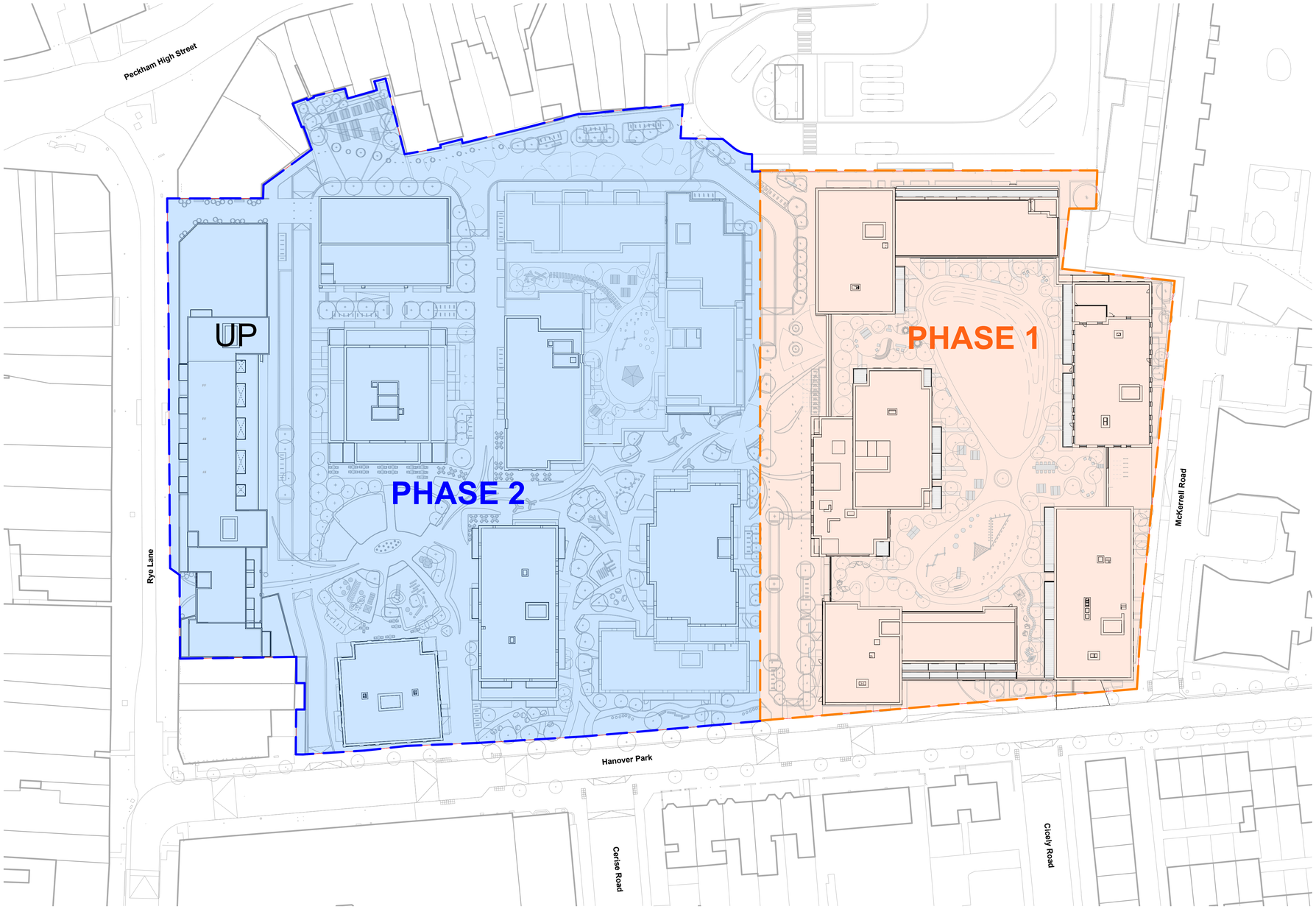
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AYLESHAM CENTRE PECKHAM

STATUS CODE

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DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DSC-A-003020	P01

APPENDIX 4. Berkeley Homes phasing plan, November 2024



0 10 20 50m
Scale 1:500

04/12/2024 18:44:00

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NOTES:

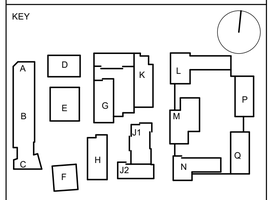
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P0	For Planning	DRM	RM	JSt	06.24

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TITLE
PHASING PLAN

PROJECT
AYLESHAM CENTRE PECKHAM

STATUS CODE

PROJECT STATUS	SCALE	SIZE
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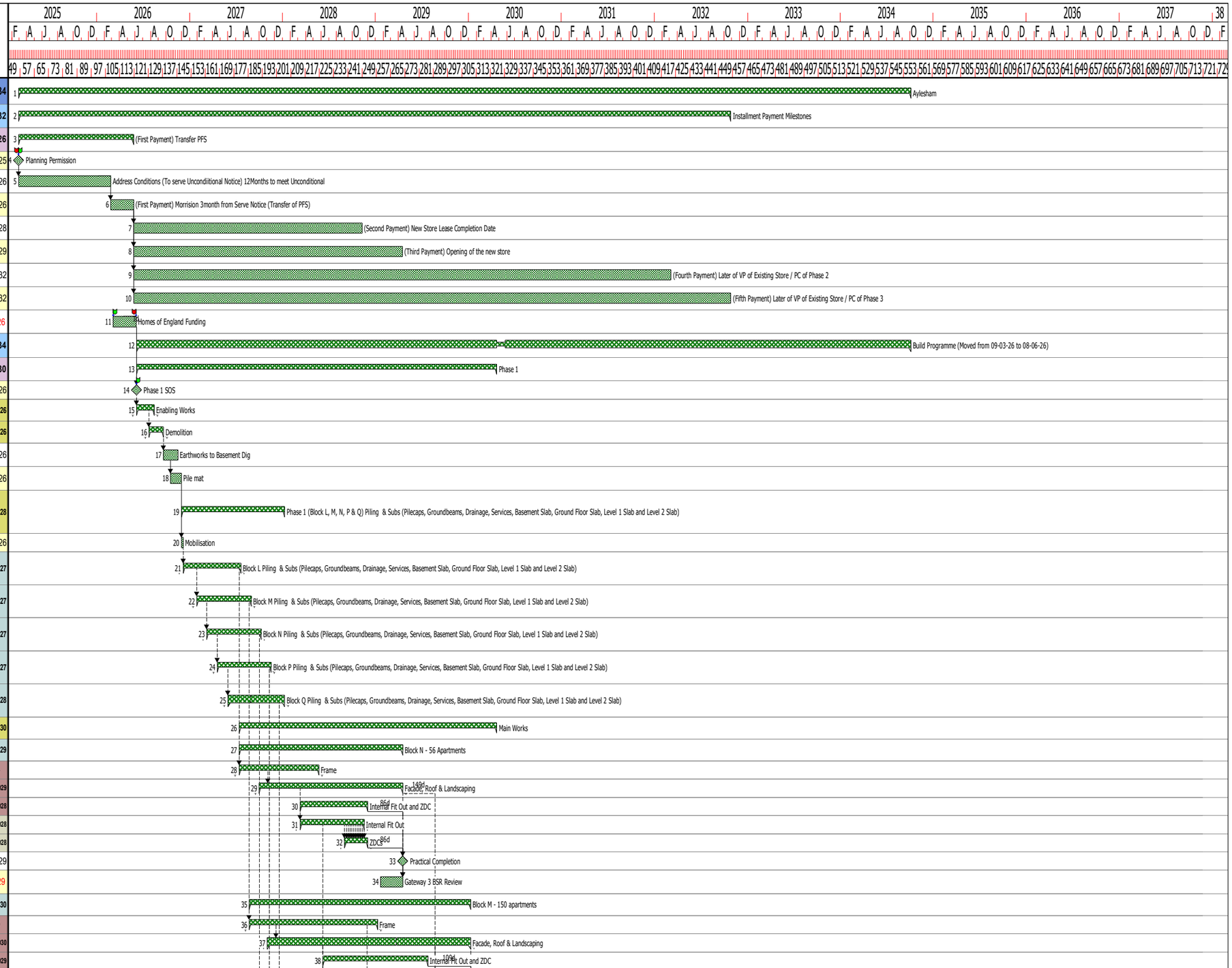
DRAWING NO	REVISION
ASCP-DRM-ZZ-ZZ-DGA-A-002090	P01

APPENDIX 5. Berkeley Homes construction programme

Berkeley
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Aylesham Programme

Line	Name	Duration	Start	Finish
1	**Aylesham**	**116m 1.63w**	**28/02/2025**	**05/10/2034**
2	**Installment Payment Milestones**	**92m 4.05w**	**28/02/2025**	**27/10/2032**
3	**(First Payment) Transfer PFS**	**14m 3.92w**	**28/02/2025**	**26/05/2026**
4	Planning Permission		28/02/2025	28/02/2025
5	Address Conditions (To serve Unconditiional Notice) 12Months to meet Unconditional	12m 2h	28/02/2025	25/02/2026
6	(First Payment) Morrision 3month from Serve Notice (Transfer of PFS)	2m 3.88w	26/02/2026	26/05/2026
7	(Second Payment) New Store Lease Completion Date	30m 5h	27/05/2026	08/11/2028
8	(Third Payment) Opening of the new store	35m 30min	27/05/2026	16/04/2029
9	(Fourth Payment) Later of VP of Existing Store / PC of Phase 2	70m 1h	27/05/2026	05/03/2032
10	(Fifth Payment) Later of VP of Existing Store / PC of Phase 3	78m 5h	27/05/2026	27/10/2032
11	Homes of England Funding	2m 3.88w	09/03/2026	04/06/2026
12	**Build Programme (Moved from 09-03-26 to 08-06-26)**	**101m 6.5h**	**08/06/2026**	**05/10/2034**
13	**Phase 1**	**46m 3.73w**	**08/06/2026**	**23/04/2030**
14	Phase 1 SOS		08/06/2026	08/06/2026
15	**Enabling Works**	**2m 1.88w**	**08/06/2026**	**14/08/2026**
16	**Demolition**	**1m 3.94w**	**27/07/2026**	**21/09/2026**
17	Earthworks to Basement Dig	1m 3.94w	22/09/2026	16/11/2026
18	Pile mat	1m 1.94w	20/10/2026	30/11/2026
19	**Phase 1 (Block L, M, N, P & Q) Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Basement Slab, Ground Floor Slab, Level 1 Slab and Level 2 Slab)**	**13m 7.5h**	**01/12/2026**	**10/01/2028**
20	Mobilisation	1w	01/12/2026	07/12/2026
21	**Block L Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Basement Slab, Ground Floor Slab, Level 1 Slab and Level 2 Slab)**	**7m 1.16w**	**08/12/2026**	**21/07/2027**
22	**Block M Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Basement Slab, Ground Floor Slab, Level 1 Slab and Level 2 Slab)**	**7m 1.16w**	**29/01/2027**	**31/08/2027**
23	**Block N Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Basement Slab, Ground Floor Slab, Level 1 Slab and Level 2 Slab)**	**7m 1.16w**	**10/03/2027**	**08/10/2027**
24	**Block P Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Basement Slab, Ground Floor Slab, Level 1 Slab and Level 2 Slab)**	**7m 1.16w**	**21/04/2027**	**17/11/2027**
25	**Block Q Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Basement Slab, Ground Floor Slab, Level 1 Slab and Level 2 Slab)**	**7m 1.16w**	**02/06/2027**	**10/01/2028**
26	**Main Works**	**33m 1.94w**	**15/07/2027**	**23/04/2030**
27	**Block N - 56 Apartments**	**21m 4.44d**	**15/07/2027**	**18/04/2029**
28	**Frame**	**10m 1.38w**	**15/07/2027**	**23/05/2028**
29	**Facade, Roof & Landscaping**	**18m 2.08w**	**01/10/2027**	**17/04/2029**
30	**Internal Fit Out and ZDC**	**9m 2.19d**	**10/03/2028**	**30/11/2028**
31	**Internal Fit Out**	**8m 2.5w**	**10/03/2028**	**16/11/2028**
32	**ZDCs**	**3m 4.06d**	**01/09/2028**	**30/11/2028**
33	Practical Completion		18/04/2029	18/04/2029
34	Gateway 3 BSR Review	2m 3.88w	22/01/2029	17/04/2029
35	**Block M - 150 apartments**	**28m 2.45w**	**24/08/2027**	**10/01/2030**
36	**Frame**	**16m 2w**	**24/08/2027**	**09/01/2029**
37	**Facade, Roof & Landscaping**	**26m 2.88d**	**03/11/2027**	**09/01/2030**
38	**Internal Fit Out and ZDC**	**13m 3.19w**	**08/06/2028**	**25/07/2029**



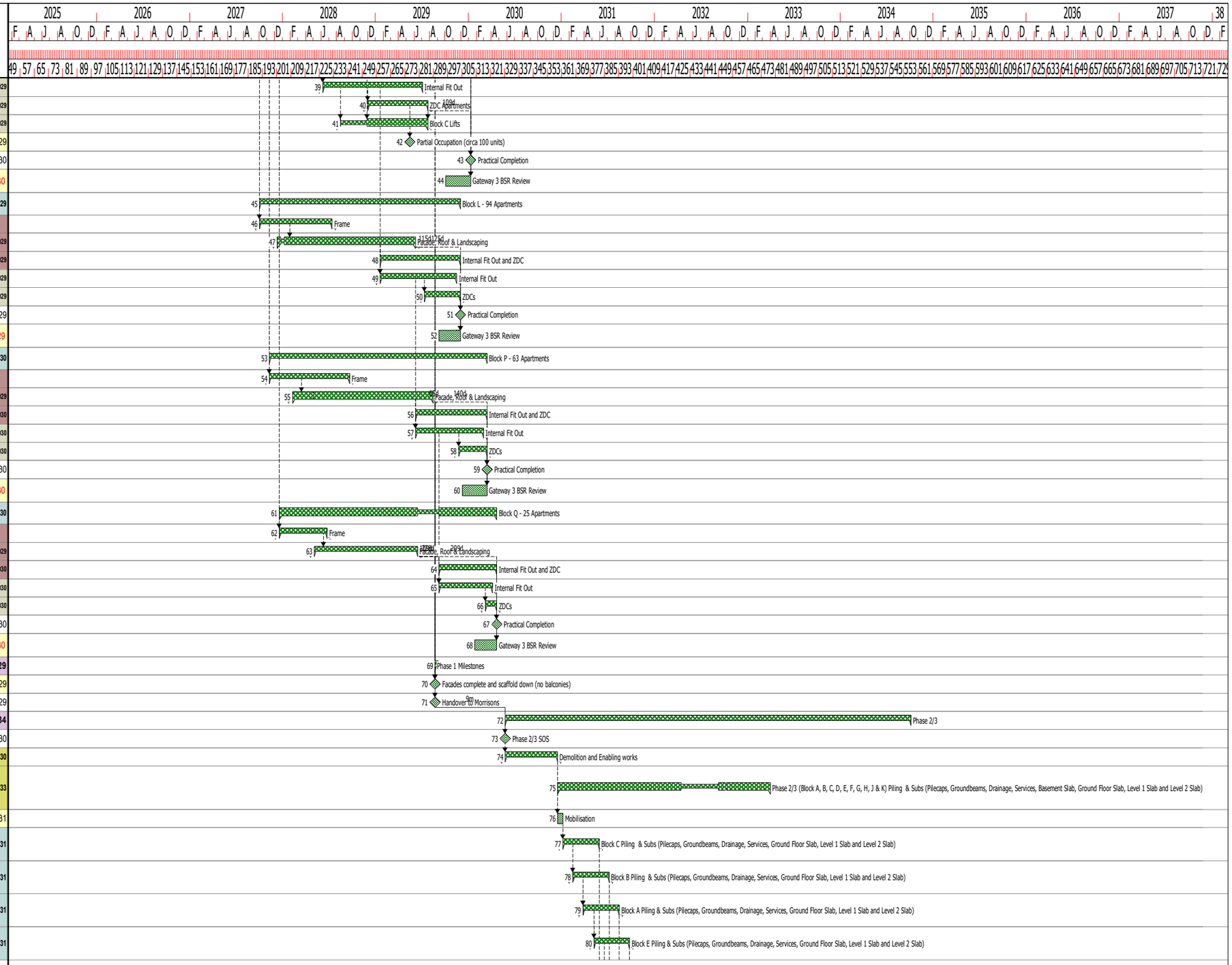
Milestone Appearances
◇ Start Milestone

Revision: Rev #	**Revision Comments**	**Prepared by:**	**Printed on: 30/04/2024**
	Homes England Installment Payment Milestone Added In	RB/AB/DL	**Page: 1 of 4**

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Aylesham Programme

Line	Name	Duration	Start	Finish
39	Internal Fit Out	13m 7.5h	08/06/2028	04/07/2029
40	ZDC Apartments	7m 2.56w	01/12/2028	25/07/2029
41	Block C Lifts	11m 1.31w	17/08/2028	25/07/2029
42	Partial Occupation (circa 100 units)		16/05/2029	16/05/2029
43	Practical Completion		10/01/2030	10/01/2030
44	Gateway 3 BSR Review	2m 3.88w	04/10/2029	09/01/2030
45	Block L - 94 Apartments	26m 1.18w	04/10/2027	30/11/2029
46	Frame	9m 1.44w	04/10/2027	13/07/2028
47	Facade, Roof & Landscaping	17m 2.74w	13/12/2027	06/06/2029
48	Internal Fit Out and ZDC	10m 3.38w	19/01/2029	29/11/2029
49	Internal Fit Out	10m 1.38w	19/01/2029	15/11/2029
50	ZDCs	4m 3.75w	12/07/2029	29/11/2029
51	Practical Completion		30/11/2029	30/11/2029
52	Gateway 3 BSR Review	2m 3.88w	07/09/2029	29/11/2029
53	Block P - 63 Apartments	28m 2.25d	11/11/2027	15/03/2030
54	Frame	10m 1.38w	11/11/2027	20/09/2028
55	Facade, Roof & Landscaping	18m 2.08w	10/02/2028	15/08/2029
56	Internal Fit Out and ZDC	9m 1.44w	07/06/2029	14/03/2030
57	Internal Fit Out	8m 3.5w	07/06/2029	28/02/2030
58	ZDCs	3m 1.81w	23/11/2029	14/03/2030
59	Practical Completion		15/03/2030	15/03/2030
60	Gateway 3 BSR Review	2m 3.88w	07/12/2029	14/03/2030
61	Block Q - 25 Apartments	27m 3.91w	21/12/2027	23/04/2030
62	Frame	5m 3.69w	21/12/2027	23/06/2028
63	Facade, Roof & Landscaping	13m 1.99w	05/05/2028	14/06/2029
64	Internal Fit Out and ZDC	7m 1.56w	07/09/2029	22/04/2030
65	Internal Fit Out	6m 3.63w	07/09/2029	04/04/2030
66	ZDCs	1m 1.94w	08/03/2030	22/04/2030
67	Practical Completion		23/04/2030	23/04/2030
68	Gateway 3 BSR Review	2m 3.88w	25/01/2030	22/04/2030
69	Phase 1 Milestones		23/08/2029	23/08/2029
70	Facades complete and scaffold down (no balconies)		23/08/2029	23/08/2029
71	Handover to Morrisons		23/08/2029	23/08/2029
72	Phase 2/3	53m	24/05/2030	05/10/2034
73	Phase 2/3 SOS		24/05/2030	24/05/2030
74	Demolition and Enabling works	7m 2.81d	24/05/2030	17/12/2030
75	Phase 2/3 (Block A, B, C, D, E, F, G, H, J & K) Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Basement Slab, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	27m 1.75w	17/12/2030	31/03/2033
76	Mobilisation	1w	17/12/2030	07/01/2031
77	Block C Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	4m 3.35w	07/01/2031	29/05/2031
78	Block B Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	4m 3.35w	14/02/2031	08/07/2031
79	Block A Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	4m 3.35w	26/03/2031	15/08/2031
80	Block E Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	4m 3.35w	08/05/2031	25/09/2031



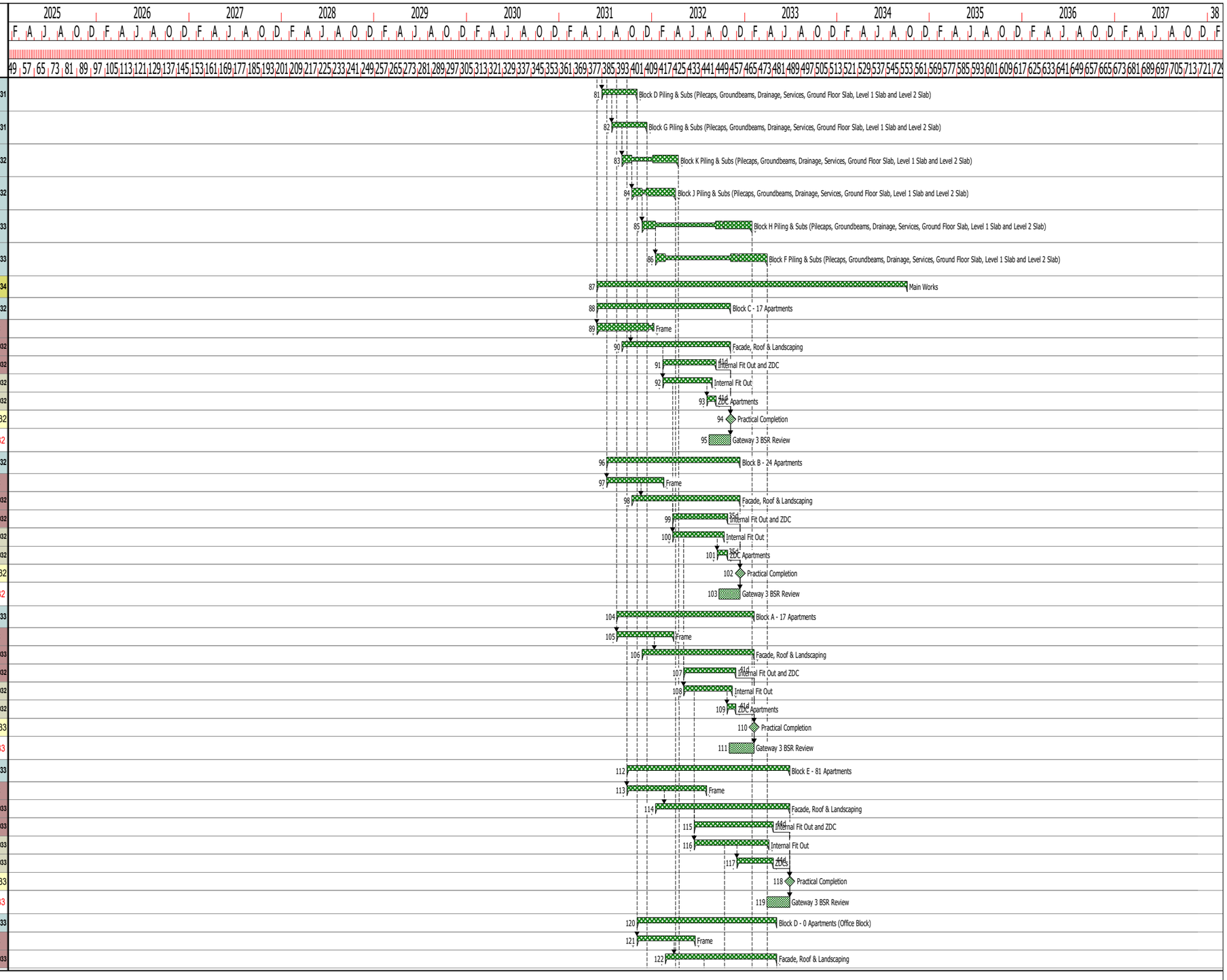
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Start Milestone

Revision: Rev #	Revision Comments	Prepared by:	Printed on: 30/04/2024
	Homes England Installment Payment Milestone Added In	RB/AB/DL	Page: 2 of 4

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Aylesham Programme

Line	Name	Duration	Start	Finish
81	Block D Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	4m 3.35w	18/06/2031	04/11/2031
82	Block G Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	4m 3.35w	28/07/2031	12/12/2031
83	Block K Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	7m 1.4w	05/09/2031	15/04/2032
84	Block J Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	5m 2.29w	15/10/2031	05/04/2032
85	Block H Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	14m 5h	24/11/2031	31/01/2033
86	Block F Piling & Subs (Pilecaps, Groundbeams, Drainage, Services, Ground Floor Slab, Level 1 Slab and Level 2 Slab)	14m 3.16w	15/01/2032	31/03/2033
87	Main Works	40m 3.21w	29/05/2031	05/10/2034
88	Block C - 17 Apartments	17m 3.17w	29/05/2031	09/11/2032
89	Frame	7m 1.6w	29/05/2031	09/01/2032
90	Facade, Roof & Landscaping	14m 1.36w	05/09/2031	08/11/2032
91	Internal Fit Out and ZDC	7m 2.81d	13/02/2032	10/09/2032
92	Internal Fit Out	6m 2.63w	13/02/2032	26/08/2032
93	ZDC Apartments	1m 4.69d	05/08/2032	10/09/2032
94	Practical Completion		09/11/2032	09/11/2032
95	Gateway 3 BSR Review	2m 3.88w	16/08/2032	08/11/2032
96	Block B - 24 Apartments	17m 2.94w	08/07/2031	15/12/2032
97	Frame	7m 1.6w	08/07/2031	18/02/2032
98	Facade, Roof & Landscaping	14m 1.13w	15/10/2031	15/12/2032
99	Internal Fit Out and ZDC	7m 1.56w	24/03/2032	27/10/2032
100	Internal Fit Out	6m 3.63w	24/03/2032	13/10/2032
101	ZDC Apartments	1m 1.94w	15/09/2032	27/10/2032
102	Practical Completion		15/12/2032	15/12/2032
103	Gateway 3 BSR Review	2m 3.88w	22/09/2032	15/12/2032
104	Block A - 17 Apartments	17m 3.17w	15/08/2031	09/02/2033
105	Frame	7m 1.6w	15/08/2031	29/03/2032
106	Facade, Roof & Landscaping	14m 1.36w	24/11/2031	08/02/2033
107	Internal Fit Out and ZDC	7m 2.81d	06/05/2032	29/11/2032
108	Internal Fit Out	6m 2.63w	06/05/2032	15/11/2032
109	ZDC Apartments	1m 4.69d	25/10/2032	29/11/2032
110	Practical Completion		09/02/2033	09/02/2033
111	Gateway 3 BSR Review	2m 3.88w	03/11/2032	08/02/2033
112	Block E - 81 Apartments	21m 2.81d	25/09/2031	29/06/2033
113	Frame	10m 1.45w	25/09/2031	05/08/2032
114	Facade, Roof & Landscaping	17m 2.81w	15/01/2032	29/06/2033
115	Internal Fit Out and ZDC	10m 1.38w	16/06/2032	25/04/2033
116	Internal Fit Out	9m 3.44w	16/06/2032	07/04/2033
117	ZDCs	4m 1.75w	02/12/2032	25/04/2033
118	Practical Completion		29/06/2033	29/06/2033
119	Gateway 3 BSR Review	2m 3.88w	31/03/2033	29/06/2033
120	Block D - 0 Apartments (Office Block)	18m 4.5h	04/11/2031	10/05/2033
121	Frame	7m 1.6w	04/11/2031	21/06/2032
122	Facade, Roof & Landscaping	14m 2.36w	24/02/2032	09/05/2033



Milestone Appearances

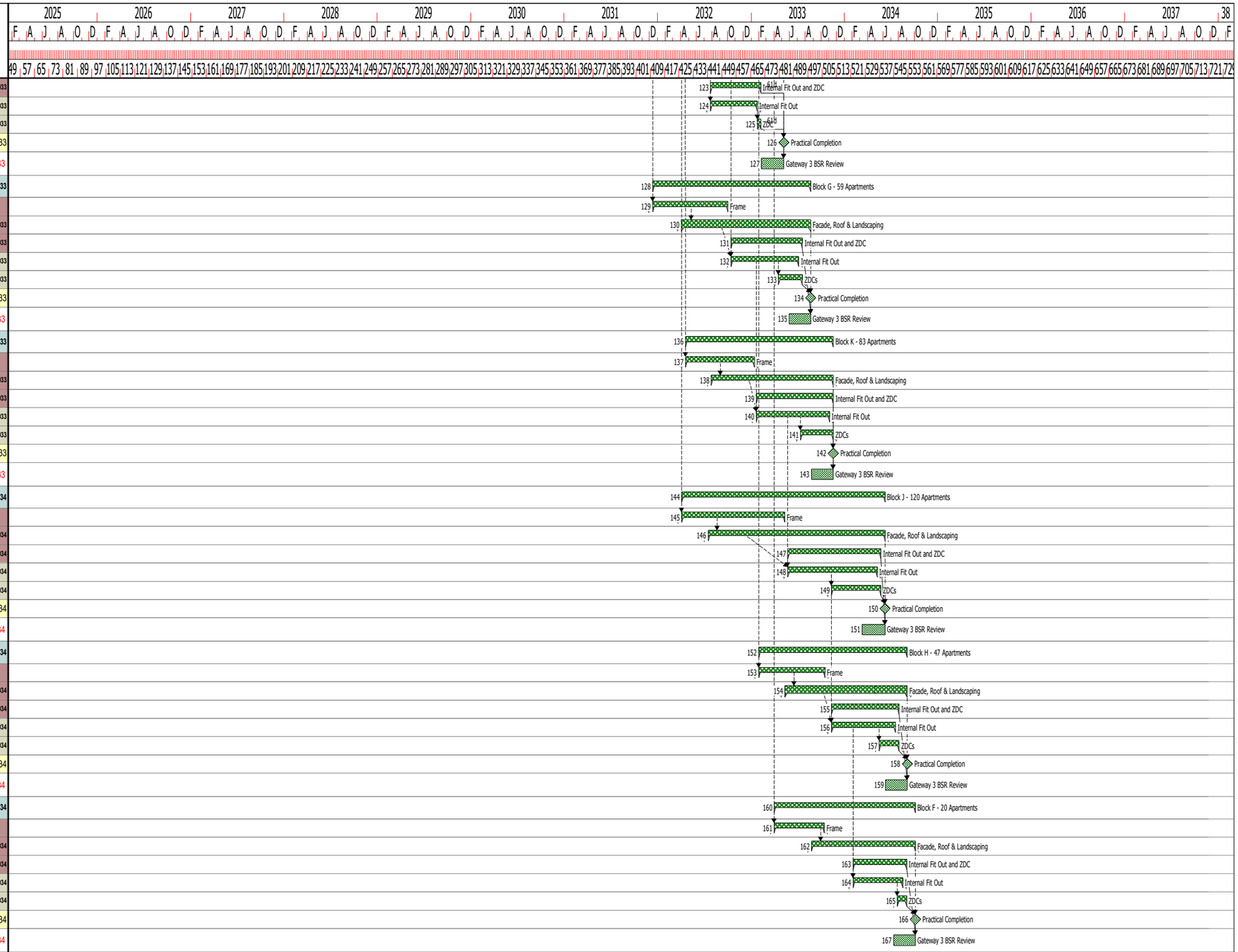
◇ Start Milestone

Revision: Rev #	Revision Comments	Prepared by:	Printed on: 30/04/2024
	Homes England Installment Payment Milestone Added In	RB/AB/DL	Page: 3 of 4

Berkeley
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Aylesham Programme

Line	Name	Duration	Start	Finish
123	Internal Fit Out and ZDC	6m 1.63w	26/07/2032	08/02/2033
124	Internal Fit Out	5m 3.69w	26/07/2032	25/01/2033
125	ZDC	2w	25/01/2033	08/02/2033
126	Practical Completion		10/05/2033	10/05/2033
127	Gateway 3 BSR Review	2m 3.88w	10/02/2033	09/05/2033
128	Block G - 59 Apartments	20m 1.19w	12/12/2031	23/08/2033
129	Frame	9m 2.48w	12/12/2031	01/10/2032
130	Facade, Roof & Landscaping	16m 3.44w	02/04/2032	22/08/2033
131	Internal Fit Out and ZDC	9m 2.19d	14/10/2032	20/07/2033
132	Internal Fit Out	8m 2.5w	14/10/2032	06/07/2033
133	ZDCs	3m 4.06d	18/04/2033	20/07/2033
134	Practical Completion		23/08/2033	23/08/2033
135	Gateway 3 BSR Review	2m 3.88w	31/05/2033	22/08/2033
136	Block K - 83 Apartments	19m 1.81w	20/04/2032	18/11/2033
137	Frame	8m 3.5w	20/04/2032	13/01/2033
138	Facade, Roof & Landscaping	16m	29/07/2032	17/11/2033
139	Internal Fit Out and ZDC	10m 1.41w	20/01/2033	17/11/2033
140	Internal Fit Out	9m 3.48w	20/01/2033	03/11/2033
141	ZDCs	4m 1.79w	13/07/2033	17/11/2033
142	Practical Completion		18/11/2033	18/11/2033
143	Gateway 3 BSR Review	2m 3.88w	25/08/2033	17/11/2033
144	Block J - 120 Apartments	26m 1.18w	05/04/2032	08/06/2034
145	Frame	13m 1.19w	05/04/2032	12/05/2033
146	Facade, Roof & Landscaping	22m 3.42w	16/07/2032	08/06/2034
147	Internal Fit Out and ZDC	12m 1.44d	25/05/2033	24/05/2034
148	Internal Fit Out	11m 2.35w	25/05/2033	10/05/2034
149	ZDCs	6m 3.31d	11/11/2033	24/05/2034
150	Practical Completion		08/06/2034	08/06/2034
151	Gateway 3 BSR Review	2m 3.88w	10/03/2034	08/06/2034
152	Block H - 47 Apartments	19m 1.85w	31/01/2033	05/09/2034
153	Frame	8m 3.54w	31/01/2033	17/10/2033
154	Facade, Roof & Landscaping	16m 1.5h	12/05/2033	04/09/2034
155	Internal Fit Out and ZDC	8m 2.5w	11/11/2033	03/08/2034
156	Internal Fit Out	8m 2.5d	11/11/2033	20/07/2034
157	ZDCs	2m 2.88w	17/05/2034	03/08/2034
158	Practical Completion		05/09/2034	05/09/2034
159	Gateway 3 BSR Review	2m 3.88w	12/06/2034	04/09/2034
160	Block F - 20 Apartments	18m 1.75w	01/04/2033	05/10/2034
161	Frame	6m 2.66w	01/04/2033	14/10/2033
162	Facade, Roof & Landscaping	13m 2.02w	25/08/2033	05/10/2034
163	Internal Fit Out and ZDC	7m 2.81d	03/02/2034	01/09/2034
164	Internal Fit Out	6m 2.63w	03/02/2034	17/08/2034
165	ZDCs	1m 4.69d	27/07/2034	01/09/2034
166	Practical Completion		05/10/2034	05/10/2034
167	Gateway 3 BSR Review	2m 3.88w	12/07/2034	05/10/2034



Milestone Appearances
Start Milestone

Revision: Rev #	Revision Comments	Prepared by:	Printed on: 30/04/2024
	Homes England Installment Payment Milestone Added In	RB/AB/DL	Page: 4 of 4

APPENDIX 6. Savills open market pricing schedule dated November 2024

The Aylesham Centre, Peckham SE15

Residential Market Report

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1. Introduction

1.1. Purpose of Report

This report has been prepared by the specialist Consultancy team within the London Residential Development Department of Savills UK Ltd. The purpose of this report is to provide you with an overview of the market and our opinion of value for the proposed development at The Aylesham Centre, Peckham, SE15 in order to support your planning viability discussions. This report will cover the wider London and local market context, and our opinion of value.

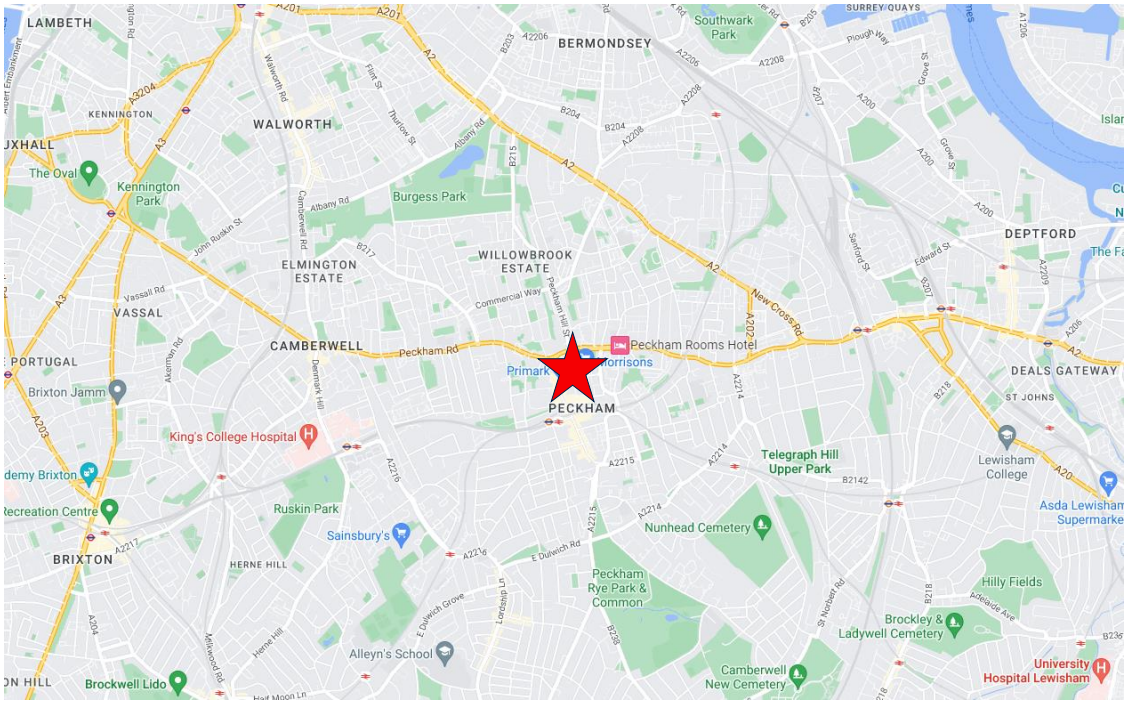
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1.2. Site Location

The subject site is situated in central Peckham, south London. The site is bounded by Peckham High Street (A202) and Peckham Bus Stand to the immediate north, Hanover Park to the south, Mckerrell Road to the east, and Rye Lane to the west. Peckham Rye Rail Station (Zone 2) is situated c.0.3 miles to the south, and provides regular Overground, Southern, Southeastern and Thameslink services to London Bridge, London Blackfriars and London Victoria. The Overground also provides quick access to Brixton (Underground Victoria line).

Figure 1 - Site Location Plan



Source: Google Maps

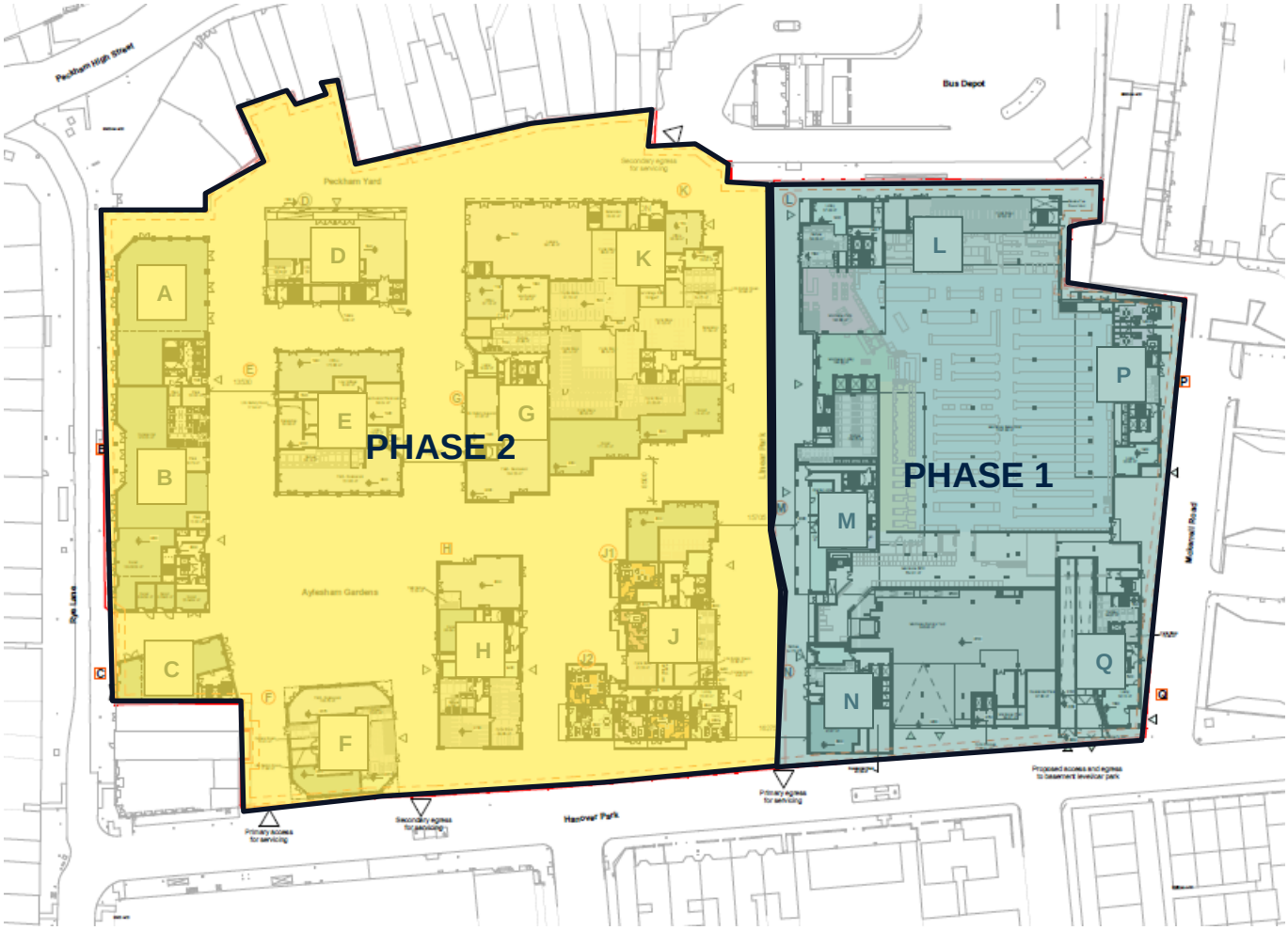
2. Scheme Overview

2.1. Scheme Proposals

DRMM Architects have been appointed to develop the scheme proposals for the site. The development has been split into two phases to allow for the development of a new Morrisons supermarket within the initial phase. The phasing is as follows:

- **Phase 1** – buildings P, Q, N, M, L
- **Phase 2** – buildings J, K, G, H, E, F, A-C

Figure 2– Site Phasing Plan



Source: DRMM

The current scheme proposals extend to 867 units, with a potential area of 88,810 sqm (955,948 sqft) GIA and 60,521 sqm (650,698 sqft) NIA across 15 blocks ranging from 4 to 19 storeys.

