

Proposed Basement Plan
1 : 200

Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1:200
m

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
0	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (NIA) -
Basement

date:

10/15/20

scale:

1:200

dwg no:

2031-PL-0700

rev no:

C

Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1 200
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Proposed Lower Ground Plan
1 : 200

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
0	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:
Heathside
Hampstead, London
NW3 7UN

drawing title:
Area Plan (NIA) -
Lower Ground Floor

date: 10/15/20 scale: 1 : 200

dwg no: 2031-PL-0701 rev no: C

Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1 200
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Proposed Ground Floor
1:200

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
0	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (NIA) -
Ground Floor

date:

10/15/20

scale:

1:200

dwg no:

2031-PL-0702

rev no:

C

Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1 200
m



Proposed 1st Floor Plan
1 : 200

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
O	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

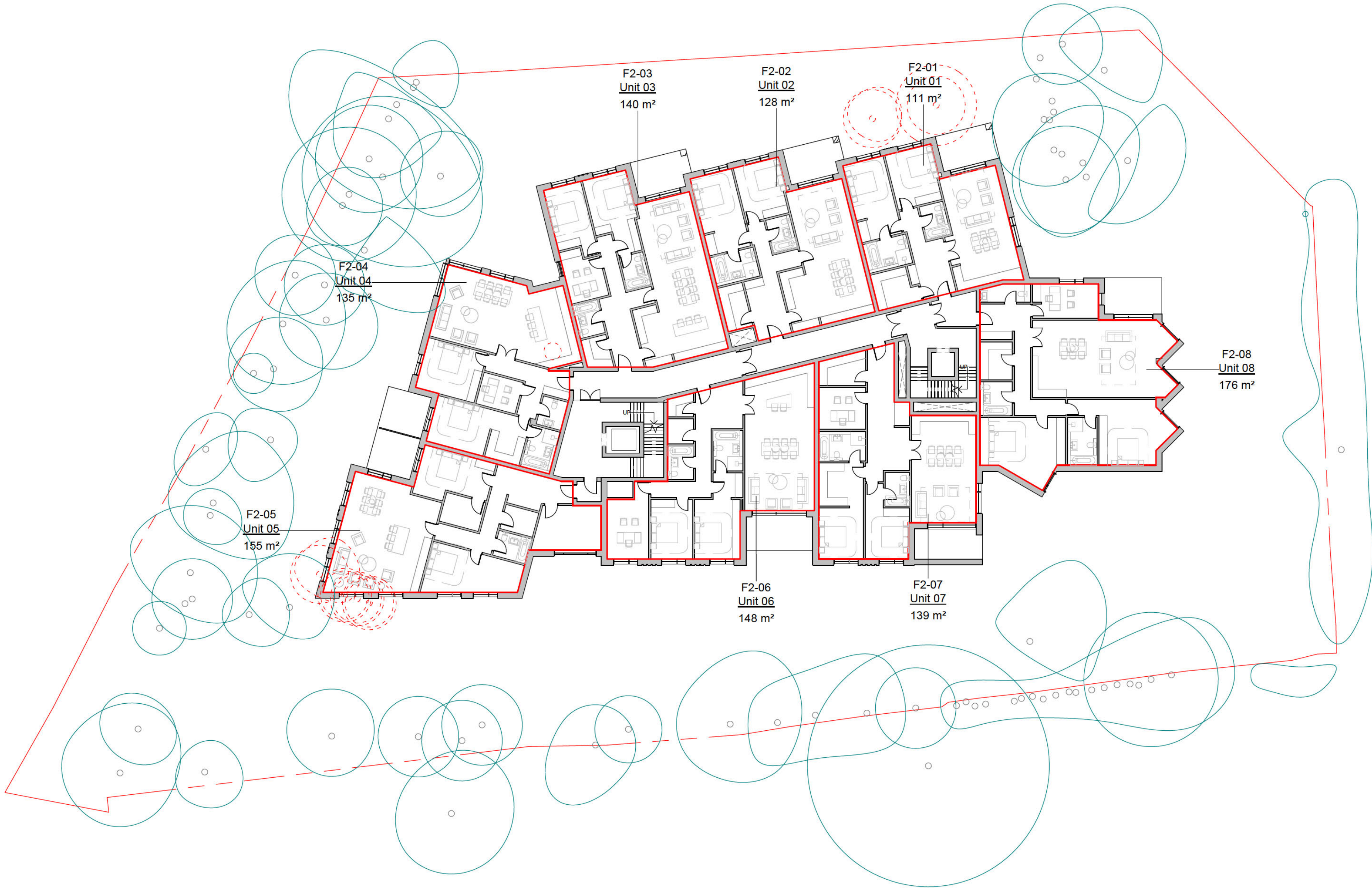
project:
Heathside
Hampstead, London
NW3 7UN

drawing title:
Area Plan (NIA) - First
Floor

date: 10/15/20 scale: 1 : 200

dwg no: 2031-PL-0703 rev no: C

Proposed 2nd Level
1 : 200



Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1 200
m

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
O	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:
Heathside
Hampstead, London
NW3 7UN

drawing title:
Area Plan (NIA) -
Second Floor

date: 10/15/20 scale: 1 : 200

dwg no: 2031-PL-0704 rev no: C

Proposed 3rd Floor

1 : 200



Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1 200
m

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
O	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (NIA) - Third
Floor

date:

10/15/20

scale:

1 : 200

dwg no:

2031-PL-0705

rev no:

C

Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1 200 m



Proposed 4th Floor
1 : 200

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
O	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

