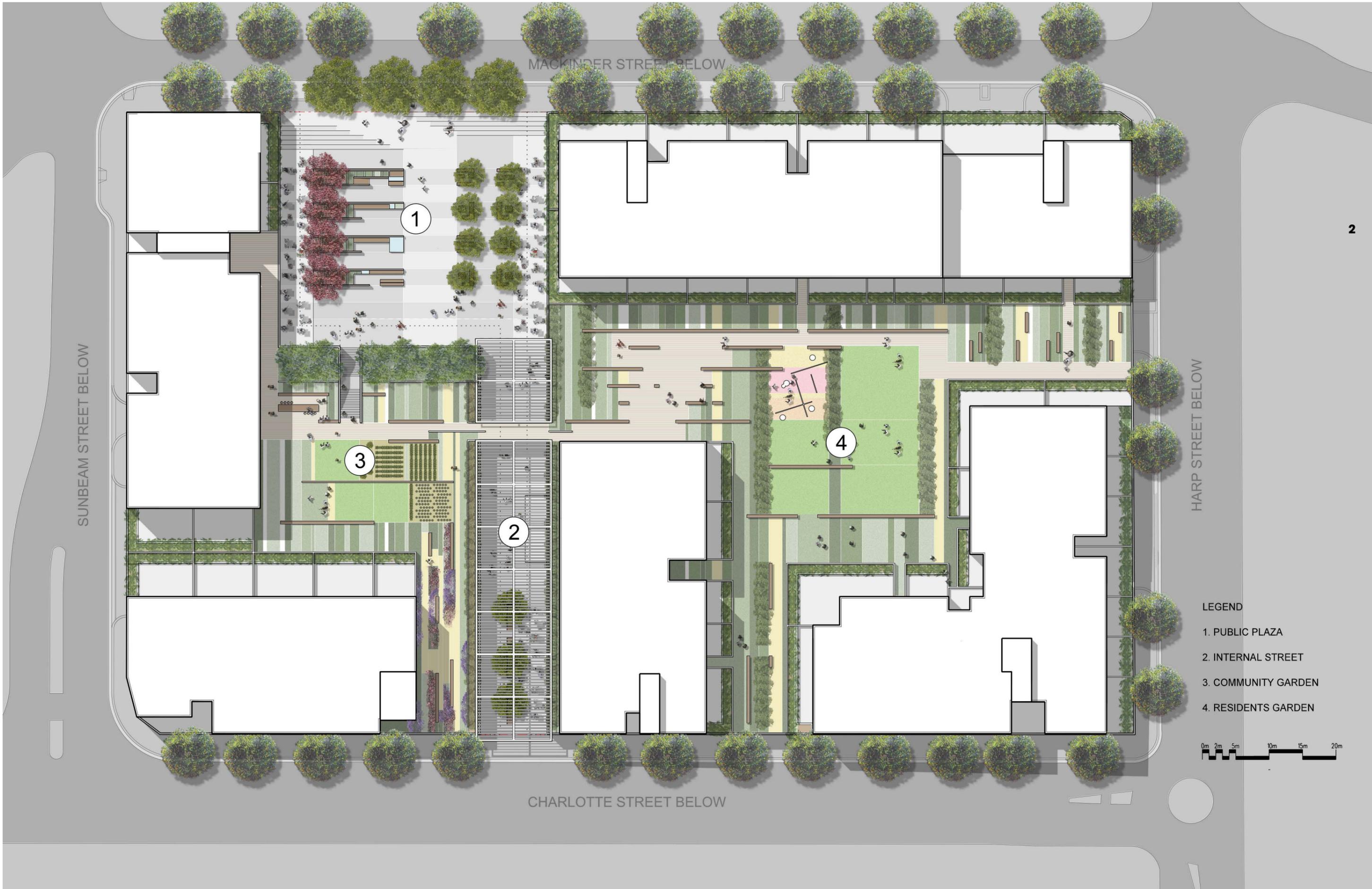
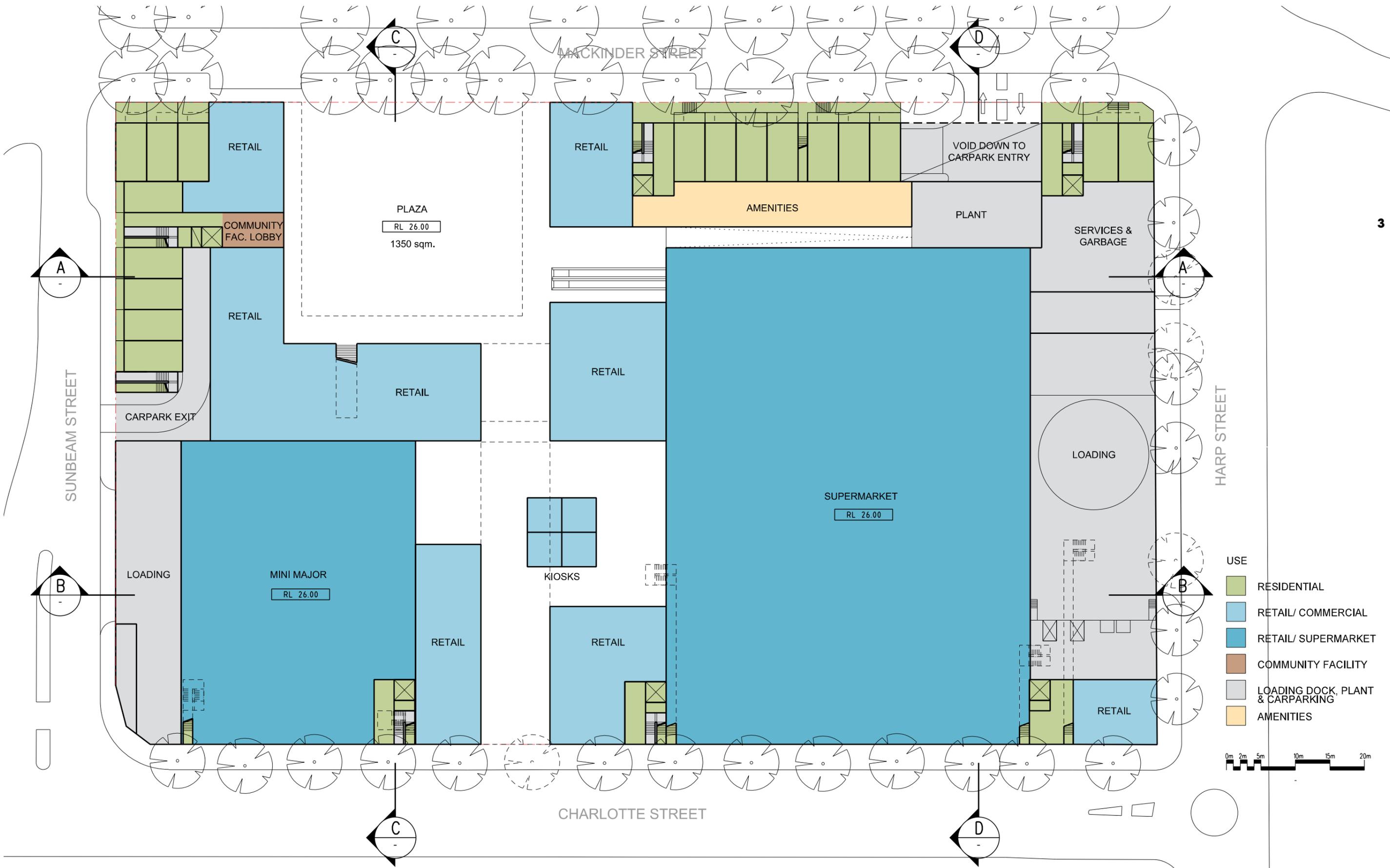


CLEMTON PARK VILLAGE - STAGE 3

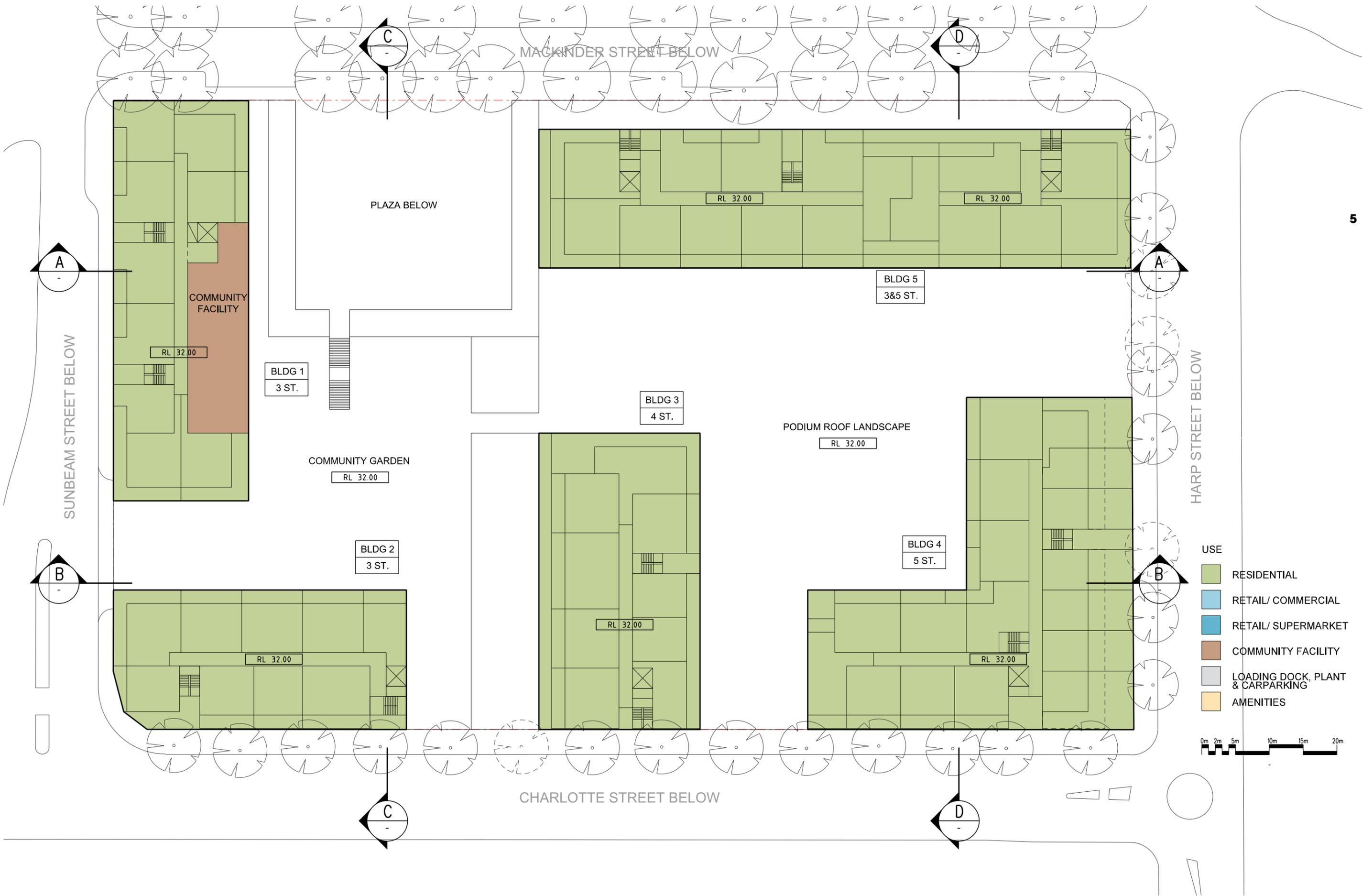
INDICATIVE DESIGN SCHEME
22 NOVEMBER 2012