2.1.1. Unit Mix

We set out below the proposed unit mix for the whole site overall and for the market sale units.

Proposed Mix – Overall

Unit Type	Total Units	Mix %
Studio	90	10%
1 Bed	253	29%
2 Bed	351	41%
3 Bed	156	18%
4 Bed	17	2%
Total	**867**	**100%**

Proposed Mix – Market Sale

Unit Type	Total Units	Mix %
Studio	90	11%
1 Bed	251	32%
2 Bed	310	39%
3 Bed	140	18%
Total	**790**	**100%**

For the scheme as a whole (including both private and affordable) we believe that the above mix is well suited to the market and our anticipated resident demographic.

- The unit mix is designed to appeal to a broad range of buyers, capturing a range of price points and requirements.
- The highest proportion of units are one and two bedrooms as this is where we see the highest demand from the broadest range of occupiers.

3. Mainstream London Market Overview

3.1. Economic Note

The UK economy staged an early recovery from a technical recession in the second half of 2023, with real GDP growth expected to be marginally positive in 2024, and accelerating in 2025. Improving incomes are expected to bolster consumer spending, while investment should benefit from easing credit conditions. The current base rate of 5.25% has been held by the Bank of England (BoE) since August 2023 and is believed to be the peak, given the sharp slowing of UK inflation since its peak in October 2022 when CPI sat at 11.1%. In March 2024 CPI fell to 3.2%, with many economists now forecasting base rate cuts throughout 2024. Originally, a cut in the base rate was expected as early as May, but with the current rate being held since last summer, cuts are now not expected until the second half of this year.

The UK economy appears to be in a waiting stage. Significant falls in inflation are unlikely to come until the base rate has started to fall and the looming general election contributes further to an air of uncertainty. Reducing inflation to a target 2% remains a central policy of the BoE.

The present high interest rate environment has presented a significant affordability challenge for many households in the country. Home owners coming off fixed rate mortgages face their monthly costs increasing by hundreds of pounds per month, while landlords are passing on their increased mortgage costs to renters. This comes alongside a general “Cost of Living Crisis” with increases to food and energy costs also stretching household finances. The inflation rate for food has however been falling over the last few months, and eased to 7% in January 2024. Wage growth has slowed after strong growth in the first half of 2023, though it stills outpaces inflation, meaning rates are unlikely to come down until this has slowed further.

Partially in response to the Cost of Living Crisis, a number of unions have been holding strikes, resulting in significant disruption to various sectors, including transport and healthcare. While there has been some progress towards deals within some sectors, significant levels of strikes are still expected to continue for the foreseeable future.

The current economic challenges are a result of a series of shocks to both the UK and the wider global economy, most of which served to drive inflation to higher levels. These include the UK vote to leave the European Union (EU) in 2016, Covid-19, and the resulting housing market boom as lockdowns were lifted. The next major shock was Russia’s invasion of Ukraine, which caused the global supply of fossil fuels to contract sharply, and energy prices to skyrocket. Alongside this, the UK suffered significant amounts of political uncertainty. Over the last year, Rishi Sunak has provided a level of stability as Prime Minister after Boris Johnson’s succession of scandals and Liz Truss’ historically short tenure. A key feature of Truss’ administration was a “Mini-budget” with a series of unsustainable tax breaks that significantly undermined confidence in the UK economy, and led to sharp drops in the value of the pound.

A general election is expected to be held in the second half of this year, although the exact date is still unknown. The Labour party are currently polling with the most positive opinion polls, and are likely to oust the Conservatives if the current trends in polling data hold. Under Keir Starmer, the party is considered less far-left than it had been under Jeremy Corbyn during the previous general election in 2019. If Labour do win the election, it would be the first change in government since 2010. So far they have announced plans to increase house building and support the mainstream market with a mortgage guarantee scheme, but more details may emerge as the election gets closer.

3.3. Price movement at London borough level

On an annual basis, growth has dropped below zero in 27 of 33 boroughs, including falls of -4.0% in Brent and Tower Hamlets, and -3.9% in Westminster, and Kensington and Chelsea. Generally, those boroughs which have seen the weakest growth are more central. This could be because higher average values are generating more severe affordability squeezes in these places, but could also be because of a divergence in growth between strongly performing houses and weaker flats – more central boroughs are likely to contain a higher proportion of flats than the London average. By contrast, the strongest growth overall has been in certain Outer London boroughs such as Kingston Upon Thames (0.6%) and Merton (0.4%).

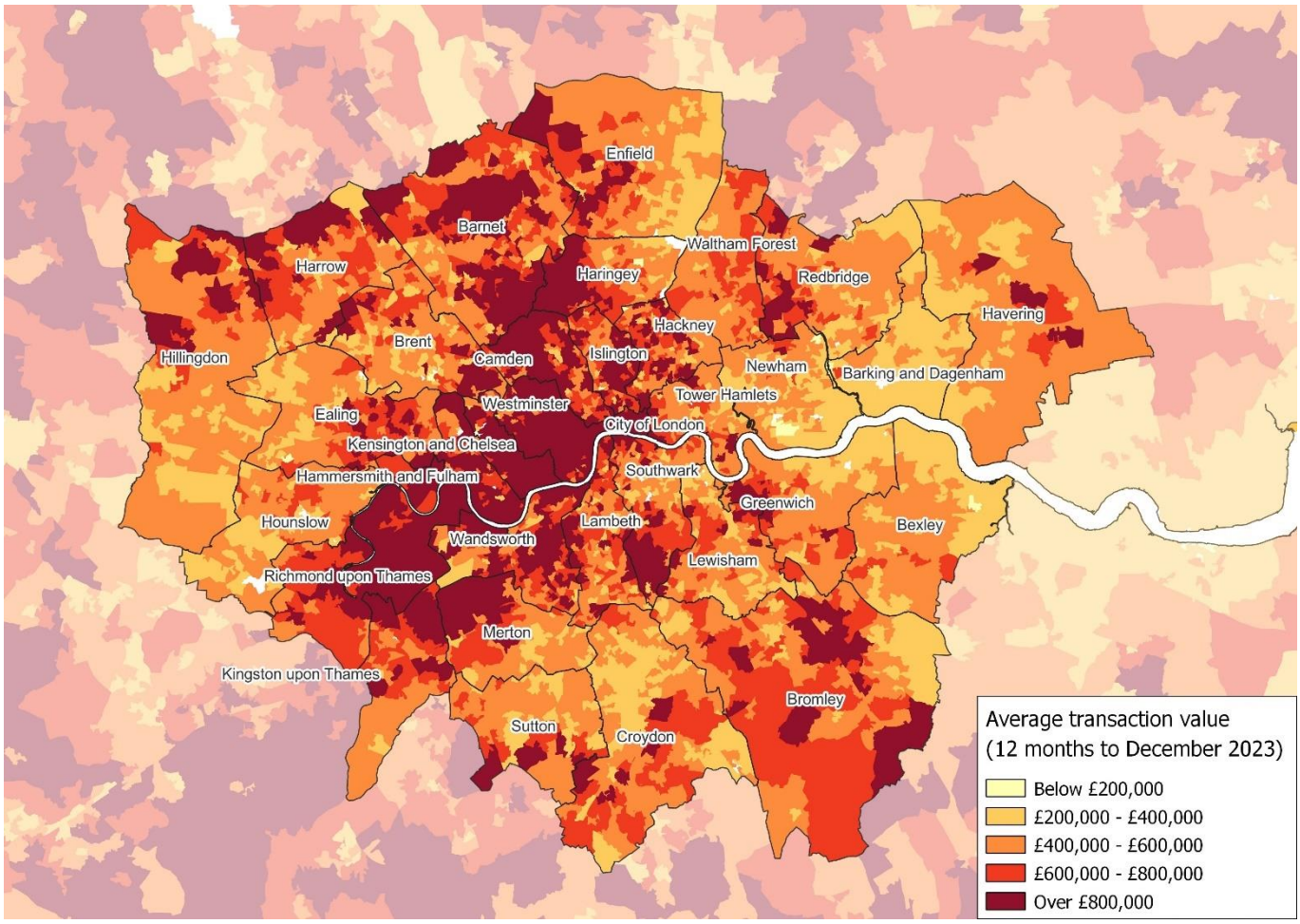
Table 1 – Values and price growth by London borough, December 2023

	Average price (as at December 2023)	Prices above 2007/08 peak	Annual growth	Quarterly growth
Kingston Upon Thames	£630,091	68%	0.6%	0.0%
Merton	£709,125	75%	0.4%	-1.5%
Waltham Forest	£533,415	113%	0.3%	-0.8%
City of London	£951,483	60%	0.3%	-1.7%
Haringey	£711,340	86%	0.3%	-0.7%
Islington	£797,305	76%	0.1%	0.5%
Richmond Upon Thames	£914,401	70%	-0.1%	-0.5%
Newham	£423,123	73%	-0.1%	-0.6%
Bromley	£570,852	76%	-0.4%	-1.0%
Wandsworth	£812,150	73%	-0.5%	-0.4%
Sutton	£469,179	69%	-0.5%	-1.2%
Greenwich	£533,770	78%	-0.6%	-0.1%
Hillingdon	£504,598	68%	-0.6%	-1.3%
Hounslow	£565,342	62%	-0.9%	-1.2%
Lambeth	£658,744	83%	-0.9%	-0.7%
Lewisham	£504,796	88%	-0.9%	-1.0%
Havering	£456,469	74%	-1.1%	-1.7%
Harrow	£570,000	58%	-1.6%	-1.3%
Camden	£1,076,590	66%	-1.7%	-0.6%
Redbridge	£503,027	65%	-1.7%	-1.8%
Hackney	£649,387	98%	-1.7%	-0.2%
Barking And Dagenham	£359,497	77%	-1.8%	-0.7%
Ealing	£626,059	67%	-1.8%	-1.8%
Barnet	£701,512	65%	-2.0%	-1.6%
Bexley	£419,571	74%	-2.6%	-2.6%
Enfield	£494,541	63%	-2.6%	-1.8%
Southwark	£646,921	81%	-2.8%	-1.1%
Croydon	£430,228	64%	-2.8%	-2.0%
Hammersmith And Fulham	£940,254	62%	-3.6%	-0.8%
Kensington And Chelsea	£1,966,334	55%	-3.9%	-2.8%
Westminster	£1,467,010	58%	-3.9%	-2.3%
Tower Hamlets	£525,972	49%	-4.0%	-1.7%
Brent	£596,498	68%	-4.0%	-1.0%

Source: Savills using HM Land Registry

High residential values in London are found in the wealth corridor running diagonally from north to south. These areas are typically areas of high quality period housing with good access to large green spaces, high performing schools, key employment centres and transport links.

Figure 4 - Map of average transaction values across London, 12 months to December 2023



Source: HM Land Registry, Savills Research

4. Mainstream Market Outlook

The UK housing market has performed more strongly than anticipated so far this year, with average values increasing by 1.1% in Q1 2024, bringing annual house price growth to 1.6% at the end of March. Monthly mortgage approvals in February rose above 60,000 for the first time since September 2022 and one of the most reliable lead indicators of house price movements - the reading for new buyer enquiries in the RICS Housing Market Survey - moved back into positive territory.

This recovery has primarily been underpinned by an easing of mortgage rates. A highly competitive mortgage market has meant that lenders have fairly aggressively priced in the prospect of cuts in bank base rate. As a result, while the bank base rate remains at 5.25% as of May 2024, the cost of the same 2-year fixed-rate Nationwide mortgage now stands at 4.84%, while a 5-year fix carries an interest rate of 4.50%. Increased activity within the first quarter of 2024 points towards pent up demand as buyers take advantage of a comparatively lower mortgage rate environment versus 2023.

As a result, we expect that the UK will see positive house price growth of 2.5% in 2024 and 2.0% growth in London. There remain risks around the pace of future base rate cuts as wage growth remains strong at 5.6% in February, alongside swap rates remaining volatile as a result of continued uncertainty in the Middle East, and higher than expected US inflation data. The upcoming general election could also temper demand and activity in the autumn, with 2024 characterised as 'stop-start' until the Bank of England can confidently commence cuts to the base rate.

Over the longer term, the economic fundamentals have slightly improved. Oxford Economics forecast for GDP growth over the next five years has increased from 7.2% to 8.9%, and wage growth from 15.8% to 16.4%. These factors, along with steady cuts to the base rate that are forecast to begin in the second half of 2024, will combine to produce a progressive restoration of buying power, opening up more capacity for house price growth.

Our five year UK forecast has therefore been adjusted from 17.9% (November 2023) to 21.6% (May 2024). The distribution of growth is also now expected to be slightly more even over the 5 year period. A strong economic performance in 2025 and 2026 will support buyer sentiment. But without the previously expected falls at the start of our forecast period, affordability constraints will become a factor earlier than we had previously anticipated, particularly in the already stretched markets of London and the South East.

Table 2 - Capital value forecasts by year, as of May 2024

	2024	2025	2026	2027	2028	5-year compound growth
London Mainstream	2.0%	2.0%	2.5%	3.5%	3.0%	**14.2%**
UK Mainstream	2.5%	3.5%	4.5%	5.0%	4.5%	**21.6%**

Source: Savills Research

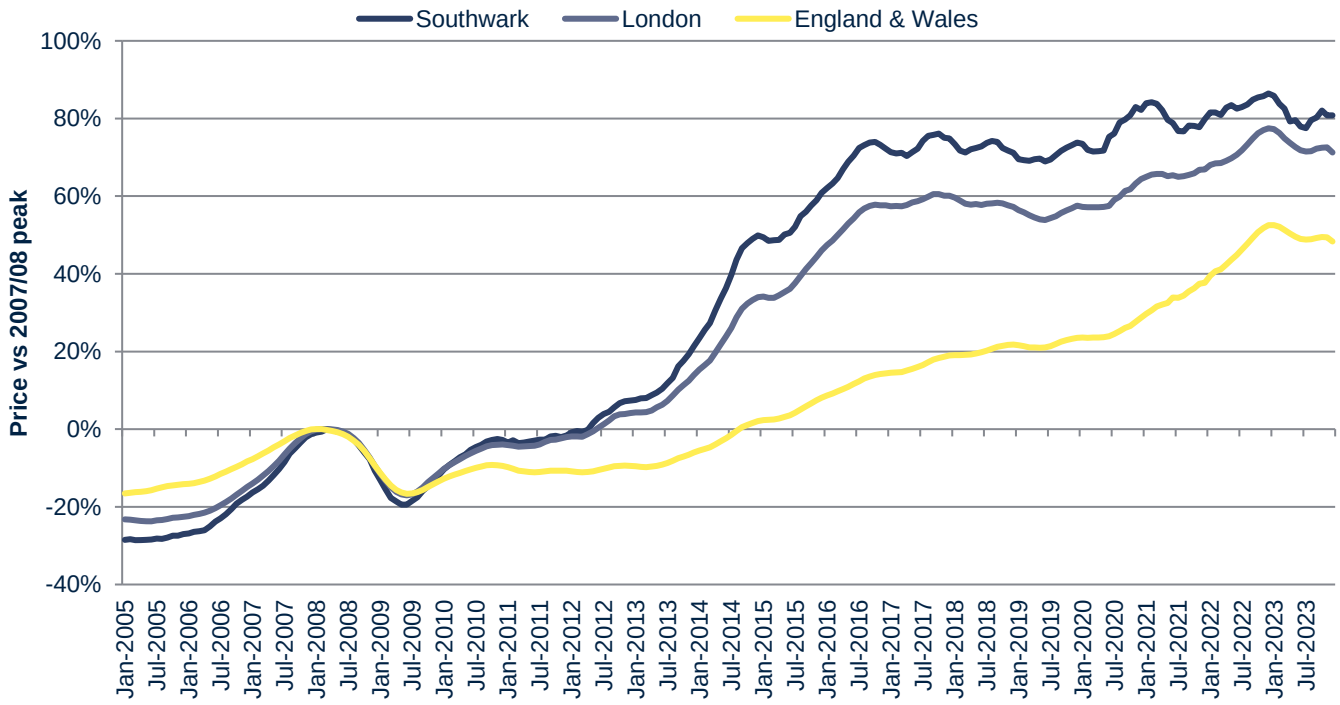
N.B. These forecasts apply to average prices in the second hand market. New build values may not move at the same rate.

5. Local Market Overview

5.1. House Price Performance

Southwark saw relatively slow house price growth following the opening of the housing market post-pandemic. Following the mini-budget towards the end of 2022, prices began to dip and fell in summer 2023 to their lowest level since the last lockdown. Since then, they have recovered slightly, though growth remains tentative. Prices in the borough increased by 0.3% in Q4 2023, taking the average price to £631,000. This is slightly more positive than the performance seen across London, where prices have continued to fall. In Q4 2023, they fell by -0.6%, meaning the average price stands at £673,000. On a longer term basis, prices in Southwark have increased by 81% since the 2007/08 peak. This again outperforms the London average, which has seen values increase by 71%.

Figure 5 - House price growth vs 2007/08 peak (to Dec-23)

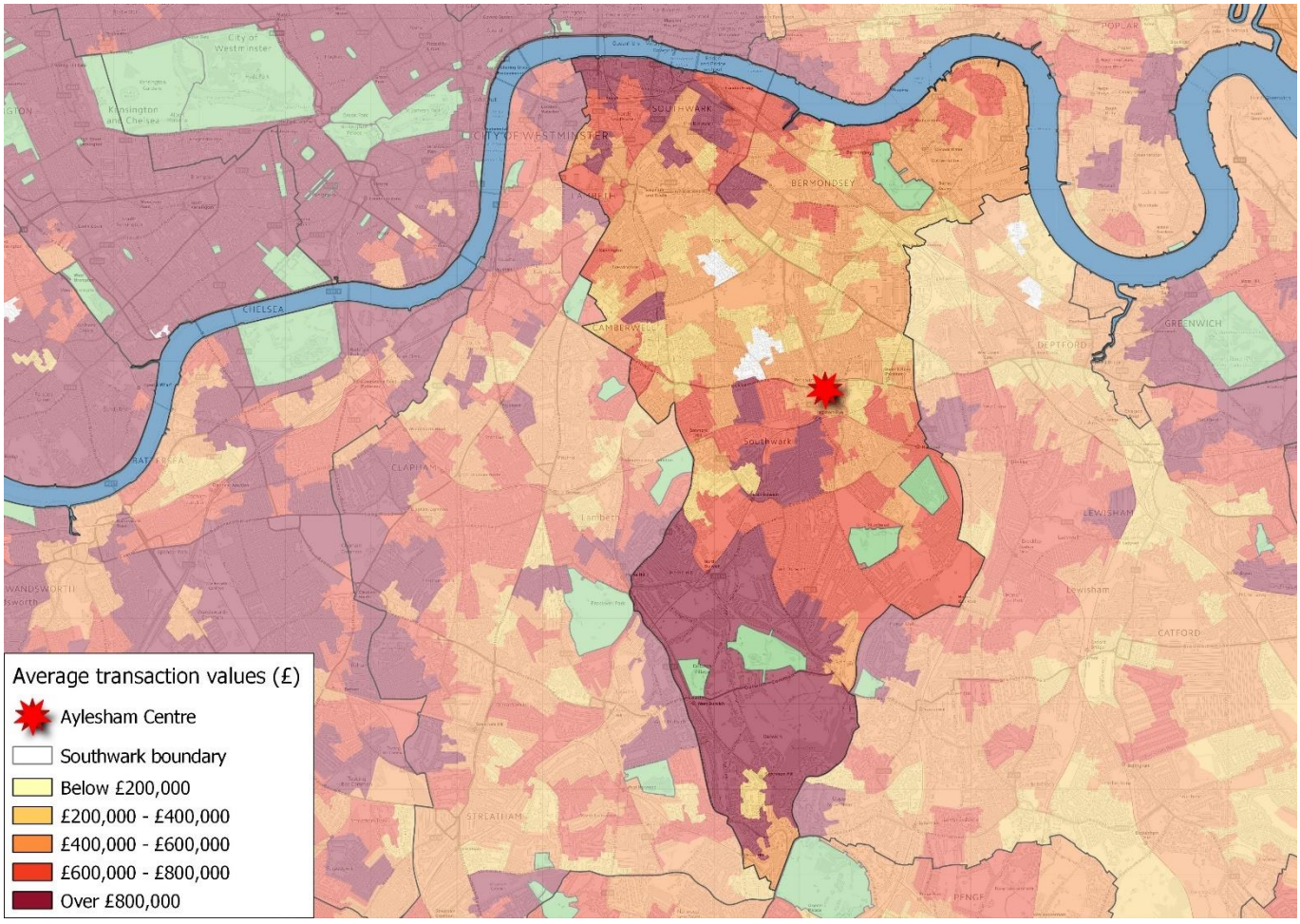


Source: Savills Research, HM Land Registry

5.2. Average Transaction Values

Over the 12 months to December 2023, average transaction values around the site were £525,000. This is comparatively lower than the values seen to the west and south of the site where average values are over £800,000. The areas to the north and north east generally have lower average values falling between £200,000 and £400,000.

Figure 6 - Average transaction values (12 months to December 2023)

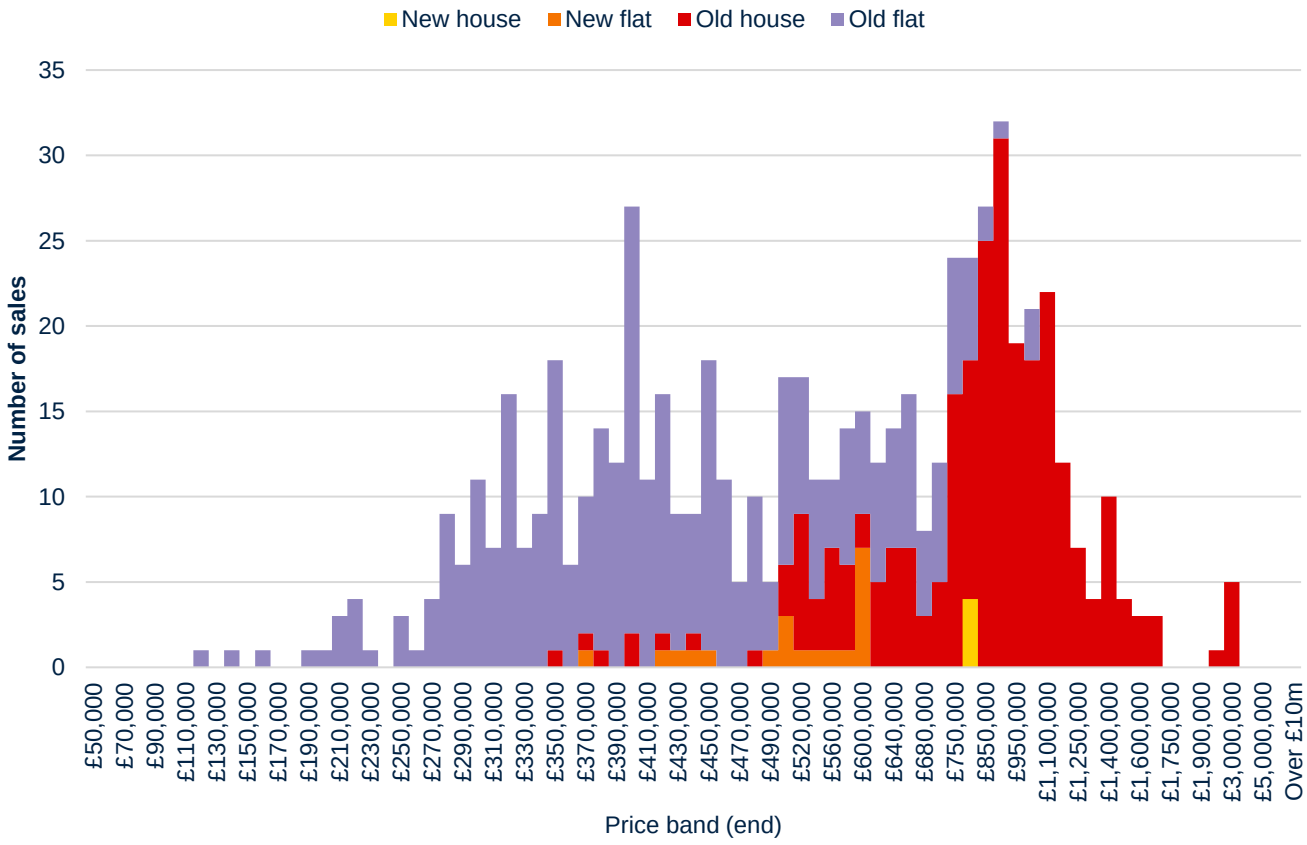


Source: Savills Research, Land Registry

5.3. Depth of Market

The chart below illustrates the number of transactions in SE15 in the 12 months to December 2022 grouped by capital value. New build transactions made up less than 4% of all sales during this time, almost all of which were flats. Second hand flats made up 56% of all transactions in the SE15 postcode and most were under £600,000. There is a particular cluster of activity in the second hand flat market around £400,000.

Figure 7 - Depth of market, SE15 (12 months to December 2022)



Source: Savills Research using HM Land Registry

**Note due to Land Registry lags, transactions in the 12 months to December 2022 is the most recent reliable data source.*

6. Local Supply Pipeline

The map below shows the sites within a 2km radius that are expected to market units between 2024-2028. In order to arrive at our forecast supply, we take a view on development status progression, unit volumes and when specific schemes are going to market units.

There are 52 development sites in the local area that we expect to market units in the next five years, which in total account for over 4,500 private homes. The majority of the pipeline is clustered to the north, along Old Kent Road, while there are only a couple of smaller schemes nearby in Peckham. 7 of these schemes are under construction and 37 have some form of planning permission. As of Q4 2023, five schemes had stalled.

Figure 8 - Supply pipeline of sites surrounding the Aylesham Centre site



Source: Savills Research and Molior

Table 3 - Sites in the local area to market private units within the next 5 years

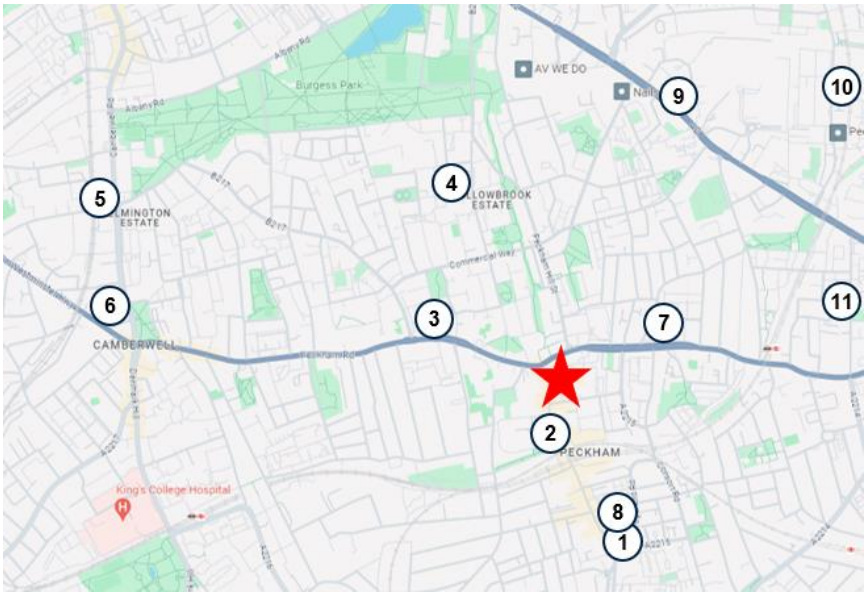
Site name	Postcode	Total Homes
Leyland Court (Sumner Workshop)	SE15 6LA	112
Alfred Fagon Apartments	SE15 4TP	67
Old Kent Road Gas Works - Avanton	SE15 1JZ	750
Bermondsey Place - Nyes Wharf	SE15 6TH	153
Butterfly Walk Shopping Centre	SE5 8RW	145
Rear of 258 Old Kent Road	SE1 5UB	9
358-384 Old Kent Road	SE1 5AA	9
2-10 Ossory Road	SE1 5PA	117
685-695 Old Kent Road	SE15 1JS	111
Avanton Ruby Triangle	SE15 1LG	1152
Ledbury Estate Two Sites	SE15 1SB	340
40-46 Solomons Passage	SE15 3UH	91
Bermondsey Place - Parent Consent + Phase 1	SE15 6TH	1300
Southernwood Retail Park	SE1 5JJ	724
Burgess Park View	SE1 5AN	71
78-94 Ormside Street	SE15 1TF	56
54 Camberwell Green	SE5 7AS	38
634-636 Old Kent Road	SE15 1JB	42
1A Dog Kennel Hill	SE22 8AA	31
Civic Centre + Livesey Place	SE15 1JB	372
6-12 Verney Road	SE16 3DH	338

Source: Savills Research using Molior

7. Comparable Evidence

7.1. Key New Build Comparables

The map below outlines the key new build schemes in the surrounding area to the site. These provide a useful indication of the current value benchmark in the local area. We have provided more detail on the schemes listed below in **Appendix One**. We note that whilst we have provided the average value on a per sq ft basis for ease of comparison, we have had reference to the capital values in our analysis of these comparables.



Map Ref	Scheme	Av £/sqft	
		Asking	Achieved
1	Rye Green	£680	£655
2	The Catcher Building	£775	£730
3	Ninety Five Peckham Road	£700	£670
4	Leyland Court (Sumner Workshop)	£600	£595
5	Wyndham Studios	£740	-
6	The Gallery	£645	£730
7	Peckham Place (Wood Dene Estate)	£735	£635
8	Alfred Fagon Apartments	£710	£580
9	The BeCa (Southwark Carpetright)	£805	-
10	Bermondsey Heights	£805	-
11	The Pomeroy	£630	£650

7.2. Analysis of New Build Comparable Evidence

Rye Green is a development by housing association Metropolitan Thames Valley, totalling 27 apartments ranging from 1, 2 and 3 beds. Only 5 units have been delivered as private sale. The scheme is located 0.5 miles to the immediate south of the subject and is within a 6 minute walk of Peckham Rye station and Peckham Rye Park. Following completion during Q4 2017, the scheme sold out at the beginning of Q1 2019, producing a blended rate of £655 per sq ft for the 5 private sales. The scheme provides a good indication of base values in the local area, however we note the dated nature of the sales and the limited sales data. Additionally, given the small scale of the site and high proportion of affordable units located within the same building we expect values at the subject site to substantially exceed those achieved at Rye Green.

The Catcher Building was delivered by developer bmor comprising 31 apartments ranging from studios, 1, 2 and 3 beds set around a private courtyard. The building is located on the busy and conveniently located area of Rye Lane, almost directly opposite the subject development. Phase 1 involved the strip-out of an existing office building to create 21 conversion units plus 2 new build penthouses. This phase included a new façade and new windows on the 4 storey building. We understand Phase 1 sold out in Q1 2018 having completed in Q3 2017. Phase 2 involved the creation of a further 8 apartments, which required a new build steel frame. This phase launched in Q2 2018, completed in Q1 2019 and sold out in Q4 2019. Achieved prices blend at £730 per sq ft. We consider the Catcher Building to be a good comparable to show values in the local area given the close proximity to the subject site. However, again we note the dated nature of these transactions. There have also been resales of some of the units since 2020, blending at £781 per sq ft, with two studio units achieving substantially higher values in May 2023 and February 2024 (blended achieved £967psf). We would expect values at the subject site to exceed the overall blended values here due to the larger scale of the proposed development and much improved public realm and wider amenity offering.

Kuropatwa's architecturally interesting **Ninety Five Peckham Road** development comprises 33 units, of which 25 are private, ranging from 1, 2 and 3 bedroom apartments. The scheme is positioned 0.4 miles west of the subject property on the same stretch of Peckham Road. The developer launched the scheme in Q2 2019 in the UK via Acorn New Homes, having completed in Q2 2019. We understand the scheme sold out in Q2 2020, achieving a blended rate of £680 per sq ft, however we note the dated nature of these transactions. We expect the subject site to achieve values higher than here on account of its sale and location off Peckham Road.

Leyland Court is a development by Southwark Council and is situated 0.7 miles to the immediate north of the Subject. The scheme totals 112 units, 42 of which are private. We understand that construction completed during Q4 2018 and initially launched in Q4 2019 in the UK via Hamptons, with Help to Buy available. By the end of Q1 2020, 24 units had sold, but the scheme was taken off the market from Q2 2020 to Q1 2021 as it was used as temporary accommodation by LB Southwark during the Covid-19 pandemic. The property was vacated and lightly refurbished prior to relaunching in September 2021. We understand 14 units have sold since the relaunch and at the end of Q1 2024, 4 units remain unsold, with the price list showing 1 beds from £370,000 and 2 beds from £440,000. Achieved prices suggest a blended rate of £595 per sq ft, based on 38 achieved sales. Whilst Leyland Court is located close to the green open spaces of Burgess Park, the longer distance from transport links and market perception of the units following use as temporary accommodation means that we expect the subject site to achieve substantially higher values.

Wyndham Studios is a development by A2Dominion comprising 82 units, of which 59 are private. Set across three buildings (Haversham, Cavendish and Harvard) the units range in size from studio, 1, 2 and 3 bedrooms. The scheme is located 1.4 miles north west of the Subject, in the Zone 2 location of Camberwell and sits close to Burgess Park and between Denmark Hill (Overground) and Oval (Northern Line) stations. The developer launched the scheme during Q3 2020 in the UK and overseas via JLL. We understand the scheme sold out in Q3 2021, with the majority of sales made through Help to Buy. Whilst the sales data is unavailable, the scheme's asking prices blended at £742 per sq ft and we have been able to access recent resale achieved data. Resales from February and March 2022 blended at £678 per sq ft and a 1 bed unit is currently listed on Rightmove asking £717 per sq ft. We consider this scheme a good benchmark for how values have progressed in the local area due to the more recent sales data. Again, we do expect the subject development to achieve higher values than Wyndham Studios on account of scale.

Peabody's **The Gallery** is a development in Camberwell, totalling 66 units, of which 36 are for private sale, ranging from 1, 2 and 3 bed apartments plus six 4 bedroom townhouses. The scheme is located 1.2 miles to the west of the Subject, less than a 4 minutes' walk from the green space at Camberwell Green, and within a 15 minute walk of Denmark Hill station. Peabody launched the scheme in Q1 2019, and sold the flats directly, while the townhouses were handed to Hastings International to market. We understand the scheme sold out during Q1 2020 at a blended rate of £730 per sq ft, having completed during Q1 2019. Recent resales suggest an asking price of £685 per sq ft, this including the asking prices of the townhouses of which we have not been able to access achieved data for. Although slightly dated, this scheme provides a good indication of underlying values in the local area. Given the scale and height of the proposed development at the Aylesham Centre, we expect it to achieve higher values.

Peckham Place is a Notting Hill Genesis scheme situated on Queen's Road, 0.4 miles to the east of the Subject. The development totals 333 units, with 216 of those private. We understand that of the private units, 108 have been delivered for BTR, 30 have switched to shared ownership and leaving 78 retained for marketed for sale. The scheme sold out during Q2 2022 averaging a blended rate of £635 per sq ft, having launched in Q2 2019 and completed during Q1 2020. Current resale asking prices are blending at £630 per sq ft. We consider Peckham Place a good comparable on account of its slightly larger scale and more recent transactions, however expect the subject site to achieve higher values as a result of the improved public realm, additional height of the buildings and supporting amenity provision.

Alfred Fagon Apartments is a London Borough of Southwark scheme located 0.5 miles to the south of the subject site. The development consists of 67 units, including 25 for private sale. The scheme is situated equidistant from Peckham Rye Station to the north and Peckham Rye Park to the south. Following completion in Q3 2021 the scheme launched in September 2022 and nine units remain unsold at the end of Q1 2024. Asking prices suggest a blended average of £710 per sq ft. The scheme provides a good indication of base values in the local area. However due given the smaller scale of the site and the high proportion of affordable units we expected values at the subject site to exceed those achieved at Alfred Fagon Apartments.

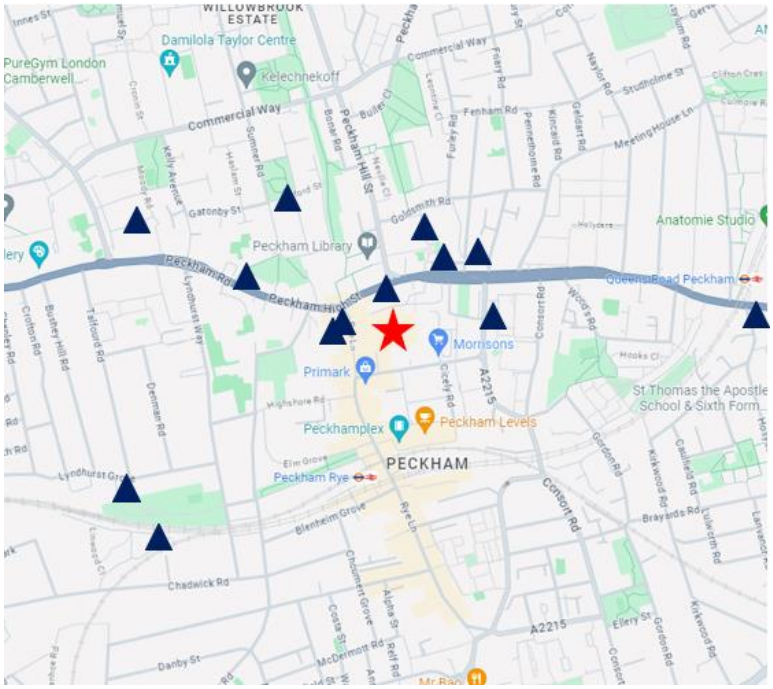
Avanton's **The BeCa** is a scheme located 1.1 miles to the north of the subject site. The development totals 262 units including 170 private for sale units. The scheme launched in June 2023 and has been marketing mainly overseas, attracting approximately 35 sales by the end of 2023. The BeCa is expected to complete in Q4 2026 and the blended asking average is £805 per sq ft. We expect achieved sales prices to be at a discount to the asking. This scheme is one of a limited number of developments under construction in the area, therefore we consider it a good comparable to the subject. Despite the larger scale of the proposed development at the subject and superior transport connectivity we expect values at the subject to be similar to the likely achieved values at The BeCa given its closer proximity to Bermondsey.

Bermondsey Heights is a scheme located 1.9 miles to the north east of the subject site. The development consists of 253 units including 163 private for sale units. The scheme launched in September 2022 and had secured 87 sales by the end of Q1 2024, leaving 76 left to sell. It is expected to complete in Q2 2026. The price list shows 1-beds from £489,000, 2 beds from £599,000, 3 beds from £781,000 with an average price of £805 per sq ft. We have not been able to access any achieved data for the scheme however we have been told that a significant proportion of units have been sold internationally. Bermondsey Heights is located in a superior location to the subject and has the potential to benefit from being 400m from a new London Overground station, Surrey Canal, subject to planning permission, therefore we would expect values at the subject to be slightly lower than those expected at Bermondsey Heights.

The Pomeroy is a scheme located 1.0 miles to the west of the subject site. The development consists of 65 units, including 45 private for sale units. The scheme launched in February 2020 and completed in June 2021, prior to selling out in February 2022. Achieved prices blended at £650 per sq ft. Currently there is a 2 bedroom unit for resale asking £500,000 (£595 per sq ft). The subject is located in a superior location to The Pomeroy and is part of a larger regeneration project, therefore we would expect values at the subject to exceed those achieved at The Pomeroy.

7.3. Second Hand Comparables

Due to the lack of new build houses on the market we have also explored the second hand housing market. The map and tables below outline recent flat sales in the surrounding area to the site. These give a useful indication of the capital values households are willing to pay for flats in the current market. We provide more details of each transaction in **Appendix One.**



Achieved Prices							
Unit Type	**Average Size (SqFt)**	**Min Price**	**Av Price**	**Max Price**	**Min £/sqft**	**Av £/sqft**	**Max £/sqft**
Studio	318	£225,000	£241,667	£250,000	£698	£763	£814
1 Bed	511	£300,000	£335,000	£360,000	£627	£657	£703
2 Bed	713	£340,000	£393,250	£448,000	£511	£554	£626
3 Bed	1131	£525,000	£562,500	£600,000	£441	£512	£583

8. Pricing

8.1. Pricing Approach

When coming to our pricing for the proposed units, we adopted the following approach:

1. Data assembly of asking and achieved sales values from local new build comparables;
2. Data assembly of achieved sales values from local second hand comparables;
3. Analysis of the comparable evidence on both a price per sq ft and capital value basis, taking into account factors including the scheme tenure, scale, location, transport links, local amenity provision, unit typologies, residents' amenity provision, specification, and completion date.
4. Analysis of the masterplan to identify value drivers such as views, building heights and position within the local context.
5. Pricing of the proposed scheme on a unit by unit basis based on the accommodation schedules provided.

8.2. Pricing Rationale

Given the early stages of design of this site our pricing at this stage is indicative only. As far as we are able to, we have accounted for floor levels, aspect and private amenity and have applied premiums where appropriate. For example, we have assumed some of the north facing upper floor apartments will benefit from views towards the City of London and have applied a premium to these units. We have also assumed at this stage that all internal layouts are optimised and market facing.

In pricing the scheme, whilst our values are at today's date, we have had consideration to the new place which will be created at this site as a result of the scale of the development, the improved public realm, the proposed amenities for residents and the supporting uses to be delivered. We have assumed that considerable placemaking features will be implemented to ensure a new destination is created in south east London.

8.3. Pricing Position

With reference to the above pricing rationale and approach, Savills have undertaken a unit by unit pricing exercise for Phase 1 and Phase 2. The tables below provide a summary of our opinion of achievable prices for the scheme. Full pricing schedules can be found in the appendix**.**

Our pricing summary table is set out below with the full pricing schedule attached at **Appendix Two.** This pricing assumes 91% of the units are provided as private tenure with 9% as affordable based on unit number.

