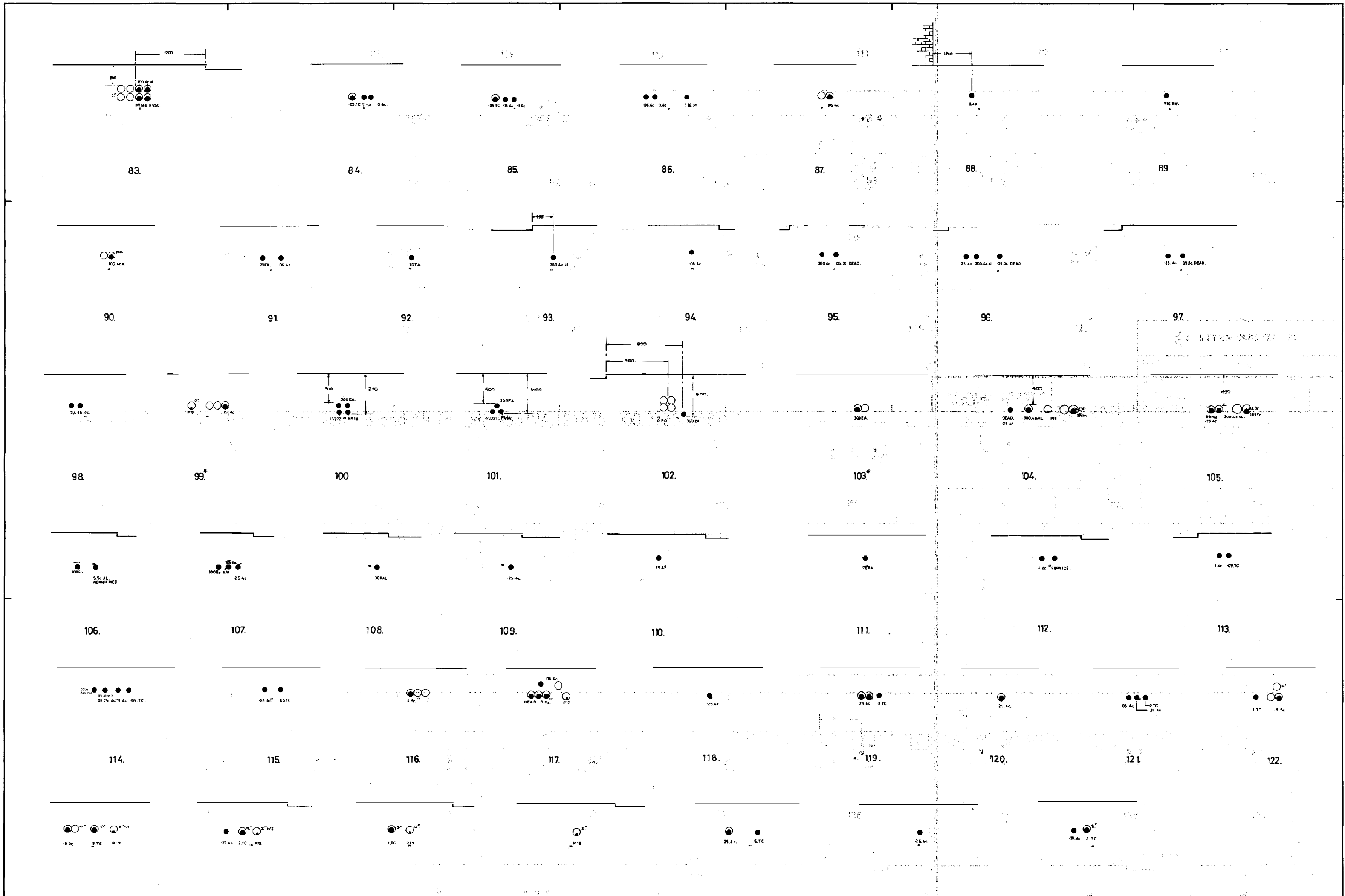


EASTERN ELECTRICITY			
LOCATION NORWICH			
SHEET No.	ISSUE	DATE	
TG2208NEB 84		22-07-02	
SUPPLEMENTARY SHEET No.			

REPRODUCED FROM AND BASED UPON THE ORDINANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.

FOR DETAILS OF SERVICE CABLE REFER TO THE SERVICE CABLES IN THE LOCAL OFFICE.



LOCATION
NORWICH

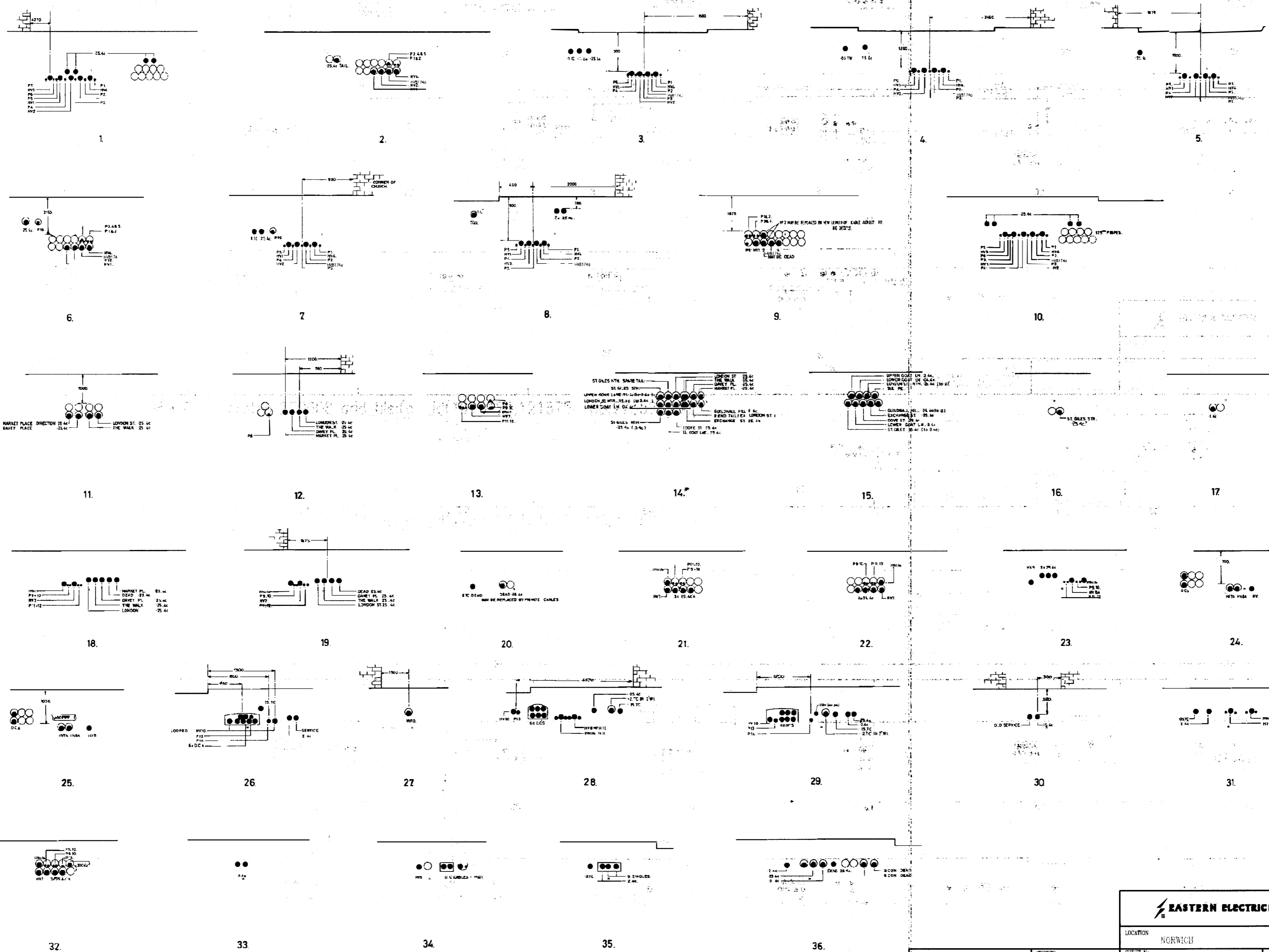
SHEET No.	ISSUE	DATE
TG2208NEB.S3	G	07-11-03
SUPPLEMENTARY SHEET No.		

