(by email)

Our reference: MGLA051026-9214

2 November 2026

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 5 October 2026. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

Please provide the following information held by the GLA or GLA Land and Property Limited concerning Greenwich Peninsula Plot 19.05, title TGL595296, derived from TGL1608:

1. The executed lease dated 5 January 2023, including its schedules and plans, and any subsequent variations.
2. The associated development agreement and plot option agreement.
3. Copies of the title registers and title plans held for TGL595296 and TGL1608.
4. Records showing the lease premium, minimum land value, rent, overage or profit-sharing arrangements, and amounts received by GLAP in respect of this plot.
5. Any landlord's consent, deed of priority or other agreement concerning the Barclays Bank PLC charges dated 26 May 2023 and 14 February 2025.
6. Any agreement providing the Royal Borough of Greenwich with a financial interest in this plot or its proceeds, beyond planning obligations.

Our response to your request is as follows:

Please find attached the information we hold within the scope of parts 1-5 of your request.

Please note that some of the content within the lease and agreement is is being withheld as it falls under the exception to disclose at Regulation 12(5)(e) - Confidentiality of commercial or industrial information and Regulation.

The withheld information comprises detailed financial information, payment terms, commercial arrangements and contractual conditions contained within the lease and development agreement relating to Greenwich Peninsula Plot 19.05.

In determining whether Regulation 12(5)(e) is engaged, the public authority has applied the four-stage test identified by the Information Tribunal in *Bristol City Council v Information Commissioner and Portland and Brunswick Squares Association (EA/2010/0012)*.

1. The information is commercial or industrial in nature

The withheld information consists of financial information and payment terms, including commercially negotiated provisions governing the financial relationship between the parties, together with contractual conditions that form part of the wider commercial arrangements for the development and occupation of the site.

The information directly concerns the commercial activities of the parties and the financial terms upon which the transaction has been agreed. It therefore constitutes commercial information for the purposes of Regulation 12(5)(e).

2. The information is subject to confidentiality provided by law

The relevant provisions were negotiated between the parties on a confidential basis and are not otherwise publicly available. The information is subject to an equitable duty of confidence arising from the circumstances in which it was exchanged and recorded. The parties had a reasonable expectation that detailed financial and contractual terms would remain confidential and would not be disclosed into the public domain other than where required by law. Accordingly, the confidentiality of the information is protected by law.

3. The confidentiality protects a legitimate economic interest

The confidentiality attaching to the information protects the legitimate economic interests of both the public authority and the third-party developer.

The withheld provisions reveal detailed information regarding agreed payment structures, financial obligations, pricing considerations, and commercially negotiated contractual mechanisms. Such information has commercial value because it informs the parties' approach to commercial negotiations and the allocation of financial risk within development transactions. Disclosure would undermine the parties' ability to negotiate similar transactions in the future and would provide counterparties, competitors and market participants with insight into commercially sensitive positions and negotiating parameters. The confidentiality therefore protects legitimate economic interests associated with current and future commercial activities.

4. Disclosure would adversely affect that confidentiality

The public authority considers that disclosure would result in a real and significant risk of adverse effect to the protected confidentiality.

Disclosure would place in the public domain information concerning financial commitments, payment terms and contractual arrangements that were negotiated privately between the parties. This would be likely to prejudice the commercial interests of the parties by revealing commercially sensitive information that could be used by other developers, landowners, investors or counterparties in future negotiations involving either party.

The disclosure of detailed financial and payment provisions could weaken negotiating positions in future transactions and reduce the parties' ability to secure favourable commercial terms. It would also undermine the expectation of confidentiality upon which the information was exchanged and agreed.

The adverse effect is therefore not remote, hypothetical or trivial but real, identifiable and reasonably foreseeable.

Public Interest Test

Regulation 12(5)(e) is subject to the public interest test.

Factors favouring disclosure

- Promoting transparency and accountability regarding development activities on public land.
- Increasing public understanding of arrangements relating to the development of Greenwich Peninsula Plot 19.05.
- Enabling scrutiny of decisions involving significant public assets and development opportunities.

Factors favouring maintaining the exception

- Protecting the confidentiality of commercially sensitive financial information and payment terms.
- Avoiding harm to the commercial interests of both the public authority and third parties.
- Preserving the ability of the public authority to secure best value and negotiate effectively in future land and development transactions.
- Maintaining trust between the public authority and commercial counterparties where information has been provided and negotiated on the basis of confidentiality.
- Preventing the disclosure of commercially valuable information that could be utilised by competitors or future negotiating parties to the detriment of those concerned.

Having considered the competing public interests, the public authority considers that the public interest in maintaining the exception outweighs the public interest in disclosure. Whilst there is a recognised public interest in transparency concerning regeneration and development schemes, this is outweighed by the substantial public interest in protecting commercially sensitive financial information and preserving the authority's ability to negotiate effectively and achieve best value in future transactions. Accordingly, Regulation 12(5)(e) applies to the withheld information.

In relation to part 4 of your request, there is no overage or profit-sharing arrangement on this Plot.

In relation to part 6 of your request, there is no agreement with RBG with financial interest in this plot or its proceed beyond planning obligation.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA051026-9214.