Phase 1:

- **Social Rent:** Block P

Phase 2:

- **Intermediate:** Block B

Phase 1 Pricing Summary

UNIT TYPE	AV SIZE (SQ FT)	AV £/FT SQ	AV PRICE	UNIT MIX	NO. UNITS
1B1P	430	£930	£399,808	10%	39
1B2P	551	£824	£454,231	14%	52
1B2P	647	£818	£528,878	13%	49
2B3P	705	£841	£592,907	11%	43
2B3P WAU	868	£719	£623,824	5%	17
2B4P	760	£794	£603,289	10%	38
2B4P WAU	938	£650	£610,000	1%	5
2B4P	895	£723	£646,389	12%	45
3B5P	950	£745	£707,738	6%	21
3B6P	1,027	£803	£825,051	13%	49
4B6P	1,122	£738	£828,529	5%	17
ALL	761	£791	£601,539	100%	375

Phase 2 Pricing Summary

UNIT TYPE	AV SIZE (SQ FT)	AV £/FT SQ	AV PRICE	UNIT MIX	NO. UNITS
1B1P	439	£924	£405,392	10%	51
1B2P	563	£813	£457,755	22%	108
1B2P WAU	729	£710	£517,500	1%	4
1B2P	650	£799	£519,679	8%	39
2B3P	704	£831	£585,000	9%	43
2B3P-Duplex	856	£730	£625,000	0%	1
2B4P	791	£814	£643,827	23%	113
2B4P	897	£758	£679,821	9%	42
2B4P-Duplex	997	£699	£696,500	1%	5
3B5P	964	£736	£709,615	5%	26
3B5P-Duplex	1,287	£645	£830,000	0%	2
3B6P	1,061	£761	£807,260	11%	52
3B6P-Duplex	1,302	£685	£891,667	1%	6
ALL	742	£795	£588,969	100%	492

As can be seen from the tables above, our pricing of the private units results in an average value of between c.£588,000 – £602,000, which equates to blended values of circa £791 - £795 per sq ft across Phase 1 and Phase 2. Generally, higher average values are applicable to Phase 1 due to the additional height of the buildings up to 19 storeys and resulting aspects and higher average units sizes as a result of the inclusion of more larger unit types.

9. Absorption

9.1. Sales Rates

We have reviewed the key local comparables in order to provide an estimated sales rate for the subject site. As many of the local comparables were selling the bulk of their units many years ago, we have also reviewed sales rates of more recent new build schemes at around a similar price point to the subject across London. As demonstrated, there is a significant variation in sales rates, depending on the nature of the scheme, scale of the development, amenity provision, time of launch and market conditions.

Local Comparables

Development	Launch Date	Completion date	Price Point	Av. Sale Rate PCM (since launch)
Rye Green	Sep-17	Dec-17	£655	0.3
The Catcher Building	Sep-15	Jan-19	£730	0.6
Ninety Five Peckham Road	Apr-19	Jun-19	£670	1.9
Leyland Court	Nov-19	Dec-18	£595	0.7
Wyndham Studios	Jun-20	Sep-21	£740 (asking)	5.4
The Gallery	Feb-19	Feb-20	£730	3.3
Peckham Place	Jun-19	Mar-20	£630	2.3
Alfred Fagon Apartments	Sep-22	Sep-21	£710 (asking)	0.8
The BeCa	Jun-23	Q4 2026	£805 (asking)	3.5
Bermondsey Heights	Sep-22	Q2 2026	£805 (asking)	4.6
The Pomeroy	Feb-20	Jun-21	£650	2.8

Wider London Schemes

Development	Launch date	Completion date	Price point	Av sales rate (since launch)	Av Sales Rate PCM (last 12 months)
Brent Cross Town (Ashbee and Delamarre)	Apr-22	Mar-25	£800	7	3.8
Greenwich Peninsula (Peninsula Gardens)	Sep-22	Dec-25	£850	13.4	14.1
Hanwell Square – Phase 2	Sep-23	Sep-24	£700	4.4	4.4
The Claves (Millbrook Park)	Jul-17	Mar-22	£630	1.7	1.3
Cerulean Quarter	Jun-23	Nov-24	£705	2.5	2.5

As can be seen from the more recently selling schemes across London, with the exception of Greenwich Peninsula, it has been a difficult past 12 months with transactions significantly down. Greenwich Peninsula's latest phase Peninsula Gardens has been an outlier and had a very successful overseas campaign contributing to the high overall sales rate. This demonstrates that a well-priced scheme with a focused marketing campaign can perform well even in difficult markets but we note that this is not reflective of the wider market.

Taking into consideration the challenging market conditions, the scale of the proposed development at Aylesham Shopping Centre and our indicative values, we consider a blended average sales rate of circa **3-4 units per month** to be achievable post completion, with the appropriate incentives and marketing campaign. Given the large quantum of product and the time of which the project will be on the market it is expected that there will be peaks and troughs in the sales process as a result of market conditions and activity, with a significantly higher number of sales in the launch months and in the period leading up to and just after completions. We expect an off-plan sales rate of 65% across all of the blocks to be achievable.

It is important to note that our sales rate assumptions are based on our indicative unit values. If a higher rate of sale is to be achieved, then the pricing would need to be reduced to reflect this. Similarly, if the values were to be increased then this would have a detrimental impact on the rate of sale and the duration of the sales programme.

Project: Aylesham Shopping Centre
Schedule: ASCP-DRM-ZZ_ZZ-LSH-A-000210-P06_PG_V9_summary
Date: 29.11.24
Ref: HW

UNIT TYPE	MIN SIZE (SQ FT)	AV SIZE (SQ FT)	MAX SIZE (SQ FT)	AV AREA (SQ M)	LOW £/FT SQ	AV £/FT SQ	HIGH £/FT SQ	MIN PRICE	AV PRICE	MAX PRICE	UNIT MIX	NO. UNITS	TOTAL AREA (SQ FT)	TOTAL (SQM)	% AREA	TOTAL PRICE	% GDV
1B1P	399	**430**	461	40	£851	**£930**	£1,027	£380,000	**£399,808**	£432,500	10%	**39**	16,766	1,558	6%	**£15,592,500**	6.9%
1B2P	540	**551**	643	51	£680	**£824**	£940	£415,000	**£454,231**	£517,500	14%	**52**	28,661	2,663	10%	**£23,620,000**	10.5%
1B2P	636	**647**	662	60	£752	**£818**	£932	£492,500	**£528,878**	£592,500	13%	**49**	31,697	2,945	11%	**£25,915,000**	11.5%
2B3P	660	**705**	726	65	£754	**£841**	£923	£527,500	**£592,907**	£670,000	11%	**43**	30,312	2,816	11%	**£25,495,000**	11.3%
2B3P WAU	867	**868**	868	81	£649	**£719**	£792	£562,500	**£623,824**	£687,500	5%	**17**	14,748	1,370	5%	**£10,605,000**	4.7%
2B4P	646	**760**	817	71	£739	**£794**	£941	£572,500	**£603,289**	£635,000	10%	**38**	28,884	2,683	10%	**£22,925,000**	10.2%
2B4P WAU	938	**938**	938	87	£634	**£650**	£666	£595,000	**£610,000**	£625,000	1%	**5**	4,691	436	2%	**£3,050,000**	1.4%
2B4P	859	**895**	932	83	£659	**£723**	£835	£605,000	**£646,389**	£737,500	12%	**45**	40,259	3,740	14%	**£29,087,500**	12.9%
3B5P	926	**950**	1,122	88	£690	**£745**	£805	£665,000	**£707,738**	£790,000	6%	**21**	19,952	1,854	7%	**£14,862,500**	6.6%
3B6P	1,001	**1,027**	1,128	95	£717	**£803**	£909	£735,000	**£825,051**	£947,500	13%	**49**	50,345	4,677	18%	**£40,427,500**	17.9%
4B6P	1,122	**1,122**	1,122	104	£682	**£738**	£789	£765,000	**£828,529**	£885,000	5%	**17**	19,075	1,772	7%	**£14,085,000**	6.2%
ALL		**761**		**71**		**£791**			**£601,539**		**100%**	**375**	**285,390**	**26,513**	**100%**	**£225,665,000**	**100%**

Assumptions:

1	A long leasehold interest of minimum 250 years unexpired
2	A high-quality internal specification and quality of finish in accordance with market expectations
3	Optimised internal layouts in accordance with market expectations
4	Good floor to ceiling heights (2.5m+ throughout)
5	Reasonable Ground Rents and Service Charges, commensurate with the development and its location
6	An appropriate marketing programme in accordance with current practice, relative to the development

Range	Value	No. Of Units	% Of Units	% Of Value
Up to £300k	-	-	0%	0%
£300k - £450k	27,307,500	66	18%	12%
£450k - £600k	64,822,500	121	33%	29%
£600 - £750k	80,030,000	123	33%	36%
£750k - £900k	45,095,000	55	15%	20%
£900k - £1m	6,517,500	7	2%	3%
£1m - £1.25m	-	-	0%	0%
£1.25m +	-	-	0%	0%
Does Not Incl. Parking	£ 223,772,500	372		

Please note that any information, advice and prices in this document are given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon by any person as such. Our views on price are given in the course of our estate agency role. Neither Savills nor the author accept any liability or responsibility whatsoever to any person who may seek to rely upon any information, advice or prices contained in this document, whether in whole or in relation to a part or parts only. Reliance placed on any advice, price or information in this document will be at the recipient's sole risk. Savills does not accept any responsibility or liability whatsoever for the present or future accuracy of any information, advice or prices given in this document.

Schedule: ASCP-DRM-ZZ_ZZ-LSH-A-000210-P06_PG_V9_summary
Date: 29.11.24
Ref: HW

savills

Unit No	Block	Floor	Unit Type	Unit Ref	Aspect	Aspect	Tenure	Private Amenity	M²	FT²	Price	£/ft²
BL-01-02	L	1	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£380,000	£883
BL-01-03	L	1	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£380,000	£883
BL-01-01	L	1	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£607,500	£659
BL-01-10	L	1	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£537,500	£754
BL-01-07	L	1	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£582,500	£771
BL-01-08	L	1	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£582,500	£771
BL-01-09	L	1	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£582,500	£771
BL-01-05	L	1	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£737,500	£737
BL-01-06	L	1	1B2P	1B2P51	Dual	Bus Depot + Courtyard	Private	Balcony	51	552	£422,500	£765
BL-01-04	L	1	2B4P+1	2B4P+180	Dual	Bus Depot + Courtyard	Private	Balcony	80	860	£607,500	£706
BL-02-03	L	2	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£385,000	£895
BL-02-02	L	2	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£385,000	£895
BL-02-01	L	2	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£615,000	£667
BL-02-10	L	2	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£545,000	£765
BL-02-07	L	2	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£590,000	£781
BL-02-08	L	2	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£590,000	£781
BL-02-09	L	2	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£590,000	£781
BL-02-05	L	2	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£747,500	£746
BL-02-06	L	2	1B2P+1	1B2P+160	Dual	Bus Depot + Courtyard	Private	Balcony	60	646	£502,500	£778
BL-02-04	L	2	2B4P+1	2B4P+180	Single	Bus Depot + Courtyard	Private	Balcony	80	860	£615,000	£715
BL-03-02	L	3	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£390,000	£907
BL-03-03	L	3	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£390,000	£907
BL-03-10	L	3	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£552,500	£775
BL-03-08	L	3	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£597,500	£791
BL-03-09	L	3	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£597,500	£791
BL-03-05	L	3	3B6P	3B6P93	Dual	Bus Depot + Courtyard	Private	Balcony	93	1,001	£752,500	£751
BL-03-06	L	3	1B2P+1	1B2P+160	Dual	Bus Depot + Courtyard	Private	Balcony	60	646	£507,500	£785
BL-03-04	L	3	2B4P+1	2B4P+180	Dual	Block + Courtyard	Private	Balcony	80	860	£627,500	£729
BL-03-07	L	3	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£597,500	£791
BL-03-01	L	3	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£622,500	£675
BL-04-03	L	4	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£395,000	£918
BL-04-02	L	4	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£395,000	£918
BL-04-01	L	4	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£630,000	£683
BL-04-10	L	4	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£560,000	£786
BL-04-07	L	4	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£605,000	£801
BL-04-08	L	4	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£605,000	£801
BL-04-09	L	4	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£605,000	£801
BL-04-05	L	4	3B6P	3B6P93	Single	Block + Courtyard	Private	Balcony	93	1,001	£767,500	£766
BL-04-04	L	4	2B4P+1	2B4P+180	Dual	Bus Depot + Courtyard	Private	Balcony	80	860	£630,000	£732
BL-04-06	L	4	1B2P+1	1B2P+160	Dual	Bus Depot + Courtyard	Private	Balcony	60	646	£512,500	£793
BL-05-01	L	5	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£630,000	£683
BL-05-06	L	5	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£517,500	£809
BL-05-05	L	5	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£777,500	£776
BL-05-10	L	5	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£442,500	£780
BL-05-07	L	5	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£612,500	£811
BL-05-08	L	5	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£612,500	£811
BL-05-09	L	5	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£612,500	£811
BL-05-03	L	5	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£400,000	£930
BL-05-02	L	5	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£400,000	£930
BL-05-04	L	5	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£630,000	£734
BL-06-01	L	6	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£637,500	£691
BL-06-06	L	6	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£522,500	£817
BL-06-05	L	6	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£787,500	£786
BL-06-10	L	6	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£447,500	£789
BL-06-07	L	6	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£620,000	£821
BL-06-08	L	6	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£620,000	£821
BL-06-09	L	6	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£620,000	£821
BL-06-03	L	6	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£405,000	£942
BL-06-02	L	6	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£405,000	£942
BL-06-04	L	6	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£637,500	£743
BL-07-01	L	7	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£645,000	£699
BL-07-06	L	7	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£527,500	£824
BL-07-05	L	7	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£797,500	£796
BL-07-10	L	7	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£452,500	£798
BL-07-07	L	7	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£627,500	£831
BL-07-08	L	7	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£627,500	£831
BL-07-09	L	7	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£627,500	£831
BL-07-03	L	7	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£410,000	£953
BL-07-02	L	7	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£410,000	£953
BL-07-04	L	7	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£645,000	£751
BL-08-01	L	8	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£652,500	£707
BL-08-06	L	8	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£532,500	£832
BL-08-05	L	8	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£807,500	£806
BL-08-10	L	8	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£457,500	£807
BL-08-07	L	8	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£635,000	£841
BL-08-08	L	8	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£635,000	£841
BL-08-09	L	8	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£635,000	£841
BL-08-03	L	8	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£415,000	£965
BL-08-02	L	8	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£415,000	£965
BL-08-04	L	8	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£652,500	£760
BL-09-01	L	9	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£660,000	£716
BL-09-05	L	9	3B6P	3B6P93	Dual	Bus Depot + Courtyard	Private	Balcony	93	1,001	£812,500	£811
BL-09-02	L	9	1B1P	1B1P40	Dual	Block + Courtyard	Private	Balcony	40	430	£432,500	£1,006
BL-09-03	L	9	1B1P	1B1P40	Dual	Bus Depot + Courtyard	Private	Balcony	40	430	£427,500	£994
BL-09-04	L	9	2B4P+1	2B4P+180	Dual	Bus Depot + Courtyard	Private	Balcony	80	860	£667,500	£776
BM-01-06	M	1	1B1P	1B1P39	Dual	Courtyard	Private	Balcony	39	421	£382,500	£908
BM-01-08	M	1	1B1P	1B1P37	Single	Courtyard + Courtyard	Private	Balcony	37	399	£382,500	£958
BM-01-07	M	1	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£392,500	£851
BM-01-03	M	1	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£420,000	£763
BM-01-02	M	1	2B3P	2B3P66	Dual	Courtyard	Private	Balcony	66	714	£540,000	£756
BM-01-09	M	1	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£562,500	£649
BM-01-04	M	1	2B4P+1	2B4P+183	Dual	Courtyard + Courtyard	Private	Balcony	83	890	£612,500	£688
BM-01-01	M	1	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,024	£735,000	£717
BM-01-05	M	1	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,026	£735,000	£717
BM-02-08	M	2	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£385,000	£965
BM-02-07	M	2	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£397,500	£862
BM-02-06	M	2	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£432,500	£771
BM-02-03	M	2	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£425,000	£772
BM-02-02	M	2	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£547,500	£759
BM-02-09	M	2	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£570,000	£657
BM-02-04	M	2	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£620,000	£703
BM-02-01	M	2	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£745,000	£729
BM-02-05	M	2	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£745,000	£728
BM-03-08	M	3	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£390,000	£977
BM-03-07	M	3	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£402,500	£873
BM-03-06	M	3	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£437,500	£780
BM-03-03	M	3	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£430,000	£781
BM-03-02	M	3	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£555,000	£769
BM-03-09	M	3	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£577,500	£666
BM-03-04	M	3	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£627,500	£711
BM-03-01	M	3	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£755,000	£739
BM-03-05	M	3	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£755,000	£738
BM-04-08	M	4	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£395,000	£990
BM-04-07	M	4	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£407,500	£884
BM-04-06	M	4	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£442,500	£789
BM-04-03	M	4	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£435,000	£791
BM-04-02	M	4	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£562,500	£780
BM-04-09	M	4	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£585,000	£675
BM-04-04	M	4	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£635,000	£720
BM-04-01	M	4	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£765,000	£749
BM-04-05	M	4	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£765,000	£748
BM-05-08	M	5	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£400,000	£1,002
BM-05-07	M	5	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£412,500	£895
BM-05-06	M	5	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£447,500	£798
BM-05-03	M	5	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£440,000	£800

BM-05-02	M	5	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£570,000	£790
BM-05-09	M	5	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£592,500	£683
BM-05-04	M	5	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£642,500	£728
BM-05-01	M	5	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£775,000	£758
BM-05-05	M	5	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£775,000	£758
BM-06-08	M	6	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£405,000	£1,015
BM-06-07	M	6	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£417,500	£905
BM-06-06	M	6	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£452,500	£807
BM-06-03	M	6	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£445,000	£809
BM-06-02	M	6	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£577,500	£800
BM-06-09	M	6	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£600,000	£692
BM-06-04	M	6	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£650,000	£737
BM-06-01	M	6	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£785,000	£768
BM-06-05	M	6	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£785,000	£767
BM-07-08	M	7	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£410,000	£1,027
BM-07-07	M	7	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£422,500	£916
BM-07-06	M	7	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£457,500	£816
BM-07-03	M	7	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£450,000	£818
BM-07-02	M	7	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£585,000	£811
BM-07-09	M	7	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£607,500	£701
BM-07-04	M	7	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£657,500	£745
BM-07-05	M	7	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£795,000	£777
BM-07-01	M	7	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£795,000	£778
BM-08-03	M	8	1B2P	1B2P51	Single	Courtyard + Block	Private	Balcony	51	550	£460,000	£836
BM-08-07	M	8	1B2P+1	1B2P+159	Single	Courtyard + Courtyard	Private	Balcony	59	636	£537,500	£846
BM-08-02	M	8	2B3P	2B3P67	Dual	Street view	Private	Balcony	67	722	£587,500	£814
BM-08-06	M	8	2B3P	2B3P67	Dual	Courtyard + Block	Private	Balcony	67	726	£592,500	£816
BM-08-08	M	8	2B3P WAU	2B3P WAU81	Dual	Courtyard + Block	Private	Balcony	81	868	£612,500	£706
BM-08-04	M	8	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	883	£665,000	£753
BM-08-05	M	8	3B6P	3B6P95	Dual	Courtyard	Private	Balcony	95	1,023	£805,000	£787
BM-08-01	M	8	3B6P	3B6P95	Dual	Courtyard + Courtyard	Private	Balcony	95	1,023	£807,500	£789
BM-09-03	M	9	1B2P	1B2P51	Single	Courtyard + Block	Private	Balcony	51	550	£465,000	£845
BM-09-07	M	9	1B2P+1	1B2P+159	Single	Courtyard + Courtyard	Private	Balcony	59	636	£542,500	£854
BM-09-02	M	9	2B3P	2B3P67	Dual	Street view	Private	Balcony	67	722	£595,000	£825
BM-09-06	M	9	2B3P	2B3P67	Dual	Courtyard + Block	Private	Balcony	67	726	£600,000	£826
BM-09-08	M	9	2B3P WAU	2B3P WAU81	Dual	Courtyard + Block	Private	Balcony	81	868	£620,000	£714
BM-09-04	M	9	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	883	£672,500	£761
BM-09-05	M	9	3B6P	3B6P95	Dual	Courtyard	Private	Balcony	95	1,023	£815,000	£797
BM-09-01	M	9	3B6P	3B6P95	Dual	Courtyard + Courtyard	Private	Balcony	95	1,023	£817,500	£799
BM-10-03	M	10	1B2P	1B2P51	Single	Iconic City view and Courtyard	Private	Balcony	51	550	£480,000	£872
BM-10-07	M	10	1B2P+1	1B2P+159	Single	Iconic City view and Courtyard	Private	Balcony	59	636	£555,000	£873
BM-10-02	M	10	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£602,500	£835
BM-10-06	M	10	2B3P	2B3P67	Dual	Block	Private	Balcony	67	726	£602,500	£830
BM-10-08	M	10	2B3P WAU	2B3P WAU81	Dual	Block + Courtyard	Private	Balcony	81	868	£630,000	£726
BM-10-04	M	10	2B4P+1	2B4P+182	Dual	Block + Courtyard	Private	Balcony	82	883	£680,000	£770
BM-10-05	M	10	3B6P	3B6P95	Dual	Courtyard	Private	Balcony	95	1,023	£825,000	£806
BM-10-01	M	10	3B6P	3B6P95	Dual	Iconic City view and Courtyard	Private	Balcony	95	1,023	£835,000	£816
BM-11-03	M	11	1B2P	1B2P51	Single	Iconic City View and East view	Private	Balcony	51	550	£487,500	£886
BM-11-07	M	11	1B2P+1	1B2P+159	Single	Iconic City View and East view	Private	Balcony	59	636	£562,500	£885
BM-11-02	M	11	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£610,000	£845
BM-11-06	M	11	2B3P	2B3P67	Dual	Block	Private	Balcony	67	726	£610,000	£840
BM-11-08	M	11	2B3P WAU	2B3P WAU81	Dual	Block + East View	Private	Balcony	81	868	£635,000	£732
BM-11-04	M	11	2B4P+1	2B4P+182	Dual	Block + East View	Private	Balcony	82	883	£685,000	£775
BM-11-05	M	11	3B6P	3B6P95	Dual	East view	Private	Balcony	95	1,023	£837,500	£819
BM-11-01	M	11	3B6P	3B6P95	Dual	Iconic City View and East view	Private	Balcony	95	1,023	£847,500	£829
BM-12-03	M	12	1B2P	1B2P51	Single	Iconic City View and East view	Private	Balcony	51	550	£492,500	£895
BM-12-07	M	12	1B2P+1	1B2P+159	Single	Iconic City View and East view	Private	Balcony	59	636	£567,500	£893
BM-12-02	M	12	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£617,500	£856
BM-12-06	M	12	2B3P	2B3P67	Dual	Block + Peckham Rye view	Private	Balcony	67	726	£627,500	£864
BM-12-08	M	12	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East view	Private	Balcony	81	868	£650,000	£749
BM-12-04	M	12	2B4P+1	2B4P+182	Dual	Peckham Rye view and East view	Private	Balcony	82	883	£700,000	£792
BM-12-05	M	12	3B6P	3B6P95	Dual	East view	Private	Balcony	95	1,023	£847,500	£828
BM-12-01	M	12	3B6P	3B6P95	Dual	Iconic City View and East view	Private	Balcony	95	1,023	£857,500	£838
BM-13-03	M	13	1B2P	1B2P51	Single	Iconic City View and East view	Private	Balcony	51	550	£497,500	£904
BM-13-07	M	13	1B2P+1	1B2P+159	Single	Iconic City View and East view	Private	Balcony	59	636	£572,500	£901
BM-13-02	M	13	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£625,000	£866
BM-13-06	M	13	2B3P	2B3P67	Dual	Block + Peckham Rye view	Private	Balcony	67	726	£635,000	£874
BM-13-08	M	13	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East view	Private	Balcony	81	868	£657,500	£758
BM-13-04	M	13	2B4P+1	2B4P+182	Dual	Peckham Rye view and East view	Private	Balcony	82	883	£707,500	£801
BM-13-05	M	13	3B6P	3B6P95	Dual	East view	Private	Balcony	95	1,023	£857,500	£838
BM-13-01	M	13	3B6P	3B6P95	Dual	Iconic City View and East view	Private	Balcony	95	1,023	£867,500	£848
BM-14-03	M	14	1B2P	1B2P51	Single	Iconic City View and East view	Private	Balcony	51	550	£502,500	£913
BM-14-07	M	14	1B2P+1	1B2P+159	Single	Iconic City View and East view	Private	Balcony	59	636	£577,500	£909
BM-14-02	M	14	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£632,500	£877
BM-14-06	M	14	2B3P	2B3P67	Dual	Block + Peckham Rye view	Private	Balcony	67	726	£642,500	£885
BM-14-08	M	14	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East view	Private	Balcony	81	868	£665,000	£766
BM-14-04	M	14	2B4P+1	2B4P+182	Dual	Peckham Rye view and East view	Private	Balcony	82	883	£715,000	£809
BM-14-05	M	14	3B6P	3B6P95	Dual	East view	Private	Balcony	95	1,023	£867,500	£848
BM-14-01	M	14	3B6P	3B6P95	Dual	Iconic City View and East view	Private	Balcony	95	1,023	£877,500	£858
BM-15-03	M	15	1B2P	1B2P51	Single	Iconic City View and East view	Private	Balcony	51	550	£507,500	£922
BM-15-07	M	15	1B2P+1	1B2P+159	Single	Iconic City View and East view	Private	Balcony	59	636	£582,500	£917
BM-15-02	M	15	2B3P	2B3P67	Dual	City view (Nine Elms/ Westminster	Private	Balcony	67	722	£650,000	£901
BM-15-06	M	15	2B3P	2B3P67	Dual	Nine Elms/ Westminster) + Peckha	Private	Balcony	67	726	£655,000	£902
BM-15-08	M	15	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East view	Private	Balcony	81	868	£672,500	£775
BM-15-04	M	15	2B4P+1	2B4P+182	Dual	Peckham Rye view and East view	Private	Balcony	82	883	£722,500	£818
BM-15-05	M	15	3B6P	3B6P95	Dual	East view	Private	Balcony	95	1,023	£877,500	£858
BM-15-01	M	15	3B6P	3B6P95	Dual	Iconic City View and East view	Private	Balcony	95	1,023	£887,500	£868
BM-16-03	M	16	1B2P	1B2P51	Single	Iconic City View and East view	Private	Balcony	51	550	£512,500	£931
BM-16-07	M	16	1B2P+1	1B2P+159	Single	Iconic City View and East view	Private	Balcony	59	636	£587,500	£924
BM-16-02	M	16	2B3P	2B3P67	Dual	City view (Nine Elms/ Westminster	Private	Balcony	67	722	£657,500	£911
BM-16-06	M	16	2B3P	2B3P67	Dual	Nine Elms/ Westminster) + Peckha	Private	Balcony	67	726	£662,500	£912
BM-16-08	M	16	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East view	Private	Balcony	81	868	£680,000	£783
BM-16-04	M	16	2B4P+1	2B4P+182	Dual	Peckham Rye view and East view	Private	Balcony	82	883	£730,000	£826
BM-16-05	M	16	3B6P	3B6P95	Dual	East view	Private	Balcony	95	1,023	£887,500	£867
BM-16-01	M	16	3B6P	3B6P95	Dual	Iconic City View and East view	Private	Balcony	95	1,023	£897,500	£877
BM-17-03	M	17	1B2P	1B2P51	Single	Iconic City View and East view	Private	Balcony	51	550	£517,500	£940
BM-17-07	M	17	1B2P+1	1B2P+159	Single	Iconic City View and East view	Private	Balcony	59	636	£592,500	£932
BM-17-02	M	17	2B3P	2B3P67	Dual	City view (Nine Elms/ Westminster	Private	Balcony	67	722	£665,000	£922
BM-17-06	M	17	2B3P	2B3P67	Dual	Nine Elms/ Westminster) + Peckha	Private	Balcony	67	726	£670,000	£923
BM-17-08	M	17	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East view	Private	Balcony	81	868	£687,500	£792
BM-17-04	M	17	2B4P+1	2B4P+182	Dual	Peckham Rye view and East view	Private	Balcony	82	883	£737,500	£835
BM-17-05	M	17	3B6P	3B6P95	Dual	East view	Private	Balcony	95	1,023	£897,500	£877
BM-17-01	M	17	3B6P	3B6P95	Dual	Iconic City View and East view	Private	Balcony	95	1,023	£907,500	£887
BM-18-01	M	18	3B6P	3B6P95	Dual	y view + City view (Nine Elms/ Wes	Private	Balcony	95	1,023	£920,000	£899
BM-18-03	M	18	3B6P	3B6P105	Dual	Iconic City View and East view	Private	Balcony	105	1,128	£937,500	£831
BM-18-02	M	18	3B6P	3B6P105	Dual	Peckham Rye view and East view	Private	Balcony	105	1,125	£932,500	£829
BM-19-01	M	19	3B6P	3B6P95	Dual	y view + City view (Nine Elms/ Wes	Private	Balcony	95	1,023	£930,000	£909
BM-19-03	M	19	3B6P	3B6P105	Dual	Iconic City View and East view	Private	Balcony	105	1,128	£947,500	£840
BM-19-02	M	19	3B6P	3B6P105	Dual	Peckham Rye view and East view	Private	Balcony	105	1,128	£942,500	£836
BN-00-02	N	0	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	£382,500	£889
BN-00-01	N	0	1B2P	1B2P50	Single	Street view	Private	Balcony	50	540	£415,000	£768
BN-00-03	N	0	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	643	£492,500	£766
BN-00-04	N	0	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	646	£492,500	£763
BN-01-02	N	1	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	£387,500	£901
BN-01-01	N	1	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	540	£420,000	£778
BN-01-05	N	1	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£497,500	£752
BN-01-06	N	1	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£497,500	£752
BN-01-07	N	1	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£497,500	£752
BN-01-03	N	1	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	643	£497,500	£774
BN-01-04	N	1	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	646	£497,500	£770
BN-01-08	N	1	3B5P	3B5P88	Triple	Street + Street	Private	Balcony	88	950	£667,500	£702
BN-02-02	N	2	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	£392,500	£913
BN-02-01	N	2	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	540	£425,000	£787
BN-02-03	N	2	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	643	£502,500	£781
BN-02-04	N	2	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	646	£502,500	£778
BN-02-05	N	2	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£502,500	£759
BN-02-06	N	2	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£502,500	£759
BN-02-07	N	2	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£502,500	£759
BN-02-08	N	2	3B5P	3B5P88	Triple	Street + Street	Private	Balcony	88	950	£677,500	£713
BN-03-02	N	3	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	£397,500	£924
BN-03-01	N	3	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	540	£430,000	£796
BN-03-03	N	3	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	643	£507,500	£789

BN-03-04	N	3	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	646	£507,500	£786
BN-03-05	N	3	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£507,500	£767
BN-03-06	N	3	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£507,500	£767
BN-03-07	N	3	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	£507,500	£767
BN-03-08	N	3	3B5P	3B5P88	Dual	Street + Street	Private	Balcony	88	950	£687,500	£724
BN-04-02	N	4	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	£402,500	£936
BN-04-05	N	4	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	542	£435,000	£802
BN-04-06	N	4	1B2P	1B2P50	Dual	Street and Peckham Rye view	Private	Balcony	50	542	£442,500	£816
BN-04-07	N	4	1B2P	1B2P50	Dual	Street and Peckham Rye view	Private	Balcony	50	542	£442,500	£816
BN-04-03	N	4	1B2P	1B2P60	Dual	Street + Street	Private	Balcony	60	643	£437,500	£680
BN-04-01	N	4	1B2P	1B2P50	Dual	Street + Street	Private	Balcony	50	540	£437,500	£810
BN-04-08	N	4	2B4P	2B4P76	Triple	Street + Street	Private	Balcony	76	817	£605,000	£741
BN-04-04	N	4	2B4P	2B4P60	Dual	Street view	Private	Balcony	60	646	£607,500	£941
BN-05-02	N	5	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	£407,500	£947
BN-05-01	N	5	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	540	£440,000	£815
BN-05-03	N	5	1B2P+1	1B2P+160	Dual	Street and Peckham Rye view	Private	Balcony	60	643	£522,500	£812
BN-05-04	N	5	1B2P+1	1B2P+160	Dual	Street and Peckham Rye view	Private	Balcony	60	646	£522,500	£809
BN-06-02	N	6	1B2P	1B2P50	Single	Street + Street	Private	Balcony	50	540	£447,500	£829
BN-06-01	N	6	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	540	£445,000	£824
BN-06-03	N	6	1B2P+1	1B2P+160	Dual	Street and Peckham Rye view	Private	Balcony	60	651	£527,500	£811
BN-06-04	N	6	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	£532,500	£819
BN-07-02	N	7	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	£462,500	£856
BN-07-01	N	7	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster	Private	Balcony	50	540	£460,000	£852
BN-07-03	N	7	1B2P+1	1B2P+160	Dual	iine Elms/ Westminster) + Peckha	Private	Balcony	60	651	£540,000	£830
BN-07-04	N	7	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	£537,500	£826
BN-08-02	N	8	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	£467,500	£866
BN-08-01	N	8	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster	Private	Balcony	50	540	£465,000	£861
BN-08-03	N	8	1B2P+1	1B2P+160	Dual	iine Elms/ Westminster) + Peckha	Private	Balcony	60	651	£545,000	£838
BN-08-04	N	8	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	£542,500	£834
BN-09-02	N	9	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	£472,500	£875
BN-09-01	N	9	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster	Private	Balcony	50	540	£470,000	£870
BN-09-03	N	9	1B2P+1	1B2P+160	Dual	iine Elms/ Westminster) + Peckha	Private	Balcony	60	651	£550,000	£845
BN-09-04	N	9	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	£547,500	£842
BN-10-02	N	10	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	£477,500	£884
BN-10-01	N	10	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster	Private	Balcony	50	540	£475,000	£879
BN-10-03	N	10	1B2P+1	1B2P+160	Dual	iine Elms/ Westminster) + Peckha	Private	Balcony	60	651	£555,000	£853
BN-10-04	N	10	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	£552,500	£849
BN-11-02	N	11	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	£482,500	£893
BN-11-01	N	11	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster	Private	Balcony	50	540	£480,000	£889
BN-11-03	N	11	1B2P+1	1B2P+160	Dual	iine Elms/ Westminster) + Peckha	Private	Balcony	60	651	£560,000	£861
BN-11-04	N	11	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	£557,500	£857
BP-00-01	P	0	2B3P	2B3P61	Single	Street View	SR	Balcony	61	661	£527,500	£798
BP-01-04	P	1	2B3P	2B3P63	Single	Street View	SR	Balcony	63	682	£535,000	£784
BP-01-03	P	1	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	£595,000	£634
BP-01-02	P	1	3B5P	3B5P92	Dual	Courtyard	SR	Balcony	92	986	£680,000	£690
BP-01-05	P	1	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£665,000	£709
BP-01-01	P	1	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£765,000	£682
BP-02-04	P	2	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£542,500	£823
BP-02-03	P	2	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	£602,500	£642
BP-02-05	P	2	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£675,000	£719
BP-02-02	P	2	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£780,000	£695
BP-02-01	P	2	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£780,000	£695
BP-03-04	P	3	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£550,000	£834
BP-03-03	P	3	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	£610,000	£650
BP-03-05	P	3	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£685,000	£730
BP-03-02	P	3	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£795,000	£709
BP-03-01	P	3	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£795,000	£709
BP-04-04	P	4	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£557,500	£845
BP-04-03	P	4	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	£617,500	£658
BP-04-05	P	4	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£695,000	£741
BP-04-02	P	4	4B6P	4B6P104	Single	Courtyard	SR	Balcony	104	1,122	£810,000	£722
BP-04-01	P	4	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£810,000	£722
BP-05-04	P	5	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£565,000	£857
BP-05-03	P	5	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	£625,000	£666
BP-05-05	P	5	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£705,000	£751
BP-05-02	P	5	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£825,000	£735
BP-05-01	P	5	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£825,000	£735
BP-06-04	P	6	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£572,500	£868
BP-06-05	P	6	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£715,000	£762
BP-06-03	P	6	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£715,000	£762
BP-06-01	P	6	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£840,000	£749
BP-06-02	P	6	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£840,000	£749
BP-07-04	P	7	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£580,000	£879
BP-07-05	P	7	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£725,000	£773
BP-07-03	P	7	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£725,000	£773
BP-07-01	P	7	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£855,000	£762
BP-07-02	P	7	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£855,000	£762
BP-08-04	P	8	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£587,500	£891
BP-08-05	P	8	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£735,000	£783
BP-08-03	P	8	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£735,000	£783
BP-08-01	P	8	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£870,000	£775
BP-08-02	P	8	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£870,000	£775
BP-09-04	P	9	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£595,000	£902
BP-09-05	P	9	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£745,000	£794
BP-09-03	P	9	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£745,000	£794
BP-09-01	P	9	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£885,000	£789
BP-09-02	P	9	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	£885,000	£789
BP-10-04	P	10	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	£602,500	£914
BP-10-01	P	10	2B3P	2B3P61	Single	Courtyard	SR	Balcony	61	661	£607,500	£919
BP-10-03	P	10	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	£755,000	£805
BP-10-02	P	10	3B5P	3B5P104	Dual	Courtyard	SR	Balcony	104	1,122	£790,000	£704
BQ-00-01	Q	0	1B2P	1B2P51	Dual	Street View	Private	Balcony	51	551	£415,000	£753
BQ-00-02	Q	0	1B2P	1B2P54	Dual	Street View	Private	Balcony	54	580	£415,000	£716
BQ-00-03	Q	0	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	774	£572,500	£739
BQ-01-02	Q	1	1B2P+1	1B2P+159	Single	Courtyard	Private	Balcony	59	636	£500,000	£787
BQ-01-04	Q	1	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	775	£580,000	£748
BQ-01-05	Q	1	2B4P	2B4P72	Single	Street View	Private	Balcony	72	775	£580,000	£748
BQ-01-03	Q	1	2B4P+1	2B4P+184	Dual	Street View	Private	Balcony	84	907	£605,000	£667
BQ-01-06	Q	1	3B5P	3B5P86	Dual	Courtyard	Private	Balcony	86	926	£670,000	£723
BQ-01-01	Q	1	3B5P	3B5P87	Dual	Courtyard	Private	Balcony	87	932	£670,000	£719
BQ-02-02	Q	2	2B4P	2B4P72	Single	Street View	Private	Balcony	72	775	£587,500	£758
BQ-02-04	Q	2	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	775	£587,500	£758
BQ-02-05	Q	2	2B4P	2B4P72	Single	Courtyard	Private	Balcony	72	775	£592,500	£765
BQ-02-03	Q	2	2B4P+1	2B4P+184	Dual	Street View	Private	Balcony	84	907	£612,500	£675
BQ-02-06	Q	2	2B4P+1	2B4P+186	Dual	Courtyard	Private	Balcony	86	926	£617,500	£667
BQ-02-01	Q	2	2B4P+1	2B4P+187	Dual	Courtyard	Private	Balcony	87	932	£617,500	£663
BQ-03-02	Q	3	2B4P	2B4P72	Single	Street View	Private	Balcony	72	775	£595,000	£768
BQ-03-04	Q	3	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	775	£595,000	£768
BQ-03-05	Q	3	2B4P	2B4P72	Single	Courtyard	Private	Balcony	72	775	£600,000	£774
BQ-03-03	Q	3	2B4P+1	2B4P+184	Dual	Street View	Private	Balcony	84	907	£620,000	£683
BQ-03-01	Q	3	2B4P+1	2B4P+187	Dual	Courtyard	Private	Balcony	87	932	£625,000	£671
BQ-03-06	Q	3	2B4P+1	2B4P+186	Dual	Courtyard	Private	Balcony	86	926	£625,000	£675
BQ-04-02	Q	4	2B4P	2B4P72	Single	Street View	Private	Balcony	72	775	£602,500	£777
BQ-04-04	Q	4	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	775	£602,500	£777
BQ-04-05	Q	4	2B4P	2B4P72	Single	Courtyard	Private	Balcony	72	775	£607,500	£784
BQ-04-03	Q	4	2B4P+1	2B4P+184	Dual	Street View	Private	Balcony	84	907	£627,500	£692
BQ-04-06	Q	4	2B4P+1	2B4P+186	Dual	Courtyard	Private	Balcony	86	926	£632,500	£683
BQ-04-01	Q	4	2B4P+1	2B4P+187	Dual	Courtyard	Private	Balcony	87	932	£632,500	£679
										285,390	**£225,665,000**	**£791**

Assumptions:

1	**A long leasehold interest of minimum 250 years unexpired**
2	**A high-quality internal specification and quality of finish in accordance with market expectations**
3	**Optimised internal layouts in accordance with market expectations**
4	**Good floor to ceiling heights (2.5m+ throughout)**
5	**Reasonable Ground Rents and Service Charges, commensurate with the development and its location**
6	**An appropriate marketing programme in accordance with current practice, relative to the development**

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Project:	**Aylesham Shopping Centre**
Schedule:	**ASCP-DRM-ZZ_ZZ-LSH-A-000210-P06_PG_V9_summary**
Date:	**29.11.24**
Ref:	**HW**

UNIT TYPE	MIN SIZE (SQ FT)	AV SIZE (SQ FT)	MAX SIZE (SQ FT)	AV AREA (SQ M)	LOW £/FT SQ	AV £/FT SQ	HIGH £/FT SQ	MIN PRICE	AV PRICE	MAX PRICE	UNIT MIX	NO. UNITS	TOTAL AREA (SQ FT)	TOTAL (SQM)	% AREA	TOTAL PRICE	% GDV
1B1P	399	**439**	472	41	£797	**£924**	£1,109	£355,000	**£405,392**	£520,000	10%	**51**	22,386	2,080	6%	**£20,675,000**	7.1%
1B2P	536	**563**	599	52	£733	**£813**	£1,006	£420,000	**£457,755**	£602,500	22%	**108**	60,792	5,648	17%	**£49,437,500**	17.0%
1B2P WAU	729	**729**	729	68	£699	**£710**	£720	£510,000	**£517,500**	£525,000	1%	**4**	2,917	271	1%	**£2,070,000**	0.7%
1B2P	623	**650**	716	60	£706	**£799**	£854	£505,000	**£519,679**	£547,500	8%	**39**	25,362	2,356	7%	**£20,267,500**	7.0%
2B3P	659	**704**	793	65	£735	**£831**	£922	£552,500	**£585,000**	£635,000	9%	**43**	30,284	2,813	8%	**£25,155,000**	8.7%
2B3P-Duplex	856	**856**	856	80	£730	**£730**	£730	£625,000	**£625,000**	£625,000	0%	**1**	856	80	0%	**£625,000**	0.2%
2B4P	701	**791**	927	74	£714	**£814**	£896	£605,000	**£643,827**	£715,000	23%	**113**	89,423	8,308	24%	**£72,752,500**	25.0%
2B4P	872	**897**	998	83	£682	**£758**	£817	£647,500	**£679,821**	£727,500	9%	**42**	37,678	3,500	10%	**£28,552,500**	9.8%
2B4P-Duplex	929	**997**	1,038	93	£643	**£699**	£742	£597,500	**£696,500**	£747,500	1%	**5**	4,985	463	1%	**£3,482,500**	1.2%
3B5P	927	**964**	1,029	90	£542	**£736**	£782	£557,500	**£709,615**	£752,500	5%	**26**	25,052	2,327	7%	**£18,450,000**	6.4%
3B5P-Duplex	1,270	**1,287**	1,270	120	£642	**£645**	£642	£815,000	**£830,000**	£815,000	0%	**2**	2,574	239	1%	**£1,660,000**	0.6%
3B6P	900	**1,061**	1,156	99	£643	**£761**	£946	£672,500	**£807,260**	£1,005,000	11%	**52**	55,185	5,127	15%	**£41,977,500**	14.5%
3B6P-Duplex	1,247	**1,302**	1,467	121	£322	**£685**	£782	£472,500	**£891,667**	£992,500	1%	**6**	7,810	726	2%	**£5,350,000**	1.8%
ALL		**742**		**69**		**£795**			**£588,969**		**100%**	**492**	**365,304**	**33,938**	**100%**	**£290,455,000**	**100%**

