

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Colwell School

Address Line 1

Derby Road

Address Line 2

Address Line 3

Town/city

Gloucester

Postcode

GL1 4AD

Description of site location must be completed if postcode is not known:

Easting (x)

384210

Northing (y)

218110

Description

Former Colwell School

Applicant Details

Name/Company

Title

Mr

First name

Mohammed Daniel

Surname

Choudhary

Company Name

Address

Address line 1

Lawn Farm

Address line 2

Barn Lane

Address line 3

Town/City

Country

Postcode

GL19 3RH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Facing Bricks

Proposed materials and finishes:

Facing Bricks

Type:

Roof

Existing materials and finishes:

Roof Tiles

Proposed materials and finishes:

single ply roofing membrane

Type:

Windows

Existing materials and finishes:

PVCu Double glazed windows

Proposed materials and finishes:

PVCu Double glazed windows

Type:

Doors

Existing materials and finishes:

PVCu Double glazed doors

Proposed materials and finishes:

PVCu Double glazed doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Proposed floor plans and elevations, Design and access statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Proposed floor Plans

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

101 Block Plan

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

101 Block Plan

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Flats / Maisonettes

1 Bedroom:

6

2 Bedroom:

6

3 Bedroom:

10

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

22

| Proposed Market Housing Category Totals | 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4 Bedroom Total | Unknown Bedroom Total | Bedroom Total |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|---------------|
| | 6 | 6 | 10 | 0 | 0 | 22 |

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

| | |
|---|----|
| Total proposed residential units | 22 |
| Total existing residential units | 0 |
| Total net gain or loss of residential units | 22 |

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

A3 - Restaurants and cafes

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

36.5

Net additional gross internal floorspace following development (square metres):

36.5

Use Class:

B1(a) - Office (other than A2)

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

32.4

Net additional gross internal floorspace following development (square metres):

32.4

| Totals | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|--------|--|---|---|--|
| | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="68.9"/> | <input type="text" value="68.9"/> |

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Mohammed Daniel

Surname

Choudhary

Declaration Date

10/02/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

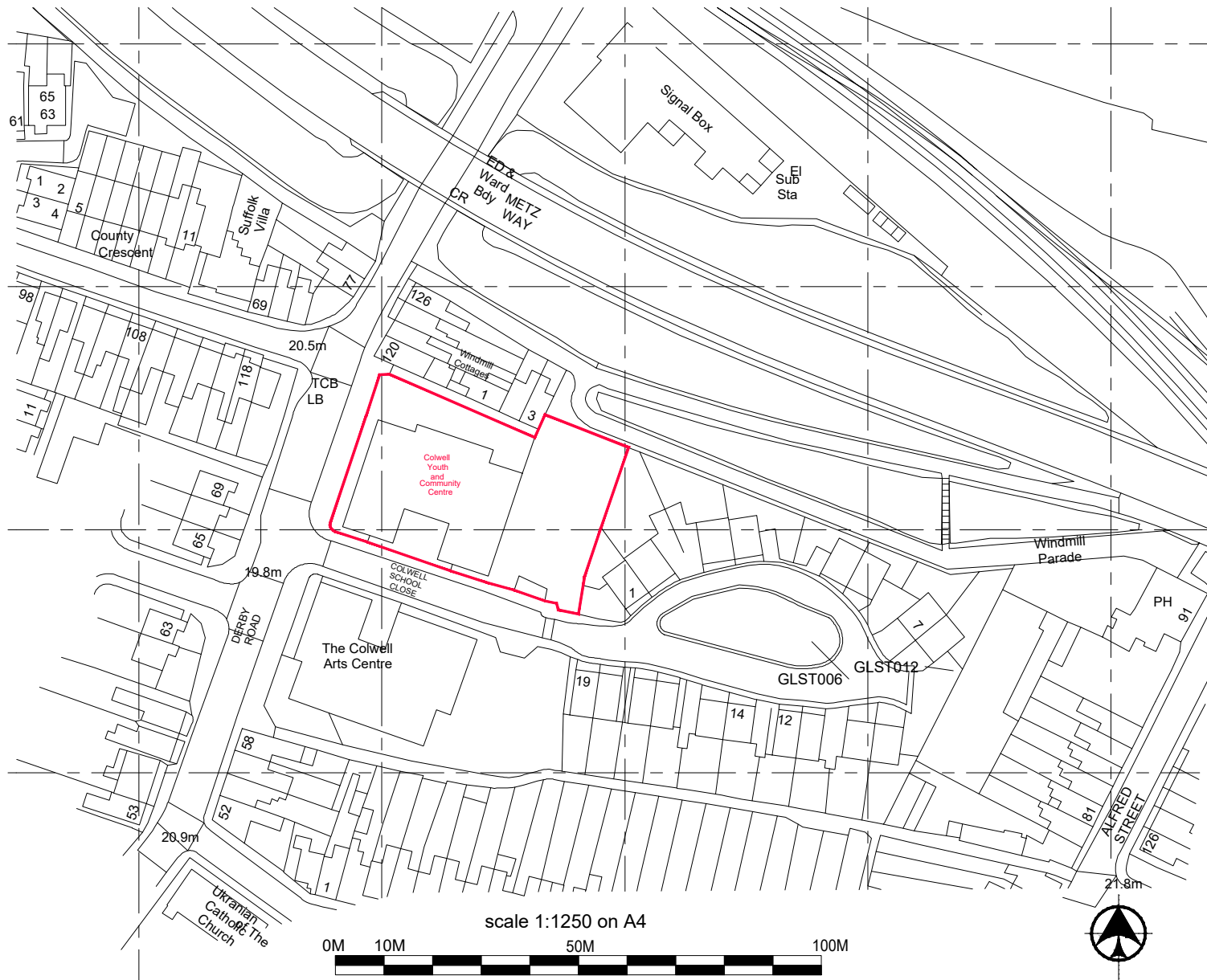
I / We agree to the outlined declaration

Signed

Roby Mekkara

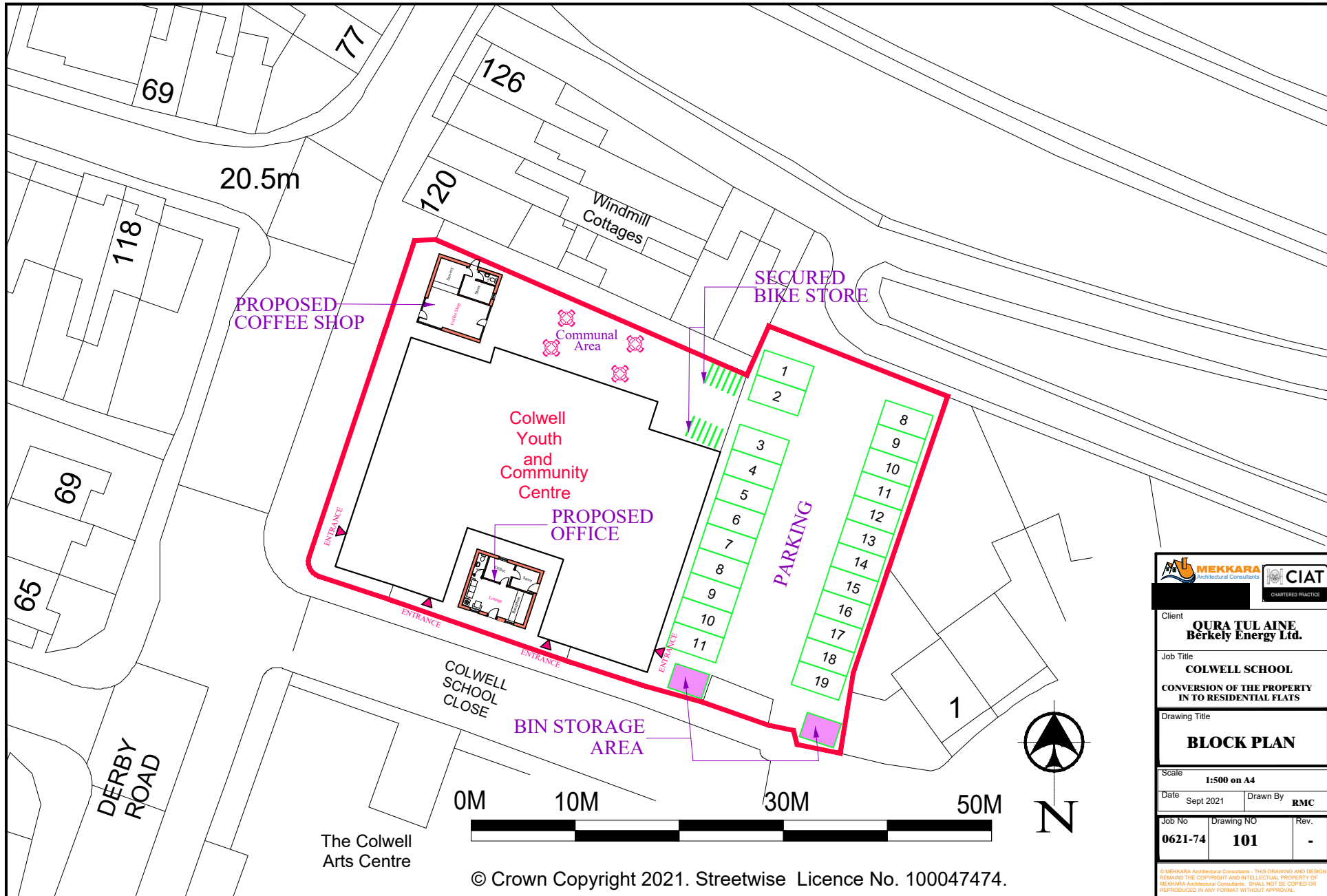
Date

10/02/2022



| | | |
|--|------------|------------|
| Client | | |
| QURA TUL AINE Berkeley Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| LOCATION PLAN | | |
| Scale | | |
| 1:1250 on A4 | | |
| Date | SEPT 2021 | Drawn By |
| | | RMC |
| Job No | Drawing NO | Rev. |
| 0621-74 | 100 | - |

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



Client **QURA TUL AINE Berkely Energy Ltd.**
 Job Title **COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS**

Drawing Title **BLOCK PLAN**

Scale **1:500 on A4**
 Date **Sept 2021** Drawn By **RMC**

Job No **0621-74** Drawing No **101** Rev. **-**

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.

ENERGY STATEMENT

Conversion of existing building to provide 22no. apartments,
2no. single storey detached office and coffee shop buildings and
associated parking/access

Former Colwell School, Derby Road, Gloucester. GL1 4BS

GCC reference: 22/00211/FUL

On behalf of:



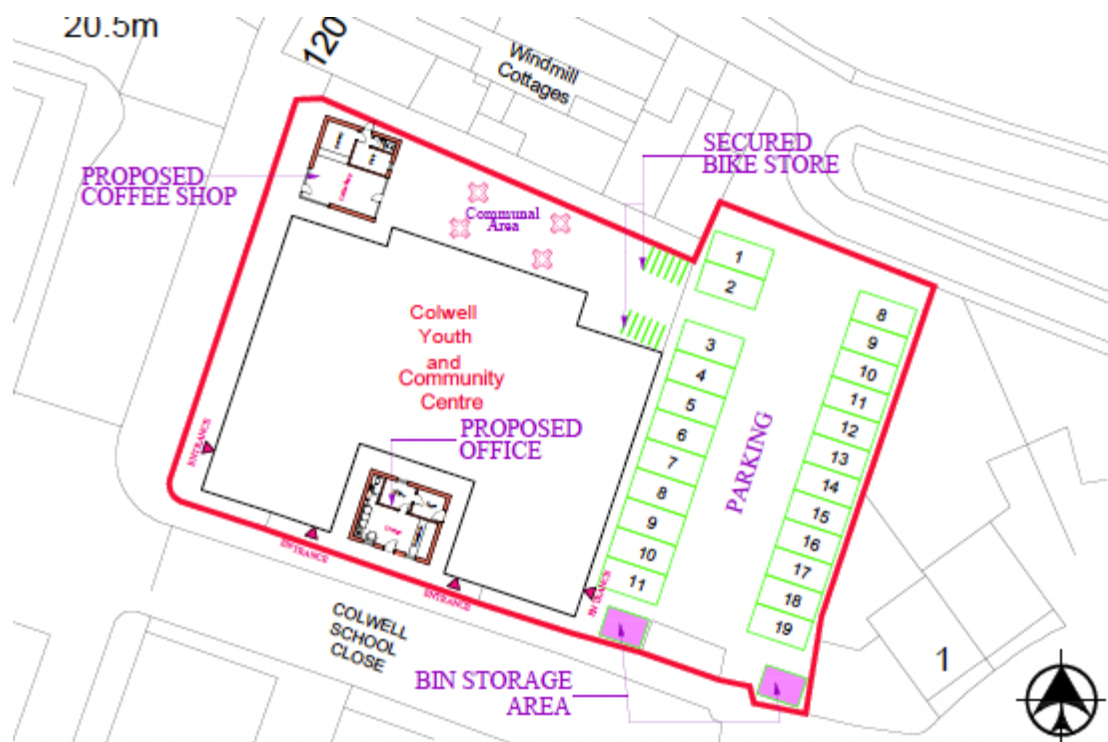
August 2022

Contents

| | | |
|-----|--|---|
| 1.0 | Introduction | 2 |
| 2.0 | Regulations, Policy and Guidance | 3 |
| 3.0 | Energy Hierarchy..... | 6 |
| 4.0 | Conclusion..... | 9 |

1.0 Introduction

- 1.1. Zesta Planning Ltd has been appointed by Danyaal Choudhary to prepare an Energy Statement to accompany the full planning application submission for the conversion of existing building to provide 22no. apartments, 2no. single storey detached office and coffee shop buildings and associated parking/access at the Former Colwell School, Derby Road, Gloucester. GL1 4BS. The application has been allocated reference number: 22/00211/FUL and this document has been requested by the Council prior to the validation of the application.
- 1.2. This Energy Statement is prepared in response to the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031's specific policy regarding sustainable design and construction.
- 1.3. The proposed development will meet the expectations of the adopted local policy. The key details of the Energy Strategy are:
- Building fabric performance improvements to meet and where possible, exceed Building Regulations Part L compliance to provide energy demand reduction;
 - Upgraded building services strategy included recommended energy efficiency measures to be confirmed, if necessary, by way of condition;
 - Implementation of low and zero carbon technologies where practicable. Full details to be confirmed by way of condition where necessary.
- 1.4. The proposed application site is shown in the extract below.



2.0 Regulations, Policy Context and Guidance

Methodology and Aims

- 2.1. Energy Performance standards for dwellings are set by Building Regulations Approved Document: Part L Volume 1 and for buildings other than dwellings by Building Regulations Approved Document: Part L Volume 2.
- 2.2. The intention of Part L Volume 1 (Dwellings) is to ensure that dwellings meet the Target Emission Rate (TER), Target Primary Energy Rate (TPER) and Target Fabric Energy Efficiency Rate (TFEER) required under Regulation 26 and to ensure that an analysis is made of the technical, environmental and economic feasibility of using high-efficiency alternatives systems, which include decentralised energy supply systems based on energy from renewable sources, in line with Regulation 25A.
- 2.3. New dwellings must be built to a minimum standard of total energy performance. This is evaluated by comparing calculations of the performance of the “actual dwelling” against calculations of the performance of a theoretical dwelling called the “notional dwelling”. The energy performance of the notional dwelling is assessed using TER, TPER and TFEER and is calculated using the Government’s Standard Assessment Procedure.
- 2.4. For a building that contains multiple dwellings an average of the TER, TPER and TFEER can be calculated using each floor area of the building.
- 2.5. The role of Part L Volume 2 (Buildings other than Dwellings) is to include a minimum level for regulated carbon emissions defined by the Target Primary Energy Rate (TPER) and the Target Emission Rate (TER). This is automatically generated and relates to a ‘Notional Building’, which is in line with the Simplified Building Energy Model toolkits.
- 2.6. In order to comply, the Building Emission Rate must be lower than the TER. A benchmark Energy Performance certificate will be calculated via comparison of the building assessed to a reference building, in a similar process as the TER methodology.
- 2.7. Building Regulations Approved Document Part L Volumes 1 & 2 were published in December 2021 and were valid from 15th June 2022. This represents the most up to date position, methodology and aims in relation to energy efficiency for both dwellings and buildings other than dwellings.

Local Planning Policy

- 2.8. The Gloucester City Council local validation checklist includes a requirement to produce an Energy Statement to support NPPF Paragraphs 8, 152, 154-158 and the Joint Core Strategy Policy SD3. It requires Energy Statements to be prepared for proposals for either 10+ dwellings or for any other type of development where the floorspace exceeds 1,000 sqm or the site is 1ha or more.
- 2.9. In this instance, this is a mixed use scheme, but primarily for the conversion of the main building to provide 22no. apartments. The separate office and coffee shop accommodation does not exceed 1,000 sqm in their own right but need to be considered as part of the whole mixed use scheme. This is therefore a “major” planning application that would meet the thresholds for providing an Energy Statement.

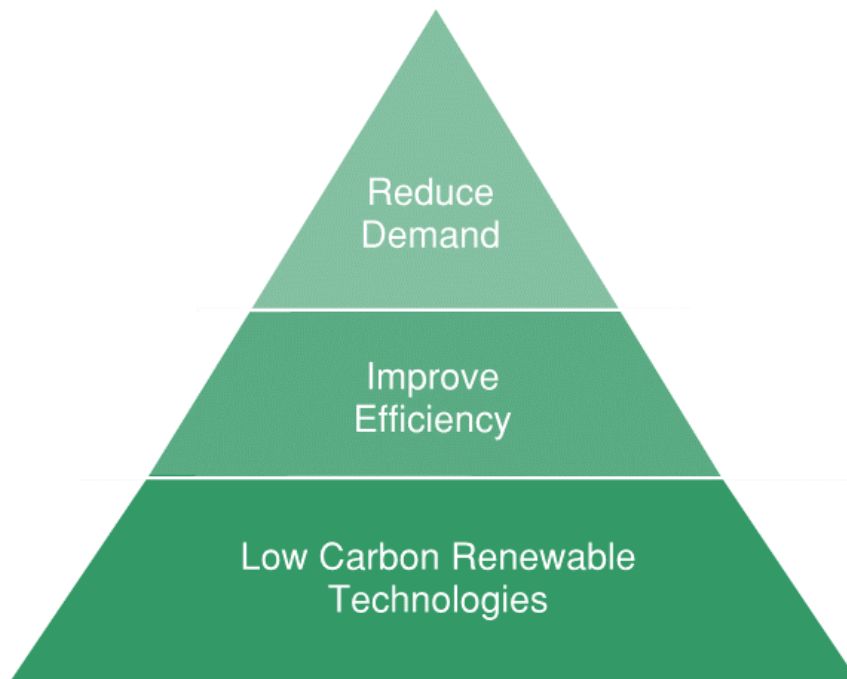
Joint Core Strategy

- 2.10. This report refers to Policy SD3 of the JCS. It is the intention of this statement to review Policy SD3 and provide a satisfactory response to the policy. This report will evaluate the performance of the scheme against the relevant planning policies and demonstrate the compliance with Policy SD3 and/or provide sufficient justification for varying the approach to responding to the policies.
- 2.11. **JCS Policy SD3** focuses on ensuring development proposals contribute to the aims of sustainability. All development will be expected to be adaptable to climate change in respect of the design, layout, siting, orientation and function of both buildings and external spaces.
- 2.12. **Policy SD3** also sets out that major planning applications must be submitted with an Energy Statement that clearly indicates the methods used to calculate predicted annual energy demand and associated annual Carbon Dioxide (CO₂) emissions.
- 2.13. The policy places emphasis on meeting energy reduction targets as set out within Building Regulations. This is a minimum expectation and should be achieved through using low carbon energy and maximising energy efficiency.
- 2.14. It is recommended that energy efficient materials are used for construction and that construction methods are adaptable to expected changing circumstances, such as projected climate change. Regard should also be given to the Energy Hierarchy.

- 2.15. Before considering the use of renewable energy technologies, the design of a development should first identify measures to reduce overall energy demand. This can include choice of building fabric and construction techniques, optimising solar gain, natural lighting and ventilation to reduce the need for space heating and / or cooling and lighting. Secondly, the design should include measures to use energy more efficiently such as increasing levels of insulation in walls, floors and roofs and improved airtightness.
- 2.16. **Policy INF5** focuses on 'Renewable Energy / Low Carbon Development'. The policy promotes the use of renewable and low carbon technologies in new developments and suggests they should be 'readily incorporated into new developments wherever possible'. Policy INF5 applies to proposals concerning renewable energy or low carbon energy generating technologies, including biomass generators, anaerobic digestion plants and other energy from waste technologies, hydropower turbines, and ground-mounted solar photovoltaic arrays. The one exception to this is with wind turbines. The locations for these, unless government guidance changes to the contrary, will be allocated through district level plans or neighbourhood plans where appropriate.
- 2.17. Proposals for the generation of energy from renewable resources, or low carbon development are more likely to be supported when they demonstrate:
- That they have been designed and sited so as to minimise any adverse impacts on the surrounding area;
 - Benefits arising directly from the scheme to the local economy, the community and achievement of national targets;
 - The feasibility and cost-effectiveness of removing any installation and re- instatement of the site in future years; and
 - The net gain of carbon savings, taking into account carbon use through manufacturing and installation of the technology.

3.0 Energy Hierarchy

- 3.1. The energy hierarchy is a classification of energy strategies, priorities to assist progress towards a more sustainable energy system. It is represented in the figure below and highlights the priority of each step within the hierarchy as you progress downwards through the strata.



- 3.2. Energy demand reduction provides the greatest opportunity for minimising a building's potential CO₂ emissions. Design strategies typically include building form and fabric measures (passive design) and energy efficient building services (active design). Focusing on form and fabric in particular at an early stage in the build process is often the most cost-effective way to reduce energy consumption and CO₂ emissions.
- 3.3. In accordance with the Energy Hierarchy, it is expected that the baseline carbon emissions are calculated and that it is demonstrated that a reduction will be achieved.
- 3.4. The first section of the energy hierarchy seeks a reduction to be achieved through the use of energy efficiency measures. These measures could include; building fabric improvements over and above the minimum requirements of Part L as well as specification of efficient mechanical and electrical services.

- 3.5. Each main building element could be designed to provide a thermally efficient building envelope, where practicable, this will aim to achieve an improvement on the minimum requirements of Part L. The development could also include insulated cavity walls; roof, floors and openings which provide a comfortable environment and reduce the building's reliance on the main heating system.
- 3.6. A high-quality construction can be specified, with the use of intelligent construction methods. This will ensure that thermal performance is enhanced, and heat and energy loss is minimised.

Reducing Demand

- 3.7. Through passive design options, it is possible to reduce the energy consumption of new development when measured against the notional building baseline.
- 3.8. This 'fabric first' approach utilises building form, massing and materiality to harness the energy potential from the surroundings of the site. In turn, reducing energy demand.
- 3.9. There are many benefits to passive design approaches, which includes the non-reliance on occupier behaviour, no or low maintenance costs as well as guaranteed carbon reductions across the building's lifetime, as opposed to the life span of the relevant plant item.
- 3.10. The developer's preferred approach is that of a fabric first approach, which engrains energy efficiency into the construction of the properties. The lifespan will typically last between 3 and 4 times longer than installed technology.

Utilising Renewable Energy

- 3.11. There is potential for a variety of forms of renewable technologies to be included within the development. Any further information on this could be provided through a planning condition, where deemed necessary.
- 3.12. Options for low or zero carbon technology include;
 - Photovoltaic Panels
 - Solar Thermal
 - Air Source Heat Pumps
 - Biomass
 - Ground Source Heat and Power

- District Heating
- Anaerobic Digestion

- 3.13. **Photovoltaic Panels** convert light into electricity using a semi-conductor material. Electricity can be generated in both sunny and cloudy conditions. The efficiency of the panels varies by product and placement.
- 3.14. **Heat pumps** extract thermal energy, typically from air or soil, to a heating element with a higher temperature. The efficiency of a heat pump is reliant on the temperature of the heat source and heat emitter. They are best suited to low temperature systems. Heat pumps are able to provide cooling in the summer and heating in the winter.
- 3.15. **Air Source Heat Pumps** work by using ambient air as their heat source. The heat pump system is sited externally; either on external walls, in external compounds or within a ventilated plant room allowing air to be drawn over the evaporator part of the unit.
- 3.16. **Ground Source Heat Pumps (GSHP)** require a condenser (usually located at ground level) and associated buried pipe work; either horizontally or vertically, to extract heat from the ground. As radiation from the sun heats the earth, the earth then stores the heat and maintains a temperature of around 10°C (below roughly two metres down) even throughout the winter. The higher winter extraction temperature is what makes GSHPs more efficient than ASHPs.
- 3.17. GSHPs are better suited to larger schemes due to the cost of borehole installation. External space is required for horizontal trenching or vertical boreholes.

Non-Designated Heritage Asset

- 3.18. Although the existing building on site is not statutory Listed or located within a Conservation Area, it is acknowledged that the building represents a non-designated heritage asset. As a result, it has been considered for Local Listing within Gloucester City Council's Local List (May 2022).
- 3.19. As a result of this, it is likely that there will need to be discussions with the Conservation Team at Gloucester City Council prior to finalising the sustainable energy strategy for the development as a whole to ensure that it will achieve the necessary Part L requirements, but also preserve the character and appearance of this asset.

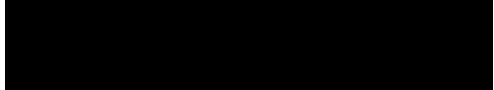
4.0 Conclusion

- 4.1. This report has provided an outline assessment of the potential measures for the reduction of CO₂ emissions for the proposed development at the former Colwell School, Derby Road, Gloucester.
- 4.2. This Statement demonstrates that the scheme can be designed to respond positively to all national, regional and local energy requirements that results in a construction of a high-quality, energy and resource efficient scheme.
- 4.3. Additional detailed information on the energy performance of the buildings can be secured by way of condition if necessary.



ZESTA PLANNING LTD

Planning & Development Consultancy



www.zestaplanning.co.uk

WASTE MINIMISATION STATEMENT

Conversion of existing building to provide 22no. apartments, 2no. single storey detached office and coffee shop buildings and associated parking/access

Former Colwell School, Derby Road, Gloucester. GL1 4BS

GCC reference: 22/00211/FUL

On behalf of:



August 2022

Contents

| | | |
|-----|---|----|
| 1.0 | Introduction | 2 |
| 2.0 | Planning Policy Considerations | 3 |
| 3.0 | SPD: Waste Minimisation in Development | 6 |
| 4.0 | Proposed Waste Minimisation Initiatives | 7 |
| 5.0 | Conclusion..... | 10 |

Appendices

- A. Waste Minimsation: A 10 Point Checklist

1.0 Introduction

- 1.1. Zesta Planning has been appointed by Danyaal Choudhary to prepare a Waste Minimisation Statement (WMS) to accompany a full planning application submission for the conversion of existing building to provide 22no. apartments, 2no. single storey detached office and coffee shop buildings and associated parking/access at the Former Colwell School, Derby Road, Gloucester. GL1 4BS. The application has been allocated reference number: 22/00211/FUL and this document has been requested by the Council prior to the validation of the application.
- 1.2. This WMS is submitted in light of the the requirement within Gloucester City Council's Validation Checklist that all major planning applications (10 or more dwellings, residential sites of 0.5ha or more and other developments in excess of 1,000sqm) should be accompanied by an appropriately detailed WMS. As this development exceeds 10 dwellings, it is considered to be a major development and therefore triggers the need for the WMS.
- 1.3. This statement has been prepared in accordance with the advice contained within the Waste Management Plan for England (2013), the Gloucestershire Waste Core Strategy (2012) and the Supplementary Planning Document: Waste Minimisation in Development Projects (2006).
- 1.4. It should be read in conjunction with other documents that accompany this application, including the plans and the Design and Access Statement.
- 1.5. The statement will consider all relevant national and local planning policy pertinent to the reduction of waste in association with new development proposals.
- 1.6. Furthermore, the statement will set out the principles of waste minimisation that will be adopted as part of the development proposal in relation to the design, construction and operation of the proposal. The principal objective of the statement will be to consider how potential adverse environmental impacts from waste created by the development can be minimised.
- 1.7. It is however, intended that any further detail in this regard be secured by means of planning condition.

2.0 Planning Policy Considerations

2.1. In order to demonstrate the proposal's consistency with the principles of waste minimisation, it is important to consider any relevant national, regional and local waste planning policy.

National Planning Policy

Waste Management Plan for England (January 2021)

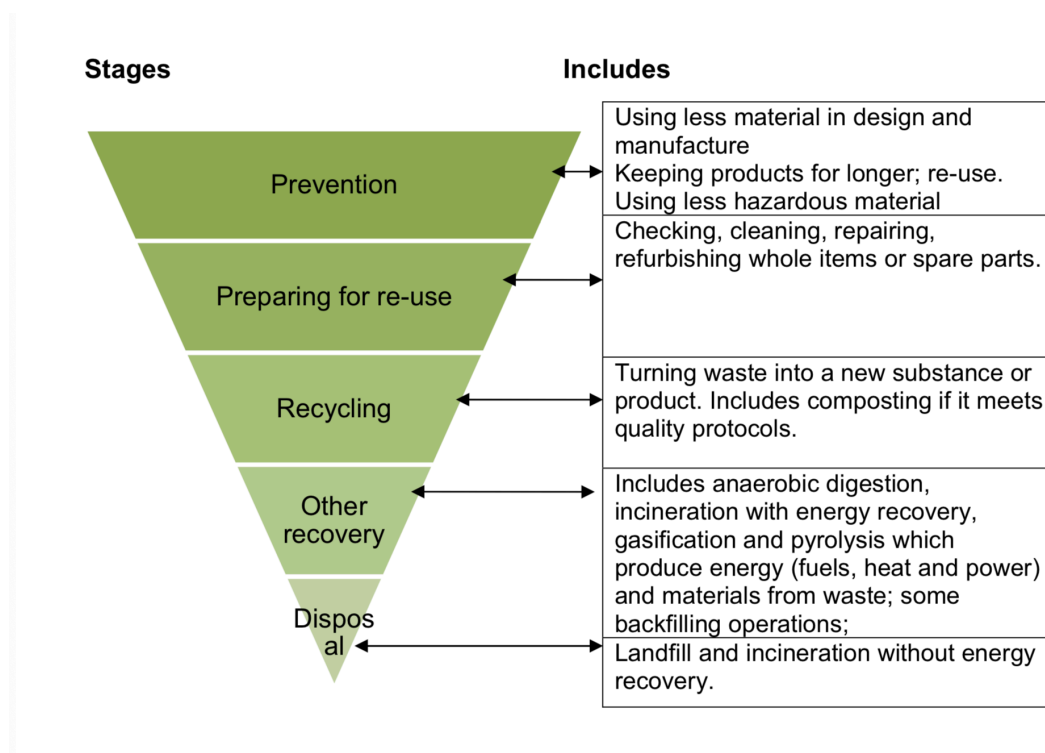
2.2. The Waste Management Plan for England is the most relevant national planning policy-based document dealing with waste Management and sets out the national planning guidance for the reduction of waste and forms part of the waste management plan for the UK, in line with the principles of sustainable development.

2.3. The document sets out the key planning objectives for waste management, including:

- delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;
- ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;
- providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle;
- helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and
- ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.

2.4. Page 14 of the document refers to the delivery of sustainable development through the promotion of waste management up the 'waste hierarchy'. The 'waste hierarchy' places the disposal of waste as the least desirable management option, followed by energy recovery, recycle/compost, re-use and the most desirable option of waste prevention.

2.5. The hierarchy is set out as follows:



2.6. The design process of the proposal has incorporated, where possible, a range of measures to recycle, re-use and prevent excessive waste. Details of potential waste minimisation proposals that could be implemented during the design, construction and habitation periods of this development are included in Section 4 of this Statement.

2.7. Furthermore, the proposed development incorporates adequate facilities to accommodate the recycling/composting of waste and disposal of some waste during the habitation period of the building.

Local Planning Guidance

Gloucestershire Waste Core Strategy (November 2012)

2.8. The Gloucestershire Waste Core Strategy (WCS) was produced by Gloucestershire County Council, the Local Waste Authority, and was formally adopted in November 2012. The document replaces a number of saved polices within the Gloucestershire Waste Local Plan (2004) and sets the strategic objectives and core policies for managing waste in the county.