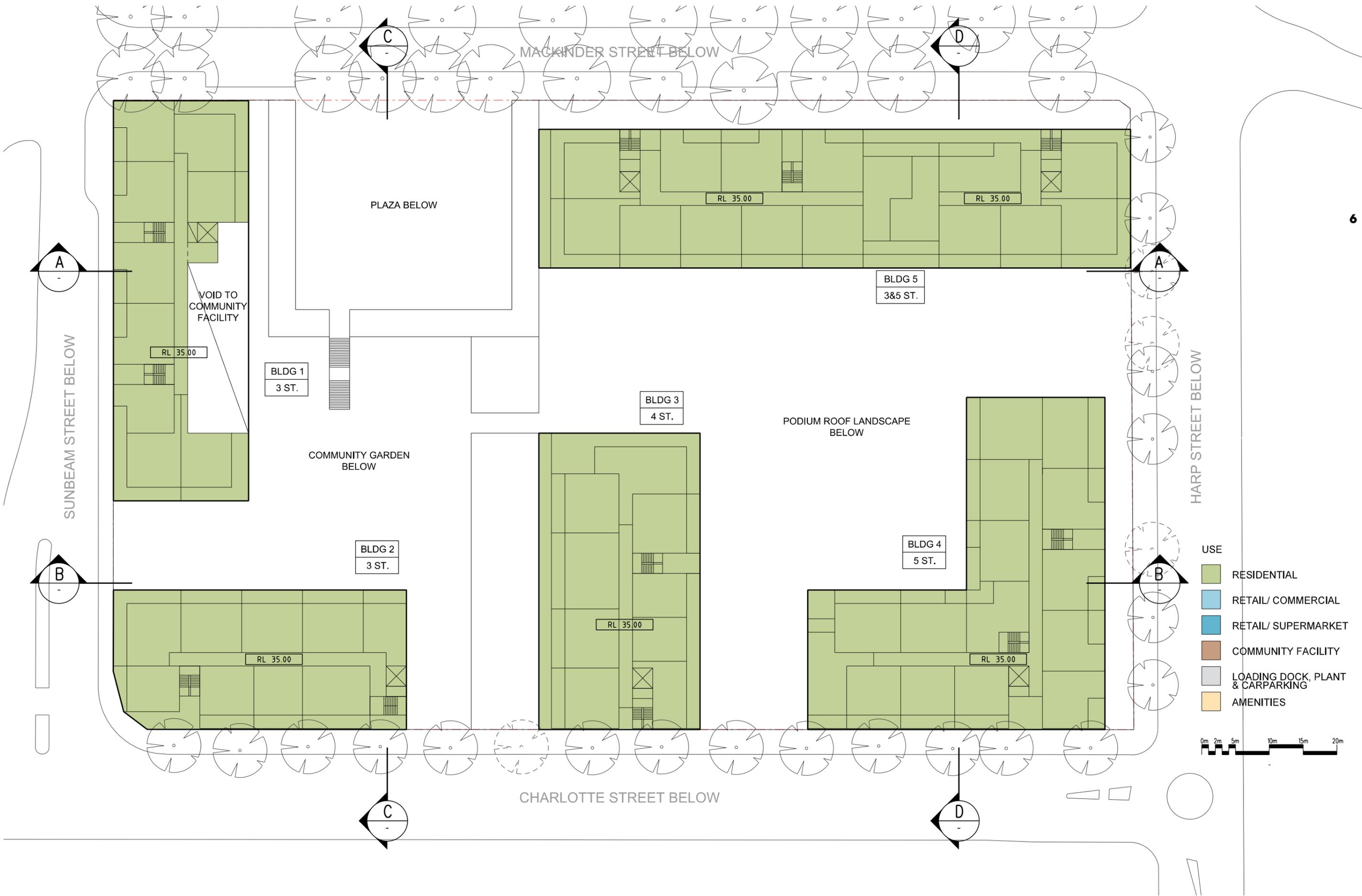




- USE**
- RESIDENTIAL
 - RETAIL/ COMMERCIAL
 - RETAIL/ SUPERMARKET
 - COMMUNITY FACILITY
 - LOADING DOCK, PLANT & CARPARKING
 - AMENITIES



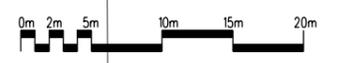








- USE
- RESIDENTIAL
 - RETAIL/ COMMERCIAL
 - RETAIL/ SUPERMARKET
 - COMMUNITY FACILITY
 - LOADING DOCK, PLANT & CARPARKING
 - AMENITIES