Assumptions:

1	**A long leasehold interest of minimum 250 years unexpired**
2	**A high-quality internal specification and quality of finish in accordance with market expectations**
3	**Optimised internal layouts in accordance with market expectations**
4	**Good floor to ceiling heights (2.5m+ throughout)**
5	**Reasonable Ground Rents and Service Charges, commensurate with the development and its location**
6	**An appropriate marketing programme in accordance with current practice, relative to the development**

Range	Value	No. Of Units	% Of Units	% Of Value
Up to £300k	**-**	**-**	**0%**	**0%**
£300k - £450k	**37,862,500**	**92**	**19%**	**13%**
£450k - £600k	**74,612,500**	**145**	**30%**	**26%**
£600 - £750k	**138,630,000**	**209**	**43%**	**48%**
£750k - £900k	**26,862,500**	**33**	**7%**	**9%**
£900k - £1m	**9,622,500**	**10**	**2%**	**3%**
£1m - £1.25m	**1,005,000**	**1**	**0%**	**0%**
£1.25m +	**-**	**-**	**0%**	**0%**
Does Not Incl. Parking	**£ 288,595,000**	**490**		

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Project: Aylesham Shopping Centre
Schedule: ASCP-DRM-ZZ_ZZ-LSH-A-000210-P06_PG_V9_summary
Date: 29.11.24
Ref: HW

savills

Unit No	Block	Floor	Unit Type	Unit Ref	Aspect	Aspect	Tenure	Private Amenity	M²	FT²	Price	£/ft²
BA-00-04	A	0	1B2P	1B2P50	Single	Rye Lane	Private	Balcony	50	536	£420,000	£783
BA-00-02	A	0	1B2P	1B2P54	Dual	Rye Lane	Private	Balcony	54	578	£425,000	£735
BA-00-03	A	0	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	778	£605,000	£778
BA-00-05	A	0	2B4P	2B4P72	Single	Rye Lane	Private	Balcony	72	778	£605,000	£778
BA-00-01	A	0	3B6P	3B6P87	Dual	Rye Lane	Private	Balcony	87	932	£675,000	£725
BA-01-02	A	1	1B2P	1B2P54	Dual	Rye Lane	Private	Balcony	54	578	£430,000	£744
BA-01-03	A	1	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	778	£612,500	£788
BA-01-04	A	1	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	778	£612,500	£788
BA-01-01	A	1	3B5P	3B5P87	Dual	Rye Lane	Private	Balcony	87	932	£682,500	£733
BA-02-02	A	2	1B2P	1B2P54	Dual	Rye Lane	Private	Balcony	54	578	£435,000	£752
BA-02-03	A	2	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	778	£620,000	£797
BA-02-04	A	2	2B4P	2B4P72	Single	Rye Lane	Private	Balcony	72	778	£620,000	£797
BA-02-01	A	2	3B5P	3B5P87	Dual	Rye Lane	Private	Balcony	87	932	£690,000	£741
BA-03-05	A	3	1B2P	1B2P50	Dual	Rye Lane	Private	Balcony	50	536	£435,000	£811
BA-03-02	A	3	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	578	£440,000	£761
BA-03-03	A	3	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	778	£627,500	£807
BA-03-04	A	3	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	778	£627,500	£807
BA-03-01	A	3	3B5P	3B5P87	Dual	Rye Lane	Private	Balcony	87	932	£697,500	£749
BB-05-01	A	5	2B3P	2B3P70	Dual	Rye Lane	Private	Balcony	69	743	£585,000	£776
BB-00-01	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BB-00-02	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BB-00-03	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BB-00-04	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BA-01-05	B	1	1B2P	1B2P50	Single	Rye Lane	SO	Balcony	50	541	£425,000	£792
BB-01-01	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BB-01-02	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BB-01-03	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BB-01-04	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BA-02-05	B	2	1B2P	1B2P50	Single	Rye Lane	SO	Balcony	50	541	£430,000	£802
BB-02-01	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-02-02	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-02-03	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-02-04	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-03-01	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-03-02	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-03-03	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-03-04	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-04-02	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-03	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-04	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-05	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-01	B	4	2B4P	2B4P70	Dual	Rye Lane	SO	Balcony	69	738	£630,000	£836
BB-05-02	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BB-05-03	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BB-05-04	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BB-05-05	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BC-00-01	C	0	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	581	£425,000	£732
BC-00-02	C	0	3B5P	3B5P91	Dual	Rye Lane	Private	Balcony	92	985	£690,000	£702
BC-01-01	C	1	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	581	£430,000	£742
BC-01-04	C	1	1B2P	1B2P50	Dual	Rye Lane	Private	Balcony	50	540	£425,000	£792
BC-01-03	C	1	1B2P+1	1B2P+166	Dual	Rye Lane	Private	Balcony	67	720	£505,000	£706
BC-01-05	C	1	2B4P	2B4P80	Dual	Rye Lane	Private	Balcony	80	864	£627,500	£725
BC-01-02	C	1	3B5P	3B5P91	Dual	Rye Lane	Private	Balcony	91	982	£697,500	£710
BC-02-01	C	2	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	581	£435,000	£751
BC-02-04	C	2	1B2P	1B2P50	Dual	Rye Lane	Private	Balcony	50	540	£430,000	£802
BC-02-03	C	2	1B2P+1	1B2P+166	Dual	Rye Lane	Private	Balcony	67	720	£510,000	£712
BC-02-05	C	2	2B4P	2B4P80	Dual	Rye Lane	Private	Balcony	80	864	£635,000	£734
BC-02-02	C	2	3B6P	3B6P91	Dual	Rye Lane	Private	Balcony	91	982	£695,000	£707
BC-03-01	C	3	1B2P	1B2P54	Dual	Rye Lane	Private	Balcony	54	580	£440,000	£759
BC-03-02	C	3	3B5P	3B5P91	Dual	Rye Lane	Private	Balcony	91	982	£712,500	£725
BC-03-03	C	3	3B5P	3B5P96	Triple	Rye Lane	Private	Balcony	96	1,029	£557,500	£542
BC-04-01	C	4	2B4P	2B4P68	Single	Rye Lane	Private	Balcony	68	737	£630,000	£855
BC-04-02	C	4	2B4P	2B4P69	Dual	Rye Lane	Private	Balcony	69	738	£630,000	£854
BC-04-03	C	4	3B6P	3B6P96	Dual	Rye Lane	Private	Balcony	96	1,029	£730,000	£710
BC-05-01	C	5	2B3P	2B3P71	Dual	Rye Lane	Private	Balcony	71	761	£587,500	£772
BE-00-08	E	0	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£467,500	£997
BE-00-07	E	0	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£360,000	£902
BE-00-01	E	0	1B2P	1B2P53	Dual	Block	Private	Balcony	53	576	£427,500	£743
BE-00-09	E	0	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£435,000	£756
BE-00-04	E	0	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£435,000	£771
BE-00-05	E	0	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£567,500	£948
BE-00-06	E	0	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£505,000	£780
BE-00-03	E	0	2B4P	2B4P81	Dual	Block+ Block	Private	Balcony	81	872	£657,500	£754
BE-00-02	E	0	2B4P	2B4P65	Dual	Block+ Block	Private	Balcony	65	701	£605,000	£863
BE-01-08	E	1	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£472,500	£1,008
BE-01-07	E	1	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£365,000	£914
BE-01-01	E	1	1B2P	1B2P53	Dual	Block	Private	Balcony	53	576	£432,500	£751
BE-01-09	E	1	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£440,000	£764
BE-01-04	E	1	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£440,000	£780
BE-01-05	E	1	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£572,500	£956
BE-01-06	E	1	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£510,000	£788
BE-01-02	E	1	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£560,000	£798
BE-01-03	E	1	2B4P+1	2B4P+181	Dual	Block+ Block	Private	Balcony	81	872	£655,000	£751
BE-02-08	E	2	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£477,500	£1,018
BE-02-07	E	2	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£370,000	£927
BE-02-01	E	2	1B2P	1B2P53	Dual	Block	Private	Balcony	53	576	£437,500	£760
BE-02-09	E	2	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£445,000	£773
BE-02-04	E	2	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£445,000	£788
BE-02-05	E	2	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£577,500	£964
BE-02-06	E	2	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£515,000	£795
BE-02-02	E	2	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£567,500	£809
BE-02-03	E	2	2B4P+1	2B4P+181	Dual	Block+ Block	Private	Balcony	81	872	£662,500	£760
BE-03-08	E	3	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£482,500	£1,029
BE-03-07	E	3	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£375,000	£940
BE-03-01	E	3	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£450,000	£782
BE-03-09	E	3	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£450,000	£782
BE-03-04	E	3	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£450,000	£797
BE-03-05	E	3	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£582,500	£973
BE-03-06	E	3	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£520,000	£803
BE-03-02	E	3	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£575,000	£820
BE-03-03	E	3	2B4P+1	2B4P+181	Dual	Block+ Block	Private	Balcony	81	872	£670,000	£768
BE-04-08	E	4	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£487,500	£1,040
BE-04-07	E	4	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£380,000	£952
BE-04-01	E	4	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£455,000	£790
BE-04-09	E	4	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£455,000	£790
BE-04-04	E	4	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£455,000	£806
BE-04-05	E	4	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£587,500	£981
BE-04-06	E	4	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£525,000	£811
BE-04-02	E	4	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£582,500	£831
BE-04-03	E	4	2B4P+1	2B4P+181	Dual	Block+ Block	Private	Balcony	81	872	£677,500	£777
BE-05-08	E	5	1B1P	1B1P44	Dual	Iconic city view+ block	Private	Balcony	44	469	£505,000	£1,077
BE-05-07	E	5	1B1P	1B1P37	Single	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	37	399	£392,500	£983
BE-05-01	E	5	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£460,000	£799
BE-05-09	E	5	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£460,000	£799
BE-05-04	E	5	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£460,000	£815
BE-05-05	E	5	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£592,500	£989
BE-05-06	E	5	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£530,000	£818
BE-05-02	E	5	2B3P	2B3P65	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	65	701	£597,500	£852
BE-05-03	E	5	2B4P+1	2B4P+181	Dual	Iconic city view+ block	Private	Balcony	81	872	£697,500	£800
BE-06-08	E	6	1B1P	1B1P44	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	44	469	£515,000	£1,098
BE-06-07	E	6	1B1P	1B1P37	Single	ine Elms/ Wesminster) (main aspect) + Iconic view (second	Private	Balcony	37	399	£405,000	£1,015
BE-06-01	E	6	1B2P	1B2P53	Dual	City view (Nine Elms/ Westminster) + Courtyard	Private	Balcony	53	576	£472,500	£821
BE-06-09	E	6	1B2P	1B2P53	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	53	576	£470,000	£816
BE-06-04	E	6	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£465,000	£824
BE-06-05	E	6	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£597,500	£998
BE-06-06	E	6	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£535,000	£826
BE-06-02	E	6	2B3P	2B3P65	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	65	701	£605,000	£863
BE-06-03	E	6	2B4P+1	2B4P+181	Dual	Iconic city view+ block	Private	Balcony	81	872	£705,000	£809
BE-07-08	E	7	1B1P	1B1P44	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	44	469	£520,000	£1,109
BE-07-07	E	7	1B1P	1B1P37	Single	ine Elms/ Wesminster) (main aspect) + Iconic view (second	Private	Balcony	37	399	£410,000	£1,027
BE-07-01	E	7	1B2P	1B2P53	Dual	City view (Nine Elms/ Westminster) + Courtyard	Private	Balcony	53	576	£477,500	£829
BE-07-09	E	7	1B2P	1B2P53	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	53	576	£475,000	£825
BE-07-04	E	7	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£470,000	£833
BE-07-05	E	7	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£602,500	£1,006
BE-07-06	E	7	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£540,000	£834
BE-07-02	E	7	2B3P	2B3P65	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	65	701	£612,500	£873
BE-07-03	E	7	2B4P+1	2B4P+181	Dual	Iconic city view+ block	Private	Balcony	81	872	£712,500	£817
BE-08-01	E	8	2B4P+1	2B4P+185	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	85	914	£727,500	£796
BE-08-04	E	8	2B4P+1	2B4P+185	Dual	City view (Nine Elms/ Westminster) + Courtyard	Private	Extra large balcony	85	914	£725,000	£793
BE-08-02	E	8	3B6P	3B6P102	Dual	Block + Courtyard	Private	Extra large balcony	102	1,096	£800,000	£730
BE-08-03	E	8	3B6P	3B6P102	Dual	Iconic city view+ block	Private	Balcony	102	1,096	£805,000	£734

BE-09-01	E	9	2B4P	2B4P73	Dual	conic City view, City View (Nine Elms + Westminster) + Bloc	Private	Extra large balcony	73	785	£700,000	£892
BE-09-03	E	9	2B4P	2B4P73	Dual	conic City view, City View (Nine Elms + Westminster) + Bloc	Private	Extra large balcony	73	785	£700,000	£892
BE-09-02	E	9	3B6P	3B6P107	Dual	e elms + Westminster) (secondary aspect), courtyard (main a	Private	Balcony	107	1,156	£775,000	£670
BF-01-01	F	0	2B4P	2B4P86	Dual	Courtyard + Block	Private	Balcony	86	927	£665,000	£717
BF-01-02	F	0	2B4P	2B4P86	Dual	Block and Street view	Private	Balcony	86	927	£662,500	£714
BF-01-03	F	0	3B6P	3B6P85	Dual	Block and Street view	Private	Balcony	85	914	£672,500	£736
BF-01-04	F	0	3B6P	3B6P84	Dual	Courtyard + Block	Private	Balcony	84	900	£675,000	£750
BF-02-01	F	1	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£660,000	£722
BF-02-02	F	1	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£657,500	£730
BF-02-03	F	1	3B5P	3B5P86	Dual	Block and Street view	Private	Balcony	86	927	£690,000	£744
BF-02-04	F	1	3B5P	3B5P86	Dual	Courtyard + Block	Private	Balcony	86	927	£692,500	£747
BF-03-01	F	2	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£667,500	£730
BF-03-02	F	2	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£665,000	£739
BF-03-03	F	2	3B5P	3B5P86	Dual	Block and Street view	Private	Balcony	86	927	£697,500	£752
BF-03-04	F	2	3B5P	3B5P86	Dual	Courtyard + Block	Private	Balcony	86	927	£700,000	£755
BF-04-01	F	3	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£675,000	£739
BF-04-02	F	3	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£672,500	£747
BF-04-03	F	3	3B5P	3B5P86	Dual	Block and Street view	Private	Balcony	86	927	£705,000	£760
BF-04-04	F	3	3B5P	3B5P86	Dual	Courtyard + Block	Private	Balcony	86	927	£707,500	£763
BF-05-01	F	4	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£682,500	£747
BF-05-02	F	4	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£680,000	£755
BF-05-03	F	4	3B5P	3B5P86	Dual	Block and Street view	Private	Balcony	86	927	£712,500	£768
BF-05-04	F	4	3B5P	3B5P86	Dual	Courtyard + Block	Private	Balcony	86	927	£715,000	£771
BG-00-06	G	0	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	426	£360,000	£845
BG-00-03	G	0	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£425,000	£772
BG-00-02	G	0	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£505,000	£716
BG-00-01	G	0	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£507,500	£799
BG-00-04	G	0	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£615,000	£779
BG-00-07	G	0	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£615,000	£779
BG-00-05	G	0	3B6P	3B6P103	Dual	Single	Private	Balcony	103	1,104	£710,000	£643
BG-01-06	G	1	1B1P	1B1P40	Single	Single	Private	Balcony	40	426	£362,500	£850
BG-01-03	G	1	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£430,000	£781
BG-01-02	G	1	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£510,000	£723
BG-01-01	G	1	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£512,500	£806
BG-01-04	G	1	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£622,500	£788
BG-01-07	G	1	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£622,500	£788
BG-01-05	G	1	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£727,500	£659
BG-02-06	G	2	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	426	£370,000	£868
BG-02-03	G	2	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£435,000	£791
BG-02-02	G	2	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£515,000	£730
BG-02-01	G	2	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£517,500	£814
BG-02-04	G	2	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£630,000	£798
BG-02-07	G	2	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£630,000	£798
BG-02-05	G	2	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£737,500	£668
BG-03-06	G	3	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	426	£375,000	£880
BG-03-03	G	3	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£440,000	£800
BG-03-02	G	3	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£520,000	£737
BG-03-01	G	3	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£522,500	£822
BG-03-04	G	3	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£637,500	£807
BG-03-07	G	3	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£637,500	£807
BG-03-05	G	3	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£747,500	£677
BG-04-06	G	4	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£380,000	£883
BG-04-02	G	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£808
BG-04-03	G	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£809
BG-04-01	G	4	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£642,500	£817
BG-04-04	G	4	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£645,000	£817
BG-04-07	G	4	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£645,000	£817
BG-04-05	G	4	3B6P	3B6P104	Dual	Block + Courtyard	Private	Balcony	103	1,104	£757,500	£686
BG-05-06	G	5	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£385,000	£895
BG-05-02	G	5	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£450,000	£818
BG-05-03	G	5	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£450,000	£818
BG-05-01	G	5	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£650,000	£826
BG-05-04	G	5	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£652,500	£826
BG-05-07	G	5	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£652,500	£826
BG-05-05	G	5	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£767,500	£695
BG-06-06	G	6	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£390,000	£907
BG-06-02	G	6	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£455,000	£827
BG-06-03	G	6	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£455,000	£827
BG-06-01	G	6	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£657,500	£836
BG-06-04	G	6	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£660,000	£836
BG-06-07	G	6	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£660,000	£836
BG-06-05	G	6	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£777,500	£704
BG-07-06	G	7	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£395,000	£918
BG-07-02	G	7	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£460,000	£836
BG-07-03	G	7	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£460,000	£836
BG-07-01	G	7	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£665,000	£845
BG-07-04	G	7	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£667,500	£845
BG-07-07	G	7	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£667,500	£845
BG-07-05	G	7	3B6P	3B6P103	Dual	Block and Street view	Private	Balcony	103	1,104	£782,500	£709
BG-08-05	G	8	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£400,000	£930
BG-08-02	G	8	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£465,000	£845
BG-08-03	G	8	2B4P	2B4P73	Dual	Street and Peckham Rye view	Private	Balcony	73	789	£680,000	£862
BG-08-04	G	8	3B6P	3B6P103	Dual	Peckham Rye view and courtyard	Private	Balcony	103	1,104	£800,000	£725
BG-08-01	G	8	3B6P	3B6P98	Dual	Block	Private	Balcony	98	1,054	£785,000	£745
BG-09-05	G	9	1B1P	1B1P40	Single	Iconic City View +street	Private	Balcony	40	430	£417,500	£971
BG-09-02	G	9	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£470,000	£854
BG-09-03	G	9	2B4P	2B4P73	Dual	Street and Peckham Rye view	Private	Balcony	73	789	£687,500	£871
BG-09-04	G	9	3B6P	3B6P103	Dual	Peckham Rye view and courtyard	Private	Balcony	103	1,104	£810,000	£734
BG-09-01	G	9	3B6P	3B6P98	Dual	Block	Private	Balcony	98	1,054	£795,000	£754
BG-10-05	G	10	1B1P	1B1P40	Single	Iconic City View +street	Private	Balcony	40	430	£422,500	£982
BG-10-02	G	10	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£475,000	£863
BG-10-03	G	10	2B4P	2B4P73	Dual	Street and Peckham Rye view	Private	Balcony	73	789	£695,000	£881
BG-10-04	G	10	3B6P	3B6P103	Dual	Peckham Rye view and courtyard	Private	Balcony	103	1,104	£820,000	£743
BG-10-01	G	10	3B6P	3B6P98	Dual	Block	Private	Balcony	98	1,054	£805,000	£764
BH-00-01	H	0	2B4P	2B4P71	Dual	Courtyard + Block	Private	Balcony	71	767	£610,000	£795
BH-00-02	H	0	2B4P	2B4P73	Single	Courtyard + Block	Private	Balcony	73	787	£615,000	£782
BH-00-03	H	0	2B4P+1	2B4P+186	Dual	Block and Street view	Private	Balcony	86	931	£660,000	£709
BH-00-04	H	0	2B4P+1	2B4P+182	Dual	Block and Street view	Private	Balcony	82	878	£647,500	£737
BH-00-05	H	0	3B5P	3B5P93	Dual	Courtyard + Block	Private	Balcony	93	1,003	£715,000	£713
BH-01-05	H	1	2B3P	2B3P61	Single	Courtyard + Block	Private	Balcony	61	659	£555,000	£842
BH-01-01	H	1	2B4P	2B4P71	Dual	Courtyard + Block	Private	Balcony	71	767	£617,500	£805
BH-01-02	H	1	2B4P	2B4P73	Single	Block and Street view	Private	Balcony	73	787	£620,000	£788
BH-01-04	H	1	2B4P+1	2B4P+182	Dual	Block and Street view	Private	Balcony	82	878	£655,000	£746
BH-01-03	H	1	2B4P+1	2B4P+186	Dual	Block	Private	Balcony	86	931	£665,000	£715
BH-01-06	H	1	3B6P	3B6P93	Dual	Courtyard + Block	Private	Balcony	93	1,003	£705,000	£703
BH-02-05	H	2	2B3P	2B3P61	Single	Courtyard + Block	Private	Balcony	61	659	£562,500	£853
BH-02-01	H	2	2B4P	2B4P71	Dual	Courtyard + Block	Private	Balcony	71	767	£625,000	£814
BH-02-02	H	2	2B4P	2B4P73	Single	Block and Street view	Private	Balcony	73	787	£627,500	£798
BH-02-04	H	2	2B4P+1	2B4P+182	Dual	Block and Street view	Private	Balcony	82	878	£662,500	£754
BH-02-03	H	2	2B4P+1	2B4P+186	Dual	Block	Private	Balcony	86	931	£672,500	£723
BH-02-06	H	2	3B5P	3B5P93	Dual	Courtyard + Block	Private	Balcony	93	1,003	£730,000	£728
BH-03-05	H	3	2B3P	2B3P61	Single	Courtyard + Block	Private	Balcony	61	659	£570,000	£864
BH-03-01	H	3	2B4P	2B4P71	Dual	Courtyard + Block	Private	Balcony	71	767	£632,500	£824
BH-03-02	H	3	2B4P	2B4P73	Single	Block and Street view	Private	Balcony	73	787	£635,000	£807
BH-03-04	H	3	2B4P+1	2B4P+182	Dual	Block and Street view	Private	Balcony	82	878	£670,000	£763
BH-03-03	H	3	2B4P+1	2B4P+186	Dual	Block	Private	Balcony	86	931	£680,000	£731
BH-03-06	H	3	3B5P	3B5P93	Dual	Courtyard + Block	Private	Balcony	93	1,003	£737,500	£735
BH-04-02	H	4	2B4P	2B4P73	Single	Courtyard + Block	Private	Balcony	73	787	£645,000	£820
BH-04-05	H	4	2B4P+1	2B4P+183	Dual	Courtyard + Block	Private	Balcony	83	888	£682,500	£768
BH-04-01	H	4	2B4P+1	2B4P+183	Dual	Block and Street view	Private	Balcony	83	888	£680,000	£765
BH-04-04	H	4	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£680,000	£756
BH-04-03	H	4	3B5P	3B5P89	Dual	Courtyard + Block	Private	Balcony	89	962	£730,000	£759
BH-05-02	H	5	2B4P	2B4P73	Single	Courtyard + Block	Private	Balcony	73	787	£652,500	£829
BH-05-05	H	5	2B4P+1	2B4P+183	Dual	Courtyard + Block	Private	Balcony	83	888	£690,000	£777
BH-05-01	H	5	2B4P+1	2B4P+183	Dual	Block and Street view	Private	Balcony	83	888	£687,500	£774
BH-05-04	H	5	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£687,500	£764
BH-05-03	H	5	3B5P	3B5P89	Dual	Courtyard + Block	Private	Balcony	89	962	£737,500	£767
BH-06-02	H	6	2B4P	2B4P73	Single	Courtyard + Block	Private	Balcony	73	787	£660,000	£839
BH-06-05	H	6	2B4P+1	2B4P+183	Dual	Courtyard + Block	Private	Balcony	83	888	£697,500	£785
BH-06-01	H	6	2B4P+1	2B4P+183	Dual	Block and Street view	Private	Balcony	83	888	£695,000	£782
BH-06-04	H	6	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£695,000	£773
BH-06-03	H	6	3B5P	3B5P89	Dual	Courtyard + Block	Private	Balcony	89	962	£745,000	£775
BH-07-02	H	7	2B4P	2B4P73	Single	Courtyard + Block	Private	Balcony	73	787	£667,500	£849
BH-07-05	H	7	2B4P+1	2B4P+183	Dual	Courtyard + Block	Private	Balcony	83	888	£705,000	£794
BH-07-01	H	7	2B4P+1	2B4P+183	Dual	Block and Street view	Private	Balcony	83	888	£702,500	£791
BH-07-04	H	7	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£702,500	£781
BH-07-03	H	7	3B5P	3B5P89	Dual	Courtyard + Block	Private	Balcony	89	962	£752,500	£782
BJ1-00-01	J1	0	2B4P-Duplex	2B4P-Duplex96	Single	Courtyard	Private	Balcony	96	1,036	£690,000	£666
BJ1-00-02	J1	0	3B6P-Duplex	3B6P-Duplex136	Single	Courtyard	Private	Extra large balcony	136	1,467	£472,500	£322
BJ1-00-05	J1	0	1B2P	1B2P51	Single	Block + Courtyard	Private	Balcony	51	550	£432,500	£786
BJ1-00-02	J1	0	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£430,000	£781
BJ1-00-03	J1	0	2B3P	2B3P66	Single	Block	Private	Balcony	66	711	£552,500	£777
BJ1-00-04	J1	0	2B3P	2B3P66	Single	Block	Private	Balcony	66	711	£552,500	£777
BJ1-00-01	J1	0	2B4P	2B4P74	Dual	Block	Private	Balcony	74	794	£615,000	£774
BJ1-00-06	J1	0	2B4P	2B4P73	Dual	Block+ Block	Private	Balcony	73	787	£612,500	£778
BJ1-01-02	J1	1	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	458	£367,500	£802
BJ1-01-04	J1	1	1B1P	1B1P40	Single	Courtyard	Private	Balcony	40	430	£367,500	£854
BJ1-01-03	J1	1	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£367,500	£797
BJ1-01-05	J1	1	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£430,000	£781

BJ1-01-08	J1	1	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£430,000	£781
BJ1-01-06	J1	1	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£510,000	£699
BJ1-01-07	J1	1	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£555,000	£826
BJ1-01-01	J1	1	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£625,000	£787
BJ1-01-09	J1	1	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£632,500	£774
BJ1-02-02	J1	2	1B1P	1B1P43	Dual	Courtyard	Private	Balcony	43	458	£372,500	£813
BJ1-02-04	J1	2	1B1P	1B1P40	Dual	Courtyard	Private	Balcony	40	430	£372,500	£866
BJ1-02-03	J1	2	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£372,500	£808
BJ1-02-05	J1	2	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£435,000	£791
BJ1-02-08	J1	2	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£435,000	£791
BJ1-02-06	J1	2	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£515,000	£706
BJ1-02-07	J1	2	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£562,500	£837
BJ1-02-01	J1	2	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£632,500	£796
BJ1-02-09	J1	2	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£640,000	£783
BJ1-03-02	J1	3	1B1P	1B1P43	Dual	Courtyard	Private	Balcony	43	458	£377,500	£824
BJ1-03-04	J1	3	1B1P	1B1P40	Dual	Courtyard	Private	Balcony	40	430	£377,500	£878
BJ1-03-03	J1	3	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£377,500	£819
BJ1-03-05	J1	3	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£440,000	£800
BJ1-03-08	J1	3	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£440,000	£800
BJ1-03-06	J1	3	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£520,000	£713
BJ1-03-07	J1	3	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£570,000	£848
BJ1-03-01	J1	3	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£640,000	£806
BJ1-03-09	J1	3	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£647,500	£792
BJ1-04-02	J1	4	1B1P	1B1P43	Dual	Courtyard	Private	Balcony	43	458	£382,500	£835
BJ1-04-04	J1	4	1B1P	1B1P40	Dual	Courtyard	Private	Balcony	40	430	£382,500	£889
BJ1-04-03	J1	4	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£382,500	£830
BJ1-04-05	J1	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£809
BJ1-04-08	J1	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£809
BJ1-04-06	J1	4	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£525,000	£720
BJ1-04-07	J1	4	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£577,500	£859
BJ1-04-01	J1	4	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£647,500	£815
BJ1-04-09	J1	4	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£655,000	£801
BJ1-05-02	J1	5	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£452,500	£816
BJ1-05-07	J1	5	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£450,000	£818
BJ1-05-03	J1	5	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£455,000	£783
BJ1-05-06	J1	5	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£582,500	£867
BJ1-05-05	J1	5	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£597,500	£819
BJ1-05-01	J1	5	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£655,000	£825
BJ1-05-04	J1	5	2B4P	2B4P73	Dual	Block+ Block	Private	Balcony	73	787	£650,000	£826
BJ1-05-08	J1	5	2B4P	2B4P76	Dual	Block + Courtyard	Private	Balcony	76	818	£670,000	£819
BJ1-06-02	J1	6	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£457,500	£825
BJ1-06-07	J1	6	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£455,000	£827
BJ1-06-03	J1	6	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£460,000	£792
BJ1-06-06	J1	6	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£590,000	£878
BJ1-06-05	J1	6	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£605,000	£830
BJ1-06-01	J1	6	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£662,500	£834
BJ1-06-04	J1	6	2B4P	2B4P73	Dual	Block+ Block	Private	Balcony	73	787	£657,500	£836
BJ1-06-08	J1	6	2B4P	2B4P76	Dual	Block + Courtyard	Private	Balcony	76	818	£677,500	£829
BJ1-07-02	J1	7	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£462,500	£834
BJ1-07-07	J1	7	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£460,000	£836
BJ1-07-03	J1	7	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£465,000	£801
BJ1-07-06	J1	7	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£597,500	£889
BJ1-07-05	J1	7	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£612,500	£840
BJ1-07-01	J1	7	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£670,000	£843
BJ1-07-04	J1	7	2B4P	2B4P73	Dual	Block+ Block	Private	Balcony	73	787	£665,000	£845
BJ1-07-08	J1	7	2B4P	2B4P76	Dual	Block + Courtyard	Private	Balcony	76	818	£685,000	£838
BJ1-08-02	J1	8	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£467,500	£843
BJ1-08-07	J1	8	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£465,000	£845
BJ1-08-03	J1	8	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£470,000	£809
BJ1-08-06	J1	8	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£605,000	£900
BJ1-08-05	J1	8	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£620,000	£850
BJ1-08-01	J1	8	2B4P	2B4P74	Single	Iconic city view+ block	Private	Balcony	74	794	£690,000	£869
BJ1-08-04	J1	8	2B4P	2B4P73	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	73	787	£690,000	£877
BJ1-08-08	J1	8	2B4P	2B4P76	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	76	818	£697,500	£853
BJ1-09-02	J1	9	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£472,500	£852
BJ1-09-07	J1	9	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£470,000	£854
BJ1-09-03	J1	9	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£475,000	£818
BJ1-09-06	J1	9	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£612,500	£911
BJ1-09-05	J1	9	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£627,500	£861
BJ1-09-01	J1	9	2B4P	2B4P74	Single	Iconic city view+ block	Private	Balcony	74	794	£697,500	£878
BJ1-09-04	J1	9	2B4P	2B4P73	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	73	787	£697,500	£887
BJ1-09-08	J1	9	2B4P	2B4P76	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	76	818	£705,000	£862
BJ1-10-02	J1	10	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£477,500	£861
BJ1-10-07	J1	10	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£475,000	£863
BJ1-10-03	J1	10	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£480,000	£827
BJ1-10-06	J1	10	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£620,000	£922
BJ1-10-05	J1	10	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£635,000	£871
BJ1-10-01	J1	10	2B4P	2B4P74	Single	Iconic city view+ block	Private	Balcony	74	794	£705,000	£887
BJ1-10-04	J1	10	2B4P	2B4P73	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	73	787	£705,000	£896
BJ1-10-08	J1	10	2B4P	2B4P76	Dual	City view (Nine Elms/ Westminster) + Block	Private	Extra large balcony	76	818	£715,000	£875
BJ1-11-02	J1	11	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Extra large balcony	95	1,024	£822,500	£803
BJ1-11-01	J1	11	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Extra large balcony	102	1,102	£835,000	£758
BJ1-11-04	J1	11	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£827,500	£760
BJ1-11-03	J1	11	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,091	£835,000	£765
BJ1-12-02	J1	12	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	95	1,024	£830,000	£811
BJ1-12-01	J1	12	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	102	1,102	£842,500	£765
BJ1-12-04	J1	12	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£837,500	£769
BJ1-12-03	J1	12	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,091	£845,000	£774
BJ1-13-02	J1	13	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	95	1,024	£840,000	£820
BJ1-13-01	J1	13	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	102	1,102	£852,500	£774
BJ1-13-04	J1	13	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£847,500	£778
BJ1-13-03	J1	13	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,091	£855,000	£784
BJ1-14-02	J1	14	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	95	1,024	£850,000	£830
BJ1-14-01	J1	14	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	102	1,102	£862,500	£783
BJ1-14-04	J1	14	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£857,500	£788
BJ1-14-03	J1	14	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,091	£865,000	£793
BJ2-00-03	J2	0	2B3P-Duplex	2B3P-Duplex80	Single	Street View	Private	Balcony	80	856	£625,000	£730
BJ2-00-04	J2	0	2B4P-Duplex	2B4P-Duplex88	Single	Street View	Private	Balcony	88	944	£700,000	£742
BJ2-00-01	J2	0	2B4P-Duplex	2B3P-Duplex78	Dual	Block + Courtyard	Private	Balcony	86	929	£597,500	£643
BJ2-00-05	J2	0	3B6P-Duplex	3B6P-Duplex117	Dual	Block and Street view	Private	Balcony	117	1,262	£937,500	£743
BJ2-00-02	J2	0	3B6P-Duplex	3B6P-Duplex123	Dual	Block and Street view	Private	Balcony	123	1,325	£957,500	£723
BJ2-01-03	J2	1	1B1P	1B1P44	Single	Street view	Private	Balcony	44	472	£470,000	£996
BJ2-01-02	J2	1	1B2P	1B2P53	Single	Street view	Private	Balcony	53	575	£432,500	£753
BJ2-01-04	J2	1	2B4P	2B4P74	Dual	Block and Street view	Private	Balcony	74	793	£625,000	£788
BJ2-01-01	J2	1	3B5P	3B5P93	Dual	Street + Courtyard + Block	Private	Balcony	93	1,001	£727,500	£726
BJ2-02-03	J2	2	1B1P	1B1P44	Single	Street view	Private	Balcony	44	472	£475,000	£1,006
BJ2-02-02	J2	2	1B2P	1B2P53	Single	Street view	Private	Balcony	53	575	£437,500	£761
BJ2-02-04	J2	2	2B4P	2B4P74	Dual	Block and Street view	Private	Balcony	74	793	£632,500	£798
BJ2-02-01	J2	2	3B5P	3B5P93	Triple	Street + Courtyard + Block	Private	Balcony	93	1,001	£735,000	£734
BJ2-03-03	J2	3	1B1P	1B1P44	Single	Street view	Private	Balcony	44	472	£480,000	£1,017
BJ2-03-02	J2	3	1B2P	1B2P53	Single	Street view	Private	Balcony	53	575	£442,500	£770
BJ2-03-04	J2	3	2B3P	2B3P74	Dual	Block and Street view	Private	Balcony	74	793	£582,500	£735
BJ2-03-01	J2	3	3B5P	3B5P93	Dual	Street + Courtyard + Block	Private	Balcony	93	1,001	£742,500	£741
BJ2-04-03	J2	4	1B1P	1B1P44	Single	Street view	Private	Balcony	44	472	£485,000	£1,028
BJ2-04-02	J2	4	1B2P	1B2P53	Single	Street view	Private	Balcony	53	575	£447,500	£779
BJ2-04-04	J2	4	2B4P	2B4P74	Dual	Block and Street view	Private	Balcony	74	793	£647,500	£817
BJ2-04-01	J2	4	3B5P	3B5P93	Dual	Street + Courtyard + Block	Private	Balcony	93	1,001	£750,000	£749
BK-00-07	K	0	1B1P	1B1P40	Single	Bus Depot + Block	Private	Balcony	40	430	£355,000	£825
BK-00-02	K	0	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£430,000	£781
BK-00-06	K	0	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£430,000	£782
BK-00-03	K	0	1B2P+1	1B2P+159	Single	Courtyard	Private	Balcony	59	636	£510,000	£803
BK-00-01	K	0	1B2P+1	1B2P+160	Dual	Block+ Block	Private	Balcony	60	645	£507,500	£787
BK-00-08	K	0	2B4P	2B4P73	Dual	Block	Private	Balcony	73	787	£610,000	£775
BK-00-04	K	0	2B4P+1	2B4P+193	Dual	Block	Private	Balcony	93	998	£680,000	£682
BK-00-05	K	0	3B6P	3B6P99	Dual	Bus Depot + Block	Private	Balcony	99	1,062	£932,500	£878
BK-01-11	K	1	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£357,500	£831
BK-01-06	K	1	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£425,000	£772
BK-01-10	K	1	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£425,000	£772
BK-01-04	K	1	1B2P+1	1B2P+158	Dual	Bus Depot	Private	Balcony	58	623	£505,000	£810
BK-01-05	K	1	1B2P+1	1B2P+159	Dual	Bus Depot	Private	Balcony	59	636	£505,000	£795
BK-01-07	K	1	1B2P+1	1B2P+159	Single	Courtyard	Private	Balcony	59	636	£515,000	£810
BK-01-13	K	1	1B2P+1	1B2P+160	Dual	Courtyard	Private	Balcony	60	645	£515,000	£799
BK-01-02	K	1	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£562,500	£804
BK-01-03	K	1	2B3P	2B3P65	Dual	Block + Courtyard	Private	Balcony	65	700	£565,000	£807
BK-01-12	K	1	2B4P	2B4P73	Dual	Block	Private	Balcony	73	787	£617,500	£785
BK-01-01	K	1	2B4P+1	2B4P+182	Dual	Block	Private	Balcony	82	887	£652,500	£735
BK-01-09	K	1	3B6P	3B6P99	Dual	Bus Depot + Block	Private	Balcony	99	1,062	£942,500	£888
BK-01-08	K	1	3B6P	3B6P95	Dual	Bus Depot + Block	Private	Balcony	93	998	£697,500	£682
BK-02-11	K	2	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£362,500	£843
BK-02-06	K	2	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£430,000	£781
BK-02-10	K	2	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£430,000	£782
BK-02-07	K	2	1B2P+1	1B2P+159	Single	Bus Depot	Private	Balcony	59	636	£510,000	£803
BK-02-13	K	2	1B2P+1	1B2P+160	Dual	Bus Depot	Private	Balcony	60	645	£510,000	£791
BK-02-04	K	2	1B2P+1	1B2P+158	Dual	Courtyard	Private	Balcony	58	623	£520,000	£834
BK-02-05	K	2	1B2P+1	1B2P+159	Triple	Courtyard	Private	Balcony	59	636	£520,000	£818
BK-02-02	K	2	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£570,000	£814
BK-02-03	K	2	2B3P	2B3P65	Dual	Block + Courtyard	Private	Balcony	65	700	£572,500	£818
BK-02-12	K	2	2B4P	2B4P73	Dual	Block	Private	Balcony	73	787	£625,000	£795
BK-02-01	K	2	2B4P+1	2B4P+182	Dual	Block	Private	Balcony	82	887	£660,000	£744

BK-02-08	K	2	3B6P	3B6P95	Dual	Bus Depot + Block	Private	Balcony	93	998	£707,500	£690
BK-02-09	K	2	3B6P	3B6P99	Dual	Bus Depot + Block	Private	Balcony	99	1,062	£952,500	£897
BK-03-11	K	3	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£367,500	£854
BK-03-06	K	3	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£435,000	£791
BK-03-10	K	3	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£435,000	£791
BK-03-04	K	3	1B2P+1	1B2P+158	Dual	Bus Depot	Private	Balcony	58	623	£515,000	£826
BK-03-05	K	3	1B2P+1	1B2P+159	Triple	Bus Depot	Private	Balcony	59	636	£515,000	£810
BK-03-07	K	3	1B2P+1	1B2P+159	Single	Courtyard	Private	Balcony	59	636	£525,000	£826
BK-03-13	K	3	1B2P+1	1B2P+160	Dual	Courtyard	Private	Balcony	60	645	£525,000	£814
BK-03-02	K	3	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£577,500	£825
BK-03-03	K	3	2B3P	2B3P65	Dual	Block + Courtyard	Private	Balcony	65	700	£580,000	£829
BK-03-12	K	3	2B4P	2B4P73	Dual	Block	Private	Balcony	73	787	£632,500	£804
BK-03-01	K	3	2B4P+1	2B4P+182	Dual	Block	Private	Balcony	82	887	£667,500	£752
BK-03-08	K	3	3B6P	3B6P95	Dual	Bus Depot + Block	Private	Balcony	93	998	£717,500	£700
BK-03-09	K	3	3B6P	3B6P99	Dual	Bus Depot + Block	Private	Balcony	99	1,062	£962,500	£906
BK-04-11	K	4	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£372,500	£866
BK-04-06	K	4	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£440,000	£800
BK-04-10	K	4	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£440,000	£800
BK-04-07	K	4	1B2P+1	1B2P+159	Single	Block+ Block	Private	Balcony	59	636	£527,500	£830
BK-04-13	K	4	1B2P+1	1B2P+160	Dual	Block + Block + Block	Private	Balcony	60	645	£530,000	£822
BK-04-02	K	4	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£585,000	£836
BK-04-03	K	4	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£585,000	£836
BK-04-12	K	4	2B4P	2B4P73	Dual	Block + Courtyard	Private	Balcony	73	787	£647,500	£823
BK-04-01	K	4	2B4P+1	2B4P+182	Dual	Block + Courtyard	Private	Balcony	82	887	£682,500	£769
BK-04-08	K	4	3B6P	3B6P95	Dual	Block	Private	Balcony	93	988	£730,000	£712
BK-04-09	K	4	3B6P	3B6P99	Dual	Block	Private	Balcony	99	1,062	£975,000	£918
BK-04-04	K	4	3B6P-Duplex	3B6P-Duplex116	Dual	Block	Private	Balcony	116	1,247	£975,000	£782
BK-04-05	K	4	3B6P-Duplex	3B6P-Duplex118	Dual	Bus Depot + Block	Private	Balcony	118	1,271	£992,500	£781
BK-05-07	K	5	1B1P	1B1P40	Single	Iconic city view+ block	Private	Balcony	40	430	£397,500	£924
BK-05-02	K	5	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£455,000	£827
BK-05-06	K	5	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£455,000	£827
BK-05-03	K	5	1B2P+1	1B2P+159	Single	Block + Courtyard	Private	Balcony	59	636	£537,500	£846
BK-05-01	K	5	1B2P+1	1B2P+160	Dual	Block + Courtyard	Private	Balcony	60	645	£537,500	£833
BK-05-08	K	5	2B4P	2B4P73	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	73	787	£657,500	£836
BK-05-04	K	5	3B6P	3B6P92	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	92	995	£740,000	£744
BK-05-05	K	5	3B6P	3B6P99	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	99	1,062	£995,000	£937
BK-06-07	K	6	1B1P	1B1P40	Single	Iconic city view+ block	Private	Balcony	40	430	£402,500	£936
BK-06-02	K	6	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£460,000	£836
BK-06-06	K	6	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£460,000	£836
BK-06-03	K	6	1B2P+1	1B2P+159	Single	Block + Courtyard	Private	Balcony	59	636	£542,500	£854
BK-06-01	K	6	1B2P+1	1B2P+160	Dual	Block + Courtyard	Private	Balcony	60	645	£542,500	£841
BK-06-08	K	6	2B4P	2B4P73	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	73	787	£665,000	£845
BK-06-04	K	6	3B6P	3B6P95	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	95	1,025	£760,000	£742
BK-06-05	K	6	3B6P	3B6P99	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	99	1,062	£1,005,000	£946
BK-07-08	K	7	1B1P	1B1P40	Single	Iconic city view+ block	Private	Balcony	40	430	£407,500	£947
BK-07-02	K	7	1B2P	1B2P51	Single	Block + Courtyard	Private	Balcony	51	550	£467,500	£850
BK-07-01	K	7	1B2P+1	1B2P+160	Dual	Block + Courtyard	Private	Balcony	60	645	£547,500	£849
BK-07-09	K	7	2B4P	2B4P73	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	73	787	£672,500	£855
BK-07-06	K	7	2B4P-Duplex	2B4P-Duplex96	Single	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	96	1,048	£747,500	£720
BK-07-07	K	7	2B4P-Duplex	2B4P-Duplex96	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	96	1,038	£747,500	£720
BK-07-03	K	7	3B5P-Duplex	3B5P-Duplex118	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	118	1,270	£815,000	£642
BK-07-04	K	7	3B5P-Duplex	3B5P-Duplex121	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	121	1,304	£845,000	£648
BK-07-05	K	7	3B6P-Duplex	3B6P-Duplex115	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	115	1,238	£1,015,000	£820
										365,304	**£290,455,000**	**£795**

Assumptions:

1	**A long leasehold interest of minimum 250 years unexpired**
2	**A high-quality internal specification and quality of finish in accordance with market expectations**
3	**Optimised internal layouts in accordance with market expectations**
4	**Good floor to ceiling heights (2.5m+ throughout)**
5	**Reasonable Ground Rents and Service Charges, commensurate with the development and its location**
6	**An appropriate marketing programme in accordance with current practice, relative to the development**

Please note that any information, advice and prices in this document are given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon by any person as such. Our views on price are given in the course of our estate agency role. Neither Savills nor the author accept any liability or responsibility whatsoever to any person who may seek to rely upon any information, advice or prices contained in this document, whether in whole or in relation to a part or parts only. Reliance placed on any advice, price or information in this document will be at the recipient's sole risk. Savills does not accept any responsibility or liability whatsoever for the present or future accuracy of any information, advice or prices given in this document.