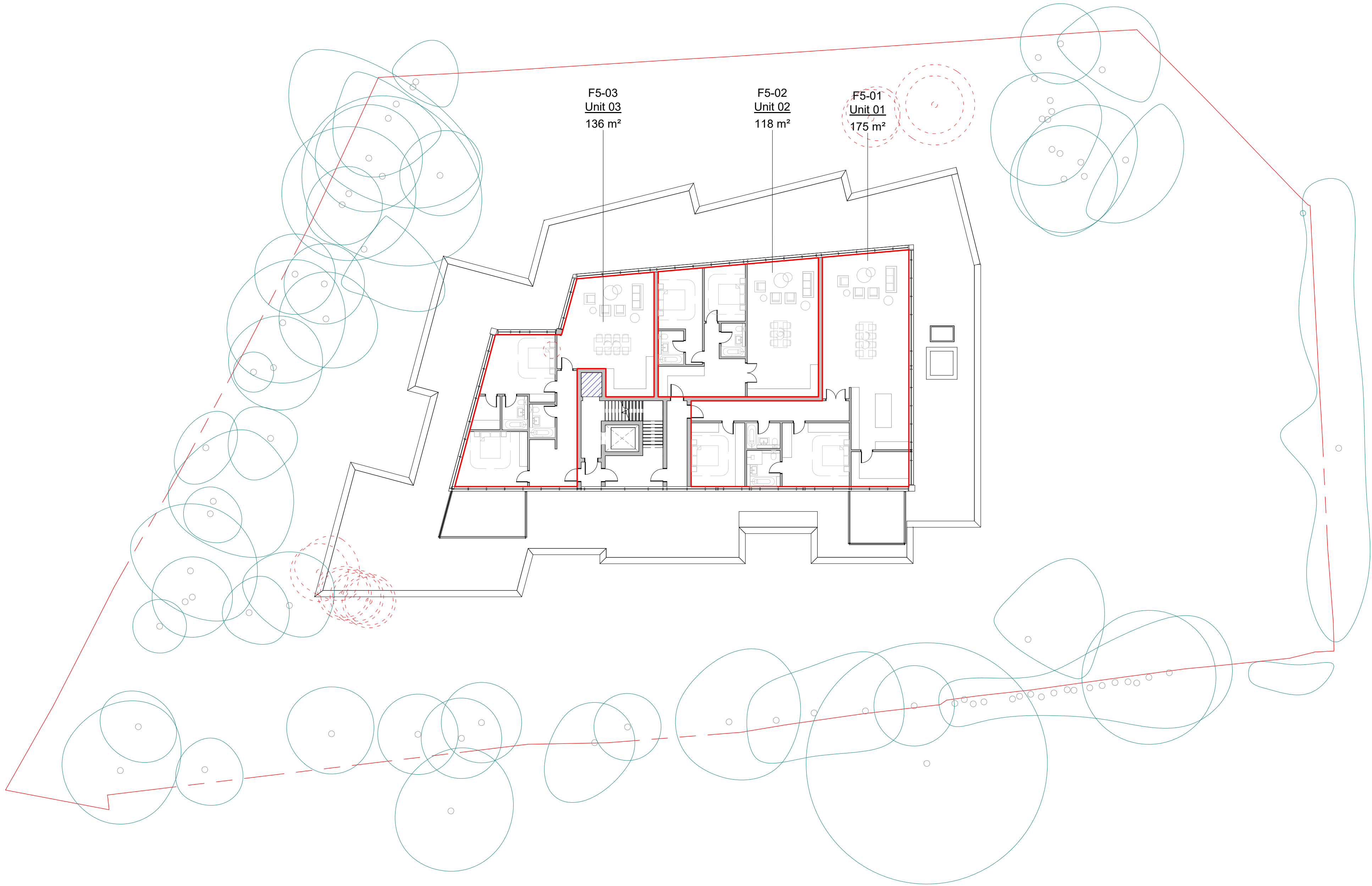
PLANNING

project:
Heathside
Hampstead, London
NW3 7UN

drawing title:
Area Plan (NIA) -
Fourth Floor

date: 10/15/20 scale: 1 : 200

dwg no: 2031-PL-0706 rev no: C



Proposed 5th Floor
1 : 200

Area Schedule (NIA)		
Number	Name	Area
LGF-01	Unit 01	126 m²
LGF-02	Unit 02	128 m²
LGF-03	Unit 03	121 m²
LGF-04	Unit 04	188 m²
Prop_01 Level: 4		563 m²
GF-01	Unit 01	110 m²
GF-02	Unit 02	127 m²
GF-03	Unit 03	144 m²
GF-04	Unit 04	118 m²
GF-05	Unit 05	91 m²
GF-06	Unit 06	145 m²
GF-07	Unit 07	153 m²
GF-08	Unit 08	158 m²
Prop_00 Level (OS Datum - 97190): 8		1046 m²
F1-01	Unit 01	111 m²
F1-02	Unit 02	128 m²
F1-03	Unit 03	140 m²
F1-04	Unit 04	135 m²
F1-05	Unit 05	155 m²
F1-06	Unit 06	148 m²
F1-07	Unit 07	139 m²
F1-08	Unit 08	176 m²
Prop_01 Level: 8		1133 m²
F2-01	Unit 01	111 m²
F2-02	Unit 02	128 m²
F2-03	Unit 03	140 m²
F2-04	Unit 04	135 m²
F2-05	Unit 05	155 m²
F2-06	Unit 06	148 m²
F2-07	Unit 07	139 m²
F2-08	Unit 08	176 m²
Prop_02 Level: 8		1133 m²
F3-01	Unit 01	75 m²
F3-02	Unit 02	110 m²
F3-03	Unit 03	124 m²
F3-04	Unit 04	135 m²
F3-05	Unit 05	155 m²
F3-06	Unit 06	149 m²
F3-07	Unit 07	138 m²
Prop_03 Level: 7		886 m²
F4-01	Unit 01	75 m²
F4-02	Unit 02	110 m²
F4-03	Unit 03	124 m²
F4-04	Unit 04	135 m²
F4-05	Unit 05	155 m²
F4-06	Unit 06	148 m²
F4-07	Unit 07	138 m²
Prop_04 Level: 7		885 m²
F5-01	Unit 01	175 m²
F5-02	Unit 02	118 m²
F5-03	Unit 03	136 m²
Prop_05 Level: 3		429 m²
Grand total: 45		6074 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1 200 m

C	Drawing Package Issued	23/10/20
B	Updated areas	12/10/20
A	Updated Areas	07/10/20
O	First Issue	02/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:
Heathside
Hampstead, London
NW3 7UN

drawing title:
Area Plan (NIA) - Fifth
Floor

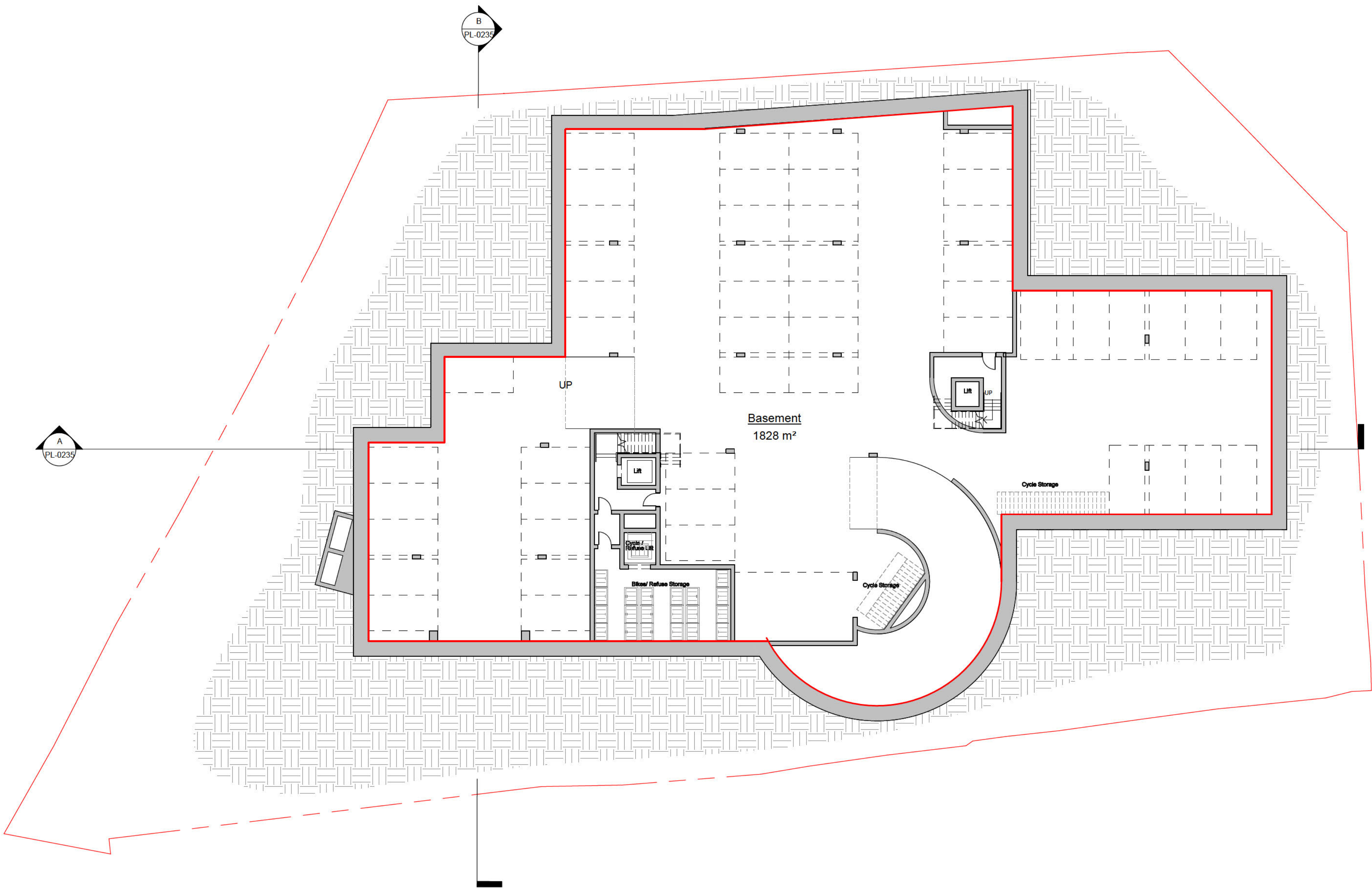
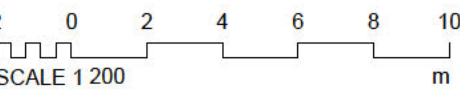
date: 10/15/20 scale: 1 : 200

dwg no: 2031-PL-0707 rev no: C

Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



Proposed Basement
1 : 200

A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



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notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (GIA) -
Basement

date:

08/06/20

scale:

1 : 200

dwg no:

2031-PL-0710

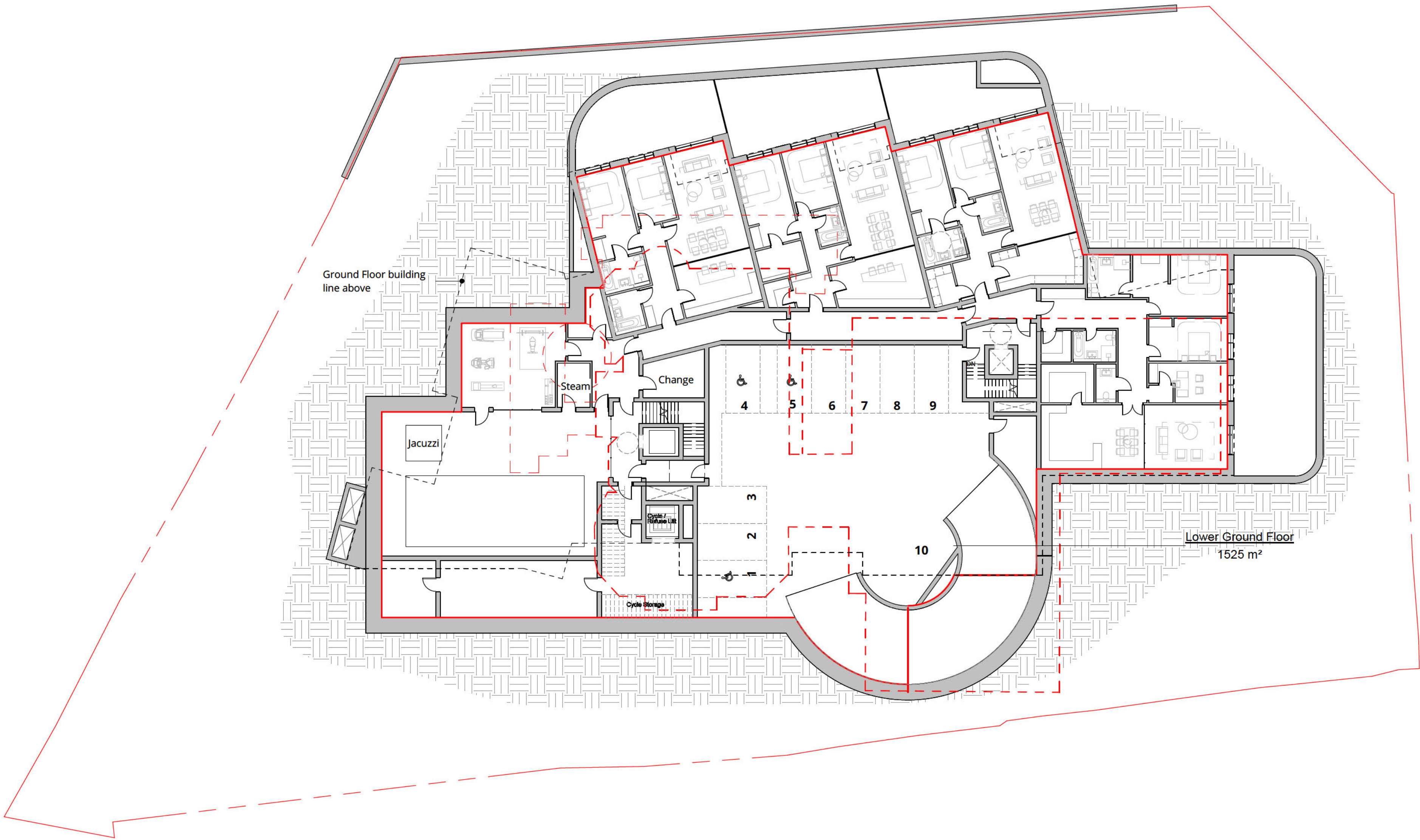
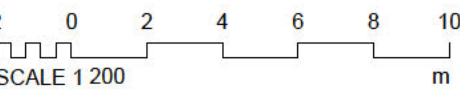
rev no:

A

Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:
**Heathside
Hampstead, London
NW3 7UN**

drawing title:
**Area Plan (GIA) -
Lower Ground Floor**

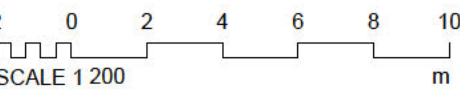
date: 09/07/20 | scale: 1:200

dwg no: 2031-PL-0711 | rev no: A

Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



Proposed Ground Floor
1 : 200

A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (GIA) -
Ground Floor

date:

09/25/20

scale:

1 : 200

dwg no:

2031-PL-0712

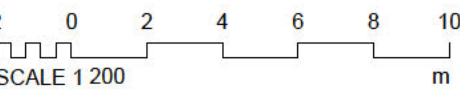
rev no:

A

Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



Proposed First Level
1 : 200

A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:
PLANNING

project:
Heathside
Hampstead, London
NW3 7UN

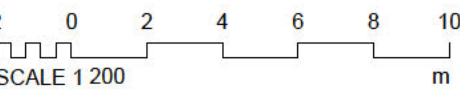
drawing title:
Area Plan (GIA) - First
Floor

date:	09/25/20	scale:	1 : 200
dwg no:	2031-PL-0713	rev no:	A

Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



Proposed 2nd Level
1 : 200

A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (GIA) -
Second Floor

date:

09/28/20

scale:

1 : 200

dwg no:

2031-PL-0714

rev no:

A

Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



2 0 2 4 6 8 10
SCALE 1:200
m



Proposed 3rd Floor
1 : 200

A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (GIA) -Third
Floor

date:

09/25/20

scale:

1 : 200

dwg no:

2031-PL-0715

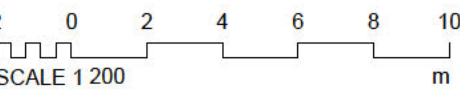
rev no:

A

Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



Proposed 4th Floor
1 : 200

A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:

PLANNING

project:

Heathside
Hampstead, London
NW3 7UN

drawing title:

Area Plan (GIA) -
Fourth Floor

date:

09/25/20

scale:

1 : 200

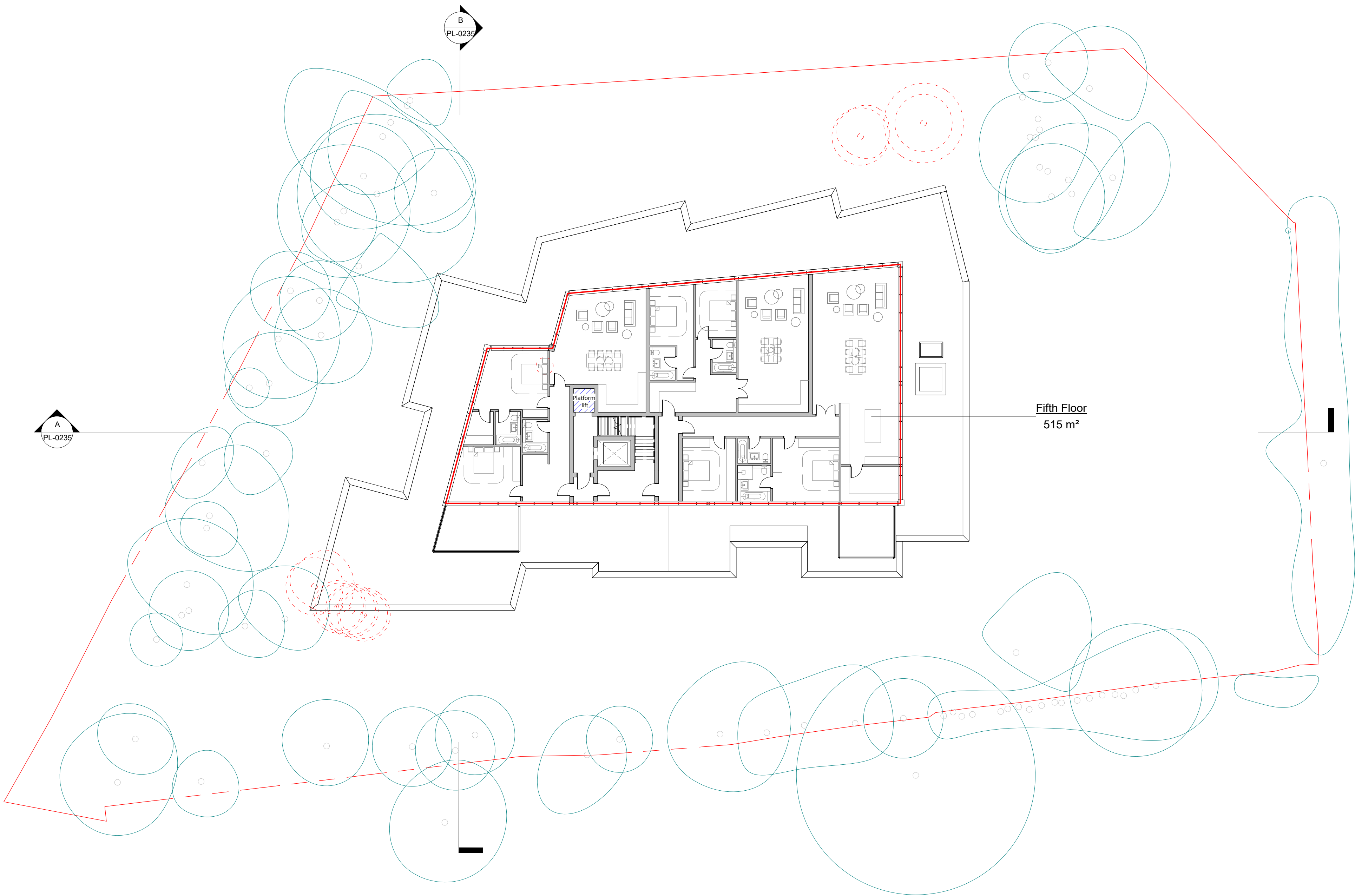
dwg no:

2031-PL-0716

rev no:

A



Proposed 5th Floor
1 : 200



Area Schedule (GIA)	
Name	Area
Basement	1828 m²
Lower Ground Floor	1525 m²
Ground Floor	1289 m²
First Floor	1331 m²
Second Floor	1331 m²
Third Floor	1067 m²
Fourth Floor	1067 m²
Fifth Floor	515 m²
Grand total: 8	9953 m²

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Notes:



SCALE 1:200

A	Drawing Package Issued	23/10/20
0	First Issue	15/10/20
Rev	Description	Date



16 lambton place
notting hill
london w11 2sh
t 0 2 0 7 2 2 9 3 1 2 5
f 0 2 0 7 2 2 9 3 2 5 7
e info@wolffarchitects.co.uk