REPRODUCED FROM AND BASED UPON THE ORDINANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF THE STATISTICAL OFFICE

SERVICES
POB DETAILS OF SERVICE CABLE
TO BE PROVIDED TO THE LOCAL OFFICE



EASTERN ELECTRICITY			
LOCATION NORWICH			
REPRODUCED FROM AND BASED UPON THE ORDINANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF N.H. STATIONERY OFFICE.	SERVICES	SHEET No. TG2208NEB s2	ISSUE DATE 13 28-12 00
FOR DETAILS OF SERVICE CABLE REFER TO THE SERVICE CARDS IN THE LOCAL OFFICE.		SUPPLEMENTARY SHEET No.	



EASTERN ELECTRICITY

LOCATION: NORWICH

SHEET No. TG2208NEB.s1

ISSUE: B

DATE: 22-12-00

SUPPLEMENTARY SHEET No.

REPRODUCED FROM AND BASED UPON THE ORDNANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF H.M. STATIONERY OFFICE

FOR DETAILS OF SERVICE CABLE REFER TO THE SERVICE CABLE SHEET IN THE LOCAL OFFICE

Mr Jonathan Plastow
Create Consulting Engineers
15 Princes Street
Norwich
NR3 1AF

2nd July 2014
Our Ref: 401586692/QID213745

Dear Mr Plastow

Site Address: Duke's Wharf, Westwick Street, Norwich, NR3 3AJ

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of Eastern Power Networks PLC the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work. It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

1. Budget estimate

The budget estimate for this work is:
£100,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Duke Street.

It is likely that a new substation position will have to be provided on site to feed the development.

An additional sum of **£40,000.00** may also be chargeable to disconnect and remove the existing substations within the site boundary and divert existing cables away from the development area. The above budget estimate does not include any allowance for relinquishing any rights or land on which these existing substations are situated.

Please Note: Due to the overall load required for Blocks A1, A2 and A3 including the Landlords main load of 350kVA, it will be your responsibility to provide the tails back to the substation and we would normally expect the meter position to be within 20m of the substation.

2. Budget estimate assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a

substation can be located on your premises at or close to the position we have assumed.

- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you should apply for a quotation, Please refer to our website http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the_connection_process.pdf for '**The connection process**' which details our application process. To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

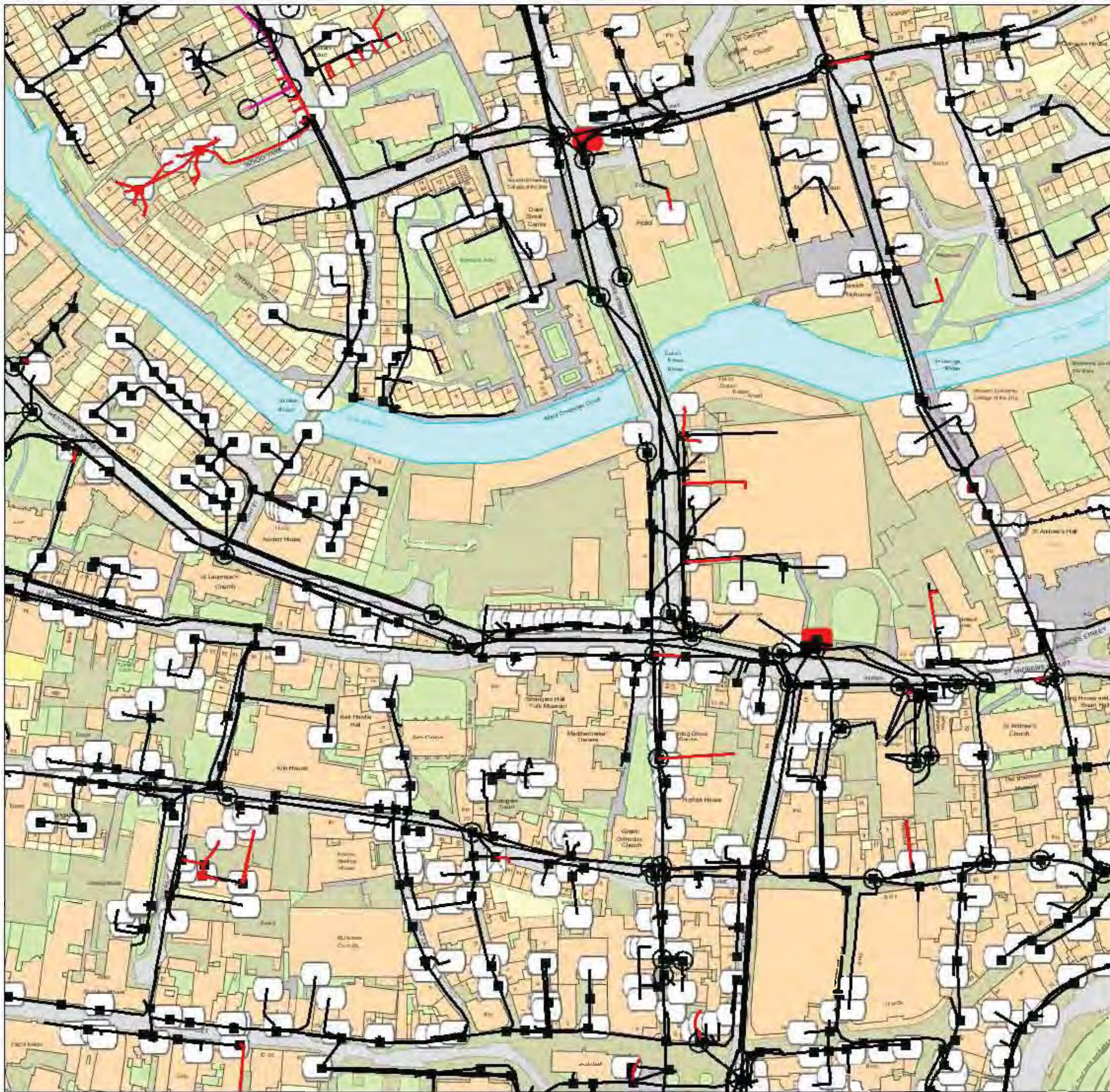
Yours sincerely



Helen Cardoza
Project Designer
Tel: 01279 824623
Email: PrelimsEPN@ukpowernetworks.co.uk

APPENDIX D

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993
E-mail: dbyd@openreach.co.uk
Website: www.dialbeforeyoudig.com

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
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KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.

openreach
a BT Group business



BT Ref : R0F05202U

Map Reference : (centre) TG2290008800

Easting/Northing : (centre) 622900,308800

Issued : 04/06/2014 17:21:42

FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL nnhc@openreach.co.uk BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA

APPENDIX E



**Jonathan Plastow
Create Consulting Engineers
15 Princes Street
Norwich
Norfolk
NR3 1AF**

Virgin Media
Field Services
Units 1-12
Broad Lane
Mayfair Business Park
Bradford
Yorkshire
BD4 8PW

Tel: 0870 888 3116 Opt 2
Fax: 01268 468557

Plant Enquiry Ref: VM/CIP/207128
Your Letter Date:
Your Ref: Duke's Wharf, Norwich
Date: 23/06/2014

Dear Mr Plastow

Enquiry Location: **Duke's Wharf, Westwick Street, Norwich NR2 4AX**

Thank you for your enquiry regarding work at the above location.