2.9. Core Policy WCS2 (Waste Reduction), which replaces Policy 36 of the Gloucestershire Waste Local Plan, refers to waste minimisation during the development process, rather than exclusively managing the waste produced. Policy WCS2 is as follows:

'All development will be expected to incorporate the principles of waste minimisation and re-use. Planning applications for 'major' development must be supported by a statement setting out how any waste arising during the demolition, construction and subsequent occupation of the development will be minimised and managed'.

2.10. Specifically, the statement will include measures to:

- Minimise, re-use and recycle waste;
- Minimise the use of construction materials particularly primary materials;
- Minimise the pollution potential of unavoidable waste; and
- Dispose of waste that cannot be re-used or recycled in an environmentally acceptable manner.'

2.11. Policy WCS2 highlights the importance attached to the minimisation of waste and the minimisation of the use of raw materials. However, it does recognise that some waste will be produced which is unavoidable and requires disposal, and as such adequate facilities for disposal should be provided.

2.12. The waste minimisation proposals included in chapter 4 of this statement provides additional information to support the implementation of the objectives set out in Policy WCS2 of the Gloucestershire Waste Core Strategy.

3.0 SPD: Waste Minimisation in Development (Sept 2006)

- 3.1. The Supplementary Planning Document: Waste Minimisation in Development Projects was adopted by Gloucestershire County Council as the Local Waste Authority, and as such forms a material consideration in assessing new development proposals.
- 3.2. The Document provides guidance on the implementation of the objectives set out in Policy WCS2 of the Gloucestershire Waste Core Strategy, having superseded previous Policy 36 of the Gloucestershire Local Waste Plan.
- 3.3. In addition, the document also sets out the requirements for the production of a Waste Minimisation Statement, to be submitted in conjunction with planning applications for major development proposals.
- 3.4. A number of principles of waste minimisation are included, which are as follows:
 - To design proposals sustainably;
 - To reduce the amount of waste generated from development;
 - To conserve natural resources through re-using waste arising from construction;
 - To re-use waste materials on-site to reduce transportation;
 - To use recycled materials where possible; and
 - To reduce waste generation during the operational lifetime of the development and facilitate recycling where waste does arise.
- 3.5. The principles of waste minimisation set out above have been key considerations in the design process of the proposal.
- 3.6. The Supplementary Planning Document sets out a '10 point checklist' which establishes the relevant issues to be included in the production of a waste minimisation statement. A copy of the 10-point checklist is included in **Appendix A** of this statement.

4.0 Proposed Waste Minimisation Initiatives

4.1. A number of waste minimisation principles have been considered in conjunction with the formulation of development proposals for the site, advocating the broad approach to the development, which will minimise potential environmental impact caused by waste. The following potential waste minimisation initiatives are considered as follows:

Design and Planning Stage

- 4.2. The proposal is for the conversion of existing building to provide 22no. apartments, 2no. single storey detached office and coffee shop buildings and associated parking/access at the Former Colwell School, Derby Road, Gloucester. GL1 4BS
- 4.3. Given that the proposals are primarily for the conversion of an existing building and the proposed new build elements are modest, the level of spoil required to be removed prior to the commencement of development will therefore be minimal in the overall context of the JCS area.
- 4.4. The materials used in the new build development will reflect the character of the main building on site including the use of red brick and slate. The existing building will be repair as necessary using matching materials.
- 4.5. The buildings will be connected to mains water, electric and foul drainage, utilising the existing connections serving the area. Surface water run-off will be directed and connected to the existing drainage network.
- 4.6. Proposed development levels will be designed to ensure that any groundwork undertaken will retain waste on the site by recycling it elsewhere within the development, where possible.
- 4.7. Material schedules and quantities for all components of the construction should therefore be minimised through the reasonable repetition of designs but without detracting from the quality of the development.
- 4.8. The new buildings have been designed to accommodate standard material sizes and where appropriate, prefabricated materials to minimise on site waste during the construction stage of the scheme. This will enable any waste in the preparation of such materials to be recycled at the factory rather than being produced at the site during construction.
- 4.9. In addition, there is also sufficient space for waste collection vehicles to enter and manoeuvre throughout the site. The proposed development is, consistent with the objectives of Policy WCS2 of the Gloucestershire Waste Core Strategy.

Construction Phase of Development

- 4.10. Whilst it has been set out above that the approach to the design of the buildings have assisted in minimising waste in the construction phase, it is acknowledged that there is likely to be a degree of waste produced during construction. Accordingly, there is also the opportunity to ensure that as much waste is treated responsibly and re-used or recycled where possible.
- 4.11. As part of the process of responsible construction, waste materials should be sorted and recycled where practical and possible, keeping landfill waste to an absolute minimum. Recycling bins specifically for construction waste will be available on site during the construction process and it should be required that contractors sort waste materials accordingly.
- 4.12. Waste arising from packaging such as cardboard and plastic can relatively simply be segregated into recycling bins. In addition, specific building materials such as plasterboard can also be sorted and stored for recycling off site.
- 4.13. Arrangement should be made on site for the following storage options to assist in sorting waste materials for recycling:
 - Rear End Loaders (REL)
 - Front End Loaders (FEL)
 - Builders skips (although costly and least favourable), or
 - Stockpiles with removal via use of a grab lorry
- 4.14. Prior to the commencement of development, the anticipated volume of waste (per material) should be calculated to ensure that storage and recycling facilities are commensurate to the level of construction waste to be produced, to ensure efficiency.
- 4.15. In addition, it should be noted that the preparation of the site for construction will not require the demolition of any buildings. Any organic material displaced should be re-used in the landscaping to be undertaken as part of the proposal or elsewhere.
- 4.16. 'Just-in-time' delivery will be utilised where possible, in order to minimise the potential for damage and over-ordering, which will help reduce waste.
- 4.17. The packaging of materials will be recycled where possible or returned to the manufacturer for re-use.
- 4.18. None of the waste produced is intended be sent to landfill and where possible, it will be re-used on site or elsewhere. Furthermore, there is no evidence of any hazardous waste land contamination.

Occupation of the Site

- 4.19. The design of the buildings should assist in minimising energy required to operate the buildings once occupied, minimising heat loss and the waste of energy. As set out above, provision should also be made for the inclusion of recycling and waste storage facilities.
- 4.20. The provision of recycling facilities will encourage their use, drawing the user's attention to such issues. Whereas, the lack of designated facilities fails to draw it to the attention of the operator.
- 4.21. The location of such facilities in an accessible location will also encourage it to be used and accessed by the waste collection vehicles.

5.0 Conclusion

- 5.1. The proposal is consistent with the relevant national and local waste planning policy, and the principles of sustainable development. This includes the principles of the Waste Hierarchy as set out in the Waste Management Plan for England - January 2021.
- 5.2. This waste minimisation statement has outlined the broad waste minimisation initiatives that have been incorporated into the proposal during the design stage and that will be implemented during construction and occupation of the proposals. These measures can be built up and formalised closer to the commencement of development, details of which can be submitted for approval by the local authority at a later date.
- 5.3. In summary, the proposal has been designed to promote methods that will ensure waste minimisation and straightforward removal. Furthermore, space for waste storage facilities, where necessary, is included in the proposal and will enable and encourage effective recycling and disposal of future occupational waste.
- 5.4. Further methods and detailing can be secured via means of planning condition if required, which is typically how Gloucester City Council has addressed this matter on developments of a similar scale. Ultimately, there are no fundamental waste management concerns with this site or the proposed development.
- 5.5. The proposal reasonably complies with the principles contained within the Waste Management Plan for England and the Gloucestershire Waste Core Strategy (WCS).

APPENDIX A

Checklist for Preparing a Waste Minimisation Statement

Project Planning and Design Stage

1. Has the scheme's design incorporated reasonable steps to eliminate waste (for example re-using existing infrastructure)?
2. Is there evidence that the building been designed to standard material sizes or using prefabricated parts, does it incorporate deconstruction principles (for ease of disassembly) and are precise material requirements specified to avoid wastage?
3. Is there evidence that at least 10% (by value) of the materials to be used have a recycled content and that sustainably sourced materials have been used where possible?

Construction Activities

4. What tonnage of construction waste is likely to arise (and how is oncoming packaging material to be minimised and handled)?
5. Where demolition is involved, what is the tonnage of each type of demolition waste likely to be produced and is there a method provided for auditing this waste? Is there a monitoring scheme of agreed waste management procedures to be undertaken, which includes corrective measures if failures occur?
6. Has provision been made for segregating waste materials during demolition and construction, and are measures proposed for raising site operative's awareness of waste minimisation?
7. Is there evidence that waste materials are to be re-used on-site wherever possible or where this is not possible that they are proposed to be re-used off-site? (Justification will need to be provided for any waste proposed to be sent to landfill?)
8. Has suitable provision been made for handling hazardous waste arising on-site, as advised by the Environment Agency?

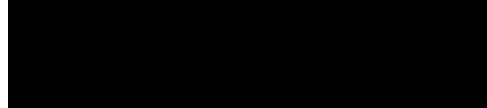
Operational Life

9. Has waste collection authority advice been obtained on recycling box / residual bin requirements, including adequate access for waste collection vehicles and operatives?
10. Is sufficient space provided for recycling boxes / residual waste containers / home composting bins, or an area set aside for communal facilities, whichever is appropriate?



ZESTA PLANNING LTD

Planning & Development Consultancy



www.zestaplanning.co.uk

An aerial photograph showing a residential area. In the foreground, there is a large, multi-story building with a prominent chimney. The surrounding area includes other houses, trees, and a road. The background shows a wide expanse of land, possibly a park or a large open area, under a clear sky.

HISTORIC ENVIRONMENT STATEMENT

Conversion of existing building to provide 22no. apartments, 2no. single storey detached office and coffee shop buildings and associated parking/access

Former Colwell School, Derby Road, Gloucester. GL1 4BS

GCC reference: 22/00211/FUL

On behalf of:

A solid black rectangular box used to redact the name of the person or organization on behalf of whom the statement is prepared.

August 2022

Contents

| | | |
|-----|---|----|
| 1.0 | Introduction | 2 |
| 2.0 | The Application Site & Proposals | 3 |
| 3.0 | Legislative and Planning Policy Context | 7 |
| 4.0 | Heritage Appraisal..... | 10 |
| 5.0 | Conclusions | 17 |

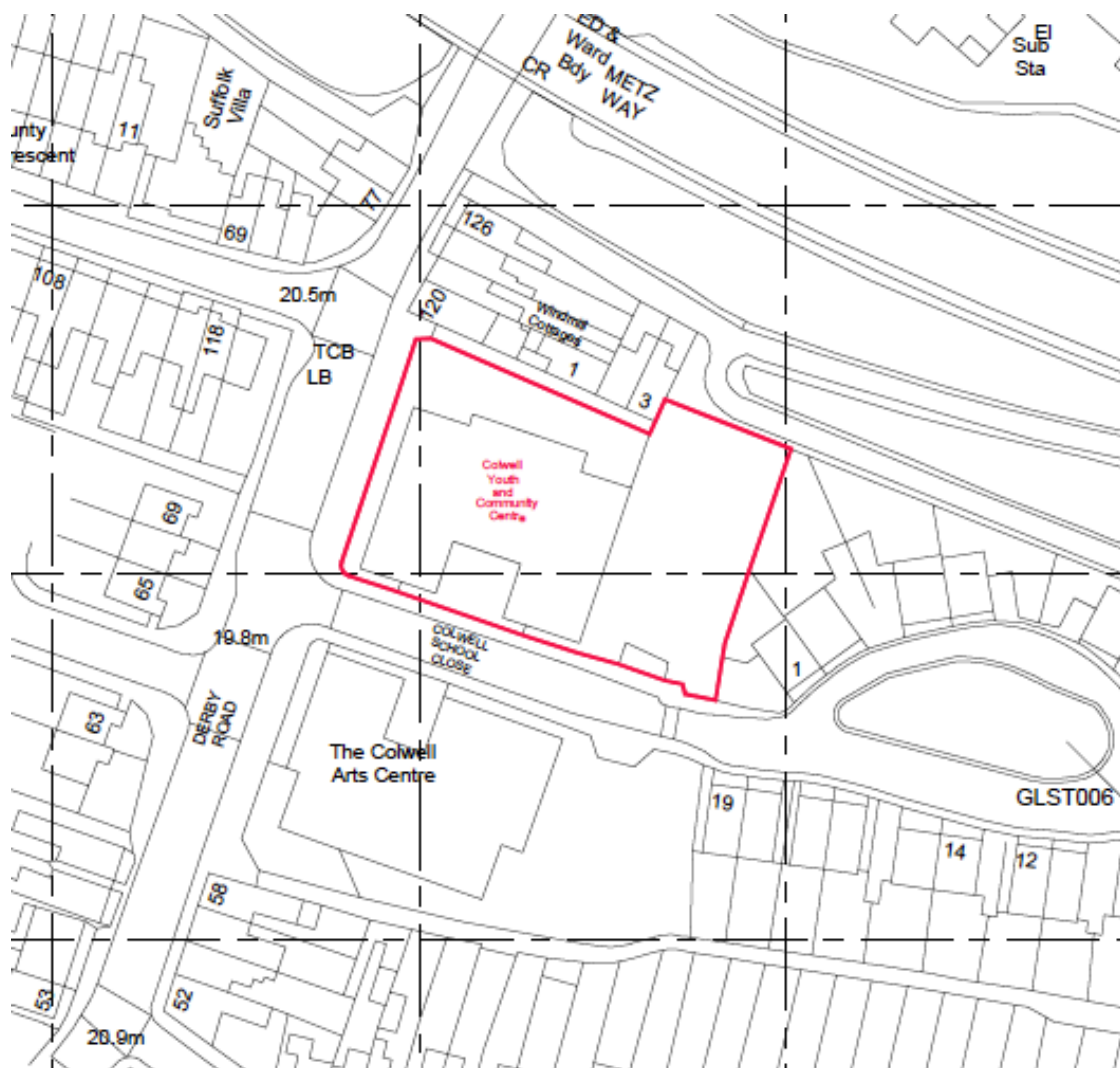
1.0 Introduction

- 1.1. Zesta Planning Ltd has been appointed by Danyaal Choudhary to prepare an Historic Environment Statement to accompany the full planning application submission for the conversion of existing building to provide 22no. apartments, 2no. single storey detached office and coffee shop buildings and associated parking/access at the Former Colwell School, Derby Road, Gloucester. GL1 4BS. The application has been allocated reference number: 22/00211/FUL and this document has been requested by the Council prior to the validation of the application.
- 1.2. The former Colwell School building (originally known as the Derby Road Council Schools building), was opened in 1907. It was an educational institution (latterly Gloucester College) up until approximately 10 years ago, when it was vacated. The building has since deteriorated significantly, has been subject to vandalism and in January 2022 had a large fire which destroyed a large section of the building.
- 1.3. The building itself is not Statutory Listed, nor is it located within a Conservation Area. However, due to its age, character, scale and function it is considered to be a non-designated heritage asset by Gloucester City Council. The building is on Draft Gloucester Local List (May 2022) accordingly. The site is also an allocated for residential development (approx. 20 dwellings) within the emerging Gloucester City Plan (Site Ref – SA10), which is at an advanced stage of preparation.
- 1.4. The scheme has been very carefully designed to ensure that the historic character, setting and fabric of heritage assets are preserved and enhanced, with the proposed development resulting in **No Harm** overall to the heritage assets. In reaching this conclusion the applicant has identified existing harm arising from the existing buildings on the site and the opportunity to enhance the area through this proposal.
- 1.5. The purpose of this Statement is to address the legislative and policy context surrounding heritage and to assess the heritage significance of the works. The Historic Environment Statement will respond to the following main topics, as per Historic England guidance.
 - Describing the heritage asset
 - Describing the contribution the heritage assets make (significance)
 - Considering the effect of the development on the significance of the heritage assets

2.0 The Application Site & Proposals

The Application Site

- 2.1. The application site is formed of an approx. 0.18ha parcel of land, broadly rectangular in shape, located on the eastern side of Derby Road.
- 2.2. The site consists of a part three/part four storey detached building of considerable size. It is laid out in a U-Shape. To the east of building is a hardstanding car parking area and the site is surrounded by 1.6m metal railings on the western and southern boundaries. The building is red brick construction, with tile and flat roof elements. The large timber sash windows are a key feature of the building.
- 2.3. To the south lies the Colwell Arts Centre, a County Council owned and operated building, and on all other sides lies residential development.
- 2.4. As outlined in this document, the main building on site is a former educational establishment, originally built in 1907, but has been disused for the past 10 years or so and now lies semi-derelict.



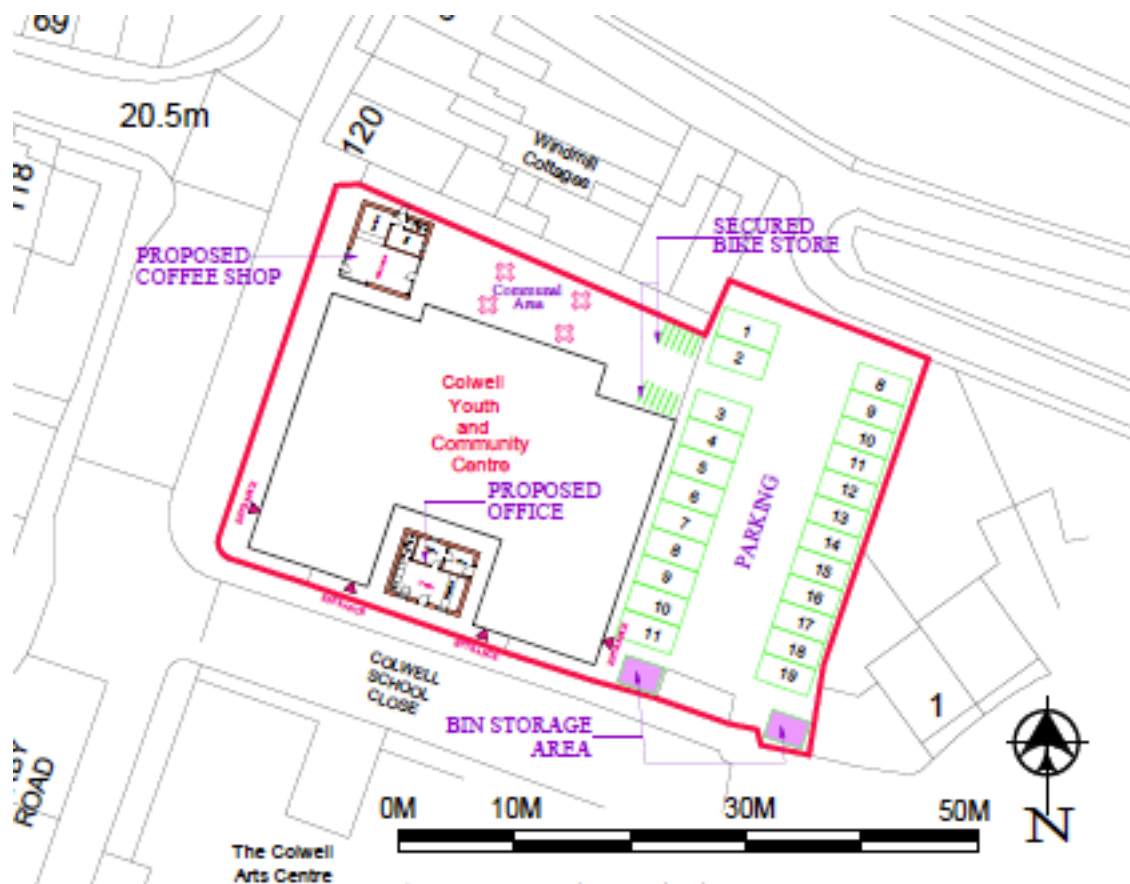
Site Location Plan



Street View Photographs of Building (Source – Google Maps)

Proposals

- 2.5. The proposed development involves the retention, renovation and conversion of the existing building on the site from an educational establishment to provide 22no. apartments.
- 2.6. The proposals will have a mixture of 1-bed (6no.), 2-bed (6no.) and 3-bed (10no.) apartments across the four floors of available accommodation. No extensions are proposed to the building itself.
- 2.7. In addition to this, two single storey detached buildings will be constructed on site, one to the south of the building (within the U-shape) and one to the north east of the building. These new structures will be used as a café and an office respectively. These single storey buildings have been designed to match the character and appearance of the main building and will be constructed of red brick to match.
- 2.8. The scheme will repurpose the existing parking area to the east of the site to provide 19no. car parking spaces, secure bike storage and bin storage areas. An external communal amenity area will be provided to the north of the building.



Extract of Proposed Block Plan

3.0 Legislative and Planning Policy Context

Legislative Context

- 3.1. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states: *“In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.
- 3.2. Section 72(1) of the 1990 Act specifically relates to Conservation Areas and specifies that, *“with respect to any building or land in conservation area, attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

Policy Context

- 3.3. The Development Plan in this case comprises of the Adopted Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS). The saved policies of the Gloucester Local Plan 1983 and the no-statutory Gloucester Local Plan 2002 also still form part of the Development Plan at this time, although its policies are clearly time expired and outdated.
- 3.4. Other relevant material considerations including the Government’s National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the non-statutory Gloucester Local Plan 2002.
- 3.5. The emerging Gloucester City Plan (GCP) is now at an advanced stage of preparation and the Main Modifications have now been consulted upon. It is expected that the GCP will be adopted within the next few months and therefore the policies within can now be afforded some weight in the decision making process. They will attract full weight once the GCP has been adopted.
- 3.6. As a result, the following planning documents are considered to be the most important for consideration as part of this application:
 - Joint Core Strategy
 - Emerging Gloucester City Plan
 - The National Planning Policy Framework 2021

Joint Core Strategy

- 3.7. **Policy SD8: Historic Environment** sets out the overarching principles of development impacting on heritage assets. It confirms that non-designated assets will be conserved and enhanced as appropriate to their significance.

Emerging Gloucester City Plan

- 3.8. **Policy D1** confirms that development proposals must conserve the character, appearance and significance of designated and non-designated heritage assets and their settings.
- 3.9. **Policy D2** outlines that development affecting a non-designated heritage assets, or its setting, should protect and where appropriate enhance its significance. Proposals should be of high quality and designed sympathetically, respect the setting and enhance the character of the non-designated heritage asset.
- 3.10. **Policy SA10** is the allocation of the site for residential development of approximately 20 dwellings. This essentially confirms that the principle of conversion to residential is acceptable, subject to be preserving and enhancing the character and setting of the building.

National Planning Policy Framework (2021)

- 3.11. **Paragraph 194** refers to development proposals affecting heritage assets. This requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. This policy affects this site due to the consideration of the building as a non-designated heritage asset. Importantly, the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.12. **Paragraph 199** states that when considering the impact of a development on the significance of a heritage asset, great weight should be given to its conservation. The Framework refers to different levels of impact on heritage assets these being:
- Total loss
 - Substantial harm
 - Less than substantial harm
 - No harm (neutral impact)

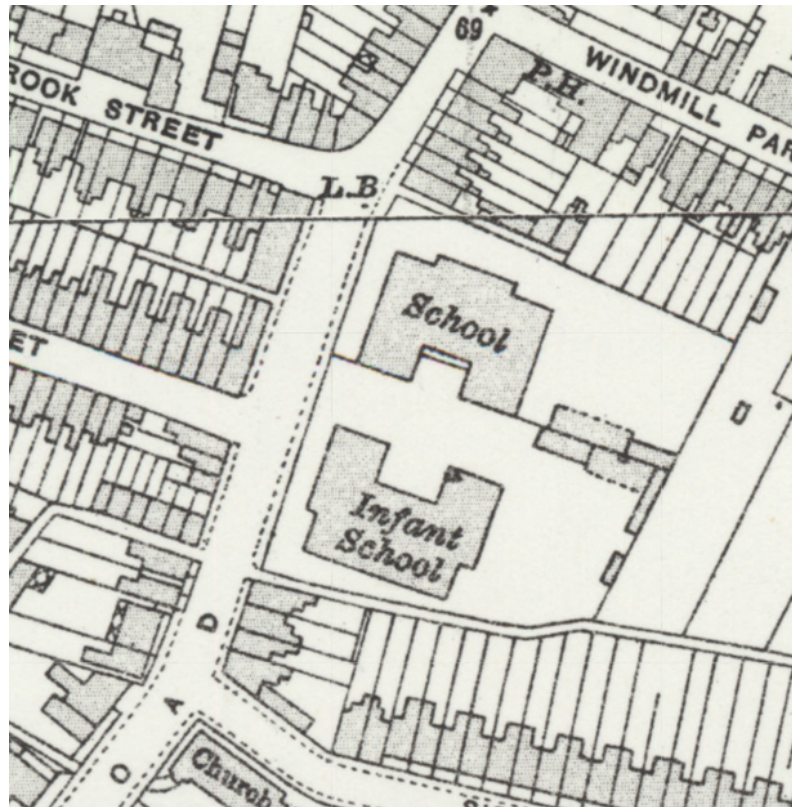
- 3.13. **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 3.14. **Paragraph 203** confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4.0 Heritage Appraisal

- 4.1. Planning law requires local planning authorities to pay special regard to the desirability of preserving a listed building or land in conservation area, when considering whether to grant planning permission and listed building consent for a development.
- 4.2. The NPPF 2021 requires applications to describe the significance of the heritage asset, including any contribution made by its setting. It then requires consideration to be given to the proposed development, and finally the impact of the proposed works on the character, setting and fabric of the heritage asset.
- 4.3. The main issue to this case is considered to be the impact of the development on the character and setting of the existing building on site as a non-designated heritage asset.
- 4.4. The assessment will entail the consideration of the following key factors:
 - Describing the heritage assets
 - Describing the contribution the assets makes to heritage value
 - Considering the effect of the development on the significance of the assets

Describing the heritage asset

- 4.5. The main building subject of this planning application is acknowledged to be a **non-designated heritage asset**.
- 4.6. The building was originally opened on 8th April 1907, by the then Mayor of Gloucester, Samuel Aitken. It formed the boys (ground floor) and girls (first floor) upper school and was constructed to house 700 girls and boys. At the time the main building was constructed, the corresponding infant's school was also built. This is now the Colwell Arts Centre but does not form part of the application site.
- 4.7. In 1925, the boys and girls' departments were replaced by the Derby Road Central Schools, while the infant's school continued as a separate entity. Under the Education Act 1994, the schools became Secondary Technical Schools, with the Boy's Central School moving to Saintbridge in 1957 (now Gloucester Academy). The Girl's Central School stayed at Derby Road and in 1974 became a girls grammar school known as Colwell School for Girls. Colwell School for Girls closed in 1988.
- 4.8. Since 1988, the building remained in educational use and became Gloucester College, until it became vacant around 2012. The building has been vacant and subject to vandalism since this time and has significantly deteriorated.
- 4.9. On 21st January 2022, a large fire broke out in the building, which caused further damage to the interior of the structure. The fire needed five engines to be in attendance to control the blaze.



Extract of 1898-1939 OS 25" 3rd Edition Map (Source – Know Your Place Gloucestershire)



VIEW FROM BOYS' PLAYGROUND Photo by Harold Trice.



VIEW FROM DERBY ROAD Photo by Harold Trice.



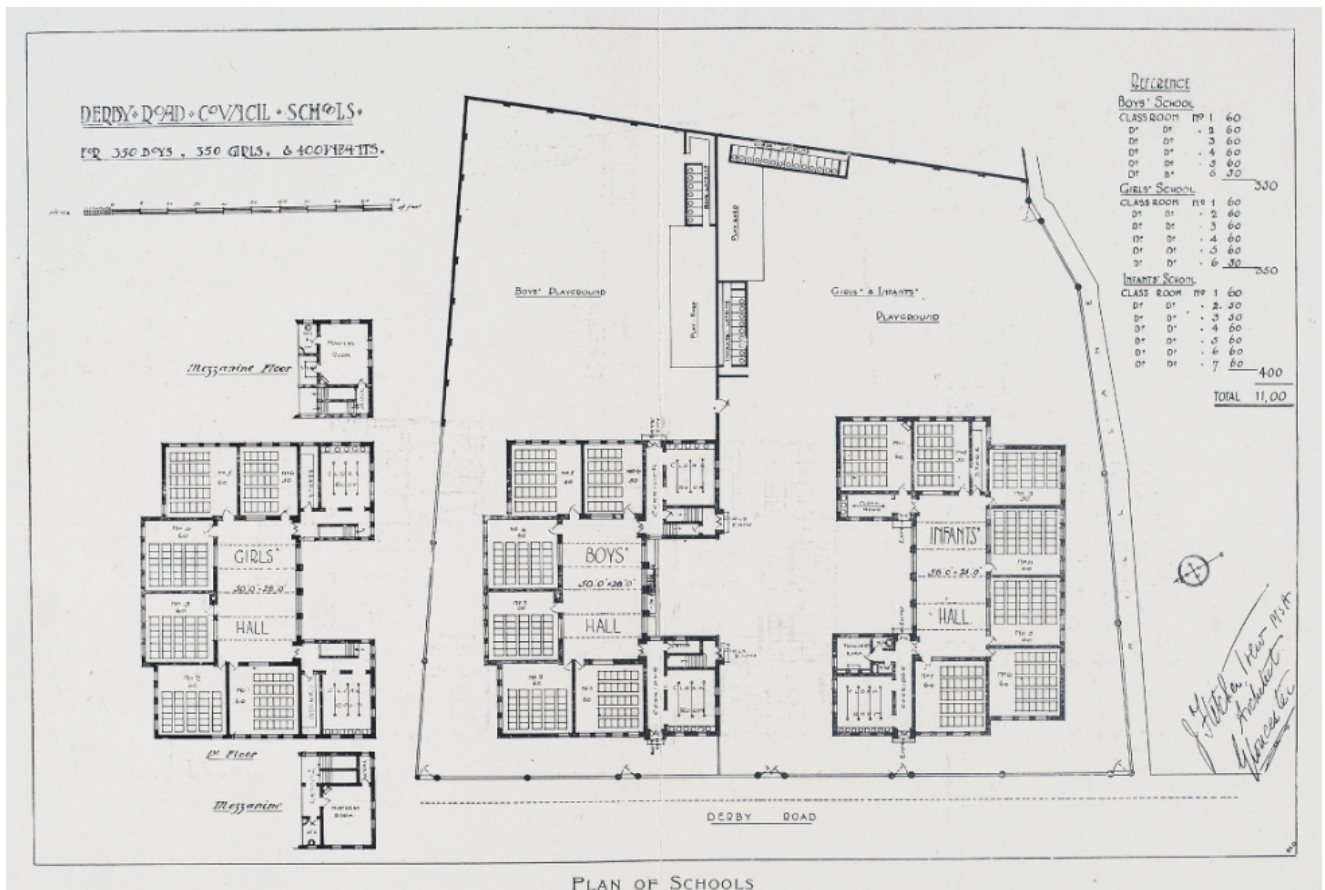
LAYING FOUNDATION STONE Photo by Fletcher, Glendon.



VIEW FROM GIRLS' PLAYGROUND Photo by Harold Trice.

Photographs taken following opening of the building in 1907 (Source - Gloucestershire Archives)

N17/23/1)



Extract of Original School Plan Block and Floor Plan (Source - Gloucestershire Archives N17/23/1)

- 4.10. The building is constructed of red brick, with stone banding and carved stone entrance details. The timber sash windows appear to be largely original. Externally, aside from minor detailing, gutter downpipe locations etc, the building essentially remains unaltered from when it was originally built. The building has not had any extensions.
- 4.11. Internally, there have been a number of alterations to the floorspace layouts, including stud wall partitions etc to cater for the changing educational use of the building over time. However, due to vandalism, anti-social behaviour and fire over the past decade or so, the interior of the building has been substantially damaged to an extent that there are few historic features of note.
- 4.12. Along the front boundary, the original brick/stone pillars are still visible, although it is likely that the metal railings have been replaced over the years.
- 4.13. The playing fields for the former school used to extend some distance to the east and this now comprises a residential development of 19no. dwellings, known as Colwell School Close, built in c. 2000.
- 4.14. The building has been earmarked for Gloucester's Draft Local List (May 2022) and is also allocated for residential development (c. 20 dwellings) in the emerging Gloucester City Plan (Site Ref – SA10).