APPENDIX 7. DS2 Intermediate housing DCF, November 2024

DS2 LLP

Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	FINAL - 7.5% profit sensitivity. 50% Staircase Discount rate sensitivity Aylesham shared ownership 2024
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2026/06/25 0:00:00
Total Units	27
Appraisal By	UserA
Funding Year	2024/25
Site Purchase Tenure	
Local Authority	Southwark
Date Last Saved	2024/12/04 10:31:20
Seller	
Appraisal Date	2024/11/25 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	INNER LONDON
Post Code	IG11 8BL
Site Latitude	51.5392
Site Longitude	0.0685
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	5.00%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes
Outright Sale	Overdraft		0.00%				Yes
Private Rent	Overdraft		0.00%				Yes
Rent to Buy	Overdraft		0.00%				Yes
Rent to PRS	Overdraft		0.00%				Yes
Rent to Shared	Overdraft		0.00%				Yes
Shared Ownership	Overdraft		5.25%				Yes
Social Rent	Overdraft		5.00%				Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2024/11/25 0:00:00
Exchange of Contracts (Land)	EoC	2	2024/12/25 0:00:00

Legal Completion (Land)	LCL	2	2024/12/25 0:00:00
Start on Site	SoS	2	2024/12/25 0:00:00
First Handover	FH	20	2026/06/25 0:00:00
First Sale	FS	20	2026/06/25 0:00:00
Last Sale	LS	20	2026/06/25 0:00:00
Practical Completion (Last Handover)	PC	20	2026/06/25 0:00:00
Retention	R	26	2026/12/25 0:00:00

Section A - Units

Unit Attributes

	A	B	C
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m2)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
User Defined Attributes			
Additional Attributes			
Number of Bedrooms	1	2	2
Is Bedsit?			
Persons	2	3	4
January 1999 Value			
Current Market Value	457,208	633,283	665,581
Offset from First Handover			
Handover Date	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Is Flat?	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	14	15
Is New Build?	Yes	Yes	Yes
Habitable Rooms			
Is Commercial?			
Is Shared?			
Storeys			
Other Description			
Is Extended Family?			
Is Elderly / Cat 2 Frail?			
Supported Stay Period			
NPV Rates			
NPV Discount Rate	5.75%	5.75%	5.75%
NPV Discount Period	45	45	45
Sales & Staircasing			
Sell Ground Rents at End of Year			
Sales %	25.00%	25.00%	25.00%
Actual Sales	114,302	158,321	166,395
Handover Date	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Offset from handover (months) to Initial Sale			
Sold on	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Defer Inital Sale Until End of Year			
Start staircasing in Year	5	5	5
End staircasing in Year	45	45	45
Maximum Equity % to be Sold	50.00%	50.00%	50.00%
Sell Remaining Equity in Year			
Capitalised Ground Rent at Year of Sale			
Ground Rent Yield			
Rent Allowances			
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%
Add VAT to Managing Agent?			
Management per Unit per Annum	to: 15 150 to: 100 150	to: 15 150 to: 100 150	to: 15 150 to: 100 150
Management Inflation Base Year	2024/25	2024/25	2024/25
Maintenance per Unit per Annum	to: 10 150 to: 100 0	to: 10 150 to: 100 0	to: 10 150 to: 100 0
Maintenence Inflation Base Year	2024/25	2024/25	2024/25
Service Costs per unit per Annum	0	0	0
Service Costs Inflation	2024/25	2024/25	2024/25

Base Year			
Reinstatement Costs per Unit per Annum	0	0	0
Reinstatement Inflation Base Year			
Other Allowances per Unit per Annum	0	0	0
Other Allowances Inflation Base Year			
Voids (% of Gross Rents & Service Charges)	0.50%	0.50%	0.50%

Major Repairs

Input Type	% of Works	% of Works	% of Works
Net Works Cost (per unit)	164,439	227,766	239,382
User Input Sum			
Input Value	to: 10 0 to: 100 0	to: 10 0 to: 100 0	to: 10 0 to: 100 0
Defer to Start of Year	8	8	8
Total in First Applicable Year	1,511	2,093	2,200
Life Cycle Cost			
Multiplier			
NPV of Major Repairs as a Percentage of Works	1.75%	1.75%	1.75%
NPV of Major Repairs	2,870	3,975	4,177
Major Repairs Description	0.8% ... 0.0% of Works, from year 8	0.8% ... 0.0% of Works, from year 8	0.8% ... 0.0% of Works, from year 8

Rent

Handover Date	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Market Rent Yield p.a.			
Market Rent p.w.			
Target Rent at Handover			
Rent Cap			
Local Housing Allowance	230	287	287
Residential Rent (per week)	180.72	250.32	239.17
Other Income (per year)	0	0	0
Year 1 Rent	2.75% of Unsold Equity	2.75% of Unsold Equity	2.50% of Unsold Equity
Lock Rents			
Rent at 52.18 wks/yr	180.72	250.32	239.17
Unsold Equity	342,906	474,962	499,186
Rent as % of Unsold Equity	2.75%	2.75%	2.50%
Make Service Charges Always Equal Costs	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0

Units Summary

Gross Residential Floor Area	2,279
Gross Commercial Floor Area	
Net Residential Floor Area	1,899
Net Commercial Floor Area	
NetFloorAreaM2	1,899
Gross Area	2,279
GrossResFloorAreaFT2	24,530
GrossComFloorAreaFT2	
GrossAreaFT2	24,530
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	4,380,000	All Units	4,380,000	Floor Area	2024/25	Cashflow Start		4,380,000		4,380,000	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			

Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	2,750	All Residential	6,266,964	Floor Area	2024/25	Cashflow Start	0.00%	6,266,964	0.00%	6,266,964	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	112,805	Floor Area	2023/24	Cashflow Start		112,805		112,805	
Dev and Admin	% of Works ex Tax	3.00%	All Units	188,009	Floor Area	2023/24	Cashflow Start		188,009		188,009	
Legals	Per Unit	500	All Units	13,500	Floor Area	2023/24	Cashflow Start		13,500		13,500	
Valuation	Per Unit	500	All Units	13,500	Floor Area	2023/24	Cashflow Start		13,500		13,500	
Marketing	% of MSV	1.00%	All Units	174,247	Floor Area		Cashflow Start		174,247		174,247	
Profit	% of MSV	7.50%	All Units	1,306,856	Floor Area		Cashflow Start		1,306,856		1,306,856	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1 bed	2 bed 3 person	2 bed 4 person

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0

TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
HCA																
LA																
RCGF																
DPF																
Other																
TCI																
Subsidy																
Unit Acquisition Costs																
New Cost		4,380,000														
Acquisition Costs		4,380,000														
Unit Works Costs																
New Cost		77,156	152,413	223,917	289,907	348,759	399,023	439,462	469,080	487,148	493,220	487,148	469,080	439,462	399,023	348,759
Works Costs		77,156	152,413	223,917	289,907	348,759	399,023	439,462	469,080	487,148	493,220	487,148	469,080	439,462	399,023	348,759
Unit Fees																
Employers Agent		1,388	2,743	4,030	5,218	6,277	7,182	7,910	8,443	8,768	8,877	8,768	8,443	7,910	7,182	6,277
Dev and Admin		2,314	4,572	6,717	8,697	10,462	11,970	13,183	14,072	14,614	14,796	14,614	14,072	13,183	11,970	10,462
Legals		13,500														
Valuation		13,500														
Assumptions																
Marketing																
Profit																
Fees Costs		30,702	7,315	10,747	13,915	16,739	19,152	21,093	22,515	23,382	23,673	23,382	22,515	21,093	19,152	16,739
Unit Other Costs																
Additional allowance for on-costs																
Other Costs																
Handovers																
Cashflow		-4,487,858	-159,728	-234,664	-303,822	-365,498	-418,175	-460,555	-491,595	-510,530	-516,893	-510,530	-491,595	-460,555	-418,175	-365,498
Interest		-9,589	-19,559	-20,486	-21,724	-23,247	-25,020	-27,005	-29,154	-31,420	-33,749	-36,089	-38,384	-40,583	-42,633	-44,490
Cashflow & Interest		-4,497,447	-179,287	-255,150	-325,546	-388,745	-443,195	-487,560	-520,749	-541,950	-550,642	-546,619	-529,979	-501,138	-460,808	-409,988
Cumulative Cashflow		-4,497,447	-4,676,734	-4,931,884	-5,257,429	-5,646,174	-6,089,369	-6,576,929	-7,097,678	-7,639,628	-8,190,271	-8,736,890	-9,266,869	-9,768,006	-10,228,815	-10,638,803
Sales (in Long Term Cashflow)																

Section E - Total Scheme Costs

Appraisal

	Total	Average per unit (27)	Average per person (100)	Average per m^2 (2278.896)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Shared Ownership

	Total	Average per unit (27)	Average per person (100)	Average per m^2 (2278.896)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						

MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

A: 1 bed

	Total	Average per unit (2)	Average per person (4)	Average per m^2 (119.592)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

B: 2 bed 3 person

	Total	Average per unit (4)	Average per person (12)	Average per m^2 (331.296)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

C: 2 bed 4 person

	Total	Average per unit (21)	Average per person (84)	Average per m^2 (1828.008)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Shared Ownership
Loan repaid by year	38
Peak loan amount	9292334.42880
... occurs in year	10
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	68.74%
...occurs in year	2
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	87.28%
...occurs in year	10
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal

Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	13,086,132	100.00%	75.10%
Development Subsidy:			
Receipts from Initial Sales:			

Loan Adj:			
Capital Contribution:			
Month 1 Sales:	4,356,187	33.29%	25.00%
Net Loan:	8,729,945	66.71%	50.10%
Future Sales:			

Shared Ownership

Private Finance Requirement		**% of TSC**	**% of MSV**
Total Scheme Cost:	13,086,132	100.00%	75.10%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:	4,356,187	33.29%	25.00%
Net Loan:	8,729,945	66.71%	50.10%
Future Sales:			

Value: Loan Ratios

	A	**B**	**C**
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m?)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	457,208	633,283	665,581
NPV of Net Rent Only	191,619	267,281	254,781
User Specified Value			
Allocated Opening Loan	229,065	317,281	333,462
MSV : Net Loan	199.60%	199.60%	199.60%
User Value : Net Loan			
Target Value : Loan Ratio			
Loan Adjustment			
Additional Unit Capital Contribution			
Additional Unit Loan Adjustment Reason			
Affordable Loan (Using NPV)			
Affordable Loan (User Value)			
Affordable Loan on Rent	177,504	248,122	236,810
Year 1 Net Rent	9,083	12,696	12,117
Rent Yield On Loan	3.97%	4.00%	3.63%

Section G - Inflation

Base Inflation Rate	2.00%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.50%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	**Amount**	**Applies To**	**Allocate by**	**Year of receipt**	**Inflation rate**	**Amount received**	**Total**
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	2,409,436
Loan Repaid Year	38
FirstCumulativeBreakevenDate	2026/06/25 0:00:00
LastCumulativeBreakevenDate	2026/06/25 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	

DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	13,868,823
NPV of Net Rent Only	6,802,755
NPV of All Capital Receipts	1,932,322
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	9,292,334
NetPresentValueOfNetRentPlusCapValMinusLoan	5,132
Peak Loan	10
Loan Repaid By	2063/06/25 0:00:00
RevenueFirstExceedsCostsYear	18
NPV at First Handover	5,132
Loan Repayment Method	
Discount Rates	5.8%
Discount Period (years)	45
IRR	5.75%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-630,146
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	71.77%
Discount Period	45
Cumulative Surplus	6,998,030
Cumulative Deficit	0

Unit Results

	A	B	C
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m?)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Total Unit Cost : Current Market Value Ratio	75.10%	75.10%	75.10%
Receipts Set Aside			
NPV			
NPV Discount Rate	5.75%	5.75%	5.75%
NPV Discount Period	45	45	45
NPV of Net Rent Only	191,619	267,281	254,781
NPV of Capital Receipts	50,702	70,228	73,810
NPV of Asset Value			
Total of Above	242,321	337,509	328,590
Allocated Opening Loan	229,065	317,281	333,462
NPV at Unit Handover Date	13,256	20,229	-4,871
Net Present Value Rank	2	1	3
NPV Breakeven Year	40	39	47
NPV % of TSC	3.86%	4.25%	-0.97%
NPV at First Handover	13,256	20,229	-4,871
NPV at PC (Last Handover)	13,256	20,229	-4,871
NPV at Land Acquisition Date	12,190	18,602	-4,479
IRR			
IRR at Unit Handover	6.10%	6.14%	5.66%
IRR Rank	2	1	3
Loan			
Allocated Opening Loan	229,065	317,281	333,462
Loan Repaid - Year			
Loan Repayment Year	34	34	39
Peak Loan Amount	239,393	331,054	358,310
Peak Loan Occurs - Year	4	4	10
Year Income First Exceeds Costs	14	14	20
Peak Cumulative Debt			
Peak Cumulative Debt - Year	1	1	1
First Cumulative Breakeven Year	1	1	1
Last Cumulative Breakeven Year			
Interest Total			
Total Interest	313,946	428,415	553,432
Min Interest Cover - Year			
Target Interest Cover			
Target Interest Cover First Met			

Number of Years Interest Cover Is Met			

Cumulative Deficits

Cumulative Deficit	0	0	0
Cumulative Surplus	257,930	369,062	202,481
Max. Annual Deficit			
Max. Annual Deficit - Year	1	1	1
Capitalised Year 1 Net Revenue Deficit	51,561	69,158	96,651

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Opening Loan		8,857,243	8,982,841	9,106,548	9,228,052	9,229,712	9,223,098	9,207,657	9,241,768	9,270,127	9,292,334	9,240,088	9,175,879	9,098,952	9,008,509	8,
Loan Details																
Handed over from Dev CF	13,086,237															
Interest	450,612	457,102	463,498	469,791	475,962	475,909	475,420	475,839	477,512	478,882	478,348	475,451	471,926	467,730	462,824	
Sales Receipts	4,356,187															
Set Aside																
Ground Rent Sales																
Other Capital Receipts																
Loan Repayment Total	4,679,605	331,504	339,791	348,287	474,301	482,523	490,861	441,728	449,153	456,675	530,594	539,660	548,853	558,173	567,618	
Closing Loan	8,857,243	8,982,841	9,106,548	9,228,052	9,229,712	9,223,098	9,207,657	9,241,768	9,270,127	9,292,334	9,240,088	9,175,879	9,098,952	9,008,509	8,903,715	8,
Gross Rent																
Gross Residential Rent	333,184	341,514	350,052	358,804	367,774	373,904	380,109	386,392	392,751	399,187	405,700	412,287	418,951	425,691	432,506	
Gross Commercial Rent																
Other income and voids																
Service charges (income)																
Ground Rents																
Other Income																
Voids & Bad debts	-1,666	-1,708	-1,750	-1,794	-1,839	-1,870	-1,901	-1,932	-1,964	-1,996	-2,029	-2,061	-2,095	-2,128	-2,163	
Allowances	8,100	8,303	8,510	8,723	8,941	9,164	9,394	67,219	68,611	70,033	5,184	5,314	5,447	5,583	5,723	
Managing Agent																
Own Management	4,050	4,151	4,255	4,361	4,470	4,582	4,697	4,814	4,935	5,058	5,184	5,314	5,447	5,583	5,723	
Maintenance	4,050	4,151	4,255	4,361	4,470	4,582	4,697	4,814	4,935	5,058						
Service Costs																
Reinstatement Costs																
Major Repairs								57,590	58,742	59,917						
Other Allowances																
Net Rent	323,418	331,504	339,791	348,287	356,995	362,870	368,815	317,241	322,176	327,159	398,487	404,912	411,409	417,980	424,621	
Net Rent + Receipts - Interest Cost	4,228,994	-125,598	-123,707	-121,503	-1,660	6,614	15,441	-34,111	-28,359	-22,207	52,246	64,209	76,928	90,442	104,794	
Cashflow																
Cumulative Balance																
PRA																

Section K - Affordability

Affordability

Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m?)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	457,208	633,283	665,581
Sales %	25.00%	25.00%	25.00%
Mortgage APR			
Repayment Term			
Deposit % of Full MSV	0.00%	0.00%	0.00%
Deposit as % of Equity Share	0.00%	0.00%	0.00%
Deposit Amount	0	0	0
Mortgage Required	114,302	158,321	166,395
Mortgage Repayment (per year)			
Mortgage Repayment (per month)			
Mortgage Repayment (per week)	0	0	0
Gross Rent (per year)	9,430	13,062	12,480

Gross Rent (per month)	786	1,088	1,040
Gross Rent (per week)	180.72	250.32	239.17
User Defined Service Charges (per year)			
Service Charges (per year)			
Service Charges (per month)			
Service Charges (per week)			
Purchase Cost (per year)	9,430	13,062	12,480
Purchase Cost (per month)	786	1,088	1,040
Purchase Cost (per week)	180.72	250.32	239.17
Target Total Cost/Earnings Ratio			
Actual Household Earnings			
Actual Earnings Ratio			
Mortgage Earnings Multiplier			
Minimum Earnings Required			
Minimum Earnings Ratio			
Maximum Mortgage on Earnings			
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%
Outright Sale Cost (per week)			
Minimum Affordable Equity Share			
Homebuy Saving (per week)			
Homebuy % of Full Sale Cost			

Section L - Residual Land Value

Residual Land Value			
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m?)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Residual Land Value			
Affordable Loan	191,619	267,281	254,781
Internal Subsidy			
Sales Income	50,702	70,228	73,810
External Subsidy			
Assessed GDV	242,321	337,509	328,590
Assessed Land Value			
Fees & Interest (%)			
Profit Margin (%)			
Fees & Interest + Profit			
Works	164,439	227,766	239,382
Sub Total	164,439	227,766	239,382
Residual Land Value	77,882	109,743	89,208
Avg. Plotting Density - upa			
RLV per acre			
Rank	1	1	1

APPENDIX 8. DS2 Social Rented housing DCF, November 2024

DS2 LLP

Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Aylesham Centre - Social rent 2024
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2027/05/01 0:00:00
Total Units	50
Appraisal By	UserA
Funding Year	2024/25
Site Purchase Tenure	
Local Authority	Southwark
Date Last Saved	2024/12/03 18:45:59
Seller	
Appraisal Date	2024/11/25 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	INNER LONDON
Post Code	SG13 7RQ
Site Latitude	51.7971
Site Longitude	-0.0692
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes
Outright Sale	Overdraft		0.00%				Yes
Private Rent	Overdraft		0.00%				Yes
Rent to Buy	Overdraft		0.00%				Yes
Rent to PRS	Overdraft		0.00%				Yes
Rent to Shared	Overdraft		0.00%				Yes
Shared Ownership	Overdraft		5.00%				Yes
Social Rent	Overdraft		4.75%				Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2024/11/01 0:00:00
Exchange of Contracts (Land)	EoC	2	2024/12/01 0:00:00

Legal Completion (Land)	LCL	2	2024/12/01 0:00:00
Start on Site	SoS	2	2024/12/01 0:00:00
First Handover	FH	31	2027/05/01 0:00:00
First Sale	FS	31	2027/05/01 0:00:00
Last Sale	LS	31	2027/05/01 0:00:00
Practical Completion (Last Handover)	PC	31	2027/05/01 0:00:00
Retention	R	32	2027/06/01 0:00:00

Section A - Units

Unit Attributes

	A	B	C	D
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m2)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
User Defined Attributes				
Additional Attributes				
Number of Bedrooms	2	2	3	4
Is Bedsit?				
Persons	3	4	5	6
January 1999 Value	114,888	162,921	165,426	194,825
Current Market Value	534,624	758,145	769,799	906,608
Offset from First Handover				
Handover Date	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00
Is Flat?	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m?)	12	17	18	21
Is New Build?	Yes	Yes	Yes	Yes
Habitable Rooms				
Is Commercial?				
Is Shared?				
Storeys				
Other Description				
Is Extended Family?				
Is Elderly / Cat 2 Frail?				
Supported Stay Period				
NPV Rates				
NPV Discount Rate	4.75%	4.75%	4.75%	4.75%
NPV Discount Period	45	45	45	45
Sales & Staircasing				
Sell Ground Rents at End of Year				
Sales %				
Actual Sales				
Handover Date	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00
Offset from handover (months) to Initial Sale				
Sold on				
Defer Inital Sale Until End of Year				
Start staircasing in Year				
End staircasing in Year				
Maximum Equity % to be Sold	0.00%	0.00%		
Sell Remaining Equity in Year				
Capitalised Ground Rent at Year of Sale				
Ground Rent Yield				
Rent Allowances				
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?				
Management per Unit per Annum	1,250	1,250	1,250	1,250
Management Inflation Base Year	2024/25	2024/25	2024/25	2024/25
Maintenance per Unit per Annum	1,000	1,000	1,000	1,000
Maintenence Inflation Base Year	2024/25	2024/25	2024/25	2024/25
Service Costs per unit per Annum	0	0	0	0
Service Costs Inflation Base Year	2024/25	2024/25	2024/25	2024/25
Reinstatement Costs per Unit per Annum	0	0	0	0
Reinstatement Inflation Base Year				
Other Allowances per Unit per Annum	0	0	0	0
Other Allowances Inflation Base Year				
Voids (% of Gross Rents & Service Charges)	3.00%	3.00%	3.00%	3.00%
Major Repairs				

Input Type	% of Works	% of Works	% of Works	% of Works
Net Works Cost (per unit)	143,102	202,932	206,051	242,671
User Input Sum				
Input Value	0.80%	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	7	7
Total in First Applicable Year	1,289	1,828	1,856	2,186
Life Cycle Cost				
Multiplier				
NPV of Major Repairs as a Percentage of Works	16.36%	16.36%	16.36%	16.36%
NPV of Major Repairs	23,406	33,191	33,702	39,691
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7

Rent

Handover Date	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00
Market Rent Yield p.a.				
Market Rent p.w.				
Target Rent at Handover	183.06	218.98	230.57	262.27
Rent Cap	220.72	220.72	233.00	245.24
Local Housing Allowance	241	241	315	391
Residential Rent (per week)	183.06	199.09	210.15	221.19
Other Income (per year)	0	0	0	0
Year 1 Rent	100% of Target Rent	£199.09 p.w.	£210.15 p.w.	£221.19 p.w.
Lock Rents				
Rent at 52.18 wks/yr	183.06	199.09	210.15	221.19
Unsold Equity	534,624	758,145	769,799	906,608
Rent as % of Unsold Equity	1.79%	1.37%	1.42%	1.27%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0

Units Summary

Gross Residential Floor Area	5,234
Gross Commercial Floor Area	
Net Residential Floor Area	4,362
Net Commercial Floor Area	
NetFloorAreaM2	4,362
Gross Area	5,234
GrossResFloorAreaFT2	56,340
GrossComFloorAreaFT2	
GrossAreaFT2	56,340
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	0	All Units	0	Floor Area	2024/25	Cashflow Start		0		0	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				
Inflate To				
VAT				
Gross Total				

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	1,940	All Residential	10,154,107	Floor Area	2024/25	Cashflow Start	0.00%	10,154,107	0.00%	10,154,107	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				

Inflate To				
VAT				
Gross Total				

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	182,774	Floor Area	2023/24	Cashflow Start		182,774		182,774	
Dev and Admin	% of Works ex Tax	3.00%	All Units	304,623	Floor Area	2023/24	Cashflow Start		304,623		304,623	
Legals	Per Unit	500	All Units	25,000	Floor Area	2023/24	Cashflow Start		25,000		25,000	
Valuation	Per Unit	500	All Units	25,000	Floor Area	2023/24	Cashflow Start		25,000		25,000	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				
Inflate To				
VAT				
Gross Total				

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				
Inflate To				
VAT				
Gross Total				

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	2B3P	2B4P (WAU)	3B5P	4B6P

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0
TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
HCA																	
LA																	
RCGF																	
DPF																	
Other																	
TCI																	
Subsidy																	
Unit Acquisition Costs																	
New Cost																	
Acquisition Costs																	
Unit Works Costs																	
New Cost		52,097	103,660	154,159	203,076	249,910	294,179	335,429	373,237	407,216	437,016	462,331	482,902	498,519	509,019	514,297	514,29

Works Costs	52,097	103,660	154,159	203,076	249,910	294,179	335,429	373,237	407,216	437,016	462,331	482,902	498,519	509,019	514,297	514,29
Unit Fees																
Employers Agent	937	1,865	2,774	3,655	4,498	5,295	6,037	6,718	7,329	7,866	8,321	8,692	8,973	9,162	9,257	9,25
Dev and Admin	1,562	3,109	4,624	6,092	7,497	8,825	10,062	11,197	12,216	13,110	13,869	14,487	14,955	15,270	15,428	15,42
Legals	25,000															
Valuation	25,000															
Assumptions																
Fees Costs	52,499	4,974	7,398	9,747	11,995	14,120	16,099	17,915	19,545	20,976	22,190	23,179	23,928	24,432	24,685	24,68
Unit Other Costs																
Additional allowance for on-costs																
Other Costs																
Handovers																
Cashflow	-104,596	-108,634	-161,557	-212,823	-261,905	-308,299	-351,528	-391,152	-426,761	-457,992	-484,521	-506,081	-522,447	-533,451	-538,982	-538,98
Interest	-203	-617	-1,142	-1,872	-2,799	-3,915	-5,208	-6,667	-8,277	-10,024	-11,888	-13,854	-15,900	-18,007	-20,155	-22,32
Cashflow & Interest	-104,799	-109,251	-162,699	-214,695	-264,704	-312,214	-356,736	-397,819	-435,038	-468,016	-496,409	-519,935	-538,347	-551,458	-559,137	-561,30
Cumulative Cashflow	-104,799	-214,049	-376,749	-591,444	-856,148	-1,168,361	-1,525,097	-1,922,916	-2,357,955	-2,825,970	-3,322,380	-3,842,315	-4,380,661	-4,932,120	-5,491,256	-6,052,55
Sales (in Long Term Cashflow)																

Section E - Total Scheme Costs

Appraisal

	Total	Average per unit (50)	Average per person (238)	Average per m^2 (5234.076)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Social Rent

	Total	Average per unit (50)	Average per person (238)	Average per m^2 (5234.076)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

A: 2B3P

	Total	Average per unit (12)	Average per person (36)	Average per m^2 (885.168)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

B: 2B4P (WAU)

	Total	Average per unit (5)	Average per person (20)	Average per m^2 (523.02)	As % of MSV	As % of TSC

Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

C: 3B5P

	Total	Average per unit (16)	Average per person (80)	Average per m^2 (1699.392)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

D: 4B6P

	Total	Average per unit (17)	Average per person (102)	Average per m^2 (2126.496)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Social Rent
Loan repaid by year	45
Peak loan amount	13203833.22317
... occurs in year	19
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	30.50%
...occurs in year	2
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	130.03%
...occurs in year	19
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal

Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	11,336,936	100.00%	29.88%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	11,336,936	100.00%	29.88%
Future Sales:			

Social Rent

Private Finance Requirement		% of TSC	% of MSV

Total Scheme Cost:	11,336,936	100.00%	29.88%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	11,336,936	100.00%	29.88%
Future Sales:			

Value: Loan Ratios

	A	B	C	D
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m?)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	534,624	758,145	769,799	906,608
NPV of Net Rent Only	200,325	215,708	232,563	243,908
User Specified Value				
Allocated Opening Loan	159,772	226,571	230,054	270,939
MSV : Net Loan	334.62%	334.62%	334.62%	334.62%
User Value : Net Loan				
Target Value : Loan Ratio				
Loan Adjustment				
Additional Unit Capital Contribution				
Additional Unit Loan Adjustment Reason				
Affordable Loan (Using NPV)				
Affordable Loan (User Value)				
Affordable Loan on Rent	151,278	168,772	180,842	192,893
Year 1 Net Rent	7,016	7,827	8,387	8,945
Rent Yield On Loan	4.39%	3.45%	3.65%	3.30%

Section G - Inflation

Base Inflation Rate	2.00%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	2,505,097
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2027/05/01 0:00:00
LastCumulativeBreakevenDate	2027/05/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	22,457,227
NPV of Net Rent Only	11,349,888
NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0

Max Annual Deficit	1
Peak Loan	13,203,833
NetPresentValueOfNetRentPlusCapValMinusLoan	12,952
Peak Loan	19
Loan Repaid By	2071/05/01 0:00:00
RevenueFirstExceedsCostsYear	20
NPV at First Handover	12,952
Loan Repayment Method	
Discount Rates	4.8%
Discount Period (years)	45
IRR	4.76%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-645,432
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	77.33%
Discount Period	45
Cumulative Surplus	1,549,282
Cumulative Deficit	0

Unit Results

	A	B	C	D
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m?)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Total Unit Cost : Current Market Value Ratio	29.88%	29.88%	29.88%	29.88%
Receipts Set Aside				
NPV				
NPV Discount Rate	4.75%	4.75%	4.75%	4.75%
NPV Discount Period	45	45	45	45
NPV of Net Rent Only	200,325	215,708	232,563	243,908
NPV of Capital Receipts				
NPV of Asset Value				
Total of Above	200,325	215,708	232,563	243,908
Allocated Opening Loan	159,772	226,571	230,054	270,939
NPV at Unit Handover Date	40,553	-10,863	2,510	-27,031
Net Present Value Rank	1	3	2	4
NPV Breakeven Year	33	49	45	53
NPV % of TSC	25.38%	-4.79%	1.09%	-9.98%
NPV at First Handover	40,553	-10,863	2,510	-27,031
NPV at PC (Last Handover)	40,553	-10,863	2,510	-27,031
NPV at Land Acquisition Date	36,251	-9,711	2,243	-24,163
IRR				
IRR at Unit Handover	6.03%	4.49%	4.81%	4.20%
IRR Rank	1	3	2	4
Loan				
Allocated Opening Loan	159,772	226,571	230,054	270,939
Loan Repaid - Year				
Loan Repayment Year	33	49	45	53
Peak Loan Amount	160,410	280,481	265,080	363,072
Peak Loan Occurs - Year	2	23	19	27
Year Income First Exceeds Costs	3	24	20	28
Peak Cumulative Debt				
Peak Cumulative Debt - Year	1	1	1	1
First Cumulative Breakeven Year	1	1	1	1
Last Cumulative Breakeven Year				
Interest Total				
Total Interest	191,364	505,352	444,485	674,312
Min Interest Cover - Year				
Target Interest Cover				
Target Interest Cover First Met				
Number of Years Interest Cover Is Met				
Cumulative Deficits				
Cumulative Deficit	0	0	0	0
Cumulative Surplus	249,467	0	20,169	0
Max. Annual Deficit				
Max. Annual Deficit - Year	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	8,494	57,799	49,211	78,046

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Opening Loan		11,457,018	11,569,677	11,674,154	11,769,635	11,855,263	11,930,120	12,086,691	12,236,795	12,379,670	12,514,511	12,640,451	12,756,569	12,861,890
Loan Details														
Handed over from Dev CF	11,336,936													
Interest	529,662	535,089	540,154	544,822	549,053	552,807	558,014	565,157	571,984	578,457	584,539	590,187	595,358	600,005
Sales Receipts														
Set Aside														
Ground Rent Sales														
Other Capital Receipts														
Loan Repayment Total	409,580	422,430	435,677	449,340	463,425	477,950	401,443	415,053	429,108	443,616	458,599	474,069	490,037	506,526
Closing Loan	11,457,018	11,569,677	11,674,154	11,769,635	11,855,263	11,930,120	12,086,691	12,236,795	12,379,670	12,514,511	12,640,451	12,756,569	12,861,890	12,955,369
Gross Rent														
Gross Residential Rent	538,227	554,374	571,003	588,135	605,777	623,952	642,670	661,950	681,810	702,262	723,331	745,032	767,381	790,404
Gross Commercial Rent														
Other income and voids														
Service charges (income)														
Ground Rents														
Other Income														
Voids & Bad debts	-16,147	-16,631	-17,130	-17,644	-18,173	-18,719	-19,280	-19,858	-20,454	-21,068	-21,700	-22,351	-23,021	-23,712
Allowances	112,500	115,313	118,195	121,150	124,179	127,283	221,947	227,038	232,248	237,578	243,032	248,613	254,323	260,166
Managing Agent														
Own Management	62,500	64,063	65,664	67,306	68,988	70,713	72,481	74,293	76,150	78,054	80,005	82,005	84,056	86,157
Maintenance	50,000	51,250	52,531	53,845	55,191	56,570	57,985	59,434	60,920	62,443	64,004	65,604	67,244	68,926
Service Costs														
Reinstatement Costs														
Major Repairs							91,481	93,311	95,177	97,081	99,022	101,003	103,023	105,083
Other Allowances														
Net Rent	409,580	422,430	435,677	449,340	463,425	477,950	401,443	415,053	429,108	443,616	458,599	474,069	490,037	506,526
Net Rent + Receipts - Interest Cost	-120,082	-112,659	-104,477	-95,481	-85,629	-74,856	-156,571	-150,104	-142,875	-134,841	-125,940	-116,118	-105,321	-93,479
Cashflow														
Cumulative Balance														
PRA														

Section K - Affordability

Affordability

Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m?)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	534,624	758,145	769,799	906,608
Sales %				
Mortgage APR				
Repayment Term				
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share				
Deposit Amount	0	0	0	0
Mortgage Required	0	0	0	0
Mortgage Repayment (per year)				
Mortgage Repayment (per month)				
Mortgage Repayment (per week)	0	0	0	0
Gross Rent (per year)	9,552	10,389	10,966	11,542
Gross Rent (per month)	796	866	914	962
Gross Rent (per week)	183.06	199.09	210.15	221.19
User Defined Service Charges (per year)				
Service Charges (per year)				
Service Charges (per month)				
Service Charges (per week)				
Purchase Cost (per year)	9,552	10,389	10,966	11,542
Purchase Cost (per month)	796	866	914	962

Purchase Cost (per week)	183.06	199.09	210.15	221.19
Target Total Cost/Earnings Ratio				
Actual Household Earnings				
Actual Earnings Ratio				
Mortgage Earnings Multiplier				
Minimum Earnings Required				
Minimum Earnings Ratio				
Maximum Mortgage on Earnings				
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)				
Minimum Affordable Equity Share				
Homebuy Saving (per week)				
Homebuy % of Full Sale Cost				

Section L - Residual Land Value

Residual Land Value				
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m?)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Residual Land Value				
Affordable Loan	200,325	215,708	232,563	243,908
Internal Subsidy				
Sales Income				
External Subsidy				
Assessed GDV	200,325	215,708	232,563	243,908
Assessed Land Value				
Fees & Interest (%)				
Profit Margin (%)				
Fees & Interest + Profit				
Works	143,102	202,932	206,051	242,671
Sub Total	143,102	202,932	206,051	242,671
Residual Land Value	57,222	12,776	26,512	1,238
Avg. Plotting Density - upa				
RLV per acre				
Rank	1	1	1	1

APPENDIX 9. CF Commercial response to BPS report on values, November 2024

CF Commercial

05th December 2024

RE: Aylesham Centre – Commercial Values Response

Tom Oluade
Senior Development Manager
Berkeley Homes (North East London) Ltd
Senior Development Manager
61 Leman Street, London E1 8NZ

Dear Tom,

CFC's previous estimated commercial values were last updated 9th July 2024 and since then BOE base rate has reduced 5.25% to 4.75% which has had a small but not material impact on our previous views provided.

6.44 Since previous reporting a sale of the commercial element of Lend Lease's Elephant Park is confidentially under offer at 7.50% net initial yield. This sale is the most pertinent comparable to benchmark against in our view in terms of the scheme, uses, location and tenant profile.

The Elephant Park development is mixed use up to 100,000 sq ft retail, leisure, offices across 50 units. It's a mixture of national multiple operators such as The Gym Group, Gails and independent retail, F&B and office occupiers.

7.46 GIA areas used across all of the scheme recognising that NIA deductions will be required in the footnote of the spreadsheet.

In our view most occupier interest for the internal units in the scheme will be received from F&B occupiers. This is the trend we see across many of CFC's inner London instructions in areas such as this including Elephant Park where the less prominent streets (Sayer Street) majority of demand / lettings are F&B uses.

We have updated the measurements to NIA for retail units in the locations within the scheme likely to be retail occupiers such as units fronting Rye Lane blocks A,B,C,D and the office block in unit D.

7.54 We can confirm rental comparables provided were within Lend Lease's Elephant Park development.

7.67 Investment comparables BPS have adopted are individual unit sales. However, we do not believe a sale here would comprise selling off individual units within the estates vs generally selling the whole estate to one investor.

The best comparable yield in our view to be adopted across all the retail and leisure units within the scheme is the sale at Elephant Park as mentioned above. The sale is under offer due to complete in December 24 at 7.50% net initial yield. The office yield adopted for Aylesham of 9.00% is appropriate and as per the attached schedule a 10% net yield is being applied for Fulham Island SW6.

7.70 Most mixed-use schemes such as this are not pre-let nor fully let within a 6 month period post PC as is being suggested by BPS. A void period of 12 months that we suggested is fair and arguably could be extended out further than this to 18 months.

We stand at 12 months and many of the types of businesses Aylesham will attract will be small independents who'll only consider a scheme once it is fully open, they can 'touch and feel' the units and see how the pedestrian flow works etc.

There are no schemes that we've worked on or we are aware of that have been 100% let within 6 months of PC of this nature and size over the last 10 years.

Furthermore, the only operators we believe would likely pre-commit ahead of practical completion will be national convenience food stores, nurseries, existing national multiple F&B or retail operators already trading from the site.

7.71 BPS have indicated rent free periods of 3 to 6 months for shell & core units within new build developments are the norm and in our view this only applies if there is a bidding war between national multiple convenience store operators for a space within a scheme. Otherwise the significant cost of fitting out shell & core units estimated £150 per sq ft to £250 per sq ft means most operators require rent-free periods and or capital contributions in the region of 18 months which helps with the cost of the fit out and also whilst trade takes time to establish itself in a 'new 'location' so our previous advice stands.

Yours sincerely,



Craig Fisher
Founder & MD

Phone: 07947 534 589
Email: craig@cfcommercial.co.uk

Disclaimer

Please note that the views provided are for your purposes only and should not be relied upon by any third party. The views given are for the specific purpose of assisting you in the disposal of the property. Our advice does not represent a formal valuation as we have not undertaken nor completed the detailed enquiries or comprehensive research that precede a valuation prepared in accordance with the Practise Statements in the RICS Appraisals & Valuation Standards (Red Book).