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at: https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information

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FORSTERS

DATED 5 January **2023**

(1) GLA LAND AND PROPERTY LIMITED

(2) KNIGHT DRAGON DEVELOPMENTS LIMITED

(3) KNIGHT DRAGON 19.05 LIMITED

(4) [redacted]

DEVELOPMENT AGREEMENT

Plot 19.05 at the Greenwich Peninsula, London SE10

Forsters LLP 31 Hill Street London W1J 5LS | **DX:** 82988 Mayfair
T: +44(0)20 7863 8333 | **W:** www.forsters.co.uk | **R:** MJJH/33645.820

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ANNEXURE 1 Plot Plan

ANNEXURE 2 Programme

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DATE: 5 January 2023

PARTIES:

(1) **GLA LAND AND PROPERTY LIMITED** a private limited liability company incorporated under the laws of England and Wales under (Company Registration No. 07911046) whose registered office is at 5 Endeavour Square, London, United Kingdom, E20 1JN ("GLAP");

(2) **KNIGHT DRAGON DEVELOPMENTS LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 04250941) whose registered office is at 31 Hill Street, London W1J 5LS ("KDD");

(3) **KNIGHT DRAGON 19.05 LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 09806468) whose registered office is at Level 9, 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER (the "Developer"); and

(4) [redacted]

RECITALS

(A) GLAP is the freehold owner of the Plot and has granted the Plot Lease to the Developer.

(B) GLAP (then known as English Partnerships) and KDD entered into the Land Disposal Agreement in respect of the development of land at the Greenwich Peninsula.

(C) Homes and Communities Agency (HCA) is the statutory successor in title and function to English Partnerships. The Localism Act 2011 ("the Localism Act") devolved the housing and regeneration functions of the HCA in London to the Greater London Authority. Section 190 of the Localism Act provides for property, rights and liabilities of the HCA to be transferred to the Greater London Authority or a subsidiary company of the Greater London Authority by transfer scheme. A scheme which transferred property, rights and liabilities of the HCA in Greater London (the HCA Transfer Scheme) was made on 30 March 2012. The HCA Transfer Scheme transferred certain property, rights and liabilities to the GLAP, including the Land Disposal Agreement and the Plot.

(D) In accordance with the terms of the Land Disposal Agreement GLAP has approved the Developer to carry out the Development.

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IT IS AGREED as follows:

1. **DEFINITIONS AND INTERPRETATION**

In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

Adjoining Property: means any land or buildings under the ownership or control of GLAP or KDD adjoining or neighbouring the Plot;

Affiliate: means any company which is, for the time being:

(a) a subsidiary of the relevant party; or

(b) the holding company of that party; or

(c) another subsidiary of the holding company of that party,

in each case within the meaning of the Companies Act 2006, and also includes any company, partnership or other entity controlled by or under common control with the relevant company;

Appointments: means the appointments of the Professional Team in the form labelled "Form of Appointments" on the Master USB with such amendments as are reasonably required by the Developer (and agreed by GLAP acting reasonably) as may be varied pursuant to the terms of Clause 4;;

Appointment Matrix: means the list of potential Contractors and members of the Professional Team as set out in the document labelled "Appointment Matrix" on the Master USB;

Approved Plans: means the plans, drawings, elevations, sections and specifications, relating to the Works which have been or are to be approved by GLAP in accordance with clause 6.1 together with any variations, alterations or additions to them approved by GLAP, as appropriate pursuant to the provisions of clause 6.1;

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Areas of Concern:	means: (a) consistency of the Development with the Masterplan Consent; and (b) conformity of the exterior design of the Development with the Masterplan Design Code;
Building:	means the building or buildings to be built on the Plot as part of the Development, and shown on the Approved Plans;
Building Contract:	means the construction contract or contracts (if the Developer chooses to appoint separate contractors for the superstructure and Enabling Works parts of the Works) relating to the Works of JCT Design and Build Contract 2011 with the amendments to the standard form shown in the document labelled "Form of Building Contract" on the Master USB as may be varied pursuant to the terms of Clause 4;
CDM Regulations:	the Construction (Design and Management) Regulations 2015
Certificate Date:	means the date stated in the Certificate of Practical Completion as the date upon which Practical Completion of the entirety of the Works was achieved (including for the avoidance of doubt any sections of the Works for which a Certificate of Sectional Completion has already been issued);
Certificate of Practical Completion:	means a certificate of Practical Completion issued by the Certifier under the Building Contract stating that Practical Completion has been achieved in respect of the entirety of the Works;
Certificate of Sectional Completion:	means a certificate issued by the Certifier under the Building Contract stating that Practical Completion has been achieved in respect of a relevant section of the Works;
Certifier:	means the employer's agent appointed under the Building Contract and listed in the Appointment

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	Matrix;
Collateral Warranty:	means a warranty in the form labelled "Form of Collateral Warranty" on the Master USB with such amendments as are reviewed and approved by GLAP pursuant to clause 4 and "Collateral Warranties" means all of them;
Contractor:	means the contractor approved by GLAP in accordance with Clause 4 and to be appointed as contractor under the Building Contract pursuant to Clause 4 (or contractors if the Developer chooses to appoint separate contractors for the superstructure and Enabling Works);
Controlled Parking Strategy	means the strategy labelled "Controlled Parking Strategy" on the Master USB;
Coronavirus Event:	any measures introduced by local, regional or central government in connection with the disease known as coronavirus disease (COVID-19) and the virus known as severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2);
Dwellings:	has the meaning given to the term in the Section 106 Agreement;
Environmental Deed of Covenant:	means the deed made between the Developer (1) KDD (2) GLAP (3) and Knight Dragon Meridian Limited (4) dated the same date as this Agreement;
Design Criteria:	means the design criteria set out in the Masterplan Design Code, the Plot Developer Information Pack, the Sustainability Management Plan the Section 106 Agreement;
Developer:	means the party named above as the Developer;
Developer's Information Pack:	means the technical and general peninsula wide information provided by KDD to assist the Developer prior to the date of this Agreement;
Developer's Solicitors:	means Forsters LLP 31 Hill Street London W1J 5LS (Ref BNB/CEW/33645.1781), or such other solicitors