status:
PLANNING

project:
**Heathside
Hampstead, London
NW3 7UN**

drawing title:
**Area Plan (GIA) - Fifth
Floor**

date: **09/25/20** | scale: **1 : 200**

dwg no: **2031-PL-0717** | rev no: **A**

APPENDIX B - AREA SCHEDULE

Ref	Floor	Sq M	Sq F	Beds	Terrace	Terrace Sq	Terrace Sq	Aspect	Bathr.	Study
LGF-01	LGF	126.0 m²	1,356 sq ft	2 - Bed	Y	41.0 m²	441 sq ft	W+N	2	N
LGF-02	LGF	128.0 m²	1,377 sq ft	2 - Bed	Y	52.0 m²	560 sq ft	W+N	2	N
LGF-03	LGF	121.0 m²	1,302 sq ft	2 - Bed	Y	45.0 m²	484 sq ft	W+N	2	N
LGF-04	LGF	188.0 m²	2,023 sq ft	2 - Bed	Y	88.0 m²	947 sq ft	E	2	Y
GF-01	GF	110.0 m²	1,184 sq ft	2 - Bed	Y	11.3 m²	122 sq ft	N+E	2	N
GF-02	GF	127.0 m²	1,367 sq ft	2 - Bed	Y	11.3 m²	122 sq ft	W+N	2	N
GF-03	GF	144.0 m²	1,549 sq ft	3 - Bed	Y	10.7 m²	115 sq ft	W+N	2	N
GF-04	GF	118.0 m²	1,270 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+N	1	Y
GF-05	GF	91.0 m²	979 sq ft	1 - Bed	Y	10.5 m²	113 sq ft	W	2	Y
GF-06	GF	145.0 m²	1,560 sq ft	2 - Bed	Y	12.3 m²	132 sq ft	S	2	N
GF-07	GF	153.0 m²	1,646 sq ft	2 - Bed	Y	96.4 m²	1,037 sq ft	S+E	2	Y
GF-08	GF	158.0 m²	1,700 sq ft	2 - Bed	Y	129.0 m²	1,388 sq ft	S+E	2	Y
F1-01	F1	111.0 m²	1,194 sq ft	2 - Bed	Y	11.3 m²	122 sq ft	N+E	2	N
F1-02	F1	128.0 m²	1,377 sq ft	2 - Bed	Y	11.3 m²	122 sq ft	W+N	2	N
F1-03	F1	140.0 m²	1,506 sq ft	3 - Bed	Y	10.7 m²	115 sq ft	W+N	2	N
F1-04	F1	135.0 m²	1,453 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+N	2	Y
F1-05	F1	155.0 m²	1,668 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+S	2	Y
F1-06	F1	148.0 m²	1,592 sq ft	2 - Bed	Y	12.3 m²	132 sq ft	S	3	Y
F1-07	F1	139.0 m²	1,496 sq ft	2 - Bed	Y	10.3 m²	111 sq ft	S	2	Y
F1-08	F1	174.0 m²	1,872 sq ft	2 - Bed	Y	11.5 m²	124 sq ft	S+E	2	Y
F2-01	F2	111.0 m²	1,194 sq ft	2 - Bed	Y	11.3 m²	122 sq ft	N+E	2	N
F2-02	F2	128.0 m²	1,377 sq ft	2 - Bed	Y	11.3 m²	122 sq ft	W+N	2	N
F2-03	F2	140.0 m²	1,506 sq ft	3 - Bed	Y	10.7 m²	115 sq ft	W+N	2	N
F2-04	F2	135.0 m²	1,453 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+N	2	Y
F2-05	F2	155.0 m²	1,668 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+S	2	Y
F2-06	F2	148.0 m²	1,592 sq ft	2 - Bed	Y	12.3 m²	132 sq ft	S	3	Y
F2-07	F2	139.0 m²	1,496 sq ft	2 - Bed	Y	10.3 m²	111 sq ft	S	2	Y
F2-08	F2	174.0 m²	1,872 sq ft	2 - Bed	Y	11.5 m²	124 sq ft	S+E	2	Y
F3-01	F3	75.0 m²	807 sq ft	1 - Bed	Y	7.0 m²	75 sq ft	N+E	1	N
F3-02	F3	110.0 m²	1,184 sq ft	2 - Bed	Y	12.7 m²	137 sq ft	W+N	2	N
F3-03	F3	124.0 m²	1,334 sq ft	2 - Bed	Y	12.0 m²	129 sq ft	W+N	2	N
F3-04	F3	135.0 m²	1,453 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+N	2	Y
F3-05	F3	155.0 m²	1,668 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+S	2	Y
F3-06	F3	149.0 m²	1,603 sq ft	2 - Bed	Y	12.3 m²	132 sq ft	S	2	Y
F3-07	F3	138.0 m²	1,485 sq ft	2 - Bed	N	.0 m²		S+E	2	Y
F4-01	F4	75.0 m²	807 sq ft	1 - Bed	Y	7.0 m²	75 sq ft	N+E	1	N
F4-02	F4	110.0 m²	1,184 sq ft	2 - Bed	Y	12.7 m²	137 sq ft	W+N	2	N
F4-03	F4	124.0 m²	1,334 sq ft	2 - Bed	Y	12.0 m²	129 sq ft	W+N	2	N
F4-04	F4	135.0 m²	1,453 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+N	2	Y
F4-05	F4	155.0 m²	1,668 sq ft	2 - Bed	Y	10.5 m²	113 sq ft	W+S	2	Y
F4-06	F4	148.0 m²	1,592 sq ft	2 - Bed	Y	12.3 m²	132 sq ft	S	2	Y
F4-07	F4	138.0 m²	1,485 sq ft	2 - Bed	N	.0 m²		S+E	2	Y
F5-01	F5	136.0 m²	1,463 sq ft	2 - Bed	Y	16.4 m²	176 sq ft	N+W+S	2	N
F5-02	F5	118.0 m²	1,270 sq ft	2 - Bed	Y	30.8 m²	331 sq ft	N	2	N
F5-03	F5	175.0 m²	1,883 sq ft	2 - Bed	Y	45.5 m²	490 sq ft	S+E	2	N

Lightwell and ground floor terraces in green

RESIDENTIAL SOA					
Floor	1 - Bed	2 - Bed	3 - Bed	Study	Total Apartments
Number					
LGF	0	4	0	1	4
GF	1	6	1	4	8
F1	0	7	1	5	8
F2	0	7	1	4	8
F3	1	6	0	4	7
F4	1	6	0	4	7
F5	0	3	0	0	3
	3	39	3	22	45
Sq M					
LGF	-	563	-	-	563
GF	91	811	144	-	1,046
F1	-	990	140	-	1,130
F2	-	990	140	-	1,130
F3	75	811	-	-	886
F4	75	810	-	-	885
F5	-	429	-	-	429
	241	5404	424	0	6069.0 m²
65,302 sq ft					

PARKING AREA (68 spaces)	
Basement (53)	1687.0 m²
Lower Ground Floor (10)	451.0 m²
Ground Floor (5)	67.6 m²
Total Parking Area	2205.6 m²

PARKING SIZES (68 spaces)
5.2x2.6 = 5
5x2.6 (Typical) = 61
5.2x3.8 = 2

BASEMENT FLOOR	AREAS
Floorplate GIA	1828.0 m²
Services	144.8 m²
Circulation	47.6 m²
Amenities	

LOWER GROUND FLOOR	AREAS
Floorplate GIA	1525.0 m²
Residential NIA	563.0 m²
Services	144.6 m²
Circulation	114.0 m²
Amenities (Gym; Pool; Lightwells)	457.2 m²

GROUND FLOOR	AREAS
Floorplate GIA	1289.0 m²
Residential NIA	1046.0 m²
Services	10.0 m²
Circulation	159.0 m²
Amenities (Terraces)	292.0 m²

FIRST FLOOR	AREAS
Floorplate GIA	1329.0 m²
Residential NIA	1130.0 m²
Services	9.6 m²
Circulation	117.5 m²
Amenities (Terraces)	88.4 m²

SECOND FLOOR	AREAS
Floorplate GIA	1329.0 m²
Residential NIA	1130.0 m²
Services	9.6 m²
Circulation	117.5 m²
Amenities (Terraces)	88.4 m²

THIRD FLOOR	AREAS
Floorplate GIA	1067.0 m²
Residential NIA	886.0 m²
Services	8.5 m²
Circulation	109.0 m²
Amenities (Terraces)	65.0 m²

FOURTH FLOOR	AREAS
Floorplate GIA	1067.0 m²
Residential NIA	885.0 m²
Services	9.5 m²
Circulation	109.0 m²
Amenities (Terraces)	65.0 m²

FIFTH FLOOR	AREAS
Floorplate GIA	515.0 m²
Residential NIA	429.0 m²
Services	2.8 m²
Circulation	42.5 m²

Amenities (Terraces)	92.7 m²
ROOF LEVEL	AREAS
Floorplate GIA	
Residential NIA	
Services	13.0 m²
Circulation	
Amenities (Terraces)	273.5 m²
TOTAL	AREAS
GIA (excl Basement)	8121.0 m²
NIA	6069.0 m²
Services	339.4 m²
Circulation	816.1 m²
Amenities	1422.2 m²
TERRACES AREAS (private)	
Lower Ground Floor	226.0 m²
Ground Floor	292.0 m²
First Floor	88.4 m²
Second Floor	88.4 m²
Third Floor	65.0 m²
Fourth Floor	65.0 m²
Fifth Floor	92.7 m²
Total Private Terraces Area	917.5 m²
Total Communal Terraces Area (Roof Level)	273.5 m²
Overall Site Area	4067.0 m²
Building Footprint at Ground Level	1433.0 m²
Site Coverage	35.2%

APPENDIX C – COST PLAN

Cost plan

for

Demolition and Construction of Garage Parking, Leisure Amenity area, and 45 Apartments

for

Harrison Varma

at

84 West Heath Road, London NW3 7UJ

Ivyhouse Consulting

Chartered Surveyors

32 Brakefield Rd

Southfleet

Kent DA13 9PZ

Email: cliff@ivyhouseconsulting.com

Ivyhouse Consulting

Harrison Varma

Demolition and Construction of Garage Parking, Leisure Amenity area, and 45 Apartments, 84 West Heath Road,

London NW3 7UJ

Cost plan

18-November-20

Introduction and Notes

1 Basis of Cost Plan

Survey

Site survey - originator uncertain

Wolff Architects Drawings

Plans

2031-PL- 0700-B

2031-PL- 0701-B

2031-PL- 0702-B

2031-PL- 0703-B

2031-PL- 0704-B

2031-PL- 0705-B

2031-PL- 0706-B

2031-PL- 0707-B

Elevations

2031-PL-0230 P0

2031-PL-0230 P1

Sections

2031-PL-0235 P0

Demolition Drawings

2031-PL-0150 P0

Michael Alexander Drawings

P4854 01 P2

P4854 02 P2

P4854 03 P2

P4854 14 P2

P4854 17 P2

P4854 24 P2

P4854 100 P2

Kut Partnership

6638 Services Strategy Rev P

Syntegra

Flood Risk Assessment Drainage Strategy

Energy Strategy Report

GEA

Planning Report

Ivyhouse Consulting

Harrison Varma

Demolition and Construction of Garage Parking, Leisure Amenity area, and 45 Apartments, 84 West Heath Road,
London NW3 7UJ

Cost plan

18-November-20

Introduction and Notes

2 Notes and Assumptions

- 2.1 Based on Building Regulations current at 4Q2020. Prior to COVID, regulations were scheduled to change in 2020 and could impact on costs
- 2.2 This Cost Plan has been prepared as a preliminary assessment of construction costs
- 2.3 Incoming services available in the road are unknown and an assessment has been made of likely costs
These costs could be exceeded if significant new infrastructure is required
- 2.4 Wallpaper has been allowed to the Concierge and Lower Ground Amenity areas (excluding pool and wet areas - allowed as tile)
- 2.5 All costs are current day (4Q2020)

3 Exclusions to Cost Plan

- 3.1 Private car club establishment and maintenance costs (if any)
- 3.2 Feature lighting & chandeliers
- 3.3 Bathrooms and all wet areas allowed as porcelain tile finish, not marble/ granite
- 3.4 Televisions and TV niches
- 3.5 Audio-visual systems (NB wiring included)
- 3.6 Window treatments and automated controls
- 3.7 Coronavirus/ COVID-19 delay/ disruption - it is assumed a "low level" of measures apply
- 3.8 Professional fees
- 3.9 Possibility of encountering Japanese knotweed
- 3.10 Possibility of encountering unexploded bombs
- 3.11 Land costs and stamp duty
- 3.12 Loose fixtures fittings and equipment except where stated as included
- 3.13 Legal, Planning, valuation, and agents fees
- 3.14 CIL contribution, S106 costs
- 3.15 VAT
- 3.16 Special Planning requirements except as described, if any