APPENDIX 10. Fulkers Biley Russell updated construction estimate dated November 2024

Fulkers Bailey Russell

Stage 1 Cost Plan:
Aylesham Centre, Peckham

Residential Development

Berkeley Group

Issue Date: 5 December 2024

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

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4.0	Facilitating Works - Phase 1 and 2
5.0	Measured Works 5.1 Measured Works - Phase 1 5.2 Measured Works - Phase 2
6.0	Unit Mix Summary 6.1 Unit Mix Summary Phase 1 6.2 Unit Mix Summary Phase 2
7.0	Measured Works 7.1 Fitout Summary - Phase 1 7.2 Fitout Summary - Phase 2
8.0	Cost Model separate attachment
9.0	Area Schedule - See Architects Schedule

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

1.0 Executive Summary

The costs are based on a calculated accommodation and GIA area schedule
The GIA, NIA and Unit numbers are taken form the architects Schedule. Fulkers Bailey Russell have taken a separate check measure of the GIA and can confirm the Architects areas as accurate. The basement area has been measured by FBR

The GIA used on the summary includes all areas including Basement

Phase 1 comprises buildings L, M, N, P, Q

Phase 2 comprises A, B, C, D, E, F, G, H, K, J1 & J2

Residential Services are included as part of the GIA but not the NIA

Building D is solely Office Development - shell and core and Cat A fitout

Retail areas include the ground floor spaces and Morrison Store

Key data

• Total gross internal floor area (GIFA):	106,061	m²	1,141,627	ft²
• Total GIFA excluding Basement Car Park:	101,329	m²	1,090,699	ft²
• Total nett internal floor area (NIA): Residential	60,435	m²	650,520	ft²
• Total nett internal floor area (NIA): Commercial	10,322	m²	111,111	ft²

The project is to be carried out in two phase the overall construction costs are:-

		£	£ / ft² Nett
Facilitating Works		11,797,019	15
Phase 1		151,107,562	452
Phase 2		170,390,677	399
Combined		333,295,257	436
Professional Fees	Excluded	-	-
Contingency		16,074,912	21
Overall cost		349,370,169	457

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

1.0 Executive Summary

Fulkers Bailey Russell

Notes

- Residential slab to slab heights (average): 3.150 m
- Floor to ceiling heights (average): 2.600 m
- Basement floor height (Phase 1) 4.600 m
- Wall to floor ratio: -
- Main contractor preliminaries and OHP are based on similar previous projects.
- All works to be carried out during normal working hours.
- Where appropriate, allowances for loose FF&E have been addressed using PC sums.
- Wardrobes allowed to master bedrooms only.
- Retail, Commercial and Amenity fit-out excluded. Shell and core only.
- Allowed 24 active car charging points.
- No works beyond the boundary of the site have been incorporated in this cost plan.
- The Energy Strategy is based on electricity and air source heat pumps. And PVs
- Allowance of 6 substations.
- Façade (GF and FF): 30% Cladding/brickwork and 70% glazing
- Façade (2F upwards): 60% Cladding/brickwork and 40% glazing
- Kitchen rates include appliances.
- Composite windows and external doors generally.
- Curtain walling has been measured at GFL to the commercial units.
- Predominantly bolt on balconies.
- Commercial built as shell only and envelope. Plus Morrison's baseline requirements. Full Fit out to be carried out by tenant.
- Prices have been based at 4Q24.
- Piling assumed 25m deep.

Procurement

- Start on site date to be June 2026. however costs are based on current day
- Main contractor to be utilised. Procurement via a competitively tendered single stage process utilising a D+B contract and a select list of pre qualified tenderers.
- Preliminaries assume that a 10% performance bond will be required.
- Prices have been based at 4Q24.
- Shelf angles allowed to every level.

The following are excluded from this Cost Plan and financial provision should be made elsewhere:

Specific Exclusions

- The provision/refresh/eventual removal of a sales and marketing suite/show house.
- Tanking to bathroom tiling.
- Professional fees

General Exclusions:

- Covid-19: The effect of Site Operating Procedures as advised in HM Government or CLC Guidance Notes has not been accounted for. The Client is advised to make any necessary provision within the project Risk
- VAT generally. Non recoverable VAT has been allowed on appliances.
- Contamination beyond that stated.
- Off-site services beyond that stated.
- Main infrastructure roads.
- Sewers and drainage outside the boundary of the building.
- Lease Agreements.
- Finance costs.
- Capital allowances or other incentives/grants.
- Future changes in statutory legislation and taxation.
- Building/latent defects insurance.
- Party Wall Awards.
- Maintenance charges/costs.
- Inflation after 4Q24.
- Programme acceleration measures.
- Move costs.
- Utility costs over and above allowances in this cost plan.
- Wildlife/ecological management.
- Movement of existing buried services beyond that stated.
- Local authority highways costs.
- Highways design fees.
- CIL, S106 and 278 costs.
- Disruption cost for removal of bat habitat.
- Construction buffer zones.

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

2.0 Drawing List

Fulkers Bailey Russell

Accommodation Schedule			
	Accommodation Schedule P00	ASCP-DRM-ZZ-ZZ-LSH-A-000210	Rev_P00 V9
Plans			
	Basement Floor Plans	ASCP-DRM-XX-BS-DGA-A-0020030	Rev_P00
	Ground Floor Plans	ASCP-DRM-XX-00-DGA-A-002000	Rev_P00
	Upper Ground Floor Plans	ASCP-DRM-XX-00-DGA-A-002031	Rev_P00
	1st Floor Plans	ASCP-DRM-XX-01-DGA-A-002001	Rev_P00
	2nd Floor Plans	ASCP-DRM-XX-02-DGA-A-002002	Rev_P00
	3rd Floor Plans	ASCP-DRM-XX-03-DGA-A-002003	Rev_P00
	4th Floor Plans	ASCP-DRM-XX-04-DGA-A-002004	Rev_P00
	5th Floor Plans	ASCP-DRM-XX-05-DGA-A-002005	Rev_P00
	6th Floor Plans	ASCP-DRM-XX-06-DGA-A-002006	Rev_P00
	7th Floor Plans	ASCP-DRM-XX-07-DGA-A-002007	Rev_P00
	8th Floor Plans	ASCP-DRM-XX-08-DGA-A-002008	Rev_P00
	9th Floor Plans	ASCP-DRM-XX-00-DGA-A-002009	Rev_P00
	10th Floor Plans	ASCP-DRM-XX-10-DGA-A-002010	Rev_P00
	11th Floor Plans	ASCP-DRM-XX-11-DGA-A-002011	Rev_P00
	12th Floor Plans	ASCP-DRM-XX-12-DGA-A-002012	Rev_P00
	13th Floor Plans	ASCP-DRM-XX-13-DGA-A-002013	Rev_P00
	14th Floor Plans	ASCP-DRM-XX-14-DGA-A-002014	Rev_P00
	15th Floor Plans	ASCP-DRM-XX-15-DGA-A-002015	Rev_P00
	16th Floor Plans	ASCP-DRM-XX-16-DGA-A-002016	Rev_P00
	17th Floor Plans	ASCP-DRM-XX-17-DGA-A-002017	Rev_P00
	18th Floor Plans	ASCP-DRM-XX-18-DGA-A-002018	Rev_P00
	19th Floor Plans	ASCP-DRM-XX-19-DGA-A-002019	Rev_P00
	20th Floor Plans	ASCP-DRM-XX-20-DGA-A-002020	Rev_P00
	Roof Plans	ASCP-DRM-XX-RF-DGA-A-002021	Rev_P00
Elevations			
	Elevations Masterplan - 01	ASCP-DRM-XX-ZZ-DGA-A-004000	Rev_P00
	Elevations Masterplan - 02	ASCP-DRM-XX-ZZ-DGA-A-004001	Rev_P00
	Elevations Masterplan - 03	ASCP-DRM-XX-ZZ-DGA-A-004002	Rev_P00
	Elevations Masterplan - 04	ASCP-DRM-XX-ZZ-DGA-A-004003	Rev_P00
	Elevations Masterplan - 05	ASCP-DRM-XX-ZZ-DGA-A-004005	Rev_P00
	Elevations Blocks A, B, C, D	ASCP-DRM-XX-ZZ-DSK-A-004100	Rev_P00
	Elevations Blocks E,F	ASCP-DRM-XX-ZZ-DSK-A-004101	Rev_P00
	Elevations Blocks G,K	ASCP-DRM-XX-ZZ-DSK-A-004102	Rev_P00
	Elevations Blocks H,J	ASCP-DRM-XX-ZZ-DSK-A-004103	Rev_P00
	Elevations Blocks Phase 1 sheet 1	ASCP-DRM-XX-ZZ-DSK-A-004104	Rev_P00
	Elevations Blocks Phase 1 sheet 2	ASCP-DRM-XX-ZZ-DSK-A-004105	Rev_P00
Sections			
	Sections Masterplan East West 1 AA	ASCP-DRM-XX-ZZ-DSC-A-003000	Rev_P00
	Sections Masterplan North South 1 CC	ASCP-DRM-XX-ZZ-DSC-A-003020	Rev_P00
Services			
	22006 Aylesham Centre - Sustainability Statement		
	ASCP_MEE_AY_XX_TRP_Z_000005	Technology Systems	
	ASCP_MEE_AY_XX_TRP_Z_000006	Electrical Supply Strategy statement	
	ASCP_MEE_AY_XX_TRP_Z_000007	Incoming water services Strategy statement	
	ASCP_MEE_AY_XX_TRP_Z_000008	Incoming gas services Strategy statement	
	ASCP_MEE_AY_XX_TRP_Z_000009	Mechanical services Strategy statement	

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

3.0 COST PLAN SUMMARY

Fulkers Bailey Russell

		Phase 1	Phase 2	Combined	GIA (ft²) 1,141,627	NIA (ft²) 761,766	Homes 867	
Building Works		**TOTAL (£)**	**TOTAL (£)**	**TOTAL (£)**	**£/ft²**	**£/ft²**	**£/No**	
	Facilitating Works (Including Preliminaries)			11,797,019	10.33	15.49	13,607	
Substructure	Substructure	19,833,595	9,622,396	29,455,991	25.80	38.67	33,975	
Superstructure	Frame, Upper Floors and Stairs	22,873,238	23,203,484	46,076,722	40.36	60.49	53,145	
	Roof	8,659,234	7,582,461	16,241,695	14.23	21.32	18,733	
	External Walls (incl. Balconies)	19,300,681	29,470,828	48,771,509	42.72	64.02	56,253	
	Windows and External Doors	4,679,035	6,326,182	11,005,217	9.64	14.45	12,693	
Communal Fit-out	Internal Walls and Doors	3,437,276	4,332,408	7,769,684	6.81	10.20	8,962	
	Walls, Floors and Ceilings Finishes (Shell & Core)	926,158	1,074,498	2,000,656	1.75	2.63	2,308	
	Fittings	942,693	964,484	1,907,177	1.67	2.50	2,200	
Morrison Fit-out	Morrison fitout - Developer	1,270,889		1,270,889				
	Morrison fitout - Morrison Contractor Excluded	-		-				
Residential Fit-Out (excl. MEPH)	Affordable	2,159,705	-	2,159,705	1.89	2.84	2,491	
	Shared Ownership	-	1,185,772	1,185,772	1.04	1.56	1,368	
	Private	16,376,601	23,879,234	40,255,835	35.26	52.85	46,431	
Services	Mechanical (Shell & Core)	5,646,529	7,371,363	13,017,891	11.40	17.09	15,015	
	Electrical (Shell & Core)	2,912,412	4,917,676	7,830,088	6.86	10.28	9,031	
	Residential MEPH Fit-out							
	Affordable	1,428,414	-	1,428,414	1.25	1.88	1,648	
	Shared Ownership	-	627,888	627,888	0.55	0.82	724	
	Private	7,395,347	10,686,695	18,082,042	15.84	23.74	20,856	
	Services to Commercial	36,247	1,006,137	1,042,384	0.91	1.37	1,202	
	Services to Car Park	1,416,429	-	1,416,429	1.24	1.86	1,634	
	Lifts	1,324,491	2,248,880	3,573,371	3.13	4.69	4,122	
	BWIC	503,997	671,466	1,175,463	1.03	1.54	1,356	
External Works	Hard Landscaping	1,340,578	2,560,959	3,901,537	3.42	5.12	4,500	
	Soft Landscaping	493,447	492,309	985,756	0.86	1.29	1,137	
	Drainage	466,307	948,802	1,415,109	1.24	1.86	1,632	

	Utilities			-	-	-	-	-	-	
Demolitions	Demolition and Enabling Works				-	-	-	-	-	
				123,423,304	**139,173,921**	**274,394,244**	**239.23**	**358.56**	**315,021**	
Preliminaries	(Based on 15.5% of Measured Works)			19,131,000	21,572,000	40,703,000	35.65	53.43	46,947	
Sub-total		**(Phase 1, 2 and Facilitating Works)**		**142,554,304**	**160,745,921**	**315,097,244**	**274.88**	**411.99**	**361,968**	
Main Contractor's OH&P	6%		(Excluding Fac. Works)	8,553,258	9,644,755	18,198,013	15.94	23.89	20,990	
Contingency	5%		(Excluding Fac. Works)	7,555,378	8,519,534	16,074,912	14.08	21.10	18,541	
Fees		Excluded	(Excluding Fac. Works)	-	-	-	-	-	-	
Total at 4Q24 (excl. VAT)		**(Phase 1, 2 and Facilitating Works)**		**158,662,940**	**178,910,211**	**349,370,169**	**304.90**	**456.98**	**401,499**	

Building Cost per square foot - NIA	456.98	/ft²
Building Cost per square foot - GIA	304.90	/ft²

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

3.0 COST PLAN SUMMARY

Fulkers Bailey Russell

				GIA (ft²)	NIA (ft²)	Homes	
				555,628	334,319	375	
Building Works			**TOTAL (£)**	**£/ft²**	**£/ft²**	**£/No**	**%/3Q22**
Substructure	Substructure		19,833,595	35.70	59.33	52,890	12.50%
Superstructure	Frame, Upper Floors and Stairs		22,873,238	41.17	68.42	60,995	14.42%
	Roof		8,659,234	15.58	25.90	23,091	5.46%
	External Walls (incl. Balconies)		19,300,681	34.74	57.73	51,468	12.17%
	Windows and External Doors		4,679,035	8.42	14.00	12,477	2.95%
Communal Fit-out	Internal Walls and Doors		3,437,276	6.19	10.28	9,166	2.17%
	Walls, Floors and Ceilings Finishes (Shell & Core)		926,158	1.67	2.77	2,470	0.58%
	Fittings - Residential		942,693	1.70	2.82	2,514	0.59%
Morrison Fit-out							
	Morrison fitout - Developer		1,270,889	2.29	3.80	3,389	0.80%
	Morrison fitout - Morrison Contractor Excluded						
Residential Fit-Out (excl. MEPH)	Affordable		2,159,705	3.89	6.46	5,759	1.36%
	Shared Ownership		-	-	-	-	0.00%
	Private		16,376,601	29.47	48.98	43,671	10.32%
Services	Mechanical (Shell & Core)	£51,392 /SR Apt	5,646,529	10.16	16.89	15,057	3.56%
		#DIV/0!					
		£45,579 /SR Apt					
	Electrical (Shell & Core)		2,912,412	5.24	8.71	7,766	1.84%
	Residential MEPH Fit-out						
	Affordable		1,428,414	2.57	4.27	3,809	0.90%
	Shared Ownership		-	-	-	-	0.00%
	Private		7,395,347	13.31	22.12	19,721	4.66%
	Services to Commercial		36,247	0.07	0.11	97	0.02%
	Services to Car Park		1,416,429	2.55	4.24	3,777	0.89%
	Lifts - Residential		1,324,491	2.38	3.96	3,532	0.84%
	- Morrison - included above		-	-	-	-	0.00%
	BWIC		503,997	0.91	1.51	1,344	0.32%
External Works	Hard Landscaping		1,340,578	2.41	4.01	3,575	0.85%
	Soft Landscaping		493,447	0.89	1.48	1,316	0.31%
	Drainage		466,307	0.84	1.39	1,243	0.29%
	Utilities		-	-	-	-	0.00%
Demolitions	Demolition and Enabling Works		-	-	-	-	0.00%
			123,423,304	**222.15**	**369.18**	**329,127**	**77.79%**
Preliminaries	(Based on 15.5% of Measured Works)		19,131,000	34.43	57.22	51,016	12.06%
Sub-total			**142,554,304**	**256.58**	**426.40**	**380,143**	**89.85%**
Main Contractor's OH&P	6%		8,553,258	15.39	25.58	22,809	5.39%
Contingency	5%		7,555,378	13.60	22.60	20,148	4.76%
Fees	Excluded		-	-	-	-	0.00%
Total at 2Q24 (excl. VAT)			**158,662,940**	**285.57**	**474.58**	**423,100**	**100%**

Building Cost per square foot - NIA	474.58	/ft²
Building Cost per square foot - GIA	285.56	/ft²

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

3.0 COST PLAN SUMMARY

Fulkers Bailey Russell

				GIA (ft²)	NIA (ft²)	Homes	
				585,999	427,447	492	
Building Works			**TOTAL (£)**	**£/ft²**	**£/ft²**	**£/No**	**%/3Q22**
Substructure	Substructure		9,622,396	16.42	22.51	25,660	5.38%
Superstructure	Frame, Upper Floors and Stairs		23,203,484	39.60	54.28	61,876	12.97%
	Roof		7,582,461	12.94	17.74	20,220	4.24%
	External Walls (incl. Balconies)		29,470,828	50.29	68.95	78,589	16.47%
	Windows and External Doors		6,326,182	10.80	14.80	16,870	3.54%
Communal Fit-out	Internal Walls and Doors		4,332,408	7.39	10.14	11,553	2.42%
	Walls, Floors and Ceilings Finishes (Shell & Core)		1,074,498	1.83	2.51	2,865	0.60%
	Fittings		964,484	1.65	2.26	2,572	0.54%
Residential Fit-Out (excl. MEPH)	Affordable		-	-	-	-	0.00%
	Shared Ownership		1,185,772	2.02	2.77	3,162	0.66%
	Private		23,879,234	40.75	55.86	63,678	13.35%
Services	Mechanical (Shell & Core)	#DIV/0!	7,371,363	12.58	17.25	19,657	4.12%
		£48,233 /SR Apt					
		£47,960 /SR Apt					
	Electrical (Shell & Core)		4,917,676	8.39	11.50	13,114	2.75%
	Residential MEPH Fit-out						
	Affordable		-	-	-	-	0.00%
	Shared Ownership		627,888	1.07	1.47	1,674	0.35%
	Private		10,686,695	18.24	25.00	28,498	5.97%
	Services to Commercial		1,006,137	1.72	2.35	2,683	0.56%
	Services to Car Park		-	-	-	-	0.00%
	Lifts		2,248,880	3.84	5.26	5,997	1.26%
	BWIC		671,466	1.15	1.57	1,791	0.38%
External Works	Hard Landscaping		2,560,959	4.37	5.99	6,829	1.43%
	Soft Landscaping		492,309	0.84	1.15	1,313	0.28%
	Drainage		948,802	1.62	2.22	2,530	0.53%
	Utilities		-	-	-	-	0.00%
Demolitions	Demolition and Enabling Works		-	-	-	-	0.00%
			139,173,921	**237.51**	**325.58**	**371,131**	**77.79%**
Preliminaries	(Based on 15.5% of Measured Works)		21,572,000	36.81	50.47	57,525	12.06%
Sub-total			**160,745,921**	**274.32**	**376.05**	**428,656**	**89.85%**
Main Contractor's OH&P	6%		9,644,755	16.46	22.56	25,719	5.39%
Contingency	5%		8,519,534	14.54	19.93	22,719	4.76%
Fees	Excluded		-	-	-	-	0.00%
Total at 2Q24 (excl. VAT)			**178,910,211**	**305.32**	**418.54**	**477,094**	**100%**

Building Cost per square foot - NIA	418.54	/ft²
Building Cost per square foot - GIA	305.31	/ft²

CLIENT:

tbc

PROJECT:

Alyesham Estate

Substructure

DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
Facilitating Works							
Major Demolition Works							
Demolition of existing concrete foundations, hardstands, tarmac, paving, etc.	16,700	m²	56.36	941,191.19	0.82	1.24	
Demolition of existing buildings and structures	15,400	m²	56.36	867,924.81	0.76	1.14	
Allowance for removal of general obstructions	1	Item	223,308.27	223,308.27	0.20	0.29	
				2,032,424.27	**1.78**	**2.67**	
Groundworks							
Allowance for removal of trees	26	No	558.27	14,515.04	0.01	0.02	
Allowance for site clearance and removal	27,100	m²	17.01	461,078.41	0.40	0.61	
Allowance to crush demolished material for piling mat	0	m³	22.33	-	-	-	No space to store.
Allowance to remove demolition material from site.	10,840	m³	70.18	760,779.38	0.67	1.00	
Allowance to infill existing basement	9,000	m³	27.65	elsewhere	elsewhere	elsewhere	Moved to Phase 2.
Imported fill for landscaping subsoil and topsoil	6,000	m³	66.99	401,954.89	0.35	0.53	
Allowance for protection of existing services	1	Item	55,827.07	55,827.07	0.05	0.07	
				1,694,154.79	**1.48**	**2.22**	
UTILITIES							
Anticipated cost to retrofit 11kV switchboard at primary substation with 3No new circuit breakers including installation of cables and 4No 630A metered ring main units as per UKPN quote dated 17th October 2022	1	Item	4,253,490.87	4,253,490.87	3.73	5.58	
Allowance for standard utilities per home:			-				
Electrical connections	867	No	669.92	580,824.81	0.51	0.76	
Gas	867	No	87.20	75,599.42	0.07	0.10	
Water	867	No	123.35	106,945.52	0.09	0.14	
Water / sewerage infrastructure charges	867	No	669.92	580,824.81	0.51	0.76	
Virgin Media	867	No	245.64	212,969.10	0.19	0.28	
Openreach	867	No	656.10	568,839.54	0.50	0.75	
Client Utilities Contingency/inflation (5%)	867	No	123.35	106,945.52	0.09	0.14	
				6,486,439.59	**1.96**	**2.93**	
Sub-total Building and Facilitating Works				**10,213,018.65**	**7.08**	**10.62**	
Preliminaries (15.5%)				1,584,000.00	1.39	2.08	
Main Contractor's OH&P - NA							
Building Works Estimate (Estimated Contract Sum)				**11,797,018.65**	**8.47**	**12.69**	

CLIENT:

tbc

PROJECT:

Alyesham Estate

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
Substructure								
	Substructure							
	Phase 1 comprises buildings L, M, N, P, Q							
	Allowance for hoarding	1	Item	200,000.00	200,000.00	0.36	0.60	
	Basement					-	-	
	Basement excavation	30,129	m³	6.38	192,359.06	0.35	0.58	
	Disposal off site	30,129	m³	70.18	2,114,427.82	3.81	6.32	
	Extra over for disposal of excavated material as treatable hazardous waste - 10%	3,013	m³	200.00	602,582.40	1.08	1.80	
	Extra over for disposal of excavated material off site as extra hazardous - 5%	1,506	m³	450.00	677,905.20	1.22	2.03	
	600mm deep piling mat	3,766	m³	21.05	79,287.24	0.14	0.24	
	Terram 1000	30,129	m²	5.31	160,096.31	0.29	0.48	
	100mm Lean mix blinding Gen 1	30,129	m²	15.95	480,593.28	0.86	1.44	
	300mm RC ground bearing slab	30,129	m²	250.00	7,532,280.00	13.56	22.53	
	Form ramp to lower level	1	Item	17,545.65	17,545.65	0.03	0.05	
						-	-	
	Contig piling to perimeter					-	-	
	Establish plant & equipment on site for piling	1	Item	9,250.00	9,250.00	0.02	0.03	
	Move plant and setup at piles + probe	963	No	76.56	73,764.55	0.13	0.22	
	450mm diameter contig piles (CFA) (Av.22m)	8,294	m²	118.03	978,959.44	1.76	2.93	
	Load Test on Trial Piles to 2 x WL (Max Load 2902kN)	1	Item	17,000.00	17,000.00	0.03	0.05	
	To mobilise engineer to site and carry out sonic	963	No	4.25	4,095.60	0.01	0.01	
	To supply and fix debonding foam to reinforcement cages	963	No	11.70	11,265.33	0.02	0.03	
	Set out	1	No	596.56	596.56	-	-	
	Attendance	963	No	2.13	2,052.66	-	0.01	
	Arisings off site	2,933	m³	53.17	155,913.49	0.28	0.47	
	Crop tops	963	No	13.82	13,314.41	0.02	0.04	
	Edge beam 1000 x 750					-	-	
	Prep contig	373	m	35.09	13,089.05	0.02	0.04	
	Formwork	943	m²	70.18	66,147.10	0.12	0.20	
	Concrete in beam	283	m³	198.85	56,225.03	0.10	0.17	
	Rebar 150kg/m3	42	t	1,650.00	69,980.63	0.13	0.21	
	RC Liner to wall - 200 mm thick					-	-	
	Kicker	373	m	20.20	7,536.12	0.01	0.02	
	Formwork	1,508	m²	76.56	115,456.76	0.21	0.35	
	Concrete	302	m²	198.85	59,973.37	0.11	0.18	
	Rebar 200kg/m3	60	t	1,650.00	99,528.00	0.18	0.30	
	Waterbar	373	m	35.09	13,089.05	0.02	0.04	
	Excavation over site for ground floor slab - above basement							
					-	-	-	
	End Bearing Piling:					-	-	
	Piling mat: 600 mm deep	0	m²	-	-	-	-	included in basement
	Strip piling mat and store in temporary spoil heap	3,766	m³	8.51	32,038.48	0.06	0.10	
	Establish plant & equipment on site for piling	1	Item	9,000.00	9,000.00	0.02	0.03	
	Move plant and setup at piles + probe	905	No	76.56	69,296.26	0.12	0.21	
	600mm diameter contig piles (CFA) (Av.25m)	22,627	m	118.03	2,670,793.24	4.81	7.99	
	Load Test on Trial Piles to 2 x WL (Max Load 2902kN)	1	Item	17,545.65	17,545.65	0.03	0.05	
	To mobilise engineer to site and carry out sonic	905	No	4.25	3,849.79	0.01	0.01	
	To supply and fix debonding foam to reinforcement cages	905	No	11.70	10,586.93	0.02	0.03	
	Set out	1	No	596.55	596.55	-	-	
	Attendance	905	No	2.13	1,924.90	-	0.01	
	Arisings off site	6,398	m³	53.17	340,158.00	0.61	1.02	
	Crop tops	905	No	13.82	12,511.82	0.02	0.04	
						-	-	
	Concrete					-	-	
	Pile caps					-	-	
	Core pile cap	5	No	20,000.00	100,000.00	0.18	0.30	
	Average two pile cap 1700 x 750 mm	413	No	1,313.27	541,781.04	0.98	1.62	
	Ground beams allowance	6,908	m²	50.51	348,924.49	0.63	1.04	
	Lift pits	11	No	5,263.69	57,900.64	0.10	0.17	
	Travelator pits	2	No	29,242.75	58,485.50	0.11	0.17	
	Allowance for potential RC and tanking requirement for lower level tank rooms etc	1	item	58,485.50	58,485.50	0.11	0.17	
	Allowance for removal unknown obstructions	1	item	35,091.30	35,091.30	0.06	0.10	
						-	-	
	RC Ground floor slab - included in basement					-	-	
	DPM wrapped around pile caps and the like	6,908	m²	15.00	103,620.00	0.19	0.31	
	Gas membrane	6,908	m²	15.00	103,620.00	0.19	0.31	
	Allowance for underslab drainage	6,908	m²	58.49	404,017.83	0.73	1.21	
	Extra over ground floor slab for insulation under occupied areas	6,908	m²	35.50	245,234.00	0.44	0.73	
						-	-	
	RC Walls and Upstands	included in frame				-	-	
	Groundworks and Concrete Preliminaries (15%)		15.00%	5,225,461.92	783,819.29	1.41	2.34	
					19,833,595.32	35.70	59.33	
Superstructure								
Frame/Upper floors/Stairs and	250mm Thick reinforced concrete floor slabs incl. rebar (200kg/m³)	46,888	m²	210.00	9,846,488.30	17.72	29.45	
	250mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	1,160	m²	210.00	243,600.00	0.44	0.73	external walkways and recessed balconies
	450mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	4,128	m²	350.00	1,444,950.50	2.60	4.32	
	800mm Thick transfer reinforced concrete slab incl. rebar (180kg/m³)	2,298	m²	550.00	1,264,120.00	2.28	3.78	
		54,475	m²			-	-	GIA plus external slabs
	250 x 700mm Wide reinforced concrete columns incl. rebar (350kg/m³)	7,263	m	200.00	1,452,663.19	2.61	4.35	1 column per 18m2 x 3 m high -
	300 x 1000mm Wide reinforced concrete columns incl. rebar (350kg/m³)	1,816	m	350.00	635,540.14	1.14	1.90	1 column per 18m2 x 3 m high -
						-		
	300mm (average) Thick reinforced concrete walls incl. rebar (200kg/m³); core walls	12,710	m²	275.00	3,495,250.00	6.29	10.45	
	300mm (average) Thick reinforced concrete walls incl. rebar (200kg/m³); ramp walls	265	m²	275.00	72,875.00	0.13	0.22	
	Reinforced concrete dogleg staircase complete with landings, half	125	No	6,500.00	812,500.00	1.46	2.43	
	Staircase to Morrisons	3	No	6,500.00	19,500.00	0.04	0.06	
	Balustrades and handrails to dog leg stairs.	896	m	420.00	376,320.00	0.68	1.13	
	Handrails	1,408	m	170.00	239,360.00	0.43	0.72	
	Allowance for stairs to upper level roofs	5	No	4,100.00	20,500.00	0.04	0.06	
	Framed Concrete Preliminaries		15.00%	19,663,807.13	2,949,571.07	5.31	8.82	
					22,873,238.20	41.17	68.42	
Roof	Roof covering; membrane including all skirtings etc, insulation, membrane - buildings	8,464	m²	195.00	1,650,563.85	2.97	4.94	
	Roof covering; membrane including all skirtings etc, insulation, membrane - walkways and inset balconies	1,160	m²	195.00	226,200.00	0.41	0.68	
	Extra over: plant roofs; walkways	3,175	m²	300.00	952,500.00	1.71	2.85	
	PVs to roof - allowed 40% of plant/non green roof	1,270	m²	250.00	317,500.00	0.54	0.74	as sustainability report
	Extra over: communal gardens	5,289	m²	375.00	1,983,536.25	3.57	5.93	
	Balustrade to walkways and inset balconies	1,160	m	515.00	597,400.00	1.08	1.79	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
	Parapet detail to roofs: continuation to cladding	600	m	280.00	168,000.00	0.30	0.50	
	Soil build-up; landscape drainage, root protection and irrigation	5,289	m²	250.00	1,322,357.50	2.38	3.96	
	Blue roof to podium - assumed thin attenuation tanks above waterproofing and below soil build-up	5,289	m²	200.00	1,057,886.00	1.90	3.16	as sustainability report
	Mansafe system		Item		Excluded			Not required due to parapet walls
	Allowance for davit arms	60	No	5,582.71	334,962.41	0.60	1.00	Allowance 1 per 10m of parapet.
	Lift over runs	222	m²	127.60	28,328.25	0.05	0.08	
	Builders work - AOV etc.	1	item	20,000.00	20,000.00	0.04	0.06	
					8,659,234.26	15.55	25.69	
External Walls	100mm lightweight steel frame system; metsec, or similar ; 100 Rockwool Flexi insulation faced with CP board; breather membrane; 200 Rockwool Duo insulation; support steelwork; cavity tie system; panels of brick slips including fire stopping, cavity trays, movement joints, etc.	15,788	m²					
	Supply of facing Brickwork (£800/1000 allowed) facing skin built off	15,788	m²	57.62	909,717.19	1.64	2.72	Assumed 70%/30% wall/window
	Lift and install brickwork	15,788	m²	95.00	1,499,827.70	2.70	4.49	
	Parapet wall	900	m²	467.88	421,095.60	0.76	1.26	
	Extra over brickwork for detailing	2,368	m²	250.00	592,037.25	1.07	1.77	15%
	Shelf angle to support masonry - every level	7,414	m	300.00	2,224,200.00	4.00	6.65	
	Stainless steel cavity barriers - every level	7,414	m	95.00	704,330.00	1.27	2.11	
	Stainless steel cavity tray and lintol above windows	4,229	m	150.00	634,325.63	1.14	1.90	
	Cill detail	4,229	m	95.00	401,739.56	0.72	1.20	
	Reveal detail	21,652	m	35.00	757,807.68	1.36	2.27	
	Coping to parapet wall	600	m	300.00	180,000.00	0.32	0.54	
	Metsec and insulation	15,788	m²	103.79	1,638,575.46	2.95	4.90	
	Brickwork Preliminaries	9,963,656		15%	1,494,548.41	2.69	4.47	
	Parapet detail to roof edges, including capping	0	m	-	-	-	-	
	TB2 Enhanced thermal bridging performance related to detailing at the corners, between each dwelling, balcony's, etc requiring continuous lines of insulation, thermal breaks, etc	280	No	505.10	141,428.57	0.25	0.42	
	Scaffold	23,764	m²	110.00	2,614,073.00	4.70	7.82	
	Canopies to Entrances	6	No	16,500.00	99,000.00	0.18	0.30	
	Signage to Façade	1	item	35,000.00	35,000.00	0.06	0.10	
	Morrison Façade	1,086	m²	950.00	1,031,225.00	1.86	3.08	
	Commercial Cladding	125	m²	950.00	118,750.00	0.21	0.36	
	Feature columns approx. 5000mm high	6	No	2,500.00	15,000.00	0.03	0.04	
	Bolt-on Balconies					-	-	
	Small Balconies 5 m2 overall area	56	No	9,250.00	518,000.00	0.93	1.55	
	Medium sized Balconies 7 m2 overall area	170	No	10,500.00	1,785,000.00	3.21	5.34	
	Large Balconies 10 m2 overall area	110	No	13,500.00	1,485,000.00	2.67	4.44	
						-		
					19,300,681.05	34.72	57.73	
Windows and External Doors	Composite windows	6,766	m²	635.00	4,296,498.90	7.73	12.85	
	Aluminium louvre screens to plant rooms -allowance	435	m²	400.00	173,977.35	0.31	0.52	
	External entrance louvre door to plant rooms	5	No	5,000.00	25,000.00	0.04	0.07	
	External entrance door to residential entrance screen 12m2	5	No	12,600.00	63,000.00	0.11	0.19	
	Double Plantroom doors	5	No	3,000.00	15,000.00	0.03	0.04	
	Retail Doors	5	No	3,000.00	15,000.00	0.03	0.04	
	Double Refuse doors	5	No	3,000.00	15,000.00	0.03	0.04	
	Secondary access doors	9	No	1,200.00	10,800.00	0.02	0.03	
	Cycle store doors	1	No	1,200.00	1,200.00	-	-	
	Doors to communal Gardens	6	No	1,200.00	7,200.00	0.01	0.02	
	Allowance for roller shutter door to delivery area	1	No	28,179.38	28,179.38	0.05	0.08	
	Allowance for roller shutter door to car park	1	No	28,179.38	28,179.38	0.05	0.08	
					4,679,035.01	8.41	13.96	
Internal Walls and Partitions	Division walls between Morrison and residential: insulated	1,927	m²	205.00	395,035.00	0.71	1.18	
	Division walls between Commercial and Residential	69	m²	150.00	10,350.00	0.02	0.03	
	Division walls cycle stores, plant etc	939	m²	120.00	112,680.00	0.20	0.34	
	Two skins 215mm thick block party walls between buildings	0	m²	200.00	-	-	-	
	Drylined Party walls	6,818	m²	160.00	1,090,864.00	1.96	3.26	
	Drylined Corridor walls	6,193	m²	160.00	990,872.00	1.78	2.96	
	Shaftwall to risers	2,655	m²	110.00	292,050.00	0.53	0.87	
						-	-	
Internal Doors (Shell and Core)	Internal Corridor and Stair Doors - Single	205	No	855.00	175,275.00	0.32	0.52	
	Double doors to entrance lobbies	5	No	2,500.00	12,500.00	0.02	0.04	
	Internal steel doors to plant and storage - Single	11	No	850.00	9,350.00	0.02	0.03	
	Internal steel doors to plant and storage - Double	6	No	1,800.00	10,800.00	0.02	0.03	
	Riser doors	450	No	750.00	337,500.00	0.61	1.01	
					3,437,276.00	6.19	10.27	
Communal Fit-out	carpet to entrance lobbies - Affordable	80	m²	28.00	2,240.00	-	0.01	
	Latex levelling screed	80	m²	8.00	640.00	-	-	Rubbertech matting £3.50/m2 +
	Floor tiles to entrance lobbies	79	m²	90.00	7,110.00	0.01	0.02	Social Rent only
	Entrance matting to Ground Floor lobbies	5	No	2,500.00	12,500.00	0.02	0.04	
	Skirtings - painted	64	m	6.00	384.00	-	-	
	Skirtings - tiles	72	m	20.00	1,440.00	-	-	
	carpet to corridors and lift lobbies - affordable	863	m²	28.00	24,150.00	0.04	0.07	
	Latex levelling screed	863	m²	8.00	6,900.00	0.01	0.02	
	Heckmondwike Supacord (Colour: Onyx) carpet to corridors and lift lobbies- Market and Intermediate	2,669	m²	28.00	74,718.00	0.13	0.22	
	Skirtings - painted	4,438	m	6.00	26,628.00	0.05	0.08	
	Floor finish to screening Room	155	m²	150.00	23,250.00	0.04	0.07	
	Specialist skirtings	52	m	35.00	1,820.00	-	0.01	
	Vinyl to concierge, post and parcel rooms	108	m	35.00	3,780.00	0.01	0.01	
	Danskin floor system	2,777	m²	40.00	111,060.00	0.20	0.33	
	Sealed and painted floor finish to stairs	1,625	m²	10.63	17,279.81	0.03	0.05	
	Softwood skirting and string; Painted	1,875	m	6.00	11,250.00	0.02	0.03	
	Sealed and Painted finish to plant and stores	1,592	m²	10.00	15,920.00	0.03	0.05	
	Floor paint to car parking	5,677	m²	10.00	56,770.00	0.10	0.17	
	Allowance for paint to plant room floors	220	m²	10.00	2,200.00	-	0.01	
						-	-	
	Wall finish to Ground Floor lobbies - Affordable	256	m²	8.00	2,048.00	-	0.01	
	Wall finish to Ground Floor lobbies - Market and Intermediate	288	m²	8.00	2,304.00	-	0.01	
	Lining to Concrete Cores	6,355	m²	42.53	270,309.34	0.49	0.81	
	Painted Wall finish to Corridors	12,872	m²	8.00	102,974.80	0.19	0.31	
	Painted Wall finish to Lift lobbies	1,167	m²	8.00	9,336.00	0.02	0.03	
	Wall finish to screening room	208	m²	75.00	15,600.00	0.03	0.05	
	Paint finish to concierge and parcel, post room	296	m²	8.00	2,368.00	-	0.01	
	Sealed and painted wall finish to stairs (Unpainted concrete finish)	0	m²	8.00	-	-	-	
						-	-	
	Plasterboard ceiling to lobbies including bulkheads - affordable	80	m²	36.00	2,880.00	0.01	0.01	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
	Plasterboard ceiling to lobbies including bulkheads -Market/Intermediate	79	m²	36.00	2,844.00	0.01	0.01	
	Plasterboard ceiling to Corridors and lift lobbies	2,669	m²	36.00	96,066.00	0.17	0.29	
	Ceiling to Screening Room	155	m²	100.00	15,500.00	0.03	0.05	
	Ceiling to Post, Parcel room	108	m²	36.00	3,888.00	0.01	0.01	
	Sealed and painted ceiling finish to stairs (Unpainted concrete finish)	0	m²	-	-	-	-	
	Ground floor Plant, and stores, refuse etc- no finish	1,812	m²	-	-	-	-	
						-	-	
	Allowance for paintwork to car park slab (parking bay demarcation, etc.)	0	m²	10.00	-	-	-	Morrisons
					926,157.95	1.65	2.79	
	Fitout to Residential Shell and Core Areas							
	Bike racks (allowance for two tier bike rack)	700	No	200.00	140,000.00	0.25	0.42	
	Allowance for metal plate signage per floor	63	No	1,250.00	78,750.00	0.14	0.24	
	Allowance for statutory signage	63	No	1,250.00	78,750.00	0.14	0.24	
	Communal post box	867	No	175.00	151,725.00	0.27	0.45	
	Concierge	1	No	100,000.00	100,000.00	0.18	0.30	
	Parcel room	1	No	10,000.00	10,000.00	0.02	0.03	
	Screening Room	1	No	50,000.00	50,000.00	0.09	0.15	
	Allowance for sundry metalwork etc on GIA	53,315	m²	5.32	283,467.89	0.51	0.85	
	Refuse fittings	5	No	10,000.00	50,000.00	0.09	0.15	
					942,692.89	1.69	2.83	
	Morrison Fitout - Works additional to Shell and Core included in the Development Agreement for Morrisons							
	Basement Car Park - Barriers and Protection	1	Item	80,000.00	80,000.00	0.14	0.24	Noted as Developer requirement
	Basement Car Park - tamped finish	6,277	m2	15.00	94,153.50	0.17	0.28	
	Secondary steelwork	1	Item	75,000.00	75,000.00	0.13	0.22	
	Internal wall between car park and shell and core areas	1	Item	200,000.00	200,000.00	0.36	0.60	
	Allowance for 26 person.2850 kg lift serving 3 levels	3		150,000.00	450,000.00	0.81	1.35	
	Allowance for dock leveller	1		75,000.00	75,000.00	0.13	0.22	
	Morrison 800KVA Substation	1	No	160,000.00	160,000.00	0.29	0.48	
	Gas supply to Morrison	1	No	20,000.00	20,000.00	0.04	0.06	
	Other utility connections	1	No	50,000.00	50,000.00	0.09	0.15	
	BWIC - plinths etc and risers	4,449	m2	15.00	66,735.00	0.12	0.20	
					1,270,888.50	2.28	3.80	
	Morrison Fitout - Morrison Contractor - excluded							
Fit out excluding MEPH Residential fit out	Fit out (excl. MEPH) - Affordable							
	1b2p	0	No	24,513.72	-	-	-	
	1b2p wheel chair accessible unit	0	No	26,191.60	-	-	-	
	2b3p	12	No	29,020.49	348,245.86	0.63	1.04	
	2b3p Duplex	0	No	40,272.81	-	-	-	
	2b4p	0	No	33,094.65	-	-	-	
	2b4p wheel chair accessible unit	1	No	38,152.45	38,152.45	0.07	0.11	
	3b5p	20	No	44,422.75	888,454.98	1.60	2.66	
	3b5p wheel chair accessible unit	0	No	48,084.15	-	-	-	
	4b6p	17	No	52,050.12	884,852.07	1.59	2.65	
		50	No			-		
					2,159,705.36	3.89	6.46	
	Fit out (excl. MEPH) - Shared Ownership							
	1b2p	0	No	31,092.04	-	-	-	
	1b2p wheel chair accessible unit	0	No	32,652.03	-	-	-	
	2b3p	0	No	36,569.33	-	-	-	
	2b3p wheel chair accessible unit	0	No	38,227.20	-	-	-	
	2b4p	0	No	46,538.59	-	-	-	
	2b4p wheel chair accessible unit	0	No	49,310.58	-	-	-	
		0	No					
					-	-	-	
	Fit out (excl. MEPH) - Market							
	1b1p	39	No	35,343.02	1,378,377.71	2.48	4.12	
	1b2p	52	No	40,535.35	2,107,837.94	3.79	6.30	
	1b2p + 1	49	No	41,653.59	2,041,025.96	3.67	6.11	
	1b2p wheel chair accessible unit	0	No	42,724.60	-	-	-	
	2b3p wheel chair accessible unit	31	No	48,279.30	1,496,658.38	2.69	4.48	
	2b4p	38	No	56,309.70	2,139,768.79	3.85	6.40	
	2b4p +1	66	No	57,427.95	3,790,244.76	6.82	11.34	
	3b5p wheel chair accessible unit	2	No	71,067.69	142,135.39	0.26	0.43	
	3b6p	48	No	68,344.84	3,280,552.12	5.90	9.81	
		325	No					
					16,376,601.05	29.46	48.99	
Services	Shell and Core							
	Mechanical/Public health							
	Soil stacks	375	No	1,250.00	468,750.00	0.84	1.40	
	Water distribution to apartment	375	No	900.00	337,500.00	0.61	1.01	
	Cold water tank and booster set	53,315	m²	10.00	533,148.70	0.96	1.59	
	Extra for booster	2	No	20,000.00	40,000.00	0.07	0.12	
	Chlorination and water treatment	375	No	375.00	140,625.00	0.25	0.42	
	Heating and Cooling to Residential lobbies	5	No	12,500.00	62,500.00	0.11	0.19	
	Heating and Cooling to concierge	1	No	7,500.00	7,500.00	0.01	0.02	
	ASHP - Equipment delivery and commissioning	375	No	614.00	230,250.00	0.41	0.69	
	Hoist and install Air Source Heat Pumps	375	No	23.00	8,625.00	0.02	0.03	
	Distribution, pipework and fittings	375	m	2,394.12	897,794.52	1.62	2.69	
	Plant to energy centre	375	No	2,000.00	750,000.00	1.35	2.24	
	Roof mounted deck, pedestals, screen and door	1	Item	50,000.00	50,000.00	0.09	0.15	
	Sprinklers to Residential areas	26,514	m²		Included			
	Sprinklers to residential communal areas	3,091	m²	45.00	139,072.50	0.25	0.42	
	Sprinklers to Plant and Storage areas	1,812	m²	45.00	81,540.00	0.15	0.24	
	MAOV	63	No	7,500.00	472,500.00	0.85	1.41	
	Dry risers	25	No	3,950.00	98,750.00	0.18	0.30	
	Wet risers	38	No	6,500.00	247,000.00	0.44	0.74	
	BMS and energy management	375	No	750.00	281,250.00	0.51	0.84	
	Irrigation to podium landscaping	0	m²	15.00	-	-	-	
	Prelims	12.0%		4,846,805.72	581,616.69	1.05	1.74	
	Fire stopping	3.0%		4,846,805.72	145,404.17	0.26	0.43	
	Test and commission	1.5%		4,846,805.72	72,702.09	0.13	0.22	
					5,646,528.67	10.16	16.89	
	Electric							
	Substations							
	600KVA	1	No	120,000.00	120,000.00	0.22	0.36	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
	800KVA	1	No	160,000.00	160,000.00	0.29	0.48	
	1MVA	1	No	200,000.00	200,000.00	0.36	0.60	
	Mains cabling and switchgear	5	No	150,000.00	750,000.00	1.35	2.24	
	LV mains cabling and switchgear: switchroom to resi dist boards	375	No	750.00	281,250.00	0.51	0.84	
	Power and lighting to Residential lobbies	5	No	7,500.00	37,500.00	0.07	0.11	
	Power and lighting to concierge	1	No	10,000.00	10,000.00	0.02	0.03	
	Power and lighting to corridors and circulation	2,749	m²	90.00	247,365.00	0.45	0.74	
	Power and lighting to plant and stores	1,812	m²	30.00	54,360.00	0.10	0.16	
	Power and lighting to Stairs	125	No	750.00	93,750.00	0.17	0.28	
	Power to lifts & comms to lift	13	No	1,500.00	19,500.00	0.04	0.06	
	Emergency lighting to corridors and circulation	2,749	m²	45.00	123,682.50	0.22	0.37	
	Evacuation alarm	375	No	900.00	337,500.00	0.61	1.01	
	CCTV to core	5	No	10,000.00	50,000.00	0.09	0.15	
	CAA compliant external lighting to towers	1	No	8,000.00	8,000.00	0.01	0.02	
	TV aerial/sat dish installation	1	item	75,000.00	75,000.00	0.13	0.22	
	PVs on roof	0	m²	275.00	-	-	-	see roofs
	Prelims	12.0%	Item	2,087,907.50	250,548.90	0.45	0.75	
	Fire stopping	3.0%	Item	2,087,907.50	62,637.23	0.11	0.19	
	Test and commission	1.5%	Item	2,087,907.50	31,318.61	0.06	0.09	
					2,912,412.24	5.26	8.70	
	Residential - MEPH shell, core, fit out - Affordable							
	1b2p	0	No	19,699.69	-	-	-	
	1b2p wheel chair accessible unit	0	No	19,979.66	-	-	-	
	2b3p	12	No	21,236.96	254,843.46	0.46	0.76	
	2b3p Duplex	0	No	21,637.64	-	-	-	
	2b4p	0	No	21,907.01	-	-	-	
	2b4p wheel chair accessible unit	1	No	21,907.01	21,907.01	0.04	0.07	
	3b5p	20	No	30,290.67	605,813.36	1.09	1.81	
	3b5p wheel chair accessible unit	0	No	30,805.04	-	-	-	
	4b6p	17	No	32,108.86	545,850.65	0.98	1.63	
		50	No					
					1,428,414.48	2.57	4.27	
	Residential - MEPH shell, core, fit out - Shared Ownership							
	1b2p	0	No	21,335.50	-	-	-	
	1b2p wheel chair accessible unit	0	No	21,542.81	-	-	-	
	2b3p	0	No	22,688.85	-	-	-	
	2b3p wheel chair accessible unit	0	No	22,917.69	-	-	-	
	2b4p	0	No	23,545.80	-	-	-	
	2b4p wheel chair accessible unit	0	No	23,883.82	-	-	-	
		0	No					
					-	-	-	
	Residential - MEPH shell, core, fit out - Private							
	1b1p	39	No	20,506.34	799,747.22	1.44	2.39	
	1b2p	52	No	20,728.02	1,077,856.94	1.94	3.22	
	1b2p + 1	49	No	20,916.05	1,024,886.40	1.84	3.07	
	1b2p wheel chair accessible unit	0	No	20,935.32	-	-	-	
	2b3p wheel chair accessible unit	31	No	22,043.48	683,347.97	1.23	2.04	
	2b4p	38	No	22,070.04	838,661.55	1.51	2.51	
	2b4p +1	66	No	22,258.07	1,469,032.73	2.64	4.39	
	3b5p wheel chair accessible unit	2	No	30,126.27	60,252.54	0.11	0.18	
	3b6p	48	No	30,032.53	1,441,561.66	2.59	4.31	
		325	No					
					7,395,347.01	13.30	22.11	
	Commercial - MEPH shell, core, fit out							
	Morrison - see Fit-out section							
	Capped incoming water with water meter	1	No	5,000.00	12,936.00	0.02	0.04	
	Capped flow and return from ASHP	1	No	10,000.00	10,000.00	0.02	0.03	
	Waste connection	1	No	500.00	500.00	-	-	
	Capped sprinkler pipe	1	No	500.00	500.00	-	-	
	Capped electric supply	1	No	5,000.00	5,000.00	0.01	0.01	
	Hyperoptic fibre box	1	No	500.00	500.00	-	-	
	Open Reach fibre box	1	No	500.00	500.00	-	-	
	Temp lighting	1	No	2,000.00	2,000.00	-	0.01	
	Prelims	12.0%		31,936.00	3,832.32	0.01	0.01	
	Test and commission	1.5%		31,936.00	479.04	-	-	
					36,247.36	0.06	0.10	
	Car Park - MEPH shell, core, fit out - Morrisons							
	Dry sprinkler system to car park	6,318	m²	60.00	379,080.00	0.68	1.13	
	Smoke and Car Park Ventilation	6,318	m²	55.00	347,490.00	0.63	1.04	
	Power	6,318	m²	20.00	126,360.00	0.23	0.38	
	Lighting	6,318	m²	45.00	284,310.00	0.51	0.85	
	Active Car Charging Stations	24	No	3,850.00	92,400.00	0.17	0.28	
	Passive Car Charging infrastructure only	111	No	165.00	18,315.00			
						0.03	0.05	
	Prelims	12.0%		1,247,955.00	149,754.60	0.27	0.45	
	Test and commission	1.5%		1,247,955.00	18,719.33	0.03	0.06	
					1,416,428.93	2.55	4.24	
	Residential							
Lift and Conveyor Installations/	8 person lift serving:							
Systems	6 levels	2	No	47,370.00	94,740.00	0.17	0.28	
	11 levels	4	No	86,845.00	347,380.00	0.63	1.04	
	13 levels	2	No	102,635.00	205,270.00	0.37	0.61	
	22 levels	3	No	173,690.00	521,070.00	0.94	1.56	
	Platform lifts in cycle stores	4	No	20,000.00	80,000.00	0.14	0.24	
	Extra: evacuation lift	11	No	-	-	-	-	
	Extra: fire fighting lift	11	No	6,911.92	76,031.15	0.14	0.23	
	Lift car lift out - Affordable	4	No	3,000.00	incl			
	Lift car lift out - Market	7	No	7,500.00	incl			
					1,324,491.15	2.39	3.96	
	Morrison					-	-	
	Allowance for 8 person lift serving 3 levels	2		-	-	-	-	Included above
	Allowance for dock leveller	1		-	-	-	-	Included above
					-	-	-	
Builder's Work in Connection Services	BWIC Services @	2.5%		20,159,869.84	503,996.75	0.91	1.51	
					503,996.75	0.91	1.51	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
	Hard Landscaping							
	Drainage board	3,430	m²	69.12	237,078.95	0.43	0.71	
	Pathways with edgings	1,705	m²	202.04	344,479.59	0.62	1.03	
	Paving around building	1,082	m²	202.04	218,608.16	0.39	0.65	
	Allowance for external lighting	4,510	m²	31.90	143,874.33	0.26	0.43	
	Hard Landscaping to Communal Gardens - 30%	1,587	m²	212.67	337,478.13	0.61	1.01	includes allowance for edging
	allowance for furniture on podium	1,587	m²	37.22	59,058.67	0.11	0.18	
					1,340,577.83	2.42	4.01	
	Soft Landscaping							
	Semi mature trees	31	No	3,349.62	103,838.35	0.19	0.31	
	Subsoil and topsoil for planting	1,726	m³	66.99	115,629.02	0.21	0.35	
	Allowance for deeper subsoil and topsoil for trees	105	m³	66.99	7,034.21	0.01	0.02	
	Formal Planting to gardens - 60% of soft landscaping	2,222	m²	84.01	186,625.41	0.34	0.56	
	Grass to podium - 40% of soft landscaping	1,481	m²	11.70	17,323.88	0.03	0.05	
	Allowance for irrigation to soft landscaping on garden roofs - 70%	3,703	m²	17.01	62,995.92	0.11	0.19	
					493,446.79	0.89	1.48	
	Soil and surface water drainage at ground level across the site	8,930	m²	37.22	332,357.14	0.60	0.99	Based on GL site area
	Allowance for attenuation	8,930	m²	15.00	133,950.00	0.24	0.40	
					466,307.14	0.84	1.39	
Utilities	Standard utilities per home	375	No	-	-	-	-	included in Facilitating Works
					-	-	-	
Demolition and Enabling Works	see facilitating Works							
					-	-	-	
	Sub-total Building and Facilitating Works				**123,423,303.94**	**222.06**	**368.93**	
	Preliminaries (15.5%)				19,131,000.00	34.43	57.22	
	Main Contractor's OH&P - 6%				8,553,258.24	15.39	25.58	
	Contingency (5%)				7,555,378.11	13.60	22.60	
	Fees - see summary							
	Building Works Estimate (Estimated Contract Sum)				**158,662,940.28**	**285.48**	**474.33**	