I enclose a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Virgin Media.

You will be aware that you have a duty to ensure that no damage results to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optic, Coaxial and/or 240v Power Cables and as such, special care must be taken when excavating this area.

Should you require Virgin Media apparatus to be diverted to accommodate your works and require a detailed estimate, please send a cheque to the value of £720.00 (Bus) / £240.00 (Res) Inc VAT to:

Diversionsary Works, Virgin Media, 1 Dove Wynd, Strathclyde Business Park Bellshill ML4 3AL

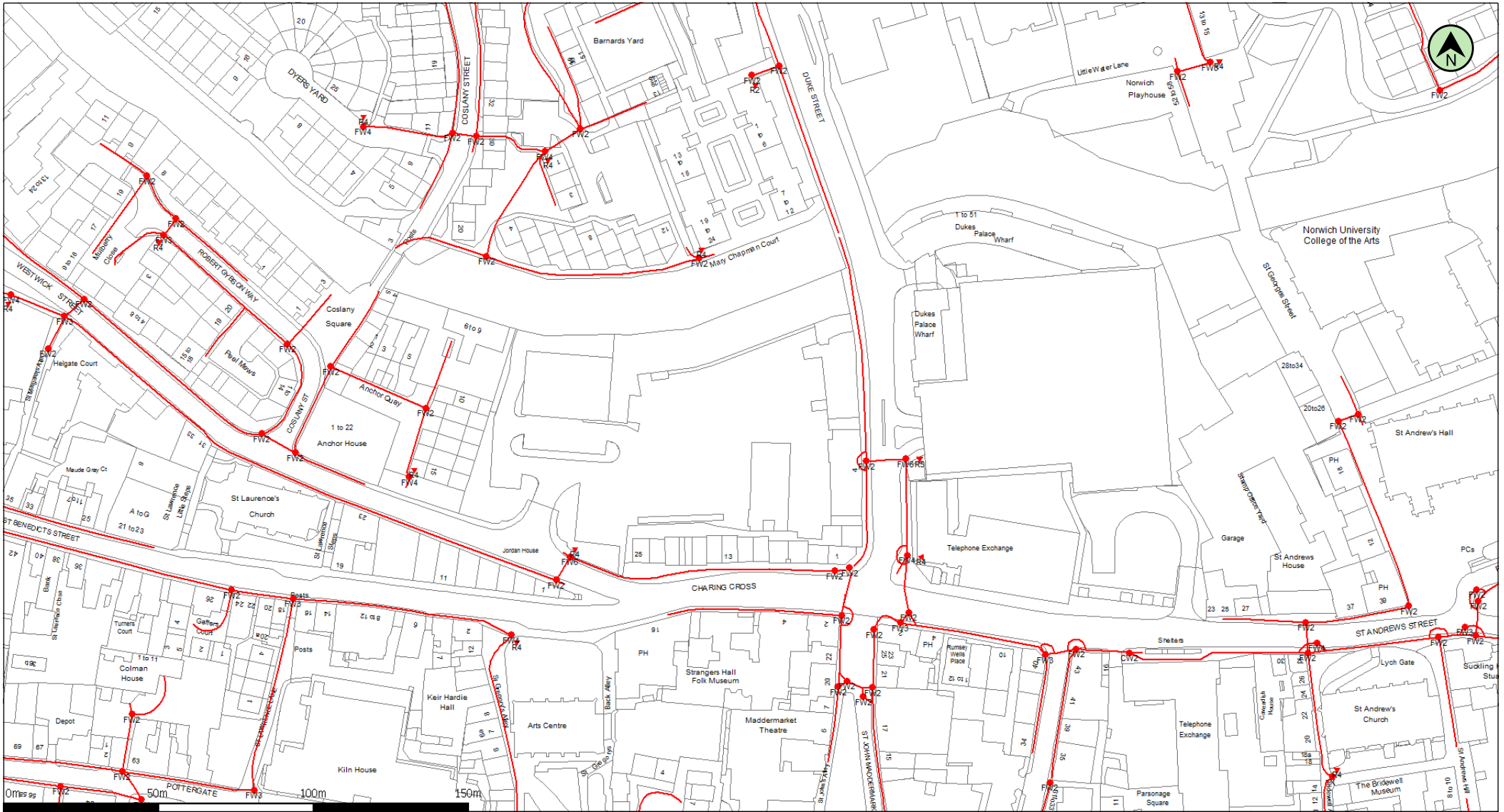
Or Call the Diversionsary Team on: 0800 408 0088 Option 1

Should your request be in relation to a new development and you require an estimate to be prepared for Virgin Media to service your proposed development, please submit this request for costs along with site drawings (scale 1:500) to the New Build Team also at the above address.

Yours faithfully

National Plant Enquiries Team, email: plant.enquiries.team@virginmedia.co.uk

Please note: National Plant Enquiries are now able to accept all major cards with the exception of American Express for credit/debit card payments. If you wish to use this facility please contact us at the above telephone number. Please note: National Plant Enquiries Team (Bradford) cover and respond to plant enquiries for all ex ntl:Telewest franchise areas.



(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209

Date: 23/06/14

Scale: 1:1741

Map Centre: 622906,308816

Data updated: 02/05/14

Telecoms Plan A4

Important information - please read

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website.

Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Duct, Trench



Chamber



Cabinet



athif.khan@virginmedia.co.uk

207128

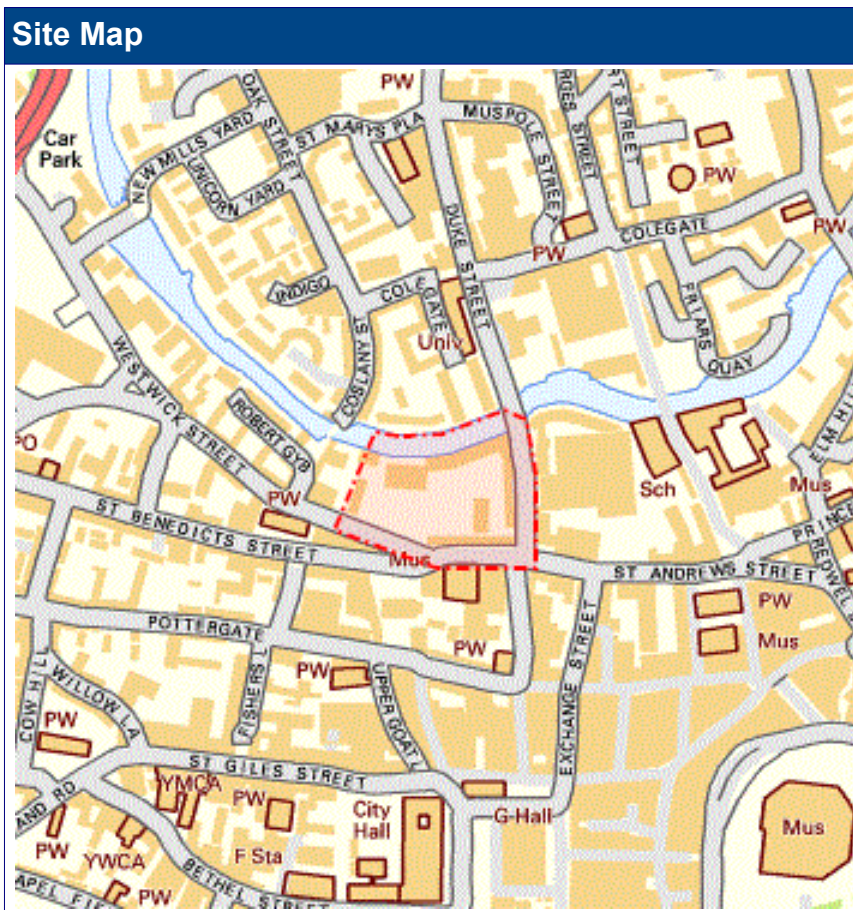


APPENDIX F

Enquirer			
Name	Mr Peter Lavers	Phone	(0845) 450 7908
Company	Create Consulting Engineers Ltd	Mobile	(07540) 686 119
		Fax	Not Supplied
Address	15 Princes Street Princes Street Norwich Norfolk NR3 1AZ		
Email	peter.lavers@createconsultingengineers.co.uk		
Notes	Please ensure your contact details are correct and up to date on the system in case the Asset Owners need to contact you. Where Asset Owners charge for plans they have been requested to send you a quote before proceeding.		