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	as the Developer may, by notice in writing from time to time to GLAP and KDD or to the GLAP's Solicitors and KDD's Solicitors, nominate for the purposes of this Agreement;
Development:	means the development of the Plot by the carrying out of the Works;
Development Specification:	means the base specification for the Works approved pursuant to clause 5.1 of the Plot Option Agreement;
District LCE System	the low carbon energy system in place for the district in which the Plot is situated
Enabling Works Contract:	means a building contract to be entered into by the Developer with a contractor by way of procuring the Enabling Works;
Enabling Works:	has the meaning given to it in the Plot Option Agreement;
Environmental Deed:	means the deed dated 11 July 2007 and made between GLAP (1), KDD (2), Quintain Meridian Limited (3) and Quintain Estates and Developments plc (4);
Environmental Method Statement:	means the working method statement to regulate all construction work on the Greenwich Peninsula which disturbs the existing ground labelled "Environmental Method Statement" on the Master USB;
Event of Default:	means: (a) the occurrence of an Insolvency Event in respect of the Developer or the Guarantor; (b) where the Developer is in material or persistent breach of the terms of this Agreement; or (c) in breach of the payment obligations in the Plot Option Agreement; (d) the Developer has not commenced the

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Enabling Works by the Works Commencement Longstop Date;

Force Majeure: means fire, storm, tempest, other extreme adverse weather conditions, lightning, explosion, earthquake, war, hostilities, rebellion, insurrection, military or usurped power, civil war, riot, commotion or disorder, terrorist activities, Pandemic Event, governmental decree, labour dispute or the insolvency of a contractor or sub-contractor provided that in each case:

(a) such event cannot reasonably be avoided or provided against by such person;

(b) such event is not due to the wilful or deliberate act, default or negligent act or omission of such person;

(c) any party claiming Force Majeure shall be under a duty to mitigate the delays caused by Force Majeure and produce evidence to the other parties to this Agreement of its compliance with such duty; and

(d) any or all instances of Force Majeure may only extend any time period under this Agreement or contained in the Programme up to and including Ultimate Longstop Date.

GLAP: means the party named as GLAP above and includes its successors in title and assigns;

GLAP's Solicitors: Bryan Cave Leighton Paisner of Governor's House 5 Laurence Pountney Hill, London EC4R 0BR (Ref: Mark Mallon) or such other solicitors as GLAP may, by notice in writing from time to time to the Developer and KDD or to the Developer's Solicitors and KDD's Solicitors, nominate for the purposes of this Agreement;

Greenwich Peninsula: means land at the London Borough of Greenwich known as Greenwich Peninsula which includes the

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Plot;

Groundworks: means any ground works comprising the relevant part of the works and including piling, pile cap construction, ground beams construction, crane bases, laying of ground slabs, lift pit excavations or excavation of plot services (including drainage) and the creation of hard landscaping within the boundaries of the Plot;

Heat Supply Agreement: means the agreement labelled "Heat Supply Agreement" on the Master USB with such amendments as KDD may reasonably require;

Insolvency Event: means if the Developer or [redacted] or KDD (or, if there is more than one person for the time being comprised in either of those expressions, either or any of them, as the case may require) is a body corporate or a partnership:

(a) the passing of a winding-up resolution in respect of it (other than in connection with a members' voluntary winding-up for the purposes of an amalgamation or reconstruction);

(b) the appointment of an administrator in respect of it;

(c) the appointment of an administrative receiver, or a receiver, or a receiver and manager in respect of any of its property; or

(d) the entering by it into any arrangement, scheme, compromise, moratorium or composition with any of its creditors;

KDD: means the party named as KDD above and includes its successors in title and assigns;

KDD's Solicitors: means Forsters LLP 31 Hill Street London W1J 5LS (Ref BNB/CEW/33645.1781), or such other solicitors as KDD may, by notice in writing from time to time to GLAP and the Developer or to the Developer's

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Solicitors and KDD's Solicitors, nominate for the purposes of this Agreement;

Land Disposal Agreement: the land disposal agreement dated 29 May 2002 made between (1) GLAP (formerly known as English Partnerships), (2) KDDL and (3) Lend Lease Europe Holdings Limited as amended and restated by:

(a) a deed of variation dated 23 February 2014 made between (1) GLAP and (2) KDDL;

(b) a second deed of variation dated 6 May 2016 between (1) GLAP and (2) KDDL;

(c) a third deed of variation dated 3 May 2019 between (1) GLAP and (2) KDDL;

(d) a fourth deed of variation dated 26 August 2022 between (1) GLAP and (2) KDDL;

as the same may be varied and amended from time to time;