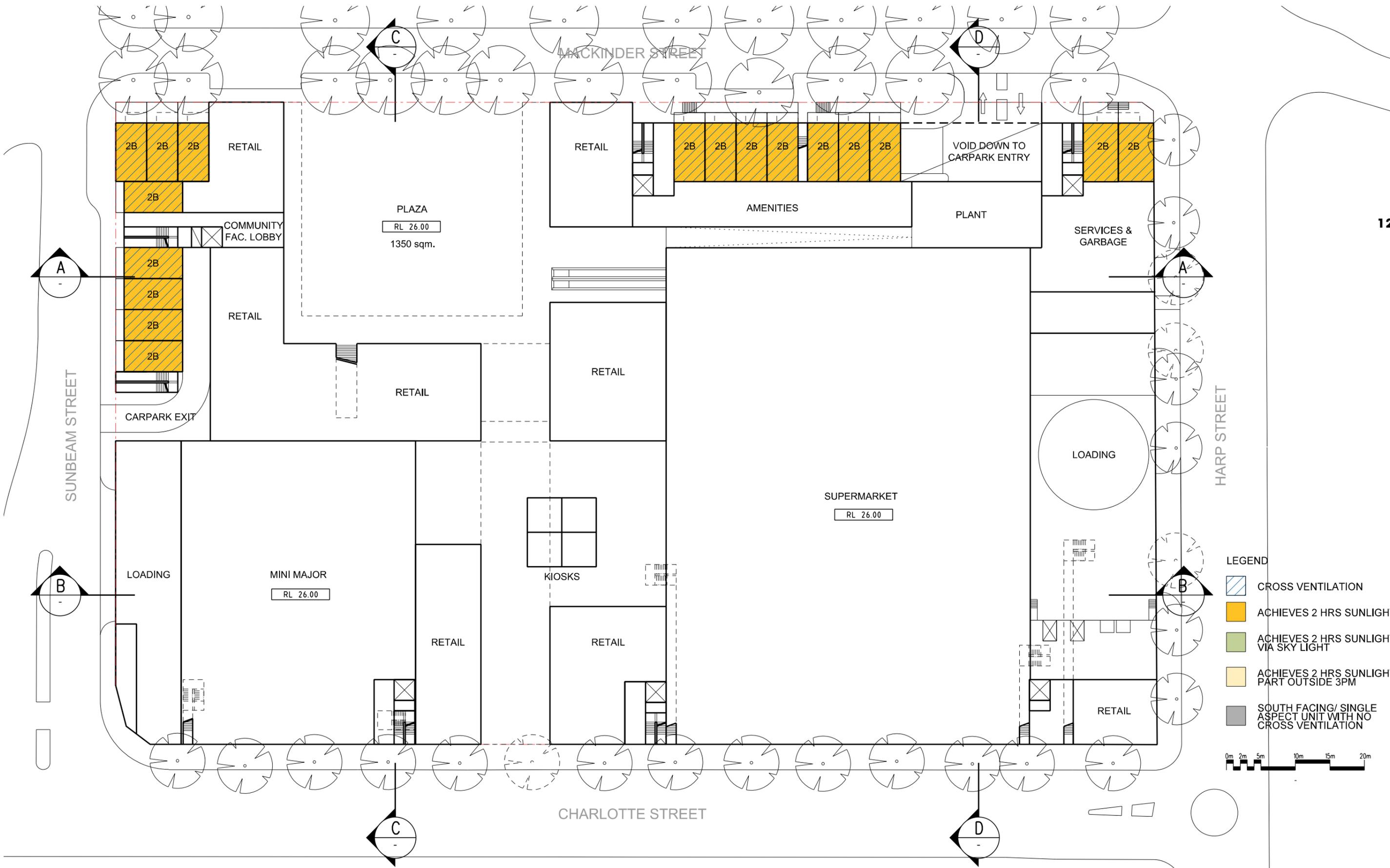


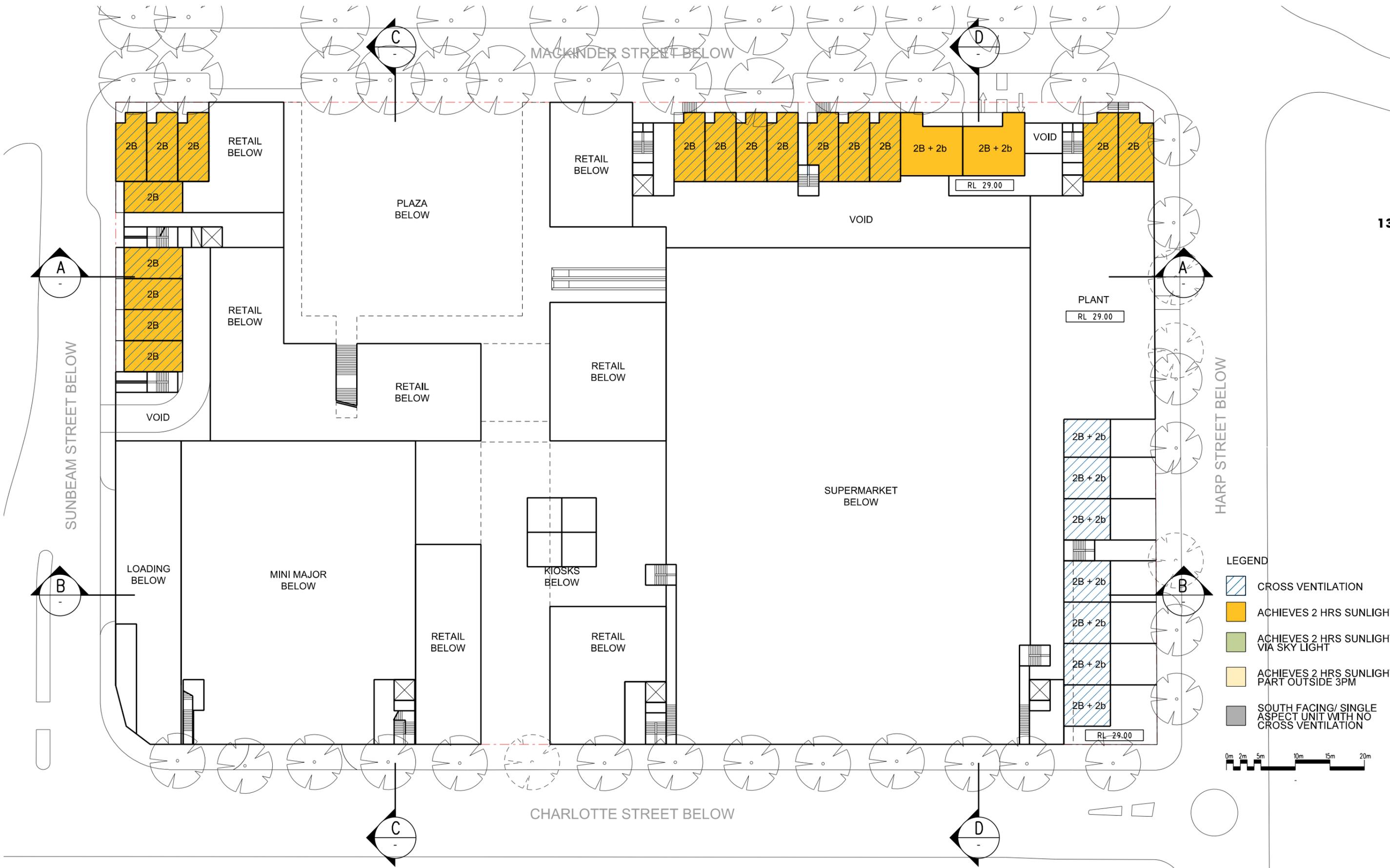


USE

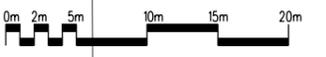
- RESIDENTIAL
- RETAIL/ COMMERCIAL
- RETAIL/ SUPERMARKET
- COMMUNITY FACILITY
- LOADING DOCK, PLANT & CARPARKING
- AMENITIES

0m 2m 5m 10m 15m 20m





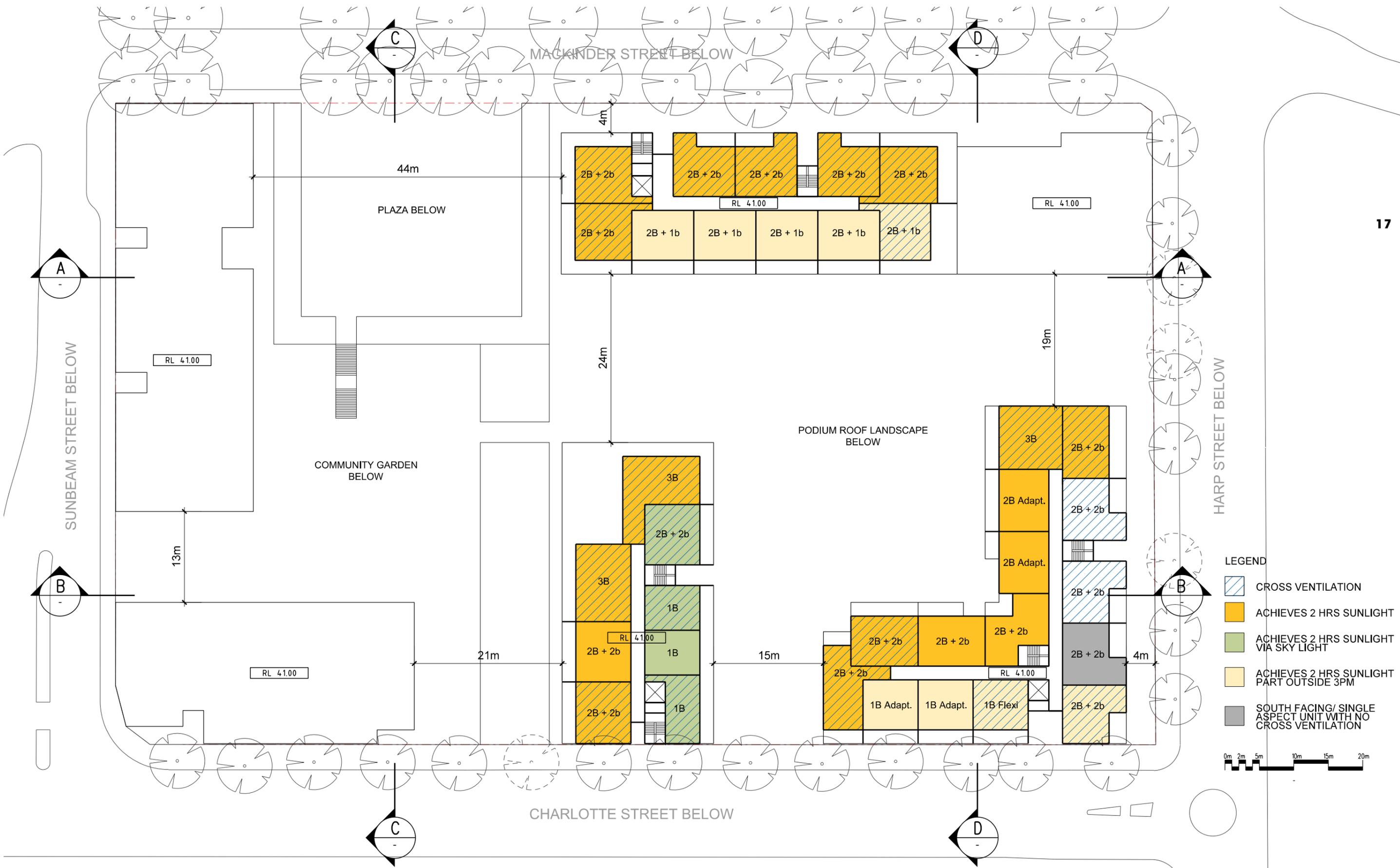
- LEGEND**
- CROSS VENTILATION
 - ACHIEVES 2 HRS SUNLIGHT
 - ACHIEVES 2 HRS SUNLIGHT VIA SKY LIGHT
 - ACHIEVES 2 HRS SUNLIGHT PART OUTSIDE 3PM
 - SOUTH FACING/ SINGLE ASPECT UNIT WITH NO CROSS VENTILATION