Enquiry Details			
Scheme/Reference	JPP_517-02		
Enquiry type	Initial Enquiry	Work category	Planning Applications
Start date	02/03/2015	Work type	Multiple properties
End date	28/02/2018	Site size	16682 metres square
Searched location	XY= 622900, 308800 Easting/Northing	Work type buffer*	75 metres
Confirmed location	622878 308809		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen



Asset Owners

Subject always to our standard terms and conditions, this enquiry result is valid for 28 days only from the date of enquiry and is based on the confirmed information you entered. If the location of the work changes then a further enquiry must be made. Should the work not be undertaken within 28 days of the enquiry then a further enquiry must be made.

Where applicable listed below are those registered Asset Owners who have been notified, those to whom you need to send further information and those who have no apparatus within your search area. In addition your response will include other non-registered Asset Owners contact details who have NOT been notified, which may be of interest to you.

Please be aware that the lists below are not exhaustive and that not all Asset Owners are registered with this service. In particular please note that the LineasearchbeforeUdig system only contains information on National Grid's Gas above 2 bar asset and all National Grid Electricity Transmission asset. For National Grid Gas below 2 bar asset information please go to www.beforeudig.nationalgrid.com

If you are required to email additional info please note that we need the following: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.

Asset Owners who DO have assets near your proposed work site.

In the Zone of Interest

No LineasearchbeforeUdig Asset Owners within the Zone of Interest

LineasearchbeforeUdig Asset Owners who DO NOT have assets in the immediate vicinity of your proposed work site.

Not in the Zone of Interest

AWE Pipeline	FibreSpeed Limited	Oikos Storage Limited
BOC Limited (A Member of the Linde Group)	Gamma	Perenco UK Limited (Purbeck Southampton Pipeline)
BP Midstream Pipelines	Geo Networks Limited	Phillips 66
BPA	Government Pipelines & Storage System	Premier Transmission Ltd (SNIP)
Centrica Energy	Humbly Grove Energy	RWEpower (Little Barford and South Haven)
Centrica Storage Ltd	HV Cables	SABIC UK Petrochemicals
Concept Solutions People c/o Centara	IGas Energy	Scottish Power Generation
ConocoPhillips (UK) Ltd	Ineos Enterprises Limited	Seabank Power Ltd
Coryton Energy Co Ltd (Gas Pipeline)	INEOS Manufacturing (Scotland and TSEP)	Shell Pipelines
EirGrid	Lark Energy	Spiecapag UK Limited (Carrington)
Electricity North West Limited	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
E-on UK Plc (Gas Pipelines Only)	Manchester Jetline Limited	Transmission Capital
ESP Utilities Group	Marchwood Power Ltd (Gas Pipeline)	Western Power Distribution
ESSAR	National Grid Gas (above 2 bar) and National Grid Electricity Transmission	Wingas Storage UK Ltd
Esso Petroleum Company Limited	NPower CHP Pipelines	York Potash

The following Asset Owners are NOT currently members of LineSearchbeforeUdig, however you should contact them before proceeding. Please be aware that this list is not exhaustive and that **IT IS YOUR RESPONSIBILITY TO IDENTIFY AND CONTACT ALL ASSET OWNERS WITHIN YOUR SEARCH AREA.**

Not Notified			
Asset Owner	Preferred contact method	Phone	Status
Anglian Water	http://www.digdat.co.uk	0148 0323891	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	0800 917 3993	Not Notified
Colt	plantenquiries@catelecomuk.com	01227 768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698 404 646	Not Notified
Fulcrum	FPLplantprotection@fulcrum.co.uk	01709 844407	Not Notified
GTC	nrswa@gtc-uk.co.uk	01359 240 363	Not Notified
Instalcom	plantenquiries@instalcom.co.uk	02087 314 613	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070 259000	Not Notified
National Grid Gas Distribution (below 2 bar)	plantprotection@nationalgrid.com	0800 688 588	Not Notified
Tata, KPN (c/- McNicholas)	plantenquiries@mcnicholas.co.uk	0330 0558469	Not Notified
UK Power Networks	plans@ukpowernetworks.co.uk	08000 565 866	Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293 611 736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708 883 116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454 662 881	Not Notified
Vtesse Networks	plant.enquiries@vtesse.com	01992 532100	Not Notified

Disclaimer

The results of this Enquiry have been provided for the sole use of the Enquirer and no other party. The asset information on which the Enquiry results are based has been provided by LineSearchbeforeUdig members, LineSearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There are also asset owners which do not participate in the enquiry service operated by LineSearchbeforeUdig, including but not exclusively those set out above. Therefore, LineSearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results.

LineSearchbeforeUdig and its employees, agents and consultants accept no liability (except insofar as liability under any statute that cannot be excluded) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence. Please refer to LineSearchbeforeUdig's Terms of Use for full terms of use available at www.linesearchbeforeudig.co.uk

APPENDIX G

Schedule of Accommodation / Duke's Wharf

140616/084 / 5.03

140511 Revision A: Less larger units, townhouses to duplex flats.

140511 Revision B: Less larger units, townhouses retained

140529 Revision C: Extension omitted to Block A & B; Café omitted; Flats re-numbered

140602 Revision D: Car parking spaces amended

140616 Revision E: Revised to latest design; Blocks re-numbered

The following table provides a schedule of residential accommodation for the Duke's Wharf project. Please note the data here is subject to change during design development. Sale values are provided by others and we recommend the engagement of a property agent to verify the assumptions made here.

Figures for commercial space are provided at the end of the schedule.