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Demolition and Construction of Garage Parking, Leisure Amenity area, and 45 Apartments, 84 West Heath Road, London NW3 7UJ

Cost plan

13/10/2020

Gross Internal Floor Areas

Per October issue of information via dropbox link

	m2
Basement	1,828.00
Lower ground	1,525.00
Ground floor	1,289.00
First floor	1,329.00
Second floor	1,329.00
Third floor	1,067.00
Fourth floor	1,067.00
Fifth floor	515.00
Total (m2)	9,949.00
Total (ft2)	107,091

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Cost plan

18-November-20

Description		£/m2	£
Summary			
A	Demolitions and alterations	61.69	613,760
B	Substructure	636.81	6,335,611
C	Frame	198.41	1,974,005
D	Upper floors	-	0
E	Roof	54.71	544,312
F	Stairs	15.53	154,550
G	External walls	233.26	2,320,745
H	Windows and external doors	109.26	1,087,020
I	Internal walls	123.17	1,225,427
J	Internal doors	80.71	803,000
L	Wall finishes	147.01	1,462,559
M	Floor finishes	254.91	2,536,078
N	Ceiling finishes	82.49	820,650
O	Fixtures and fittings	271.57	2,701,864
P	Mechanical Installations	288.75	2,872,760
Q	Electrical Installations	280.21	2,787,800
R	Lifts Installation	42.42	422,000
S	Pool Installation	52.77	525,000
T	Builderswork in connection	50.51	502,500
U	External works and drainage	227.82	2,266,550
	Sub-total	3,212.00	31,956,189
V	Preliminaries	14.0%	449.68
			3,661.68
			36,430,056
W	Contractor's Overheads and Profit	6.0%	219.70
			3,881.38
			38,615,859
X	Design Team, Survey and Statutory Fees	EXCLUDED	-
			3,881.38
			38,615,859
Y	VAT	EXCLUDED	-
			3,881.38
			38,615,859
Z	Contingency allowance	5.0%	194.09
			1,931,000
Summary of Cost plan		4,075.47	£ 40,546,859

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Cost plan

18/11/2020

31,956,189

Ref	Element	Description	Q	U	Rate	£
1	Demolitions and alterations	Site hoarding and gates	1	nr	10,000	10,000
2	Demolitions and alterations	Make good existing fences or provide Heras to the perimeter	200	m	55	11,000
3	Demolitions and alterations	Asbestos survey and allow for clearing any asbestos and/ or deleterious material	1	nr	45,000	45,000
4	Demolitions and alterations	Tree protection equipment and erect	1	nr	15,000	15,000
5	Demolitions and alterations	Root protection - Cellweb	750	m2	150	112,500
6	Demolitions and alterations	Allow for temporary crossovers	1	nr	10,000	10,000
7	Demolitions and alterations	Terminate existing incoming mains services - gas, water and electric	1	nr	16,500	16,500
8	Demolitions and alterations	Soft strip existing buildings	1	nr	30,000	30,000
9	Demolitions and alterations	Demolition of existing building and outbuilding incl grubbing up footings - assumed loadbearing masonry (GIFA assessed)	3,000	m2	60	180,000
10	Demolitions and alterations	Break up hardstandings and cart away	986	m2	110	108,460
11	Demolitions and alterations	Clear site of remaining features	1	nr	10,000	10,000
12	Demolitions and alterations	Grub up redundant trees to be removed; trim retained trees to suit piling equipment etc	1	nr	17,500	17,500
13	Demolitions and alterations	Strip topsoil and cart away	100	m2	28	2,800
14	Demolitions and alterations	Allow for services diversions	1	nr	45,000	45,000
15	Substructure	Allow for initial investigations via air spade	1	nr	18,000	18,000
16	Substructure	Allow for dewatering generally	1	nr	100,000	100,000
17	Substructure	<u>Works at ground level</u>				-
18	Substructure	Piling monitoring	1	item	27,500	27,500
19	Substructure	Preliminary excavations to level site	1	item	35,000	35,000
20	Substructure	Allow for piling mat	912	m3	22	20,062
21	Substructure	Excavate and remove piling mat at completion	912	m3	39	35,565
22	Substructure	Guide wall for secant piles	212	m	495	104,836
23	Substructure	Removal of guide wall upon completion	212	m	66	13,978
24	Substructure	Mobilisation/demobilisation of piling rig	1	item	44,000	44,000
25	Substructure	600mm dia secant piling - depth 30m	280	nr	5,920	1,657,600
26	Substructure	Extra; allow for obstructions	1	item	35,000	35,000

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Ref	Element	Description	Q	U	Rate	£
27	Substructure	Attendance on piling	1	item	40,000	40,000
28	Substructure	Cart away pile arisings	2,374	m3	55	130,561
29	Substructure	Testing of piles	1	item	5,500	5,500
30	Substructure	Break down piles	421	nr	132	55,572
31	Substructure	Excavate trench for cap beam and cart away arisings				
			212	m3	66	13,976
32	Substructure	Cap beam	212	m3	193	40,868
33	Substructure	Allow for temporary walers and shores/ props including modifying to suit the progress of works	1	item	100,000	100,000
34	Substructure	Design fees for last	1	item	25,000	25,000
35	Substructure	Excavate basement	13,843	m3	8	110,744
36	Substructure	Extra for working around props and other temporary works	1	item	35,000	35,000
37	Substructure	Cart away arisings	13,843	m3	45	622,933
38	Substructure	<u>Works at Basement level</u>				
39	Substructure	Allow for piling mat	547	m3	22	12,032
40	Substructure	Excavate and remove piling mat at completion	547	m3	39	21,329
41	Substructure	Mobilisation/ demobilisation of piling rig	1	item	44,000	44,000
42	Substructure	Bearing piles 600mm diameter - 20m long	150	nr	4,500	675,000
43	Substructure	Extra; allow for obstructions	1	item	16,875	16,875
44	Substructure	Attendance on piling	1	item	30,000	30,000
45	Substructure	Cart away pile arisings	1,195	m3	55	65,747
46	Substructure	Testing of piles	1	item	4,500	4,500
47	Substructure	Excavate pits and cart away for lift overruns	36	m3	138	4,968
48	Substructure	Break down piles	421	nr	132	55,572
49	Substructure	Void former; 200mm thick Cordek 'Claymaster' boards				
			1,824	m2	33	60,187
50	Substructure	MOT Type 1; 300mm thick; compacting	1,824	m2	55	100,311
51	Substructure	Blinding; sand	1,824	m2	17	31,005
52	Substructure	Cleaning faces of secant piles	1,590	m2	28	44,520
53	Substructure	Allow for land drainage behind retaining wall	1	item	27,500	27,500
54	Substructure	<u>Concrete Work to Basement</u>				

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Ref	Element	Description	Q	U	Rate	£
55	Substructure	Waterproof reinforced concrete raft; 750mm thick	1,368	m3	330	451,400
56	Substructure	Waterproof reinforced concrete in Lift pits	3	nr	5,500	16,500
57	Substructure	Waterproof reinforced concrete secant walls liner walls; 300mm thick	220	m3	440	96,941
58	Substructure	Formwork for last	1,102	m2	50	55,080
59	Substructure	Waterproof reinforced concrete to secant walls liner walls; 200mm thick; curved on plan	68	m3	440	29,920
60	Substructure	Formwork for last	340	m2	50	17,000
61	Substructure	Allowance for additional concrete in secant wall voids; between male and female piles	101	m3	165	16,650
62	Substructure	Reinforced concrete walls; 300 thick in stair core	42	m3	385	16,254
63	Substructure	Reinforced concrete walls; 300 thick	61	m3	385	23,333
64	Substructure	Reinforced concrete column	17	m3	1,320	22,204
65	Substructure	Reinforced concrete column - extra for fair faced in basement	140	m2	44	6,145
66	Substructure	Allow for hydrophilic strips	1	item	4,000	4,000
67	Substructure	Cavity drain membrane and insulation (incl channel) - h	1,824	m2	75	136,789
68	Substructure	Cavity drain membrane and insulation - vertical	700	m2	75	52,470
69	Substructure	Reinforced concrete slab as topping to raft	274	m3	330	90,288
70	Substructure	Extra for fair faced finish to soffit	1,824	m2	17	31,008
71	Substructure	Powerfloating surfaces of slab	1,824	m2	22	40,128
72	Substructure	Allow for slab and wall penetrations and watertight sealing	1	item	8,250	8,250
73	Substructure	Extra over for drop area including extra dig and ramps etc	1	item	50,000	50,000
74	Substructure	Concrete Work to LG				
75	Substructure	Waterproof reinforced concrete slab with beams	912	m3	440	401,280
76	Substructure	Extra for pool structure - pool 12 x 5m	1	item	22,000	22,000
77	Substructure	Extra for jacuzzi structure	1	item	11,000	11,000
78	Substructure	Extra for pool and jacuzzi support structure	1	incl	15,000	15,000