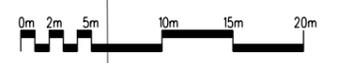


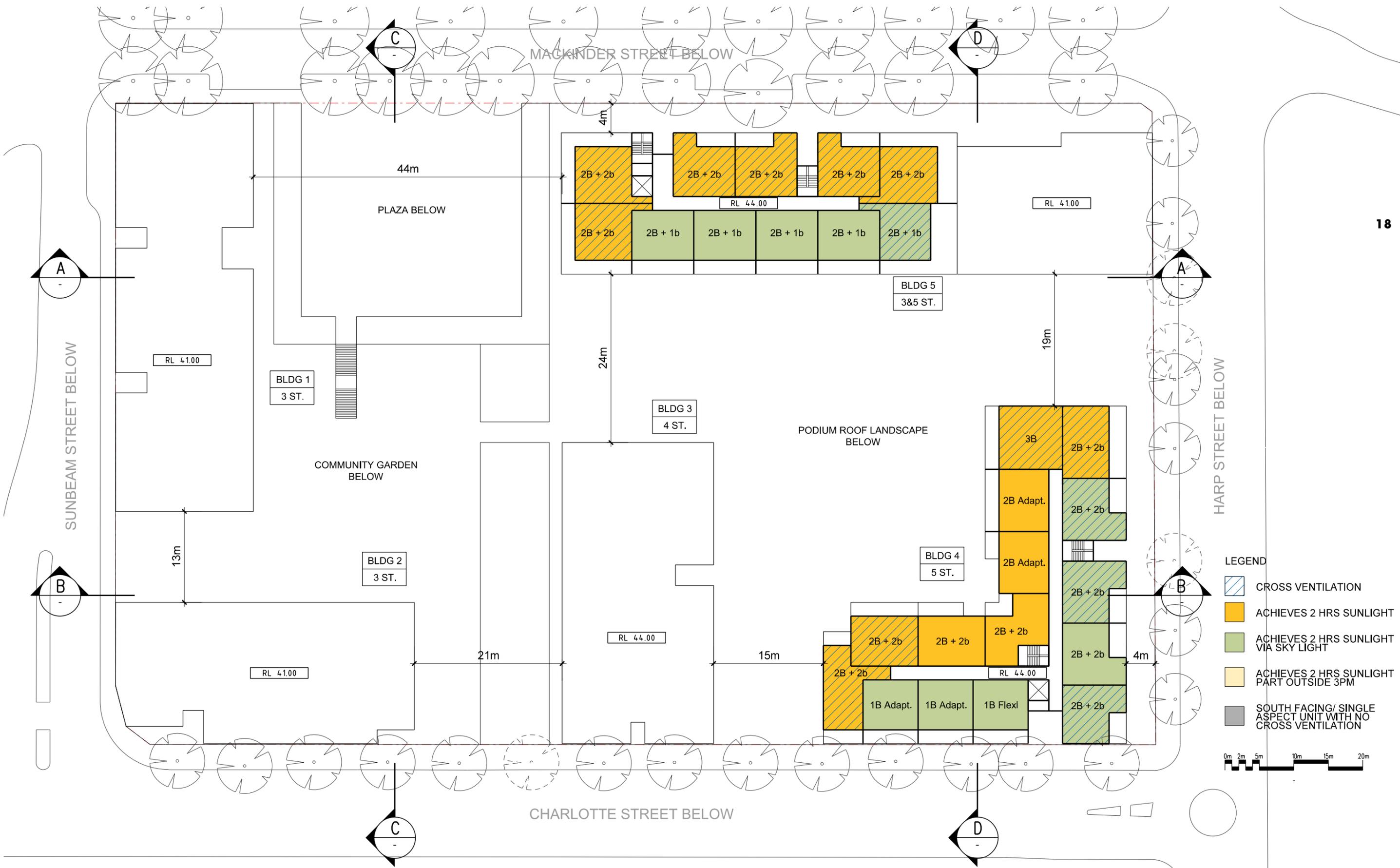






- LEGEND**
- CROSS VENTILATION
 - ACHIEVES 2 HRS SUNLIGHT
 - ACHIEVES 2 HRS SUNLIGHT VIA SKY LIGHT
 - ACHIEVES 2 HRS SUNLIGHT PART OUTSIDE 3PM
 - SOUTH FACING/ SINGLE ASPECT UNIT WITH NO CROSS VENTILATION





CPV3 - INDICATIVE DESIGN SCHEME UNIT MIX & CAR PARKING ALLOCATIONS

| LEVEL | BUILDING | UNIT MIX | | | | | | | | TOTAL |
|-----------------------|----------|-----------|------------|------------|-----------|------------|-----------|-----------|-----------|--------------------------------------------|
| | | 3 Beds | 2B + 2b | 2B +1b | 2B Loft | 1B | 1B Flexi | 1B adapt | 2B adapt | |
| Ground | 2B Soho | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | |
| Mezzanine | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Level 1 | 1 | 0 | 6 | 1 | 0 | 1 | 0 | 1 | 0 | |
| | 2 | 0 | 2 | 2 | 0 | 3 | 1 | 0 | 1 | |
| | 3 | 2 | 4 | 0 | 0 | 3 | 0 | 0 | 0 | |
| | 4 | 1 | 11 | 0 | 0 | 0 | 1 | 2 | 2 | |
| | 5 | 0 | 10 | 6 | 0 | 0 | 0 | 0 | 0 | |
| Level 2 | 1 | 0 | 6 | 1 | 0 | 1 | 0 | 1 | 0 | |
| | 2 | 0 | 2 | 2 | 0 | 3 | 1 | 0 | 1 | |
| | 3 | 2 | 4 | 0 | 0 | 3 | 0 | 0 | 0 | |
| | 4 | 1 | 9 | 0 | 0 | 0 | 1 | 2 | 2 | |
| | 5 | 0 | 10 | 6 | 0 | 0 | 0 | 0 | 0 | |
| Level 3 | 1 | 0 | 8 | 1 | 0 | 2 | 0 | 1 | 0 | |
| | 2 | 0 | 2 | 2 | 0 | 3 | 1 | 0 | 1 | |
| | 3 | 2 | 4 | 0 | 0 | 3 | 0 | 0 | 0 | |
| | 4 | 1 | 9 | 0 | 0 | 0 | 1 | 2 | 2 | |
| | 5 | 0 | 10 | 6 | 0 | 0 | 0 | 0 | 0 | |
| Level 4 | 3 | 2 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | |
| | 4 | 1 | 9 | 0 | 0 | 0 | 1 | 2 | 2 | |
| | 5 | 0 | 5 | 6 | 0 | 0 | 0 | 0 | 0 | |
| Level 5 | 4 | 1 | 9 | 0 | 0 | 0 | 1 | 2 | 2 | |
| | 5 | 0 | 5 | 6 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL | | 13 | 130 | 39 | 17 | 25 | 8 | 13 | 13 | 258 Units |
| Unit mix | | 5% | 50% | 15% | 7% | 10% | 3% | 5% | 5% | 100% |
| Car/ Unit rate | | 2 | 1.2 | 1 | 1.2 | 1 | 1 | 1.5 | 1.5 | |
| No of Cars | | 26 | 156 | 39 | 21 | 25 | 8 | 19 | 19 | 313 + 52 Visitor car parking spaces |

CPV3 - INDICATIVE DESIGN SCHEME CROSS VENTILATION & SOLAR ACCESS PERFORMANCE

TOTAL NUMBER OF UNITS: 258

| LEVEL | BUILDING NO. | CROSS VENTILATION | SUNLIGHT ACCESS | | | | |
|-------------------|--------------|-------------------|-----------------|-----------------------|--------------------------|-----------------------------------|------------------------------|
| | | | 2 Hours | 2 Hours with Skylight | 2 Hours part outside 3pm | South facing/ single-aspect units | South facing & no cross vent |
| Ground | Terraces | 17 | 17 | 0 | 0 | 0 | 0 |
| Mezzanine | 4 | 0 | 2 | 0 | 0 | 0 | 0 |
| Level 1 | 1 | 8 | 7 | 0 | 1 | 1 | 0 |
| | 2 | 4 | 6 | 0 | 3 | 0 | 0 |
| | 3 | 6 | 5 | 0 | 1 | 3 | 0 |
| | 4 | 11 | 8 | 0 | 3 | 5 | 0 |
| | 5 | 10 | 9 | 0 | 7 | 0 | 0 |
| Level 2 | 1 | 8 | 7 | 0 | 1 | 1 | 0 |
| | 2 | 4 | 6 | 0 | 3 | 0 | 0 |
| | 3 | 6 | 5 | 0 | 1 | 1 | 0 |
| | 4 | 8 | 8 | 0 | 3 | 3 | 1 |
| | 5 | 10 | 9 | 0 | 7 | 0 | 0 |
| Level 3 | 1 | 10 | 7 | 5 | 0 | 0 | 0 |
| | 2 | 4 | 6 | 3 | 0 | 0 | 0 |
| | 3 | 6 | 5 | 0 | 1 | 3 | 0 |
| | 4 | 8 | 8 | 0 | 3 | 3 | 1 |
| | 5 | 10 | 9 | 0 | 7 | 0 | 0 |
| Level 4 | 3 | 6 | 4 | 4 | 0 | 0 | 0 |
| | 4 | 8 | 8 | 0 | 3 | 3 | 1 |
| | 5 | 7 | 6 | 0 | 5 | 0 | 0 |
| Level 5 | 4 | 8 | 8 | 5 | 0 | 0 | 0 |
| | 5 | 7 | 6 | 7 | 0 | 0 | 0 |
| Totals | | 166 | 156 | 24 | 49 | 23 | 3 |
| Percentage | | 64% | 61% | 9% | 19% | 9% | 1% |

