

Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



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Version 1.3 (October 2007)

GVA Grimley
International Property Advisers

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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	Hollyrood House, Lindfield, West Sussex, RH16 2QY
Site Reference	
Scheme Description	conversion of former care home into 20 x C3 units
Date	24 10 2024
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						72.8059
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						17

Open Market Housing Type 2:

semi-detached

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA				109.5		
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units				2		

Open Market Housing Type 3:

detached

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA				126		
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units				1		

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
Value of each residential car parking space

(Open Market and Affordable)
(Average value of all parking spaces)

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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)

	Start Month	End Month	
Timing of Affordable Housing Tenure 4 Purchase Payment			(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)

	Start Month	End Month	
Timing of Affordable Housing Tenure 5 Purchase Payment			(whole number, minimum 0)

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1:	£5,199
Open Market Housing Type 2:	£5,434
Open Market Housing Type 3:	£5,476
Open Market Housing Type 4:	-

Open Market Housing Type 5: -

Month

Timing of First Open Market Housing Sale

16

(whole number, minimum 0)

Timing of Last Open Market Housing Sale

20

(whole number, minimum 0)

Overall Scheme End Date (this must be completed)

Month

Final End Date of Scheme - **scheme built and fully let/sold**

20

(whole number, minimum 0)

Social Housing Grant & Other Funding

Grant per unit (£)

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 of 1st Payment

Timing of 2nd Payment

Timing Social Housing Grant Paid

Value (£)

Timing of Payment

Other Sources of Funding for A/H (£)

£0

(could include RSL cross-subsidy from reserves)

(whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONSBuilding 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

£2,012

86%

Open Market Housing Type 2:

semi-detached

£2,345

100%

Open Market Housing Type 3:

detached

£2,798

100%

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)

10.00%

(typically around 10%)

Building Contingencies (% of Building Costs)

5.00%

(typically around 5% for new)

Section 106 Payments (£) *

CIL

Part L Building Regs

Biodiversity Net Gain

Planning obligations

Others

Cost (£)

Month of Payment

£28,213

£207,004

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Infrastructure Costs

Contamination Costs

Demolition Costs

Other Costs

Site Specific Sustainability Initiatives**

EITHER

Cost (£)

Month of Payment

£376,175

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)

Subsidies for infrastructure, remediation etc.

Amount (£) Month of Payment

OTHER COSTS

SITE ACQUISITION COSTS

Agents Fees (% of site value)
Legal Fees (% of site value)
Stamp Duty (% of site value)

%
1.00% (typically around 1%)
0.75% (typically around 0.75%)
5.00%

Other Acquisition Costs (£)

Cost (£) Month of Payment

FINANCE COSTS

Arrangement Fee (£)
Interest Rate (%)
Misc Fees - Surveyors etc (£)

8.00% (typically around 1.5% to 3%)

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) - £

3.00% (typically around 6%)
£1,000 (typically around £600 per unit)

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	18	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	17.50%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)

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INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)
Size of office scheme (net lettable sq m)

Values

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

Building Costs

Office Building Costs (Gross, £ psm)
Office 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, Advertising & Sale fees

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

Return for risk / profit (% of value)

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

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)

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

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)**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
(month)****Timing**

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	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)	

SUMMARY

Housing Mix (Affordable + Open Market)

Total Number of Units	20	units
Total Number of Open Market Units	20	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,583	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

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
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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	-	-	-

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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	1,238	£5,199	£6,435,000
semi-detached	219	£5,434	£1,190,000
detached	126	£5,476	£690,000
-	-	-	-
-	-	-	-
Total	1,583	-	£8,315,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £8,315,000

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £8,315,000

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£8,315,000
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£3,761,745	£3,761,745

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
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Total Building Costs	£3,761,745
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OTHER SITE COSTS