INNES ASSOCIATES ARCHITECTURE & URBAN DESIGN

THE OLD SCHOOL, EXTON STREET, LONDON SE1 BUE
T 020 7928 6734 | WWW.INNESASSOCIATES.NET

Block Reference	Block Description	Floor	Apartment Reference	No of Beds (1, 2 or 3)	No of Parking Spaces (0, 1 or 2)	Affordable Unit? (Y or N)	New Build or Conversion (in PD terms)	Net Internal Area (sq m)	Net Internal Area (sq ft)	psf sale value (based on NIA)	Sale Value
A1	No 6	1	A1. 1	2	1	N	Conversion	71.3	767		
A1	No 6	2	A1. 2	2	1	N	Conversion	71.3	767		
A1	No 6	3	A1. 3	2	1	N	New	71.3	767		
A2	No 8 (60s)	1	A2. 1	2	1	N	Conversion	62.4	672		
A2	No 8 (60s)	1	A2. 2	1	1	N	Conversion	58.1	625		
A2	No 8 (60s)	1	A2. 3	2	1	N	Conversion	67.1	722		
A2	No 8 (60s)	2	A2. 4	2	1	N	Conversion	62.4	672		
A2	No 8 (60s)	2	A2. 5	1	1	N	Conversion	58.1	625		
A2	No 8 (60s)	2	A2. 6	2	1	N	Conversion	67.1	722		
A2	No 8 (60s)	3	A2. 7	2	1	N	Conversion	62.4	672		
A2	No 8 (60s)	3	A2. 8	1	1	N	Conversion	58.1	625		
A2	No 8 (60s)	3	A2. 9	2	1	N	Conversion	67.1	722		
A2	No 8 (60s)	4	A2. 10	2	1	N	New	62.4	672		
A2	No 8 (60s)	4	A2. 11	1	1	N	New	58.1	625		
A2	No 8 (60s)	4	A2. 12	2	1	N	New	67.1	722		
A3	Riverside (40s)	0	A3. 1	1	1	N	Conversion	42.8	461		
A3	Riverside (40s)	0	A3. 2	2	1	N	Conversion	70.4	758		
A3	Riverside (40s)	0	A3. 3	1	1	N	Conversion	41.6	448		
A3	Riverside (40s)	0	A3. 4	2	1	N	Conversion	77.6	835		
A3	Riverside (40s)	0	A3. 5	1	1	N	Conversion	56.5	608		
A3	Riverside (40s)	0	A3. 6	2	1	N	Conversion	68.6	738		
A3	Riverside (40s)	0	A3. 7	2	1	N	Conversion	75.1	808		
A3	Riverside (40s)	0	A3. 8	2	1	N	Conversion	70.5	759		
A3	Riverside (40s)	0	A3. 9	1	1	N	Conversion	43.5	468		
A3	Riverside (40s)	0	A3. 10	1	1	N	Conversion	48.1	518		
A3	Riverside (40s)	0	A3. 11	1	1	N	Conversion	46.3	498		
A3	Riverside (40s)	0	A3. 12	2	1	N	Conversion	101.6	1,094		
A3	Riverside (40s)	0	A3. 13	1	1	N	Conversion	39.2	422		
A3	Riverside (40s)	1	A3. 14	1	1	N	Conversion	42.1	453		
A3	Riverside (40s)	1	A3. 15	2	1	N	Conversion	70.6	760		
A3	Riverside (40s)	1	A3. 16	1	1	N	Conversion	60.6	652		
A3	Riverside (40s)	1	A3. 17	2	1	N	Conversion	77.1	830		
A3	Riverside (40s)	1	A3. 18	1	1	N	Conversion	56.3	606		
A3	Riverside (40s)	1	A3. 19	2	1	N	Conversion	69.0	743		
A3	Riverside (40s)	1	A3. 20	2	1	N	Conversion	75.7	815		
A3	Riverside (40s)	1	A3. 21	2	1	N	Conversion	70.8	762		
A3	Riverside (40s)	1	A3. 22	1	1	N	Conversion	43.7	470		
A3	Riverside (40s)	1	A3. 23	1	1	N	Conversion	48.1	518		
A3	Riverside (40s)	1	A3. 24	1	1	N	Conversion	47.5	511		
A3	Riverside (40s)	1	A3. 25	2	1	N	Conversion	101.9	1,097		
A3	Riverside (40s)	1	A3. 26	1	1	N	Conversion	51.9	559		
A3	Riverside (40s)	1	A3. 27	1	1	N	Conversion	66.5	716		
A3	Riverside (40s)	1	A3. 28	2	1	N	Conversion	90.0	969		
A3	Riverside (40s)	2	A3. 29	1	1	N	Conversion	42.1	453		
A3	Riverside (40s)	2	A3. 30	2	1	N	Conversion	70.6	760		
A3	Riverside (40s)	2	A3. 31	1	1	N	Conversion	60.6	652		
A3	Riverside (40s)	2	A3. 32	2	1	N	Conversion	77.1	830		
A3	Riverside (40s)	2	A3. 33	1	1	N	Conversion	56.3	606		
A3	Riverside (40s)	2	A3. 34	2	1	N	Conversion	69.0	743		
A3	Riverside (40s)	2	A3. 35	2	1	N	Conversion	75.7	815		
A3	Riverside (40s)	2	A3. 36	2	1	N	Conversion	70.8	762		
A3	Riverside (40s)	2	A3. 37	1	1	N	Conversion	43.7	470		
A3	Riverside (40s)	2	A3. 38	1	1	N	Conversion	48.1	518		
A3	Riverside (40s)	2	A3. 39	1	1	N	Conversion	47.5	511		
A3	Riverside (40s)	2	A3. 40	2	1	N	Conversion	101.9	1,097		
A3	Riverside (40s)	2	A3. 41	1	1	N	Conversion	51.9	559		
A3	Riverside (40s)	2	A3. 42	1	1	N	Conversion	66.5	716		
A3	Riverside (40s)	2	A3. 43	2	1	N	Conversion	90.0	969		
A3	Riverside (40s)	3	A3. 44	1	1	N	Conversion	42.1	453		
A3	Riverside (40s)	3	A3. 45	2	1	N	Conversion	70.6	760		
A3	Riverside (40s)	3	A3. 46	1	1	N	Conversion	60.6	652		
A3	Riverside (40s)	3	A3. 47	2	1	N	Conversion	77.1	830		
A3	Riverside (40s)	3	A3. 48	1	1	N	Conversion	56.3	606		
A3	Riverside (40s)	3	A3. 49	2	1	N	Conversion	69.0	743		
A3	Riverside (40s)	3	A3. 50	2	1	N	Conversion	75.7	815		
A3	Riverside (40s)	3	A3. 51	2	1	N	Conversion	70.8	762		
A3	Riverside (40s)	3	A3. 52	1	1	N	Conversion	43.7	470		
A3	Riverside (40s)	3	A3. 53	1	1	N	Conversion	48.1	518		
A3	Riverside (40s)	3	A3. 54	1	1	N	Conversion	47.5	511		
A3	Riverside (40s)	3	A3. 55	2	1	N	Conversion	101.9	1,097		
A3	Riverside (40s)	3	A3. 56	1	1	N	Conversion	51.9	559		
A3	Riverside (40s)	3	A3. 57	1	1	N	Conversion	66.5	716		
A3	Riverside (40s)	3	A3. 58	2	1	N	Conversion	90.0	969		
A3	Riverside (40s)	4	A3. 59	1	1	N	New	37.3	401		
A3	Riverside (40s)	4	A3. 60	1	1	N	New	58.4	629		
A3	Riverside (40s)	4	A3. 61	1	1	N	New	66.2	713		
A3	Riverside (40s)	4	A3. 62	2	1	N	New	71.5	770		
A3	Riverside (40s)	4	A3. 63	1	1	N	New	58.0	624		
A3	Riverside (40s)	4	A3. 64	2	1	N	New	72.5	780		
A3	Riverside (40s)	4	A3. 65	2	1	N	New	71.2	766		
A3	Riverside (40s)	4	A3. 66	1	1	N	New	53.8	579		
A3	Riverside (40s)	4	A3. 67	2	1	N	New	77.7	836		
A3	Riverside (40s)	4	A3. 68	1	1	N	New	46.9	505		
A3	Riverside (40s)	4	A3. 69	1	1	N	New	50.2	540		
A3	Riverside (40s)	4	A3. 70	1	1	N	New	65.4	704		
A3	Riverside (40s)	5	A3. 71	1	1	N	New	37.3	401		
A3	Riverside (40s)	5	A3. 72	1	1	N	New	58.4	629		
A3	Riverside (40s)	5	A3. 73	1	1	N	New	66.2	713		
A3	Riverside (40s)	5	A3. 74	2	1	N	New	71.5	770		
A3	Riverside (40s)	5	A3. 75	1	1	N	New	58.0	624		
A3	Riverside (40s)	5	A3. 76	2	1	N	New	72.5	780		
A3	Riverside (40s)	5	A3. 77	2	1	N	New	71.2	766		
A3	Riverside (40s)	5-6	A3. 78	1	1	N	New	71.2	766		
A3	Riverside (40s)	5-6	A3. 79	3	2	N	New	155.4	1,673		
A3	Riverside (40s)	5-6	A3. 80	1	1	N	New	70.4	758		
A3	Riverside (40s)	5-6	A3. 81	2	1	N	New	91.6	986		
A3	Riverside (40s)	5-6	A3. 82	3	2	N	New	133.4	1,436		