Photographs showing interior condition of the building, taken March 2020



Photographs showing fire/smoke damage from January 2022 (Source – Gloucestershire Live)

Describing the contribution the assets make to heritage value

- 4.15. The contribution the main building makes to heritage value is largely due to its external design and built form. The building is of a typical late-Victorian educational building design and given its size is very imposing in the Derby Road street scene. This is especially the case, as the building has not been significantly altered externally and it hasn't been extended since it was originally built in 1907.
- 4.16. Internally, especially due to the vandalism, anti-social behaviour and fire damage, does not have any specific heritage value in itself.
- 4.17. The splitting of the application building from the former infant school (now Colwell Arts Centre), through the creation of a new road (Colwell School Close) and the associated loss of the former playing fields to housing has reduced its heritage value from its original layout. Therefore, the value of the building is simply limited to its external character and appearance in the Derby Road street scene.
- 4.18. In its current state of disrepair, it is clearly having a negative visual impact on the character and setting of the Derby Road street scene, as well as to the historic character of the building.
- 4.19. The retention, refurbishment and conversion of the main building on site provides a significant opportunity to improve the building's contribution to the character of the area and would significantly enhance the setting of this non-designated heritage asset. Details of how this is achieved through design is set out below.

Considering the effect of the development on the significance of the heritage asset

- 4.20. The proposals subject of this application has been described above and throughout this application submission.
- 4.21. In line with allocation SA10 of the emerging Gloucester City Plan, the proposals principally involve the conversion of the main building to provide 22no. apartments. The conversion of the building would not significantly alter the exterior of the existing building but would have the opportunity to enhance the existing façade through renovation of existing timber sash windows (including painting), slate roof and stone banding/entrance detailing. Externally, the building would be restored to its original character.
- 4.22. It is acknowledged that two new single storey detached buildings are proposed to the south and north west of the site. However, these would have limited impact on the setting of the building due to their low level and design to match that of the main building, including use of materials and fenestration.
- 4.23. Other areas of the site will be used as per the existing situation, including the car parking area and waste storage to the east of the site.

- 4.24. As outlined, there is very little heritage value internally, due to the damage at the property. However, the applicant would seek to preserve any features of interest in the conversion of the building.
- 4.25. At present, there are huge risks to the building from anti-social behaviour and fire. The reuse of the building for residential purposes, following a long period of vacancy and deterioration will ensure a viable long-term use for the building to secure its future and above all preserve its heritage character.
- 4.26. In conclusion, it has been demonstrated that the redevelopment of the site as proposed would lead to an enhancement of the character of the area and setting of this non-designated heritage asset. As a result, the development will overall cause **No Harm** to the character, fabric and setting of this non-designated heritage asset and , similarly, **No Harm** to the character and setting of the wider area.

5.0 Conclusions

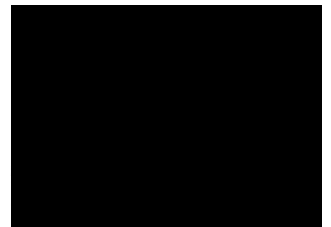
- 5.1. This Historic Environment Statement has set out in detail the proposed development in relation to the full planning application submission for the conversion of existing building to provide 22no. apartments, 2no. single storey detached office and coffee shop buildings and associated parking/access at the Former Colwell School, Derby Road, Gloucester. GL1 4BS. The application has been allocated reference number: 22/00211/FUL and this document has been requested by the Council prior to the validation of the application
- 5.2. The Statement has acknowledged that building on site is a non-designated heritage asset and consideration of its status is important to establish through this application process. It must also be acknowledged that the building is also an emerging allocation site for c. 20 dwelling within the Gloucester City Plan and as a result, the overall principle of conversion is broadly acceptable.
- 5.3. It is acknowledged that due to the design, scale and location of this building that it is highly prominent in the street scene. Its ability to make a positive contribution to the area is currently limited by the poor condition of the building following years of vacancy and associated vandalism, anti-social behaviour and fire damage.
- 5.4. The redevelopment of the site provides an opportunity to significantly enhance the character of the area and the setting of this non-designated heritage asset. The development proposal comprises high-quality design that makes efficient and effective use of brownfield land that respects the character of the local area.
- 5.5. Therefore, it is concluded that the development would preserve and enhance the character, fabric and setting of the listed building and Conservation Area. The proposal respects the height, scale, materiality and overall character of development within the surrounding area and therefore the proposed development will cause **No Harm** to the overall significance of the heritage assets.
- 5.6. It is therefore considered that the proposals would accord with the overall policy context and requirements of the Development Plan and the principals of the NPPF in relation to heritage matters.



ZESTA PLANNING LTD
Planning & Development Consultancy

www.zestaplanning.co.uk

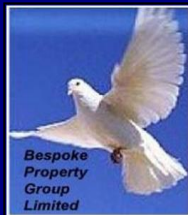
Schedule 1





**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC
APPRAISAL TOOL**



[Click here to proceed](#)

Version 1.3 (October 2007)



**GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

| | |
|-----------------------------|--|
| Site Address | Colwell School, Gloucester, GL1 4EQ |
| Site Reference | |
| Scheme Description | Conversion of property into 22 residential flats with detached office building and coffee shop, parking and amenity space. |
| Date | 02 09 2022 |
| Site Area (hectares) | |
| Author & Organisation | S106 Management Ltd |
| Housing Corporation Officer | |

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | | |
| Habitable Rooms per Unit | | | | | | | |
| Persons per Unit | | | | | | | |
| Total Number of Units | | | | | | | |

Affordable Housing Tenure 2: Intermediate - Shared Ownership

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | | |
| Habitable Rooms per Unit | | | | | | | |
| Persons per Unit | | | | | | | |
| Total Number of Units | | | | | | | |

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | | |
| Habitable Rooms per Unit | | | | | | | |
| Persons per Unit | | | | | | | |
| Total Number of Units | | | | | | | |

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | | |
| Habitable Rooms per Unit | | | | | | | |
| Persons per Unit | | | | | | | |
| Total Number of Units | | | | | | | |

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | | |
| Habitable Rooms per Unit | | | | | | | |
| Persons per Unit | | | | | | | |
| Total Number of Units | | | | | | | |

* Other = User-defined

Open Market Housing Type 1: Flats

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other |
|--------------------------|--------|-----------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | 53.333333 | 91 | 98.2 | | |
| Habitable Rooms per Unit | | | | | | |
| Persons per Unit | | | | | | |
| Total Number of Units | | 6 | 6 | 10 | | |

Open Market Housing Type 2:

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | |
| Habitable Rooms per Unit | | | | | | |
| Persons per Unit | | | | | | |
| Total Number of Units | | | | | | |

Open Market Housing Type 3:

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | |
| Habitable Rooms per Unit | | | | | | |
| Persons per Unit | | | | | | |
| Total Number of Units | | | | | | |

Open Market Housing Type 4:

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | |
| Habitable Rooms per Unit | | | | | | |
| Persons per Unit | | | | | | |
| Total Number of Units | | | | | | |

Open Market Housing Type 5:

| | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Other |
|--------------------------|--------|-------|-------|-------|-------|-------|
| Unit Size (sq m) - NIA | | | | | | |
| Habitable Rooms per Unit | | | | | | |
| Persons per Unit | | | | | | |
| Total Number of Units | | | | | | |

Total number of residential car parking spaces (Open Market and Affordable)
 Value of each residential car parking space (Average value of all parking spaces)

**GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

| Type of Unit | Rent per Unit per Week (£) | Rent per Unit per Annum (£) |
|--|----------------------------|------------------------------|
| Studio | | |
| 1 Bed | | |
| 2 Bed | | |
| 3 Bed | | |
| 4 Bed | | |
| Other | | |
| Other | | |
| Management Costs (% of rent) | | (% of gross rent per annum) |
| Voids / bad debts (% of rent) | | (% of gross rent per annum) |
| Repairs Fund (% of rent) | | (% of gross rent per annum) |
| Yield (%) | | (to capitalise the net rent) |
| | Start Month | End Month |
| Timing of Affordable Housing Tenure 1 Purchase Payment | | (whole number, minimum 0) |

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

| Type of Unit | Total Unit Capital Value (£ psm, NIA) | Rent per Unit per week of rented share (£) |
|--|---------------------------------------|--|
| Studio | | £0 |
| 1 Bed | | £0 |
| 2 Bed | | £0 |
| 3 Bed | | £0 |
| 4 Bed | | £0 |
| Other | | £0 |
| Other | | £0 |
| Owner-occupied share (%) | | |
| Unsold Equity Rent Per Annum (%) | | (Housing Corporation Limit of 2.75%) |
| Management Costs (% of rent) | | (% of gross rent per annum) |
| Voids / bad debts (% of rent) | | (% of gross rent per annum) |
| Repairs Fund (% of rent) | | (% of gross rent per annum) |
| Yield (%) | | (to capitalise the net rent) |
| | Start Month | End Month |
| Timing of Affordable Housing Tenure 2 Purchase Payment | | (whole number, minimum 0) |

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

| Type of Unit | Capital Value pre-discount (£ psm, NIA) | |
|--|---|---------------------------|
| Studio | | |
| 1 Bed | | |
| 2 Bed | | |
| 3 Bed | | |
| 4 Bed | | |
| Other | | |
| Other | | |
| % of Open Market Value | 100.0% | |
| | Start Month | End Month |
| Timing of Affordable Housing Tenure 3 Purchase Payment | 0 | 0 |
| | | (whole number, minimum 0) |

Affordable Housing Tenure 4:Intermediate - Other Type of Shared Ownership / Shared Equity

| Type of Unit | Total Unit Capital Value (£ psm, NIA) | Rent per Unit per week of rented share (£) |
|---|--|---|
| Studio | | £0 |
| 1 Bed | | £0 |
| 2 Bed | | £0 |
| 3 Bed | | £0 |
| 4 Bed | | £0 |
| Other | | £0 |
| Other | | £0 |
| Owner-occupied share (%) | | |
| Unsold Equity Rent Per Annum (%) | | |
| Management Costs (% of rent) | | (% of gross rent per annum) |
| Voids / bad debts (% of rent) | | (% of gross rent per annum) |
| Repairs Fund (% of rent) | | (% of gross rent per annum) |
| Yield (%) | | (to capitalise the net rent) |
| Timing of Affordable Housing Tenure 4 Purchase Payment | Start Month | End Month |
| | | (whole number, minimum 0) |

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

| Type of Unit | Rent per Unit per Week (£) | Rent per Unit per Annum (£) |
|---|----------------------------|------------------------------|
| Studio | | |
| 1 Bed | | |
| 2 Bed | | |
| 3 Bed | | |
| 4 Bed | | |
| Other | | |
| Other | | |
| Management Costs (% of rent) | | (% of gross rent per annum) |
| Voids / bad debts (% of rent) | | (% of gross rent per annum) |
| Repairs Fund (% of rent) | | (% of gross rent per annum) |
| Yield (%) | | (to capitalise the net rent) |
| Timing of Affordable Housing Tenure 5 Purchase Payment | Start Month | End Month |
| | | (whole number, minimum 0) |

Open Market Values

| | Capital Value (£ psm) |
|---|------------------------------|
| Open Market Housing Type 1: Flats | £2,197 |
| Open Market Housing Type 2: - | |
| Open Market Housing Type 3: - | |
| Open Market Housing Type 4: - | |
| Open Market Housing Type 5: - | |
| Timing of First Open Market Housing Sale | Month |
| | 20 (whole number, minimum 0) |
| Timing of Last Open Market Housing Sale | Month |
| | 26 (whole number, minimum 0) |

Overall Scheme End Date (this must be completed)

| | Month |
|---|------------------------------|
| Final End Date of Scheme - scheme built and fully let/sold | 26 (whole number, minimum 0) |

Social Housing Grant & Other Funding

| | Grant per unit (£) | Timing of 1st Payment | Timing of 2nd Payment |
|--|--------------------|-----------------------|-----------------------|
| Affordable Housing Tenure 1: Social Rented | | | |
| Affordable Housing Tenure 2: Intermediate - Shared Ownership | | | |
| Affordable Housing Tenure 3: Intermediate - Discounted Market Sale | | | |
| Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity | | | |
| Affordable Housing Tenure 5: Intermediate - Discounted Market Rented | | | |

Timing Social Housing Grant Paid

| | | |
|--|------------------|--|
| | Value (£) | Timing of Payment |
| Other Sources of Funding for A/H (£) <i>(could include RSL cross-subsidy from reserves)</i> | £0 | <i>(whole number, minimum of 0, maximum of 60)</i> |

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

| | | Building Costs - Gross (£ / sq m) | Net to Gross Ratio for Building Costs (%)* |
|------------------------------|---|--|---|
| Affordable Housing Tenure 1: | Social Rented | | |
| Affordable Housing Tenure 2: | Intermediate - Shared Ownership | | |
| Affordable Housing Tenure 3: | Intermediate - Discounted Market Sale | | |
| Affordable Housing Tenure 4: | Intermediate - Other Type of Shared Ownership / Shared Equity | | |
| Affordable Housing Tenure 5: | Intermediate - Discounted Market Rented | | |
| Open Market Housing Type 1: | Flats | £1,272 | 90% |
| Open Market Housing Type 2: | - | | |
| Open Market Housing Type 3: | - | | |
| Open Market Housing Type 4: | - | | |
| Open Market Housing Type 5: | - | | |

* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

| | Building Costs (£ / car parking space) | | |
|--|---|----------|------------------------------------|
| Residential Car Parking Building Costs (£ / car parking space) | | | |
| | % of Building Costs | | |
| Building Cost Fees % (Architects, QS etc) | 8.00% | | <i>(typically around 10%)</i> |
| Building Contingencies (% of Building Costs) | 5.00% | | <i>(typically around 5% for ne</i> |
| Section 106 Payments (£) * | Cost (£) | | Month of Payment |
| Infrastructure / Public Transport | £90,972 | | |
| Community Facilities | | | |
| Public Realm / Environment | | | |
| Sustainability Issues | | | |
| Others | | | |
| <i>* This section excludes Affordable Housing section 106 payments</i> | | | |
| Site Abnormals (£) | Cost (£) | | Month of Payment |
| Infrastructure Costs | £130,000 | | |
| Contamination Costs | | | |
| Demolition Costs | | | |
| Other Costs | | | |
| Site Specific Sustainability Initiatives** | EITHER | | |
| Building Cost Percentage Increase (if any) | | % | |
| Site Specific Sustainability Initiatives (%)** | OR | | |
| Wheelchair provision (%) | | | |
| Code for Sustainable Homes (%) | | | |
| Other (%) | | | |

** Only one sustainability initiatives box should have a value / percentage.

Subsidies (possibly EP Gap Funding)

| | Amount (£) | Month of Payment |
|--|-------------------|-------------------------|
| Subsidies for infrastructure, remediation etc. | | |

OTHER COSTS**SITE ACQUISITION COSTS**

| | % | | |
|-------------------------------|-----------------|--|---------------------------------|
| Agents Fees (% of site value) | | | <i>(typically around 1%)</i> |
| Legal Fees (% of site value) | | | <i>(typically around 0.75%)</i> |
| Stamp Duty (% of site value) | | | |
| Other Acquisition Costs (£) | Cost (£) | | Month of Payment |
| | £15,000 | | |

FINANCE COSTS

| | % | | |
|-------------------------------|--------------|--|------------------------------------|
| Arrangement Fee (£) | | | |
| Interest Rate (%) | 6.00% | | <i>(typically around 1.5% to 3</i> |
| Misc Fees - Surveyors etc (£) | | | |

Marketing Costs

Affordable Housing Marketing Costs

Developer cost of sale to RSL (£)
 RSL on-costs (£)
 Intermediate Housing Sales and Marketing (£)

Cost (£)

Timing (month)

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
 Legal Fees (per Open Market unit) - £

1.50%
 £1,000

(typically around 6%)
 (typically around £600 per unit)

BUILDING PERIOD

| | Timing (month) | |
|--------------------|-------------------|---|
| Construction Start | 1 | (whole number, minimum of 0, maximum of 60) |
| Construction End | 20 | (whole number, minimum of 0, maximum of 60) |

DEVELOPER'S 'PROFIT' (before taxation)

| | % of Housing Capital Value | |
|-------------------------|-------------------------------|------------------------|
| Open Market Housing (%) | 20.00% | (typically around 15%) |
| Affordable Housing (%) | | (typically around 6%) |

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

| | |
|---|---------------------------|
| Size of office scheme (gross sq m) | 33 |
| Size of office scheme (net lettable sq m) | 33 |
| Values | |
| Rent (£ psm) | £129 |
| Yield (%) | 8.00% |
| Purchaser's costs (% of value) | 5.75% |
| Building Costs | |
| Office Building Costs (Gross, £ psm) | £1,397 |
| Office Building Professional Fees (% of building costs) | 10.00% |
| Building Contingencies (% of building costs) | 5.00% |
| Timing | |
| | Timing (month) |
| Start of Building Period (month) | 1 |
| End of Building Period (month) | 16 |
| Timing of Letting / Sale (month) | 20 |
| Letting, Advertising & Sale fees | |
| Letting fees (% of annual income) | 10.00% |
| Advertising fees (% of annual income) | 1.00% |
| Sale fees (% of sale price) | 1.75% |
| Return for risk / profit (% of value) | 17.50% |

RETAIL ASSUMPTIONS

| | |
|---|---------------------------|
| Size of retail scheme (gross sq m) | |
| Size of retail scheme (net lettable sq m) | |
| Values | |
| Rent (£ psm) | |
| Yield (%) | |
| Purchaser's costs (% of value) | |
| Building Costs | |
| Retail Building Costs (Gross, £ psm) | |
| Retail Building Professional Fees (% of building costs) | |
| Building Contingencies (% of building costs) | |
| Timing | |
| | Timing (month) |
| Start of Building Period (month) | |
| End of Building Period (month) | |
| Timing of Letting / Sale (month) | |
| Letting / sale fees | |
| Letting (% of income) | |
| Advertising (% of annual income) | |
| Sale (% of sale price) | |
| Return for risk / profit (% of value) | |

INDUSTRIAL ASSUMPTIONS

| | |
|---|---------------------------|
| Size of industrial scheme (gross sq m) | 38 |
| Values | |
| Rent (£ psm) | £215 |
| Yield (%) | 8.00% |
| Purchaser's costs (% of value) | 5.75% |
| Building Costs | |
| Industrial Building Costs (Gross, £ psm) | £1,397 |
| Industrial Building Professional Fees (% of building costs) | 8.00% |
| Building Contingencies (% of building costs) | 5.00% |
| Timing | |
| | Timing (month) |
| Start of Building Period (month) | 1 |
| End of Building Period (month) | 16 |
| Timing of Letting / Sale (month) | 20 |
| Letting / sale fees | |
| Letting (% of income) | 10.00% |
| Advertising (% of annual income) | 1.00% |
| Sale (% of sale price) | 1.75% |
| Return for risk / profit (% of value) | 17.50% |

LEISURE ASSUMPTIONS

| | |
|--|---------------------------|
| Size of Leisure scheme (gross sq m) | |
| Size of Leisure scheme (net lettable sq m) | |
| Values | |
| Rent (£ psm) | |
| Yield (%) | |
| Purchaser's costs (% of value) | |
| Building Costs | |
| Leisure Building Costs (Gross, £ psm) | |
| Leisure Building Professional Fees (% of building costs) | |
| Building Contingencies (% of building costs) | |
| Timing | |
| | Timing (month) |
| Start of Building Period (month) | |
| End of Building Period (month) | |
| Timing of Letting / Sale (month) | |
| Letting / sale fees | |
| Letting (% of income) | |
| Advertising (% of annual income) | |
| Sale (% of sale price) | |
| Return for risk / profit (% of value) | |

COMMUNITY USE ASSUMPTIONS

Size of Community-use scheme (gross sq m)
 Size of Community-use scheme (net lettable sq m)

Values

Rent (£ psm)
 Yield (%)
 Purchaser's costs (% of value)

Building Costs

Community-use Building Costs (Gross, £ psm)
 Community-use Building Professional Fees (% of building costs)
 Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
 End of Building Period (month)
 Timing of Letting / Sale (month)

**Timing
(month)**

Letting / sale fees

Letting (% of income)
 Advertising (% of annual income)
 Sale (% of sale price)

Return for risk / profit (% of value)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

| | |
|-----------------------------|--|
| Site Address | Colwell School, Gloucester, GL1 4EQ |
| Site Reference | |
| Scheme Description | Conversion of property into 22 residential flats with detached office building and coffee shop, parking and amenity space. |
| Date | 02 09 2022 |
| Site Area (hectares) | |
| Author & Organisation | S106 Management Ltd |
| Housing Corporation Officer | |

Housing Mix (Affordable + Open Market)

| | | |
|---|---------|--------------------|
| Total Number of Units | 22 | units |
| Total Number of Open Market Units | 22 | units |
| Total Number of Affordable Units | 0 | units |
| Total Net Internal Area (sq m) | 1,848 | sq m |
| Total Habitable Rooms | 0 | habitable rooms |
| % Affordable by Unit | 0.0% | |
| % Affordable by Area | 0.0% | |
| % Affordable by Habitable Rooms | - | |
| % Social Rented within the Affordable Housing | - | by number of units |
| % Social Rented within the Affordable Housing | #DIV/0! | by area |
| % Social Rented within the Affordable Housing | - | by habitable rooms |
| Total Number of A/H Persons | 0 | Persons |
| Total Number of Social Rented Persons | 0 | Persons |
| Total Number of Intermediate Persons | 0 | Persons |
| Total Number of Open Market Persons | 0 | Persons |
| Total Number of Persons | 0 | Persons |
| Site Area | 0.00 | hectares |
| Net Internal Housing Area / Hectare | - | sq m / hectare |

Residential Values

Affordable Housing Tenure 1:

Social Rented

| Type of Unit | Total Rent pa (£) | Yield (%) | Capital Value (£) |
|--------------|-------------------|-----------|-------------------|
| Studio | - | - | - |
| 1 Bed | - | - | - |
| 2 Bed | - | - | - |
| 3 Bed | - | - | - |
| 4 Bed | - | - | - |
| Other | - | - | - |
| Other | - | - | - |
| Total | - | - | - |

Total Capital Value of Affordable Housing Tenure 1 **£0**

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

| Type of Unit | Capital Value (£ psm) | Total Floorspace (sq m) | Total Capital Value (£) |
|--------------|-----------------------|-------------------------|-------------------------|
| Studio | - | - | - |
| 1 Bed | - | - | - |
| 2 Bed | - | - | - |
| 3 Bed | - | - | - |
| 4 Bed | - | - | - |
| Other | - | - | - |
| Other | - | - | - |
| Total | - | - | - |

Owner-occupied / rented % share -

Capital Value of owner-occupied part

-

| Type of Unit | Total Rent pa (£) | Yield (%) | Capital Value (£) |
|--------------|----------------------|-----------|----------------------|
| Studio | - | - | - |
| 1 Bed | - | - | - |
| 2 Bed | - | - | - |
| 3 Bed | - | - | - |
| 4 Bed | - | - | - |
| Other | - | - | - |
| Other | - | - | - |
| Total | - | - | - |

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

| Type of Unit | Capital Value (£ psm) | Total Floorspace (sq m) | Total Capital Value (£) |
|--------------|--------------------------|----------------------------|----------------------------|
| Studio | - | - | - |
| 1 Bed | - | - | - |
| 2 Bed | - | - | - |
| 3 Bed | - | - | - |
| 4 Bed | - | - | - |
| Other | - | - | - |
| Other | - | - | - |
| Total | - | - | - |

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

| Type of Unit | Capital Value (£ psm) | Total Floorspace (sq m) | Total Capital Value (£) |
|--------------|--------------------------|----------------------------|----------------------------|
| Studio | - | - | - |
| 1 Bed | - | - | - |
| 2 Bed | - | - | - |
| 3 Bed | - | - | - |
| 4 Bed | - | - | - |
| Other | - | - | - |
| Other | - | - | - |
| Total | - | - | - |

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

| Type of Unit | Total Rent pa (£) | Yield (%) | Capital Value (£) |
|--------------|----------------------|-----------|----------------------|
| Studio | - | - | - |
| 1 Bed | - | - | - |
| 2 Bed | - | - | - |
| 3 Bed | - | - | - |
| 4 Bed | - | - | - |
| Other | - | - | - |
| Other | - | - | - |
| Total | - | - | - |

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

| Type of Unit | Total Rent pa (£) | Yield (%) | Capital Value (£) |
|--------------|----------------------|-----------|----------------------|
| Studio | - | - | - |
| 1 Bed | - | - | - |
| 2 Bed | - | - | - |
| 3 Bed | - | - | - |
| 4 Bed | - | - | - |
| Other | - | - | - |
| Other | - | - | - |
| Total | - | - | - |

Total Capital Value of Affordable Housing Tenure 5 £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) £0

Social Housing Grant

| | Grant per unit (£) | Number of Units | Grant (£) |
|---|--------------------|--------------------|-----------|
| Social Rented | £0 | 0 | £0 |
| Intermediate - Shared Ownership | £0 | 0 | £0 |
| Intermediate - Discounted Market Sale | £0 | 0 | £0 |
| Intermediate - Other Type of Shared Ownership / | £0 | 0 | £0 |
| Intermediate - Discounted Market Rented | £0 | 0 | £0 |
| SHG Total | - | 0 | £0 |

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING) £0

Open Market Housing

| Type of Open Market Housing | Net Area (sq m) | Revenue (£ / sq m) | Total Revenue (£) |
|-----------------------------|--------------------|-----------------------|----------------------|
| Flats | 1,848 | £2,197 | £4,060,000 |
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |
| Total | 1,848 | - | £4,060,000 |

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £4,060,000

Car Parking

| No. of Spaces | Price per Space (£) | Value |
|---------------|---------------------|-------|
| - | - | - |

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £4,060,000

Non-Residential Values

| | | | |
|---------------|--|---------|----------|
| Office | | £49,603 | |
| Retail | | £0 | |
| Industrial | | £95,899 | |
| Leisure | | £0 | |
| Community-use | | £0 | £145,502 |

| | |
|--|-----------------|
| TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME | £145,502 |
|--|-----------------|

| | |
|------------------------------|-------------------|
| TOTAL VALUE OF SCHEME | £4,205,502 |
|------------------------------|-------------------|

Residential Building, Marketing & Section 106 Costs

| | | |
|---------------------------------|------------|------------|
| Affordable Housing Build Costs | £0 | |
| Open Market Housing Build Costs | £2,611,840 | £2,611,840 |

Cost Multipliers

| | | |
|--|------|----|
| Site Specific Sustainability Initiatives (%)** | 0.0% | £0 |
| Wheelchair provision (%) | 0.0% | £0 |
| Code for Sustainable Homes (%) | 0.0% | £0 |
| Other (%) | 0.0% | £0 |

| | | |
|-------------------------------------|--|----|
| Residential Car Parking Build Costs | | £0 |
|-------------------------------------|--|----|

| | |
|-----------------------------|-------------------|
| Total Building Costs | £2,611,840 |
|-----------------------------|-------------------|

OTHER SITE COSTS

| | | |
|--|------|----------|
| Building Contingencies | 5.0% | £130,592 |
| Building Cost Fees (Architects, QS etc): | 8.0% | £219,395 |
| Other Acquisition Costs (£) | | £15,000 |

Section 106 Costs (£)

| | |
|-----------------------------------|---------|
| Infrastructure / Public Transport | £90,972 |
| Community Facilities | £0 |
| Public Realm / Environment | £0 |
| Sustainability Issues | £0 |
| Others | £0 |

Site Abnormals

| | |
|----------------------------|----------|
| Infrastructure Costs | £130,000 |
| Contamination Costs | £0 |
| Demolition Costs | £0 |
| Other Costs | £0 |
| Sustainability Initiatives | £0 |

| | |
|-------------------------------|-----------------|
| Total Other Site Costs | £585,959 |
|-------------------------------|-----------------|

Marketing (Open Market Housing ONLY)

| | | |
|------------------------------------|--------|---------|
| Sales Fees: | 1.5% | £60,900 |
| Legal Fees (per Open Market unit): | £1,000 | £22,000 |

Marketing (Affordable Housing)

| | |
|--|----|
| Developer cost of sale to RSL (£) | £0 |
| RSL on-costs (£) | £0 |
| Intermediate Housing Sales and Marketing (£) | £0 |

| | |
|------------------------------|----------------|
| Total Marketing Costs | £82,900 |
|------------------------------|----------------|

Non-Residential Building & Marketing Costs**Building Costs**

| | | |
|---------------|---------|-----------------|
| Office | £47,673 | |
| Retail | £0 | |
| Industrial | £55,300 | |
| Leisure | £0 | |
| Community-use | £0 | £102,973 |

Professional Fees (Building, Letting & Sales)

| | | |
|---------------|--------|----------------|
| Office | £6,097 | |
| Retail | £0 | |
| Industrial | £6,995 | |
| Leisure | £0 | |
| Community-use | £0 | £13,092 |

| | | |
|------------------------------------|--|-----------------|
| Total Non-Residential Costs | | £116,064 |
|------------------------------------|--|-----------------|

| | |
|----------------------------|----------------------|
| TOTAL DIRECT COSTS: | £3,396,763.03 |
|----------------------------|----------------------|

Finance (finance costs are only displayed if there is a positive residual site value)

| | |
|---------------------------|---|
| Arrangement Fee | - |
| Misc Fees (Surveyors etc) | - |
| Agents Fees | - |
| Legal Fees | - |
| Stamp Duty | - |
| Total Interest Paid | - |

| | |
|----------------------------|----------|
| Total Finance Costs | - |
|----------------------------|----------|

Developer 'Profit'**Residential**

| | |
|--|----------|
| Open Market Housing Operating 'Profit' | £812,000 |
| Affordable Housing 'Profit' | £0 |

Non-residential

| | | |
|---------------|---------|----------------|
| Office | £8,680 | |
| Retail | £0 | |
| Industrial | £16,782 | |
| Leisure | £0 | |
| Community-use | £0 | £25,463 |

| | |
|-------------------------------|-----------------|
| Total Operating Profit | £837,463 |
|-------------------------------|-----------------|

Residual Site Value

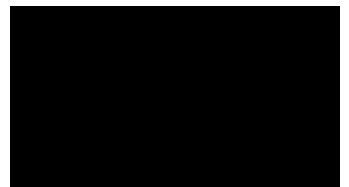
| | |
|-------------------------|------------------|
| SITE VALUE TODAY | -£217,410 |
|-------------------------|------------------|

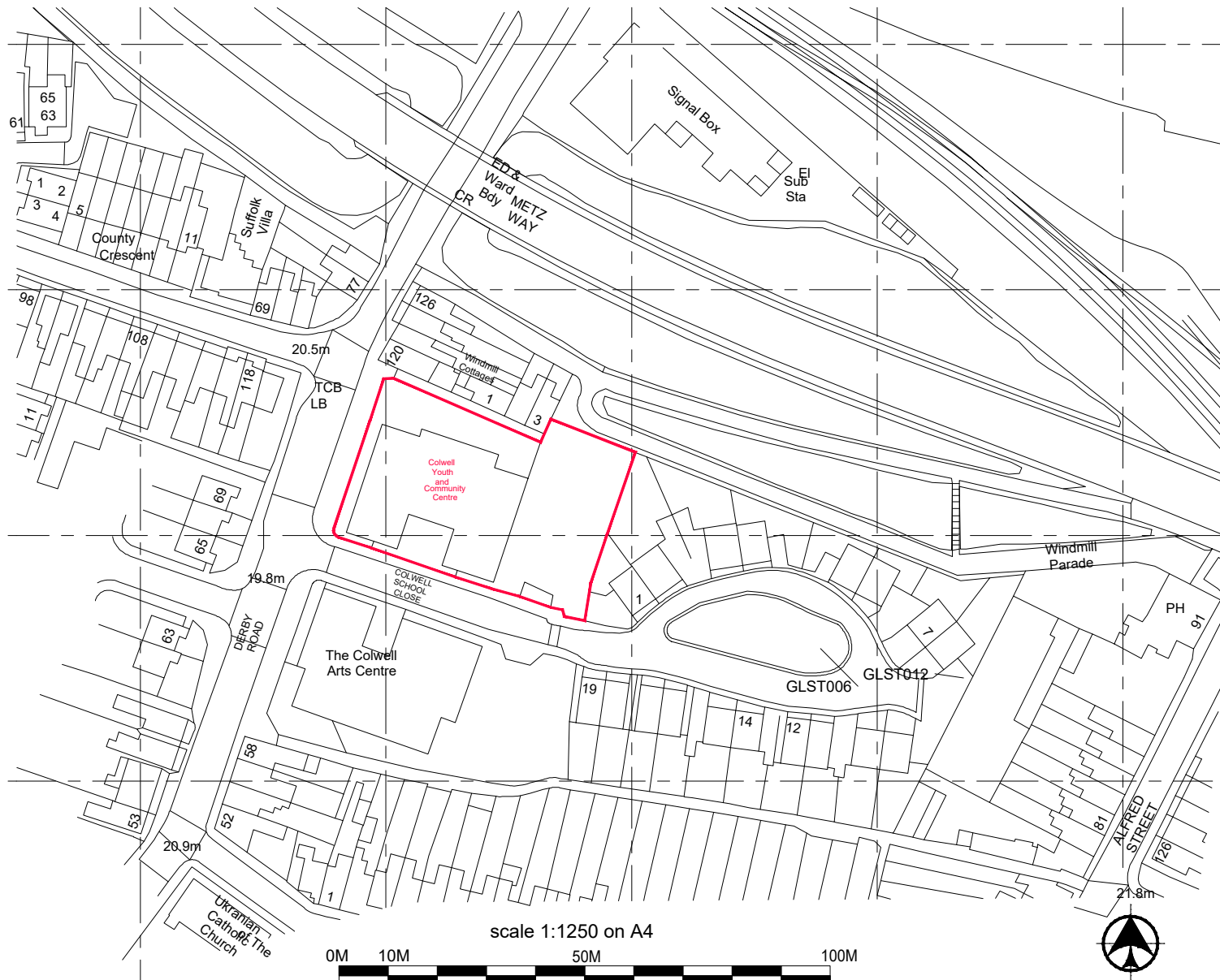
| | |
|--|-----------------|
| EXISTING USE VALUE | £500,000 |
| DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE | -£717,410 |