CLIENT:

PROJECT:

Alyesham Estate

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
Substructure	**Substructure**							
	Phase 2 comprises A, B, C, D, E, F, G, H, K, J1 & J2							
	Allowance for hoarding	1	Item	200,000.00	200,000.00	0.34	0.47	
	Excavation over site for ground floor slab							
	Oversite excavation	7,676	m³	4.00	30,704.80	0.05	0.07	
	Disposal off site	7,676	m³	70.18	538,707.10	0.92	1.26	
	Extra over for disposal of excavated material as treatable hazardous waste - 10%	768	m³	200.00	153,524.00	0.26	0.36	
	Extra over for disposal of excavated material off site as extra hazardous - 5%	384	m³	450.00	172,714.50	0.29	0.40	
	Terram 1000	7,676	m²	5.31	40,788.82	0.07	0.10	
	100mm Lean mix blinding Gen 1	7,676	m²	15.95	122,444.01	0.21	0.29	
	300mm RC ground bearing slab	7,676	m²	250.00	1,919,050.00	3.27	4.49	
						-	-	
	End Bearing Piling:					-	-	
	Piling mat: 600 mm deep	7,676	m²	21.05	161,604.38	0.28	0.38	
	Strip piling mat and store in temporary spoil heap	4,606	m³	8.51	39,180.78	0.07	0.09	
	Establish plant & equipment on site for piling	1	item	9,000.00	9,000.00	0.02	0.02	
	Move plant and setup at piles + probe	928	No	76.56	71,032.70	0.12	0.17	
	600mm diameter contig piles (CFA) (Av.25m)	23.194	m	118.03	2,737,718.72	4.67	6.40	
	Load Test on Trial Piles to 2 x WL (Max Load 2902kN)	1	item	17,545.65	17,545.65	0.03	0.04	
	To mobilise engineer to site and carry out sonic	928	No	4.25	3,946.26	0.01	0.01	
	To supply and fix debonding foam to reinforcement cages	928	No	11.70	10,852.22	0.02	0.03	
	Set out	1	No	596.55	596.55	0.00	0.00	
	Attendance	928	No	2.13	1,973.13	0.00	0.00	
	Arisings off site	6,558	m³	53.17	348,681.78	0.60	0.82	
	Crop tops	928	No	13.82	12,825.35	0.02	0.03	
	Concrete					-	-	
	Pile caps					-	-	
	Core pile cap	12	No	20,000.00	240,000.00	0.41	0.56	
	Average two pile cap 1700 x 750 mm	368	No	1,313.27	483,130.61	0.82	1.13	
	Ground beams allowance	7,676	m²	50.51	387,726.43	0.66	0.91	
						-	-	
	DPM wrapped around pile caps and the like	7,676	m²	15.00	115,143.00	0.20	0.27	
	Gas membrane	7,676	m²	15.00	115,143.00	0.20	0.27	
	Allowance for excavation and forming lift pits	24	No	5,263.69	126,328.68	0.22	0.30	
	Allowance for underslab drainage	7,676	m²	58.49	448,946.39	0.77	1.05	
	Extra over ground floor slab for insulation under occupied areas	7,676	m²	35.50	272,505.10	0.47	0.64	
						-	-	
	RC Walls and Upstands	included in frame				-	-	
	Groundworks and Concrete Preliminaries (15%)		15.00%	5,603,880.73	840,582.11	1.43	1.97	
					9,622,396.07	16.42	22.51	
Superstructure								
Frame/Upper floors/Stairs and	250mm Thick reinforced concrete floor slabs incl. rebar (200kg/m³)	48,143	m²	210.00	10,110,082.93	17.25	23.65	
	250mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	5,899	m²	210.00	1,238,727.00	2.11	2.90	
	300mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	800	m²	240.00	191,880.00	0.33	0.45	
	800mm Thick transfer reinforced concrete slab incl. rebar (180kg/m³)	978	m²	550.00	537,900.00	0.92	1.26	
		55,819	m²			-	-	
	250mm Thick reinforced concrete roof slabs incl. rebar to walkways and inset balconies (200kg/m³)	615	m²	210.00	129,150.00	0.22	0.30	
	250 x 700mm Wide reinforced concrete columns incl. rebar (350kg/m³)	7,443	m	200.00	1,488,518.72	2.54	3.48	
	300 x 1000mm Wide reinforced concrete columns incl. rebar (350kg/m³)	1,861	m	350.00	651,226.94	1.11	1.52	
						-	-	
	250mm Thick reinforced concrete walls incl. rebar (200kg/m³)	15,550	m²	275.00	4,276,250.00	7.30	10.00	
	Reinforced concrete dogleg staircase complete with landings, half	138	No	6,500.00	897,000.00	1.53	2.10	
	Upstands - included in rates as sundries		m	-	-	-	-	
	Balustrades and handrails to dog leg stairs.	966	m	420.00	405,720.00	0.69	0.95	
	Handrails	1,518	m	170.00	258,060.00	0.44	0.60	
	Allowance for stairs to upper level roofs	10	No	3,000.00	30,000.00	0.05	0.07	
	Framed Concrete Preliminaries		15.00%	19,926,455.59	2,988,968.34	5.10	6.99	
					23,203,483.93	39.60	54.28	
Roof	Roof covering; membrane including all skirtings etc, insulation, membrane - buildings	7,676	m²	195.00	1,496,859.00	2.55	3.50	
	Roof covering; membrane including all skirtings etc, insulation, membrane - walkways and inset balconies	615	m²	195.00	119,925.00	0.20	0.28	
	Extra over: plant roofs; walkways	6,514	m²	300.00	1,954,110.00	3.33	4.57	
	PVs to roof - allowed 40% of plant/non green roof	2,605	m²	250.00	651,370.00	1.11	1.52	as sustainability report
	Extra over: communal gardens	1,778	m²	375.00	666,562.50	1.14	1.56	
	Balustrade to walkways and inset balconies	1,200	m	515.00	618,000.00	1.05	1.45	
	Parapet detail to roofs: continuation to cladding	1,503	m	280.00	420,840.00	0.72	0.98	
	Soil build-up; landscape drainage, root protection and irrigation	852	m²	250.00	213,000.00	0.36	0.50	
	Blue roof to podium - assumed thin attenuation tanks above waterproofing and below soil build-up	1,778	m²	200.00	355,500.00	0.61	0.83	as sustainability report
	Mansafe system		Item		Excluded			
	Canopy to Blocks	10	No	16,500.00	165,000.00	0.28	0.39	
	Allowance for davit arms	150	No	5,582.71	839,080.83	1.43	1.96	
	Lift over runs	370	m²	127.60	47,213.75	0.08	0.11	
	Builders work - AOV etc.	1	Item	35,000.00	35,000.00	0.06	0.08	
					7,582,461.08	12.94	17.74	
External Walls	100mm lightweight steel frame system; metsec, or similar ; 100 Rockwool Flexi insulation faced with CP board; breather membrane; 200 Rockwool Duo insulation; support steelwork; cavity tie system; panels of brick slips including fire stopping, cavity trays, movement joints, etc.	21,031	m²					
	Supply of facing Brickwork (£800/1000 allowed) facing skin built off	21,031	m²	57.62	1,211,837.62	2.07	2.84	
	Lift and install brickwork	21,031	m²	95.00	1,997,926.00	3.41	4.67	
	Parapet wall	2,255	m²	467.88	1,054,844.47	1.80	2.47	
	Extra over brickwork for detailing	3,155	m²	250.00	788,655.00	1.35	1.85	
	Shelf angle to support masonry - every level	10,631	m	300.00	3,189,300.00	5.44	7.46	
	Stainless steel cavity barriers - every level	10,631	m	95.00	1,009,945.00	1.72	2.36	
	Stainless steel cavity tray and lintol above windows	5,633	m	150.00	844,987.50	1.44	1.98	
	Cill detail	5,633	m	95.00	535,158.75	0.91	1.25	
	Reveal detail	28,842	m	35.00	1,009,478.40	1.72	2.36	
	Coping to parapet wall	1,503	m	300.00	450,900.00	0.77	1.05	
	Metsec and insulation	21,031	m²	103.79	2,182,752.40	3.72	5.11	
	Brickwork Preliminaries	14,275,785		15%	2,141,367.77	3.65	5.01	
	Parapet detail to roof edges, including capping	0	m	-	-	-	-	
	TB2 Enhanced thermal bridging performance related to detailing at the corners, between each dwelling, balcony's, etc requiring continuous lines of insultation, thermal breaks, etc	374	No	505.10	188,908.16	0.32	0.44	
	Scaffold	35,042	m²	105.00	3,679,441.50	6.28	8.61	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
	Cladding to office Building D	1,858	m²	950.00	1,765,195.00	3.01	4.13	
	Commercial Cladding	2,670	m²	950.00	2,536,500.00	4.33	5.93	
	Cladding to Leisure facilities	470	m²	650.00	305,630.00	0.52	0.72	
	Feature columns approx. 5000mm high	0	No	2,500.00	-	-	-	
	Bolt-on Balconies					-	-	
	Small Balconies 4 x 1.8 m	157	No	10,500.00	1,648,500.00	2.81	3.86	
	Large Balconies 7 x 1.8 m	217	No	13,500.00	2,929,500.00	5.00	6.85	
						-	-	
					29,470,827.57	50.29	68.95	
Windows and External Doors	Composite windows	9,013	m²	635.00	5,723,382.00	9.77	13.39	
	Aluminium louvre screens to plant rooms -allowance	620	m²	400.00	248,000.00	0.42	0.58	
	External entrance louvre door to plant rooms	10	No	5,000.00	50,000.00	0.09	0.12	
	External entrance door to residential entrance screen 12m2	10	No	12,600.00	126,000.00	0.22	0.29	
	Double Plantroom doors	14	No	3,000.00	42,000.00	0.07	0.10	
	Retail Doors	13	No	3,000.00	39,000.00	0.07	0.09	
	Office Doors	6	No	2,000.00	12,000.00	0.02	0.03	
	Restaurant Doors	7	No	3,000.00	21,000.00	0.04	0.05	
	Double Refuse doors	8	No	3,000.00	24,000.00	0.04	0.06	
	Secondary access doors	11	No	1,200.00	13,200.00	0.02	0.03	
	Cycle store doors	3	No	1,200.00	3,600.00	0.01	0.01	
	Doors to communal Gardens	5	No	1,200.00	6,000.00	0.01	0.01	
	Doors to communal External Walkways	15	No	1,200.00	18,000.00	0.03	0.04	
					6,326,182.00	10.80	14.80	
Internal Walls and Partitions								
	Division walls between Commercial and Residential	2,550	m²	150.00	382,500.00	0.65	0.89	
	Division walls cycle stores, plant etc	1,836	m²	120.00	220,320.00	0.38	0.52	
	Two skins 215mm thick block party walls between buildings	699	m²	200.00	139,800.00	0.24	0.33	
	Drylined Party walls	9,017	m²	160.00	1,442,761.60	2.46	3.38	
	Drylined Corridor walls	7,266	m²	160.00	1,162,552.00	1.98	2.72	
	Shaftwall to risers	2,866	m²	110.00	315,249.00	0.54	0.74	
Internal Doors (Shell and Core)	Internal Corridor and Stair Doors - Single	205	No	855.00	175,275.00	0.30	0.41	
	Double doors to entrance lobbies	10	No	2,500.00	25,000.00	0.04	0.06	
	Internal steel doors to plant and storage - Single	29	No	850.00	24,650.00	0.04	0.06	
	Internal steel doors to plant and storage - Door and half	6	No	1,800.00	10,800.00	0.02	0.03	
	Internal steel doors to plant and storage - Double	10	No	750.00	7,500.00	0.01	0.02	
	Riser doors	568	No	750.00	426,000.00	0.73	1.00	
					4,332,407.60	7.39	10.14	
Communal Fit-out	carpet to entrance lobbies - Affordable	60	m²	28.00	1,680.00	0.00	0.00	
	Latex levelling screed	60	m²	8.00	480.00	0.00	0.00	
	Floor tiles to entrance lobbies	184	m²	90.00	16,560.00	0.03	0.04	
	Entrance matting to Ground Floor lobbies	10	No	2,500.00	25,000.00	0.04	0.06	
	Skirtings - painted	64	m	6.00	384.00	0.00	0.00	
	Skirtings - tiles	150	m	20.00	3,000.00	0.01	0.01	
	carpet to corridors and lift lobbies - affordable	795	m²	28.00	22,260.00	0.04	0.05	
	Latex levelling screed	795	m²	8.00	6,360.00	0.01	0.01	
	Heckmondwike Supacord (Colour: Onyx) carpet to corridors and lift lobbies- Market and Intermediate	3,143	m²	28.00	88,004.00	0.15	0.21	
	Skirtings - painted	4,914	m	6.00	29,481.00	0.05	0.07	
	Floor finish to leisure	820	m²	70.00	57,400.00	0.10	0.13	
	Specialist skirtings	218	m	20.00	4,360.00	0.01	0.01	
	Danskin floor system	3,143	m²	40.00	125,720.00	0.21	0.29	
	Sealed and painted floor finish to stairs	1,794	m²	10.63	19,076.91	0.03	0.04	
	Softwood skirting and string; Painted	2,070	m	6.00	12,420.00	0.02	0.03	
	Sealed and Painted finish to plant and stores	2,094	m²	10.00	20,940.00	0.04	0.05	
	Allowance for paint to plant room floors	676	m²	10.00	6,760.00	0.01	0.02	
						-	-	
	Wall finish to Ground Floor lobbies - Affordable	256	m²	8.00	2,048.00	0.00	0.00	
	Wall finish to Ground Floor lobbies - Market and Intermediate	598	m²	8.00	4,784.00	0.01	0.01	
	Lining to Concrete Cores	7,775	m²	42.53	330,708.92	0.56	0.77	
	Painted Wall finish to Corridors	7,266	m²	8.00	58,127.60	0.10	0.14	
	Painted Wall finish to Lift lobbies	1,327	m²	8.00	10,612.00	0.02	0.02	
	Wall finish to Leisure	872	m²	75.00	65,400.00	0.11	0.15	
	Sealed and painted wall finish to stairs (Unpainted concrete finish)	0	m²	8.00	-	-	-	
						-	-	
	Plasterboard ceiling to lobbies including bulkheads - affordable	60	m²	36.00	2,160.00	0.00	0.01	
	Plasterboard ceiling to lobbies including bulkheads -Market/Intermediate	184	m²	36.00	6,624.00	0.01	0.02	
	Plasterboard ceiling to Corridors and lift lobbies	3,143	m²	36.00	113,148.00	0.19	0.26	
	Ceiling to Leisure	820	m²	50.00	41,000.00	0.07	0.10	
	Sealed and painted ceiling finish to stairs (Unpainted concrete finish)	0	m²	-	-	-	-	
	Ground floor Plant, and stores, refuse etc- no finish	2,094	m²	-	-	-	-	
					1,074,498.43	1.83	2.51	
Fittings (Shell & Core)								
	Bike racks (allowance for two tier bike rack)	876	No	200.00	175,200.00	0.30	0.41	
	Allowance for metal plate signage per floor	97	No	1,250.00	121,250.00	0.21	0.28	
	Allowance for statutory signage	97	No	1,250.00	121,250.00	0.21	0.28	
	Leisure	1	Item	150,000.00	150,000.00	0.26	0.35	
	Allowance for sundry metalwork etc on GIA	55,819	m²	5.32	296,784.41	0.51	0.69	
	Refuse fittings	10	No	10,000.00	100,000.00	0.17	0.23	
					964,484.41	1.65	2.26	
Fit out excluding MEPH Residential fit out	Fit out (excl. MEPH) - Affordable							
	1b2p	0	No	24,513.72	-	-	-	
	1b2p wheel chair accessible unit	0	No	26,191.60	-	-	-	
	2b3p	0	No	29,020.49	-	-	-	
	2b4p	0	No	33,094.65	-	-	-	
	2b4p wheel chair accessible unit	0	No	38,152.45	-	-	-	
	3b5p	0	No	44,422.75	-	-	-	
	3b5p wheel chair accessible unit	0	No	48,084.15	-	-	-	
		0	No					
					-	-	-	
	Fit out (excl. MEPH) - Shared Ownership							

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
	1b2p	2	No	31,092.04	62,184.08	0.11	0.15	
	2b3p	4	No	36,569.33	146,277.33	0.25	0.34	
	2b4p	21	No	46,538.59	977,310.35	1.67	2.29	
	2b4p wheel chair accessible unit	0	No	49,310.58	-	-	-	
	3b5p	0	No	53,460.28	-	-	-	
	3b5p Duplex	0	No	68,098.71	-	-	-	
		27	No					
					1,185,771.76	2.02	2.77	
	Fit out (excl. MEPH) - Market							
	1b1p	51	No	35,343.02	1,802,493.93	3.08	4.22	
	1b2p	106	No	40,535.35	4,296,746.57	7.33	10.05	
	1b2p + 1	39	No	41,653.59	1,624,490.05	2.77	3.80	
	1b2p wheel chair accessible unit	4	No	42,724.60	170,898.41	0.29	0.40	
	2b3p	40	No	45,961.95	1,838,478.10	3.14	4.30	
	2b3p Duplex	1	No	58,071.60	58,071.60	0.10	0.14	
	2b4p	90	No	56,309.70	5,067,873.45	8.65	11.86	
	2b4p + 1	43	No	60,232.77	2,590,008.95	4.42	6.06	
	2b4p Duplex	5	No	68,606.57	343,032.86	0.59	0.80	
	3b5p	27	No	71,067.69	1,918,827.70	3.27	4.49	
	3b5p Duplex	2	No	85,348.79	170,697.59	0.29	0.40	
	3b6p	51	No	68,344.84	3,485,586.63	5.95	8.15	
	3b6p wheel chair accessible unit	0	No	76,214.89	-	-	-	
	3b6p Duplex	6	No	85,338.03	512,028.16	0.87	1.20	
		465	No					
					23,879,234.00	40.75	55.86	
Services	Shell and Core							
	Mechanical/Public health							
	Soil stacks	492	No	1,250.00	615,000.00	1.05	1.44	
	Water distribution to apartment	492	No	900.00	442,800.00	0.76	1.04	
	Cold water tank and booster set	55,819	m²	10.00	558,194.52	0.95	1.31	
	Extra for booster	1	No	20,000.00	20,000.00	0.03	0.05	
	Chlorination and water treatment	492	No	375.00	184,500.00	0.31	0.43	
	Heating and Cooling to Residential lobbies	10	No	12,500.00	125,000.00	0.21	0.29	
	ASHP - Equipment delivery and commissioning	492	No	614.00	302,088.00	0.52	0.71	
	Hoist and install Air Source Heat Pumps	492	No	23.00	11,316.00	0.02	0.03	
	Distribution, pipework and fittings	492	m	2,394.12	1,177,906.41	2.01	2.76	
	Plant to energy centre	492	No	2,000.00	984,000.00	1.68	2.30	
	Roof mounted deck, pedestals, screen and door	1	Item	100,000.00	100,000.00	0.17	0.23	
	Sprinklers to Residential areas	33,672	m²		Included			
	Sprinklers to residential communal areas	4,207	m²	45.00	189,315.00	0.32	0.44	
	Sprinklers to Plant and Storage areas	2,094	m²	45.00	94,230.00	0.16	0.22	
	MAOV	97	No	7,500.00	727,500.00	1.24	1.70	
	Dry risers	80	No	3,950.00	316,000.00	0.54	0.74	
	Wet risers	17	No	6,500.00	110,500.00	0.19	0.26	
	BMS and energy management	492	No	750.00	369,000.00	0.63	0.86	
	Irrigation to podium landscaping	0	m²	15.00	-	-	-	
	Prelims	12.0%		6,327,349.93	759,281.99	1.30	1.78	
	Fire stopping	3.0%		6,327,349.93	189,820.50	0.32	0.44	
	Test and commission	1.5%		6,327,349.93	94,910.25	0.16	0.22	
					7,371,362.67	12.58	17.25	
	Electric							
	Substations							
	200KVA	1	No	40,000.00	40,000.00	0.07	0.12	
	500KVA	1	No	100,000.00	100,000.00	0.18	0.30	
	1MVA	3	No	200,000.00	600,000.00	1.08	1.79	
	1.8MVA	1	No	360,000.00	360,000.00	0.65	1.08	
	Mains cabling and switchgear	10	No	150,000.00	1,500,000.00	2.56	3.51	
	LV mains cabling and switchgear: switchroom to resi dist boards	485	No	750.00	363,750.00	0.62	0.85	
	Power and lighting to Residential lobbies	10	No	7,500.00	75,000.00	0.13	0.18	
	Power and lighting to leisure	1	No	90,000.00	90,000.00	0.15	0.21	
	Power and lighting to corridors and circulation	3,203	m²	90.00	288,270.00	0.49	0.67	
	Power and lighting to plant and stores	2,094	m²	30.00	62,820.00	0.11	0.15	
	Power and lighting to Stairs	138	No	750.00	103,500.00	0.18	0.24	
	Power to lifts & comms to lift	20	No	1,500.00	30,000.00	0.05	0.07	
	Emergency lighting to corridors and circulation	3,203	m²	45.00	144,135.00	0.25	0.34	
	Evacuation alarm	485	No	900.00	436,500.00	0.74	1.02	
	CCTV to core	10	No	10,000.00	100,000.00	0.17	0.23	
	CAA compliant external lighting to towers	1	No	8,000.00	8,000.00	0.01	0.02	
	TV aerial/sat dish installation	1	item	75,000.00	75,000.00	0.13	0.18	
	PVs on roof	0	m²	275.00	-	-	-	see roofs
	Prelims	12.0%	Item	3,276,975.00	393,237.00	0.67	0.92	
	Fire stopping	3.0%	Item	3,276,975.00	98,309.25	0.17	0.23	
	Test and commission	1.5%	Item	3,276,975.00	49,154.63	0.08	0.11	
					4,917,675.88	8.49	12.22	
	Residential - MEPH shell, core, fit out - Affordable							
	1b2p	0	No	19,699.69	-	-	-	
	1b2p wheel chair accessible unit	0	No	19,979.66	-	-	-	
	2b3p	0	No	21,236.96	-	-	-	
	2b4p	0	No	21,907.01	-	-	-	
	2b4p wheel chair accessible unit	0	No	21,907.01	-	-	-	
	3b5p	0	No	30,290.67	-	-	-	
	3b5p wheel chair accessible unit	0	No	30,805.04	-	-	-	
		0	No					
					-	-	-	
	Residential - MEPH shell, core, fit out - Shared Ownership							
	1b2p	2	No	21,335.50	42,671.01	0.07	0.10	
	2b3p	4	No	22,688.85	90,755.41	0.15	0.21	
	2b4p	21	No	23,545.80	494,461.82	0.84	1.16	
	2b4p wheel chair accessible unit	0	No	23,883.82	-	-	-	
	3b5p	0	No	31,853.62	-	-	-	
	3b5p Duplex	0	No	32,372.63	-	-	-	
		27	No					
					627,888.24	1.07	1.47	
	Residential - MEPH shell, core, fit out - Private							
	1b1p	51	No	20,506.34	1,045,823.29	1.78	2.45	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
	1b2p	106	No	20,728.02	2,197,169.91	3.75	5.14	
	1b2p + 1	39	No	20,916.05	815,725.91	1.39	1.91	
	1b2p wheel chair accessible unit	4	No	20,935.32	83,741.28	0.14	0.20	
	2b3p	40	No	21,814.64	872,585.67	1.49	2.04	
	2b3p Duplex	1	No	22,012.16	22,012.16	0.04	0.05	
	2b4p	90	No	22,070.04	1,986,303.67	3.39	4.65	
	2b4p + 1	43	No	22,408.06	963,546.69	1.64	2.25	
	2b4p Duplex	5	No	22,279.70	111,398.50	0.19	0.26	
	3b5p	27	No	30,126.27	813,409.34	1.39	1.90	
	3b5p Duplex	2	No	30,407.30	60,814.60	0.10	0.14	
	3b6p	51	No	30,032.53	1,531,659.27	2.61	3.58	
	3b6p wheel chair accessible unit	0	No	30,608.42	-	-	-	
	3b6p Duplex	6	No	30,417.44	182,504.62	0.31	0.43	
		465	No					
					10,686,694.91	18.24	25.00	
	Commercial - MEPH shell, core, fit out							
	Capped incoming water with water meter	24	No	5,000.00	310,464.00	0.53	0.73	
	Capped flow and return from ASHP	24	No	10,000.00	240,000.00	0.41	0.56	
	Gas supply to commercial units	19	No	5,000.00	95,000.00	0.16	0.22	
	Waste connection	24	No	500.00	12,000.00	0.02	0.03	
	Capped sprinkler pipe	24	No	500.00	12,000.00	0.02	0.03	
	Capped electric supply	24	No	5,000.00	120,000.00	0.20	0.28	
	Hyperoptic fibre box	24	No	500.00	12,000.00	0.02	0.03	
	Open Reach fibre box	24	No	500.00	12,000.00	0.02	0.03	
	Temp lighting	24	No	2,000.00	48,000.00	0.08	0.11	
	Connections to Commercial block	1	item	25,000.00	25,000.00	0.04	0.06	
	Prelims	12.0%		886,464.00	106,375.68	0.18	0.25	
	Test and commission	1.5%		886,464.00	13,296.96	0.02	0.03	
					1,006,136.64	1.72	2.35	
	Car Park - MEPH shell, core, fit out - None							
	Dry sprinkler system to car park	0	m²	55.00	-	-	-	
	Smoke and Car Park Ventilation	0	m²	50.00	-	-	-	
	Power	0	m²	20.00	-	-	-	
	Lighting	0	m²	40.00	-	-	-	
	Active Car Charging Stations	0	No	3,500.00	-	-	-	
	Passive Car Charging infrastructure only	0	No	150.00	-			
						-	-	
	Prelims	12.0%		-	-	-	-	
	Test and commission	1.5%		-	-	-	-	
					-	-	-	
Lift and Conveyor Installations/	8 person lift serving:							
Systems	6 levels	4	No	47,370.00	189,480.00	0.32	0.44	
	7 levels	4	No	55,265.00	221,060.00	0.38	0.52	
	9 levels	4	No	71,055.00	284,220.00	0.49	0.66	
	10 levels	4	No	78,950.00	315,800.00	0.54	0.74	
	11 levels	4	No	86,845.00	347,380.00	0.59	0.81	
	12 levels	2	No	94,740.00	189,480.00	0.32	0.44	
	16 levels	3	No	126,320.00	378,960.00	0.65	0.89	
	Platform lifts in cycle stores	2	No	20,000.00	40,000.00	0.07	0.09	
	Extra: evacuation lift	25	No	4,800.00	120,000.00	0.20	0.28	
	Extra: fire fighting lift	25	No	6,500.00	162,500.00	0.28	0.38	
	Lift car lift out - Affordable	6	No	incl				
	Lift car lift out - Market	19	No	incl				
					2,248,880.00	3.84	5.26	
Builder's Work in Connection Services	BWIC Services @	2.5%		26,858,638.34	671,465.96	1.15	1.57	
					671,465.96	1.15	1.57	
	Drainage board	1,826	m²	69.12	126,211.71	0.22	0.30	
	Pathways with edgings	6,454	m²	202.04	1,303,971.43	2.23	3.05	
	Feature paving	1,796	m²	210.00	377,160.00	0.64	0.88	
	Allowance for fittings	10,789	m²	11.00	118,679.00	0.20	0.28	
	Allowance for external lighting	10,789	m²	31.90	344,181.85	0.59	0.81	
	Allowance for play elements	1	Item	52,500.00	52,500.00	0.09	0.12	
	Allowance for cycle stands	1	Item	105,000.00	105,000.00	0.18	0.25	
	Hard Landscaping to Communal Gardens - 30%	533	m²	212.67	113,408.70	0.20	0.34	
	allowance for furniture on podium	533	m²	37.22	19,846.52	0.04	0.06	
					2,560,959.21	4.38	6.08	
	Soft Landscaping							
	Semi mature trees in soft ground	70	No	1,575.00	110,250.00	0.19	0.26	
	Semi mature trees in deeper soil	16	No	3,349.62	53,593.98	0.09	0.13	
	Subsoil and topsoil for planting	2,540	m³	66.99	170,160.90	0.29	0.40	
	Allowance for deeper subsoil and topsoil for trees	54	m³	66.99	3,617.59	0.01	0.01	
	Planting; level %	635	m²	84.01	53,344.09	0.09	0.12	
	Grass	1,904	m²	11.70	22,271.28	0.04	0.05	
	Formal Planting to gardens - 60% of soft landscaping	747	m²	17.01	12,701.77	0.02	0.04	
	Grass to podium - 40% of soft landscaping	498	m²	11.70	5,821.65	0.01	0.02	
	Allowance for irrigation to soft landscaping	3,784	m²	16.00	60,548.00	0.10	0.14	
					492,309.26	0.84	1.17	
	Soil and surface water drainage at ground level across the site	18,170	m²	37.22	676,251.88	1.22	2.02	
	Allowance for attenuation	18,170	m²	15.00	272,550.00	0.49	0.82	
					948,801.88	1.71	2.84	
Utilities	Standard utilities per home	485	No	-	-	-	-	
					-	-	-	
Demolition and Enabling Works	see facilitating Works	1	Item		-	-	-	
					-	-	-	
	Sub-total Building and Facilitating Works				**139,173,921.50**	**237.70**	**327.04**	
	Preliminaries (15.5%)				21,572,000.00	38.82	64.53	
	Main Contractor's OH&P - 6%				9,644,755.29	17.36	28.85	
	Contingency (5%)				8,519,533.84	15.33	25.48	
	Fees - see summary							
	Building Works Estimate (Estimated Contract Sum)				**178,910,210.63**	**309.21**	**445.90**	