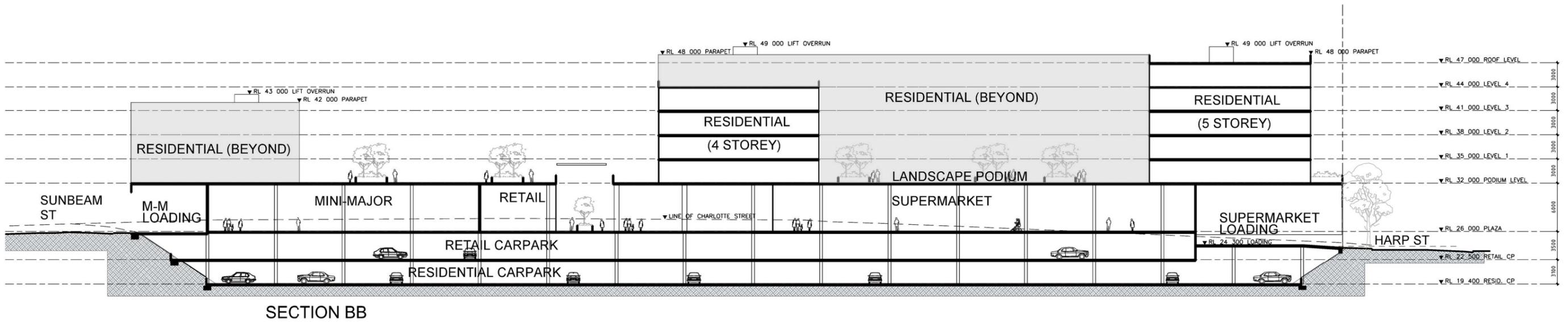
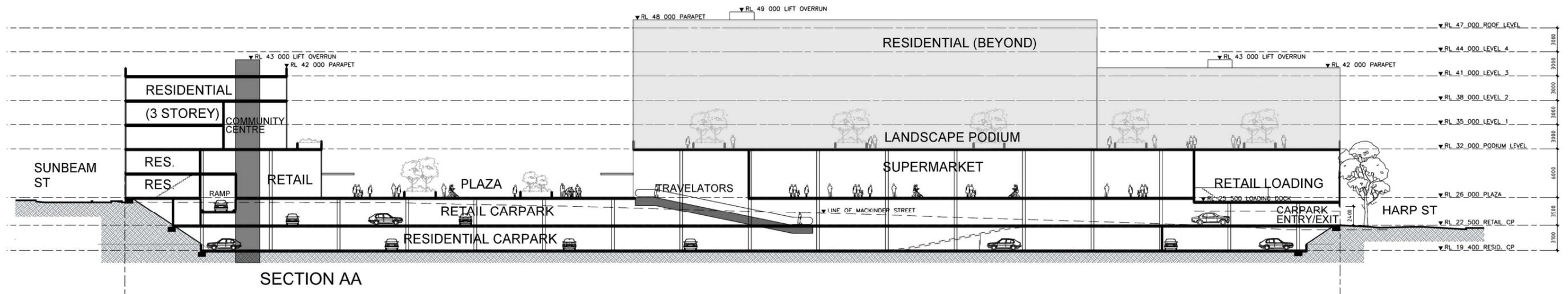
SUMMARY

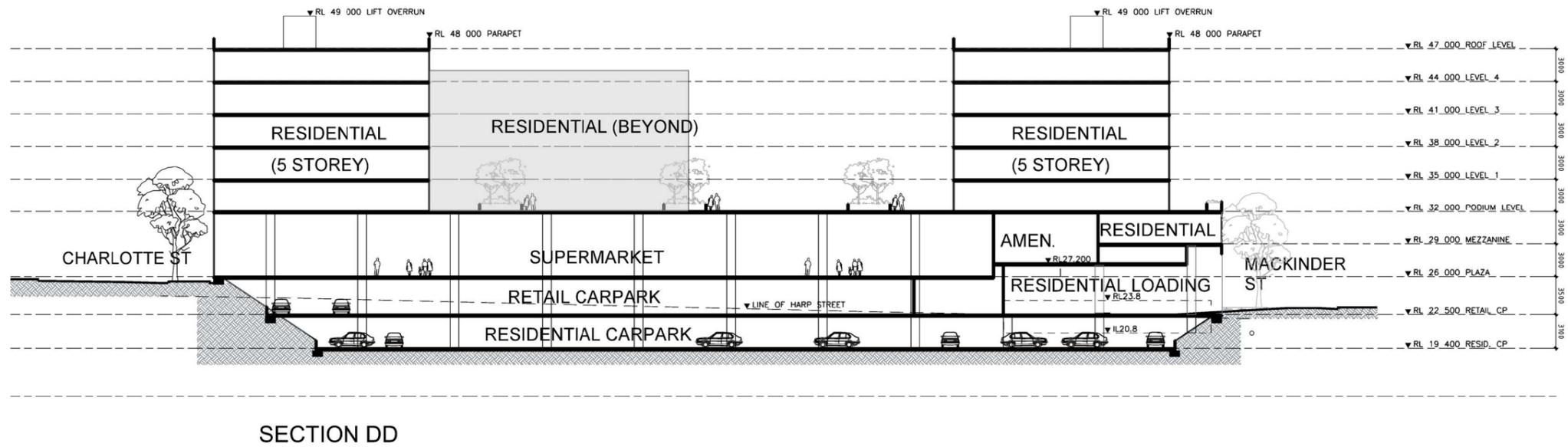
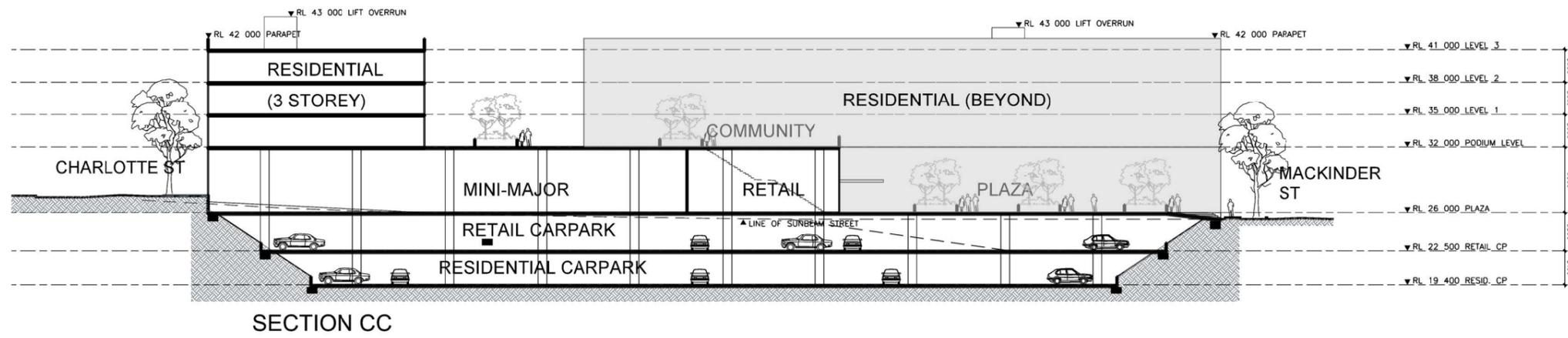
64% of Units can be naturally cross ventilated.

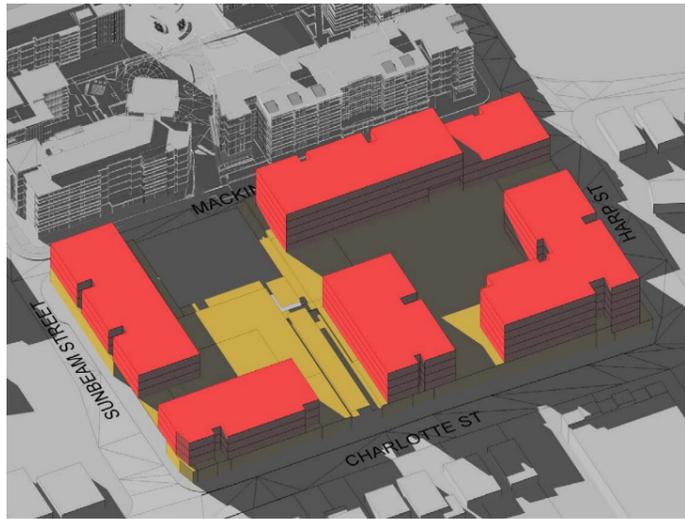
70% of Units can achieve the minimum 2 hours of direct sunlight between the hours of 9am - 3pm mid winter.

9% of Units are south facing/ single aspect, of which;

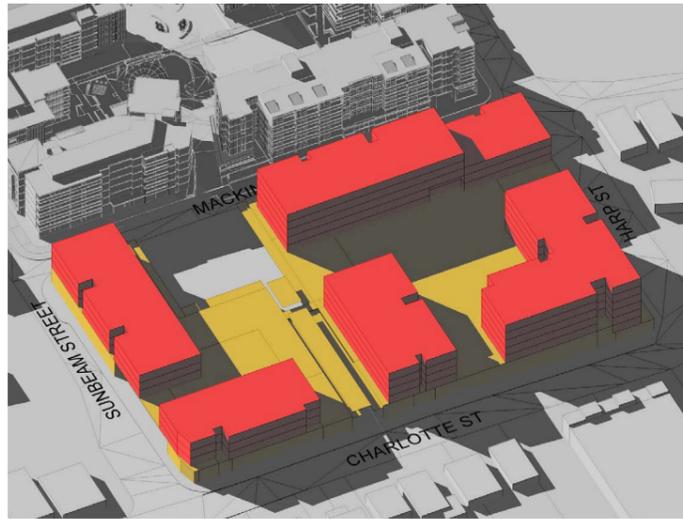
1% will not receive direct sunlight and not have the ability to be cross ventilated.