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79	Substructure	Waterproof reinforced concrete secant walls liner walls; 300mm thick	188	m3	440	82,698
80	Substructure	Waterproof reinforced concrete to secant walls liner walls; 300mm thick; curved on plan	48	m3	440	20,984
81	Substructure	Allowance for additional concrete in secant wall voids; between male and female piles	66	m3	165	10,854
82	Substructure	Reinforced concrete walls; 300 thick in stair core	42	m3	385	16,254
83	Substructure	Reinforced concrete walls; 300 thick in ext wall	61	m3	385	23,333
84	Substructure	Reinforced concrete column	17	m3	1,320	22,204
85	Substructure	Cavity drain membrane and insulation - vertical	537	m2	75	40,275
86	Substructure	Powerfloating surfaces of slab	1,824	m2	22	40,128
87	Substructure	Allow for wall penetrations and watertight sealing	1	incl	-	-
88	Frame	Reinforced concrete slab; 250mm thick	1,611	m3	300	483,272
89	Frame	Formwork to slab	1,611	m2	75	120,825
90	Frame	Reinforced Concrete in Frame				
91	Frame	Reinforced concrete slab; 250mm thick	1,614	m3	275	443,781
92	Frame	Formwork to slab	6,455	m2	60	387,300
93	Frame	Reinforced concrete walls; 300 thick in stair core	105	m3	385	40,425
94	Frame	Reinforced concrete column	90	m3	385	34,650
95	Frame	Powerfloating surfaces of slab	6,455	m2	22	142,010
96	Frame	Allow for steel lifting beams	3	nr	5,000	15,000
97	Frame	Allow for steelwork in roof generally	1	item	75,000	75,000
98	Frame	Allow for riser pods	1	item	5,000	5,000
99	Frame	Lift overrun box in concrete at roof level	2	nr	11,000	22,000
100	Frame	Circular access ramp in reinforced concrete	58	m3	1,045	60,951
101	Frame	Allow for formwork to last	233	m2	440	102,655
102	Frame	Circular access ramp parapet wall	53	m3	495	26,136
103	Frame	Support structure under ramp	1	nr	15,000	15,000
104	Roof	Screed, insulation, membrane and Intensive green roof to top roof	499	m2	220	109,780
105	Roof	Screed, insulation, membrane to top roof	-	m2	165	-

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106	Roof	Lower ground podium roof comprising screed, insulation and membrane	1,324	m2	165	218,460
107	Roof	Rooflight/ Lantern light	15	m2	1,320	19,800
108	Roof	Terrace incl handrail to perimeter	191	m2	550	105,072
109	Roof	Mansafe installation	2	nr	3,300	6,600
110	Roof	Access hatch	2	nr	2,200	4,400
111	Roof	Allow for weathering to plant supports	1	item	11,000	11,000
112	Roof	Insulation and waterproofing to lift overruns	2	nr	24,750	49,500
113	Roof	AOVs	2	nr	3,850	7,700
114	Roof	Allow for PV supports and access walkways	1	item	12,000	12,000
115	Stairs	Precast concrete stair complete with finishes, carpet and glass balustrade; serving 6 storeys	1	nr	68,750	68,750
116	Stairs	Precast concrete stair complete with finishes, carpet and glass balustrade; serving 7 storeys	1	nr	82,500	82,500
117	Stairs	Ladder access to roof	2	nr	1,650	3,300
118	External walls	Cavity wall comprising blockwork, insulation and facing brick	4,871	m2	275	1,339,410
119	External walls	Extra over to upgrade wall to metal panel or similar	1,705	m2	150	255,728
120	External walls	Extra over for green wall	250	m2	200	50,000
121	External walls	Reinforced concrete walls; 300 thick in ext wall (extra over)	244	m3	650	158,308
122	External walls	Juliet balustrade in powdercoated steel	152	m2	605	91,960
123	External walls	Extra; fixings and supports for last	1	item	10,000	10,000
124	External walls	Balconies complete; bolt on type comprising structure, deck and glass balustrade, cold bridging details etc	415	m2	1,000	415,340
125	Windows and external doors	Windows and external doors - bronze aluminium syster	1,208	m2	900	1,087,020
126	Internal walls	Block cavity wall (60 min FR)	3,661	m2	175	640,735
127	Internal walls	Stud walls - 1 bed	242	m2	125	30,299
128	Internal walls	Stud walls - 2 bed	3,488.31	m2	125	436,039
129	Internal walls	Stud walls - 3 bed	893.40	m2	125	111,675

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Ref	Element	Description	Q	U	Rate	£
130	Internal walls	Amenity area walls	53	m2	125	6,680
131	Internal doors	Doorsets; timber veneered FR doors; single; complete with lining, architraves and ironmongery	380	nr	2,100	798,000
132	Internal doors	Allow for bin store and back of house doors	1	item	5,000	5,000
133	Wall finishes	Plaster and paint	13,155	m2	40	526,200
134	Wall finishes	Wallpaper to amenity areas	239	m2	60	14,353
135	Wall finishes	Wall tile to amenity areas	158	m2	250	39,375
136	Wall finishes	Glass screen to amenity areas	16	m2	250	3,938
137	Wall finishes	Wall tile to pool box	41	m2	385	15,708
138	Wall finishes	Joinery panelling to AOV	13	nr	770	10,010
139	Wall finishes	Wall tiling to bathrooms	2,241	m2	225	504,225
140	Wall finishes	Niches	90	nr	550	49,500
141	Wall finishes	Stone tops to bathrooms	90	nr	2,500	225,000
142	Wall finishes	Duct casings in bathrooms - stud and ply	90	nr	825	74,250
143	Floor finishes	Insulation and screed to all areas - Ground	1,245	m2	94	117,030
144	Floor finishes	Screed	7,993	m2	45	359,685
145	Floor finishes	Acoustic resilient layer to all areas	7,993	m2	28	223,804
146	Floor finishes	Tanking under bath/ shower	90	nr	495	44,550
147	Floor finishes	Epoxy paint to car park and plant areas	1,823	m2	39	71,097
148	Floor finishes	Carpet to halls	800	m2	275	220,000
149	Floor finishes	Floor tiling to bathrooms	530	m2	275	145,750
150	Floor finishes	Porcelain tiling to kitchen and living areas	3,525	m2	225	793,013
151	Floor finishes	Engineered timber floor to bedroom areas	1,873	m2	200	374,500
152	Floor finishes	Carpet to landlord areas	832	m2	83	69,056
153	Floor finishes	Allow for entrance mats	4	nr	825	2,888
154	Floor finishes	MDF painted skirting	4,888	m	17	83,094
155	Floor finishes	White line marking in car park (per space)	72	nr	75	5,363
156	Floor finishes	Allow for silicone sealing - apartments	45	item	550	24,750
157	Floor finishes	Allow for silicone sealing - landlord and amenity areas	1	nr	1,500	1,500
158	Ceiling finishes	MF plasterboard and paint	8,376	m2	50	418,800

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159	Ceiling finishes	MF plasterboard and paint; moisture resistant	-	incl		-
160	Ceiling finishes	Allow for coffer/ rafter features	838	m2	175	146,580
161	Ceiling finishes	Allow for window treatment recess at head	344	m	110	37,868
162	Ceiling finishes	Allow for recess in ceiling to bathroom	117	nr	-	-
163	Ceiling finishes	Allow for access panels	250	nr	275	68,750
164	Ceiling finishes	Masonry paint to concrete soffit of car park	4,809	m2	28	134,652
165	Ceiling finishes	Masonry paint to concrete soffit of ramp	500	m2	28	14,000
166	Fixtures and fittings	Dado rails in bin stores	38	m	22	836
167	Fixtures and fittings	Cycle racks	100	nr	120	12,000
168	Fixtures and fittings	Paladin wheelie bins	16	nr	275	4,400
169	Fixtures and fittings	Column guards in car park	41	nr	138	5,638
170	Fixtures and fittings	Signage in development	1	item	3,300	3,300
171	Fixtures and fittings	Directional signage in building	1	item	1,100	1,100
172	Fixtures and fittings	Traffic light to ramp/ overheight vehicle detection				
			1	item	12,000	12,000
173	Fixtures and fittings	Goalpost head height limiter and detector to ramp				
			1	item	8,250	8,250
174	Fixtures and fittings	Pool safety equipment	1	item	2,750	2,750
175	Fixtures and fittings	Pool disabled access lift/ harness	1	item	5,500	5,500
176	Fixtures and fittings	Concierge desk and equipment	1	item	5,000	5,000
177	Fixtures and fittings	Steam room complete	1	item	16,500	16,500
178	Fixtures and fittings	Gym fit out	1	item	15,000	15,000
179	Fixtures and fittings	Therapy room fit out complete	1	item	11,000	11,000
180	Fixtures and fittings	Towel cubby hole joinery and return towel bin	1	item	2,750	2,750
181	Fixtures and fittings	Post pigeon hole joinery	1	item	2,750	2,750
182	Fixtures and fittings	Lockers to changing areas	1	item	1,650	1,650
183	Fixtures and fittings	Benches to changing areas	1	item	1,100	1,100
184	Fixtures and fittings	Hair dryers to changing areas	1	item	550	550
185	Fixtures and fittings	Sanitaryware to Concierge toilet	1	item	990	990
186	Fixtures and fittings	Joinery to Concierge lounge and meeting room	1	Excl	-	-
187	Fixtures and fittings	Sanitaryware complete to shower room	45	nr	2,200	99,000
188	Fixtures and fittings	Sanitaryware complete to bathroom/ ensuite	45	nr	4,400	198,000

