

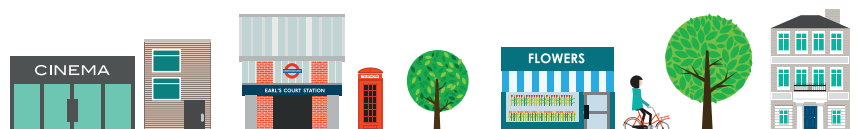
Seagrave Road

Planning Application Amendments

Housing Statement Addendum

Prepared for EC Properties Ltd
by Quod

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Note of Addendum to Housing Statement - November 2011

Introduction

- 1 The purpose of this note is to set out the amendments to the planning application for Seagrave Road and to consider whether there is any impact on the content and conclusions of the Housing Statement.

Impact of Changes

- 2 The maximum total floorspace proposed for the Application has been reduced by 851 m² GEA from 110,091 m² GEA to 109,240 m² GEA.
- 3 The 851 m² GEA reduction is from Block E where the floorspace has reduced from 6,460 m² GEA to 5,609 m² GEA. The total residential floorspace also reduces by a corresponding 851m² GEA from 89,084 m² GEA to 88,233 m² GEA.
- 4 The impact on Block E is that the total unit number remains the same, ie. 56 units, but the unit size mix varies:
 - 1 bed units: Increase from 16 to 24 units
 - 2 bed units: Reduce from 25 to 18 units
 - 3 bed units: Reduce from 13 to 12 units
 - Penthouses: No change remaining at 2 units
- 5 The change in unit size mix of Block E has a small impact on the unit size mix with the proportion of 1 bed units increasing from 36% to 37% and the proportion of 2 beds reducing from 43% to 42%. This change is not considered to be material.
- 6 The tables have been reproduced to include the amendments and are appended to this note at Appendix 1.

Conclusion

- 7 The reduction in residential floorspace of 851 m² GEA only impacts on Block E and the resulting changes are not considered to have any material impact on Block E or the housing proposals and does not change the conclusions of the Housing Statement.

Appendix 1: Updated Tables

Table 1 : Proposed Floorspace by Land Use

Land Use	Use Class	GEA (sqm)
Block A	C3	10,925
Block B	C3	6,243
Block C	C3	19,934
Block D	C3	18,523
Block E	C3	5,609
Block F	C3	12,243
Block G	C3	4,534
Block H	C3	4,126
Seagrave Road Town Houses	C3	6,096
Total residential		88,233
Gym, café, head house, reception etc	D2	1,842
Ancillary (servicing, plant, parking)		19,165
Total		109,240

Table 2: Unit Mix

Market Accommodation						
	1 Bed	2 Bed	3 Bed	4 Bed House	Penthouse	Total
Block A	38	42	23	0	0	103
Block B	22	25	4	0	2	53
Block C	60	104	20	0	4	188
Block E	24	18	12	0	2	56
Block F	50	45	16	0	0	111

Block G	25	12	7	0	0	44
Block H	14	7	16	0	0	37
Seagrave Road Houses	0	0	0	16	0	16
Total Market	233	253	98	16	8	608

Affordable Accommodation						
	1 Bed	2 Bed	3 Bed	4 Bed House	Penthouse	Total
Block D	68	85	33	6	0	192
Seagrave Road Houses	0	0	0	8	0	8
Total Affordable	68	85	33	14	0	200

All Accommodation						
	1 Bed	2 Bed	3 Bed	4 Bed House	Penthouse	Total
Total	301	338	131	30	8	808

Table 3: Unit Mix and Minimum Unit Sizes

All Accommodation						
	1 Bed	2 Bed	3 Bed	4 Bed House	Penthouse	Total
Unit Size mix (No. Units)	301	338	131	30	8	808
Unit Size Mix (%)	36	43	16	4	1	100
Minimum Unit Size (m² NIA)	50	61	74	90	n/a	n/a

