

The viability challenge

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VIEW 1



VIEW 2



Site viability

CONTEMPORARY BUILDING ENVELOPE WITH FLAT ROOF, REFERENCING MATERIAL PALETTE SEEN IN LOCAL PRECEDENTS.

BUILDING FORM CREATES INTERNAL PEDESTRIAN COURTYARD

BOUNDARY TREATMENT REQUIRED TO MINIMISE IMPACT OF LIGHT INDUSTRIAL UNITS

FORM OF RESIDENTIAL UNITS REFERENCES ADJACENT HOUSING TYPOLOGIES

2 STOREY SHELTERED HOUSING DEVELOPMENT



GOOD PEDESTRIAN LINKS TO WGC TRAIN STATION

INTERNAL PARKING COURTYARD CREATED EXCLUSIVELY FOR RESIDENTS USE

EXISTING MATURE TREES AND GREEN

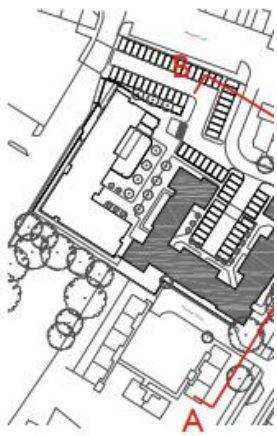
Planning viability



FIG 47. STREETSCENE A-A ALONG PEARTREE LANE



STREETSCENE A-A ALONG PEARTREE FARM

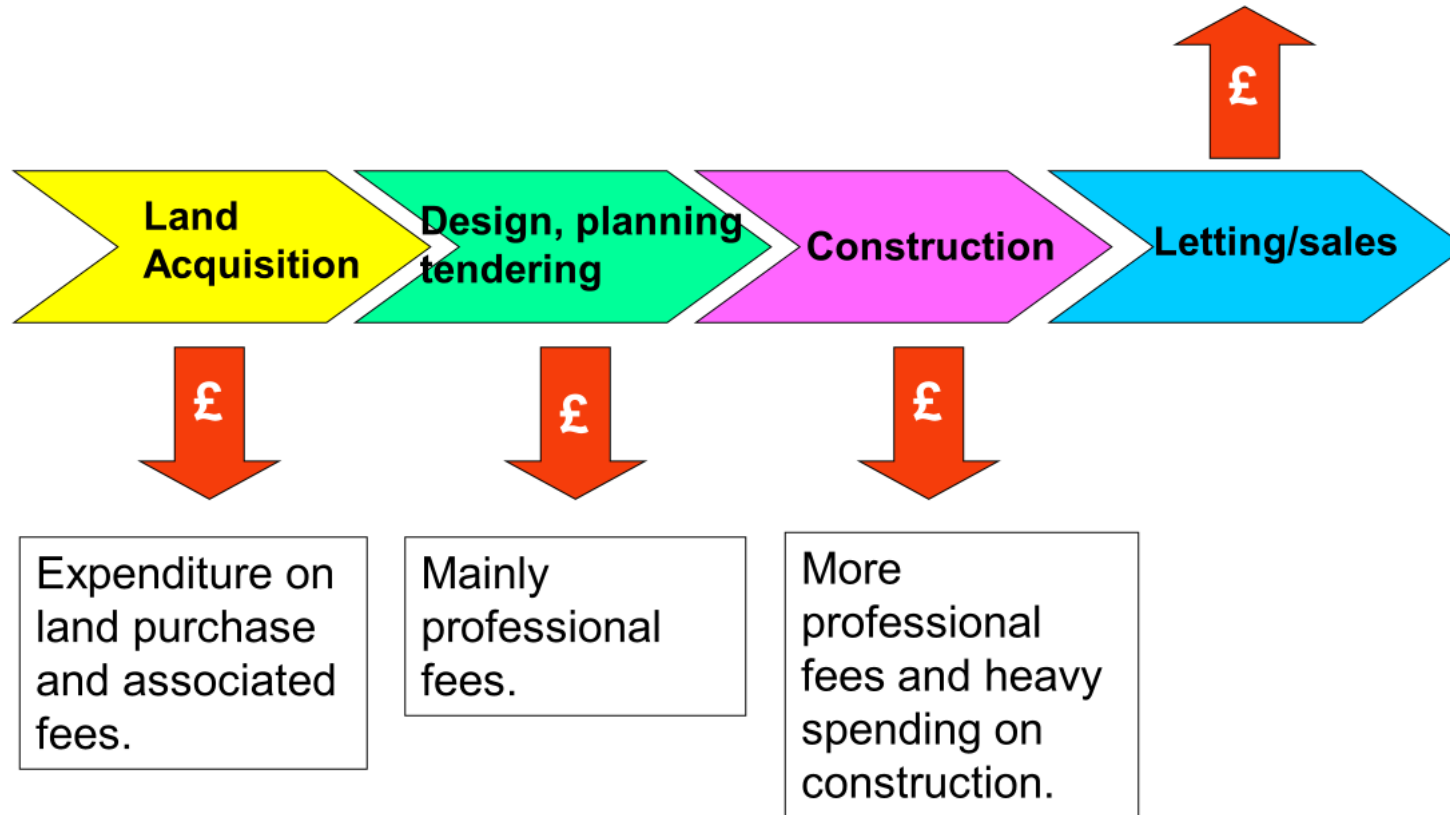


KEY PLAN

Construction viability

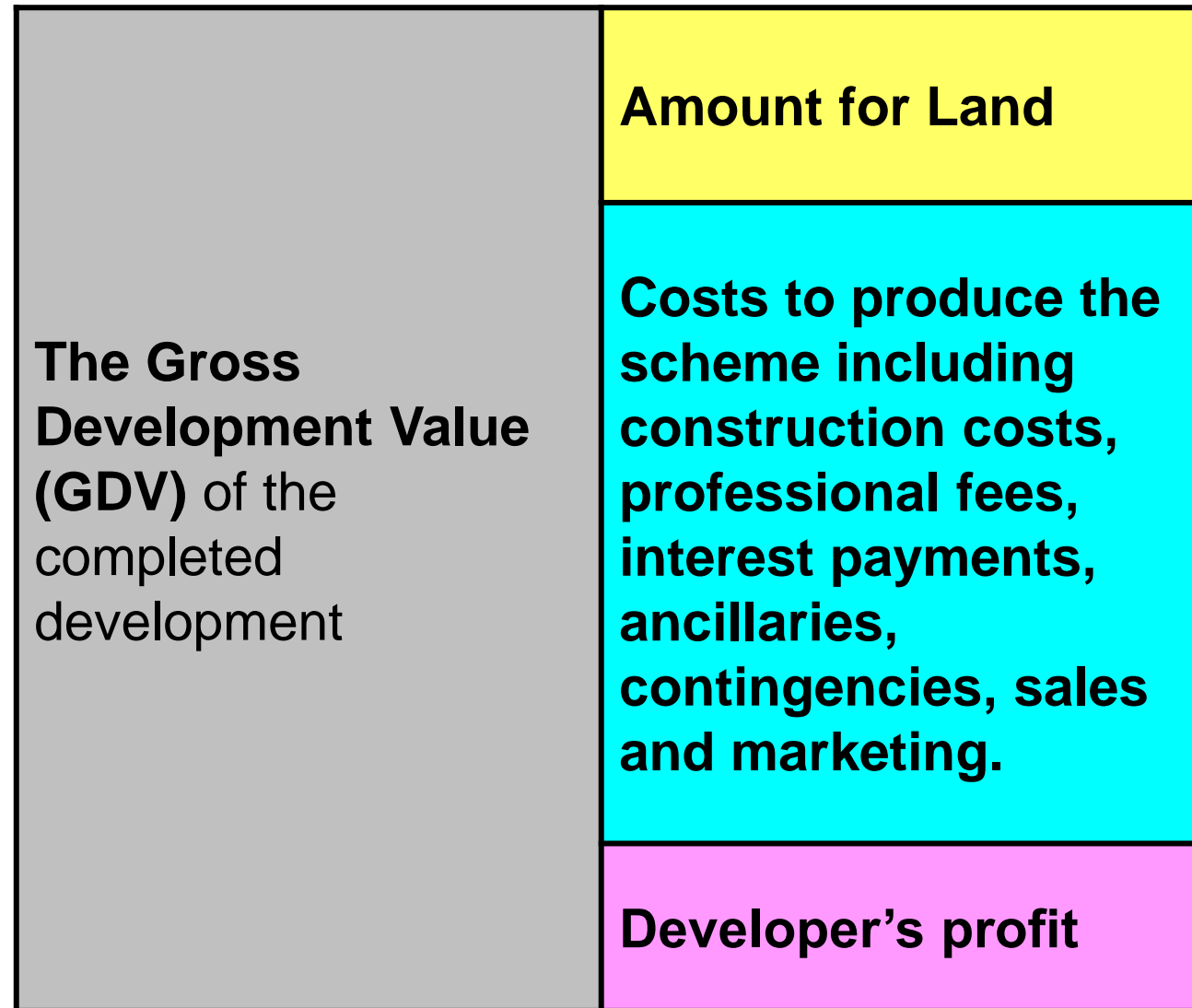
Cash flows reflect the development sequence

Receipts from selling the completed development, repays the debt and enables profit realisation.



£15m challenge

A development would be viable if the value on the left pays for all the costs on the right or where income covers all the debt.



Professional competence is key