B	Townhouses	0-3	B. 1	4	2	N	New	147.0	1,582		
B	Townhouses	0-3	B. 2	4	2	N	New	147.0	1,582		
B	Townhouses	0-3	B. 3	4	2	N	New	147.0	1,582		
B	Townhouses	0-3	B. 4	4	2	N	New	147.0	1,582		
B	Townhouses	0-3	B. 5	4	2	N	New	147.0	1,582		
C	Westwick Street	0-1	C. 1	2	1	N	New	92.0	990		
C	Westwick Street	0-1	C. 2	1	1	N	New	68.0	732		
C	Westwick Street	1	C. 3	2	1	N	New	69.0	743		
C	Westwick Street	1	C. 4	1	1	N	New	64.0	689		
C	Westwick Street	2	C. 5	1	1	N	New	54.0	581		
C	Westwick Street	2	C. 6	1	1	N	New	59.0	635		
C	Westwick Street	2	C. 7	1	1	N	New	51.0	549		
C	Westwick Street	2	C. 8	2	1	N	New	76.0	818		
C	Westwick Street	2	C. 9	1	1	N	New	50.0	538		
C	Westwick Street	2	C. 10	1	1	N	New	50.0	538		
C	Westwick Street	3	C. 11	1	1	N	New	54.0	581		
C	Westwick Street	3	C. 12	1	1	N	New	59.0	635		
C	Westwick Street	3	C. 13	1	1	N	New	51.0	549		
C	Westwick Street	3	C. 14	2	1	N	New	76.0	818		
C	Westwick Street	3	C. 15	1	1	N	New	50.0	538		
C	Westwick Street	3	C. 16	1	1	N	New	50.0	538		
C	Westwick Street	4	C. 17	1	1	N	New	55.0	592		
C	Westwick Street	4	C. 18	1	1	N	New	51.0	549		
C	Westwick Street	4	C. 19	2	1	N	New	76.0	818		
C	Westwick Street	4	C. 20	1	1	N	New	50.0	538		
C	Westwick Street	4	C. 21	1	1	N	New	50.0	538		
D	Courtyard Building	0-1	D. 1	2	1	N	New	94.0	1,012		
D	Courtyard Building	0-1	D. 2	2	1	N	New	94.0	1,012		
D	Courtyard Building	0-1	D. 3	2	1	N	New	94.0	1,012		
D	Courtyard Building	1	D. 4	1	1	N	New	53.0	570		
D	Courtyard Building	1	D. 5	1	1	N	New	49.0	527		
D	Courtyard Building	2	D. 6	2	1	N	New	74.0	797		
D	Courtyard Building	2	D. 7	2	1	N	New	67.0	721		
D	Courtyard Building	2	D. 8	1	1	N	New	50.0	538		
D	Courtyard Building	2	D. 9	1	1	N	New	51.0	549		
D	Courtyard Building	3	D. 10	2	1	N	New	74.0	797		
D	Courtyard Building	3	D. 11	2	1	N	New	67.0	721		
D	Courtyard Building	3	D. 12	1	1	N	New	50.0	538		
D	Courtyard Building	3	D. 13	1	1	N	New	51.0	549		
D	Courtyard Building	4	D. 14	2	1	N	New	74.0	797		
D	Courtyard Building	4	D. 15	2	1	N	New	85.0	915		
E	Central Building	0-1	E. 1	2	1	N	New	94.0	1,012		
E	Central Building	0-1	E. 2	2	1	N	New	94.0	1,012		
E	Central Building	0-1	E. 3	2	1	N	New	94.0	1,012		
E	Central Building	1	E. 4	1	1	N	New	49.0	527		
E	Central Building	1	E. 5	1	1	N	New	53.0	570		
E	Central Building	2	E. 6	2	1	N	New	74.0	797		
E	Central Building	2	E. 7	1	1	N	New	51.0	549		
E	Central Building	2	E. 8	1	1	N	New	50.0	538		
E	Central Building	2	E. 9	2	1	N	New	67.0	721		
E	Central Building	3	E. 10	2	1	N	New	74.0	797		
E	Central Building	3	E. 11	1	1	N	New	51.0	549		
E	Central Building	3	E. 12	1	1	N	New	50.0	538		
E	Central Building	3	E. 13	2	1	N	New	67.0	721		
E	Central Building	4	E. 14	2	1	N	New	74.0	797		
E	Central Building	4	E. 15	2	1	N	New	85.0	915		
			153		98			10392	111,855		

Count Units

Count Spaces

Total Area (sq m)

Total Area (sq f)

Average psf

Total Value

Other Floorspace

Block A1 / No.6 Duke Street / Ground Floor
Block A2 / No.8 Duke Street / Ground Floor
Block C / Westwick Street / Ground Floor
Block C / Westwick Street / Ground Floor
Block C / Westwick Street / First Floor

Net Internal / m²

57
190
22
74
122

Commercial [includes tea-point and other ancillary space]
Commercial - approximate as entrances need some resolution
Management [Concierge]
Commercial [Office]
Commercial [Office]

