

Education	£120,830
Highways	£39,506
Public Open Space	£192,785
Total:	£353,121

Floor Areas

The planning Applicant has confirmed the Gross Internal Floor Area (GIA) contained within an appraisal dated June 2017:

2,722 sqm (29,289 sq ft)

I have made the Special Assumption that the floor areas of the residential units have been calculated in accordance with the 'RICS Property Measurement 1st Edition' which is effective from 1st January 2016.

For the purposes of the appraisals the unit sizes have been broken down as follows:

Plot/Unit Type	Style	Area (GIA) sq m by unit type	No. of Beds	No. of Units	Total GIA (Sqm)
Plot 1	Apartment	54.18	2	1	54.18
Plot 2	Apartment	54.44	2	1	54.44
Plot 3	Apartment	54.16	2	1	54.16
Plot 4	Apartment	54.44	2	1	54.44
Plot 5	Apartment	54.16	2	1	54.16
Plot 6	Apartment	54.44	2	1	54.44
Beckford	Coach House	56.11	1	4	224.44
Ashton	CH D/F	53.88	1	4	215.52
Wilton G	House	77.20	3	6	463.20
Newland	House	61.04	2	9	549.36
Maybury	Maisonette	55.83	2	4	223.32
Kirkham	Maisonette	64.85	2	4	259.40
Ashfield	Coach House	53.88	1	4	215.52
Sherwood	House	88.82	3	2	177.64
Sandford	Coach House	68.10	2	1	68.10
Total				44	2,722.32

We have assumed that the areas provided are correct and that the scheme to be assessed is as above.

Site Area

The following approximate land area has been obtained from the planning Design and Access Statement:

Acres	Hectares
1.73	0.70

Flooding

I have made the Special Assumption that the subject land is unaffected by flooding.

Contamination

I have made the Special Assumption that the subject land is unaffected by contamination.

Archaeology

I have made the Special Assumption that the subject land is unaffected by archaeological remains.