

**Appendix 1 - Cabbage Patch Housing Development:  
HRA Income and Expenditure**

		Housing Revenue Account
	<i>Homes</i>	11
	<i>Prudential Borrowing Period</i>	50
		<b>Social Rented £000s</b>
<b>Scheme Costs</b>		
Works	inc demo, contingency 5%	1,820
Fees & Other Costs	inc contingency 5%	185
Interest (during Build Phase)		14
Land Acquisition costs		350
<b>Total Scheme Cost</b>		<b>2,369</b>
<b>Scheme Funding</b>		
Homes England Grant - TBC Affordable Housing Grant		
Homes England Grant - Accelerated Construction		
Affordable Housing s106 Contributions		350
Sales - Shared Ownership		
Housing Revenue Account		
- Capital Funding - 1 for 1 Right to Buy Receipts		604
- Capital Funding - Reserve allocation		600
Prudential Borrowing - additional borrowing		815
<b>Total Scheme Funding</b>		<b>2,369</b>
<b>Net Cost</b>		<b>0</b>

## Appendix 2 - Cabbage Patch Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	Year	1	2	3	4	5	6	7	8	9	10	11	12
Gross Residential Rent	3.5% inc YRS 1-3, 2.5% inc Yrs 4-25	(56,619)	(58,601)	(60,652)	(62,168)	(63,722)	(65,315)	(66,948)	(68,622)	(70,337)	(72,096)	(73,898)	(75,746)
Voids	2% of Gross residential rent	1,132	1,172	1,213	1,243	1,274	1,306	1,339	1,372	1,407	1,442	1,478	1,515
<b>Gross Rent after allowance for Voids</b>		<b>(55,487)</b>	<b>(57,429)</b>	<b>(59,439)</b>	<b>(60,925)</b>	<b>(62,448)</b>	<b>(64,009)</b>	<b>(65,609)</b>	<b>(67,249)</b>	<b>(68,931)</b>	<b>(70,654)</b>	<b>(72,420)</b>	<b>(74,231)</b>
RSL Management	2.5% CPI	9,688	9,930	10,178	10,433	10,694	10,961	11,235	11,516	11,804	12,099	12,401	12,711
Maintenance	2.5% CPI	9,740	9,984	10,233	10,489	10,751	11,020	11,295	11,578	11,867	12,164	12,468	12,780
Major Repairs	2.5% CPI	0	0	0	0	0	0	0	0	0	18,186	18,641	19,107
<b>Annual operational spend</b>		<b>19,428</b>	<b>19,914</b>	<b>20,412</b>	<b>20,922</b>	<b>21,445</b>	<b>21,981</b>	<b>22,531</b>	<b>23,094</b>	<b>23,671</b>	<b>42,449</b>	<b>43,510</b>	<b>44,598</b>
<b>Net Income before debt repayment</b>		<b>(36,059)</b>	<b>(37,515)</b>	<b>(39,027)</b>	<b>(40,003)</b>	<b>(41,003)</b>	<b>(42,028)</b>	<b>(43,079)</b>	<b>(44,156)</b>	<b>(45,259)</b>	<b>(28,205)</b>	<b>(28,910)</b>	<b>(29,633)</b>
Repayment of Borrowing (interest)		27,972	27,754	27,529	27,296	27,054	26,804	26,546	26,278	26,001	25,715	25,418	25,111
Repayment of Borrowing (principal)		6,220	6,437	6,663	6,896	7,137	7,387	7,646	7,913	8,190	8,477	8,773	9,081
<b>Cash outflow / (inflow)</b>		<b>(1,867)</b>	<b>(3,324)</b>	<b>(4,836)</b>	<b>(5,811)</b>	<b>(6,811)</b>	<b>(7,837)</b>	<b>(8,887)</b>	<b>(9,964)</b>	<b>(11,068)</b>	<b>5,986</b>	<b>5,281</b>	<b>4,559</b>
<b>Cumulative cash outflow / (inflow)</b>		<b>(1,867)</b>	<b>(5,191)</b>	<b>(10,026)</b>	<b>(15,838)</b>	<b>(22,649)</b>	<b>(30,486)</b>	<b>(39,373)</b>	<b>(49,337)</b>	<b>(60,405)</b>	<b>(54,419)</b>	<b>(49,137)</b>	<b>(44,579)</b>

## Appendix 2 - Cabbage Patch Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Gross Residential Rent	(77,639)	(79,580)	(81,570)	(83,609)	(85,699)	(87,842)	(90,038)	(92,289)	(94,596)	(96,961)	(99,385)	(101,869)	(104,416)	(107,027)	(109,702)
Voids	1,553	1,592	1,631	1,672	1,714	1,757	1,801	1,846	1,892	1,939	1,988	2,037	2,088	2,141	2,194
<b>Gross Rent after allowance for Voids</b>	<b>(76,087)</b>	<b>(77,989)</b>	<b>(79,938)</b>	<b>(81,937)</b>	<b>(83,985)</b>	<b>(86,085)</b>	<b>(88,237)</b>	<b>(90,443)</b>	<b>(92,704)</b>	<b>(95,022)</b>	<b>(97,397)</b>	<b>(99,832)</b>	<b>(102,328)</b>	<b>(104,886)</b>	<b>(107,508)</b>
RSL Management	13,029	13,355	13,689	14,031	14,382	14,741	15,110	15,488	15,875	16,272	16,679	17,096	17,523	17,961	18,410
Maintenance	13,099	13,427	13,762	14,106	14,459	14,821	15,191	15,571	15,960	16,359	16,768	17,187	17,617	18,057	18,509
Major Repairs	19,584	20,074	20,576	21,090	21,617	22,158	22,712	23,280	23,862	24,458	25,070	25,696	26,339	26,997	27,672
<b>Annual operational spend</b>	<b>45,713</b>	<b>46,856</b>	<b>48,027</b>	<b>49,228</b>	<b>50,458</b>	<b>51,720</b>	<b>53,013</b>	<b>54,338</b>	<b>55,697</b>	<b>57,089</b>	<b>58,516</b>	<b>59,979</b>	<b>61,479</b>	<b>63,016</b>	<b>64,591</b>
<b>Net Income before debt repayment</b>	<b>(30,374)</b>	<b>(31,133)</b>	<b>(31,911)</b>	<b>(32,709)</b>	<b>(33,527)</b>	<b>(34,365)</b>	<b>(35,224)</b>	<b>(36,105)</b>	<b>(37,007)</b>	<b>(37,933)</b>	<b>(38,881)</b>	<b>(39,853)</b>	<b>(40,849)</b>	<b>(41,870)</b>	<b>(42,917)</b>
Repayment of Borrowing (interest)	24,793	24,464	24,124	23,771	23,407	23,029	22,638	22,234	21,816	21,382	20,934	20,470	19,990	19,493	18,978
Repayment of Borrowing (principal)	9,398	9,727	10,068	10,420	10,785	11,162	11,553	11,957	12,376	12,809	13,257	13,721	14,202	14,699	15,213
Cash outflow / (inflow)	3,818	3,058	2,280	1,482	665	(174)	(1,033)	(1,913)	(2,816)	(3,741)	(4,689)	(5,661)	(6,658)	(7,679)	(8,726)
Cumulative cash outflow / (inflow)	(40,761)	(37,703)	(35,422)	(33,940)	(33,276)	(33,449)	(34,482)	(36,395)	(39,211)	(42,952)	(47,642)	(53,303)	(59,961)	(67,640)	(76,366)

## Appendix 2 - Cabbage Patch Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
Gross Residential Rent	(112,445)	(115,256)	(118,137)	(121,091)	(124,118)	(127,221)	(130,402)	(133,662)	(137,003)	(140,428)	(143,939)	(147,537)	(151,226)	(155,006)	(158,882)
Voids	2,249	2,305	2,363	2,422	2,482	2,544	2,608	2,673	2,740	2,809	2,879	2,951	3,025	3,100	3,178
<b>Gross Rent after allowance for Voids</b>	<b>(110,196)</b>	<b>(112,951)</b>	<b>(115,775)</b>	<b>(118,669)</b>	<b>(121,636)</b>	<b>(124,677)</b>	<b>(127,794)</b>	<b>(130,988)</b>	<b>(134,263)</b>	<b>(137,620)</b>	<b>(141,060)</b>	<b>(144,587)</b>	<b>(148,201)</b>	<b>(151,906)</b>	<b>(155,704)</b>
RSL Management	18,870	19,342	19,826	20,321	20,829	21,350	21,884	22,431	22,992	23,566	24,156	24,759	25,378	26,013	26,663
Maintenance	18,972	19,446	19,932	20,430	20,941	21,465	22,001	22,551	23,115	23,693	24,285	24,892	25,515	26,153	26,806
Major Repairs	28,364	29,073	29,800	30,545	31,308	32,091	32,893	33,716	34,559	35,423	36,308	37,216	38,146	39,100	40,078
<b>Annual operational spend</b>	<b>66,206</b>	<b>67,861</b>	<b>69,557</b>	<b>71,296</b>	<b>73,079</b>	<b>74,906</b>	<b>76,778</b>	<b>78,698</b>	<b>80,665</b>	<b>82,682</b>	<b>84,749</b>	<b>86,868</b>	<b>89,039</b>	<b>91,265</b>	<b>93,547</b>
<b>Net Income before debt repayment</b>	<b>(43,990)</b>	<b>(45,090)</b>	<b>(46,217)</b>	<b>(47,373)</b>	<b>(48,557)</b>	<b>(49,771)</b>	<b>(51,015)</b>	<b>(52,290)</b>	<b>(53,598)</b>	<b>(54,938)</b>	<b>(56,311)</b>	<b>(57,719)</b>	<b>(59,162)</b>	<b>(60,641)</b>	<b>(62,157)</b>
Repayment of Borrowing (interest)	18,446	17,895	17,324	16,734	16,123	15,491	14,836	14,159	13,458	12,732	11,981	11,203	10,399	9,566	8,704
Repayment of Borrowing (principal)	15,746	16,297	16,867	17,457	18,068	18,701	19,355	20,033	20,734	21,460	22,211	22,988	23,793	24,625	25,487
Cash outflow / (inflow)	(9,799)	(10,898)	(12,026)	(13,181)	(14,365)	(15,579)	(16,824)	(18,099)	(19,406)	(20,746)	(22,120)	(23,527)	(24,970)	(26,449)	(27,965)
Cumulative cash outflow / (inflow)	(86,164)	(97,063)	(109,089)	(122,270)	(136,635)	(152,215)	(169,038)	(187,137)	(206,544)	(227,290)	(249,409)	(272,937)	(297,907)	(324,357)	(352,322)