APPENDIX H

Revised Scheme Maximum Electrical Demand

Summary of Residential Electricity Demand for Site

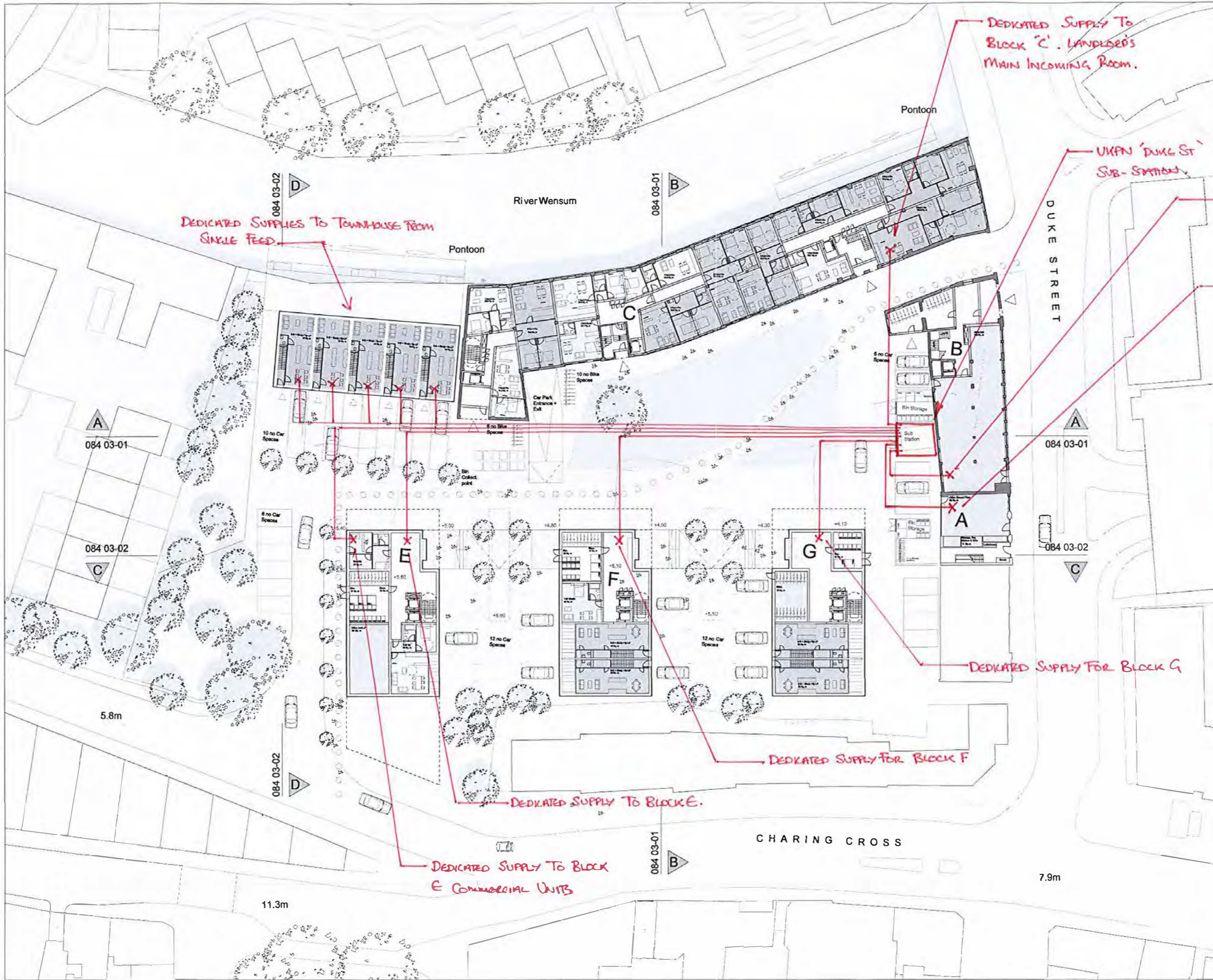
Block A, B & C	Residential diversified electricity demand	=	184.4	kW
Block D	Townhouses diversified electricity demand (inc 5no.)	=	21.2	kW
Block E	5 Storey Residential Block diversified electricity demand	=	29.3	kW
Block F	5 Storey Residential Block diversified electricity demand	=	26.0	kW
Block G	5 Storey Residential Block diversified electricity demand	=	25.1	kW
Sub Total for Residential		=	286.0	kW

Summary of Commercial Demand for Site

Block A	Commercial Unit (Office) diversified electrical demand	=	8.0	kVA
Block B	Commercial Unit (Office) diversified electricity demand	=	13.5	kVA
Block E	Ground floor commercial unit (Office) diversified electricity demand	=	4.2	kVA
Block E	1st floor commercial unit (Office) diversified electricity demand	=	8.7	kVA
Sub Total for Commercial		=	34.5	kW

Summary of Main Plant Electricity Demand for Site

Main Plant	Water Source Heat Pump Installation	=	270.0	kW
	Pumps	=	60.0	kW
	Water Booster Sett	=	5.0	kW
	Fans	=	15.0	kW
Sub Total for Main Plant		=	350.0	kW
Total For Site		=	670.4	kW
Power Factor		=	95%	
Total for Site		=	705.7	kVA
UKPN Request fo Site		=	800	kVA



Notes
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 2. All dimensions to be checked on site. Discrepancies must be reported to the Client/Architect.
 3. Suitability of proposed construction to be checked against existing conditions.

- 1 Bed Studio
- 1 Bed 2 Persons
- 2 Bed 3-4 Persons
- 3 Bed 4-6 Persons
- 4 Bed 5-7 Persons
- Commercial

DEDICATED SUPPLY TO BLOCK B COMMERCIAL UNIT.

DEDICATED SUPPLY TO BLOCK A COMMERCIAL UNIT.

MM
 PROPOSED ELECTRICAL INFRASTRUCTURE.

REV	DESCRIPTION	DATE	DRAWN
D	Courtyards, Towns, Pontoon, Duplex B, F+G	140523	TR
C	Bike and Bike Parking Provision	140510	TR
B	Flat Layouts, Site Entrance, Parking	140507	TR
A	Sub Station, Bins, Trees, Site Entrance	140428	TR

NORTH POINT



PROJECT NO:
004
 PROJECT:
Dukes Wharf
 CLIENT:
Targetblue
 TITLE:
Ground Floor Plan

DWG NO: 084 02 00 REV NO: 0 DATE: 27/05/2014
 SCALE @ A1: 1:250 SCALE @ A3: 1:500
 ISSUE TYPE:

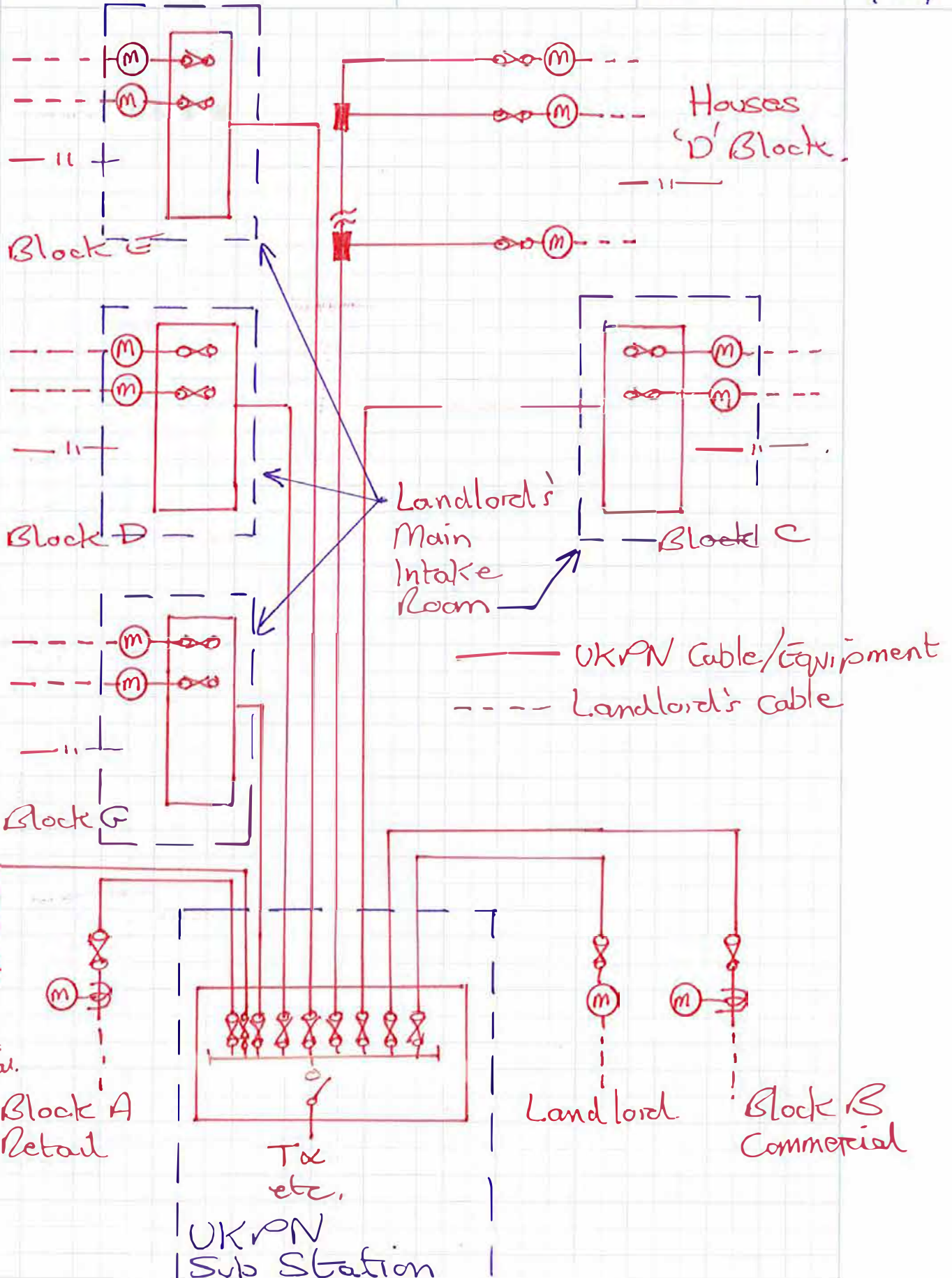
BM&S ASSOCIATES ARCHITECTURE & URBAN DESIGN
 THE OLD SCHOOL, EXTON STREET, LONDON SE1 8UE
 T 020 7328 6734 | WWW.BM&S.CO.UK