Longstop Date: means five years after the date of the Plot Lease or such other later date as may be determined pursuant to clause 11.3(b) or clause 12 (but subject always to clause 12.2);

Losses: means all reasonably foreseeable proper and reasonable claims, demands, proceedings and damages and reasonable and proper costs and expenses;

Low Emission Zone Strategy means the strategy labelled "Emission Zone Strategy" on the Master USB;

Master USB: means the master USB of annexures labelled "Plot 19.05 Greenwich Peninsula Annexures";

Masterplan Consent: means the outline planning permission dated 8 December 2015 granted in respect of Greenwich Peninsula with reference number 15/0716/0 as amended, supplemented or varied from time to time;

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Masterplan Design Code: means the design code labelled "Masterplan Design Code" on the Master USB as may be varied by the Planning Permission;

Method Statement: means the detailed method statement for the carrying out of the Works and approved by KDD and GLAP in accordance with clause 6.1;

Minimum Requirements: means all those matters referred to in clause 4 ;

Occupied: has the meaning given to the term in the Section 106 Agreement (and "Occupy" and "Occupation" shall be construed accordingly);

Pandemic Event: means:

(a) the occurrence of a pandemic, epidemic, Coronavirus Event or other public health emergency (in either case whether national or international); and

(b) the implementation of any public health measures (or reasonably expected public health measures) taken in connection with any of them,

which causes actual delay to the commencement or the completion of the Development;

Partnership Brand Guidelines: means the branding guidelines agreed between GLAP and KDD labelled "Partnership Brand Guidelines" on the Master USB;

Party: means any party to this Agreement and "Parties" shall be construed accordingly;

Plot: means the land known as Plot 19.05 at Greenwich Peninsula and each and every part of it as shown on the plan annexed at Annex 1;

Plot Connection Agreement: means the agreement labelled "Plot Connection Agreement" on the Master USB with such amendments as KDD may reasonably require;

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Plot Connection Fee:	the "Connection Charge" as defined under the Plot Connection Agreement;
Plot Lease:	means a lease of the Plot between (1) GLA, (2) the Developer and (3) KDD dated the same date as the Agreement;
Plot Option Agreement:	means the option agreement relating to the Plot dated 14 October 2022 entered into between GLAP (1), KDD (2), the Developer (3) and [redacted] (4);
Plot Developer Information Pack:	means the technical plot and general peninsula wide information provided by KDD to the Developer to assist the Developer in carrying out its Works;
Practical Completion:	means practical completion of the Works or a relevant section of the Works (as applicable) certified by the Certifier and which shall not be certified before the Works or the relevant section of the Works (as applicable) shall have been practically completed subject only to the outstanding items of a minor nature such that they are, in the Certifier's proper discretion, snagging items;
Professional Team:	means the architects, quantity surveyor, M&E engineers and structural engineers (and, if separate, the engineers appointed in respect of any underground works, site clearance or remediation of ground contamination), the Certifier and persons providing material design service to the Developer or the Contractor as the Developer or the Contractor shall appoint for the Development and as listed in the Appointment Matrix or otherwise approved by GLAP in accordance with clause 4 together with any additional professional consultants reasonably required by the Developer (such consultants to be approved in writing by GLAP prior to the appointment by the Developer or the Contractor) (such approvals not to be unreasonably withheld or delayed);
Programme:	means the programme for the Works provided by the Developer to GLAP as may be updated from time to

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	time;
Required Consents:	means all necessary planning permissions and all approvals of reserved matters or details pursuant to them, bye-laws and building regulations approvals, fire officer approvals and all other consents, permissions, approvals, licences and certificates required pursuant to the Statutory Requirements or otherwise for the carrying out and completion of the Works;
Section 106 Agreement:	means an agreement dated 26 August 2022 in relation to the Greenwich Peninsula made pursuant to Section 106 Town and Country Planning Act 1990 between (1) the Royal Borough Of Greenwich (2) GLA Land And Property Limited (3) Knight Dragon Infrastructure Limited (4) Knight Dragon Developments Limited (5) Knight Dragon Meridian Limited (6) Transport For London which takes effect as a variation of the Section 106 agreement dated 8 December 2015 in relation to the Greenwich Peninsula made pursuant to Section 106 Town and Country Planning Act 1990 in respect of the Masterplan Consent;
Statutory Requirements:	means any Act of Parliament and any instruments, rules, orders, regulations, notices, directions, bye-laws, permissions and plans for the time being made under or deriving validity from it, all regulations, laws or directives made or issued by or with the authority of The European Commission and/or the Council of Ministers (other than the EU public procurement rules) and any rules, regulations, building regulations, orders, bye-laws or codes of practice of any local authority or any utility company having jurisdiction in relation to the works and the requirements of any insurer;
Sustainability Management Plan:	means the sustainability management plan labelled "Sustainability Strategy" on the Master USB;
Ultimate Longstop Date:	the date eight years after the date of the Plot Lease;

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VAT:	means value added tax as imposed by VATA and legislation supplemental thereto, including any tax of a similar nature substituted for or levied in addition to such tax;
VATA:	means the Value Added Tax Act 1994;
Working Day:	means any day from Monday to Friday (inclusive) which is not Christmas Day, Boxing Day, Good Friday or a statutory bank holiday;
Works:	means the works to be carried out by or on behalf of the Developer of constructing and completing the Building in accordance with the provisions of this Agreement, including all site clearance operations and all excavations, building and other construction works, all associated drainage and infrastructure works, fit-out of all residential units and common areas and landscaping all within the boundaries of the Plot and for the avoidance of doubt including Groundworks and the Enabling Works; and
Works Commencement Longstop Date:	the date six months after the date of this Agreement;