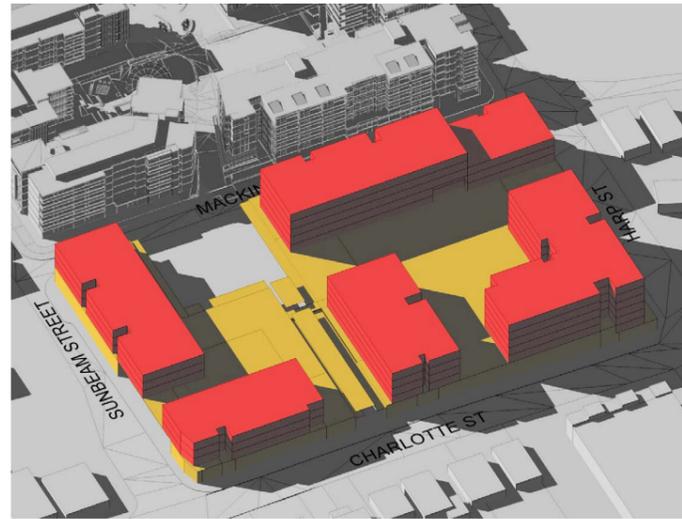




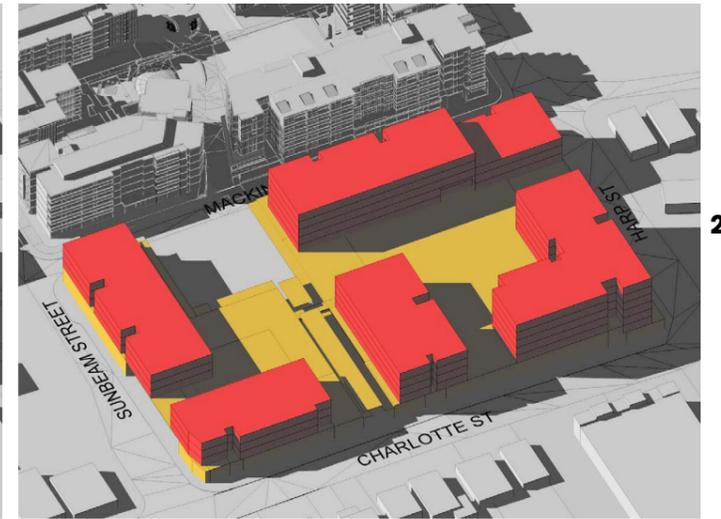
9.00am



10.00am



11.00am



12.00pm

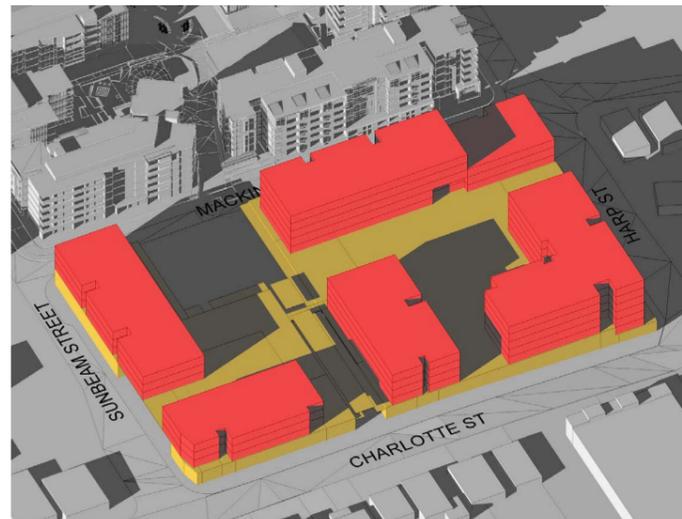
23



1.00pm

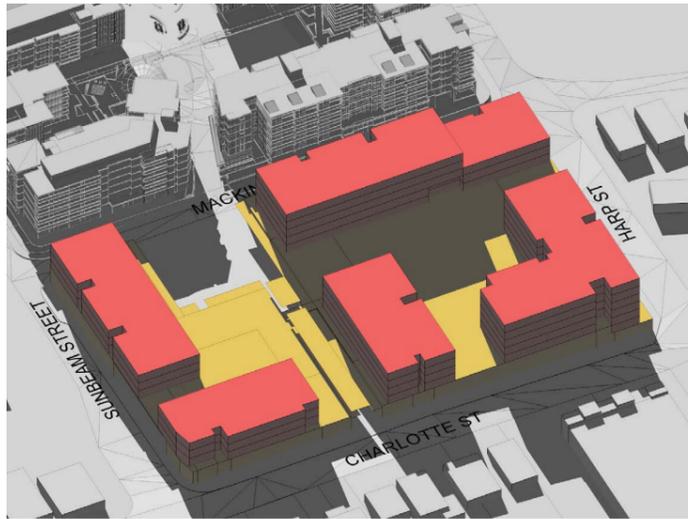


2.00pm

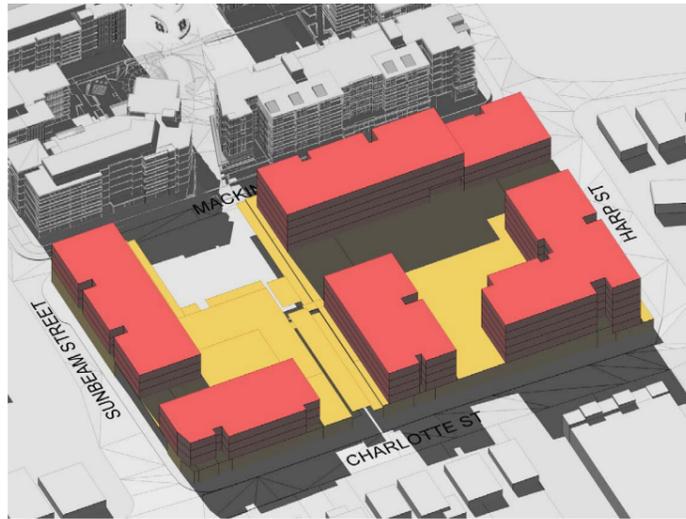


3.00pm

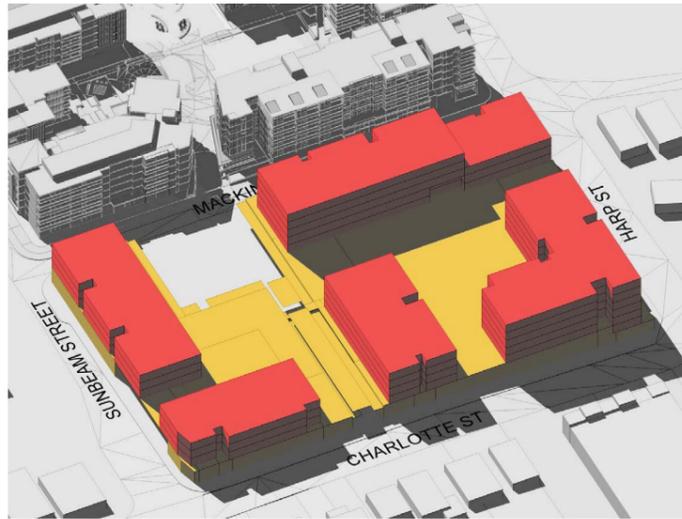
21ST JUNE



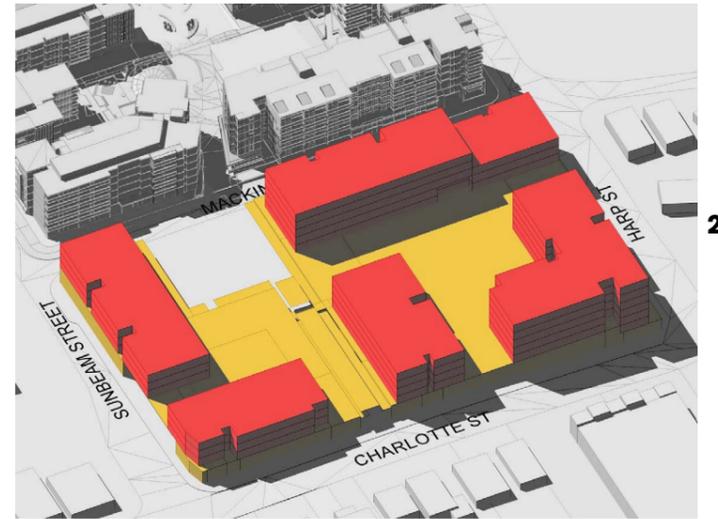
9.00am



10.00am

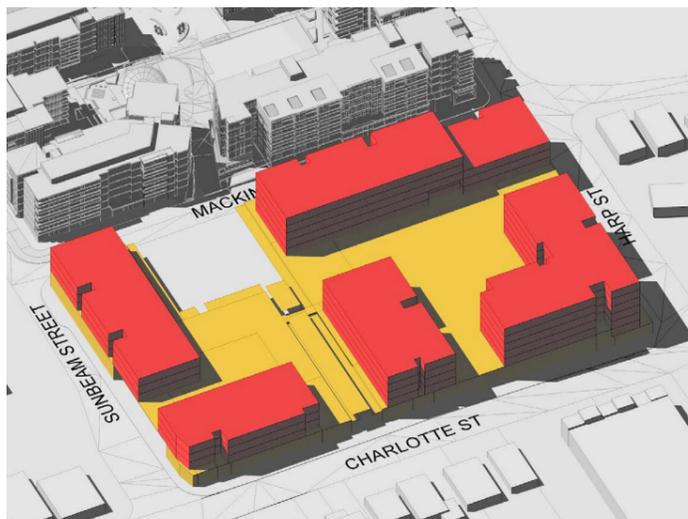


11.00am

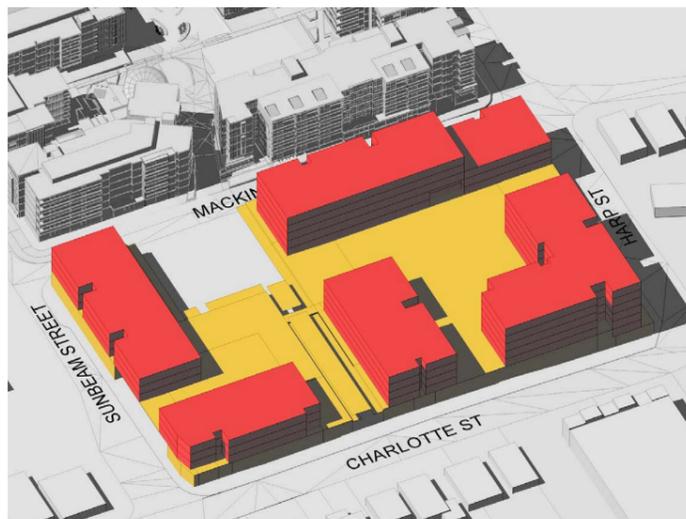


12.00pm

24



1.00pm

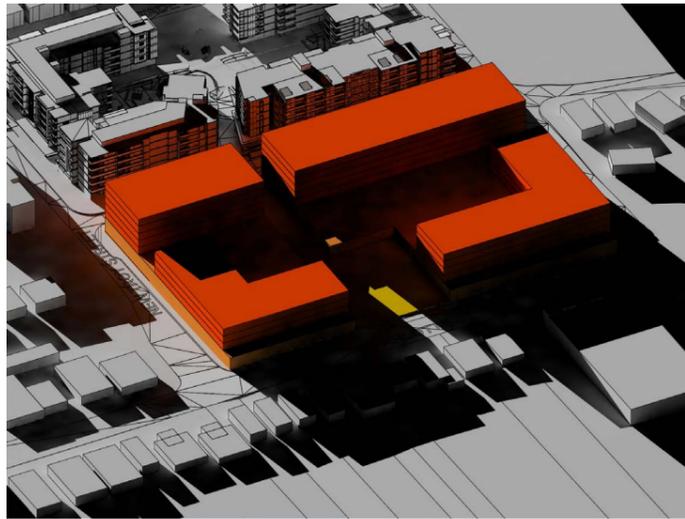


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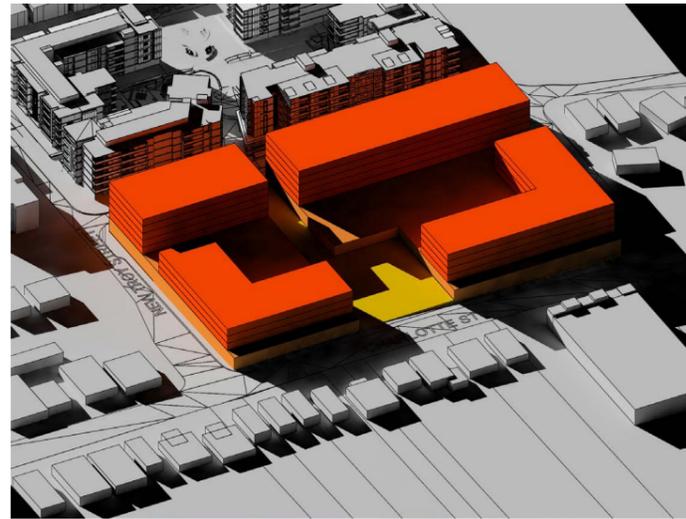


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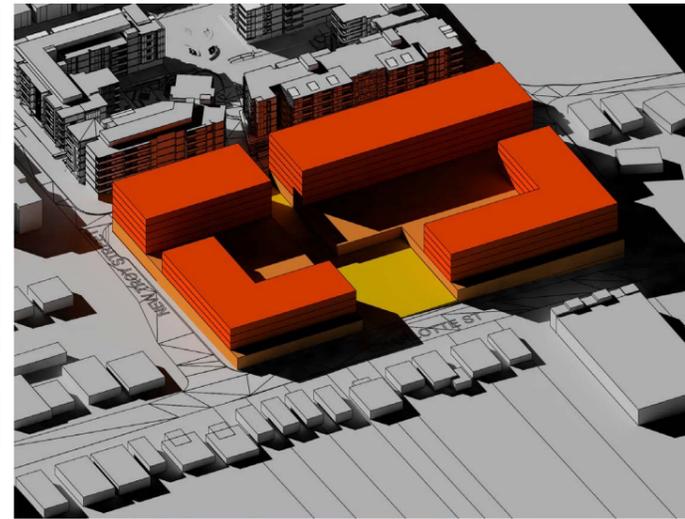
21ST MARCH/ SEPTEMBER