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189	Fixtures and fittings	Sanitaryware complete to Pool toilets	3	nr	550	1,650
190	Fixtures and fittings	Vanity unit to shower rooms	45	nr	1,650	74,250
191	Fixtures and fittings	Vanity unit to bathroom/ ensuite	45	nr	990	44,550
192	Fixtures and fittings	High end kitchen complete including stone worktop, splashback, lighting and branded appliances	45	nr	27,500	1,237,500
193	Fixtures and fittings	Fitted joinery cloakroom	45	nr	3,300	148,500
194	Fixtures and fittings	Fitted joinery wardrobe in master bedroom	45	nr	4,950	222,750
195	Fixtures and fittings	Fitted joinery wardrobe in other bedrooms	87	nr	3,300	287,100
196	Fixtures and fittings	Steps and handrails to pool	1	nr	5,500	5,500
197	Fixtures and fittings	Allow for loose furniture and dressing show apartments - manual curtains, sofas, dining room table and chairs, beds and bedding, loose ornaments and effects	3	nr	90,000	270,000
198	Mechanical Installations	Rainwater disposal system; foul water disposal system including SVPs; cold water service including pump and tank; gas fired centralized boiler installation; hot and cold water distribution and HIU units; radiators/ underfloor heating; air conditioning via VRV system; ventilation via whole house system; dry risers	9,716	m2	275	2,671,900
199	Mechanical Installations	Ventilation system to basement car park	1,826	m2	110	200,860
200	Electrical Installations	Boards, cabling and containment; life safety system; small power and lighting via scene setting e.g. Lutron; emergency lighting; lightning system; telephone distribution; TV and data; CCTV and access control; fire alarm	9,716	m2	250	2,429,000
201	Electrical Installations	Allow for PV or air/ground source heat recovery	1	item	110,000	110,000
202	Electrical Installations	Lighting to car park	1,826	m2	50	91,300
203	Electrical Installations	Leak detection system - gas	45	nr	2,750	123,750
204	Electrical Installations	Leak detection system - water	45	nr	750	33,750
205	Lifts installation	Lift serving 7nr levels	1	nr	160,000	160,000

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206	Lifts installation	Lift serving 6nr levels	1	nr	140,000	140,000
207	Lifts installation	Goods lift serving 3nr levels	1	nr	100,000	100,000
208	Lifts installation	Enhanced finish lift car fit out	2	nr	11,000	22,000
209	Pool installation	Allow for freeboard pool, pool cover and jacuzzi				
		installation complete	1	item	450,000	450,000
210	Pool installation	Pool ventilation system	1	item	75,000	75,000
211	Builderswork in connection	Allow for builders work in connection	5%	%	7,000,000	350,000
212	Builderswork in connection	Allow for acoustic louvres to condenser plant	1	nr	35,000	35,000
213	Builderswork in connection	Allow for firestopping and acoustic sealing - apartments	45	nr	1,500	67,500
214	Builderswork in connection	Allow for firestopping and acoustic sealing - landlord areas	1	nr	25,000	25,000
215	Builderswork in connection	Allow for services ducts routing to external compound areas	1	nr	25,000	25,000
216	External Works and Drainage	Retaining walls allowance	1	nr	150,000	150,000
217	External Works and Drainage	Access road - in/out drive - good quality paved materials	400	m2	550	220,000
218	External Works and Drainage	Parking/ hardstanding - say	75	m2	550	41,250
219	External Works and Drainage	Paving to bottom of lightwell	-	m2	350	-
220	External Works and Drainage	Allow for pedestrian paving generally around site	200	m2	350	70,000
221	External Works and Drainage	Front boundary wall in brick and railing	50	m	2,500	125,000
222	External Works and Drainage	Pair automated metal gates to front wall	1	nr	25,000	25,000
223	External Works and Drainage	1.8m close board fence - allow 50% replacement	150	m	60	9,000
224	External Works and Drainage	Bin storage area with screening and 6nr bins	1	item	5,000	5,000
225	External Works and Drainage	Glass balustrade to top of retaining wall (curved - facettted)	50	m	1,000	50,000
226	External Works and Drainage	Reinstate crossover	1	nr	20,000	20,000
227	External Works and Drainage	Podium paving	450	m2	165	74,250
228	External Works and Drainage	Allow for soft landscaping	1	item	750,000	750,000
229	External Works and Drainage	Allow for tree pruning	1	item	15,000	15,000
230	External Works and Drainage	Allow for external lighting	1	item	25,000	25,000

Ivyhouse Consulting

Harrison Varma

Demolition and Construction of Garage Parking, Leisure Amenity area, and 45 Apartments, 84 West Heath Road, London NW3 7UJ

Cost plan

18/11/2020

31,956,189

Ref	Element	Description	Q	U	Rate	£
231	External Works and Drainage	Allow for car charging points	63	nr	650	40,950
232	External Works and Drainage	Allow for underslab drainage	1,823	m2	75	136,725
233	External Works and Drainage	Allow for external drainage	1	item	50,000	50,000
234	External Works and Drainage	Allow for foul and surface drain water pumping stations complete	1	nr	30,000	30,000
235	External Works and Drainage	Storm water attenuation tank and Hydrobrake	1	item	25,000	25,000
236	External Works and Drainage	Allow for garden sprinkler system	1	incl		-
237	External Works and Drainage	Gate or barrier to ramp	1	item	10,000	10,000
238	External Works and Drainage	Gate to escape stair - external	2	item	2,500	5,000
239	External Works and Drainage	Gas supply and infrastructure charge	1	item	35,000	35,000
240	External Works and Drainage	Electrical supply and infrastructure charge	1	item	35,000	35,000
241	External Works and Drainage	Water supply and infrastructure charge	1	item	15,000	15,000
242	External Works and Drainage	Telephone/ data supply and infrastructure charge	1	item	5,000	5,000
243	External Works and Drainage	Drainage connection charge	1	item	20,000	20,000
244	External Works and Drainage	Builders work trenching for incoming utilities	500	m	150	75,000
245	External Works and Drainage	Builders work inspection chambers for incoming utilities	50	nr	750	37,500
246	External Works and Drainage	Allow for anti-frost heating mat to ramp	1	item	10,000	10,000
247	External Works and Drainage	Allow for surfacing of the ramp	325	m2	175	56,875
248	External Works and Drainage	Moling for drainage through tree roots	1	nr	50,000	50,000
249	External Works and Drainage	Grey water tanks,pumps, pipework for recovery system	1	nr	50,000	50,000

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Demolition and Construction of Garage Parking, Leisure Amenity area, and 45 Apartments, 84 West Heath Road, London NW3 7UJ

Cost plan						18/11/2020
						31,956,189
Ref	Element	Description	Q	U	Rate	£

APPENDIX D – PROPOSED SCHEME APPRAISAL SUMMARY

84 West Heath Road

Development Appraisal
Licensed Copy
27 November 2020

APPRAISAL SUMMARY**LICENSED COPY****84 West Heath Road****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market Units	45	65,302	1,150.00	1,668,829	75,097,300
Excess Parking Spaces	<u>23</u>	<u>0</u>	0.00	30,000	<u>690,000</u>
Totals	68	65,302			75,787,300

NET REALISATION**75,787,300****OUTLAY****ACQUISITION COSTS**

Residualised Price		5,923,062	
			5,923,062
Stamp Duty	5.00%	296,153	
Agent Fee	1.30%	77,000	
Legal Fee	0.50%	29,615	
			402,768

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Construction Costs	107,090	360.59	38,615,859
Contingency		5.00%	1,930,793
Barnet CIL			1,252,395
MCIL2			371,080
s106			46,752
			42,216,879

PROFESSIONAL FEES

Professional Fees	12.00%	4,633,903	
			4,633,903

MARKETING & LETTING

Marketing	2.00%	1,515,746	
			1,515,746

DISPOSAL FEES

Market Sales Agent Fee	1.50%	1,136,810	
Market Sales Legal Fee	0.25%	189,468	
			1,326,278

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Nov 2020
Construction	30	May 2021
Sale	23	Nov 2023
Total Duration	59	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	1,419,387	
Construction	4,172,498	
Other	914,001	
Total Finance Cost		6,505,886

TOTAL COSTS**62,524,523****PROFIT****13,262,778****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR% (without Interest)	17.19%
Profit Erosion (finance rate 7.000)	2 yrs 9 mths

84 West Heath Road

56 THE BISHOPS AVENUE

**RESPONSE TO QUERIES RAISED
BY THE SUDS TEAM AT LONDON BOROUGH OF BARNET**

1. Assessment of the attenuation storage volumes to cope with the 100-year rainfall event plus climate change to include the proposed drainage network

Already provided

2. Calculation evidence of the greenfield runoff rates;

Already provided

3. Calculation evidence of the existing (brownfield) site runoff rates;

Already provided

4. Appropriate design rainfall i.e. Flood Estimation Handbook (FEH) design rainfall;

This was not requested originally, therefore we have used FSR, as this is not stipulated in the Pro-Forma

5. Application of the climate change factor as per latest Environment Agency guidance;

Applied

6. Assessment of the proposed drainage network during the 30-year design rainfall in accordance with the Design and Construction Guidance (March 2020);

It contains the 1 in 100 plus 40% climate change, therefore will contain the 30 year design rainfall

7. Attenuation storage volumes 50% drain down time;

36 hours, 50% drain down time.

8. Evidence of Thames Water agreement for discharge to their system;

Awaiting response. Thames Water are having a backlog for the pre-application enquiries so hopefully hear in the next few days but will chase up.

9. Evidence of SuDS on-going maintenance responsibilities;

Included at rear of report

10. SuDS detailed design drawings (it will be conditioned, if not provided at this stage);

We would expect SuDS design stage to be conditioned as this would be undertaken at the design stage post planning.

11. SuDS construction phasing.

It is assumed that the query relates to when the retention and SuDS implementation and elements be installed on site. Should this be the case, then the implementation of retention works would be expected early in the project and associated with any sewer connection works.

Does SuDS scheme provide sufficient detail regarding biodiversity /amenity?

Permeable Paving proposed on new hardstanding surfaces, with a new attenuation tank proposed to store 380.3m³ of surface water run off, discharging at 6.345l/s (Existing Site's Greenfield runoff rate). Details to be advised and incorporated as required within the design development of the landscaping architectural package.

Is the design cost-effective to operate and maintain over the design life of the development, in order to reduce the risk of the drainage system not functioning?

Design costs will be economic but will also be effective and amenable to future maintenance. Maintenance and clearance of the system will be included within the O&M manuals and part of the management of the site. Should there be any specific requirements or recommendations for inclusion within the O&Ms, then either please advise or put in an 'informative note' within the planning conditions.

Has design of SuDS practices been adequately documented in plans and schemes?

Yes, documented in report C2405-R1-REV-A.

Has a Construction Phasing Plan been submitted?

This has been submitted with the planning application

Is Construction Phasing Plan adequate?