## Appendix 2 - Cabbage Patch Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	43	44	45	46	47	48	49	50	Total
Gross Residential Rent	(162,854)	(166,925)	(171,098)	(175,376)	(179,760)	(184,254)	(188,860)	(193,582)	
Voids	3,257	3,338	3,422	3,508	3,595	3,685	3,777	3,872	
<b>Gross Rent after allowance for Voids</b>	<b>(159,597)</b>	<b>(163,586)</b>	<b>(167,676)</b>	<b>(171,868)</b>	<b>(176,165)</b>	<b>(180,569)</b>	<b>(185,083)</b>	<b>(189,710)</b>	<b>(5,513,487)</b>
RSL Management	27,330	28,013	28,713	29,431	30,167	30,921	31,694	32,487	
Maintenance	27,476	28,163	28,867	29,589	30,329	31,087	31,864	32,661	
Major Repairs	41,079	42,106	43,159	44,238	45,344	46,478	47,640	48,831	
<b>Annual operational spend</b>	<b>95,886</b>	<b>98,283</b>	<b>100,740</b>	<b>103,258</b>	<b>105,840</b>	<b>108,486</b>	<b>111,198</b>	<b>113,978</b>	<b>3,168,539</b>
<b>Net Income before debt repayment</b>	<b>(63,711)</b>	<b>(65,304)</b>	<b>(66,936)</b>	<b>(68,610)</b>	<b>(70,325)</b>	<b>(72,083)</b>	<b>(73,885)</b>	<b>(75,732)</b>	
Repayment of Borrowing (interest)	7,812	6,889	5,933	4,944	3,921	2,861	1,765	630	<b>894,805</b>
Repayment of Borrowing (principal)	26,379	27,303	28,258	29,247	30,271	31,330	32,427	33,562	<b>814,766</b>
Cash outflow / (inflow)	(29,519)	(31,112)	(32,745)	(34,418)	(36,133)	(37,892)	(39,694)	(41,541)	<b>(635,376)</b>
Cumulative cash outflow / (inflow)	(381,842)	(412,954)	(445,698)	(480,117)	(516,250)	(554,142)	(593,835)	(635,376)	

### Appendix 3 - Cabbage Patch Housing Development Scheme

#### Accommodation Schedule

First Floor			Second Floor			Third Floor			Fourth Floor		
Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type
2	48	1b2p	2	48	1b2p	2	48	1b2p	1	52	1b2p
1	63	2b3p	1	63	2b3p	1	63	2b3p	1	62	2b3p
3			3			3			2		

#### Rent Levels    *This scheme will be charged at Social Rent level:*

	LHA level for info	Affordable Rent for info	<b>Social Rent</b>
1-bed	£137.74pw	£128.78pw	<b>£93.40pw</b>
2-bed	£174.90pw	£147.18pw	<b>£107.82pw</b>

#### **Market rent equivalent including service charge and parking spaces**

1-bed	£160.98pw
2-bed	£183.98pw

#### **Affordable Rent**

**Service Charges**                      £5pw additional to Social rent

**Build costs**                              £2490m2 inc 5% contingency

**Contingency**                            5% additional build contingency (£91k); oncost contingency £500/unit (£5.5k)

**Void and bad debts**                    2%

**Management**                          £930 unit/pa Based on historic variable costs per unit

**Maintenance**                          £935 unit/pa Based on historic variable costs per unit

**Major Repairs**                          0.8% of build cost deferred to Yr10 As agreed with Principal Surveying Manager

**Loan interest rate %**                    3.5% Short term; 3.5% Long term

**Loan term and type**                    50 year annuity

<b>On costs/Fees element</b>	<b>Amount</b>
Acoustic Engineer	£ 1,050
Arbo report	£ 760
Architects fee (up to planning)	£ 3,995
Asbestos, needles, clear	£ -
Bat survey	£ -
CIL and Heathland mitigation	£ 3,662
Daylighting assessment	£ -
Demolition inc notices	£ -
Design review panel, pre-app, Consultation	£ -
Development Team	£ 55,000
Ecological survey and BMP	£ -
Elec Disconnection	£ -
Employers Agent fee	£ 11,000
Fire consultant	£ -
Gas disconnection	£ -
Ground investigation	£ 3,372
Heritage consultant	£ -
Highways consultant	£ -
Landscape consultant	£ -
Legal sales fee	£ -
M+E Engineer	£ -
Marketing	£ -
Principle Designer	£ 3,000
Planning application fee	£ 5,082
Structural Engineer and Drainage	£ -
Topographical	£ -
Tree protection and plan	£ -
Utilities and sustainability assessment	£ 1,162
Valuation	£ 450
Water disconnection	
<b>Total</b>	<b>£ 88,533</b>

Note: On costs/fees are split by number of units to each financial appraisal

## Equality Impact Needs Assessment

The Diversity Promise - *Better for all*

1. Title of Policy/Service/Project	Development at Cabbage Patch Carpark, St Stephens Road, Bournemouth
2. Service Unit	Housing (Development)
3. Lead Responsible Officer and Job Title	Jonathan Thornton, Housing Development Manager
4. Members of the Assessment Team:	Mark Sheppard, Project Manager
5. Date assessment started:	19 <sup>th</sup> March 2020
6. Date assessment completed:	20 <sup>th</sup> March 2020

### About the Project:

7. What type of project is this?	New build housing project
8. What are the aims/objectives of the policy/service/project? (please include here all expected outcomes) <p>To provide additional sustainable affordable housing. The completed project will provide much needed additional social rented housing within the conurbation.</p> <p>The project will provide an increase in job opportunities within the construction sector during the construction phase.</p> <p>The scheme will generate a long-term surplus to the Housing Revenue Account and debt transfer from the General Fund (or a capital receipt) for the land.</p>	

9. Are there any associated services, policies or procedures? No
<p>10. List the main people, or groups of people, that this policy/service/project is designed to benefit and any other stakeholders involved?</p> <p>This project will benefit singles/couples/families which are either homeless or they may live in unsuitable or under/over occupied housing.</p>
<p>11. Will this policy/service/impact on any other organisation, statutory, voluntary or community and their clients/service users?</p> <p>No.</p>

## Consultation, Monitoring and Research

Where there is still insufficient information to properly assess the policy, appropriate and proportionate measures will be needed to fill the data gaps. Examples include one-off studies or surveys or holding informal consultation exercises to supplement the available statistical and qualitative data.

If there is insufficient time before the implementation of the policy to inform the EINA, specific action points will need to be clearly set out in the action plan. Steps must include monitoring arrangements which measure the actual impact and a date for a policy review.

### Consultation:

<p>12. What involvement/consultation has been done in relation to this (or a similar) policy/service/project and what are the results?</p> <p>Consultation with the Housing Portfolio Holder on the strategic approach to new council owned affordable housing has been held: Ward Councillor and Portfolio Holder consultation on this individual scheme has been completed; and relevant council staff and have been briefed. Local residents have been consulted by letter prior to the planning application and also had opportunity during the planning process to comment.</p>
--



13. If you have not carried out any consultation, or if you need to carry out further consultation, who will you be consulting with and by what methods?

N/A

#### Monitoring and Research:

14. What data, research and other evidence or information is available which is relevant to this EINA?

The unit type and mix has been informed from housing register statistics including the number of applicants on the housing register and the average waiting time. The completed units will be let and managed on the same basis as our existing housing stock and all EINA's and other policies which apply to our existing stock will apply to these new units.

15. Is there any service user/employee monitoring data available and relevant to this policy/service/project? What does it show in relation to equality groups?

Annual CORE data and resident surveys.

Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated and monitored by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.

16. If there is a lack of information, what further information do you need to carry out the assessment and how are you going to gather this?

N/A

## Assessing the Impact

	Actual or potential positive benefit	Actual or potential negative outcome
<b>17. Age</b>	Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.	The properties are designed for families, couples and single people. There will be no loss of existing provision for other client groups as a result of this project.
<b>18. Disability</b>	Properties will be constructed to Building Control Approved Document Part M (access to and use of buildings).	No issues regarding disability have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>19. Gender</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>20. Gender reassignment</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender reassignment have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>21. Pregnancy and Maternity</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding pregnancy and maternity have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>22. Marriage and Civil Partnership</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding marriage and civil partnership have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>23. Race</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding race have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>24. Religion or Belief</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding religion or belief have been identified but this factor will be considered and monitored along with any service user identified needs.

	Actual or potential positive benefit	Actual or potential negative outcome
<b>25. Sexual Orientation</b>	Properties will be eligible for all eligible applicants on the housing register	No issues regarding sexual orientation have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>26. Any other factor/ groups e.g. socio- economic status/carers etc</b>	Properties will be eligible for all eligible applicants on the housing register.	No other issues have been identified but these factors will be considered / monitored along with any service users identified needs.
<b>27. Human Rights</b>	Will facilitate Article 11 of the International Covenant on Economic, Social and Cultural Rights - the right of everyone to an adequate standard of living for themselves and their family, including adequate food, clothing and housing.	No human rights issues have been identified but these factors will be considered / monitored along with any service users identified needs.

**Stop - Any policy which shows actual or potential unlawful discrimination must be stopped, removed or changed.**

28. If impacts have been identified include in the action plan what will be done to reduce these impacts, this could include a range of options from making adjustments to the policy to stopping and removing the policy altogether. If no change is to be made, explain your decision:

The Social rented properties will be available to all eligible applicants on the housing register.

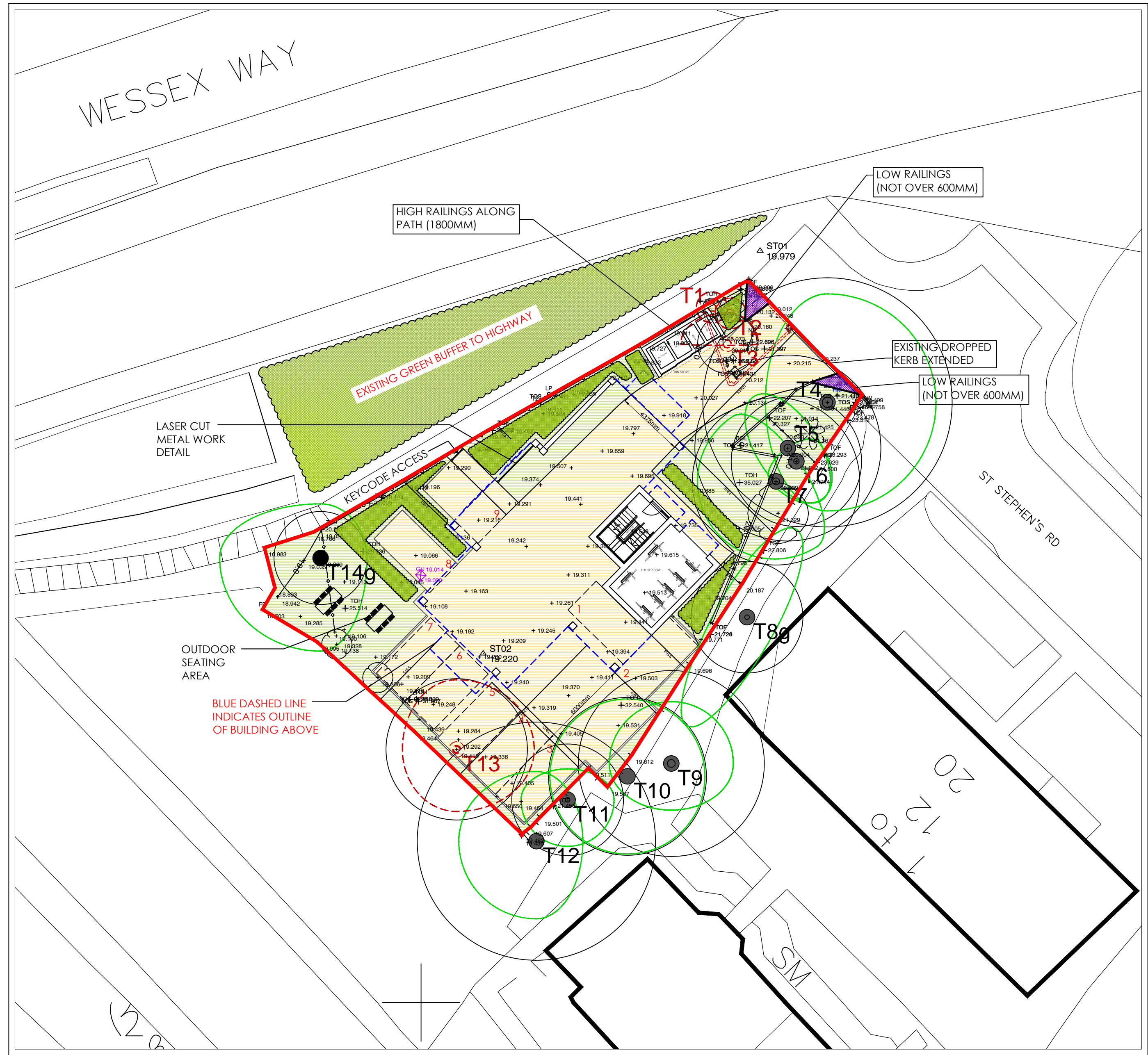
## Action Plan

Include:

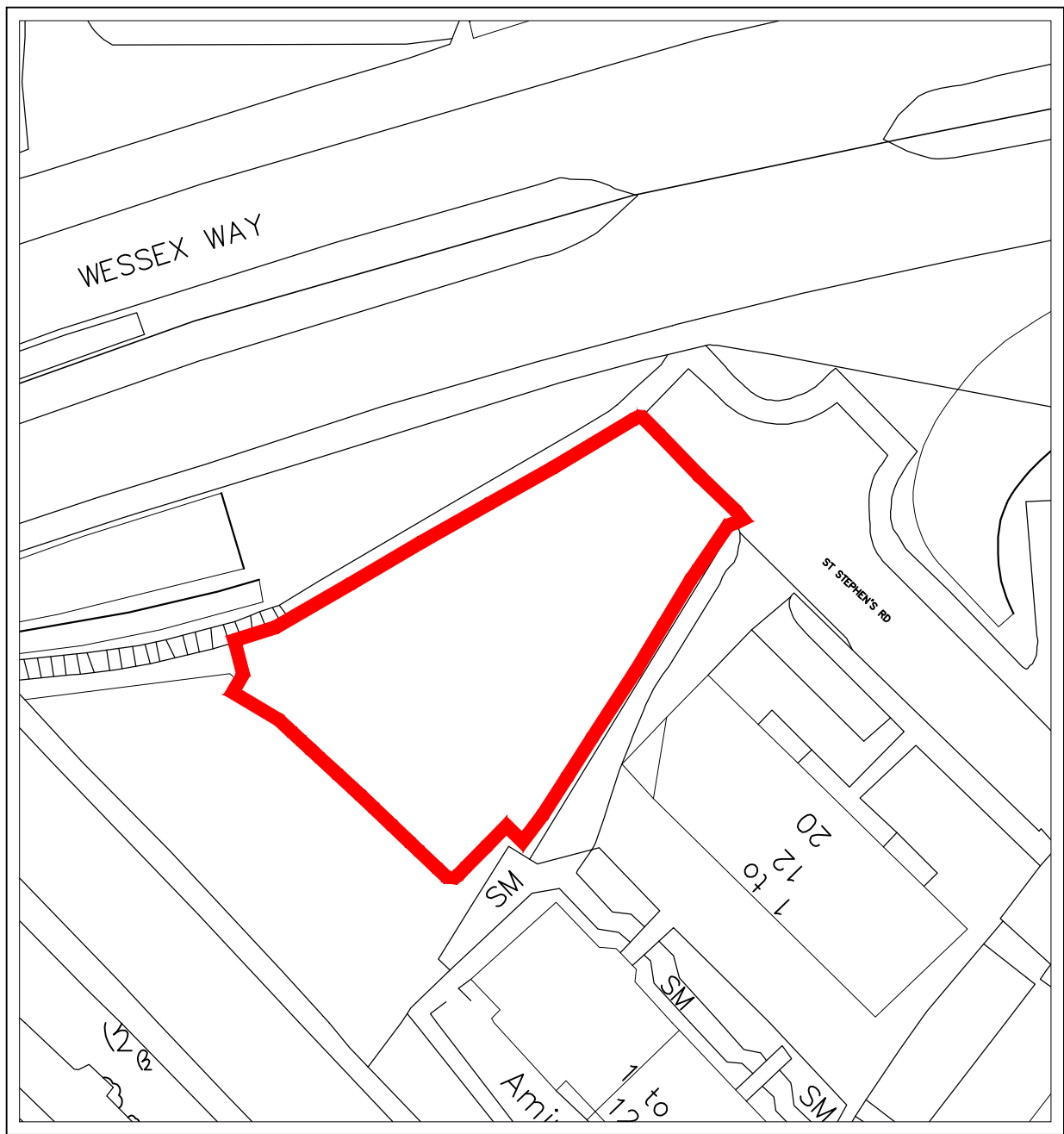
- What has/will be done to reduce the negative impacts on groups as identified above.
- Detail of positive impacts and outcomes
- The arrangements for monitoring the actual impact of the policy/service/project

29. Issue identified	Action required to reduce impact	Timescale	Responsible officer	Which Business Plan does this action link to e.g. Service Equality Action Plan/Team Plan
<p>The properties are designed for families, couples, single people – a mix of 1 and 2 bed flats.</p>	<p>Limited amount of larger family accommodation on this site. This can be offset by the delivery of housing on other sites across the Conurbation.</p> <p>One and two bed flats can be more suitable for those occupying larger properties than they need. Subsequent downsizing will free up larger family homes.</p> <p>The identification of housing need for specific client groups within the neighbourhood will be monitored as part of the ongoing Housing Strategy process.</p>	Ongoing	Affordable Housing & Resettlement Manager	Housing Strategy

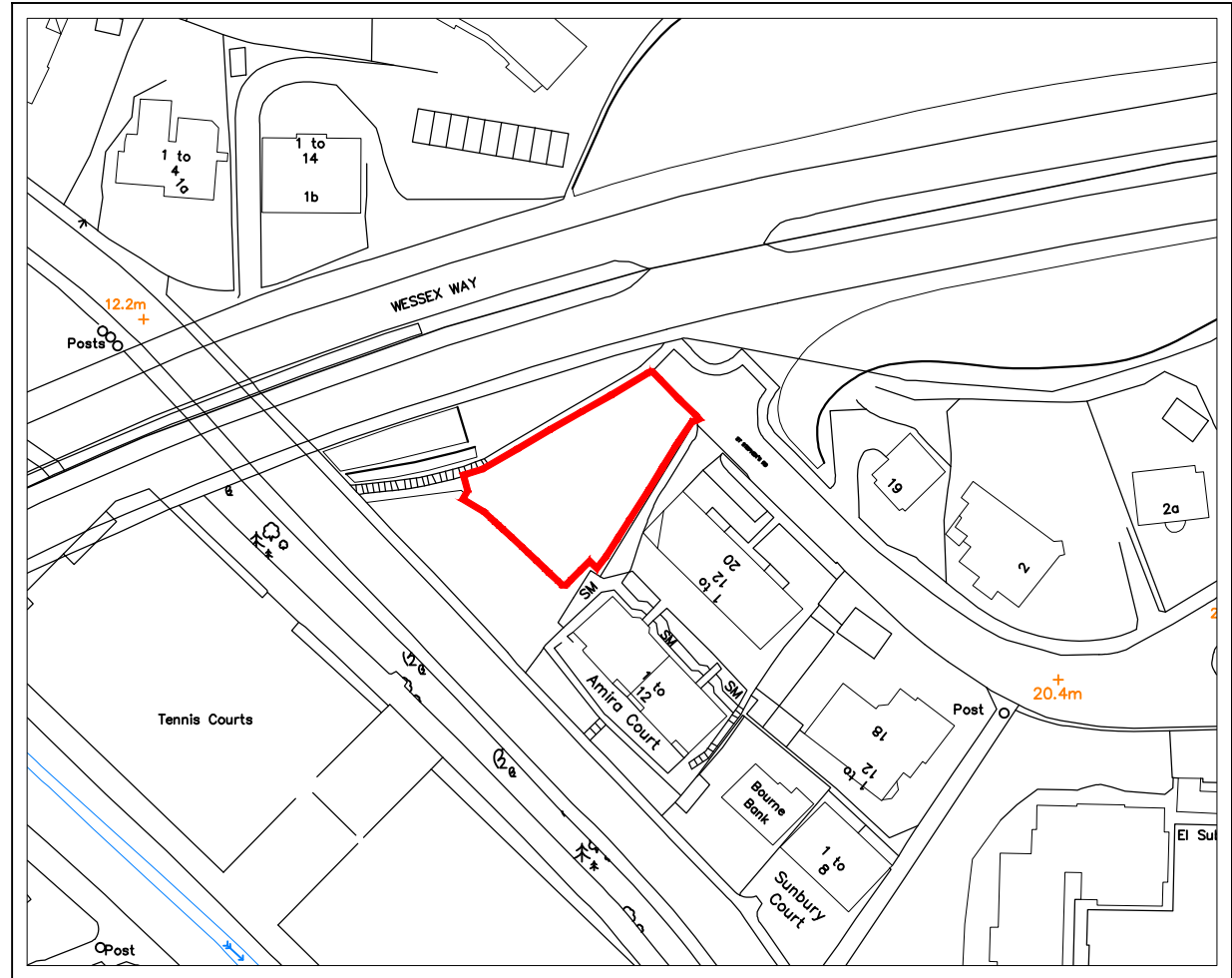




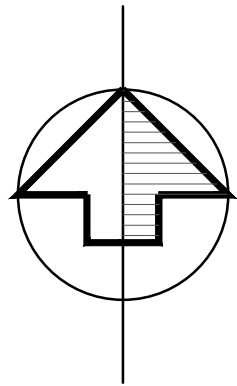
PROPOSED SITE PLAN SCALE 1:200  
BASED ON TOPO INFORMATION



BLOCK PLAN SCALE 1:500  
BASED ON O/S MAP  
Ordnance Survey Licence No: 100007080



LOCATION PLAN SCALE 1:1250  
BASED ON O/S MAP  
Ordnance Survey Licence No: 100007080



## NOTES

- The contents of this drawing are copyright.
- Scaled drawings for planning purposes only.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
- All flat roofs to be fitted with a man safe system.
- Please note a domestic sprinkler system maybe required
- Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)
- Subject to S.E approval.
- Layout Subject to change in accordance with Building Regulations requirements.

## LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- OUTLINE OF BUILDING ABOVE UNDERCROFT PARKING
- 2M X 2M VISIBILITY SPLAYS - NO OBSTRUCTIONS OVER 600MM

SCHEDULE			
SITE AREA: 0.067 HECTARES / 0.165 ACRES 9 X PARKING SPACES (UNALLOCATED)			
3 X 2 BEDROOM FLATS @ 63 SQ.M / 678 SQ.FT 1 X 2 BEDROOM FLAT @ 62 SQ.M / 667 SQ.FT 6 X 1 BEDROOM FLATS @ 48 SQ.M / 516 SQ.FT 1 X 1 BEDROOM FLAT @ 52 SQ.M / 560 SQ.FT PROPOSED BIN STORE GIA = 8 SQ.M / 86 SQ.FT			
TOTAL = 11 UNITS			
PROPOSED GIA (Inc communal space, cycle and bin stores) = 732 SQ.M			
F	Planning officer changes	18.09.19	TC
E	Design panel changes	29.08.19	TC
D	Design panel changes	10.07.19	TC
C	Design panel changes	10.07.19	TC
B	Internal checks	12.03.19	TC
A	Planning application	26.02.19	TC
No.	Revision.	date	by

PROPOSED DEVELOPMENT  
CABBAGE PATCH CAR PARK  
BOURNEMOUTH  
DORSET  
BH2 6JU

## SITE, BLOCK, LOCATION PLAN

scale	AS SHOWN @ A1	checked	CS
date	SEPTEMBER 2019	drawn	TC
8963/ 100		A B C D E F	