Checks:

| | |
|--|---------|
| Site Value as a Percentage of Total Scheme Value | -5.2% |
| Site Value per hectare | #VALUE! |

Schedule 2





Client **QURA TUL AINE
Berkeley Energy Ltd.**

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

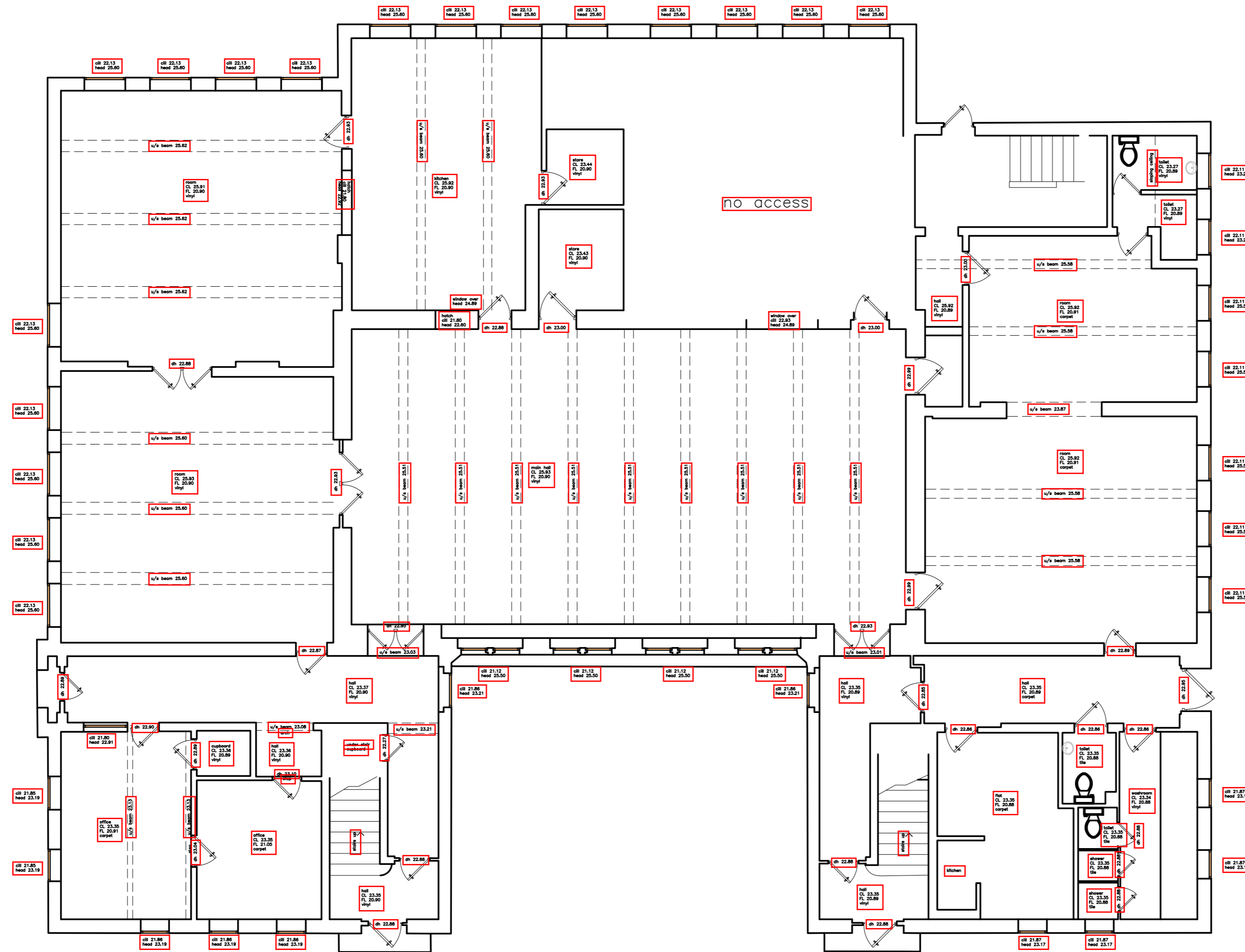
Drawing Title
LOCATION PLAN

Scale
1:1250 on A4

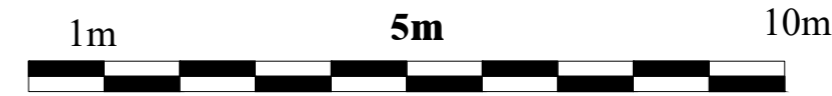
Date **SEPT 2021** Drawn By **RMC**



| | | |
|--------------------------|--------------------------|------------------|
| Job No 0621-74 | Drawing NO 100 | Rev. - |
|--------------------------|--------------------------|------------------|

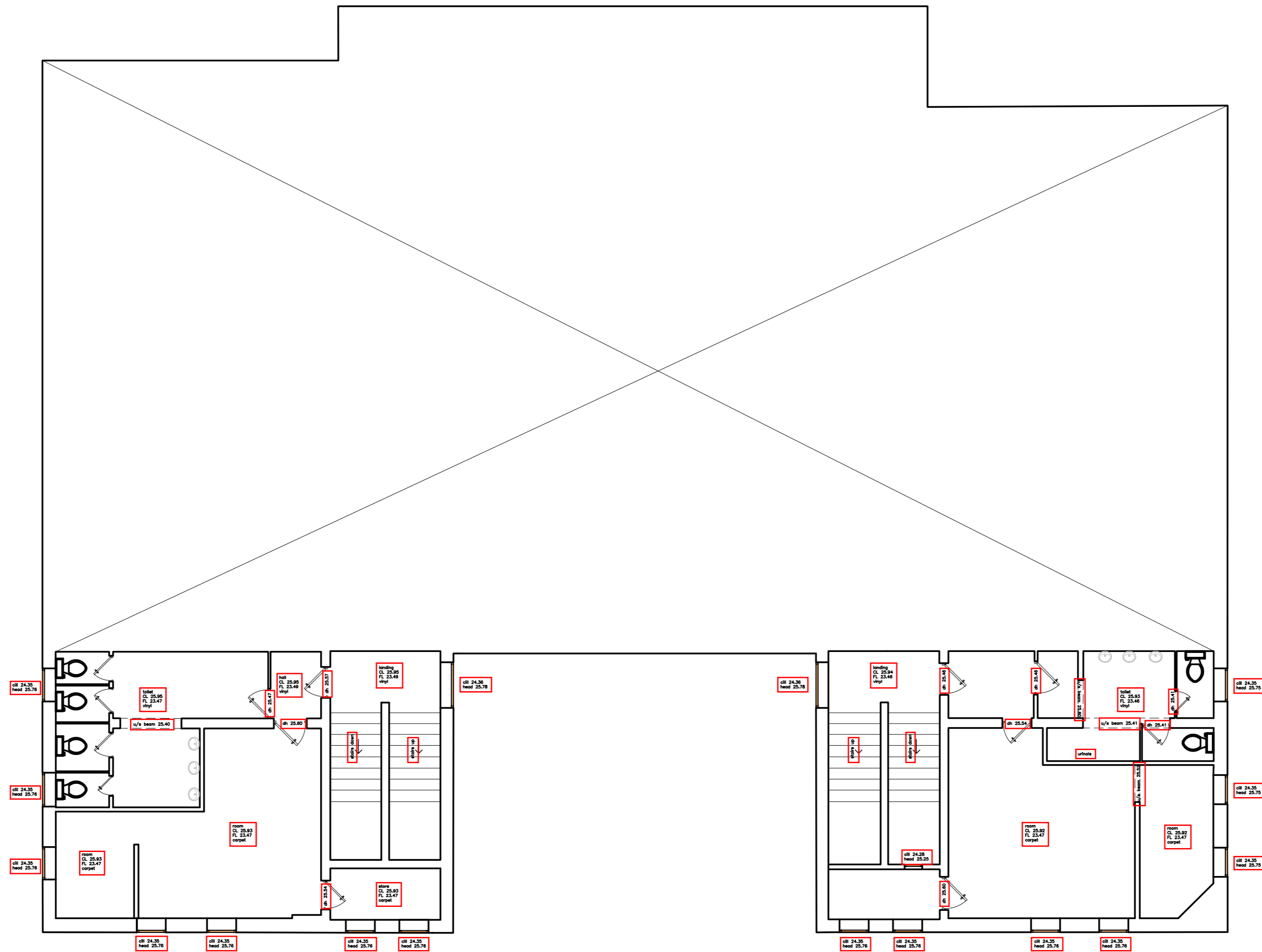
© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.




GROUND LEVEL FLOOR PLAN
 SCALE 1:100





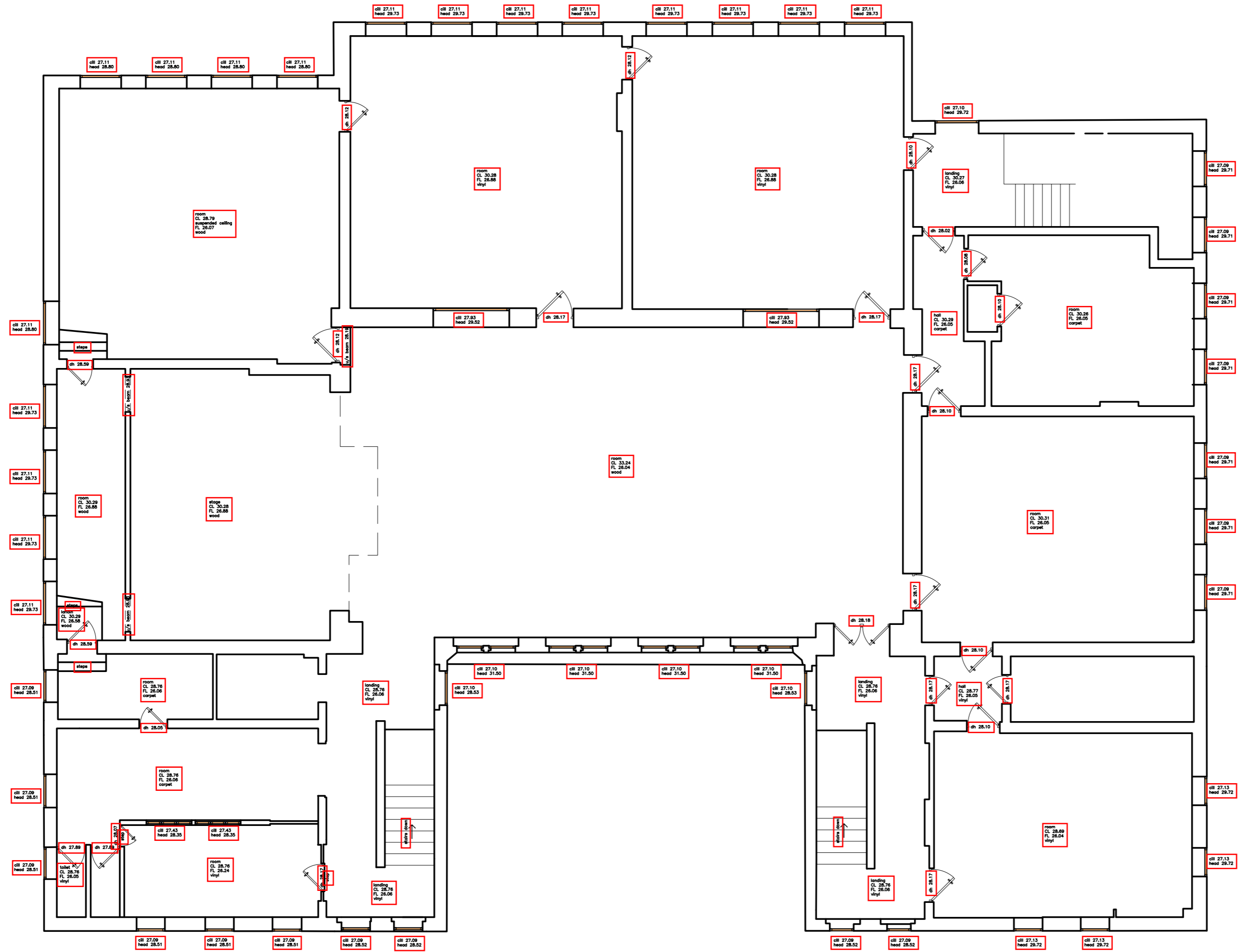
| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| EXISTING GROUND LEVEL FLOOR PLAN | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 110 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |



FIRST LEVEL FLOOR PLAN
SCALE 1:100



| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| EXISTING FIRST LEVEL FLOOR PLAN | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 111 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |



SECOND LEVEL FLOOR PLAN
 SCALE 1:100



| | | |
|--|------------|----------|
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| PROPOSAL SECOND LEVEL FLOOR PLAN | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 112 | - |

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



| NO | BEDROOMS | AREA SQ.M | FLOORS |
|---------|----------|-----------|--------|
| UNIT-1 | 01 | 52.0 | 01 |
| UNIT-2 | 02 | 79.0 | 02 |
| UNIT-3 | 03 | 96.0 | 02 |
| UNIT-4 | 03 | 101.0 | 02 |
| UNIT-5 | 03 | 101.0 | 02 |
| UNIT-6 | 03 | 99.0 | 02 |
| UNIT-7 | 03 | 94.0 | 02 |
| UNIT-8 | 01 | 52.0 | 01 |
| UNIT-9 | 02 | 97.0 | 02 |
| UNIT-10 | 02 | 97.0 | 02 |
| UNIT-11 | 01 | 56.0 | 01 |
| UNIT-12 | 01 | 56.0 | 01 |
| UNIT-13 | 01 | 52.0 | 02 |
| UNIT-14 | 02 | 79.0 | 02 |
| UNIT-15 | 03 | 96.0 | 02 |
| UNIT-16 | 03 | 101.0 | 02 |
| UNIT-17 | 03 | 101.0 | 02 |
| UNIT-18 | 03 | 99.0 | 02 |
| UNIT-19 | 03 | 94.0 | 02 |
| UNIT-20 | 01 | 52.0 | 01 |
| UNIT-21 | 02 | 97.0 | 02 |
| UNIT-22 | 02 | 97.0 | 02 |

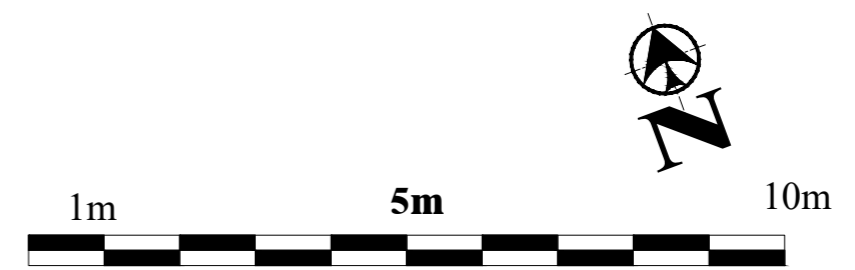
ENTRANCE

ENTRANCE

ENTRANCE

ENTRANCE

GROUND LEVEL FLOOR PLAN
SCALE 1:100



Client
QURA TUL AINE Berkely Energy Ltd.

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

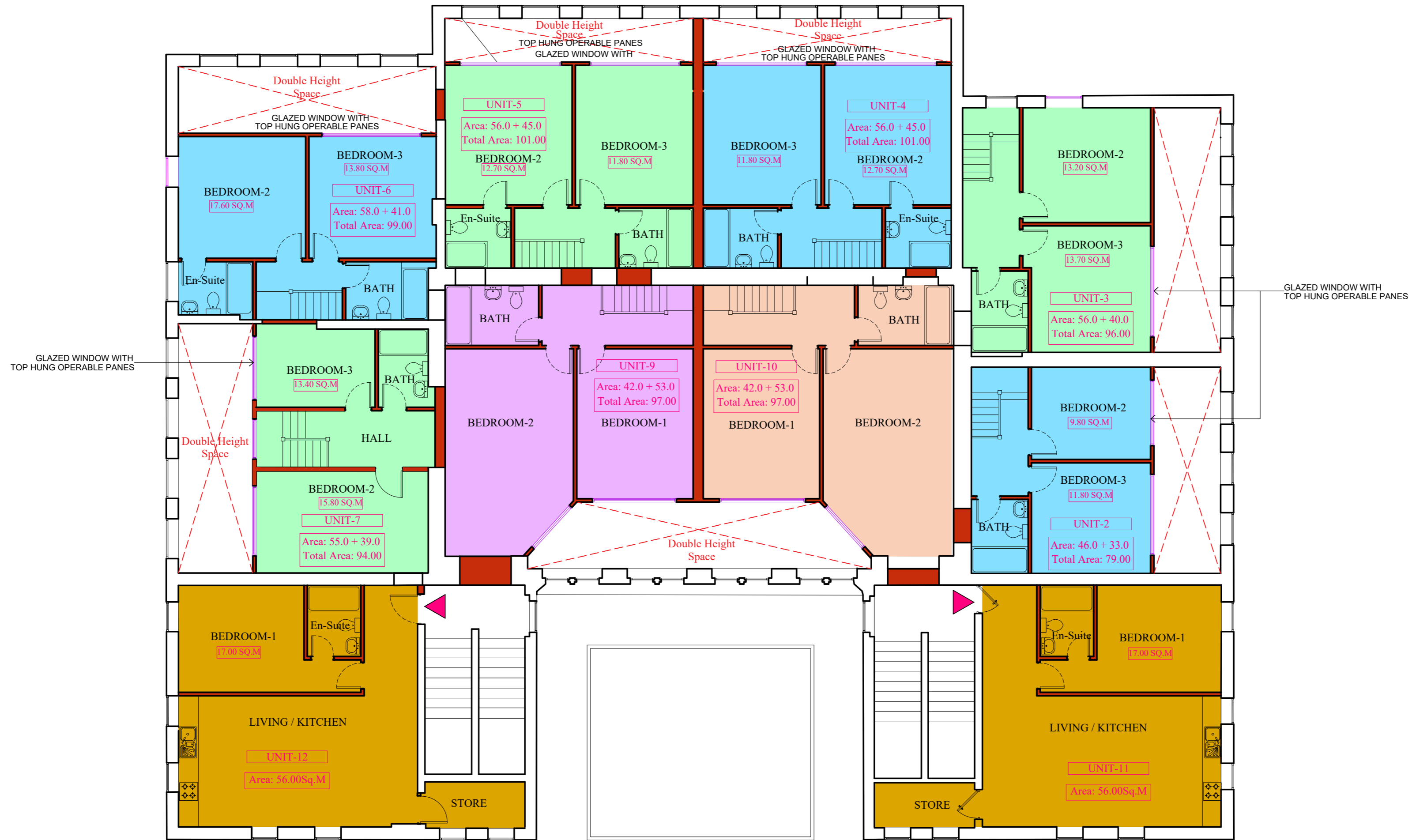
Drawing Title
**PROPOSAL
GROUND LEVEL FLOOR PLAN**

Scale
1:100 on A2

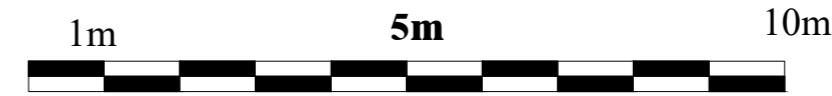
Date **JULY 2021** Drawn By **RMC**

| | | |
|--------------------------|--------------------------|------------------|
| Job No 0621-74 | Drawing NO 120 | Rev. - |
|--------------------------|--------------------------|------------------|

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



FIRST LEVEL FLOOR PLAN
SCALE 1:100



Client
**QURA TUL AINE
Berkely Energy Ltd.**

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

Drawing Title
**PROPOSAL
FIRST LEVEL FLOOR PLAN**

Scale
1:100 on A2

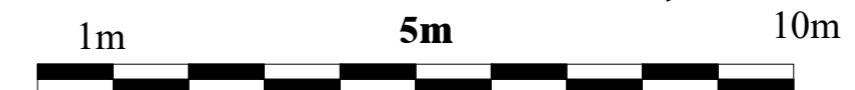
Date **JULY 2021** Drawn By **RMC**

| Job No | Drawing NO | Rev. |
|----------------|------------|----------|
| 0621-74 | 121 | - |

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



SECOND LEVEL FLOOR PLAN
SCALE 1:100





| | | |
|---|--------------------------|------------------|
| Client QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title PROPOSAL SECOND LEVEL FLOOR PLAN | | |
| Scale 1:100 on A2 | | |
| Date JULY 2021 | Drawn By RMC | |
| Job No 0621-74 | Drawing NO 122 | Rev. - |

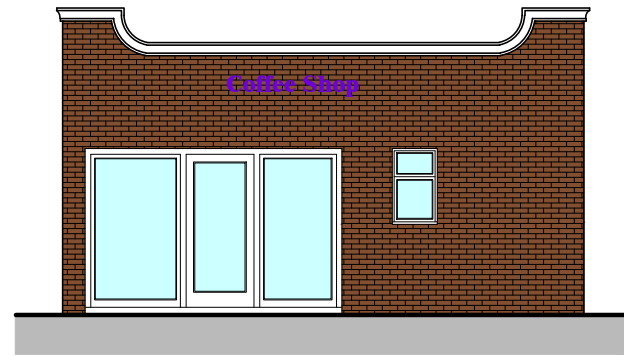
© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



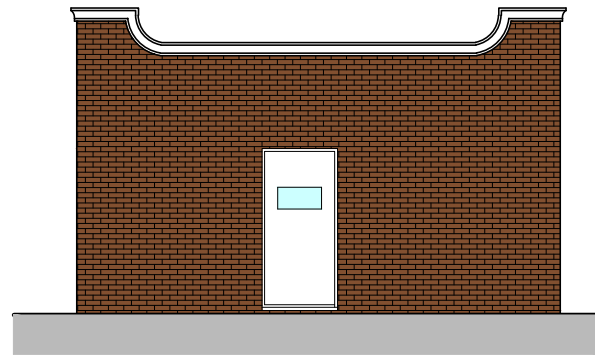
THIRD LEVEL FLOOR PLAN
SCALE 1:100



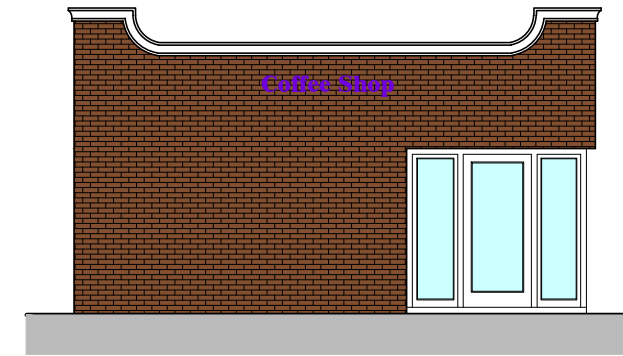
| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| PROPOSAL THIRD LEVEL FLOOR PLAN | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 123 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |



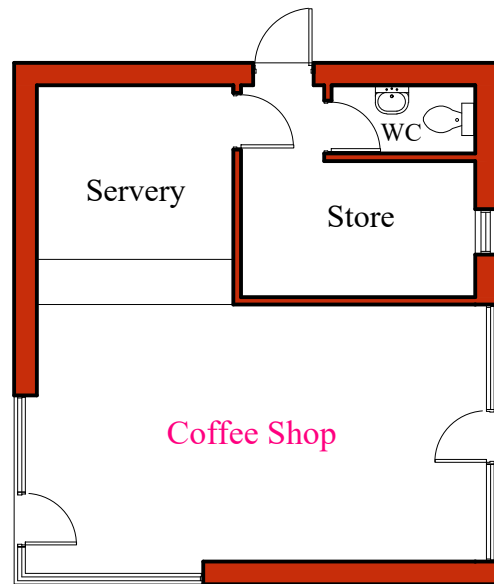

EAST ELEVATION
 SCALE 1:100



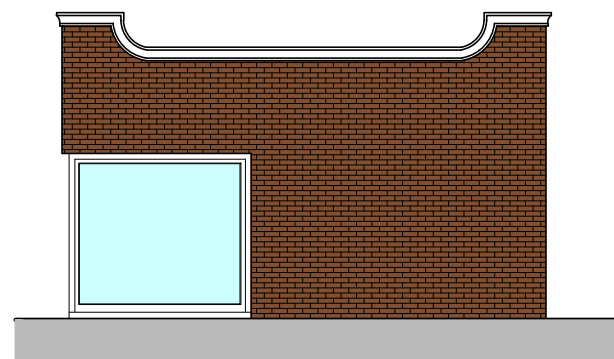

NORTH ELEVATION
 SCALE 1:100




WEST ELEVATION
 SCALE 1:100




FLOOR PLAN
 SCALE 1:100




SOUTH ELEVATION
 SCALE 1:100

MATERIALS

ROOF: SINGLE PLY ROOFING MEMBRANE

WALL: BRICK FACING TO MATCH EXISTING

WINDOWS: UPVC 'A' RATED DOUBLE GLAZED WINDOWS

DOORS: UPVC 'A' RATED DOUBLE GLAZED DOORS



Client
**QURA TUL AINE
Berkely Energy Ltd.**

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

Drawing Title
**PROPOSED COFFEE SHOP
FLOOR PLAN AND ELEVATIONS**

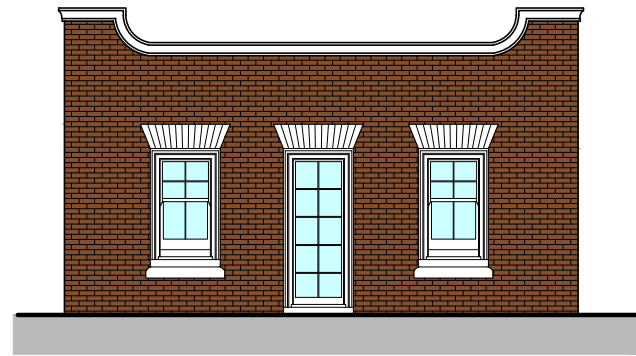
Scale
1:100 on A3

Date **JULY 2021** Drawn By **RMC**

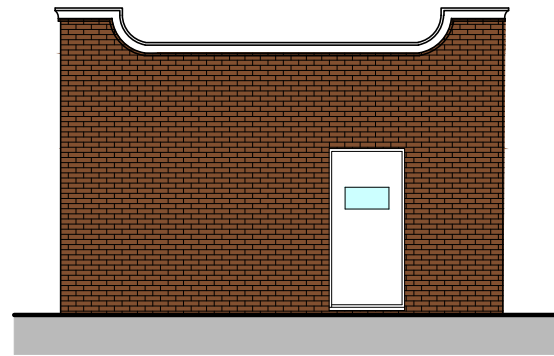
| | | |
|--------------------------|--------------------------|------------------|
| Job No 0621-74 | Drawing NO 128 | Rev. - |
|--------------------------|--------------------------|------------------|

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.

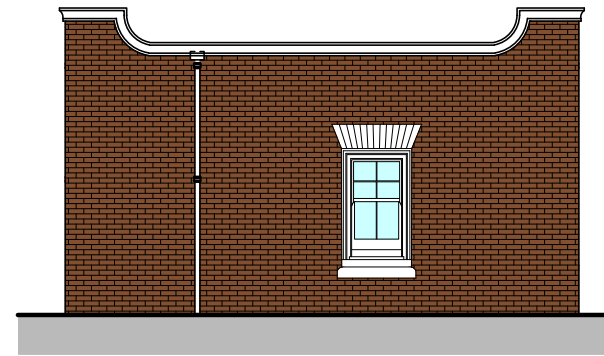





SOUTH ELEVATION
 SCALE 1:100




EAST ELEVATION
 SCALE 1:100




NORTH ELEVATION
 SCALE 1:100

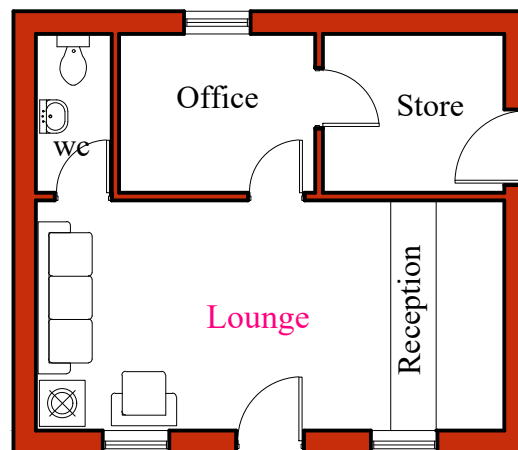
MATERIALS

ROOF: SINGLE PLY ROOFING MEMBRANE

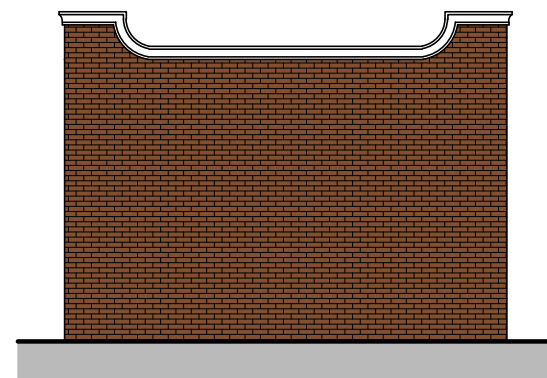
WALL: BRICK FACING TO MATCH EXISTING

WINDOWS: UPVC 'A' RATED DOUBLE GLAZED WINDOWS

DOORS: UPVC 'A' RATED DOUBLE GLAZED DOORS






FLOOR PLAN
 SCALE 1:100

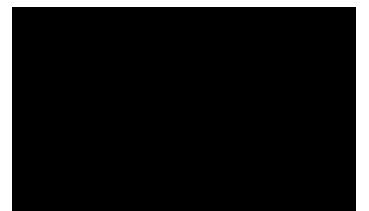



WEST ELEVATION
 SCALE 1:100



| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL | | |
| CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| PROPOSED OFFICE | | |
| FLOOR PLAN AND ELEVATIONS | | |
| Scale | | |
| 1:100 on A3 | | |
| Date | Drawn By | Rev. |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 127 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |

Schedule 3





GL1 4EQ

Search

House Prices around GL1 4EQ

Sales of flats around GL1 4EQ had an overall average price of £118,778 over the last year.

Overall, sold prices for flats around GL1 4EQ over the last year were 16% down on the 2006 peak of £140,624.

Who provides this information?



English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 21 July 2022.