We are awaiting feedback from the LPA

Has proof of party(ies) adopting SuDS been submitted?

SuDS report and drainage strategy has been submitted to planning. It is assumed that the Local Authority would have included all required consultees.

Has an assessment of operation and maintenance costs over the lifecycle of the SuDS been provided?

No, not at this stage. This will be considered during design development, whereupon a method statement and cost shall be sought from a maintenance specialist. Recommend if appropriate, a condition be placed that such a strategy be provided within reasonable time, i.e. towards completion of the project.

Is O&M lifecycle costs assessment adequate?

This will be considered during design development, whereupon a method statement and cost shall be sought from a maintenance specialist. Recommend if appropriate, a condition be placed that such a strategy be provided within reasonable time, i.e. towards completion of the project.

Has the applicant demonstrated that sufficient funds have been set aside and / or sufficient funds can be raised during the planned lifecycle of the SuDS to cover O&M costs?

This surely is a matter for the building owner. It seems unreasonable that money should be placed in say an Esco account to be drawn on as and when necessary. This is considered to be unreasonable. Suggest that a condition be placed that a lifecycle cost be calculated in conjunction with the maintenance specialist and that assurances be sought that same would be funded as part of the operational service charges of the development.

Are the inputs and assumptions used for the SW runoff /volume calculations valid?

Refer to early response on item 6 regarding rainfall. *"It contains the 1 in 100 plus 40% climate change, therefore will contain the 30 year design rainfall".*

Where site runoff is to be discharged to the surface water sewer or combined sewer, has the sewerage undertaker been consulted as to whether any additional or alternative discharge controls are required?

Awaiting response. Thames Water are having a backlog for the pre-application enquiries so hopefully hear in the next few days but will chase up. It is usual that Thames Water require a maximum flow rate. This again usually is provided via a hydrobrake, which would be incorporated into the drainage design should Thames Water require same.

Does the submission meet peak runoff rate requirements as S2 and S3 of the Non-Statutory Technical Standards for Sustainable Drainage Systems?

As per S2 & S3, peak runoff rate from the development taken as existing Site's Greenfield Runoff Rate.

Does the submission meet volume control requirements as outlined in S4, S5 and S6 of the Non-Statutory Technical Standards for Sustainable Drainage Systems?

Storage designed to 1 in 100 year 10 Hour Storm Event + 40% CC, therefore encapsulates S4, S5 & S6 of the Non-Statutory Technical Standards for Sustainable Drainage Systems.

Where a component is designed to convey or store flows in excess of the 1 in 30-year return period event. Has it been demonstrated that the upstream system (including any inlets such as gullies or pervious paving) provides the capacity to allow the flows to reach the component without surface flooding 1? –

N/A at this stage. Any such requirement would be developed in design development. Suggest appropriate wording be included within a planning condition.

If attenuation is proposed, is the specified drawdown time adequate?

36 hours, 50% drain down time. As per Non-Statutory Technical Standards for Sustainable Drainage Systems design criteria: 3.39 ***"If the drain down time (full to empty) is more than 24 hours, then long duration events should be assessed to ensure that drainage is not compromised by inundation"***. Storage is designed to 1 in 100 year Storm Event + 40% CC for 380.3m³. Storage would need to be increased to 554m³ to ensure half emptying within 24 hours, which is deemed excessive and the area is not compromised by inundation.

Does the submission meet structural integrity requirements as outlined in S10 and S11 of the Non-Statutory Technical Standards for Sustainable Drainage Systems?

Yes, sufficient cover provided above attenuation tank for traffic loading.

AERIAL VIEW



The following properties were consulted, and no objections were made.

Numbers 10, 12 Westover Hill, 8Eden Close and 88 West Heath Road

- 1. View Road outside no. 2 Eden Close

Key

- Denotes two windows at first floor level of 1 Eden Close with *no direct views* onto site - only oblique views
- Proposed Building Footprint - 3 Storeys
- Proposed Building Outline - 5 Storeys
- Cut back from existing footprint
- Tall conifer trees obstructing views

PLAN VIEW

- Key
- Site Boundary
 - Area cut back from existing footprint
 - Proposed Building Footprint - 3 Storeys
 - Proposed 5 Storeys
 - Denotes Existing Distances from facade
 - Denotes Existing Distances from Windows
 - Denotes Proposed Distances from facade
 - Denotes Proposed Distances from windows
 - Tall conifer trees obstructing views
 - No overlooking

Distances		
Street	No.	Distance to Boundary
Westover Hill	14	18m
	12	13.3m
	10	13.75m
	8	14.2m
	6	17.7m
West Heath Road	74	6m
	69	22m
	71	22m
	73-77	24.6m
	79	23.9m
	81	26.8m
Eden Close	88	16.1m
	1	10.7m
	2	17.5m
	8	9m

Distances					
Street	No.	Proposed Distance from Façade to Proposed Scheme		Proposed Distance from Window to Proposed Scheme	
		3 storeys	5 Storeys	3 storeys	5 Storeys
Westover Hill	14	37m	44.8m	40m	47.5m
	12	30m	29m	28m	31.8m
	10	30m	26.5m	30m	27m
	8	25.8m	25.8m	26m	26m
	6	30.6m	30.6m	31m	31m
West Heath Road	74	21m	21m	21m	21m
	69	45m	45m	47m	47m
	71	38m	38m	39.5m	39.5m
	73-77	34m	34m	34m	34m
	79	34m	34m	34m	34m
	81	40m	42.5m	40.5m	43m
Eden Close	88	23m	25.7m	N/A	N/A
	1	23.5m	27.5m	25m	38.5m
	2	29m	38m	32m	47.5m
	8	20.6m	39.5m	20.6m	39.5m

VIEW 01

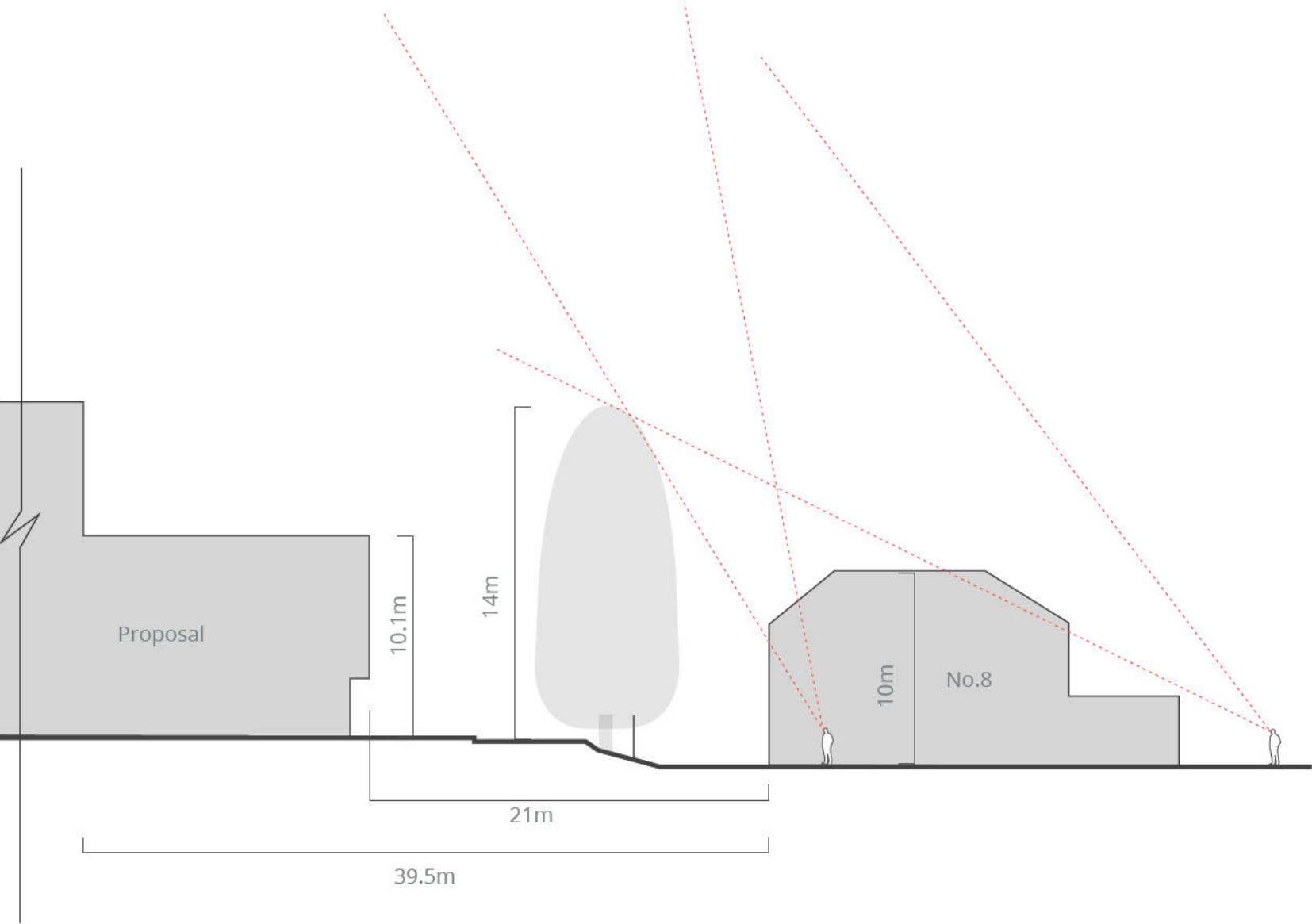
WINTER VIEW UP EDEN CLOSE FROM OUTSIDE NO. 2 EDEN CLOSE



EDEN CLOSE ROAD FALLING AWAY

- Key
- Proposed Building Footprint - 3 Storeys - 54meters from viewpoint- 21 meters from no.8
 - Proposed Building Outline - 5 Storeys - 68meters from viewpoint - Approx width of floor 28 meters - 39.5 meters from no.8

LINE OF SIGHT



Key

..... Line Of Sight