2. **INTERPRETATION**

In this Deed, unless otherwise specified:

2.1 any obligation on a Party to do any act includes an obligation to procure that it is done;

2.2 any covenant by the Developer not to do any act or thing shall include an obligation not to permit or suffer such act or thing to be done;

2.3 the clause paragraph and schedule headings in this Agreement are for ease of reference only and are not to be taken into account in the construction or interpretation of any provision to which they refer;

2.4 words in this Agreement denoting the singular include the plural meaning and vice versa;

2.5 references in this Agreement to any statutes or statutory instruments include any statute or statutory instrument amending, consolidating or replacing them respectively from time to time in force, and references to a statute include statutory instruments and regulations made pursuant to it;

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2.6 words in this Agreement importing one gender include both other genders and may be used interchangeably, and words denoting natural persons, where the context allows, include corporations and vice versa;

2.7 a person includes a reference to a government, state, state agency, corporation, body corporate, association or partnership;

2.8 a time of day is a reference to the time in London, unless a contrary indication appears;

2.9 in this Agreement the words "including" and "include" shall be deemed to be followed by the words "without limitation";

2.10 any references to a statutory body shall include any person for the time being who is a successor to all or part of the powers and duties of that body;

2.11 any reference in this Agreement to any person shall when construing any provision for the purposes of VAT (where appropriate) be deemed, at any time when such person is a member of a group for the purposes of Sections 43 to 43C of VATA, to include a reference to the representative member of such group at such time;

2.12 any reference in this Agreement to the commencement of the Development or the Works shall be interpreted as Commencement of Development as defined in section 56 of the Town and Country Planning Act 1990; and

2.13 any requirement for the consent or approval of KDD shall cease to have effect if KDD cease to have a material interest in the Greenwich Peninsula.

3. CONSIDERATION

3.1 Grant of Plot Lease

In consideration of the grant of the Plot Lease to the Developer, the Developer agrees to carry out the Development in accordance with the terms and conditions of this Agreement.

4. APPROVAL AND APPOINTMENT OF PROFESSIONAL TEAM

4.1 Approval of Contractor and Professional Team

(a) GLAP and KDD hereby agree that the proposed Contractor and Professional Team contained in the Appointment Matrix are duly approved and may be appointed by the Developer in accordance with this clause 4.

(b) The Developer shall, as soon as reasonably practicable after the date of this Agreement and in any event no later than two (2) months before the proposed appointment of the Contractor or any person within the Professional Team, submit

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to GLAP for approval (such approval not to be unreasonably withheld or delayed) the details of the Contractor or any person in the Professional Team not included in the Appointment Matrix and pre-approved pursuant to clause 4.1(a).

4.2 **Approval of Building Contract**

(a) The appointment of the Contractor shall only be made once the Contractor is approved pursuant to clause 4.1.

(b) The appointment of the Contractor shall be prepared by the Developer in the form of the Building Contract subject to such amendments as required by the Developer (where appropriate) and approved by GLAP (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed amendments to the form of Building Contract to GLAP. The appointment shall in any case:

(i) be in accordance with clause 4.3;

(ii) be determinable by the Developer in the event of insolvency by the Contractor;

(iii) provide for the Contractor to maintain appropriate professional indemnity insurance of not less than ten million pounds (£10,000,000) each and every claim or a sum to be agreed between the Developer, GLAP and KDD (acting reasonably) and require the Contractor to produce evidence that such insurance is in force from time to time (such as a copy of a letter from its insurance brokers or an insurance certificate);

(iv) provide for a defects liability period of not less than one (1) year following Practical Completion;

(v) provide for the provision to GLAP and KDD of a Collateral Warranty; and

(vi) comply with the Minimum Requirements.

4.3 **Minimum Requirements**

The Building Contract shall require:

(a) the Works to be completed in accordance with the detailed programme approved in accordance with clause 5.1 and attached at Annex 2;

(b) the Works to be carried out in a good, substantial and workmanlike manner with good quality materials and in accordance with:

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(i) the Approved Plans;

(ii) the Developer's Information Pack as varied by the Planning Permission;

(iii) the Environmental Method Statement;

(iv) the Environmental Deed;

(v) Planning Permission and the Masterplan Consent (insofar as the latter relates to the Works);

(vi) the Section 106 Agreement (insofar as the latter relates to the Works and is intended to be an obligation of the Developer);

(vii) the Required Consents;

(viii) the CDM Regulations;

(ix) the Statutory Requirements;

(x) the Integrated Management System;

(xi) the Sustainability Management Plan;

(xii) the Low Emission Zone Strategy; and

(xiii) the Controlled Parking Strategy,

and substantially in accordance with the Development Specification;

(c) the Contractor to:

(i) insure the Works in the joint names of the Contractor, the Developer, GLAP in their full reinstatement value from time to time against the Insured Risks;

(ii) comply with the requirements of the insurers under such policy;

(d) all moneys received by the Developer in respect of any such buildings or works insurance shall be drawn upon by the Developer for the purpose of rebuilding, repairing or otherwise reinstating the Works following damage by an Insured Risk. In the event that any moneys are not used they shall be held on trust by the Developer on behalf of the Developer, GLAP and in the event of this Agreement being terminated shall be distributed to such Party or Parties in proportion to the actual costs of completing the Development to be incurred by such Party or Parties; and

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(e) at the request of KDD or GLAP the Developer shall produce to KDD or GLAP (as appropriate) evidence that the insurance referred to in clauses 4.2(b)(iii) and 4.3(c) has been effected (such as a copy of a letter from its insurance brokers or a verification certificate).