Properties sold

| Filter: | Within ½ mile | Last 1 year | Flat | All tenures |
|---|----------------------------|-------------|------|-------------|
| 16 sold properties Date sold ▾ | | | | |
| Flat 5, 10, Great Western Road, Gloucester, Gloucestershire GL1 3PP | | | | |
| Flat | | | | |
| £115,000 | 16 May 2022 | | | |
| £92,500 | 28 Feb 2006 | | | |
| £82,250 | 2 Dec 2002 | | | |
| 50, Victoria House, Mayhill Way, Gloucester, Gloucestershire GL1 3NW | | | | |
| Flat | | | | |
| £140,000 | 29 Apr 2022 | | | |
| £115,000 | 1 Feb 2017 | | | |
| £132,950 | 25 Jun 2004 (New Build) | | | |
| 21, Bishops Castle Way, Gloucester, Gloucestershire GL1 4DP | | | | |
| 2 bed, flat | | | | |
| £110,000 | 22 Apr 2022 | | | |
| £102,500 | 6 Jan 2004 | | | |
| £94,525 | 30 May 2003 (New Build) | | | |

39, Victoria House, Mayhill Way, Gloucester, Gloucestershire GL1 3NW

Flat



| | |
|----------|-------------|
| £147,000 | 21 Apr 2022 |
|----------|-------------|

| | |
|----------|------------|
| £136,000 | 6 Jul 2018 |
|----------|------------|

| | |
|----------|----------------------------|
| £124,950 | 25 Jun 2004 (New Build) |
|----------|----------------------------|

Finsbury House, 60, Pillowell Drive, Gloucester, Gloucestershire GL1 3LZ

2 bed, flat



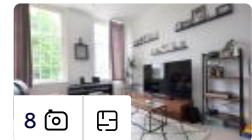
| | |
|----------|------------|
| £132,950 | 8 Apr 2022 |
|----------|------------|

| | |
|----------|----------------------------|
| £161,995 | 14 Apr 2005 (New Build) |
|----------|----------------------------|

No other historical records

73, The Crescent, Gloucester, Gloucestershire GL1 3LF

2 bed, flat



| | |
|----------|-------------|
| £136,000 | 25 Mar 2022 |
|----------|-------------|

| | |
|----------|----------------------------|
| £156,995 | 24 Mar 2005 (New Build) |
|----------|----------------------------|

No other historical records

Flat 2, 10, Arthur Street, Gloucester, Gloucestershire GL1 1QY

Flat



| | |
|---------|-------------|
| £76,000 | 25 Feb 2022 |
|---------|-------------|

| | |
|---------|------------|
| £80,550 | 2 Aug 2016 |
|---------|------------|

| | |
|---------|------------|
| £85,750 | 3 Jan 2007 |
|---------|------------|

24, The Crescent, Gloucester, Gloucestershire GL1 3LF

Flat



| | |
|----------|-------------|
| £165,000 | 16 Feb 2022 |
|----------|-------------|

| | |
|----------|-------------|
| £123,750 | 19 May 2008 |
|----------|-------------|

No other historical records

Flat 29, Ascot Court, India Road, Gloucester, Gloucestershire GL1 4DN

1 bed, flat



| | |
|---------|-------------|
| £80,000 | 16 Feb 2022 |
|---------|-------------|

No other historical records

GL1 4EQ



+ 1/2 mile

Min Price



to

Max Price



Filters (4)

Flats For Sale in GL1 4EQ, within 0.5 miles, including sold STC, don't show new home, retirement, buying schemes > ☆ Save search 📌 Create Alert

38 results

Sort: Newest Listed



☰ Prioritise properties with... + Add keyword



1/12

Harescombe Drive, Gloucester, GL1

Apartment | 2 | 2

0.28 miles

The property itself is situated on the second floor and accommodation is open plan living with the benefit of an en-suite to the master. A further benefit is this property is for sale with No Onward Chain. As this is a leasehold property you are likely to be responsible for management charge...

Added on 23/07/2022 by Andrews Estate Agents, Gloucester

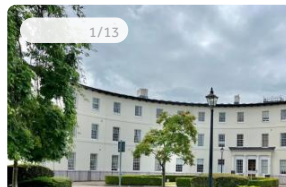
£155,000



01452 902033
Local call rate

Contact

Save



1/13

The Crescent, Gloucester

Apartment | 2 | 2

0.32 miles

Beautiful light and airy chain free ground floor apartment with Georgian style sash windows, high ceilings and allocated off road parking. This historic Grade II listed Georgian building hosts No 37, a stunning ground floor apartment with character that would suit a wide range of potenti...

Reduced on 22/07/2022 by Steve Gooch Estate Agents, Gloucester

£159,000

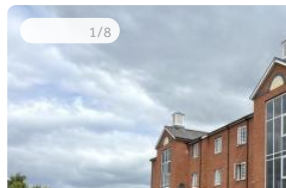
CLOSE TO STATION



01452 902041
Local call rate

Contact

Save



1/8

Great Western Road, Gloucester, GL1

Apartment | 2 | 2

0.22 miles

Offered on the sales market with no onward chain is this two bedroom, second floor apartment conveniently located close to Gloucester Royal Hospital, the train station and the city centre. **SOLD STC**

Added on 15/07/2022 by CJ Hole, Hucclecote

£135,000



01452 902035
Local call rate

Contact

Save

Murdock & Wasley
ESTATE AGENTS

Voted *Exceptional* in the
2022 Best Estate Agent Guide

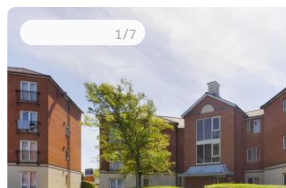
A forward thinking estate agency,
Opening doors in Gloucestershire

Property temporarily hidden

You can keep this property hidden by signing in

Show

Tell us why you've hidden this property



1/7

Great Western Road, Gloucester, Gloucestershire, GL1

Apartment | 2 | 2

0.22 miles

This immaculate GROUND FLOOR apartment is conveniently located next to Gloucester Royal Hospital and within walking distance to the City Centre. The property consists of a living room, kitchen, bathroom, two DOUBLE bedrooms with en-suite to master. The property also comes with a parki...

SOLD STC ONLINE VIEWING

Added on 13/07/2022 by The Property Centre, Longlevens

£143,000

Offers Over

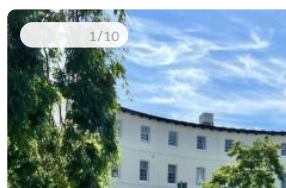
PREMIUM LISTING



01452 902057
Local call rate

Contact

Save



1/10

The Crescent, Gloucester

Apartment | 2 | 1

0.32 miles

Beautiful light and airy top floor apartment with Georgian style sash windows, high ceilings and a single garage. This historic Grade II listed Georgian building hosts No 30, a stunning top floor apartment with character that would suit a wide range of potential buyers due to what is on ...

Reduced on 11/07/2022 by Steve Gooch Estate Agents, Gloucester

GL1 4EQ



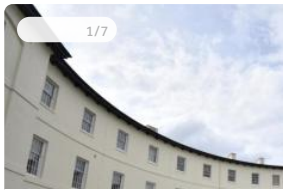
+ 1/2 mile

Min Price



to Max Price

Filters (4)



The Crescent, Gloucester

Apartment | 2 | 1

0.32 miles

TWO BEDROOM APARTMENT - ALLOCATED PARKING - VACANT POSSESSION A well presented two bedroom apartment located within The Crescent offer no

SOLD STC

Reduced on 07/07/2022 by Thomas & Thomas Property, Gloucester

£140,000

Offers Over



01452 902012
Local call rate



Contact

Save

Property temporarily hidden

You can keep this property hidden by [signing in](#)

Show

[Tell us why you've hidden this property](#)



Falkner Street, Gloucester

Duplex | 2 | 1

0.50 miles

A recently redecorated and nicely presented, two bedroom duplex apartment which is offered to the market with no onward chain. This property benefits from an enclosed communal garden and is located within close proximity to Gloucester Park and a short walk to the historic city centre. In our opin...

SOLD STC ONLINE VIEWING

Added on 17/06/2022 by Naylor Powell, Gloucester

£129,950

NO CHAIN



01452 902043
Local call rate



Contact

Save


We have found a new home in Gloucester, Now let us find yours!

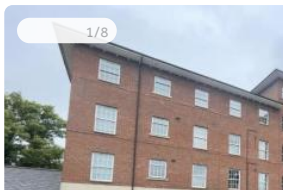

[Selling homes across Gloucestershire](#)
[FREE valuation](#)

Property temporarily hidden

You can keep this property hidden by [signing in](#)

Show

[Tell us why you've hidden this property](#)



Mayhill Way, Gloucester

Apartment | 2 | 2

0.40 miles

*** TWO DOUBLE BEDROOM APARTMENT CHAIN FREE*** MURDOCK & WASLEY ESTATE AGENTS offer for the sale this chain free fourth floor apartment

SOLD STC

Reduced on 13/06/2022 by Murdock & Wasley Estate Agents, Gloucestershire

£145,000

Offers in Excess of



01452 902005
Local call rate



Contact

Save

Property temporarily hidden

You can keep this property hidden by [signing in](#)

Show

[Tell us why you've hidden this property](#)



Great Western Road, Gloucester

Flat | 2 | 2

0.21 miles

The Property This is a modern first floor flat witch provides spacious and well presented accommodation throughout and is ideally situated for the hospital, city

SOLD STC

Added on 01/06/2022 by R B Walters Estate Agents, Gloucester

£140,000



01452 902094
Local call rate



Contact

Save



Harescombe Drive, Gloucester

Apartment | 2 | 2

0.26 miles

*** BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT WITH GARAGE & NO CHAIN*** MURDOCK & WASLEY ESTATE AGENTS welcome NEW

SOLD STC

Added on 29/05/2022 by Murdock & Wasley Estate Agents, Gloucestershire



GL1 4EQ



+ 10 miles

Filters (3)

Flats For Sale in GL1 4EQ, within 10 miles, including sold STC, don't show retirement, buying schemes

Save search

Create Alert

47 results

Newest Listed



Prioritise properties with... Add keyword

1/5 FEATURED NEW HOME - HELP TO BUY



Barley Road, Prestbury, Cheltenham, GL52 3ND

2 bedroom apartment for sale

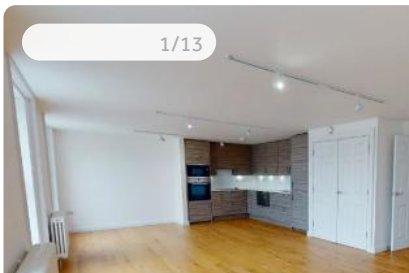
8.22 miles

Plot 5 (The Bayshill) - This smart 2-bedroom apartment provides spacious living all on one level. It has a contemporary kitchen/dining and living room. With two bedrooms

NEW HOME

Added on 09/05/2022 by Bovis Homes Cotswolds

£249,995



1/13

Crescent Place, Cheltenham, GL50

3 bedroom apartment for sale

7.05 miles

Prestigious Regency Grade II listed building located in the heart of Cheltenham, a highly desirable location. Fully refurbished to a high standard offering unique characteristics with a modern feel.

NEW HOME

Added on 23/07/2022 by Lifestory

£500,000

Guide Price

PREMIUM NEW HOME



Save

Property temporarily hidden

You can keep this property hidden by signing in

Show

Tell us why you've hidden this property

THE MARKET IS MOVING

BOOK YOUR FREE VALUATION

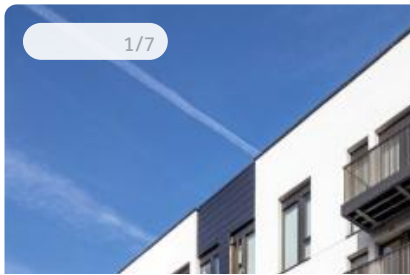
LIDDINGTON BONE PROPERTY

Property temporarily hidden

You can keep this property hidden by signing in

Show

Tell us why you've hidden this property



1/7

Rivershill House, St. Georges Road, Chettenham, Gloucestershire, GL50



2 bedroom apartment for sale

6.78 miles

Introducing Rivershill, a rare collection of 1,2 and 3 bedroom apartments and penthouses

NEW HOME

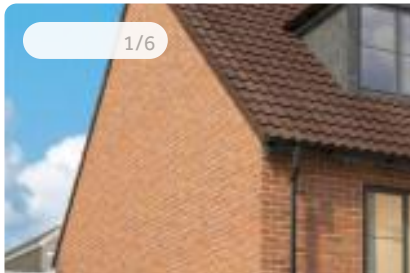
Added on 20/07/2022 by Savills New Homes, Cheltenham

£395,000

Guide Price



Save



1/6

Ebley Court, Ebley, Stroud, Gloucestershire, GL5



2 bedroom duplex for sale

8.33 miles

This spacious two story duplex apartment is well located within Ebley Court. Apartment 1B

NEW HOME

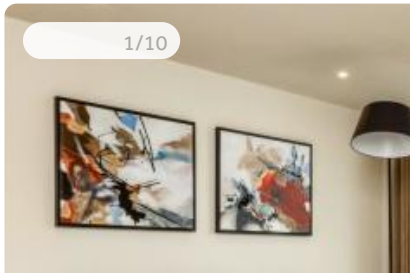
Added on 16/07/2022 by Savills New Homes, Cheltenham

£245,000

Guide Price



Save



1/10

Rivershill House, St. Georges Road, Chettenham, Gloucestershire, GL50



2 bedroom apartment for sale

6.78 miles

Apartment 207 is a well designed 2 bedroom apartment situated on the South/West corner of

NEW HOME RESERVED

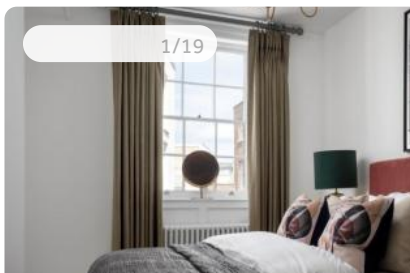
Added on 08/07/2022 by Savills New Homes, Cheltenham

£450,000

Guide Price



Save



1/19

Crescent Place, Cheltenham, GL50



2 bedroom apartment for sale

7.05 miles

Prestigious Regency Grade II listed building located in the heart of Cheltenham, a highly desirable location. Fully refurbished to a high standard offering unique characteristics with a modern feel.

NEW HOME

Added on 06/07/2022 by Lifestory

£450,000

Guide Price

PREMIUM
NEW
HOME



Save

Property temporarily hidden

Show

You can keep this property hidden by [signing in](#)

[Tell us why you've hidden this property](#) ▾



DESIGN AND ACCESS/PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:



TO:

Gloucester City Council

FOR:

***Conversion of property into 22 residential flats with detached office building
and coffee shop, parking and amenity space***

AT:

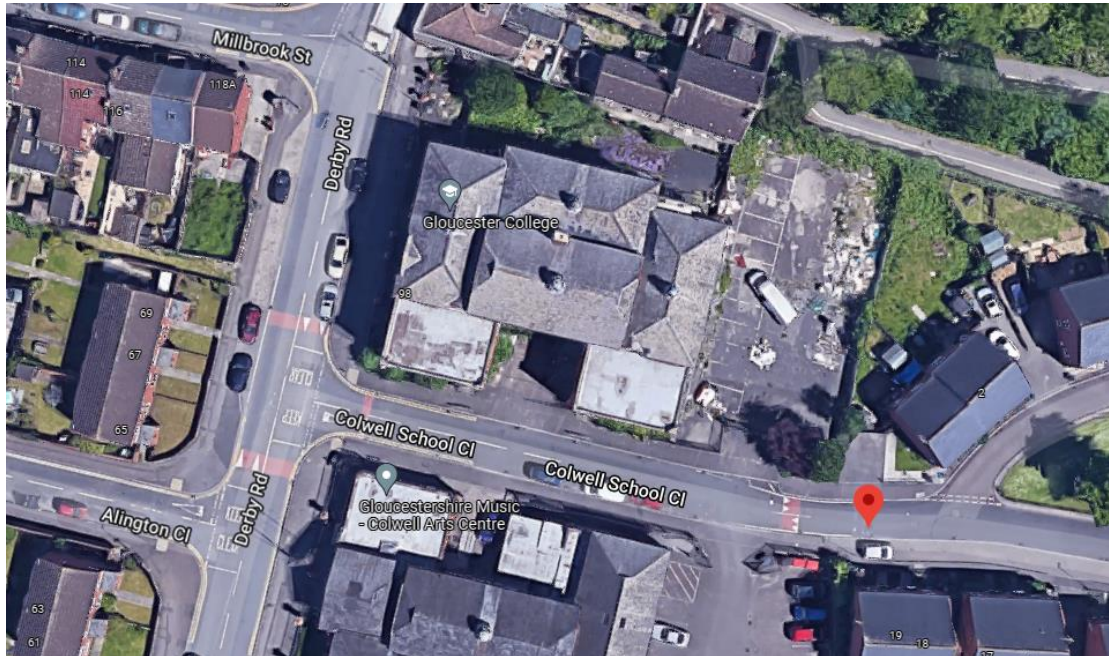
Colwell School, Colwell School Close, Gloucester, GL1 4EQ

1.0 THE PROPOSAL

- 1.1 This application is put forward for the proposed conversion of the former Colwell School into 22 self-contained residential flats with detached office building and new coffee shop, parking and amenity space.
- 1.2 The flat mix comprises:
- 6 x 1-bedroom units
 - 6 x 2-bedroom units
 - 10 x 3-bedroom units
- 1.3 The development would require replacement fenestration and re-roofing although actual alterations to the external appearance would be minimal comprising of 3 x new windows to the west facing elevations, 3 x new windows to the north facing elevation and 2 x new windows to the east facing elevation in order to gain natural light and outlook to habitable rooms.
- 1.4 The proposed coffee shop would be positioned to the northern side of Colwell School and would be accessed from Derby Road. This building would measure approximately 6.9m wide x 6.4m deep and would have a flat roof with raised parapet wall to a maximum height of 4m. The roof design would respect features on the host property.
- 1.5 The proposed office building would be positioned to the southern side of Colwell School and would measure approximately 6.9m wide x 5.8m deep. The office building has also been designed to respect the roof, window detailing and materials of the host property.
- 1.6 An outdoor communal area for residents would be positioned to the northern side of the building and space would be set aside for secure cycle storage.
- 1.7 Vehicular access would be retained on Colwell School Close, and 19 car parking spaces would be provided.
- 1.8 Bin storage would also be positioned adjacent to the entrance on Colwell School Close enabling easy collection.
- 1.9 All work would be completed to a high standard in high quality matching materials to safeguard the appearance of the existing building and the visual amenities of the site.

2.0 SITE LOCATION & PROPERTY

- 2.1 The application site comprises the former Colwell School building and parking area. The site is positioned to the east of Derby Road and the north of Colwell School Close in a predominantly residential area.



Aerial view of the application site and surrounding area

- 2.2 The property is a two-storey building which has recently been subject to fire damage. The building is currently vacant although most recently was utilised in part by Gloucester College.



Colwell School

3.0 RELEVANT PLANNING POLICY

3.1 The following paragraphs provide a brief summary of the relevant local and national planning policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF) 2021

3.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

3.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

- 3.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes

- 3.5 Paragraph 60 explains that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Achieving well-designed places

- 3.6 Section 12 of the NPPF refers to design, with paragraph 126 describing how the Government attaches great importance to the design of the built environment, stating that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*"
- 3.7 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017)

- 3.8 The Joint Core Strategy is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council which will set out a strategic planning framework for the three areas. Policies SP1, SP2, SD3, SD4, SD8, SD11, SD14 and INF1 are considered relevant.

Policy SP1: The Need for New Development

- 3.9 During the plan period, provision will be made to meet the need for approximately 35,175 new homes and a minimum of 192 hectares of B-class employment land to support approximately 39,500 new jobs. Gloucester will require at least 14,359 new homes.

Policy SP2: Distribution of New Development

- 3.10 To meet the needs of Gloucester City the JCS will make provision for at least 14,359 new homes. At least 13,287 dwellings will be provided within the Gloucester City administrative boundary, including the Winnycroft Strategic Allocation, and urban extensions at Innsworth and Twigworth, South Churchdown and North Brockworth within Tewkesbury Borough defined in Policy SA1, and sites covered by any Memoranda of Agreement.

Policy SD3: Sustainable Design and Construction

- 3.11 Development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding the unnecessary pollution of air, harm to the water environment, and contamination of land or interference in other natural systems. In doing so, proposals (including changes to existing buildings) will be expected to achieve national standards.

Policy SD4: Design Requirements

- 3.12 Where appropriate, proposals for development - which may be required to be accompanied by a masterplan and design brief - will need to clearly demonstrate how the following principles have been incorporated:
- i. Context, Character and Sense of Place;
 - ii. Legibility and identity;
 - iii. Amenity and space
 - iv. Public realm and landscape
 - v. Safety and security
 - vi. Inclusiveness and adaptability
 - vii. Movement and connectivity

Policy SD8: Historic Environment

- 3.13 Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.

Policy SD11: Housing Mix and Standards

- 3.14 Housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Development should address the needs of the local area, including the needs of older people, as set out in the local housing evidence base including the most up to date Strategic Housing Market Assessment.
- 3.15 New housing should meet and where possible exceed appropriate minimum space standards

Policy SD14: Health and Environmental Quality

- 3.16 High-quality development should protect and seek to improve environmental quality. Development should not create or exacerbate conditions that could impact on human health or cause health inequality.
- 3.17 New development must cause no unacceptable harm to local amenity including the amenity of neighbouring occupants.

Policy INF1: Transport Network

- 3.18 Planning permission will be granted only where the impact of development is not considered to be severe. Where severe impacts that are attributable to the development are considered likely, including as a consequence of cumulative impacts, they must be mitigated to the satisfaction of the Local Planning Authority in consultation with the Highway Authorities and in line with the Local Transport Plan.

Emerging City Plan

- 3.19 The Pre-Submission GCP has now been submitted to the Secretary of State for independent examination. Through this process, an appointed Planning Inspector will examine the plan and consider whether it meets the 'tests of soundness' and is legally compliant. Policies A1, F3, F6 and G1 are considered relevant.

Policy A1: Effective and efficient use of land and buildings

- 3.20 Development proposals are required to make effective and efficient use of land and buildings. Development proposals should:

1. Result in over improvements to the building and natural environment; and

2. Be of a suitable scale for the site and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties; and
3. Not lead to a saturation of intensified properties within the area; and
4. Provide adequate off-street parking, access, covered and secure cycle storage which provides for the existing and proposed use; and
5. Not prejudice the potential for the comprehensive development of adjacent land; and
6. Provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development; and
7. Provide adequate, well designed, appropriately located and accessible bin storage areas.

Policy F3: Community safety

3.21 Development proposals, including the associated public realm and landscaped areas, must be designed to ensure that community safety is a fundamental principle of the proposed development. This includes:

1. Maximising natural surveillance; and
2. Laying out the development in a way that creates secure perimeter blocks with back to back development; and
3. Providing secure rear gardens; where there are rear accesses these are secure and private; and
4. Parking on plot or to the front of active frontages that provide overlooking; and
5. Creating attractive to use, safe and where appropriate vibrant streets which provide visual interest and active frontages, particularly at street level avoiding blank walls; and
6. Footpaths that are well designed, lit, straight and overlooked.sd

Policy F6: Nationally described space standards

3.22 Development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards.

Policy G1: Sustainable transport

3.23 New development shall provide car parking and cycle provision in accordance with the latest version of Gloucestershire Manual for Streets and any subsequent amendments.

4.0 PRINCIPLE OF THE DEVELOPMENT

- 4.1 The National Planning Policy Framework (NPPF) is committed to the supply of new dwellings and sets out ways in which this can be achieved. The council is not able to demonstrate a five-year supply of deliverable housing sites and in this situation paragraph 11 of the NPPF is engaged.
- 4.2 Joint Core Strategy policies SP1 (The Need for New Development) and SD10 (Residential Development) support the need for new homes and proposals that involve the sensitive, adaptive re-use of vacant or redundant buildings will be encouraged.
- 4.3 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) requires development to make effective and efficient use of land and buildings.
- 4.4 The former Colwell School for Girls is vacant and in a state of disrepair which has been exacerbated following a recent fire. As shown in the following images the property is boarded up, the roof and windows are in a very poor state of repair and overall, the site has been neglected.
- 4.5 By way of background the Colwell School for Girls closed in 1988. The building then became known as Colwell College and more recently Gloucester College before closing in approximately 2015. Google street scene images show the property boarded up in September 2016.



South facing elevation fronting Colwell School Close



West facing elevation fronting Derby Road



East facing elevation overlooking associated car park

- 4.6 As the site is located within the built-up area of the city, in a sustainable location for residential use and would contribute to housing supply the principle of development should be considered acceptable. Furthermore, the development would support the aims of JCS policy SD10 (Residential Development) which states that the sensitive, adaptive re-use of vacant or redundant buildings will be encouraged.
- 4.7 The following sections will therefore demonstrate that the development complies with all other relevant national and local planning policy.

5.0 HOUSING MIX

5.1 JCS policy SD11 (Housing mix and standards) states that housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market.

5.2 Policy SD12 (Affordable Housing) states that JCS authorities will seek, through negotiation, for new development to deliver new affordable housing and that a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area.

5.3 The development proposes

- 6 x 1-bedroom units
- 6 x 2-bedroom units
- 10 x 3-bedroom units

5.4 According to the SHMA Update Note 2015 the greatest demand for market housing is for 3-bedroom units, whereas for affordable housing 1 bedroom housing is demand although there is a requirement for a range of different affordable homes.

5.5 Of the 22 units proposed 4 x 1-bedroom units will be allocated as affordable housing thus complying with the requirements of policy SD12.

5.6 Given this information the proposal would introduce an appropriate housing mix and therefore, would be compliant with JCS policies SD11 and SD12.

6.0 DESIGN AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

6.1 Paragraph 126 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

6.2 JCS policy SD4 (Design Requirements) requires high quality and well-thought-out design that responds positively to, and respects the character of the site and its surroundings. Policy SD14 (Health and Environmental Quality) seeks to improve environmental quality.

6.3 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) seeks development that would be of a suitable scale for the site and would not have a significant adverse impact on the character of the locality and the appearance of the street scene. Policy F1 (Materials and finishes) states that development proposals should achieve high quality architectural detailing, external materials and finishes

that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality and respect the wider landscape.

- 6.4 As described the existing building is in a poor state of repair. Therefore, the renovation works to bring the property back into a useable state in combination with minimal external changes proposed would have a positive impact on the character and appearance of the property, the street scene and wider area.
- 6.5 The existing building has two floors with 5m high ceilings and tall windows, the proposal seeks to retain the existing windows and add additional floors to make efficient use of the available space.
- 6.6 All work at the site will be carried out sensitively retaining the original features such as the stucco porch entrances which are seen on the west and south facing elevations. The windows will be replaced with fitments that replicate the colour and openings of the existing windows and incorporate similar glazing bars to ensure that the character of the original building can still be appreciated.



Existing entrances would be retained

- 6.7 Regarding impact on the character of the area, the change of use of the former Colwell School into residential accommodation would be compatible with the surrounding setting which is predominantly residential in character.
- 6.8 The development also proposes to construct two new detached buildings comprising an office building to manage the development and ongoing maintenance of the site and a new coffee shop. Both buildings have been designed to respect the character and appearance of the property and by virtue of their size and scale would not compete with the host building and would appear subordinate in scale.

6.9 Given the above points, the proposed development would comply with the aims of the NPPF, JCS policy SD4 (Design Requirements) and Emerging City Plan Policies A1 (Effective and efficient use of land and buildings) and F1 (Materials and finishes) which collectively seek a high standard of design utilising high quality materials which makes a positive contribution to the character and appearance of the locality.

7.0 FUTURE LIVING CONDITIONS

7.1 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

7.2 JCS policy SD11 (Housing Mix and Standards) states that new housing should meet and where possible exceed appropriate minimum space standards.

7.3 Emerging City Plan policy F6 (Nationally Described Space Standards) states that development must meet the Nationally Described Space Standards.

7.4 The DCLG Nationally Described Space Standards deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as set out Table 1, shown below.

Table 1 - Minimum gross internal floor areas and storage (m²)

| Number of bedrooms(b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|-----------------------|--------------------------------|--------------------|--------------------|--------------------|------------------|
| 1b | 1p | 39 (37) * | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| | 7p | 112 | 119 | 125 | |
| | 8p | 121 | 128 | 134 | |
| 6b | 7p | 116 | 123 | 129 | 4.0 |
| | 8p | 125 | 132 | 138 | |

Nationally Described Space Standards Table 1

7.5 The scheme proposes to create:

| Unit | Bedrooms | Floor area | No. of storeys | Complies |
|-------------|-----------------|-------------------|-----------------------|-----------------|
| 1 | 1 bed | 52m ² | 1 | Yes |
| 2 | 2-bed | 79m ² | 2 | Yes |
| 3 | 3-bed | 96m ² | 2 | Yes |
| 4 | 3-bed | 101m ² | 2 | Yes |
| 5 | 3-bed | 101m ² | 2 | Yes |
| 6 | 3-bed | 99m ² | 2 | Yes |
| 7 | 3-bed | 94m ² | 2 | Yes |
| 8 | 1-bed | 52m ² | 1 | Yes |
| 9 | 2-bed | 97m ² | 2 | Yes |
| 10 | 2-bed | 97m ² | 2 | Yes |
| 11 | 1-bed | 56m ² | 1 | Yes |
| 12 | 1-bed | 56m ² | 1 | Yes |
| 13 | 1-bed | 52m ² | 1 | Yes |
| 14 | 2-bed | 79m ² | 2 | Yes |
| 15 | 3-bed | 96m ² | 2 | Yes |
| 16 | 3-bed | 101m ² | 2 | Yes |
| 17 | 3-bed | 101m ² | 2 | Yes |
| 18 | 3-bed | 99m ² | 2 | Yes |
| 19 | 3-bed | 94m ² | 2 | Yes |
| 20 | 1-bed | 52m ² | 1 | Yes |
| 21 | 2-bed | 97m ² | 2 | Yes |
| 22 | 2-bed | 97m ² | 2 | Yes |

- 7.6 As set out above each flat would meet or exceed the expected minimum floor space standards. In addition, habitable rooms would benefit from a good outlook and access to natural daylight and the scheme would provide a comfortable and functional layout which would be adequate for the proposed number of occupants.
- 7.7 The proposed office building for ongoing maintenance of the site will also ensure that residential amenity is well managed in both the internal and external communal areas of the site.
- 7.8 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) states that developments should provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development.
- 7.9 Externally the scheme proposes to provide a communal garden area of 147m² which would be sufficient for the scale of the development. Furthermore, the site is in walking distance of Ayland Gardens a public open space which is just 300m away and Armscroft Park which is only 700m away to the north.
- 7.10 In summary, the proposed development would provide future occupants with a good standard of living which would conform to the aims of the NPPF, JCS policy SD11 (Housing Mix and Standards), Emerging City Plan policies F6 (Nationally Described Space Standards) and A1 (Effective and efficient use of land and buildings) and the DCLG Nationally Described Space Standards.

8.0 IMPACT ON NEIGHBOUR AMENITY

- 8.1 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 8.2 JCS policy SD14 (Health and Environmental Quality) states that development should protect and seek to improve environmental quality. Development should not create or exacerbate conditions that could impact on human health or cause health inequality. New development must cause no unacceptable harm to local amenity including the amenity of neighbouring occupants.
- 8.3 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) requires development not to have a significant adverse impact on the amenities enjoyed by neighbouring properties.
- 8.4 The property is positioned in a predominately residential location although to the south of the site is the Gloucestershire Music – Colwell Arts Centre.



Site context

- 8.5 Vehicular access to the site is gained from Cowell School Close which also provides access to the adjacent arts centre as well as a small cul-de-sac of 9 pairs of semi-detached dwellings.



Existing access from Colwell School Close

- 8.6 Given the historic use of the site the redevelopment of the building would not likely result in an increase in noise and disturbance that could be considered materially harmful to the residential amenities of neighbouring occupiers.

- 8.7 Properties within the cul-de-sac of Colwell School Close are sufficiently distanced from the host building to ensure that the proposed 3 x new windows positioned in the west facing elevation would not reduce privacy.



Dwellings on Colwell School Close to the east of the application site

- 8.8 Furthermore, whilst there are existing residential dwellings to the north of the site including no. 120 Derby Road and nos. 1 and 3 Windmill Cottages these are also adequately separated from the building to ensure the scheme would not result in an unacceptable loss of privacy.



Existing building and dwellings on Derby Road

- 8.9 Regarding the proposed coffee shop, this would be located to the northern side of the host property adjacent to no. 120 Derby Road. Given the small scale of the coffee shop this commercial premises would not result in a large number of comings

and goings or give rise to an increase in noise. Nevertheless, hours of opening could be restricted away from more sensitive times of the day to safeguard residential.

- 8.10 In summary, the proposal should be considered acceptable in terms of residential amenity and therefore, would comply with the NPPF, JCS policy SD14 (Health and Environmental Quality) and Emerging City Plan policy A1 (Effective and efficient use of land and buildings).