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

6.1 UNIT MIX SUMMARY PHASE 1

Fulkers Bailey Russell

Unit Summary Phase 1

Units	Avg. Size (ft²)	No / Unit	Res. Area (ft²)	Comm. Area (ft²)
Affordable				
				-
1 Bed 2 P	-			-
1 Bed 2 P WAU	-			
2 Bed 3P	662	12	7,940	-
2 Bed 3P Duplex	-			
2 Bed 4P	-			-
2 Bed 4P WAU	938	1	938	
3 Bed 5P	950	20	18,996	-
3 Bed 5P WAU	-			-
4 Bed 6P	1,122	17	19,075	-
		50	46,950	-
				-
Shared Ownership/Intermediate				
1 Bed 2 P	-			
1 Bed 2 P WAU	-			
2 Bed 3P	-			
2 Bed 3P WAU	-			
2 Bed 4P	-			
2 Bed 4P WAU	-			
		-	-	
				-
Market				
1 Bed 1 P	430	39	16,766	
1 Bed 2 P	551	52	28,661	
1 Bed 2 P + 1	647	49	31,697	
1 Bed 2 P WAU	-			
2 Bed 3P	722	31	22,371	
2 Bed 3P Duplex	-			
2 Bed 4P	760	38	28,884	
2 Bed 4P +1	892	66	58,884	
3 Bed 5P	929	2	1,858	
3 Bed 6P	1,027	48	49,319	
3 Bed 6P WAU	-			
3 Bed 6P Duplex	-			
		325	238,441	
		375	**285,390**	**-**
Commercial				
Morrison		1	47,749	
Retail Area		2	1,180	
		3	**48,929**	**-**
Total		**378**	**334,319**	**-**

Areas:

NIA*	334,319	ft²
GIA (incl. Car Park)	555,628	ft²
GIA (excl. Car Park)	504,700	ft²
Net / Gross Internal (%)	9	
Total including Car Park	60%	
Total excluding Car Park	66%	

Date 05/12/2024

Construction Period TBC

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

6.2 UNIT MIX SUMMARY PHASE 2

Fulkers Bailey Russell

Unit Summary Phase 2

Units	Avg. Size (ft²)	No / Unit	Res. Area (ft²)	Comm. Area (ft²)
Affordable				
				-
1 Bed 2 P	-			-
1 Bed 2 P WAU	-			
2 Bed 3P	-			-
2 Bed 4P	-			-
2 Bed 4P WAU	-			
3 Bed 5P	-			-
3 Bed 5P WAU	-			-
		-	-	-
				-
Shared Ownership/Intermediate				
1 Bed 2 P	536	2	1,073	
2 Bed 3P	743	4	2,972	
2 Bed 4P	781	21	16,397	
2 Bed 4P WAU	-			
3 Bed 5P	-			
3 Bed 5P Duplex	-			
		27	20,442	
				-
Market				
1 Bed 1 P	439	51	22,386	
1 Bed 2 P	563	106	59,719	
1 Bed 2 P + 1	650	39	25,362	
1 Bed 2 P WAU	729	4	2,917	
2 Bed 3P	703	40	28,121	
2 Bed 3P Duplex	856	1	856	
2 Bed 4P	794	90	71,472	
2 Bed 4P +1	896	43	38,514	
2 Bed 4P Duplex	997	5	4,986	
3 Bed 5P Duplex	1,287	2	2,574	
3 Bed 5P	960	27	25,925	
3 Bed 6P	1,062	51	54,182	
3 Bed 6P WAU	-			
3 Bed 6P Duplex	1,302	6	7,810	
		465	344,823	
		492	**365,265**	**-**
Commercial				
Commercial / Retail / Leisure		25	62,182	
		25	**62,182**	**-**
Total		**517**	**427,447**	**-**

Areas:

NIA*	427,447	ft²
GIA	585,999	ft²

Net / Gross Internal (%)

Total including Car Park	73%

Date	########
Construction Period	TBC

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

7.1 Fit-Out Summary (Phase 1)

Fulkers Bailey Russell

Type	Description	1b1p	1b2p	1b2p ,+1	1b2p WAU	2b3p	2b3p	2b3p Duplex	2b4p	2b4p +1	2b4p WAU	2b4p Duplex	3b5p	3b5p WAU	3b5p Duplex	3b6p	3b6p WAU	3b6p Duplex	4b6p	
Affordable	No of Units					12					1		20						17	50
	Fit-Out (excl. MEP)		24,514		26,192	29,020		40,273	33,095		38,152		44,423	48,084					52,050	
	MEP		19,700		19,980	21,237		21,638	21,907		21,907		30,291	30,805					32,109	
	Total/Unit	**-**	**44,213**	**-**	**46,171**	**50,257**		**61,910**	**55,002**	**-**	**60,059**		**74,713**	**78,889**					**84,159**	
	Overall Total	**-**	**-**	**-**	**-**	**603,089**		**-**	**-**	**-**	**60,059**		**1,494,268**	**-**					**1,430,703**	
Shared Ownership	No of Units	-	-	-	-	-	-		-		-									0
	Fit-Out (excl. MEP)	26,625	31,092	31,946	32,652	36,569	38,227	48,402	46,539		49,311	58,541	53,460	55,778	68,099					
	MEP	20,662	21,336	21,524	21,543	22,689	22,918	22,886	23,546		23,884	23,755	31,854	32,092	32,373					
	Total/Unit	**47,287**	**52,428**	**53,470**	**54,195**	**59,258**	**61,145**	**71,288**	**70,084**	**-**	**73,194**	**82,297**	**85,314**	**87,869**	**100,471**					
	Overall Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**					
Market	No of Units	39	52	49	-		31		38	66				2		48				325
	Fit-Out (excl. MEP)	35,343	40,535	41,654	42,725	45,962	48,279	58,072	56,310	57,428	60,233	68,607	67,530	71,068	85,349	68,345	76,215	85,338		
	MEP	20,506	20,728	20,916	20,935	21,815	22,043	22,012	22,070	22,258	22,408	22,280	29,888	30,126	30,407	30,033	30,608	30,417		
	Total/Unit	**55,849**	**61,263**	**62,570**	**63,660**	**67,777**	**70,323**	**80,084**	**78,380**	**79,686**	**82,641**	**90,886**	**97,418**	**101,194**	**115,756**	**98,377**	**106,823**	**115,755**		
	Overall Total	**2,178,125**	**3,185,695**	**3,065,912**	**-**	**-**	**2,180,006**	**-**	**2,978,430**	**5,259,277**	**-**	**-**	**-**	**202,388**	**-**	**4,722,114**	**-**	**-**		

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

7.2 Fit-Out Summary (Phase 2)

Fulkers Bailey Russell

Type	Description	1b1p	1b2p	1b2p ,+1	1b2p WAU	2b3p	2b3p WAU	2b3p Duplex	2b4p	2b4p +1	2b4p Duplex	3b5p	3b5p WAU	3b5p Duplex	3b6p	3b6p WAU	3b6p Duplex	
Affordable	No of Units		0		0	0			0	0		0	0					0
	Fit-Out (excl. MEP)		24,514		26,192	29,020		40,273	33,095	38,152		44,423	48,084					
	MEP		19,700		19,980	21,237		21,638	21,907	21,907		30,291	30,805					
	Total/Unit	**-**	**44,213**	**-**	**46,171**	**50,257**		**61,910**	**55,002**	**60,059**		**74,713**	**78,889**					
	Overall Total	**-**	**-**	**-**	**-**	**-**		**-**	**-**	**-**		**-**	**-**					
Shared Ownership	No of Units		2			4			21	-		-		-			-	27
	Fit-Out (excl. MEP)	26,625	31,092	31,946	32,652	36,569	38,227	48,402	46,539	49,311	58,541	53,460	55,778	68,099				
	MEP	20,662	21,336	21,524	21,543	22,689	22,918	22,886	23,546	23,884	23,755	31,854	32,092	32,373				
	Total/Unit	**47,287**	**52,428**	**53,470**	**54,195**	**59,258**	**61,145**	**71,288**	**70,084**	**73,194**	**82,297**	**85,314**	**87,869**	**100,471**				
	Overall Total	**-**	**104,855**	**-**	**-**	**237,033**	**-**	**-**	**1,471,772**	**-**	**-**	**-**	**-**	**-**				
Market	No of Units	51	106	39	4	40	-	1	90	43	5	-	27	2	51	-	6	465
	Fit-Out (excl. MEP)	35,343	40,535	41,654	42,725	45,962	48,279	58,072	56,310	60,233	68,607	67,530	71,068	85,349	68,345	76,215	85,338	
	MEP	20,506	20,728	20,916	20,935	21,815	22,043	22,012	22,070	22,408	22,280	29,888	30,126	30,407	30,033	30,608	30,417	
	Total/Unit	**55,849**	**61,263**	**62,570**	**63,660**	**67,777**	**70,323**	**80,084**	**78,380**	**82,641**	**90,886**	**97,418**	**101,194**	**115,756**	**98,377**	**106,823**	**115,755**	
	Overall Total	**2,848,317**	**6,493,916**	**2,440,216**	**254,640**	**2,711,064**	**-**	**80,084**	**7,054,177**	**3,553,556**	**454,431**	**-**	**2,732,237**	**231,512**	**5,017,246**	**-**	**694,533**	

Fulkers Bailey Russell

Raising the bar for construction consultancy services.

london I basingstoke I brighton I bristol | gravesend I leeds I manchester I reading

APPENDIX 11. Berkeley Homes evidence on sales and marketing costs, November 2024

Homes to sell	607
GDV	£369,085,800
Sales rate	6
Budget start	Nov-26
Budget end	Apr-35
Cost per home	£25,994
Cost per month	£155,964

9 - Sales & Marketing								**6 per month**
90 - Marketing	***Remaining months***							**101**
Total Budget							**£**	**15,778,368**
Marketing							**£**	**7,889,211**
900 - Brochure	***CODE TOTAL***	***Unit***	***Quantity***		***Rate***		**£**	**304,617**
9000 - Brochure Design	***Sub total***						***£***	***133,750***
	New Branding and guidelines by third party		1	£	45,900	£	45,900
	Vision Workshop		1	£	9,500	£	9,500
	brochure design		2	£	5,000	£	10,000
	fact sheet refresh and redesign		2	£	5,000	£	10,000
	brochure refresh		2	£	18,000	£	36,000
	Fact sheet		1	£	5,000	£	5,000
	Translations @ £1K per brochure, £500 fact sheet	Translations	1	£	1,500	£	1,500
	Launch collateral updates		3	£	1,500	£	4,500
	Ad hoc design @ £500 per month	Months	22.7	£	500	£	11,350
9002 - Brochure Print	***Sub total***						***£***	***170,867***
	P2 reprint	Prints	1	£	52,600	£	52,600
	P2 fact sheet reprint £945 per 1000 copies (3 prints a year) 4 pager	Prints	3	£	945	£	23,814
	P1 brochure print	Prints	1	£	36,300	£	36,300
	Translation brochure print	Prints	1	£	36,300	£	36,300
	Guide £540 for 500 prints x 3 years (4pager)	Guide	3	£	540	£	1,620
	Ad hoc @ £200 per month	Months	101	£	200	£	20,233
901 - Advertising	***CODE TOTAL***					**£**	**931,000**
9010 - Advertising Design	***Sub total***					***£***	***166,000***
	Based off 20% of campaign creative		1	£	166,000	£	166,000
9012 - Advertising Campaign	***Sub total***					***£***	***765,000***
	P1 launch campaign - print	Print/Digital	4	£	65,000	£	260,000
	P1 burst	Digital	4	£	20,000	£	80,000
	P2 launch campaign	Print/Digital	3	£	65,000	£	195,000
	Penthouse P1 launch	Digital	4	£	18,000	£	72,000
	Penthouse P2 launch	Digital	4	£	22,000	£	88,000
	Local advertising	Print/Digital	20	£	3,500	£	70,000
902 - Digital	***CODE TOTAL***					**£**	**1,517,500**
9020 - Digital Advertising Campaign	***Sub total***					***£***	***1,517,500***
	Ongoing digital campaign @ £12k/month	Months	101.167	£	12,000	£	1,214,000
	Ad hoc @ £1K pm	Months	101.167	£	1,000	£	101,167
	Group recharge @ £2K pm	Months	101.167	£	2,000	£	202,333
903 - Events & PR	***CODE TOTAL***					**£**	**1,076,250**
9030 - Sales Promotion Events	***Sub total***					***£***	***129,500***
	P1 launch event	Event	1	£	10,000	£	10,000
	P2 launch event	Event	1	£	10,000	£	10,000
	Penthouse launch P1	Event	1	£	5,000	£	2,500
	Penthouse launch P2	Event	1	£	5,000	£	2,500
	Award entries @ £3.5K pa	Event	5	£	3,500	£	17,500
	Budget for 1 event every 2 months @ £2K	Months	41	£	2,000	£	82,000
	Merchandise	Merchandise	1	£	5,000	£	5,000
9032 - Public Relations	***Sub total***					***£***	***894,250***
	PR Retainer @ £1.25K pm	Months	101	£	1,250	£	126,250
	Events and press launches	Events	20	£	38,400	£	768,000
9034 - Market Research	***Sub total***					***£***	***52,500***
	Budget	Budget	3	£	17,500	£	52,500
9036 - Other Sales Promotion	***Sub total***					***£***	***-***
						£	-
904 - Signage	***CODE TOTAL***					**£**	**840,134**
9040 - Signage	***Sub total***					***£***	***198,967***
	SMS interior corporate signage	Signage	2	£	5,000	£	10,000
	Ad hoc SMS signage and window vinyl	Ad hoc/Launch	20	£	5,048	£	100,967
	Wayfinding	Wayfinding	4	£	20,000	£	88,000
9042 - Hoarding	***Sub total***					***£***	***641,167***
	Hoarding - Phase 1	Hoarding	3	£	60,000	£	180,000
	Hoarding - Phase 2	Hoarding	6	£	60,000	£	360,000
	Hoarding maintenance @ £1000 pm	Months	101.167	£	1,000	£	101,167
905 - Models	***CODE TOTAL***					**£**	**95,500**

9050 - Models	Masterplan model update		Update	1	£	50,500	£	50,500
	Overseas model		Update	1	£	45,000	£	45,000
906 - CGI & Photography & Film	***CODE TOTAL***						**£**	**961,677**
9060 - CGI Costs	***Sub total***						***£***	***206,425***
	Phase 1 Exterior CGI's X5		Update	5	£	3,785	£	18,925
	P1 penthouse (5 x £4.5K)		Per penthouse (Large)	5	£	4,500	£	22,500
	P2 penthouse (4 x £3K)		Per penthouse (Med)	4	£	3,000	£	12,000
	P2 CGIs - exterior (4 x £4.5K)		Exterior	4	£	4,500	£	18,000
	P2 CGIs - interior (6 x £4.5K)		Interior	6	£	4,500	£	27,000
	Masterplan annimation			1	£	40,000	£	40,000
	Facilities assumed on gym, resi lounge, podium garden			8	£	8,500	£	68,000
9062 - Photography Costs	***Sub total***						***£***	***87,361***
	Show home and SMS updates		Updates	1	£	2,500	£	2,500
	Show home		Show home	18	£	3,500	£	63,000
	Local area			1	£	5,000	£	5,000
	Event photography @ £500 p/event		Months	101	£	167	£	16,861
9064 - Film Production	***Sub total***						***£***	***177,167***
	P1 launch film		Film	1	£	25,000	£	25,000
	P2 launch film		Film	1	£	25,000	£	25,000
	Local area film		Film	1	£	20,000	£	20,000
	Sales overview film		Film	2	£	3,000	£	6,000
	Ad hoc film @ 1 PQ @ £3K		Months	101	£	1,000	£	101,167
9066 - Sales Interactive	***Sub total***						***£***	***490,724***
Interactive marketing	Receive and Translate Phase 1 Exterior Building Models		Update	1	£	2,675	£	2,675
	Build Detailed Phase 1 Landscape Modelling		Update	1	£	4,280	£	4,280
	Why Buy Aylesham		Update	1	£	4,290	£	4,290
	Create Building Interactive Marketing Software [250apartmen		Update	1	£	32,250	£	32,250
	Create 360-Degree Panoramic Views Out [250 apartments]		Update	1	£	32,250	£	32,250
	Millerhare OneLink [facilitates interactive being fully responsive to all devices, i.e.mobile, iPad and desktop online]		Update	1	£	16,602	£	16,602
	Annimation 1 min		Update	4	£	17,260	£	69,040
	Bubble Tours (x6)		Update	6	£	10,145	£	60,870
	Ad hoc updates @ £500 per month		Month	50.0	£	500	£	25,000
	Receive and Translate Phase 2 Exterior Building Models		Update	1	£	2,675	£	2,675
	Build Detailed Phase 2 Landscape Modelling		Update	1	£	4,280	£	4,280
	Create Building Interactive Marketing Software [250apartmen		Update	1	£	32,250	£	32,250
	Create 360-Degree Panoramic Views Out [250 apartments]		Update	1	£	32,250	£	32,250
	Millerhare OneLink [facilitates interactive being fully responsive to all devices, i.e.mobile, iPad and desktop online]		Update	1	£	16,602	£	16,602
	Annimation 1 min		Update	4	£	17,260	£	69,040
	Bubble Tours (x6)		Update	6	£	10,145	£	60,870
	Ad hoc updates @ £500 per month		Month	51.0	£	500	£	25,500
907 - Overseas	***CODE TOTAL***						**£**	**800,000**
9070 - Overseas Event / Exhibition Costs	***Sub total***						***£***	***760,000***
			Events	1	£	760,000	£	760,000
9072 - Overseas Shipping								
	Shipping flights, staffing logistics		Shipping costs	1	£	40,000	***£***	***40,000***
9074 - Overseas Travel & Accommodation								
910 - Setup	***CODE TOTAL***						**£**	**1,362,533**
9102 - Sales Suite Fit Out	***Sub total***						***£***	***985,250***
	Sales suite P1 (temp)		Marketing suite	1	£	365,000	£	365,000
	Sales suite P2		Marketing suite	1	£	500,000	£	500,000
	Sales suite update		Update	1	£	120,250	£	120,250
9104 - Sales Area Build				1	£	80,000	£	80,000
9108 - Show Unit Fit Out	***Sub total***						***£***	***377,283***
	S&M show unit		Show unit	1	£	137,283	£	137,283
	On site showhome 2 beds		Show unit	2	£	75,000	£	150,000
	On site furniture pack		Show unit	2	£	45,000	£	90,000
9110 - Show Unit VAT - Output							£	-
91 - Agent Fees Sales							**£**	**7,889,157**

APPENDIX 12. Aylesham Centre existing tenancy schedule, November 2024

Aylesham	**Existing Tenancy Schedule**
Berkeley Group	**21/11/2024**

CF Commercial Berkeley Designed for life

Unit	Tenant	SQF	Rent	Rent PSF	Lease Start	Lease end
The Aylesham Centre, Rye Lane						
Unit 1	Costa Limited	2,072	£ 95,000	£ 45.85	12/12/2016	11/12/2026
Unit 2a	Rosenfield Limited	1,825	£ 60,000	£ 32.88	02/12/2020	01/12/2025
Unit 2b	Nando's Chickenland Limited	3,286	£ 110,000	£ 33.48	16/09/2019	15/09/2039
Unit 3	VACANT					
Unit 4	Sportswift Limited	862	£ 65,000	£ 75.41	18/06/2021	17/06/2028
Unit 5 & Unit 13 (Gro	Poundland Limited	5,990	£ 180,000	£ 30.05	22/10/2022	21/10/2032
Unit 6	JD Sports Fashion Plc	3,358	£ 157,200	£ 46.81	28/08/2022	27/08/2032
Unit 7	Everything Everywhere Limited	1,483	£ 92,400	£ 62.31	25/03/2012	24/03/2022
Unit 8	Greggs Plc	1,416	£ 72,250	£ 51.02	25/12/2022	24/12/2032
Unit 9	Holland & Barrett Retail Limited	1,471	£ 81,250	£ 55.23	08/12/2020	07/12/2025
Unit 10	MP Peckham Holding Ltd	5,593	£ 135,000	£ 24.14	18/05/2023	17/05/2029
Unit 11	Ladbrokes Betting & Gaming Limited	985	£ 15,000	£ 15.23	24/03/2023	31/12/2027
Unit 11A	MVC (london)Ltd	1,376	£ 45,000	£ 32.70	24/03/2023	23/03/2033
Unit 12	C&J Clark International Ltd	3,185	£ 33,921	£ 10.65	10/08/2023	09/08/2028
Unit 14	PAK Butchers (Peckham) Limited	1,518	£ 35,000	£ 23.06	01/06/2022	31/05/2028
Unit 15	VACANT					
Unit 15a	Berkeley Homes Hub					
Unit 15b	Limetextiles Limited	732	£ 8,000	£ 10.93	15/04/2019	14/04/2024
Unit 16	RK Retail Solutions Ltd	1,002	£ 14,400	£ 14.37	18/01/2024	22/09/2027
Unit 17	Rifci.com Limited	1,696	£ 32,000	£ 18.87	06/06/2023	05/06/2026
Unit 18	Safeway Stores Limited	50,708	£ 660,000	£ 13.02	29/09/1995	28/09/2034
	Mall Hand Carts (14 stands)		£ 60,000			
				£ 33.11		

APPENDIX 13. DS2 Development appraisal for the Proposed Development Zero Affordable Housing, December 2024

Aylesham Centre, Peckham
Proposed Development Appraisal - Zero Affordable

Prepared on behalf of Berkeley Homes (Capital) Plc

Development Appraisal
DS2
09 December 2024

APPRAISAL SUMMARY DS2

Aylesham Centre, Peckham
Proposed Development Appraisal - Zero Affordable

Appraisal Summary for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block N - Market Sale	64	39,096	866.49	529,316	33,876,200
Block M - Market Sale	149	116,019	869.70	677,188	100,901,000
Block L - Market Sale	85	61,082	845.57	607,634	51,648,900
Block P - Market Sale	50	46,971	807.49	758,577	37,928,825
Block Q - Market Sale	27	22,126	773.13	633,579	17,106,625
Block C - Market Sale	19	14,793	780.64	607,788	11,547,975
Block B - Market Sale	27	20,436	852.66	645,369	17,424,950
Block A - Market Sale	19	14,087	823.72	610,745	11,604,150
Block E - Market Sale	79	49,978	900.96	569,978	45,028,275
Block G - Market Sale	71	51,787	844.79	616,192	43,749,625
Block K - Market Sale	85	63,373	859.83	641,056	54,489,750
Block J1 -Market Sale	108	78,605	861.49	627,015	67,717,625
Block J2 -Market Sale	21	16,680	829.42	658,814	13,835,100
Block H - Market Sale	43	37,141	828.70	715,780	30,778,550
Block F -Market Sale	20	18,347	796.36	730,543	14,610,850
Totals	**867**	**650,522**			**552,248,400**

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
New Supermarket	1	115,303		0	0	
Block N - Retail	1	1,014	25.00	25,350	25,350	25,350
Block L - Retail	1	174	20.00	3,480	3,480	3,480
Block C - Retail	2	4,229	37.50	79,294	158,588	158,588
Block B - Retail	1	4,585	37.50	171,938	171,938	171,938
Block A - Retail	1	4,596	37.50	172,350	172,350	172,350
Block D - Office	6	24,111	35.33	141,976	851,855	851,855
Block E - F&B	1	1,760	35.00	61,600	61,600	61,600
Block E - Office	1	1,673	30.00	50,190	50,190	50,190
Block G - Office	1	618	30.00	18,540	18,540	18,540
Block G - F&B	1	2,099	32.50	68,218	68,218	68,218
Block K - Retail	2	2,969	27.50	40,824	81,648	81,648
Block K - Gym (Ground Floor)	1	3,771	25.00	94,275	94,275	94,275
Block K - Gym (1st Floor)	1	4,901	17.50	85,768	85,768	85,768
Block K - Office	1	547	30.00	16,410	16,410	16,410
Block J1 - Retail	1	955	27.50	26,263	26,263	26,263
Block H - F&B	1	1,706	32.50	55,445	55,445	55,445
Block H - Retail	1	826	27.50	22,715	22,715	22,715
Block F - F&B	1	1,297	32.50	42,153	42,153	42,153
Block F - Retail	1	617	25.00	15,425	15,425	15,425
Totals	**27**	**177,751**			**2,022,207**	**2,022,207**

Investment Valuation

New Supermarket					
Manual Value					17,500,000
Block N - Retail					
Market Rent	25,350	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	274,871
Block L - Retail					
Market Rent	3,480	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	37,734
Block C - Retail					
Market Rent	158,588	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,117,323
Block B - Retail					
Market Rent	171,938	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,295,561
Block A - Retail					
Market Rent	172,350	YP @	7.0000%	14.2857	

Aylesham Centre, Peckham
Proposed Development Appraisal - Zero Affordable

(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,301,068
Block D - Office					
Market Rent	851,855	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	8,683,537
Block E - F&B					
Market Rent	61,600	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	667,932
Block E - Office					
Market Rent	50,190	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	511,621
Block G - Office					
Market Rent	18,540	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	201,030
Block G - F&B					
Market Rent	68,218	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	739,686
Block K - Retail					
Market Rent	81,648	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	885,308
Block K - Gym (Ground Floor)					
Market Rent	94,275	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,022,228
Block K - Gym (1st Floor)					
Market Rent	85,768	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	929,981
Block K - Office					
Market Rent	16,410	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	177,934
Block J1 - Retail					
Market Rent	26,263	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	284,766
Block H - F&B					
Market Rent	55,445	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	601,193
Block H - Retail					
Market Rent	22,715	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	246,300
Block F - F&B					
Market Rent	42,153	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	457,062
Block F - Retail					
Market Rent	15,425	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	167,254
Total Investment Valuation					**40,102,387**
GROSS DEVELOPMENT VALUE				**592,350,787**	
Purchaser's Costs			(2,726,962)		
Effective Purchaser's Costs Rate		6.80%			
				(2,726,962)	
NET DEVELOPMENT VALUE				**589,623,825**	
NET REALISATION				**589,623,825**	
OUTLAY					

APPRAISAL SUMMARY DS2

Aylesham Centre, Peckham
Proposed Development Appraisal - Zero Affordable

ACQUISITION COSTS

EUV of Petrol Station	800,000		
Premium	20.00%	160,000	
EUV of Supermarket Freehold	10,300,000		
EUV of Morrison's Lease	2,750,000		
EUV of Retail Fronting Hanover Park	650,000		
EUV of Retail in Aylesham Centre	1,300,000		
EUV of Retail Fronting Rye Lane	12,150,000		
Landowners' Premium	20.00%	5,430,000	
Total Acquisition		33,540,000	
			33,540,000
Stamp Duty	5.00%	1,677,000	
Agent Fee	1.00%	335,400	
Legal Fee	0.50%	167,700	
			2,180,100

Other Acquisition Costs

Third Party Costs		5,307,500	
Tenants' Compensation & Legals		4,187,298	
			9,494,798

CONSTRUCTION COSTS

Construction	**Units**	**Unit Amount**	**Cost**	
Phase 1 - Facilitating Works	1 un	5,741,593	5,741,593	
Phase 2 & 3 Podium Construction	1 un	11,780,700	11,780,700	
Phase 2 - Demoliton and Enabling Works	1 un	6,055,426	6,055,426	
Totals			**23,577,719**	
	ft²	**Build Rate ft²**	**Cost**	
Phase 1 - Podium Construction	115,303	210.60	24,282,271	
Block N - Market Sale	63,851	288.03	18,390,815	
Block M - Market Sale	169,099	288.03	48,705,585	
Block L - Market Sale	93,849	288.03	27,031,327	
Block P - Market Sale	74,397	288.03	21,428,568	
Block Q - Market Sale	39,128	288.03	11,270,038	
Block C - Market Sale	27,702	270.65	7,497,546	
Block B - Market Sale	25,084	270.65	6,788,985	
Block A - Market Sale	27,084	270.65	7,330,285	
Block E - Market Sale	73,303	270.65	19,839,457	
Block G - Market Sale	77,214	270.65	20,897,969	
Block K - Market Sale	109,566	270.65	29,654,038	
Block J1 -Market Sale	107,967	270.65	29,221,269	
Block J2 -Market Sale	22,979	270.65	6,219,266	
Block H - Market Sale	57,166	270.65	15,471,978	
Block F -Market Sale	28,636	270.65	7,750,333	
Block D - Construction	29,335	270.65	7,939,518	
Totals	**1,141,663 ft²**		**309,719,248**	
Contingency		5.00%	16,074,997	
Phase 1 M&BCIL			7,504,928	
Carbon Offset			880,000	
Phase 2 M&BCIL			6,167,040	
				363,923,932

Other Construction Costs

Post completion maintenance (PD)	375 un	2,000.00 /un	750,000	
Service charge voids	375 un	1,000.00 /un	375,000	
Post completion maintenance (PD)	492 un	2,000.00 /un	984,000	
Service charge voids	492 un	1,000.00 /un	492,000	
				2,601,000

PROFESSIONAL FEES

Professional Fees	10.00%	15,685,020	
Professional Fees	10.00%	17,644,677	
			33,329,697

MARKETING & LETTING

Commercial Marketing	1.50%	600,970	
Residential Marketing	2.50%	13,806,210	
Letting Agent Fee (Supermarket)		125,000	
Letting Agent Fee	10.00%	202,221	
Letting Legal Fee (Supermarket)		62,500	
Letting Legal Fee	5.00%	101,110	
			14,898,011

APPRAISAL SUMMARY DS2

Aylesham Centre, Peckham
Proposed Development Appraisal - Zero Affordable

DISPOSAL FEES

Commercial Sales Agent Fee		2.00%	746,856	
Residential Sales Agent Fee		2.00%	11,044,968	
Sales Legal Fee (Commercial)		0.50%	186,795	
Sales Legal Fee (Market Homes)	867 un	1,000.00 /un	867,000	
Sales Legal Fee (Affordable)		0.50%	276,769	
				13,122,388

TOTAL COSTS BEFORE FINANCE **473,089,926**

FINANCE

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)	
Total Finance Cost	53,218,183

TOTAL COSTS **526,308,109**

PROFIT

63,315,716

Performance Measures

Profit on Cost%	12.03%
Profit on GDV%	10.69%
Profit on NDV%	10.74%
Development Yield% (on Rent)	0.38%
Equivalent Yield% (Nominal)	8.26%
Equivalent Yield% (True)	8.71%
Rent Cover	31 yrs 4 mths
Profit Erosion (finance rate 8.000)	1 yr 5 mths

APPENDIX 14. DS2 Development appraisal for the Proposed Development, December 2024

Aylesham Centre, Peckham
Proposed Development Appraisal

Prepared on behalf of Berkeley Homes (Capital) Plc

Development Appraisal
DS2
09 December 2024

APPRAISAL SUMMARY DS2

Aylesham Centre, Peckham
Proposed Development Appraisal

Appraisal Summary for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block N - Market Sale	64	39,095	866.51	529,316	33,876,200
Block M - Market Sale	149	116,022	869.67	677,188	100,901,000
Block L - Market Sale	85	61,086	845.51	607,634	51,648,900
Block P - Social Rent	50	46,974	216.27	203,179	10,158,934
Block Q - Market Sale	27	22,126	773.13	633,579	17,106,625
Block C - Market Sale	19	14,795	780.55	607,788	11,547,975
Block B - Shared Ownership	27	20,436	520.83	394,213	10,643,746
Block A - Market Sale	19	14,081	824.10	610,745	11,604,150
Block E - Market Sale	79	49,978	900.96	569,978	45,028,275
Block G - Market Sale	71	51,787	844.79	616,192	43,749,625
Block K - Market Sale	85	63,373	859.83	641,056	54,489,750
Block J1 -Market Sale	108	78,605	861.49	627,015	67,717,625
Block J2 -Market Sale	21	16,680	829.42	658,814	13,835,100
Block H - Market Sale	43	37,142	828.67	715,780	30,778,550
Block F -Market Sale	20	18,347	796.36	730,543	14,610,850
Totals	**867**	**650,528**			**517,697,305**

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
New Supermarket	1	115,303		0	0	
Block N - Retail	1	1,014	25.00	25,350	25,350	25,350
Block L - Retail	1	174	20.00	3,480	3,480	3,480
Block C - Retail	2	4,229	37.50	79,294	158,588	158,588
Block B - Retail	1	4,585	37.50	171,938	171,938	171,938
Block A - Retail	1	4,596	37.50	172,350	172,350	172,350
Block D - Office	6	24,111	35.33	141,976	851,855	851,855
Block E - F&B	1	1,760	35.00	61,600	61,600	61,600
Block E - Office	1	1,673	30.00	50,190	50,190	50,190
Block G - Office	1	618	30.00	18,540	18,540	18,540
Block G - F&B	1	2,099	32.50	68,218	68,218	68,218
Block K - Retail	2	2,969	27.50	40,824	81,648	81,648
Block K - Gym (Ground Floor)	1	3,771	25.00	94,275	94,275	94,275
Block K - Gym (1st Floor)	1	4,901	17.50	85,768	85,768	85,768
Block K - Office	1	547	30.00	16,410	16,410	16,410
Block J1 - Retail	1	955	27.50	26,263	26,263	26,263
Block H - F&B	1	1,706	32.50	55,445	55,445	55,445
Block H - Retail	1	826	27.50	22,715	22,715	22,715
Block F - F&B	1	1,297	32.50	42,153	42,153	42,153
Block F - Retail	1	617	25.00	15,425	15,425	15,425
Totals	**27**	**177,751**			**2,022,207**	**2,022,207**

Investment Valuation

New Supermarket					
Manual Value					17,500,000
Block N - Retail					
Market Rent	25,350	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	274,871
Block L - Retail					
Market Rent	3,480	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	37,734
Block C - Retail					
Market Rent	158,588	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,117,323
Block B - Retail					
Market Rent	171,938	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,295,561
Block A - Retail					
Market Rent	172,350	YP @	7.0000%	14.2857	

Aylesham Centre, Peckham
Proposed Development Appraisal

(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,301,068
Block D - Office					
Market Rent	851,855	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	8,683,537
Block E - F&B					
Market Rent	61,600	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	667,932
Block E - Office					
Market Rent	50,190	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	511,621
Block G - Office					
Market Rent	18,540	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	201,030
Block G - F&B					
Market Rent	68,218	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	739,686
Block K - Retail					
Market Rent	81,648	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	885,308
Block K - Gym (Ground Floor)					
Market Rent	94,275	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,022,228
Block K - Gym (1st Floor)					
Market Rent	85,768	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	929,981
Block K - Office					
Market Rent	16,410	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	177,934
Block J1 - Retail					
Market Rent	26,263	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	284,766
Block H - F&B					
Market Rent	55,445	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	601,193
Block H - Retail					
Market Rent	22,715	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	246,300
Block F - F&B					
Market Rent	42,153	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	457,062
Block F - Retail					
Market Rent	15,425	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	167,254
Total Investment Valuation					**40,102,387**
GROSS DEVELOPMENT VALUE				**557,799,692**	
Purchaser's Costs			(2,726,962)		
Effective Purchaser's Costs Rate		6.80%			
				(2,726,962)	
NET DEVELOPMENT VALUE				**555,072,730**	
NET REALISATION				**555,072,730**	
OUTLAY					

APPRAISAL SUMMARY DS2

Aylesham Centre, Peckham
Proposed Development Appraisal

ACQUISITION COSTS				
EUV of Petrol Station		800,000		
Premium		20.00%	160,000	
EUV of Supermarket Freehold		10,300,000		
EUV of Morrison's Lease		2,750,000		
EUV of Retail Fronting Hanover Park		650,000		
EUV of Retail in Aylesham Centre		1,300,000		
EUV of Retail Fronting Rye Lane		12,150,000		
Landowners' Premium		20.00%	5,430,000	
Total Acquisition			33,540,000	
				33,540,000
Stamp Duty		5.00%	1,677,000	
Agent Fee		1.00%	335,400	
Legal Fee		0.50%	167,700	
				2,180,100
Other Acquisition Costs				
Third Party Costs			5,307,500	
Tenants' Compensation & Legals			4,187,298	
				9,494,798
CONSTRUCTION COSTS				
Construction	**Units**	**Unit Amount**	**Cost**	
Phase 1 - Facilitating Works	1 un	5,741,593	5,741,593	
Phase 2 & 3 Podium Construction	1 un	11,780,700	11,780,700	
Phase 2 - Demoliton and Enabling Works	1 un	6,055,426	6,055,426	
Totals			**23,577,719**	
	ft²	**Build Rate ft²**	**Cost**	
Phase 1 - Podium Construction	115,303	210.60	24,282,271	
Block N - Market Sale	63,851	288.03	18,390,815	
Block M - Market Sale	169,099	288.03	48,705,585	
Block L - Market Sale	93,849	288.03	27,031,327	
Block P - Social Rent	74,397	288.03	21,428,568	
Block Q - Market Sale	39,128	288.03	11,270,038	
Block C - Market Sale	27,702	270.65	7,497,546	
Block B - Shared Ownership	25,084	270.65	6,788,985	
Block A - Market Sale	27,084	270.65	7,330,285	
Block E - Market Sale	73,303	270.65	19,839,457	
Block G - Market Sale	77,214	270.65	20,897,969	
Block K - Market Sale	109,566	270.65	29,654,038	
Block J1 -Market Sale	107,967	270.65	29,221,269	
Block J2 -Market Sale	22,979	270.65	6,219,266	
Block H - Market Sale	57,166	270.65	15,471,978	
Block F -Market Sale	28,636	270.65	7,750,333	
Block D - Construction	29,335	270.65	7,939,518	
Totals	**1,141,663 ft²**		**309,719,248**	
Contingency		5.00%	16,074,997	
Phase 1 M&BCIL			6,513,997	
Carbon Offset			880,000	
Phase 2 M&BCIL			5,951,091	
				362,717,052
Other Construction Costs				
Post completion maintenance (PD)	325 un	2,000.00 /un	650,000	
Service charge voids	325 un	1,000.00 /un	325,000	
Post completion maintenance (PD)	465 un	2,000.00 /un	930,000	
Service charge voids	465 un	1,000.00 /un	465,000	
				2,370,000
PROFESSIONAL FEES				
Professional Fees		10.00%	15,685,020	
Professional Fees		10.00%	17,644,677	
				33,329,697
MARKETING & LETTING				
Commercial Marketing		1.50%	600,970	
Residential Marketing		2.50%	12,422,366	
Letting Agent Fee (Supermarket)			125,000	
Letting Agent Fee		10.00%	202,221	
Letting Legal Fee (Supermarket)			62,500	
Letting Legal Fee		5.00%	101,110	
				13,514,167

Aylesham Centre, Peckham
Proposed Development Appraisal

DISPOSAL FEES				
Commercial Sales Agent Fee		2.00%	746,856	
Residential Sales Agent Fee		2.00%	9,937,893	
Sales Legal Fee (Commercial)		0.50%	186,795	
Sales Legal Fee (Market Homes)	790 un	1,000.00 /un	790,000	
Sales Legal Fee (Affordable)		0.50%	104,013	
				11,765,557
TOTAL COSTS BEFORE FINANCE				**468,911,370**
FINANCE				
Debit Rate 8.000%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				59,558,628
TOTAL COSTS				**528,469,999**
PROFIT				
				26,602,731

Performance Measures	
Profit on Cost%	5.03%
Profit on GDV%	4.77%
Profit on NDV%	4.79%
Development Yield% (on Rent)	0.38%
Equivalent Yield% (Nominal)	8.26%
Equivalent Yield% (True)	8.71%
Rent Cover	13 yrs 2 mths
Profit Erosion (finance rate 8.000)	7 mths

SENSITIVITY ANALYSIS REPORT DS2

Aylesham Centre, Peckham
Proposed Development Appraisal

Table of Profit on GDV% and Profit Amount

	Sales: Rate /ft²				
Construction: Rate /ft²	-10.000%	-5.000%	0.000%	+5.000%	+10.000%
-10.000%	3.635% £18,469,373	8.885% £47,351,196	13.599% £75,857,754	17.875% £104,145,748	21.766% £132,226,718
-5.000%	-1.463% (£7,433,900)	4.230% £22,543,317	9.206% £51,349,616	13.705% £79,854,056	17.802% £108,144,947
0.000%	-6.619% (£33,634,014)	-0.607% (£3,236,092)	4.769% £26,602,731	9.499% £55,348,035	13.803% £83,850,358
+5.000%	-11.776% (£59,834,127)	-5.523% (£29,436,205)	0.172% £961,716	5.259% £30,644,089	9.769% £59,346,455
+10.000%	-16.932% (£86,034,241)	-10.439% (£55,636,319)	-4.525% (£25,238,397)	0.884% £5,148,545	5.708% £34,675,294

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /ft²
Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Block N - Market Sale	2	£866.51	2.00 Up & Down
Block M - Market Sale	2	£869.67	2.00 Up & Down
Block L - Market Sale	2	£845.51	2.00 Up & Down
Block Q - Market Sale	2	£773.13	2.00 Up & Down
Block C - Market Sale	3	£780.55	2.00 Up & Down
Block A - Market Sale	3	£824.10	2.00 Up & Down
Block E - Market Sale	3	£900.96	2.00 Up & Down
Block G - Market Sale	3	£844.79	2.00 Up & Down
Block K - Market Sale	3	£859.83	2.00 Up & Down
Block J1 -Market Sale	3	£861.49	2.00 Up & Down
Block J2 -Market Sale	3	£829.42	2.00 Up & Down
Block H - Market Sale	3	£828.67	2.00 Up & Down
Block F -Market Sale	3	£796.36	2.00 Up & Down

Construction: Rate /ft²
Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Phase 1 - Podium Construction	1	£210.60	2.00 Up & Down
Block N - Market Sale	2	£288.03	2.00 Up & Down
Block M - Market Sale	2	£288.03	2.00 Up & Down
Block L - Market Sale	2	£288.03	2.00 Up & Down
Block P - Social Rent	2	£288.03	2.00 Up & Down
Block Q - Market Sale	2	£288.03	2.00 Up & Down
Block C - Market Sale	3	£270.65	2.00 Up & Down
Block B - Shared Ownership	3	£270.65	2.00 Up & Down
Block A - Market Sale	3	£270.65	2.00 Up & Down
Block E - Market Sale	3	£270.65	2.00 Up & Down
Block G - Market Sale	3	£270.65	2.00 Up & Down
Block K - Market Sale	3	£270.65	2.00 Up & Down
Block J1 -Market Sale	3	£270.65	2.00 Up & Down
Block J2 -Market Sale	3	£270.65	2.00 Up & Down
Block H - Market Sale	3	£270.65	2.00 Up & Down
Block F -Market Sale	3	£270.65	2.00 Up & Down
Block D - Construction	3	£270.65	2.00 Up & Down