(f) The Building Contract shall comply with the Minimum Requirements. Any amendments to the form of the Building Contract on the Master USB shall require GLAP's approval (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed form of Building Contract to GLAP.

(g) Save where the form of Building Contract provided to GLAP for approval pursuant to clause 4.3(f) does not comply with the Minimum Requirements (in which case GLAP shall notify the Developer as soon as reasonably possible) if GLAP does not respond substantively to the Developer within ten (10) Working Days of receipt of the Developer's proposed amendments to the form of Building Contract, the Works Commencement Longstop Date and the Longstop Date (as defined in the Development Agreement) shall be extended by the number of additional days (beyond such period of ten (10) Working Days) that it takes for GLAP to provide to the Developer its substantive response and GLAP approve the relevant form of document.

4.4 **Appointment of Professional Team**

(a) The appointment of each member of the Professional Team shall only be made once the Professional Team is approved pursuant to clause 4.1.

(b) The appointment of each member of the Professional Team shall be prepared by the Developer in the form of the Appointment subject to such amendments as required by the Developer and approved by GLAP (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed amendments to GLAP.

(c) GLAP shall be entitled to withhold their approval to the proposed form of any Appointment if it is not substantially in the form of the Appointment on the Master USB.

(d) If GLAP does not respond to the Developer within ten (10) Working Days of receipt of the Developer's proposed amendments to the form of Appointment, the Works Commencement Longstop Date and the Longstop Date (as defined in the Development Agreement) shall be extended by the number of additional days (beyond such period of ten (10) Working Days) that it takes for GLAP to provide to the Developer its response.

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4.5 **Certified Copies**

The Developer shall provide a certified copy of the Building Contract and each Appointment to GLAP as soon as practicable after completion of the same.

4.6 **Developer to Procure Performance of Contracts**

The Developer agrees with GLAP that it will take all steps reasonably necessary to enforce the due performance of the Professional Team under the Appointments and the Contractor under the Building Contract.

4.7 **New Appointments**

The Developer shall not agree the appointment of any replacement firm or person as a member of the Professional Team or the Contractor without the prior approval of GLAP (such approval not to be unreasonably withheld or delayed) and the provisions of this clause 4 shall apply in relation to any such replacement. GLAP shall be deemed to have approved a replacement appointment if it does not respond within fifteen (15) Working Days after receiving a request to do so.

4.8 **No Variation to Contracts**

The Developer shall not agree to any variation or alteration to the terms and conditions, or waive any obligation in, any Appointment or the Building Contract that would adversely affect the rights of GLAP under the relevant Collateral Warranty without the prior consent of GLAP, such consent not to be unreasonably withheld or delayed.

4.9 **Collateral Warranties**

(a) The Collateral Warranties for the Contractor and each member of the Professional Team shall be prepared by the Developer in the form of the applicable Collateral Warranty subject to any amendments required by the Developer provided that any variations which would have a material adverse effect on the protection afforded to GLAP pursuant to any of the Collateral Warranties shall first be approved by GLAP (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed amendments to such Collateral Warranty to GLAP.

(b) Save where GLAP has reasonably withheld its approval where required in accordance with clause 4.9(a) if GLAP does not respond to the Developer within ten (10) Working Days of receipt of the Developer's proposed amendments to the form of Collateral Warranty, [redacted]

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[redacted].

(c) Following approval of the Collateral Warranties the Developer shall procure that the Contractor and each member of the Professional Team enters into a Collateral Warranty in favour of GLAP, KDD at the time of his appointment.

4.10 **Developer to Procure Performance of Contracts**

The Developer agrees with GLAP that it will take all steps reasonably necessary to procure the due performance by the Contractor of its obligations under the Building Contract and the Professional Team of their obligations under the Appointments.

4.11 **New Appointments**

The Developer shall not agree the appointment of any replacement firm or person as Contractor or a member of the Professional Team without the prior approval of GLAP (such approval not to be unreasonably withheld or delayed) and the provisions of this clause 4 and clause 10 of the Plot Option Agreement shall apply to in relation to any such replacement.

4.12 **No Variation to Contracts**

The Developer shall not agree to any variation or alteration to, or waive any obligation in, the Building Contract or any Appointment that would materially adversely affect the rights of GLAP under the relevant Collateral Warranty without the prior consent of GLAP (not to be unreasonably withheld or delayed) or as permitted in accordance with this Agreement.

5. **PROGRAMME, CO-OPERATION AND ACCESS**

5.1 **Developer's Programme**

(a) The Programme attached at Annex 2 has been approved by GLAP and KDD.

(b) If any revision to the Programme is required, any updated Programme (as agreed with the Contractor) shall be submitted to GLAP and KDD for approval (such approval not to be unreasonably withheld or delayed). A copy of the updated Programme shall be supplied to KDD and GLAP promptly after agreement.

