

**DE PAUL HOUSE, 628-634 COMMERCIAL ROAD LONDON E14 7HS**  
**PINS REF: APP/E5900/W/20/3250665**  
**LPA REF: PA/19/0084**

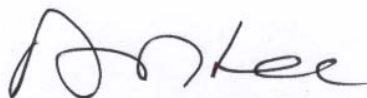
**STATEMENT OF COMMON GROUND – VIABILITY AND AFFORDABLE HOUSING PROVISION**

1. This statement summarises agreed matters of fact and appraisal inputs used to establish the viability of the Appeal Scheme.
2. The parties agree that the gross internal floor area of the Appeal Scheme is 4,556 square metres.
3. The parties agree that the floorplans do not include a central catering facility from which meals and drinks can be served.
4. The agreed schedule of room types, numbers and areas is as set out in Appendix 1 and Appendix 2.
5. The parties note that the Appellant will enter into a planning obligation to limit the number of occupants per room to those identified in the column headed "Occupants" in the schedule at Appendix 1.
6. The following appraisal inputs are agreed:
  - Purchaser's costs: 5% of GDV;
  - Professional fees: 8% of build costs;
  - Letting agent's fees: Nil;
  - Sales agent fees: 1% of GDV;
  - SDLT: at prevailing rates;
  - Profit: 15% of GDV;
  - Benchmark Land Value: £5.89 million;
  - Mayoral CIL: Applied at prevailing rates having regard to existing floorspace and Social Housing Relief;
  - LBTH CIL: Applied at prevailing rates having regard to existing floorspace and Social Housing Relief;
  - Programme: 4 months pre-construction period; 24 months build.



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James Brown  
On behalf of the Appellant

14 December 2020



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Anthony Lee  
On behalf of London Borough of Tower Hamlets

14 December 2020

## **APPENDIX 1: AGREED SCHEDULE OF ROOM TYPES AND NUMBERS**

Floor	Plot ref	Type	NIA (square metres)	Occupants	Hostel or HMO	Ancillary space (square metres)
LG	-1.01	Single room	17.0	1	Hostel	
LG	-1.02	Double room	17.5	2	Hostel	
LG	-1.03	Single room	15.5	1	Hostel	
LG	-1.04	Single room	15.5	1	Hostel	
LG	-1.05	Double room	17.5	2	Hostel	
LG	-1.06		Marked on schedule as "not used"			
LG	-1.07	Accessible room	23.5	2	Hostel	
LG	-1.08	Double room	23.5	2	Hostel	
LG	-1.09	Double room	16.5	2	Hostel	
LG	-1.10	Double room	17.0	2	Hostel	
LG	-1.11	Double room	17.0	2	Hostel	
LG	-1.12	Double room	23.5	2	Hostel	
LG	-1.13	Accessible room	28.5	2	Hostel	
LG		Ancillary				337
G	0.01		Marked on schedule as "not used"			
G	0.02		Marked on schedule as "not used"			
G	0.03		Marked on schedule as "not used"			
G	0.04		Marked on schedule as "not used"			
G	0.05		Marked on schedule as "not used"			
G	0.06		Marked on schedule as "not used"			
G	0.07	Single room	15.5	1	Hostel	
G	0.08	Single room	15.0	1	Hostel	
G	0.09	Single room	15.0	1	Hostel	
G	0.10	Accessible room	28.5	2	Hostel	
G	0.11	Double room	23.5	2	Hostel	
G	0.12	Double room	16.5	2	Hostel	
G	0.13	Double room	17.0	2	Hostel	
G	0.14	Double room	16.5	2	Hostel	
G	0.15	Double room	23.5	2	Hostel	
G	0.16	Accessible room	28.5	2	Hostel	
G	0.17	Single room	15.0	1	Hostel	
G	0.18	Single room	15.0	1	Hostel	
G	0.19	Single room	15.5	1	Hostel	
G		Ancillary				316.5
1	1.01	Single room	17.0	1	HMO	
1	1.02	Double room	17.5	2	HMO	
1	1.03	Single room	15.5	1	HMO	
1	1.04	Single room	15.5	1	HMO	
1	1.05	Double room	17.5	2	HMO	
1	1.06	Single room	17.0	1	HMO	
1	1.07	Double room	18.5	2	HMO	
1	1.08	Double room	18.0	2	HMO	
1	1.09	Double room	17.5	2	HMO	
1	1.10	Accessible room	28.5	2	HMO	
1	1.11	Double room	23.5	2	HMO	
1	1.12	Double room	16.5	2	HMO	
1	1.13	Accessible room	17.0	2	HMO	
1	1.14	Double room	16.5	2	HMO	
1	1.15	Double room	23.5	2	HMO	
1	1.16	Accessible room	28.5	2	HMO	
	1.17	Double room	17.5	2	HMO	