Calculations for UKPN Distribution Proposal

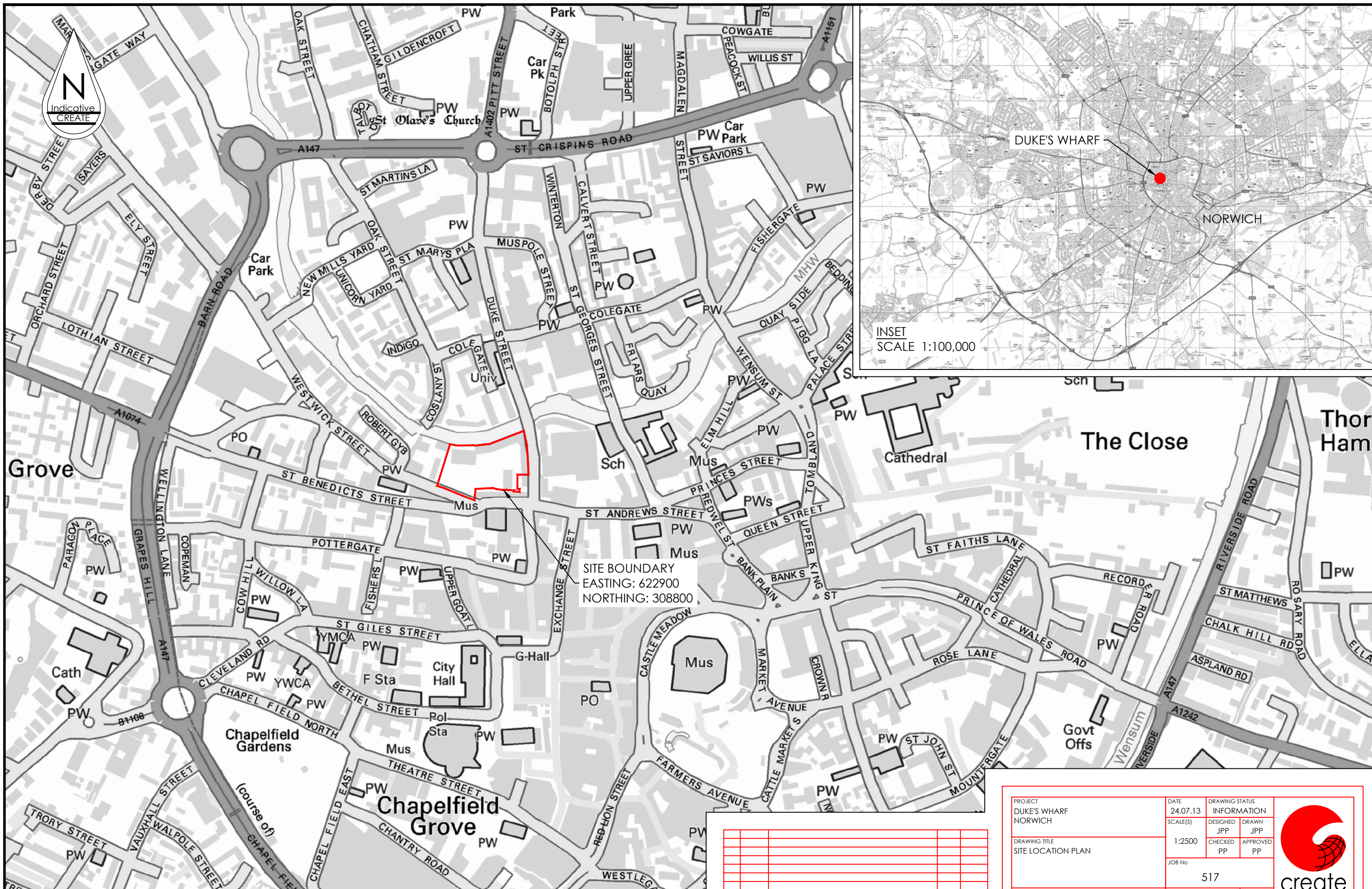
Dvn/dept GAP
 Calculated by ME
 Checked by

Job no/file no
 Date 23/05/2014
 Date

Sheet no
 1 of 1




PLANS



SITE BOUNDARY
EASTING: 622900
NORTHING: 308800

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
A	07.04.14	INSET ADDED	JPP	JPC

PROJECT DUKE'S WHARF NORWICH	DATE 24.07.13	DRAWING STATUS INFORMATION	 create CONSULTING ENGINEERS LTD
DRAWING TITLE SITE LOCATION PLAN	SCALE(S) 1:2500	DESIGNED JPP CHECKED PP	
JOB No 517		DRAWN JPP APPROVED PP	www.createconsultingengineers.co.uk
CLIENT TARGETFOLLOW ESTATES LTD	DRAWING No 00/001	REVISION A	

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Telephone: 0845 450 7908 Fax: 0845 409 4520

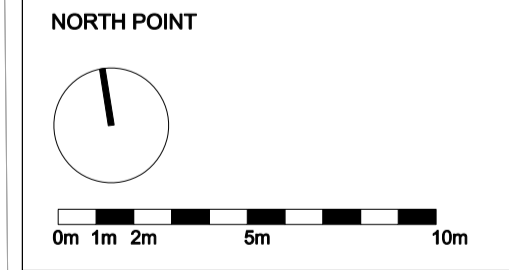
ORIGINAL SHEET SIZE - A3 Landscape DO NOT SCALE



- Notes
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- 1 Bed Studio
- 1 Bed 2 Persons
- 2 Bed 3-4 Persons
- 3 Bed 4-6 Persons
- 4 Bed 5-7 Persons
- Commercial

I	Draft Planning Issue	140716	TR
H	Draft Planning Issue	140703	TR
G	Landscape, Flat Layouts, Labelling of Blocks	140613	TR
F	landscape, Cores, Flat Layouts	140611	TR
E	drawing scale, distance btw. blocks E-G, stairs,	140602	TR
D	Courtyards, Townh., Pontoon, Duplex Bl. F+G,	140523	TR
C	Bins and Bike Parking Provision	140510	TR
B	Flat Layouts, Site Entrance, Parking	140507	TR
A	Sub Station, Bins, Trees, Site Entrance	140428	TR
REV	DESCRIPTION	DATE	DRAWN



PROJECT NO:
084

PROJECT:
Dukes Wharf

CLIENT:
Highcourt Developments Ltd

TITLE:
Ground Floor Plan

DWG NO:
084 02-00

SCALE @ A1:
1:200

ISSUE TYPE:
PLANNING

REV NO:
1

SCALE @ A3:
1:400

DATE:
27/03/2014

INNES ASSOCIATES ARCHITECTURE & URBAN DESIGN

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