5.2 **KDD's Development**

The Developer agrees that, other than as expressly provided for in this Agreement, it shall not, at any time during the Development or thereafter, impose restrictions on any programme KDD may adopt or any arrangements KDD may enter into in relation to its development of the Greenwich Peninsula.

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5.3 **Co-operation**

KDD and GLAP shall co-operate with the Developer in good faith so as to enable the Developer to carry out and complete the Development and comply with its obligations under this Agreement.

5.4 **Access**

GLAP shall procure that the Developer and the Contractor has unimpeded and unrestricted access to and from the Plot from the date of this Agreement to the date of Practical Completion of the Works (and KDD shall assist in this regard as reasonably necessary).

6. **APPROVED PLANS**

6.1 **Preparation and Approval of Detailed Plans etc and Method Statement**

(a) As soon as reasonably practicable after the date of this Agreement, the Developer shall (to the extent it has not already done so) provide copies of the draft plans, drawings, elevations, sections and specifications relating to the Works together with, a draft Method Statement to GLAP for approval (such approval not to be unreasonably withheld or delayed and, in the case of GLA, such approval may only be withheld where GLAP can show that such plans, drawings, elevations, sections and specifications relating to the Works and the Method Statement would have a material adverse effect on an Area of Concern).

(b) The plans, drawings, elevations, sections and specifications relating to the Works (referred to at clause 6.1(a) above) and the Method Statement must comply with:

(i) the Design Criteria;

(ii) the Development Specification;

(iii) the Plot Developer Information Pack as varied by any Planning Permission;

(iv) the Planning Permission;

(v) any Planning Agreement and, where applicable, the Section 106 Agreement;

(vi) all Required Consents;

(vii) the Environmental Method Statement;

(viii) the Environmental Deed;

(ix) the Statutory Requirements;

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(x) the Sustainability Management Plan; and

(xi) the Draft Housing Design Standards London Plan guidance (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/housing-design-standards-lpg).

6.2 **Sets of Plans**

Prior to commencement of the Works, the Developer shall procure that GLAP is provided with two (2) complete sets of the Method Statement and the Approved Plans.

7. **VARIATIONS**

7.1 **Variations to Approved Plans or Method Statement**

Subject to Clause 7.3 (c) the Developer shall not be permitted to vary, amend or add to the Approved Plans or Method Statement without the prior written approval of GLAP and KDD PROVIDED THAT:

(a) where such variations, amendments or additions comply with the requirements set out in clause 6.1(b) such approval shall not be unreasonably withheld or delayed; and

(b) in the case of GLAP, such approval may only be withheld where GLAP can show that such variation, amendment or addition would have a material adverse effect on the Areas of Concern provided that GLAP shall have no rights of approval in relation to such variations, amendments or additions which by their nature relate to internal finishes, fixtures and fittings so long as any such variations, amendments or additions do not give rise to any reduction in value, quality or performance of the Building as assessed in accordance with the Development Specification.

7.2 **Amended Plans**

As soon as practicable after any variation, amendment or addition to the Approved Plans or Method Statement, the Developer shall procure that GLAP and KDD are each provided with two (2) sets of the relevant variation, amendment or addition.

7.3 **Substituted Materials**

(a) The Developer shall not approve for use in the Development any materials in substitution for those specified in the Approved Plans without GLAP's and KDD's prior approval (such approval not to be unreasonably withheld or delayed and the provisions of clause 7.1(b) shall apply mutatis mutandis) unless the materials are of an equivalent or superior standard and where the original materials are not available or can only be obtained after a substantial delay or at materially greater cost, in which case, approval from GLAP is not required.

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(b) If GLAP's approval is not required under clause 7.3(a), the Developer shall supply to GLAP written particulars of the substituted materials within ten (10) Working Days after making such substitution.

(c) The Developer shall not require the approval of GLAP or KDD to any variations, amendments or additions to the Approved Plans or Method Statement or the use of any materials in substitution for those specified if the variations are immaterial, insubstantial or of a routine nature or effect and which do not lower the quality of the Works.

8. ENVIRONMENTAL AGREEMENT

8.1 Deed of Covenant

(a) The Developer has entered into the Environmental Deed of Covenant.

(b) The Developer agrees that, in addition to complying with its obligations under the Environmental Deed of Covenant, [redacted]

8.2 Environmental Warranty

Subject to clause 4.9 the Developer shall as soon as reasonably practical after the date of this Agreement deliver to KDD and GLAP a Collateral Warranty from the Contractor in respect of any environmental works forming part of the Works.

9. CONSTRUCTION OBLIGATIONS

9.1 Required Consents

To the extent not already obtained, the Developer will apply for and use all reasonable endeavours to obtain all Required Consents that are pre-commencement conditions before the Works Commencement Longstop Date and upon grant of the same will notify GLAP and KDD and deliver a copy of the Required Consent to each of them.

9.2 Avoidance of Damage

The Developer agrees that it will take all such precautions as shall be necessary or as may be reasonably required by GLAP and KDD to avoid any injury, loss, danger to or interference with the public or any owners or occupiers of any Adjoining Property.