Building Contingencies	5.0%	£188,087
Building Cost Fees (Architects, QS etc):	10.0%	£394,983
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL	£0
Part L Building Regs	£0
Biodiversity Net Gain	£28,213
Planning obligations	£207,004
Others	£0

Site Abnormals

Infrastructure Costs	£376,175
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£1,194,462
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£249,450
Legal Fees (per Open Market unit):	£1,000	£20,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£269,450
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs	£0
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TOTAL DIRECT COSTS:	£5,225,657.48
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£11,029
Legal Fees	£8,272
Stamp Duty	£55,145
Total Interest Paid	£456,868

Total Finance Costs	£531,314
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£1,455,125
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£1,455,125
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Residual Site Value

SITE VALUE TODAY	£1,102,904
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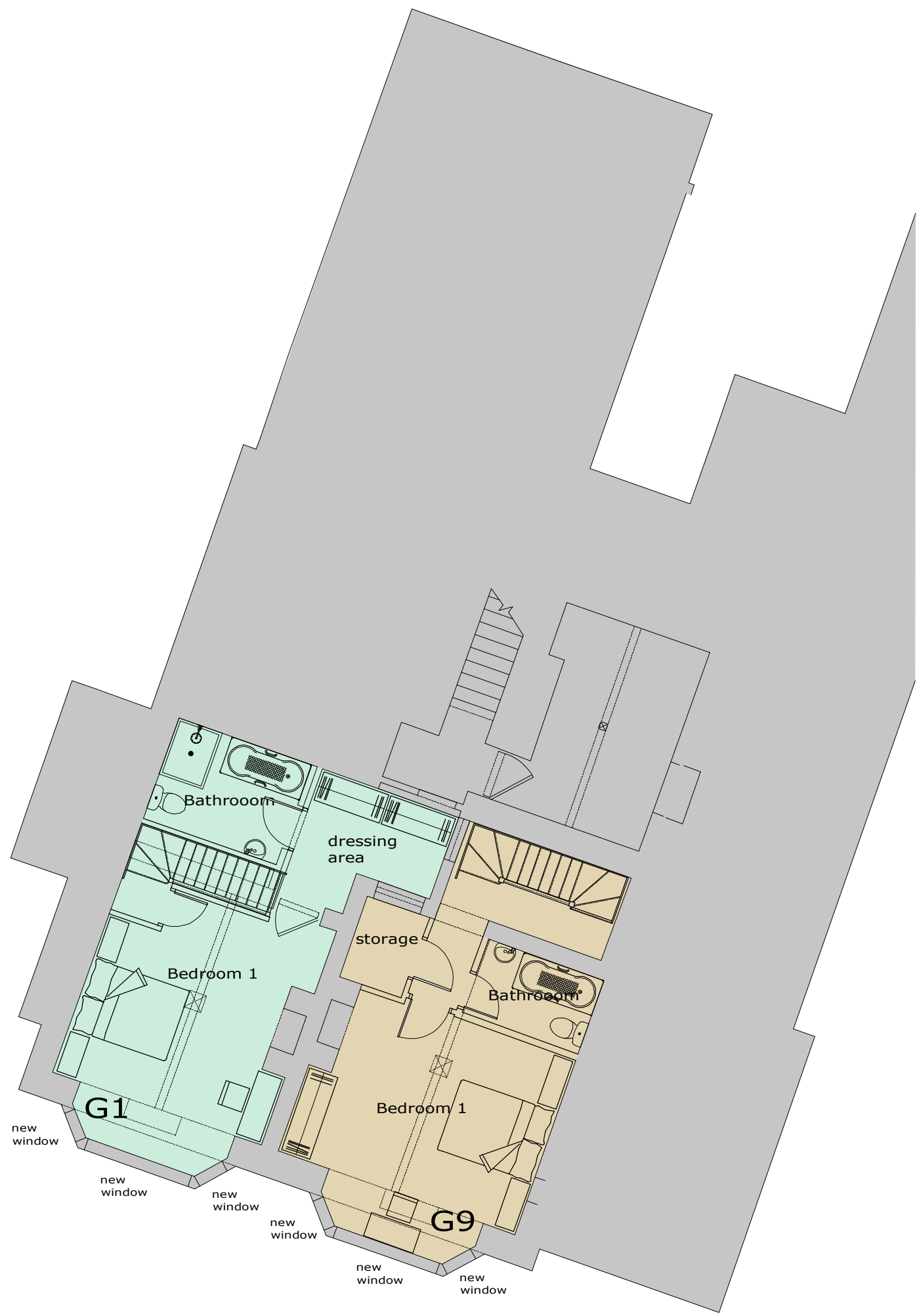
EXISTING USE VALUE	£1,925,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£822,096
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Checks:

Site Value as a Percentage of Total Scheme Value	13.3%
Site Value per hectare	#VALUE!

Schedule 2



BASEMENT PLAN
scale 1:100



GROUND FLOOR PLAN
scale 1:100

SCHEDULE OF ACCOMMODATION					
Unit G1	70.8 sq m	762 sq ft	1 Bed	2 person	
Unit G2	78.7 sq m	847 sq ft	2 Bed	3 person	
Unit G3	62.6 sq m	674 sq ft	1 Bed	2 person	M4(3)
Unit G4	76.2 sq m	820 sq ft	2 Bed	3 person	
Unit G5	89.8 sq m	966 sq ft	2 Bed	3 person	
Unit G6	78.8 sq m	848 sq ft	2 Bed	4 person	
Unit G7	81.3 sq m	875 sq ft	2 Bed	3 person	
Unit G8	75.4 sq m	811 sq ft	2 Bed	3 person	
Unit G9	79.4 sq m	763 sq ft	2 Bed	2 person	
Total:		693.0 sq m	7460 sq ft		

C	22/10/24	PLANNING APPLICATION
B	05/09/24	DESIGN DEVELOPMENT
A	03/09/24	DESIGN DEVELOPMENT

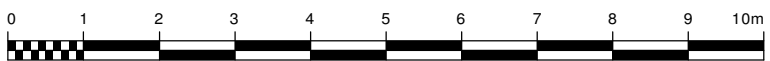
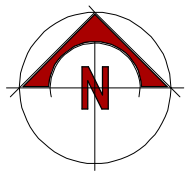
Rev.	Date	Description
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Client
ST MARKS PROPERTIES (XVII) LTD

Project
RESIDENTIAL DEVELOPMENT
HOLLYWOOD HOUSE
ARDINGLEY ROAD
LINDFIELD
RH16 2QY

Drawing Title
DESIGN PROPOSAL:
BASEMENT AND
GROUND FLOOR PLANS

Scale	1:100	Job No.	3404
Date	JULY'24	Drawing No.	12
Drawn	KLS	Revision	C





NORTH WEST ELEVATION
scale 1:100

SOUTH WEST ELEVATION
scale 1:100



SOUTH EAST ELEVATION
scale 1:100

NORTH EAST ELEVATION
scale 1:100

HOLLYROOD HOUSE ELEVATIONS
scale 1:100

D	21/10/24	PLANNING APPLICATION
C	09/10/24	DESIGN DEVELOPMENT
B	05/09/24	DESIGN DEVELOPMENT
A	03/09/24	DESIGN DEVELOPMENT

Rev.	Date	Description
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Client
ST MARKS PROPERTIES (XVII) LTD

Project
RESIDENTIAL DEVELOPMENT
HOLLYROOD HOUSE
ARDINGLEY ROAD
LINDFIELD
RH16 2QY

Drawing Title
DESIGN PROPOSALS:
HOLLYROOD HOUSE
ELEVATIONS

Scale	1:100	Job No.	3404
Date	AUG'24	Drawing No.	17
Drawn	KLS	Revision	D