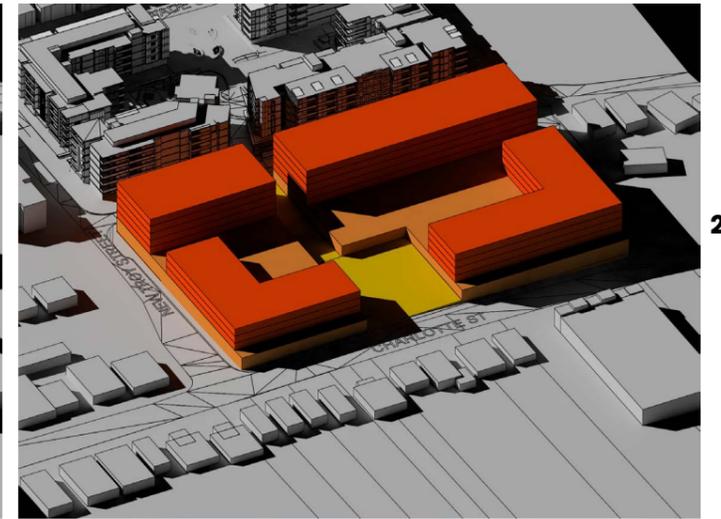
9.00am



10.00am

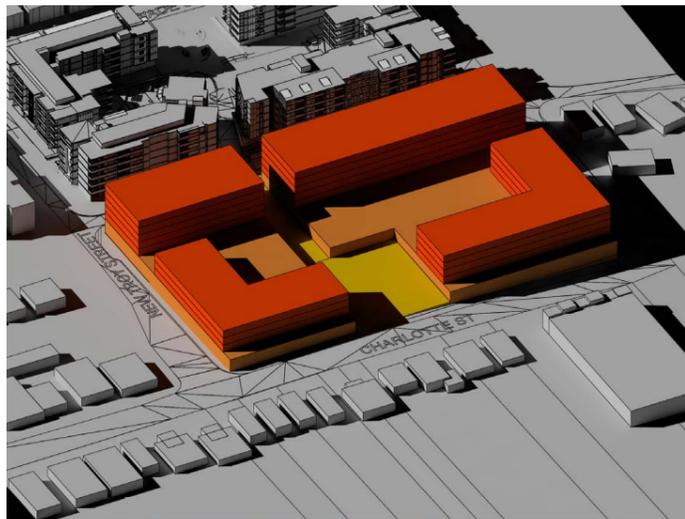


11.00am

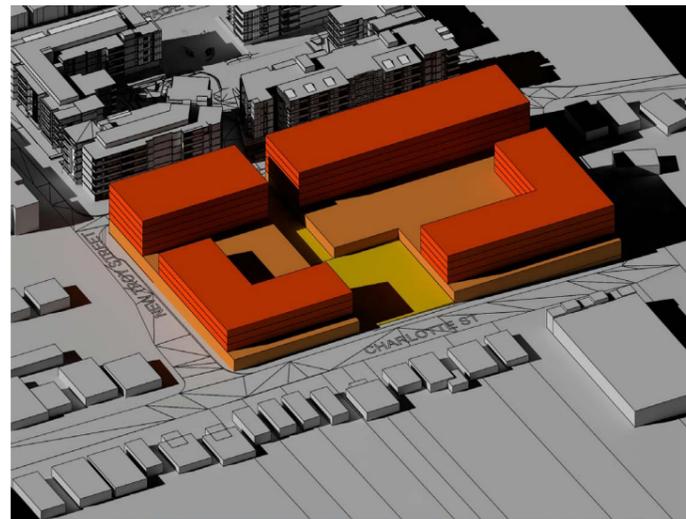


12.00pm

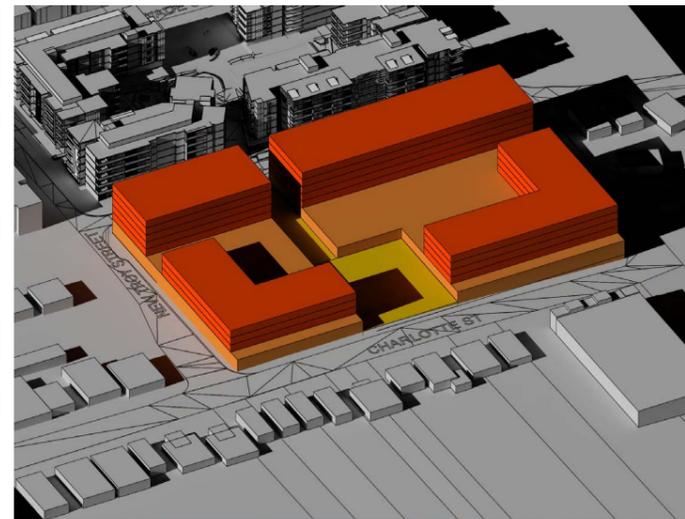
25