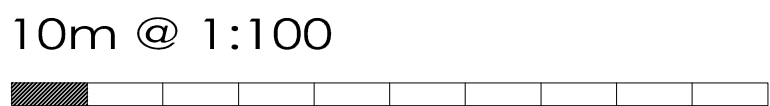
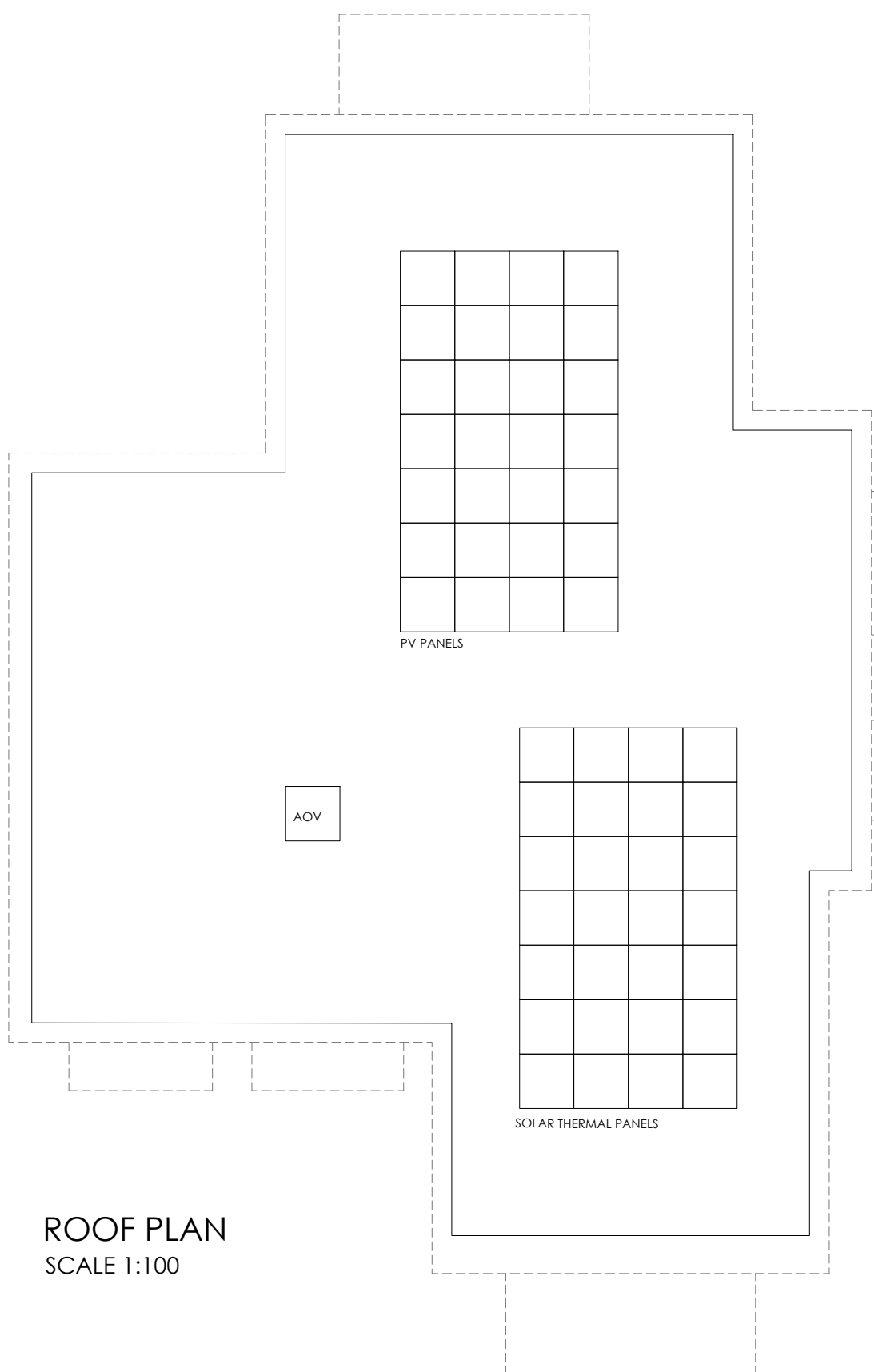
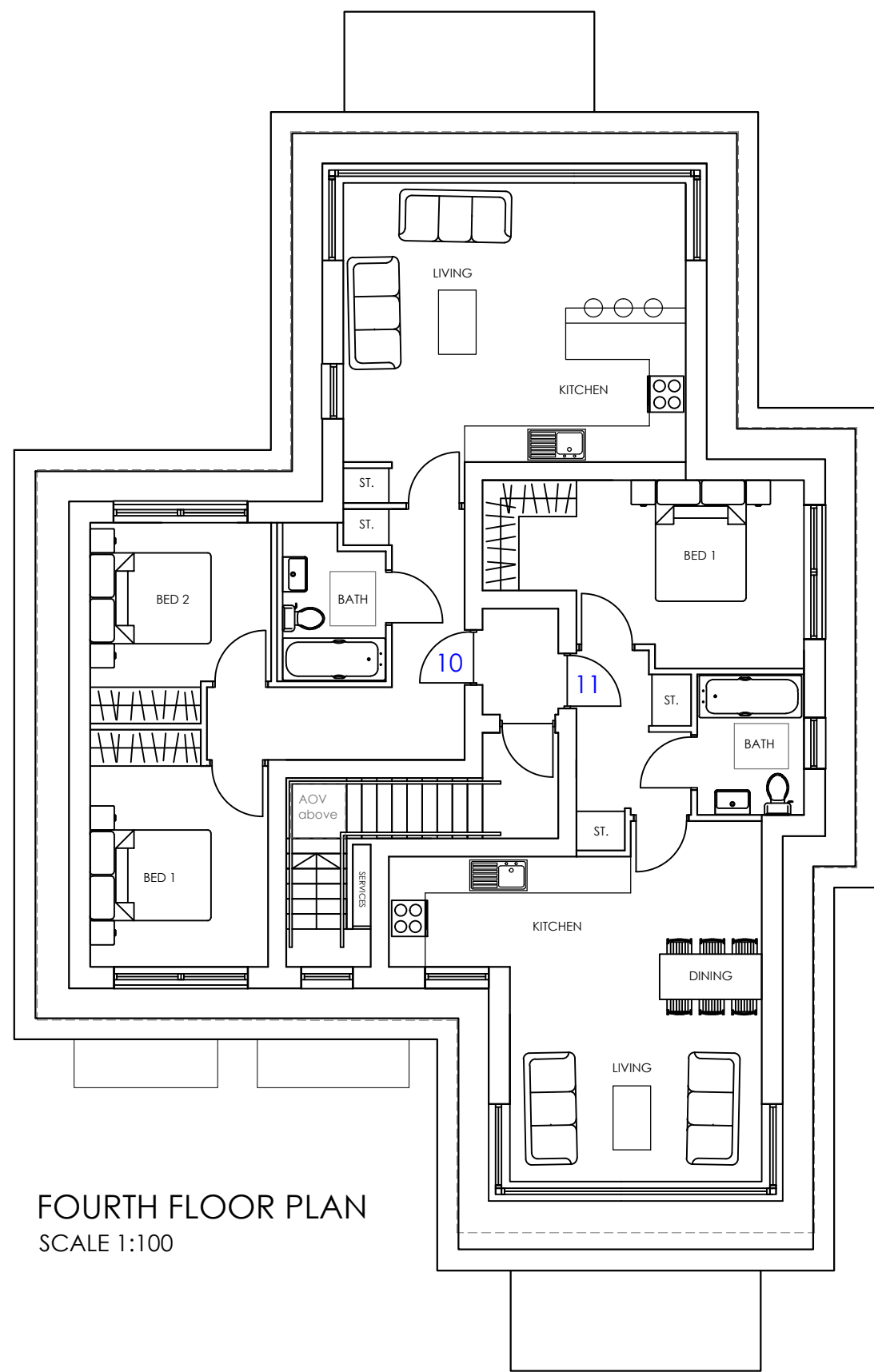
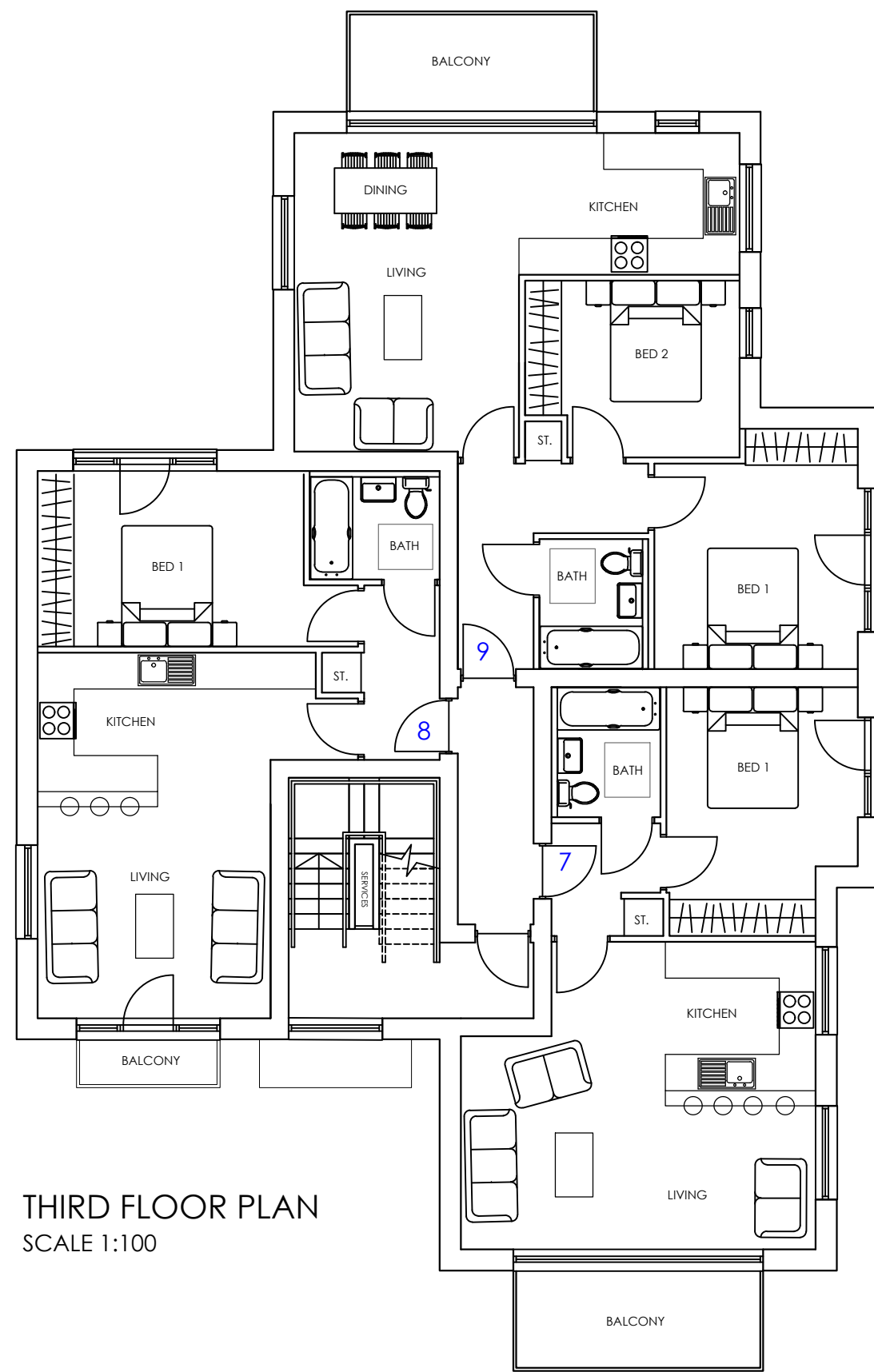
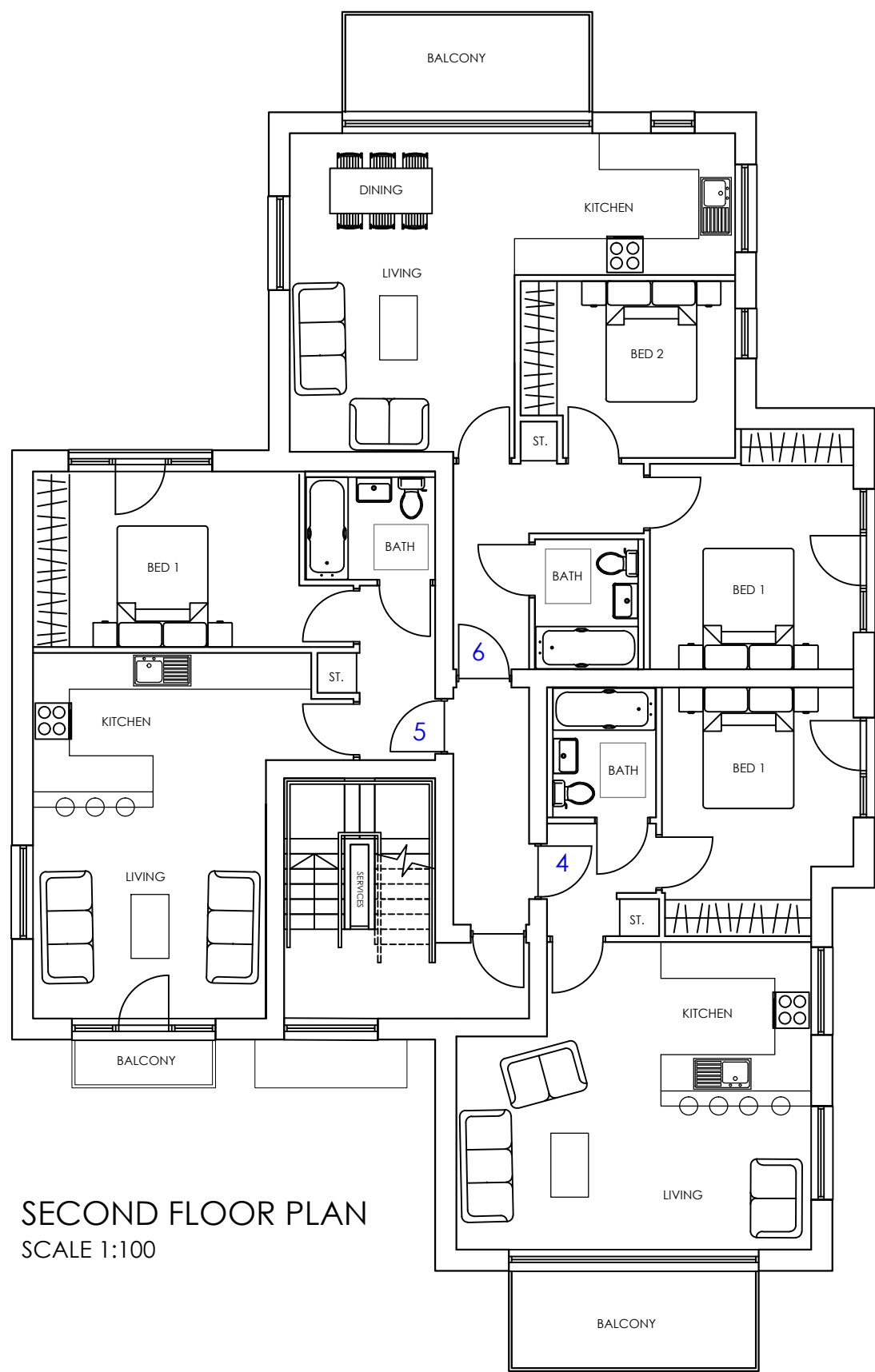
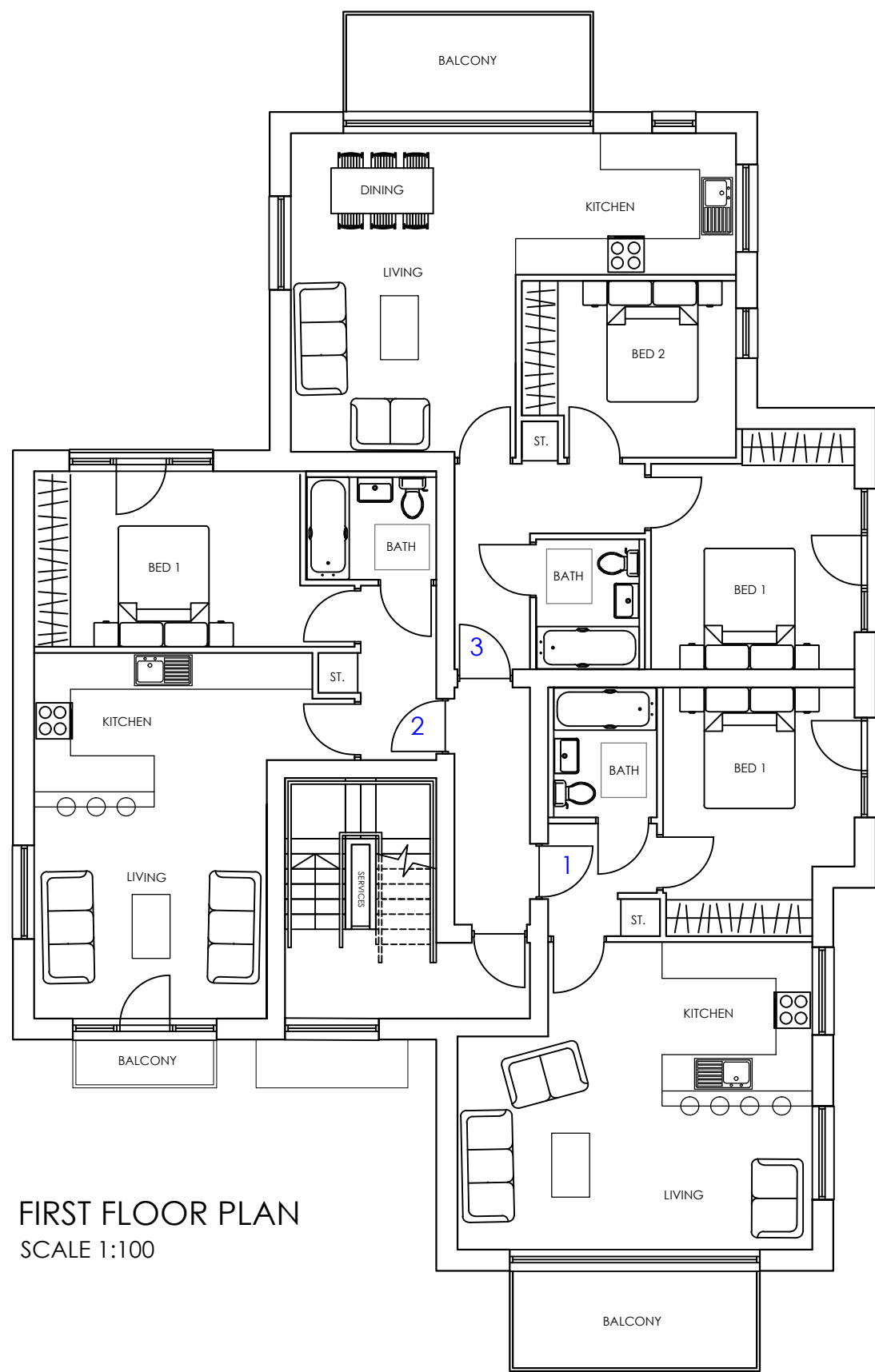
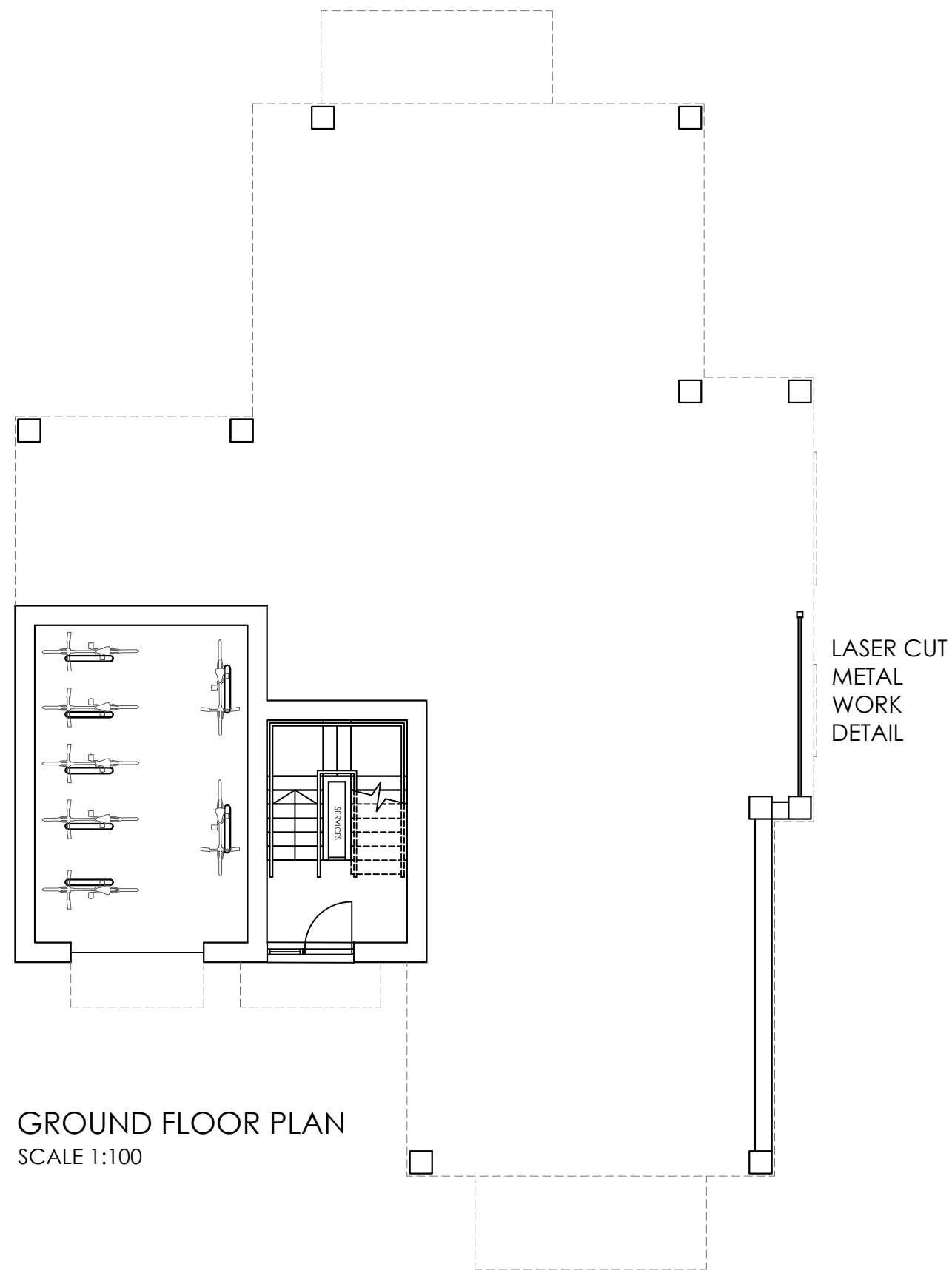
ARC Architecture Ltd.