Floor	Plot ref	Type	NIA (square metres)	Occupants	Hostel or HMO	Ancillary space (square metres)
	1.18	Double room	18.0	2	HMO	
	1.19	Double room	18.5	2	HMO	
1		Ancillary				190
2	2.01	Single room	17.0	1	HMO	
2	2.02	Double room	17.5	2	HMO	
2	2.03	Single room	15.5	1	HMO	
2	2.04	Single room	15.0	1	HMO	
2	2.05	Double room	17.5	2	HMO	
2	2.06	Single room	17.0	1	HMO	
2	2.07	Double room	18.5	2	HMO	
2	2.08	Double room	18.0	2	HMO	
2	2.09	Double room	17.5	2	HMO	
2	2.10	Accessible room	28.5	2	HMO	
2	2.11	Double room	23.5	2	HMO	
2	2.12	Double room	16.5	2	HMO	
2	2.13	Accessible room	17.0	2	HMO	
2	2.14	Double room	16.5	2	HMO	
2	2.15	Double room	23.5	2	HMO	
2	2.16	Double room	28.5	2	HMO	
	2.17	Double room	17.5	2	HMO	
	2.18	Double room	18.0	2	HMO	
	2.19	Double room	18.5	2	HMO	
2		Ancillary				190.5
3	3.01	Single room	17.0	1	HMO	
3	3.02	Double room	17.5	2	HMO	
3	3.03	Single room	15.5	1	HMO	
3	3.04	Single room	15.0	1	HMO	
3	3.05	Double room	17.5	2	HMO	
3	3.06	Single room	17.0	1	HMO	
3	3.07	Double room	18.5	2	HMO	
3	3.08	Double room	18.0	2	HMO	
3	3.09	Double room	17.5	2	HMO	
3	3.1	Accessible room	28.5	2	HMO	
3	3.11	Double room	23.5	2	HMO	
3	3.12	Double room	16.5	2	HMO	
3	3.13	Accessible room	17.0	2	HMO	
3	3.14	Double room	16.5	2	HMO	
3	3.15	Double room	23.5	2	HMO	
3	3.16	Double room	28.5	2	HMO	
3		Ancillary				244.5
4	4.01	Single room	17.0	1	HMO	
4	4.02	Double room	17.5	2	HMO	
4	4.03	Single room	15.5	1	HMO	
4	4.04	Single room	15.0	1	HMO	
4	4.05	Double room	17.5	2	HMO	
4	4.06	Single room	17.0	1	HMO	
4	4.07	Double room	18.5	2	HMO	
4	4.08	Double room	18.0	2	HMO	
4	4.09	Double room	17.5	2	HMO	
4	4.10	Accessible room	28.5	2	HMO	
4	4.11	Double room	23.5	2	HMO	
4	4.12	Double room	16.5	2	HMO	

Floor	Plot ref	Type	NIA (square metres)	Occupants	Hostel or HMO	Ancillary space (square metres)
4	4.13	Accessible room	17.0	2	HMO	
4	4.14	Double room	16.5	2	HMO	
4	4.15	Double room	23.5	2	HMO	
4	4.16	Double room	28.5	2	HMO	
4		Ancillary				244.5
5	5.01	Single room	15.5	1	HMO	
5	5.02	Single room	12.6	1	HMO	
5	5.03	Double room	23.4	2	HMO	
5	5.04	Single room	14.7	1	HMO	
5	5.05	Double room	25.3	2	HMO	
5	5.06	Double room	23.4	2	HMO	
5	5.07	Single room	12.6	1	HMO	
5	5.08	Single room	15.5	1	HMO	
5		Ancillary				155.6
6	6.01	Double room	20.0	2	HMO	
6	6.02	Single room	12.9	1	HMO	
6	6.03	Single room	14.7	1	HMO	
6	6.04	Double room	25.3	2	HMO	
6	6.05	Single room	12.9	1	HMO	
6	6.06	Double room	20.0	2	HMO	
		Ancillary				155.6

**APPENDIX 3: AGREED SUMMARY OF UNITS AND NET INTERNAL AREAS**

Room type	Hostel rooms	HMO rooms	Hostel NIA	HMO NIA	Maximum Hostel occupants	Maximum HMO occupants
Single rooms	9	24	139.00	369.90	9	24
Double rooms	12	51	229.50	1,006.90	24	102
Accessible rooms	4	9	109.00	210.50	8	18
Totals	25	84	477.50	1,587.30	41	144