9.0 PARKING AND HIGHWAY IMPLICATIONS

- 9.1 Paragraph 111 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.
- 9.2 JCS policy INF1 (Transport Network) states that planning permission will be granted only where the impact of development is not considered to be severe.
- 9.3 Emerging Plan policy G1 (Sustainable transport) states that new development shall provide car parking and cycle provision in accordance with the latest version of Gloucestershire Manual for Streets.
- 9.4 The site is located in an accessible location close to public transport links as well as employment opportunities, services and amenities. The building is less than 1km from Gloucester Train Station and the City Centre, and only 300m from the B4073 which has regular bus services.
- 9.5 The building is also within walking distance of a number of local schools including Widden Primary School, Al-Ashraf Secondary School for Girls, Al-Ashraf Primary School and Nursery and St James C of E Junior School.
- 9.6 Whilst the scheme also proposes a small coffee shop it is not expected that this would generate any additional traffic as it is expected that future users of the business will live in the surrounding area or the newly converted flats and therefore, arrive on foot. Consequently, the addition of a small coffee shop on the site would not be harmful to highway safety.
- 9.7 Given the accessible location of the site the proposal would encourage occupants to utilise more sustainable modes of transport and therefore, the provision of 19 car parking spaces in addition to cycle storage should be sufficient in this case. In addition, due to the previous use of the site the comings and goings created by the scheme would not result in cumulative impacts on the road network that could be considered severe.

- 9.8 Regarding waste and recycling storage this would be positioned at the vehicular entrance of the site on Colwell School Close and waste would be collected on a weekly basis following negotiation with the council.
- 9.9 In summary, the proposed development would not conflict with the aims of the NPPF, JCS policy INF (Transport Network) or Emerging Plan policy G1 (Sustainable transport).

10.0 PLAN LIST

| | |
|---|-----------------------------|
| Location Plan | Drawing no. 100 1:1250 @ A4 |
| Block Plan | Drawing no. 101 1:500 @ A4 |
| Existing Ground Level Floor Plan | Drawing no. 110 1:100 @ A2 |
| Existing First Floor Level Floor Plan | Drawing no. 111 1:100 @ A2 |
| Existing Second Floor Level Plan | Drawing no. 112 1:100 @ A2 |
| Existing Elevations (South and West) | Drawing no. 113 1:100 @ A2 |
| Existing Elevations-1 (North and East) | Drawing no. 114 1:100 @ A2 |
| Proposed Ground Level Floor Plan | Drawing no. 120 1:100 @ A2 |
| Proposed First Floor Level Floor Plan | Drawing no. 121 1:100 @ A2 |
| Proposed Second Floor Level Floor Plan | Drawing no. 122 1:100 @ A2 |
| Proposed Third Floor Level Floor Plan | Drawing no. 123 1:100 @ A2 |
| Proposal Elevations (South and West) | Drawing no. 124 1:100 @ A2 |
| Proposal Elevations -1 (North and East) | Drawing no. 125 1:100 @ A2 |
| Proposed coffee shop | Drawing no. 126 1:100 @ A3 |
| Proposed office | Drawing no. 127 1:100 @ A3 |

11.0 CONCLUSIONS

- 11.1 The proposed development would support the Government's aims by making effective use land and buildings for new mixed-use development. The scheme would also help meet an identified need for housing and promote sustainable economic growth within the city.

- 11.2 The proposed sympathetic renovation and conversion of the building would enhance the character of the building and the wider area whilst the two smaller detached units would complement the appearance of the existing building.
- 11.3 The development would provide a good standard of living for future occupants without impacting on the residential amenities of neighbouring occupiers.
- 11.4 In addition, the scheme would not result in any cumulative impacts on the road network that could be considered severe.
- 11.5 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed scheme would conform with national and local planning policy and, for the above reason, it is politely requested that the application is approved.

4th February 2022



Financial Viability Appraisal

Address: Colwell School, Colwell School Close,
Gloucester, GL1 4EQ

LPA: Gloucester BC

Planning ref: N/A

Client: GB LIMITED

Date: 2nd September 2022



Executive Summary

This report provides a Financial Viability Appraisal (FVA) of proposed development at Colwell School, Gloucester, GL1 4EQ. Utilising Market Comparison and Residual Methods following RICS Guidance Valuation of Development Property (2019), Assessing Viability in Planning under the NPPF Framework (2021), and National Planning Policy Guidance on Viability (NPGV 2019).

Following NPGV para 008, wherever possible this FVA utilises assumptions used in the underlying local plan evidence base. Where changes have been made, these are fully supported by market evidence demonstrating current local circumstances.

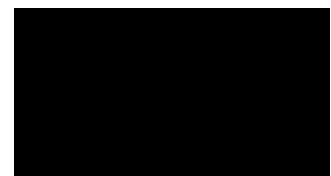
The key outputs of this FVA are summarised in the below table:

| | |
|----------------------------------|----------------------|
| GDV | £4,205,501.65 |
| Costs exc land and profit | £3,396,763.03 |
| Finance | £188,685.34 |
| Return | £837,462.79 |
| BLV | £500,000.00 |
| RLV | (£217,409.50) |
| RLV-BLV | (£717,409.50) |
| Target profit | 20.00% |
| Actual profit | 2.87% |

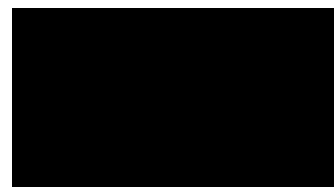
Target developer return includes a risk-adjusted rate for market residential (20%). Sensitivity analysis demonstrates this is the minimum return necessary to offset a high-risk environment. This is broadly policy and precedent compliant.

Benchmark Land Value (BLV) is assessed via the EUV+ method in line with national policy. No premium has been added in this instance.

As such, this FVA demonstrates that, on a 100% open market basis, the resulting actual return to the developer following all costs including land value detracted from gross development value would be significantly below target return. Therefore, the development cannot viably provide additional s106 contributions.



Full appraisal inputs and evidence are found in the Schedules, referred to throughout.



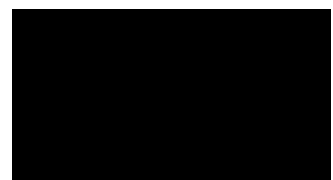
Introduction

S106 Management is instructed by GB LIMITED to produce a Financial Viability Appraisal (FVA) to determine the level of Affordable Housing contribution that should be expected from proposed development at Colwell School, Gloucester, GL1 4EQ.

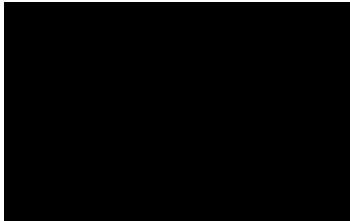
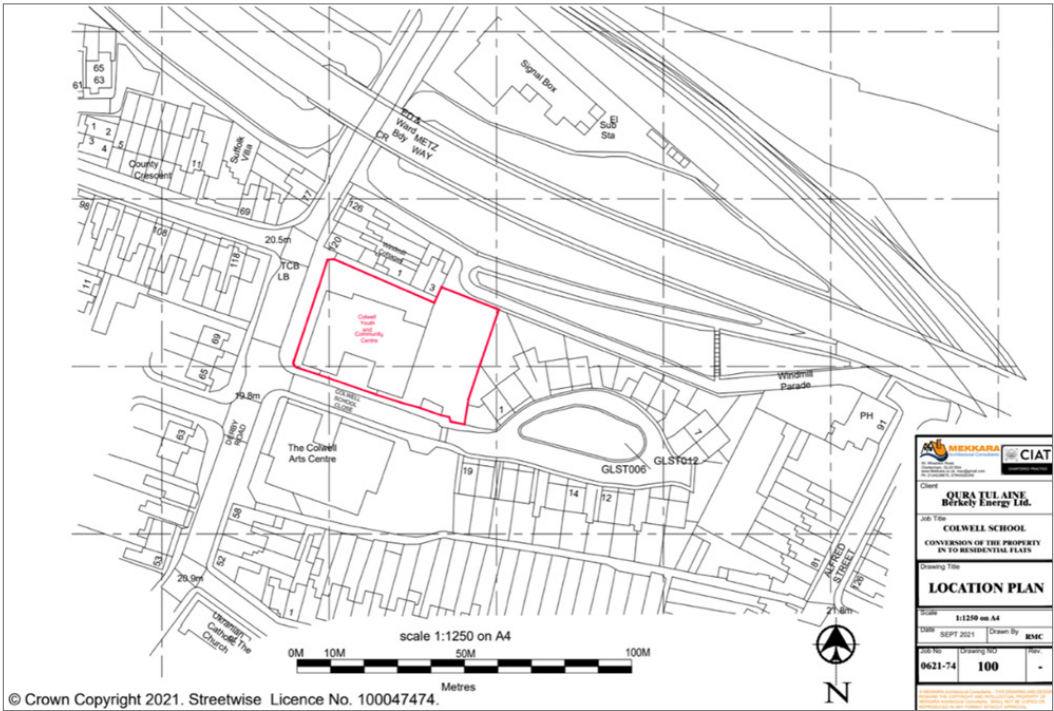
Gloucester Borough Council Seeks an Affordable Housing contribution in accordance with Policy SD12 of the Gloucester, Cheltenham and Tewksbury Joint Core Strategy (adopted December 2017).

The existing site comprises Colwell School, a large vacant school building, It has a GIA of 1,433m².

This FVA Is to be viewed in conjunction with a new application. The proposed development seeks to convert the property into 22 residential flats, the development will provide a combined GIA of 1,848m² of residential accommodation. Along with providing 2 commercial buildings, these have a combined GIA of 70.2m².



Site Location Plan

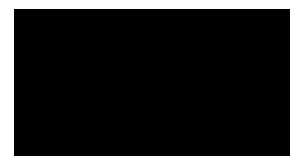


S106 Management

S106 Management is a viability consultancy established in 2011 by Robin Furby, retired solicitor and developer. Formed initially to capitalise on 35 years of specialist experience in planning law, viability assessment and development, the company has expanded over the last 10 years and now benefits from the expertise of chartered surveyors, town planners, solicitors, architects and an extensive network of planning professionals.

With over a decade of experience in creating expert financial viability appraisals, advising on complex planning obligations, and negotiating with LPAs, **S106 Management** has often been at the forefront of new statutory procedures, making one of the first Commons De-registration Applications, and one of the first S106BA viability review applications. The company is now one of the most effective viability consultancies in the UK, combining expertise from all corners of the industry.

S106 Management have worked with clients on more than 1,000 developments, facilitating over 20,000 homes across the UK. Our viability reports have been successfully used at pre-application discussions with Planning Officers and Affordable Housing Officers, supporting planning applications, written appeals, and planning appeal hearings.



Planning Policy

By virtue of section 38 (6) of the 'Planning and Compulsory Purchase Act', planning applications must be determined in accordance with the adopted plan of the Local Authority, unless material considerations indicate otherwise.

Therefore, our starting point is Policy SD12 of the Gloucester, Cheltenham and Tewksbury Joint Core Strategy (December 2017):

Policy SD12: Affordable Housing

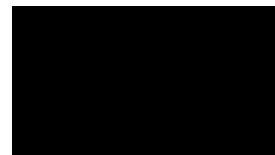
1. *The JCS authorities will seek, through negotiation, for new development to deliver new affordable housing on a sliding scale approach as set out below:*
 - i. *Within the Strategic Allocation sites a minimum of 35% affordable housing will be sought;*
 - ii. *Outside of the Strategic Allocation sites, on sites of 11 dwellings or more, or sites with a maximum combined gross floor space of greater than 1000 sqm; a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area and a minimum of 40% will be sought within the Cheltenham Borough and Tewkesbury Borough administrative areas;*
 - iii. *On sites of 10 dwellings or less, which have a maximum combined floorspace of no more than 1,000 sq m, no contribution towards affordable housing will be sought;*
 - iv. *Notwithstanding the above, affordable housing policy for sites of 10 dwellings or less may be applied under policies set out within District plans.*
2. *This policy applies to dwellings (as defined by use class C3) and also any self-contained units of accommodation within a residential institution (use class C2). Where a development site has been divided into parts, or is being delivered in phases, the site will be considered as a whole for the purpose of determining the appropriate affordable housing requirement*
3. *Where possible, affordable housing should be provided on-site and should be seamlessly integrated and distributed throughout the development scheme. On sites where it is not possible to deliver all affordable housing as on-site provision, the residual requirement should be provided through acceptable alternative mechanisms (such as off-site provision or financial contributions). Further guidance on acceptable mechanisms may be provided in District plans*
4. *Affordable housing must also have regard to meeting the requirements of Policy SD11 concerning type, mix, size and tenure of residential development*
5. *The design of affordable housing should meet required standards and be equal to that of market housing in terms of appearance, build quality and materials*
6. *Provision should be made, where possible, to ensure that housing will remain at an affordable price for future eligible households, or that subsidy will be recycled for alternative affordable housing provision*

Rural exception sites

7. *In certain circumstances, where there is clear evidence of a local housing need that cannot be met elsewhere, affordable housing will be permitted on rural exception sites. A rural exception site must be within, or on the edge of, a rural settlement. It should be of a scale well related to the settlement both functionally and in terms of design*

Viability

8. *Where there is an issue relating to the viability of development that impacts on delivery of the full affordable housing requirement, developers should consider:*
 - i. *Varying the housing mix and design of the scheme in order to reduce costs whilst having regard to the requirements of other policies in the plan, particularly Policy SD4, and the objective of creating a balanced housing market;*
 - ii. *Securing public subsidy or other commuted sums to assist delivery of affordable housing;*



9. If a development cannot deliver the full affordable housing requirement, a viability assessment, conforming to an agreed methodology, in accordance with Policy INF7 will be required. Viability assessments will be published in full prior to determination for all non-policy compliant schemes except in exceptional circumstances when it can be proven that publication of certain specific information would harm the commercial confidentiality of the developer to no public benefit. Where necessary the JCS authorities will arrange for them to be independently appraised at the expense of the applicant

The councils consider that information submitted as a part of, and in support of a viability assessment should be treated transparently and be available for wider scrutiny. In submitting information, applicants should do so in the knowledge that this will be made publicly available alongside other application documents

The councils will allow for exceptions to this in very limited circumstances and only in the event that there is a convincing case that disclosure of an element of a viability assessment would cause harm to the public interest to an extent that is not outweighed by the benefits of disclosure. Given the significant benefits associated with the availability of information to the public as a part of the decision making process, and the other factors identified above, the councils anticipate that there would be very few exceptions

If an applicant wishes to make a case for an exceptional circumstance in relation to an element of their assessment, they should provide a full justification as to the extent to which disclosure of a specific piece of information would cause an 'adverse effect' and harm to the public interest that is not outweighed by the benefits of disclosure. The council will consider this carefully, with reference to the 'adverse effect' and overriding 'public interest' tests in the EIR, as well as the specific circumstances of the case

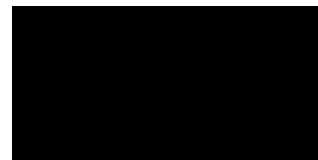
10. The viability of a site may enable additional levels of affordable housing to be delivered above the requirements set out in this policy. The JCS authorities will negotiate with developers to find an appropriate balance to deliver affordable housing and infrastructure needs.

This policy contributes towards achieving Objectives 8 and 9.

SD12 suggests that developments of 11+ dwellings outside of Strategic Allocation Sites within Gloucester City Administrative Area should provide 20% of the proposed units as affordable housing. In this case the development would be expected to provide 4.4 units as affordable housing.

The purpose of this FVA is to determine whether the development is capable of supporting such a contribution.

This policy has been informed by the 'Gloucester City Plan Viability Evidence Base - Draft Final Report', completed on behalf of the Council in September 2019. Where appropriate, the conclusions of this document are used to inform our report.



PPG Viability para 008 states:

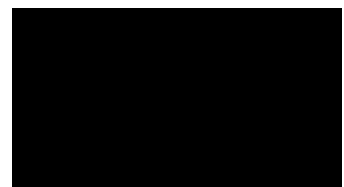
'How should a viability assessment be treated in decision making?

Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.'

This creates a presumption that the underlying local plan evidence base is correct until otherwise proven by dissenting parties, with the burden of proof relating to what changes have occurred since adoption of the local plan equally applicable to all parties.

As such, where appropriate the conclusions of the underlying local plan evidence base are used to inform our report and corroborate assumptions. Where we believe changes must be made these are fully evidenced.

National Guidance is a material consideration; therefore, we also consider the 'National Planning Policy Framework' (NPPF) (2021), and the 'National Planning Guidance for Viability' (NPGV) (May 2019).



National Guidance

National guidance on the delivery of Affordable Housing is provided by the NPPF, which replaced the previous advice in PPS3.

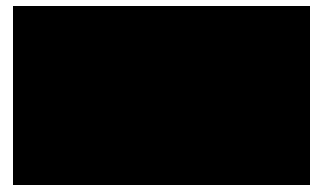
Paragraph 58 of the NPPF is of relevance:

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

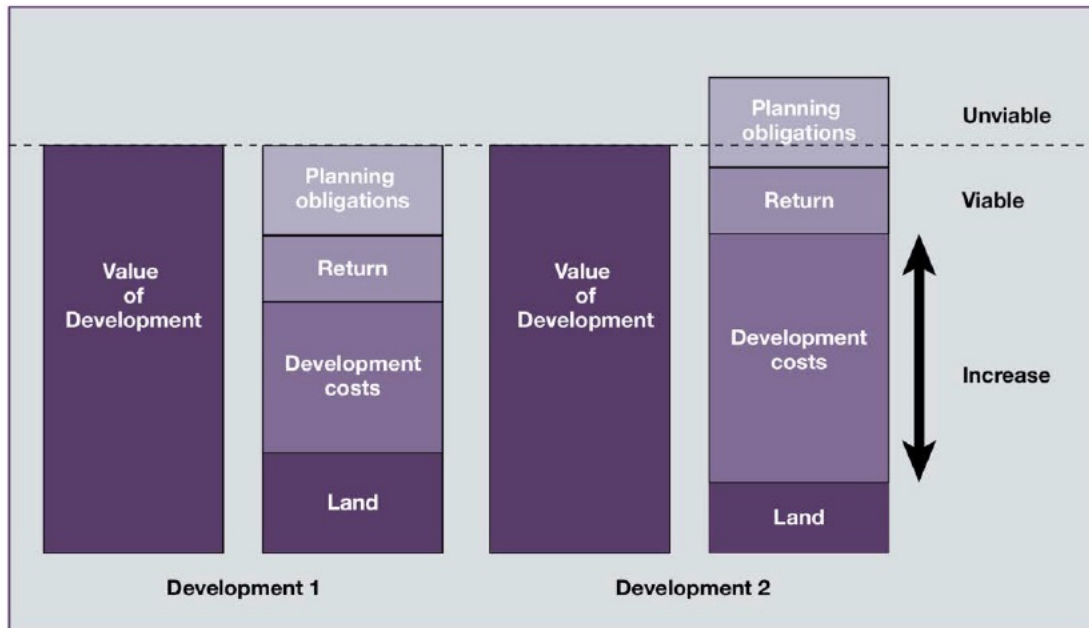
The recommended approach referred to above is set out in the NPGV (<https://www.gov.uk/guidance/viability>).

The standard approach to viability is explained at para. 10 of the NPGV:

'Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.'



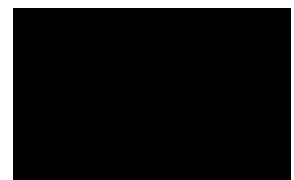
This is summarised well in the below figure from RICS guidance:



Paragraphs 11-18 lay out the required approach to calculating gross development value (GDV), development costs, benchmark land value, landowner and developer return.

The concept of viability is well expressed by the NPGV, in particular para 12 which sets out the costs that should be included in any viability statement, and paras 13-17 which seek to ensure that the landowner should receive the Existing Use Value (EUV) of the site plus a premium, thus providing an incentive to the landowner to bring the site forward for development.

Our report has been written in accordance with the principles set out in both the NPPF, and the NPGV.



Vacant Building Credit

The 2021 NPPF establishes Vacant Building Credit (VBC) in Para. 64:

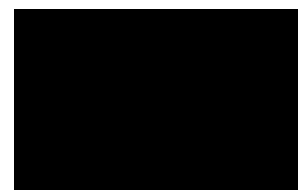
64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount 30.

³⁰ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

We consider that the Property has the benefit of a Vacant Building Credit, as follows:

| | |
|-----------------------------|---------------------|
| Existing vacant floor area: | 1,422m ² |
| Proposed floor area: | 1,848m ² |

The existing vacant floor space is equivalent to 77% of the proposed development, thus the maximum amount of Affordable Housing that could be provided, irrespective of the financial viability addressed in this report, is 4.6% or 1 unit.



Viability

The relevance of viability is accepted in Policy SD12: Affordable Housing which states:

Viability
8. Where there is an issue relating to the viability of development that impacts on delivery of the full affordable housing requirement, developers should consider:

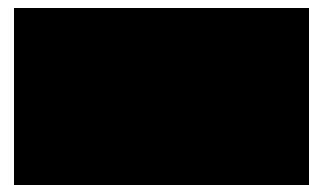
- i. Varying the housing mix and design of the scheme in order to reduce costs whilst having regard to the requirements of other policies in the plan, particularly Policy SD4, and the objective of creating a balanced housing market;**
- ii. Securing public subsidy or other commuted sums to assist delivery of affordable housing;**

This policy statement should be seen in the context of the NPPF, and indeed subsequent Government guidance.

There are several proprietary spreadsheets in use to justify viability. We use the Housing Corporation Economic Appraisal Tool (HCEAT), developed by GVA Grimley in partnership with the Housing Corporation (now HCA); it is one of the Toolkits commonly used when considering development viability.

Our report and its conclusions are based on the application of this tool.

The next section sets out the assumptions that have been made in the preparation of the HCEAT spreadsheet examining the viability of this site; the spreadsheet is shown in **Schedule 1** of this report. The comments below address the inputs to the spreadsheet sequentially and an electronic copy can be provided to the LPA on request.

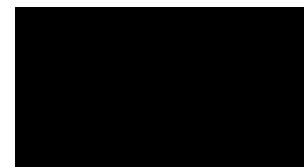


Spreadsheet Inputs

Proposed Development - Input Sheet 1

The development is summarised by the table below (plans are shown at **Schedule 2** to this report):

| Unit | Area m2 | Type |
|--------------|-------------------|-----------|
| 1 | 52.00 | 1-Bedroom |
| 2 | 79.00 | 2-Bedroom |
| 3 | 96.00 | 3-Bedroom |
| 4 | 101.00 | 3-Bedroom |
| 5 | 101.00 | 3-Bedroom |
| 6 | 99.00 | 3-Bedroom |
| 7 | 94.00 | 3-Bedroom |
| 8 | 52.00 | 1-Bedroom |
| 9 | 97.00 | 2-Bedroom |
| 10 | 97.00 | 2-Bedroom |
| 11 | 56.00 | 1-Bedroom |
| 12 | 56.00 | 1-Bedroom |
| 13 | 52.00 | 1-Bedroom |
| 14 | 79.00 | 2-Bedroom |
| 15 | 96.00 | 3-Bedroom |
| 16 | 101.00 | 3-Bedroom |
| 17 | 101.00 | 3-Bedroom |
| 18 | 99.00 | 3-Bedroom |
| 19 | 94.00 | 3-Bedroom |
| 20 | 52.00 | 1-Bedroom |
| 21 | 97.00 | 2-Bedroom |
| 22 | 97.00 | 2-Bedroom |
| Total | 1,848.00m2 | |



The unit mix comprises 6 x 1-Bedroom apartments, 6 x 2-Bedroom apartments and 10 x 3-Bedroom apartments. All properties will benefit from various communal areas and vehicle parking.

Affordable Housing Values - Input Sheet 2

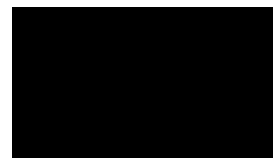
We approach this issue by firstly modelling a scheme with no Affordable Housing; if the Residual Value of this model exceeds the Benchmark Value of the site (as described below) then we produce further modelling to illustrate the maximum level of Affordable Housing that can viably be delivered by the development.

Open Market Housing Values - Input Sheet 2

The Zoopla data for the GL1 Postcode is set out below:

| Property type | Avg. current value | Avg. £ per sq. ft. | Avg. no beds | Avg. £ paid (last 12m) |
|---------------|--------------------|--------------------|--------------|------------------------|
| Detached | £398,385 | £202 | 3.8 | £392,849 |
| Semi-detached | £237,396 | £174 | 3.2 | £249,959 |
| Terraced | £182,361 | £155 | 2.7 | £171,241 |
| Flats | £165,846 | £210 | 1.6 | £130,694 |

The Zoopla data suggests that flats in GL1 might expect to achieve in the region of £2,259.6/m² based on an average 1.6 no of beds. However, values in Gloucester are sensitive to small changes in geographical area. Further, the impact of the Covid-19 pandemic on homeowner preferences is not fully reflected in this data which is reported with a lag behind the current market.



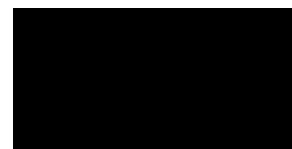
Transactional Data

We have compared this data to relevant recent 'sold' transactions extrapolated from Rightmove (see **Schedule 3**). As noted, values in Gloucester are sensitive to small changes in search area; therefore, we have limited our transactional search to within 1 year and 1/2 mile of the scheme.

| Sold Flats within 1 Year 1/2 Mile | | | | | |
|--|--|------------|-----------------|------------------|----------|
| Address | Type | Sale Date | Area m2 | £/m2 | Price |
| Flat 5, 10, Great Western Road, Gloucester, Gloucestershire GL1 3PP | Mid-floor flat | 16.05.2022 | 49 | £2,346.94 | £115,000 |
| 50, Victoria House, Mayhill Way, Gloucester, Gloucestershire GL1 3NW | Mid-floor flat | 29.04.2022 | 73 | £1,917.81 | £140,000 |
| 21, Bishops Castle Way, Gloucester, Gloucestershire GL1 4DP | 2-Bedroom apartment, allocated parking | 22.04.2022 | 49 | £2,244.90 | £110,000 |
| 39, Victoria House, Mayhill Way, Gloucester, Gloucestershire GL1 3NW | Mid-floor flat | 21.04.2022 | 78 | £1,884.62 | £147,000 |
| Finsbury House, 60, Pillowell Drive, Gloucester, Gloucestershire GL1 3LZ | 2-Bedroom apartment, private garage | 08.04.2022 | 63 | £2,110.32 | £132,950 |
| 73, The Crescent, Gloucester, Gloucestershire GL1 3LF | 2-Bedroom apartment, private parking space | 25.03.2022 | 64.8 | £2,098.77 | £136,000 |
| Flat 2, 10, Arthur Street, Gloucester, Gloucestershire GL1 1QY | Ground-floor flat | 25.02.2022 | 40 | £1,900.00 | £76,000 |
| 24, The Crescent, Gloucester, Gloucestershire GL1 3LF | Ground-floor flat | 16.02.2022 | 100 | £1,650.00 | £165,000 |
| Ascot Court, Flat 29, India Road, Gloucester, Gloucestershire GL1 4DN | 1-Bedroom apartment, allocated parking | 16.02.2022 | 41 | £1,951.22 | £80,000 |
| | | | Avg £/m2 | £1,975.53 | |

The average achieved prices extrapolated from Rightmove are lower than the average suggested by Zoopla. This is due to the fact that Zoopla data is compiled from across the GL1 postcode, while Rightmove focus more centrally on the area immediately surrounding the subject site.

There is also evidence of the commonly seen 'quantum' inverse correlation between unit area and £/m2 value, meaning we would expect the smaller units to achieve higher £/m2 values than the larger.

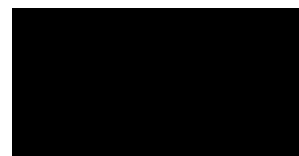


We have also studied properties which are currently on the market within 1/2 mile of the subject site:

| <i>For Sale Flats within 1/2 Mile</i> | | | | | |
|--|---|---------------|-----------------|------------------|----------|
| Address | Type | SSTC/For sale | Area m2 | £/m2 | Price |
| Harescombe Drive, Gloucester, GL1 | 2-Bedroom purpose-built apartment, private garage | For Sale | 58.7 | £2,640.55 | £155,000 |
| The Crescent, Gloucester | 2-Bedroom ground floor apartment, communal gardens | For Sale | 72 | £2,208.33 | £159,000 |
| Great Western Road, Gloucester, GL1 | 2-Bedroom purpose-built apartment, private parking, Juliet balcony | Sold STC | 64.6 | £2,089.78 | £135,000 |
| Great Western Road, Gloucester, Gloucestershire, GL1 | 3-Bedroom split level apartment, private parking space | Sold STC | 94.91 | £1,506.69 | £143,000 |
| The Crescent, Gloucester | 2-Bedroom top floor apartment, private garage, communal gardens | For Sale | 80 | £1,875.00 | £150,000 |
| The Crescent, Gloucester | 2-Bedroom apartment, allocated parking, communal gardens | Sold STC | 60 | £2,333.33 | £140,000 |
| Falkner Street, Gloucester | 2-Bedroom duplex apartment, recently refurbished, communal rear garden | Sold STC | 54 | £2,406.48 | £129,950 |
| Mayhill Way, Gloucester | 2-Bedroom apartment, allocated parking | Sold STC | 74 | £1,959.46 | £145,000 |
| Great Western Road, Gloucester | Modern 2-Bedroom purpose-built apartment, Juliet balcony, allocated parking | Sold STC | 64.38 | £2,174.59 | £140,000 |
| | | | Avg £/m2 | £2,083.15 | |

Average asking prices are more or less in line with the achieved data.

Lastly, we have reviewed new-build data; however, we had to extend our search to 10+ miles due to constrained supply and for the reasons noted above this will likely skew the data, therefore, we have omitted this data from our research. We do however expect new-build properties to attract a premium.



The average £/m2 values from the data sets above are summarised below:

| | Zoopla | Sold | For Sale | NB For Sale |
|--------------------------------|--------|----------|-------------|-------------|
| <i>Avg £/m2 Values - Flats</i> | £2,260 | £1,976 | £2,083 | N/A |
| | Sold | For Sale | NB For Sale | As Proposed |
| <i>Avg. GIA m2 - Flats</i> | 61.97 | 69.17 | N/A | 84 |

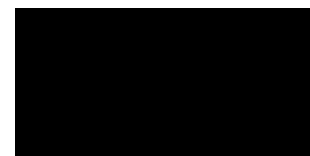
Consultation with local agents suggests prices are often being discounted 5-10% in the current market.

The Crescent, Gloucester (For Sale) This 2-Bedroom top floor apartment is located just under 0.5 miles to the subject site and is of similar size to some of the proposed units at 80m2. It offers a private garage and communal gardens. On the market for £150,000 (£1,875/m2), this offers a great benchmark to base the proposed dwellings on.

We have had particular regard to this transaction when valuing the proposed units.

We have valued the smallest flat at £150,000 (£2,885/m2) and adjusted the values for the larger units to match the inverse correlation identified previously:

| Unit | Area (m2) | Type | £/m2 | Price |
|------|-----------|-----------|--------|----------|
| 1 | 52.00 | 1-Bedroom | £2,885 | £150,000 |
| 2 | 79.00 | 2-Bedroom | £2,278 | £180,000 |
| 3 | 96.00 | 3-Bedroom | £2,083 | £200,000 |
| 4 | 101.00 | 3-Bedroom | £1,980 | £200,000 |
| 5 | 101.00 | 3-Bedroom | £1,980 | £200,000 |
| 6 | 99.00 | 3-Bedroom | £2,020 | £200,000 |
| 7 | 94.00 | 3-Bedroom | £2,128 | £200,000 |
| 8 | 52.00 | 1-Bedroom | £2,885 | £150,000 |
| 9 | 97.00 | 2-Bedroom | £2,062 | £200,000 |
| 10 | 97.00 | 2-Bedroom | £2,062 | £200,000 |
| 11 | 56.00 | 1-Bedroom | £2,679 | £150,000 |
| 12 | 56.00 | 1-Bedroom | £2,679 | £150,000 |
| 13 | 52.00 | 1-Bedroom | £2,885 | £150,000 |



| Unit | Area (m2) | Type | £/m2 | Price |
|------|-----------|-----------|------------------|-------------------|
| 14 | 79.00 | 2-Bedroom | £2,278 | £180,000 |
| 15 | 96.00 | 3-Bedroom | £2,083 | £200,000 |
| 16 | 101.00 | 3-Bedroom | £1,980 | £200,000 |
| 17 | 101.00 | 3-Bedroom | £1,980 | £200,000 |
| 18 | 99.00 | 3-Bedroom | £2,020 | £200,000 |
| 19 | 94.00 | 3-Bedroom | £2,128 | £200,000 |
| 20 | 52.00 | 1-Bedroom | £2,885 | £150,000 |
| 21 | 97.00 | 2-Bedroom | £2,062 | £200,000 |
| 22 | 97.00 | 2-Bedroom | £2,062 | £200,000 |
| | | | £2,196.96 | £4,060,000 |

The proposed valuation above has been reached following extensive market research, consideration of comparable characteristics in recent transactions, new build and external amenity premiums and advice from local agents and therefore should be considered robust. The figures represent the very top end of what can be achieved in today's market and considering current trends should be considered optimistic.