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919  
E-mail: enquiries@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk







- NOTES**
- 1 The contents of this drawing are copyright.
  - 2 Scaled drawings for planning purposes only.
  - 3 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
  - 4 All flat roofs to be fitted with a man safe system.
  - 5 Please note a domestic sprinkler system maybe required
  - 6 Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)
  - 7 Subject to S.E approval.
  - 8 Layout Subject to change in accordance with Building Regulations requirements.

SCHEDULE			
SITE AREA: 0.067 HECTARES / 0.165 ACRES 9 X PARKING SPACES (UNALLOCATED)			
3 X 2 BEDROOM FLATS @ 63 SQ.M / 678 SQ.FT 1 X 2 BEDROOM FLAT @ 62 SQ.M / 667 SQ.FT 6 X 1 BEDROOM FLATS @ 48 SQ.M / 516 SQ.FT 1 X 1 BEDROOM FLAT @ 52 SQ.M / 560 SQ.FT			
PROPOSED BIN STORE GIA = 8 SQ.M / 86 SQ.FT			
<b>TOTAL = 11 UNITS</b>			
<b>PROPOSED GIA (Inc communal space, cycle and bin stores) = 732 SQ.M</b>			
G	Admin changes	29.08.19	TC
F	Design panel changes	10.07.19	TC
E	Design panel changes	10.07.19	TC
D	Internal checks	12.03.19	TC
C	PV panels and AOV added	05.03.19	TC
B	Planning application	26.02.19	TC
A	Floor plan revised	17.12.18	GR
No.	Revision.	date	by

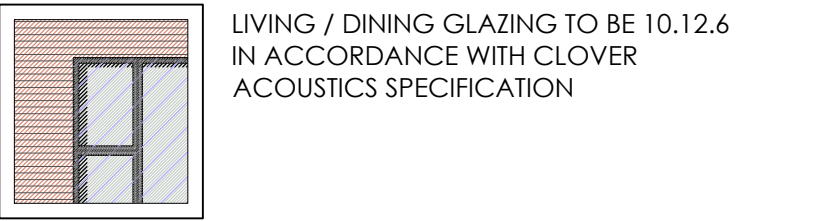
PROPOSED DEVELOPMENT  
CABBAGE PATCH CAR PARK  
BOURNEMOUTH  
DORSET  
BH2 6JU

PROPOSED FLOOR PLANS			
scale	AS SHOWN @ A1	checked	CS
date	AUGUST 2019	drawn	TC
8963/ 101	A B C D E F G		





- NOTES
- 1 The contents of this drawing are copyright.
  - 2 Scaled drawings for planning purposes only.
  - 3 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
  - 4 All flat roofs to be fitted with a man safe system.
  - 5 Please note a domestic sprinkler system maybe required
  - 6 Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)
  - 7 Subject to S.E approval.
  - 8 Layout/ Subject to change in accordance with Building Regulations requirements.



MATERIAL SCHEDULE:	
WALLS :	
1.	RED BRICK TONES
2.	PROFILED BRICKS
3.	GREY CLADDING BALCONYS
4.	GREY BRICK TOP FLOOR
ROOF :	
1.	SINGLE PLY MEMBRANE
WINDOWS :	
1.	GREY WINDOW FRAMES

SCHEDULE	
SITE AREA: 0.067 HECTARES / 0.165 ACRES 9 X PARKING SPACES (UNALLOCATED)	
3 X 2 BEDROOM FLATS @ 63 SQ.M / 678 SQ.FT 1 X 2 BEDROOM FLAT @ 62 SQ.M / 667 SQ.FT 6 X 1 BEDROOM FLATS @ 48 SQ.M / 516 SQ.FT 1 x 1 BEDROOM FLAT @ 52 SQ.M / 560 SQ.FT  PROPOSED BIN STORE GIA = 8 SQ.M / 86 SQ.FT	
TOTAL = 11 UNITS	
PROPOSED GIA (inc communal space, cycle and bin stores) = 732 SQ.M	

G	Planning officer changes	18.09.19	TC
F	Design panel changes	30.08.19	TC
E	Design panel changes	29.08.19	TC
D	Glazing spec notes added	31.07.19	TC
C	Design panel changes	10.07.19	TC
B	Design panel changes	10.07.19	TC
A	Internal checks	12.03.19	TC

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT  
CABBAGE PATCH CAR PARK  
BOURNEMOUTH  
DORSET  
BH2 6JU

PROPOSED ELEVATIONS

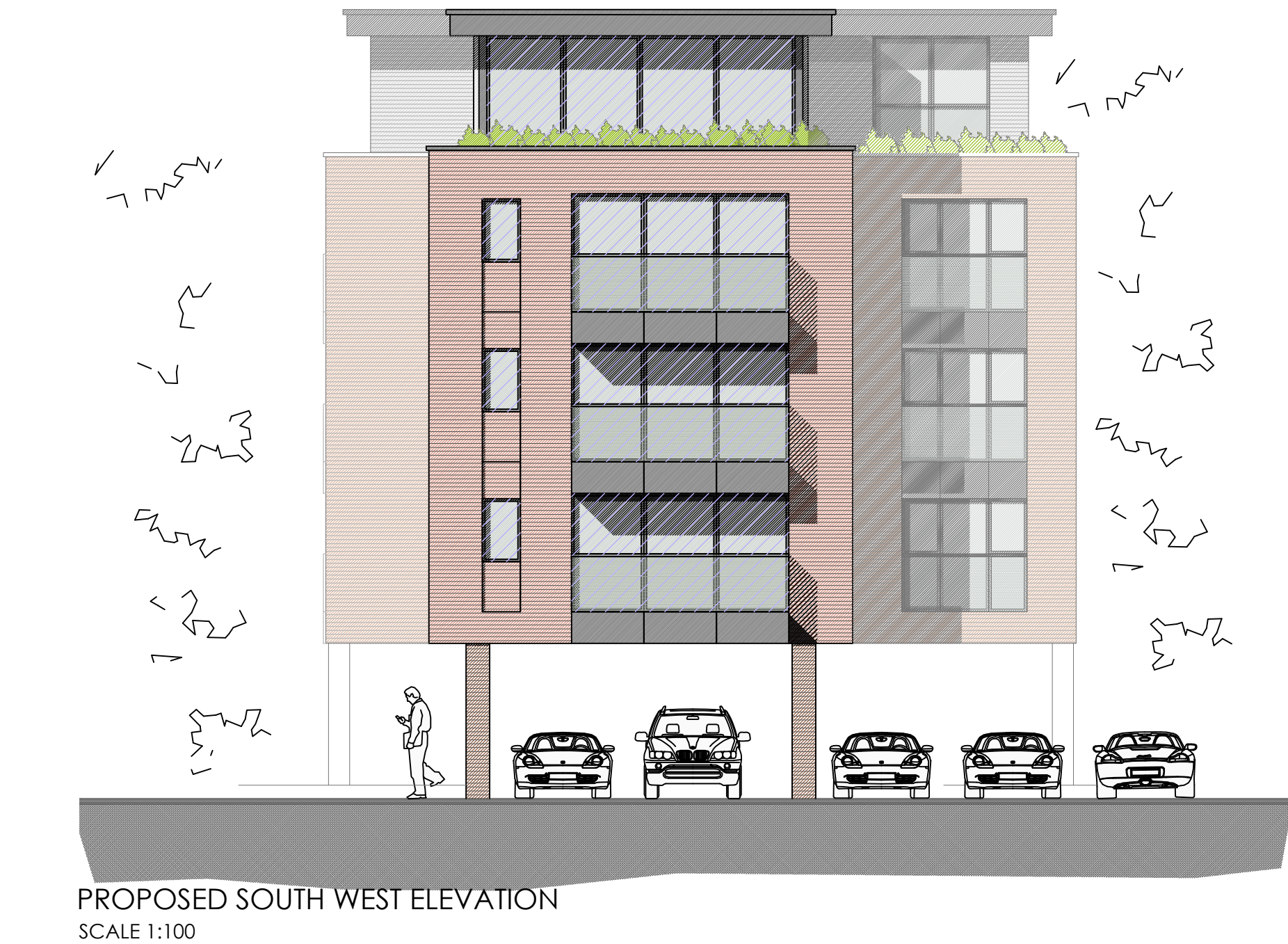
scale	AS SHOWN @ A1	checked	CS
date	SEPTEMBER 2019	drawn	TC
8963/ 102		A	B
		C	D
		E	F
		G	

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

Tel: +44 (0 )1202 479919  
E-mail: enquiries@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk

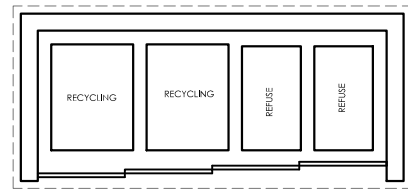
arc  
ARCHITECTURE







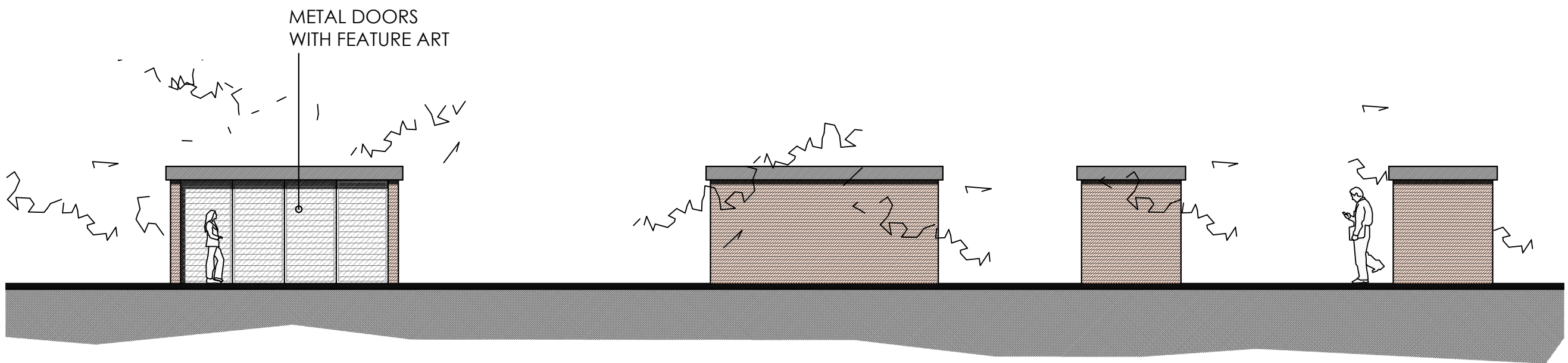
PROPOSED INDICATIVE STREET SCENE (ST STEPHEN'S ROAD)  
SCALE 1:100



PROPOSED FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100



PROPOSED ELEVATIONS  
SCALE 1:100



PROPOSED INDICATIVE STREET SCENE (WESSEX WAY)  
SCALE 1:100



PROPOSED INDICATIVE VISUALISATION

- NOTES**
- 1 The contents of this drawing are copyright.
  - 2 Scaled drawings for planning purposes only.
  - 3 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
  - 4 All flat roofs to be fitted with a man safe system.
  - 5 Please note a domestic sprinkler system maybe required
  - 6 Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)
  - 7 Subject to S.E approval.
  - 8 Layout Subject to change in accordance with Building Regulations requirements.

SCHEDULE	
SITE AREA: 0.067 HECTARES / 0.165 ACRES 9 X PARKING SPACES (UNALLOCATED)	
3 X 2 BEDROOM FLATS @ 63 SQ.M / 678 SQ.FT 1 X 2 BEDROOM FLAT @ 62 SQ.M / 667 SQ.FT 6 X 1 BEDROOM FLATS @ 48 SQ.M / 516 SQ.FT 1 X 1 BEDROOM FLAT @ 52 SQ.M / 560 SQ.FT	
PROPOSED BIN STORE GIA = 8 SQ.M / 86 SQ.FT	
<b>TOTAL = 11 UNITS</b>	
<b>PROPOSED GIA (inc communal space, cycle and bin stores) = 732 SQ.M</b>	

F	Planning officer changes	18.09.19	TC
E	Design panel changes	29.08.19	TC
D	Design panel changes	29.08.19	TC
C	Design panel changes	10.07.19	TC
B	Design panel changes	10.07.19	TC
A	Internal checks	12.03.19	TC

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT  
CABBAGE PATCH CAR PARK  
BOURNEMOUTH  
DORSET  
BH2 6JU

PROPOSED BIN STORE PLANS, PROPOSED  
STREET SCENE AND VISUAL

scale	AS SHOWN @ A1	checked	CS
date	SEPTEMBER 2019	drawn	TC
8963/ 103		A	B
		C	D
		E	F

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

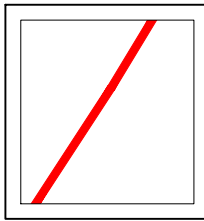
Tel: +44 (0)1202 479919  
E-mail: enquiries@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk

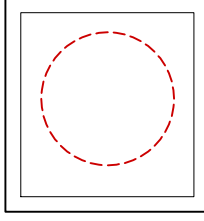


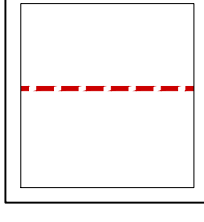


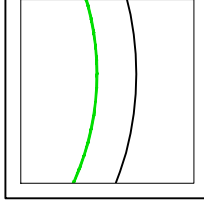
10m @ 1:200

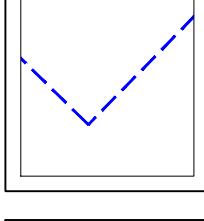
- NOTES
- 1 The contents of this drawing are copyright.
  - 2 Scaled drawings for planning purposes only.
  - 3 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
  - 4 All flat roofs to be fitted with a man safe system.
  - 5 Please note a domestic sprinkler system maybe required
  - 6 Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)
  - 7 Subject to S.E approval.
  - 8 Layout Subject to change in accordance with Building Regulations requirements.

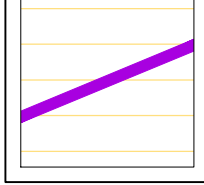
SITE BOUNDARY

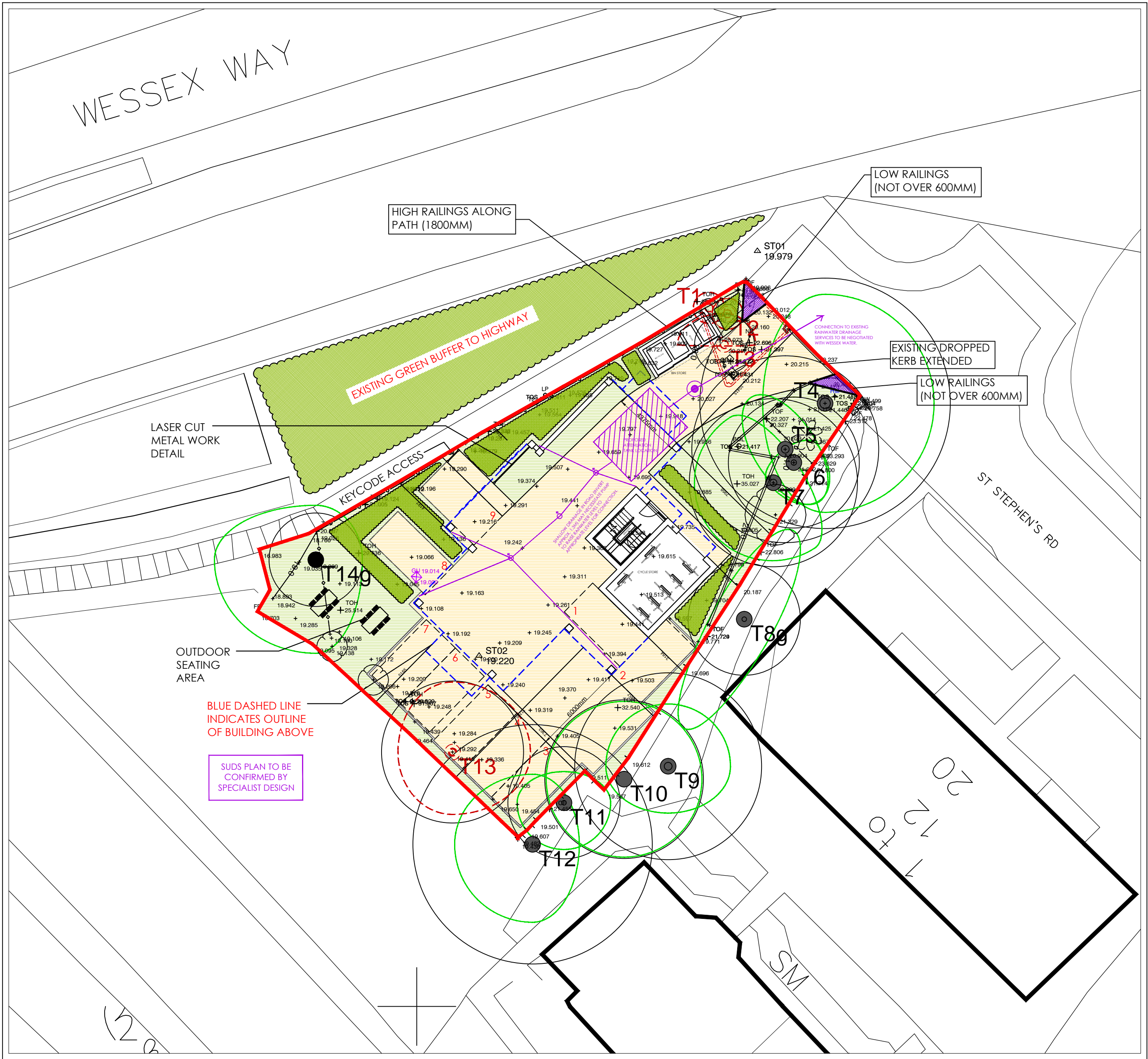
EXISTING TREES TO BE REMOVED

EXISTING WALL TO BE REMOVED

EXISTING TREES TO BE RETAINED

OUTLINE OF BUILDING ABOVE UNDER CROFT PARKING

SUDS PLAN INFORMATION TO BE CONFIRMED BY SPECIALIST DESIGN



PROPOSED SUDS PLAN SCALE 1:200  
BASED ON TOPO INFORMATION

E	Planning officer changes	18.09.19	TC
D	Design panel changes	29.08.19	TC
C	Design panel changes	10.07.19	TC
B	Design panel changes	10.07.19	TC
A	Internal checks	12.03.19	TC

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT  
CABBAGE PATCH CAR PARK  
BOURNEMOUTH  
DORSET  
BH2 6JU

PROPOSED SUDS PLAN

scale	AS SHOWN @ A1	checked	CS					
date	SEPTEMBER 2019	drawn	TC					
8963/ 104		A	B	C	D	E		

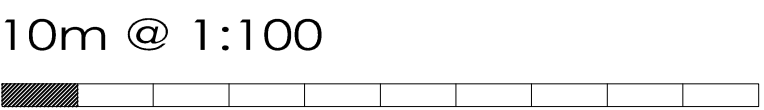
ARC Architecture Ltd.