1.00pm



2.00pm



3.00pm

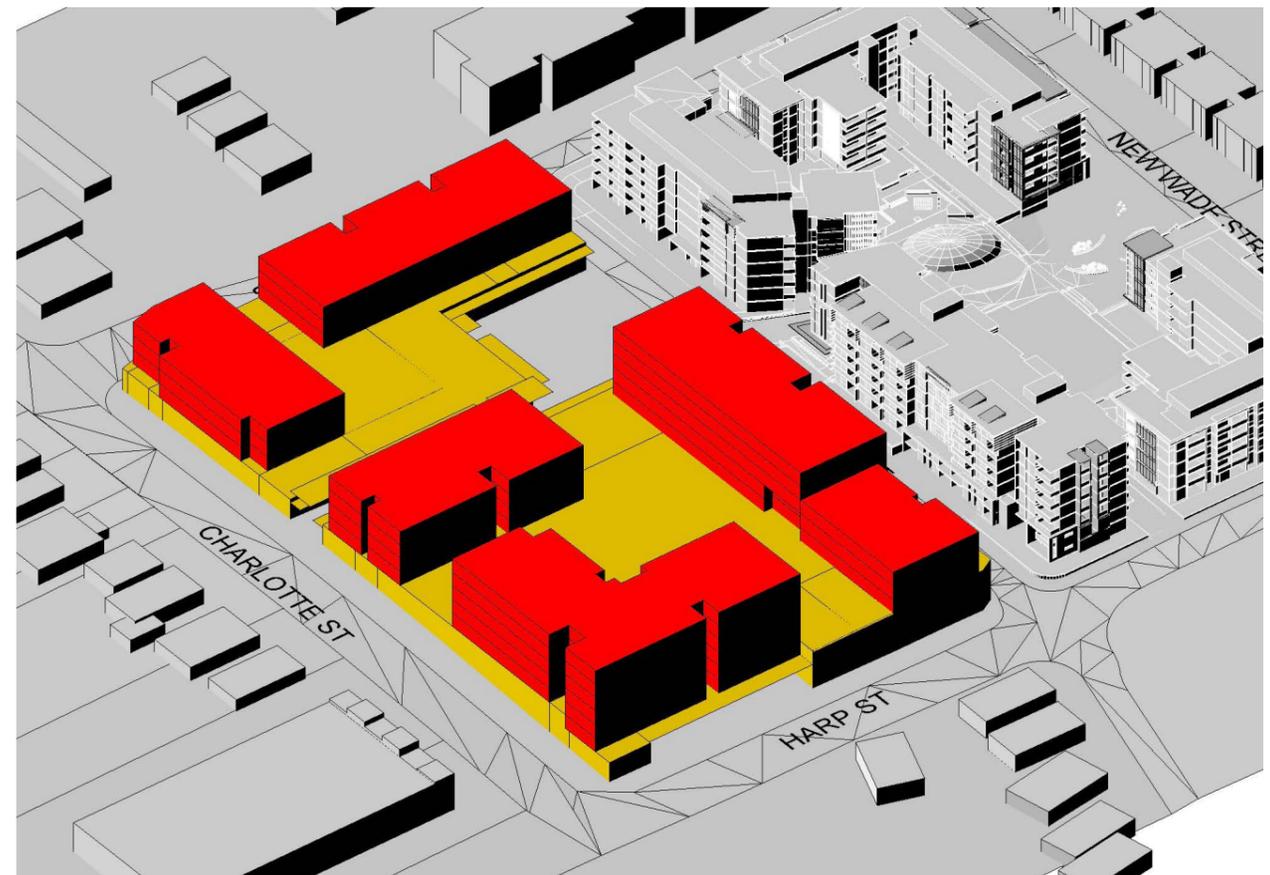
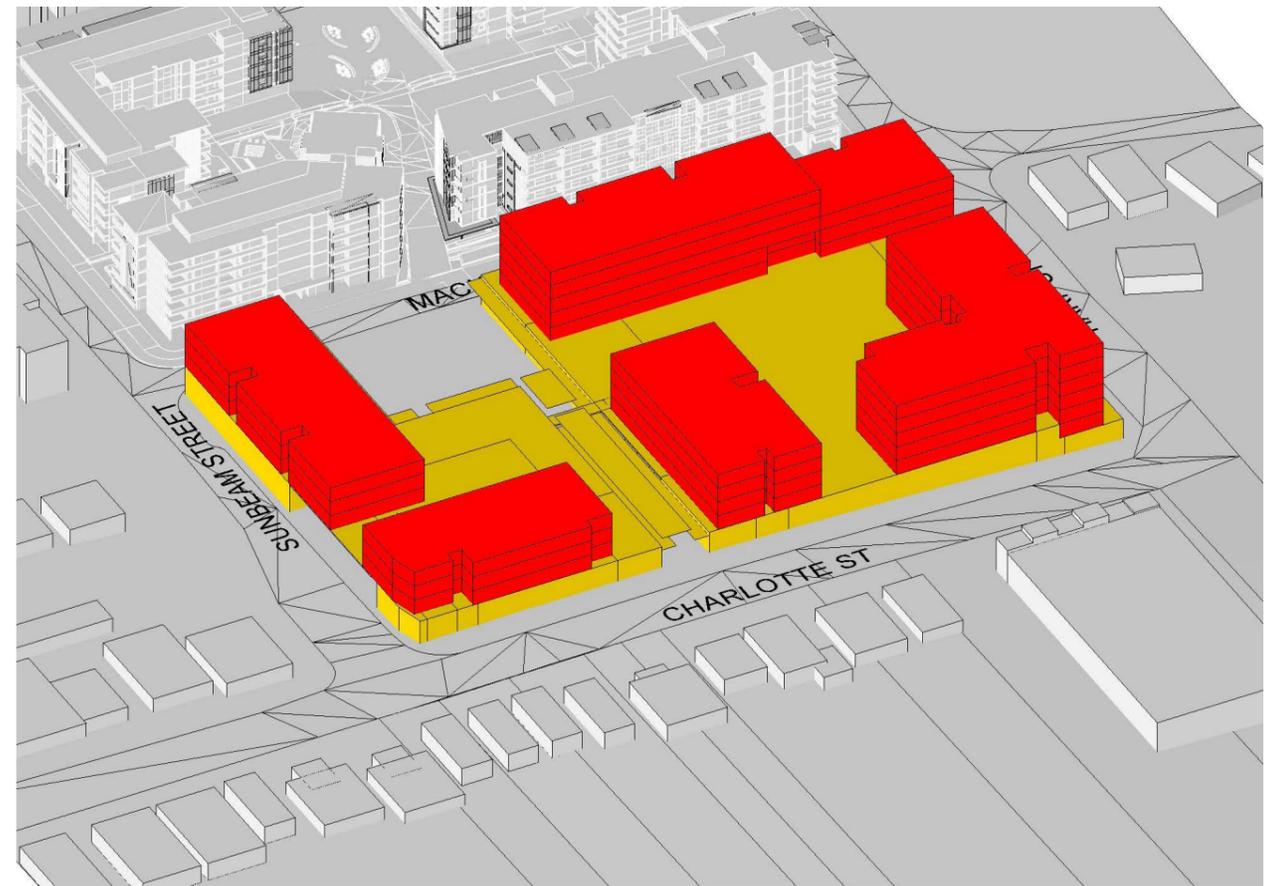
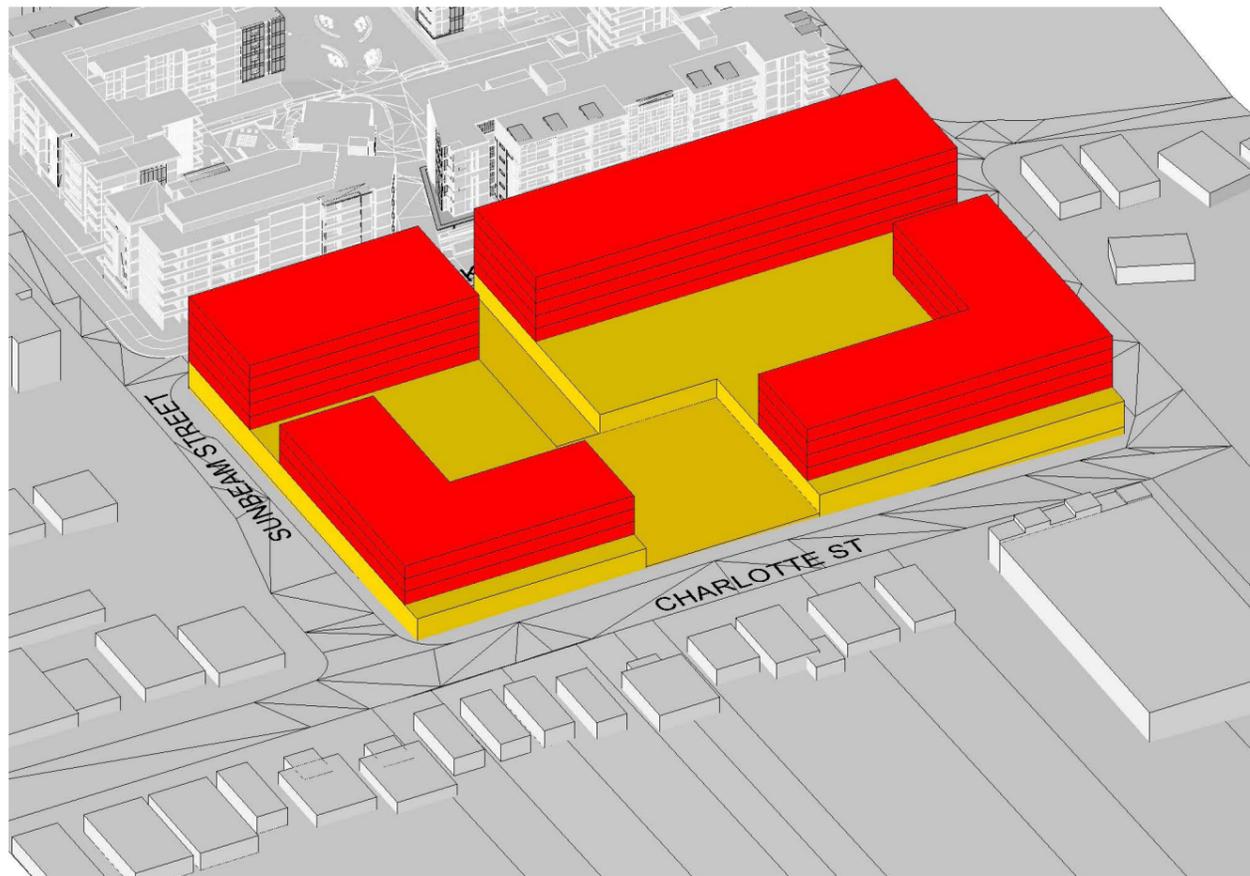
21ST JUNE











APPROVED ENVELOPE

PROPOSED ENVELOPE