For the sake of clarity, we have run with the average £/m2 value of £2,196.96/m2 to produce a GDV of £4,060,000.

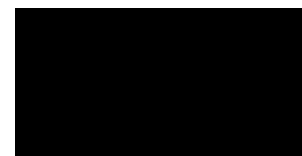
Freehold Ground Rent

The capital value of the Freehold Ground Rents from the project is therefore included at zero for the purposes of this viability appraisal. **The Leasehold Reform (Ground Rent) Bill received Royal Assent on 8 February 2022 meaning it is now an Act of Parliament (law).**

The Act limits ground rent to a 'peppercorn rent'

The rationale behind the limit is to prevent leaseholders becoming trapped by rapidly escalating ground rents and in turn create fairer, more transparent ownership for leaseholders.

The Act also prohibits administration charges for peppercorn rents as an anti-avoidance measure.



As such all viability assessors are currently including ground rent at either a zero or nominal rate as this income will not be realised.

Timing - Input Sheet 2

This FVA is to be read in conjunction with a detailed planning application which we expect to be granted within 3 months. There will be a 3-month period following this to produce building regs. drawings and obtain all fixed price quotations.

Construction is projected over a 22-month period with sales expected between months 20 and 26.

The 6-month period before commencement of build has not been included in our calculations.

Construction Costs - Input Sheet 2

We refer to the BCIS database for average build cost:

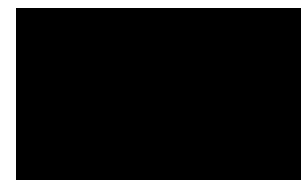
Results
 > Rebased to 3Q 2022 (369; forecast) and Gloucester (98; sample 17) Edit

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims. ⓘ
 Last updated: 16-Jul-2022 05:38

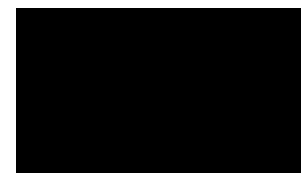
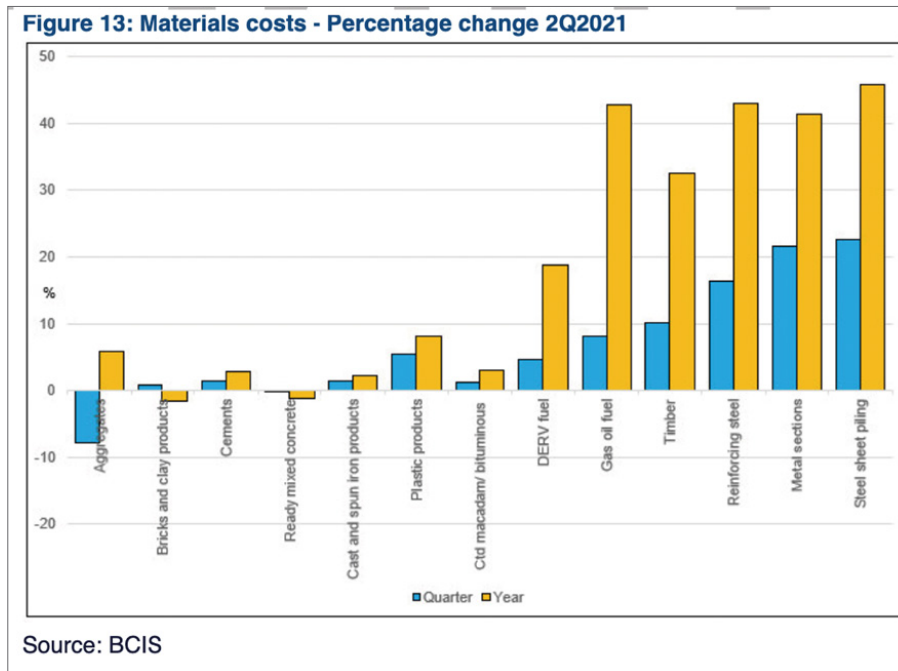
Maximum age of results: Default period ▼

| Building function (Maximum age of projects) | £/m ² gross internal floor area | | | | | | Sample |
|--|--|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| Rehabilitation/Conversion | | | | | | | |
| 816. Flats (apartments) | | | | | | | |
| Generally (15) | 1,721 | 500 | 1,003 | 1,343 | 1,723 | 5,956 | 76 |
| 1-2 storey (15) | 2,275 | 731 | 1,101 | 1,397 | 2,741 | 5,956 | 16 |
| 3-5 storey (15) | 1,445 | 500 | 1,010 | 1,272 | 1,568 | 5,514 | 44 |
| 6 storey or above (15) | 1,993 | 575 | 926 | 1,351 | 2,757 | 4,940 | 15 |



Build cost inflation has been considerable rising 8-10% overall and 30-40% on some costs such as steel. The industry is currently reporting widespread inflation due to increased demand post-pandemic, Brexit-related import costs and labour shortages, and widespread materials shortages leading to surges in pricing (particularly timber and concrete). RICS released further advice in October 2021:

- *'Materials prices rose by 6.3% in 3rd quarter 2021 on a quarterly basis and by 16.9% compared with a year earlier. The materials supply situation is expected to stabilise by 3rd quarter 2022 and prices will rise by 15% over the forecast period (3Q2021 to 3Q2026). The main risks to materials prices will be difficulty in obtaining materials during the Covid-19 crisis, oil prices, tariffs on imports (from countries with no current agreement) and sterling exchange rates*
- *The average of wage awards will be around 3% per annum over the forecast period. However, with labour shortages expected for a while yet, site rates are expected to see higher increases*
- *The BCIS General Building Cost Index rose by 4.2% in 3rd quarter 2021 compared with the previous quarter, and by 9.1% compared with a year earlier. Costs will rise by 16% over the forecast period (3Q2021 to 3Q2026).'*



The above notwithstanding we have adopted the median quartile costs for rehabilitation/conversion of flats at £1,272/m² (3-5 storey).

The HCEAT has been run with a corresponding figure.

The BCIS makes no allowance for external works and associated infrastructure which are addressed subsequently in our analysis.

Non-BCIS

As mentioned previously, the BCIS makes no allowance for all external works and associated infrastructure costs. We have therefore referred to the Gloucester City Plan Viability Evidence Base - Draft Final Report (September 2019), which suggests an appropriate allowance for externals to be 10%.

As this scheme is predominantly conversion, we adopt a more modest 5% to allow for all external costs.

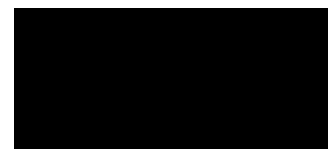
Fees - Input Sheet 2

10% for fees is the default value of the HCEAT Spreadsheet and the commonly accepted industry standard allowance. However, the Gloucester City Plan Viability Evidence Base - Draft Final report suggests an appropriate allowance of 8% for professional fees.

We adopt 8% for fees.

Contingency - Input Sheet 2

5% for contingencies is the default value of the HCEAT Spreadsheet and is the commonly accepted industry standard allowance.



Section 106 Payments - Input Sheet 2

We have calculated the CIL payment as below:

| | LPA CIL |
|----------------------------------|----------------|
| Adopted Charging Schedule (£/m2) | £45 |
| Following indexation (£/m2) | £49 |
| Total proposed GIA (m2) | 1,848 |
| Existing GIA (m2) | - |
| Retained GIA (m2) | - |
| Lost GIA (m2) | 0 |
| Applicable GIA (m2) | 1,848 |
| CIL (total) | £90,972 |

This is subject to confirmation by the charging authority.

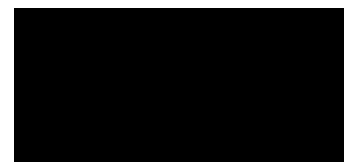
The HCEAT has been run with the corresponding figure.

Site Acquisition Costs - Input Sheet 2

The EUV is £500,000 as explained below. We have included acquisition costs of £15,000 Which included £14,500 In SDLT.

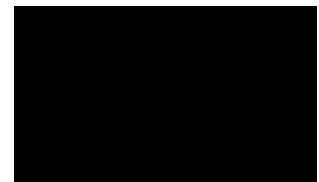
Finance Costs - Input Sheet 2

While base rates are at a historic low level, cost of funding expressed as a percentage above LIBOR is at historically high figures. Further, given the macro-economic context, lenders have become increasingly risk adverse and therefore funding is becoming harder to acquire. The Bank of England raised the base rate to 1.75% in August 2022, with further rate rises currently suggested throughout 2022. Therefore, a minimum interest figure of 6% is appropriate and has been used in the spreadsheet. In reality finance deals are now significantly exceeding this level, but as an all-in rate 6% accommodates all fees and is applied to all costs.



Marketing Costs - Input Sheet 2

We have adopted a marketing cost of 1.5% and legal fees of £1,000 per unit.



Developer Profit - Input Sheet 2

The NPGV contains the following advice at paragraph 18:

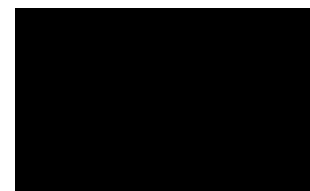
How should a return to developers be defined for the purpose of viability assessment?

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

As previously noted, Paragraph 008 of the NPGV provides a presumption that the underlying local plan evidence base is correct until otherwise proven by dissenting parties. The Gloucester City Plan Viability Evidence Base (Draft Final Report), produced by PorterPE in September 2019, at Para 5.4 identifies 15-20% gross development value as an appropriate assumption. This aligns with national policy and precedent.

Taking into account the risk profile of the development we have adopted the assumption adopted in the Viability Evidence Base as appropriate (20%). This is supported by our sensitivity analysis, which further demonstrates the relative risk profile of the development (see below).

The HCEAT appraisal has been run accordingly.



Commercial Assumptions - Input Sheet 3

Size of Scheme

In addition to the residential dwelling the development will also provide commercial units with a GIA of 70.2m².

Values

Following the advice of RICS Commercial Valuer John Carter, we suggest a passing rent of £215/m² (£20psf) for the proposed coffee shop and £130/m² (£12psf) for the proposed offices. To capitalise this, we have applied a yield of 8%. This produces a projected value of £142,000 (less costs at 5.75%).

Building Costs

We refer to the BCIS data shown below:

Results
 > Rebased to 3Q 2022 (369; forecast) and Gloucester (98; sample 17) Edit

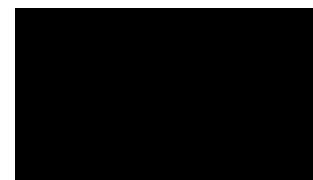
£/m² study

Description: Rate per m² gross internal floor area for the building Cost including prelims. ?
Last updated: 16-Jul-2022 05:38

Maximum age of results: Default period ▾

| Building function (Maximum age of projects) | £/m ² gross internal floor area | | | | | | Sample |
|--|--|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| New build | | | | | | | |
| 340. Mixed commercial developments (15) | 1,397 | 882 | 1,078 | 1,121 | 1,778 | 2,128 | 5 |

Taking the above into consideration, we adopt the mean quartile figure for new build mixed commercial developments of £1,397/m².



The HCEAT has been run with this amount.

Fees

Professional fees (8%) and contingencies (5%) have been included as per the residential element of the scheme.

Timing

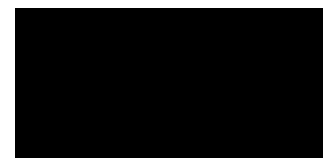
This is identical to the 'residential' section of the report.

Letting Fees

We have adopted the default values of the spreadsheet, thus letting fees at 10%, advertising at 1%, and sales fees at 1.75%.

Developer Profit

We have run with developer profit for the commercial section at 17.5%.



Benchmark Land Value

The NPGV provides a standard methodology for determining Benchmark Land Value (BLV). Paragraph 15 requires that the EUV of the site should be identified:

'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).'

Sources of data can include (but are not limited to); land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.'

The existing site comprises Colwell School, a large, vacant school premises with a GIA of 1,433m².

To determine an appropriate EUV we have obtained advice from Mr John Carter (RICS Commercial Valuer):

'I have been asked to carry out a Benchmark Valuation of a premises known as Colwell School, Colwell School Close, Gloucester, GL1 4EQ.

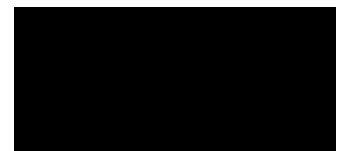
The premises comprise an ex.school premises which has been vacant for some time, and which has, for the purposes of this valuation exercise, to be considered under an alternative use value heading. Having regard to the current condition of the building it would be most appropriate to be let for storage/warehouse accommodation having some 6240 ft.² on the ground floor 753 ft.² on the first floor and 6240 ft.² on the second floor.

The premises are located in a mixed-use area but the properties immediately surrounding the property are of residential use.

There is a healthy demand for premises suitable for storage of warehouse accommodation in the area and as a consequence there are currently few units of accommodation of this use on the market in the Gloucester area.

Those that are available are at:

1) Saint Catherine's Arch, Dean Walk, Gloucester GL1 2PX (a railway arch) currently marketed by Vickery Holman commercial surveyors who are letting a unit of 615 ft.² with a yard of a similar size at £6500 per annum which represents a rate of approximately £8 per square foot for the building itself.



2) A unit at St Albans Road, off Empire Way, in Gloucester which extends to 11,000 ft.² in total and is currently on the market at £72,500 per annum which represents rate of £8 a square foot on the ground floor element. 3) Looking slightly further afield into the Cheltenham area rentals range from £5 to £10 per square foot depending on age and size.

The subject building could accommodate storage warehouse use at minimal cost and the ground floor would have to be let at a modest rate which I believe would be at the level of £5 a square foot with the first and second floors being let at £2 per square foot.

The resulting rental value would be at the sum of £45,186 per annum. I anticipate that there would be some demand for accommodation for this particular use in this area and as a consequence I have used a yield of 9% on this property, arriving at a capital value of £500,000.

My Benchmark Valuation is at the sum of £500,000.

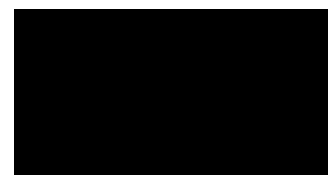
We adopt this as our EUV.

Paragraph 16 requires that a premium should be added to the EUV (EUV +) to incentivise the landowner to bring the site forward for development:

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

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).'

No premium has been added in this instance.



Paragraph 17 allows the BLV to be determined by an alternative Use Value (AUV):

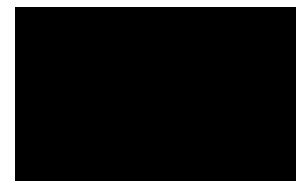
'For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its existing use. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which 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.

Where it is assumed that an existing use will be refurbished or redeveloped this will be considered as an AUV when establishing BLV.

Plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with 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. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted.'

In this instance we have not assessed an AUV in detail as this is not required.

The standard approach to viability is to compare the BLV of the development site with the Residual Value calculated by the (HCEAT) viability spreadsheet. It is only if the Residual Value of the development exceeds the Market Value (Benchmark), that it will be viable for a contribution to be made towards Affordable Housing.

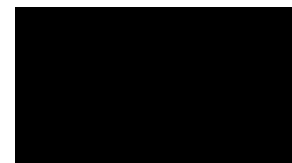


HCEAT Spreadsheet Conclusions Spreadsheet Summary

The full spreadsheet appears at **Schedule 1**, and the key conclusions are set out in the summary section. They are also repeated for convenience below:

| | |
|---------------------------------|----------------------|
| Sales | £4,205,501.65 |
| <i>Less Costs</i> | |
| Construction Costs (Resi) | £2,611,840.00 |
| Commercial Costs (Build & Fees) | £116,064.47 |
| Other Site Costs | £585,958.56 |
| Marketing | £82,900.00 |
| Finance Costs | £188,685.34 |
| Developer Return | £837,462.79 |
| Residual Site Value | (£217,409.50) |
| Benchmark Land Value | £500,000.00 |
| Result | (£717,409.50) |

To determine the viability of the provision of Affordable Housing, the Benchmark Value of the site as stated above (**£500,000**), is deducted from the Residual Value calculated by the HCEAT spreadsheet. If the result is negative, as it is in this case (**£717,409.50**), the development cannot viably provide a contribution towards Affordable Housing.



Conclusion

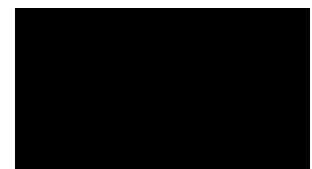
The following table has been compiled using data from the HCEAT spreadsheet to reveal the return that the developers will earn from this project:

| | |
|------------------------------|----------------------|
| Spreadsheet Residual Value | (£217,409.50) |
| Plus Target Developer Return | £837,462.79 |
| Less Benchmark Value | £500,000.00 |
| Actual Profit | £120,053.28 |
| Percentage actual profit | 2.87% |

This presents a return of 2.87% which is clearly significantly lower than the 20% target identified previously.

Any contribution towards Affordable Housing would further reduce this level.

This report demonstrates that the scheme can be considered policy compliant without the provision of any Affordable Homes or S106 contributions towards Affordable Housing.



Sensitivity Matrix

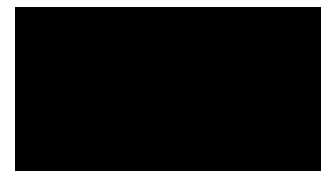
Following RICS guidance we have provided a sensitivity analysis of the assumptions in this report, demonstrating the impact on developer profit of +/-5-10% changes in build costs and sales values. This is particularly important given current material valuation uncertainty resulting from the Covid-19 pandemic and Brexit. As advised by RICS build costs, and in particular materials costs, have already been subject to considerable fluctuation which is not reflected in the current BCIS average data. Further, the negative trend already identified in recent flatted sales values due to changing homeowner preferences may be further compounded following the end of the current stamp duty holiday.

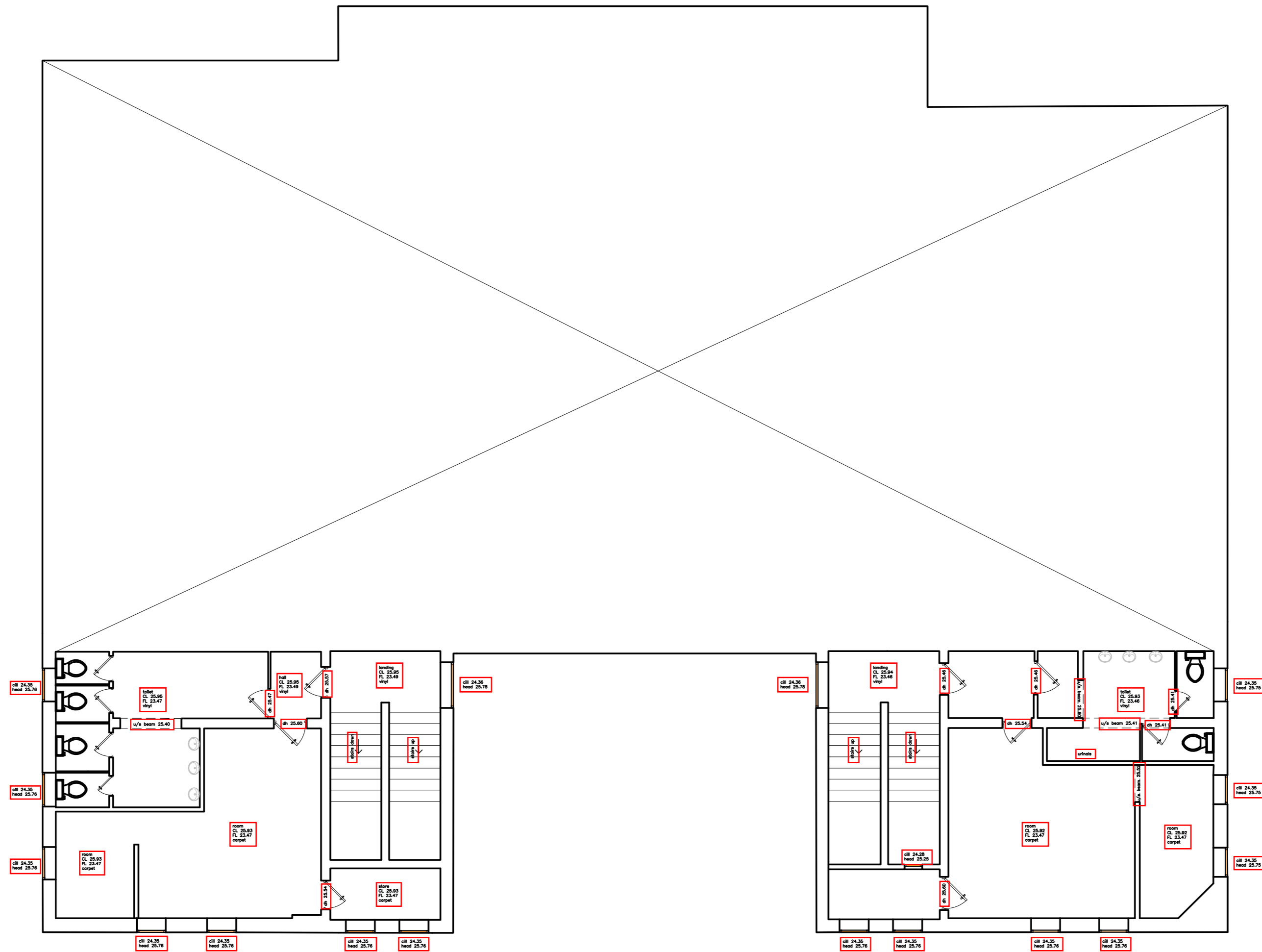
Sensitivity testing conclusions are included below.

Testing the variance associated with changes in sales and build costs of +/- 5-10% results in the below matrix:

| Developer profit % | | Sales values | | | | |
|--------------------|------|--------------|--------|--------|--------|--------|
| | | -10% | -5% | 0% | 5% | 10% |
| Build Costs | -10% | -0.94% | 4.08% | 9.10% | 14.13% | 19.15% |
| | -5% | -4.06% | 0.96% | 5.99% | 11.01% | 16.03% |
| | 0% | -7.18% | -2.15% | 2.87% | 7.89% | 12.91% |
| | 5% | -10.30% | -5.27% | -0.25% | 4.77% | 9.79% |
| | 10% | -13.41% | -8.39% | -3.37% | 1.65% | 6.67% |
| | | | | | | |

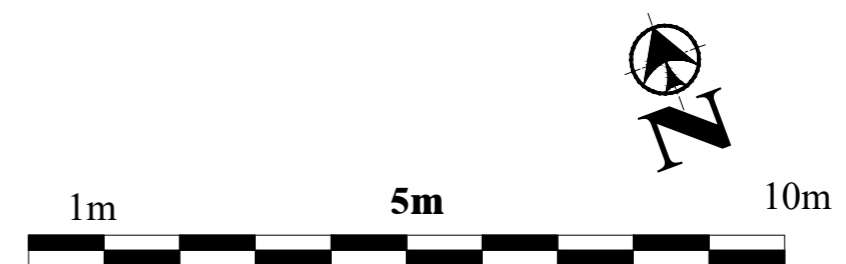
This demonstrates that the maximum profit likely to be achieved is below the 20% target with no supra profit likely in any scenario.



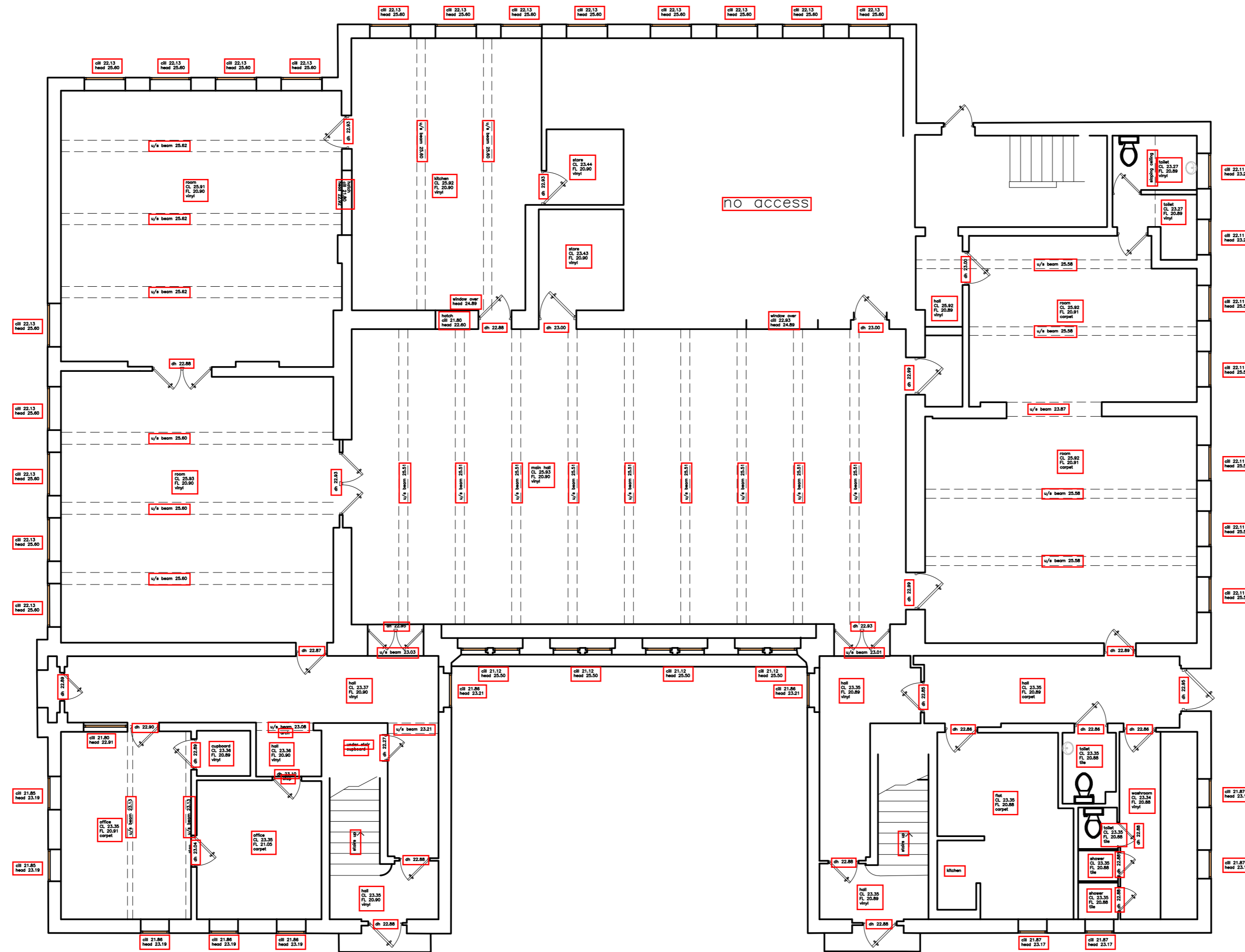


FIRST LEVEL FLOOR PLAN

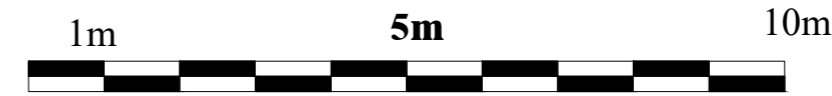
SCALE **1:100**





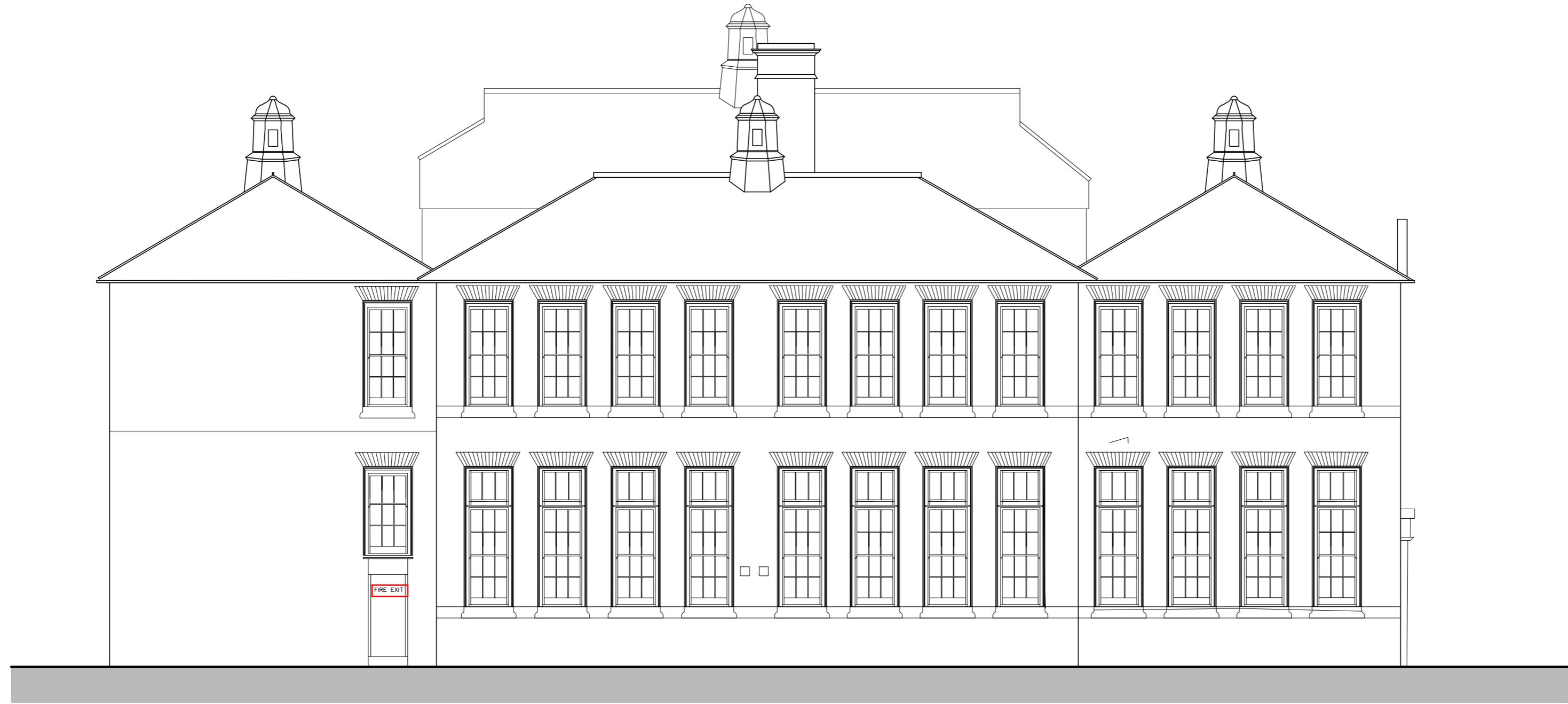
| | | |
|--|---------------------------------|----------------------------|
| | | |
| Client QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title EXISTING FIRST LEVEL FLOOR PLAN | | |
| Scale 1:100 on A2 | | |
| Date JULY 2021 | | Drawn By RMC |
| Job No 0621-74 | Drawing NO 111 | Rev. - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |




GROUND LEVEL FLOOR PLAN
 SCALE 1:100



| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| EXISTING GROUND LEVEL FLOOR PLAN | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 110 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |



- **NORTH ELEVATION**
- SCALE 1:100



- **EAST ELEVATION**
- SCALE 1:100



Client
**QURA TUL AINE
Berkely Energy Ltd.**

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

Drawing Title
**EXISTING
ELEVATIONS-1**

Scale
1:100 on A2

Date **JULY 2021** Drawn By **RMC**

| Job No | Drawing NO | Rev. |
|----------------|------------|----------|
| 0621-74 | 114 | - |



© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.