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

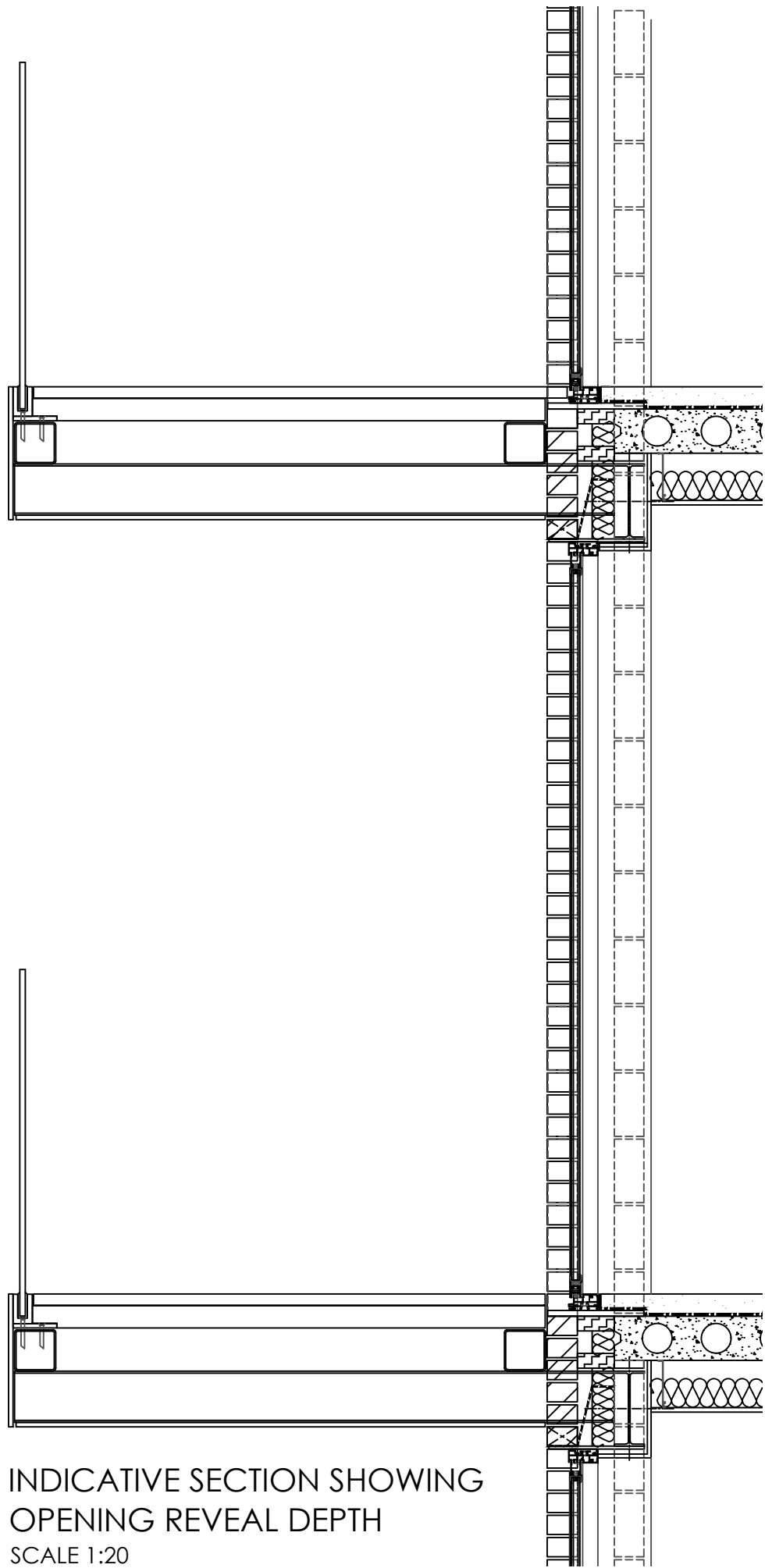
Tel: +44 (0) 1202 479919  
E-mail: enquires@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk







- NOTES
- 1 The contents of this drawing are copyright.
  - 2 Scaled drawings for planning purposes only.
  - 3 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
  - 4 All flat roofs to be fitted with a man safe system.
  - 5 Please note a domestic sprinkler system maybe required
  - 6 Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)
  - 7 Subject to S.E approval.
  - 8 Layout Subject to change in accordance with Building Regulations requirements.



INDICATIVE SECTION SHOWING  
OPENING REVEAL DEPTH  
SCALE 1:20



COLUMN SIGNAGE



TIMBER AND L.E.D SOFFIT



METAL SCREEN / DOORS WITH  
FEATURE ART



PROFILED BRICK AREAS

B	Planning officer changes	18.09.19	TC
A	Design panel changes	30.08.19	TC
No.	Revision.	date	by

PROPOSED DEVELOPMENT  
CABBAGE PATCH CAR PARK  
BOURNEMOUTH  
DORSET  
BH2 6JU

DETAIL DESIGN ELEMENTS

scale	AS SHOWN @ A1	checked	CS
date	SEPTEMBER 2019	drawn	TC
8963/ 105		A	B

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

Tel: +44 (0 )1202 479919  
E-mail: enquiries@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk







## Health & Safety Assessment Tool

### Completed by

Name	Jonathan Thornton
Business Unit	Housing Development
Date	19th March 2020

Please save this document to your computer and complete by entering your responses in the boxes provided. Information about the HASAT is available on BIZ within the Corporate H&S pages. When complete please email to [health.safety@bpcouncil.gov.uk](mailto:health.safety@bpcouncil.gov.uk)

1	<u>Name of Project</u>
Cabbage Patch, St Stephens Road, Bournemouth	

2	<u>Project Number</u>

6	<u>Is this project notifiable under the CDM Regulations 2015</u>
YES	

7	<u>Aspects of the project</u> Please see the HASAT guidance template on the 2nd tab of this document.			
	<u>ITEM</u>	<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
1	Risk Assessment	YES		The tender will contain a designers risk assessment highlighting any project specific risks to the contractors tendering for the work. A Construction Phase Health and Safety Plan including risk assessments and method statements will be submitted before the commencement of the construction phase.
2	Contractors	YES		Evidence of competence of the Principal Contractor should be provided. This should include any sub contractors.
3	Manual Handling	YES		As part of their CDM duty the Designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the Principal Contractor will be obliged to submit an examples of manual handling risk assessments.
4	Fire Safety Impacts	YES		As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Fire service will be a consultee to the planning process. Fire Risk Assessment to be completed at practical completion.

5	Working at Heights	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the the Contractor will be obliged to submit a Construction Phase Health and Safety Plan which will include a risk assessments and method statements to address this hazard.
6	Accident recording	YES	Before construction works commence the the Principal Contractor will submit their arrangements for incident reporting.
7	CDM Notification to the HSE	YES	The Principal Contractor will notify the HSE of the project and forward evidence.
8	Requirement of continued monitoring	YES	Before construction works commence the the Contractor will be obliged to submit their arrangements for continued health monitoring.
9	Need for specialist equipment / tools	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Please forward a list of any specialist equipment or tools needed for the construction including risk assessments and maintenace records.
10	Exposure to hazardous substances	YES	The Designer will where practicable, design the project in a manner that reduces the exposure to hazardous substances. Before construction works commence the Principal Contractor will be obliged to submit examples of COSHH assessments for substances that will be used in the construction.

8	Please provide a list of all persons, who have been consulted regarding H&S for this project
Employers Agent & Principle Designer - David Richards Practice. Architect - Anders Roberts Cheer. Principal Contractor - TBC. Building Control - LABC	

CORPORATE HEALTH & SAFETY SECTION	
Is a 'Advanced Health & Safety Assessment' required.	
Comments from H&S Advisor	
No comments required	
<b>SIGN OFF BY CORPORATE HEALTH &amp; SAFETY</b>	
ASSESSED BY ADVISOR	
DATE	



## Environment Impact Checklist for all Cabinet Reports

Issue: Housing Development at **Cabbage Patch, St Stephens Road, Bournemouth**  
 Meeting Date: 20<sup>th</sup> March 2020.  
 Accountable Manager: Lorraine Mealings, Director Housing  
 Impact Assessor: Jonathan Thornton ☎ 01202 458347 ✉ [jonathan.thornton@bcpcouncil.gov.uk](mailto:jonathan.thornton@bcpcouncil.gov.uk)

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
<b>Natural resources</b> impact on use of natural resources – for example energy, water, raw materials	?	The redevelopment of this site will have a negative effect on the use of natural resources. However, the tarmacadam surfacing will remain on site and be used as a piling mat and temporary site surface during the construction phase. This will reduce soil deposits on the adjacent highway and the need for washing down of vehicles leaving site.
<b>Quality of environment</b> contribution to safe and supportive environments for living, recreation and working	+	A new, high quality building on this site could make a positive contribution to the quality of the environment. The development of new homes on the site will improve natural surveillance of the area, contributing to a safer environment, particularly to the public footpath adjacent to the site. A number of trees are retained in the current scheme proposals, including a buffer of trees/landscaped areas between the proposed building and the Wessex Way and also to the retained homes adjacent. Outside space is limited in the proposed development, balconies are provided where possible; access to the remaining open space will be available. The site is well located and walkable to the town centre of Bournemouth.

<b>Bio-diversity</b> protects and improves wildlife and habitats	?	The site is currently still in use as a staff car park. Existing trees/landscaped areas on the perimeter of the site (around the tarmacadam surfacing) are retained to ensure safety of wildlife and trees.
<b>Waste and pollution</b> effects on air, land and water from waste and emissions	-	This redevelopment will result in intensified use of the site (from zero homes to 11 homes), resulting in additional waste and emissions. However, the new buildings will be built to high energy efficiency standards of Passiv Haus/Passiv Haus Principles.
<b>Council Priority and Objectives for Improving our Environment:</b> <ul style="list-style-type: none"> <li>• Reduce traffic congestion</li> <li>• Improve streetscene</li> <li>• Improve recycling &amp; energy management</li> <li>• Respond to climate change</li> <li>• Improve quality of existing space</li> </ul>	?	<p>There will be an expected reduction in vehicular movements to and from the site compared to its previous use. There will also be cycle storage in the ground floor area adjacent to the main entrance.</p> <p>The Street scene will be greatly improved by the redevelopment.</p> <p>The roof will be used to host Photovoltaic panels to generate electricity for the heating/hot water system and communal lighting.</p>

RAG rating	G
------------	---



			2018					2019					2020					2021					2022					2023																			
Task	Lead Officer	No Months	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
Architect Appointment initial design	Sarah Longthorpe	3																																													
Scheme transfer to HRA lead scheme	Jonathan Thornton	1																																													
Architect Appointment and design development	Jonathan Thornton	6																																													
Valuations - land and property OMR and OMs	Jonathan Thornton	2																																													
Ground Investigation tender, works and report	Jonathan Thornton	3																																													
Ecological/tree Surveys tender, works and report	Jonathan Thornton	2																																													
Pre planning application	Sarah Longthorpe	1																																													
Legal report request and searches	Jonathan Thornton	8																																													
Public Consultation by letter and Ward Councillor Consultation	Jonathan Thornton	1																																													
Employers Agent appointment	Jonathan Thornton	1																																													
Planning application period	Jonathan Thornton	6																																													
Design Review Panel	Jonathan Thornton	1																																													
Acoustic tender and reports	Jonathan Thornton	2																																													
Seeking Legal advice concerning defective title insurance and restrictive covenant issues.	Jonathan Thornton	8																																													
Seek BCP approvals (Property Group, CMB, Cabinet, Council) for appropriation of land and spend	Jonathan Thornton	5																																													
Main Contractor Procurement Tender exercise	Jonathan Thornton	3																																													
Mobilisation	Main Contractor	1																																													
Construction Phase	Main Contractor	15																																													
Snagging	Main Contractor	1																																													
Handover & letting of completed units	Seamus Doran	1																																													
Rectification Period	Main Contractor	12																																													