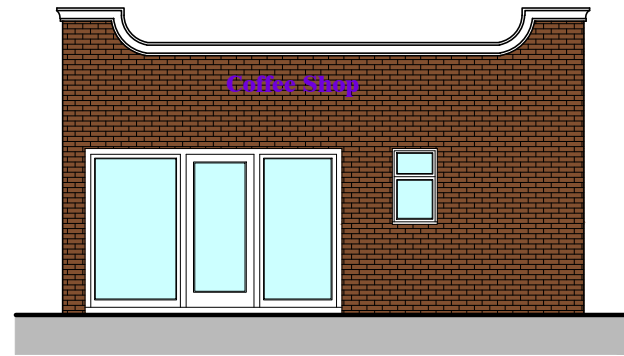


- **SOUTH ELEVATION**
 - SCALE 1:100

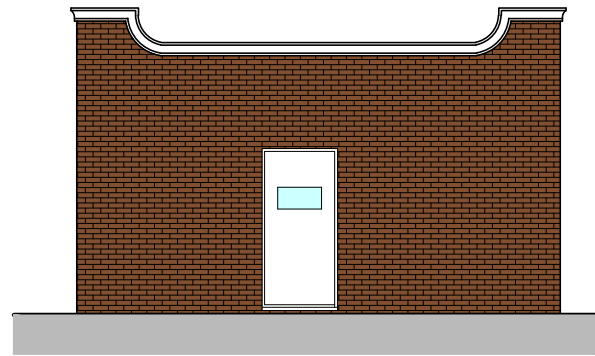


- **WEST ELEVATION**
 - SCALE 1:100

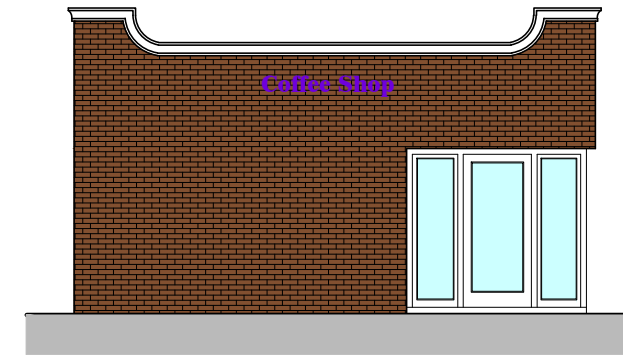
| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| EXISTING ELEVATIONS | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 113 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |



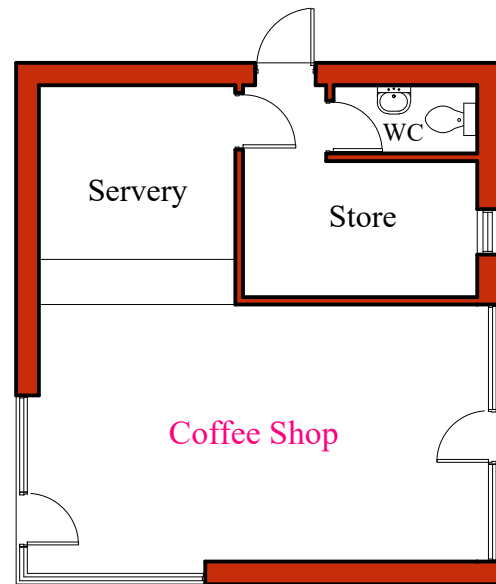
EAST ELEVATION
SCALE 1:100



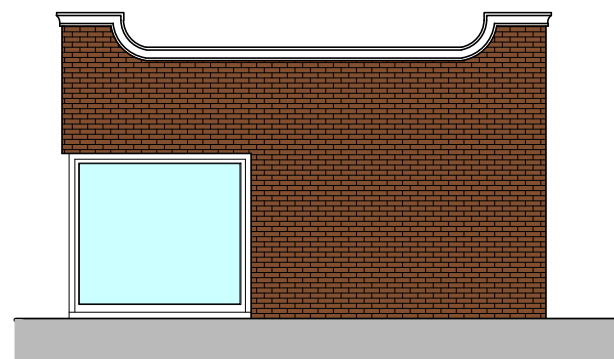
NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



FLOOR PLAN
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

MATERIALS

ROOF: SINGLE PLY ROOFING MEMBRANE

WALL: BRICK FACING TO MATCH EXISTING

WINDOWS: UPVC 'A' RATED DOUBLE GLAZED WINDOWS

DOORS: UPVC 'A' RATED DOUBLE GLAZED DOORS



Client
**QURA TUL AINE
Berkely Energy Ltd.**

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

Drawing Title
**PROPOSED COFFEE SHOP
FLOOR PLAN AND ELEVATIONS**

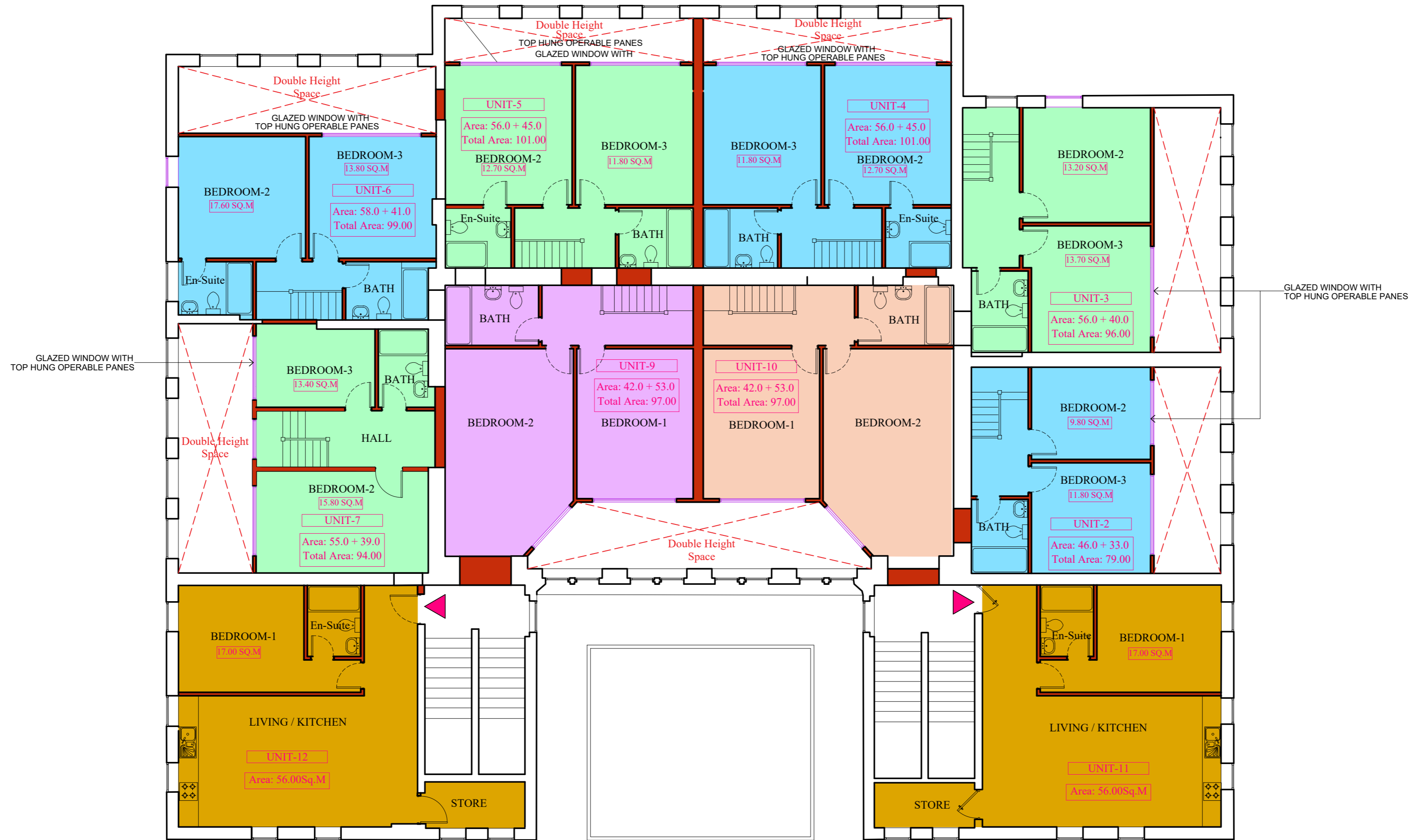
Scale
1:100 on A3

Date **JULY 2021** Drawn By **RMC**

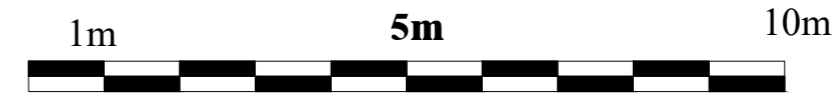
| | | |
|--------------------------|--------------------------|------------------|
| Job No 0621-74 | Drawing NO 128 | Rev. - |
|--------------------------|--------------------------|------------------|

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN
REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF
MEKKARA Architectural Consultants, SHALL NOT BE COPIED OR
REPRODUCED IN ANY FORMAT WITHOUT APPROVAL



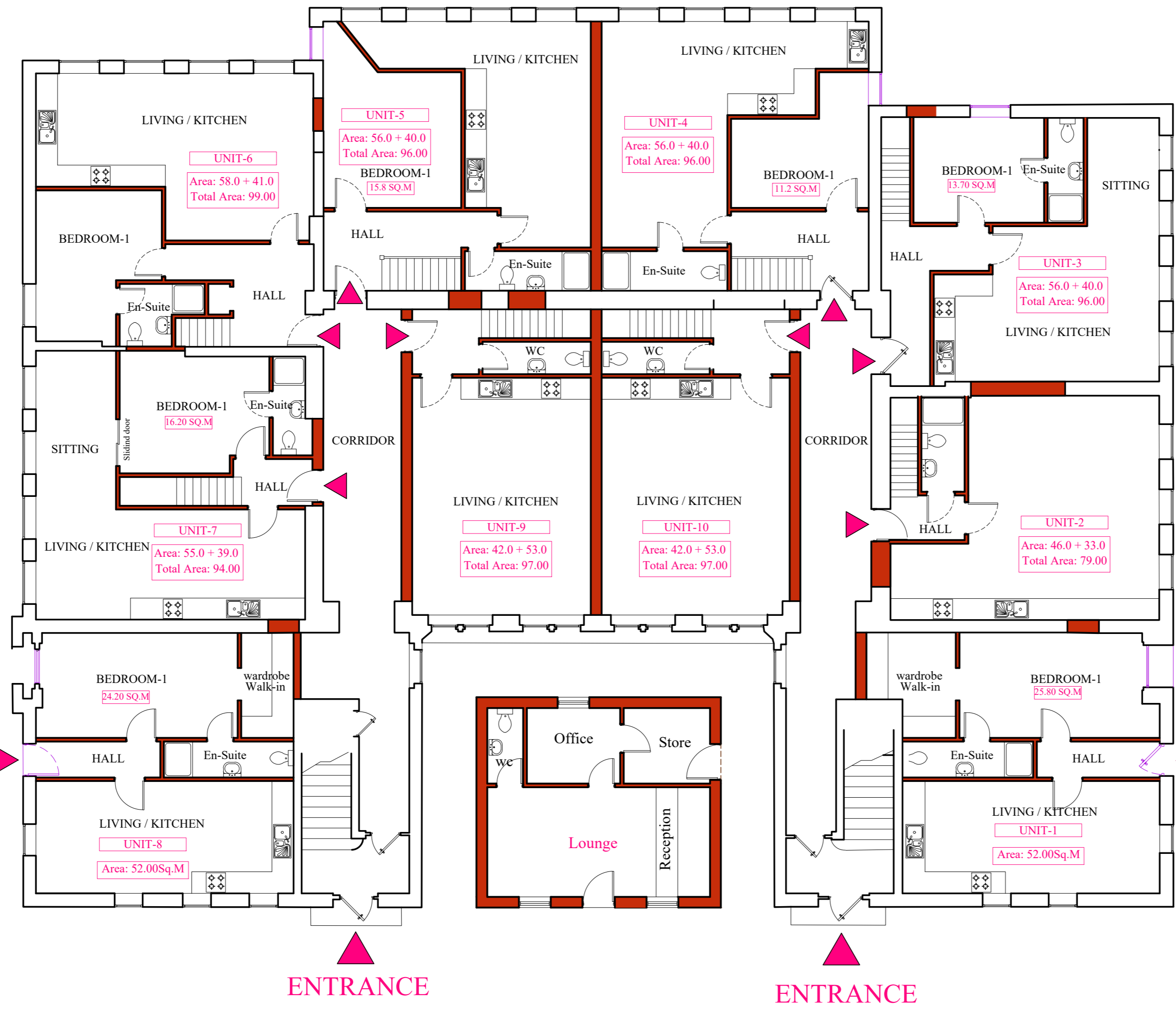


FIRST LEVEL FLOOR PLAN
SCALE 1:100



| | | |
|---|--------------------------|------------------|
| Client QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title PROPOSAL FIRST LEVEL FLOOR PLAN | | |
| Scale 1:100 on A2 | | |
| Date JULY 2021 | Drawn By RMC | |
| Job No 0621-74 | Drawing NO 121 | Rev. - |

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



| NO | BEDROOMS | AREA SQ.M | FLOORS |
|---------|----------|-----------|--------|
| UNIT-1 | 01 | 52.0 | 01 |
| UNIT-2 | 02 | 79.0 | 02 |
| UNIT-3 | 03 | 96.0 | 02 |
| UNIT-4 | 03 | 101.0 | 02 |
| UNIT-5 | 03 | 101.0 | 02 |
| UNIT-6 | 03 | 99.0 | 02 |
| UNIT-7 | 03 | 94.0 | 02 |
| UNIT-8 | 01 | 52.0 | 01 |
| UNIT-9 | 02 | 97.0 | 02 |
| UNIT-10 | 02 | 97.0 | 02 |
| UNIT-11 | 01 | 56.0 | 01 |
| UNIT-12 | 01 | 56.0 | 01 |
| UNIT-13 | 01 | 52.0 | 02 |
| UNIT-14 | 02 | 79.0 | 02 |
| UNIT-15 | 03 | 96.0 | 02 |
| UNIT-16 | 03 | 101.0 | 02 |
| UNIT-17 | 03 | 101.0 | 02 |
| UNIT-18 | 03 | 99.0 | 02 |
| UNIT-19 | 03 | 94.0 | 02 |
| UNIT-20 | 01 | 52.0 | 01 |
| UNIT-21 | 02 | 97.0 | 02 |
| UNIT-22 | 02 | 97.0 | 02 |

1 BED UNITS: 6 Nos
 2 BED UNITS: 6 Nos
 3 BED UNITS: 10 Nos



Client
QURA TUL AINE
Berkely Energy Ltd.

Job Title
COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS

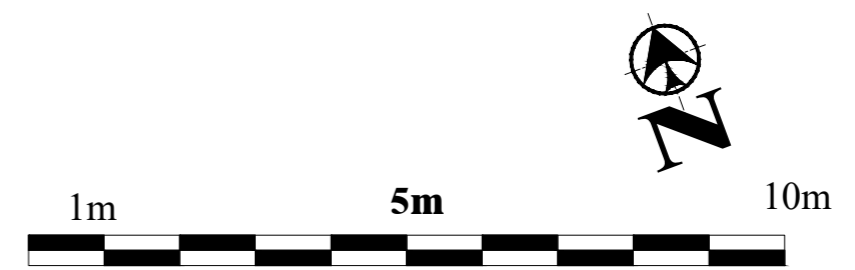
Drawing Title
PROPOSAL
GROUND LEVEL FLOOR PLAN

Scale
1:100 on A2

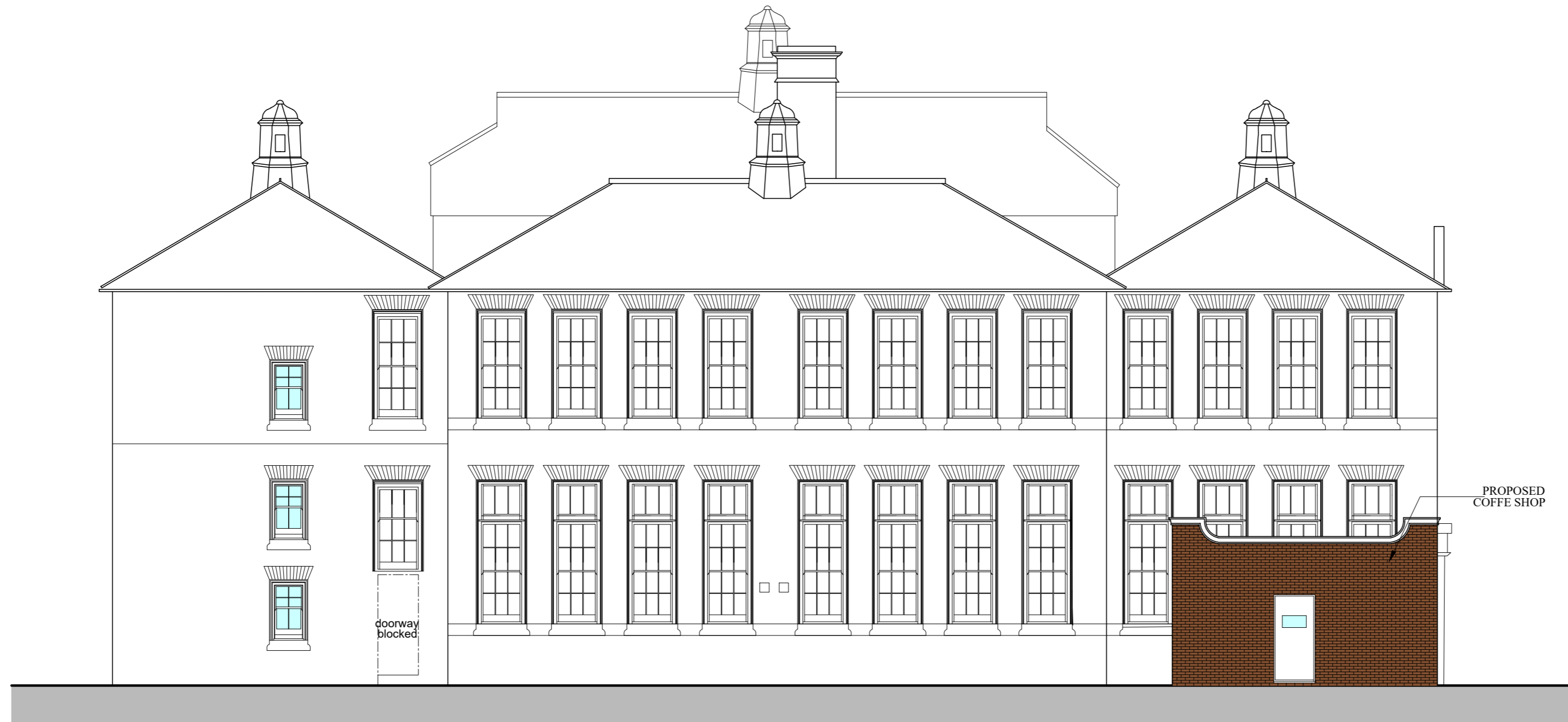
Date **JULY 2021** Drawn By **RMC**

| | | |
|--------------------------|--------------------------|------------------|
| Job No 0621-74 | Drawing NO 120 | Rev. - |
|--------------------------|--------------------------|------------------|

GROUND LEVEL FLOOR PLAN
 SCALE 1:100



© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



- **NORTH ELEVATION**
- SCALE 1:100



- **EAST ELEVATION**
- SCALE 1:100



Client
**QURA TUL AINE
Berkely Energy Ltd.**

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

Drawing Title
**PROPOSAL
ELEVATIONS-1**

Scale
1:100 on A2

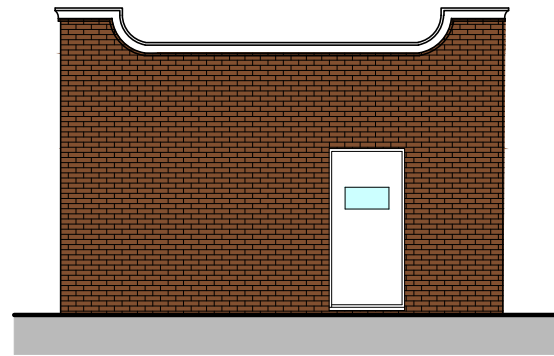
Date **JULY 2021** Drawn By **RMC**

| Job No | Drawing NO | Rev. |
|----------------|------------|----------|
| 0621-74 | 125 | - |

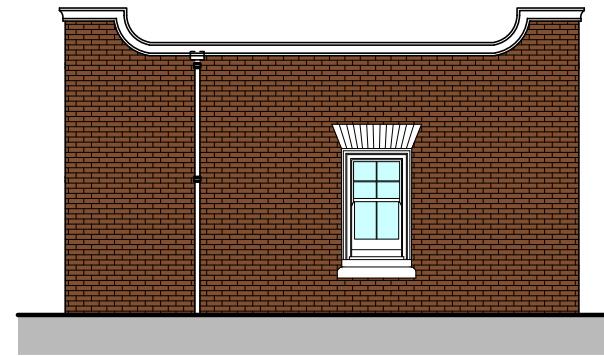
© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.




SOUTH ELEVATION
 SCALE 1:100




EAST ELEVATION
 SCALE 1:100




NORTH ELEVATION
 SCALE 1:100

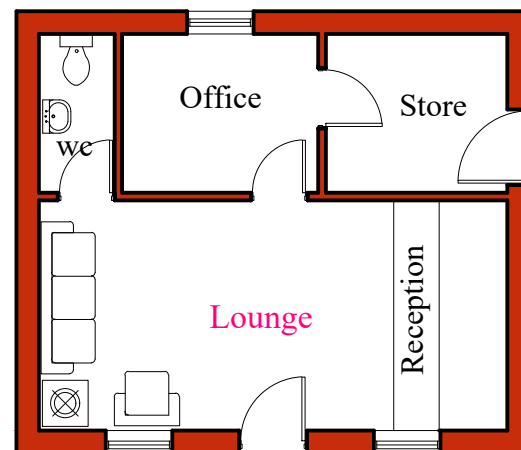
MATERIALS

ROOF: SINGLE PLY ROOFING MEMBRANE

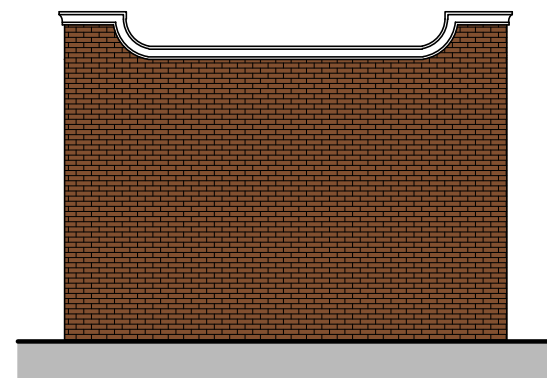
WALL: BRICK FACING TO MATCH EXISTING

WINDOWS: UPVC 'A' RATED DOUBLE GLAZED WINDOWS

DOORS: UPVC 'A' RATED DOUBLE GLAZED DOORS




FLOOR PLAN
 SCALE 1:100




WEST ELEVATION
 SCALE 1:100



Client
**QURA TUL AINE
Berkely Energy Ltd.**

Job Title
**COLWELL SCHOOL
CONVERSION OF THE PROPERTY
IN TO RESIDENTIAL FLATS**

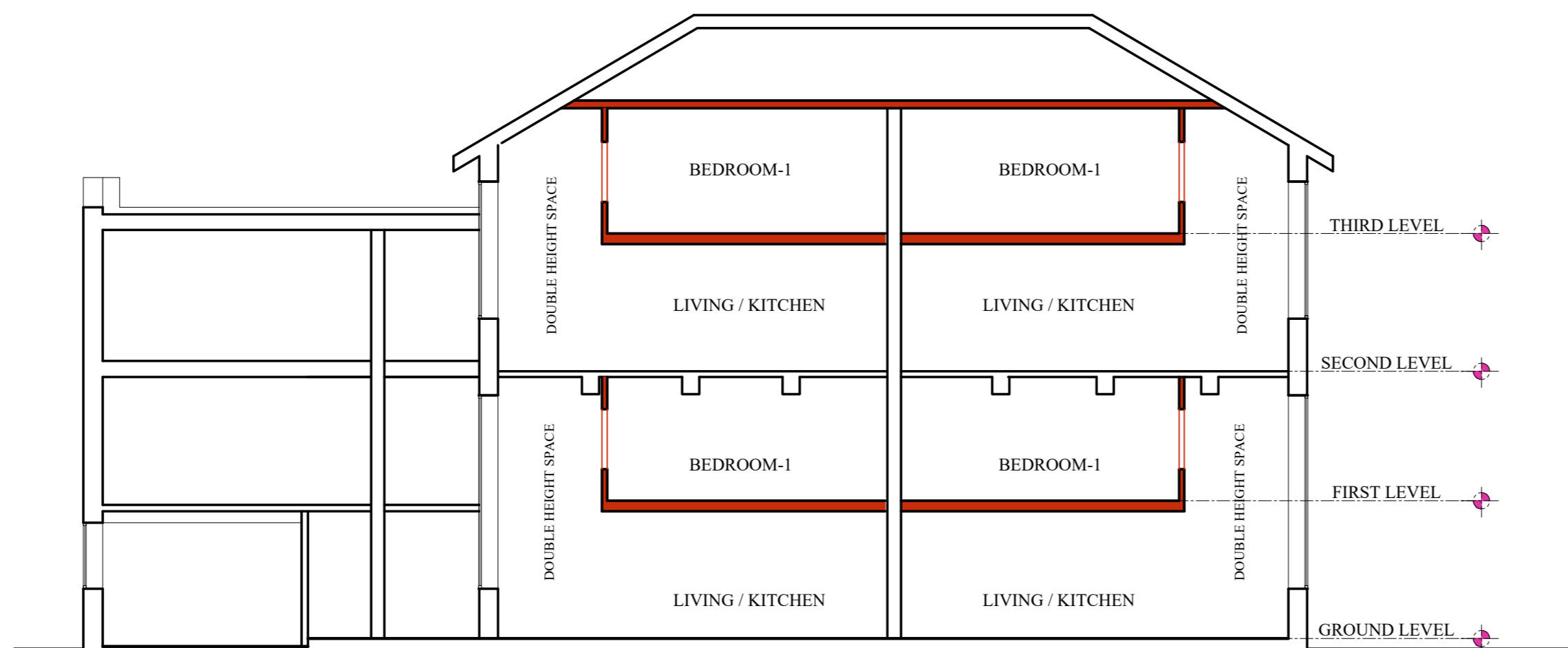
Drawing Title
**PROPOSED OFFICE
FLOOR PLAN AND ELEVATIONS**

Scale
1:100 on A3

Date **JULY 2021** Drawn By **RMC**



| | | |
|--------------------------|--------------------------|------------------|
| Job No 0621-74 | Drawing NO 127 | Rev. - |
|--------------------------|--------------------------|------------------|

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.



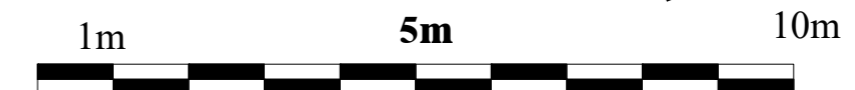

SECTION
 SCALE 1:100





| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| PROPOSAL SCHEMATIC SECTION | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 126 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |



SECOND LEVEL FLOOR PLAN
SCALE 1:100



| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| PROPOSAL SECOND LEVEL FLOOR PLAN | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 122 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |





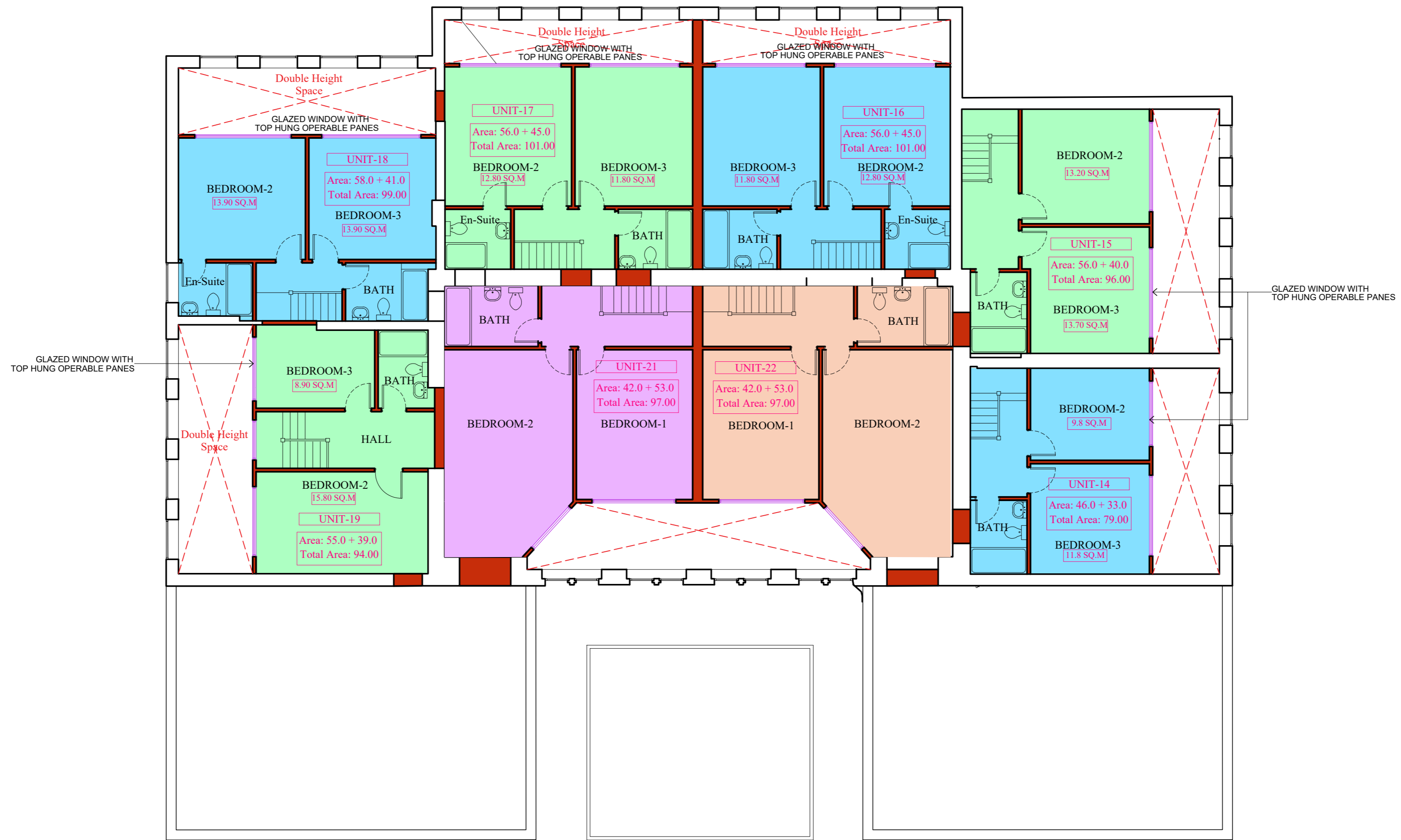
- **SOUTH ELEVATION**
 - SCALE 1:100



- **WEST ELEVATION**
 - SCALE 1:100



| | | |
|--|------------|----------|
|   | | |
| Client | | |
| QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title | | |
| COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title | | |
| PROPOSAL ELEVATIONS | | |
| Scale | | |
| 1:100 on A2 | | |
| Date | Drawn By | |
| JULY 2021 | RMC | |
| Job No | Drawing NO | Rev. |
| 0621-74 | 124 | - |
| <small>© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.</small> | | |



THIRD LEVEL FLOOR PLAN
SCALE 1:100



| | | |
|---|------------|------------------------|
| Client QURA TUL AINE Berkely Energy Ltd. | | |
| Job Title COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS | | |
| Drawing Title PROPOSAL THIRD LEVEL FLOOR PLAN | | |
| Scale 1:100 on A2 | | |
| Date | JULY 2021 | Drawn By RMC |
| Job No | Drawing NO | Rev. |
| 0621-74 | 123 | - |

© MEKKARA Architectural Consultants - THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY OF MEKKARA Architectural Consultants. SHALL NOT BE COPIED OR REPRODUCED IN ANY FORMAT WITHOUT APPROVAL.