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10. SALES AND MARKETING OBLIGATIONS

10.1 Hoardings

The Developer agrees that it will, prior to the commencement of the Works, erect on the boundaries of the Plot such suitable hoardings and fences as may be necessary or desirable and as shall first have been approved by GLAP (acting reasonably) and shall light the hoardings where necessary for public safety and for the protection of the Works and shall maintain such hoardings and fences in good condition.

10.2 Advertisements

During the course of the Works the Developer shall not affix to, or display from, any part of the Plot or the Works or any other erections thereon any boards, posters, notices or signs save for:

(a) customary notice boards indicating the names and roles of GLAP, KDD, the Professional Team, the Contractor and any sub-contractors and descriptions by the Developer of the intended use of the Building;

(b) such other notices or signs as are in accordance with the Partnership Brand Guidelines.

10.3 Partnership Brand Guidelines

The Developer shall perform the obligations imposed upon the Developer in the Partnership Brand Guidelines and shall observe the provisions of the Partnership Brand Guidelines whilst carrying out the Works.

11. THE DEVELOPMENT

11.1 Commencement of Works

The Developer shall as soon as reasonably practicable after the date of this Agreement and in any event by the Works Commencement Longstop Date commence or procure the commencement of and the carrying out of the Enabling Works (to the extent it has not already done so) and thereafter the Works and shall enter into the Enabling Works Contract and the Building Contract in respect of the Works (to the extent it has not already done so).

11.2 Standard of Works

The Developer (subject to the provisions of clause 12) shall carry out the Works in a good and workmanlike manner, with good quality and suitable materials and in accordance with:

(a) the Minimum Requirements;

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(b) the Programme;

(c) the Method Statement;

(d) the Building Contract;

(e) the Appointments;

(f) the terms of this Agreement; and

11.3 **Practical Completion Longstop Date**

(a) Subject to the provisions of clause 11.3(b) and clause 12, the Developer shall procure that the Certificate Date is achieved no later than the Longstop Date and, for the avoidance of doubt, the Developer acknowledges that if it does not procure that the Certificate Date is reached by the Longstop Date, such breach will amount to a material breach for the purposes of this Agreement and clause 27 will apply.

(b) Subject to clause 12, KDD and GLAP shall give to the Developer an extension of time to the Longstop Date as shall be fair and reasonable in the event KDD or GLAP cause any delay to Practical Completion of the Works by any impediment, prevention or default, whether by act or omission, by KDD or GLAP or anyone for whom either of them are responsible.

11.4 **Act of Terrorism**

Without prejudice to the provisions of clause 11.3(a) it is also hereby expressed and acknowledged by the Developer and [redacted] that notwithstanding any other rights or remedies available to GLAP should the Certificate Date not be reached by the Longstop Date, (subject to the provisions of clause 11.3(b) and clause 12.2) due to any damage or destruction to the Works or the Plot caused by an act of terrorism, [redacted].

12. **EXTENSIONS OF TIME**

12.1 Subject to clause 12.2, if after the Works Commencement Longstop Date, the Developer shall establish to the reasonable satisfaction of GLAP that the Developer has been, or is, unable to maintain progress in the carrying out of the Works (or any part of them) in accordance with the Programme or the provisions of this Agreement by reason of:

(a) Force Majeure; or

(b) any delay to Practical Completion as envisaged by clause 11.3(b); or

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(c) for a reason which would give rise to a proper extension of time under the Building Contract or which is otherwise outside the reasonable control of the Developer;

GLAP shall allow such extensions to the Programme as shall be agreed by the Parties (acting reasonably) having regard to the nature of the event in 12.1 (a) – (c) PROVIDED THAT such extensions shall not extend the Longstop Date beyond the Ultimate Longstop Date.

12.2 Practical Completion may not be extended beyond the Ultimate Longstop Date and if Practical Completion is not reached by that date then either KDD or GLAP shall be entitled to terminate this Agreement with immediate effect by serving written notice on the Developer and the provisions of Clause 24 shall not apply save for the avoidance of doubt that:

(a) GLAP shall be entitled to call for the assignment of the Plot Lease to the Landlord (as defined in the Plot Lease) or such other person as it directs in accordance with the Plot Lease;

(b) this Agreement shall be deemed to be immediately terminated (but without prejudice to any rights or remedies available to GLAP and/or KDD in respect of any antecedent breach of the obligations imposed on the Developer and/or [redacted] under this Agreement); and

(c) the provisions of clause 21.7(b), (c) and (d) shall apply.

13. INSPECTION OF WORKS

13.1 Inspection

Following commencement of the Works and at any time during the Development, GLAP and their respective advisers may enter the Plot in order to:

(a) inspect and view the state and progress of the Works;

(b) inspect the workmanship and the materials used;

(c) ascertain generally that the agreements, conditions and stipulations contained in this Agreement have been, and are being, duly performed and observed; or

(d) otherwise exercise their respective rights under this Agreement,

at all reasonable times by prior arrangement with the Developer (or not less than 48 hours' prior notice in lieu of such arrangement). If at any time, following such inspection, GLAP determine that the Developer has not complied with its obligations in this Agreement, GLAP shall give written notice of such breach to the Developer. The Developer shall make good any such breach within a reasonable time (depending on the nature of the breach).

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13.2 **Plot Regulations**

In exercising their rights under clause 13.1, GLAP (and their respective advisers) shall:

(a) comply with all reasonable Plot regulations in relation to safety, security and access to the Plot notified by the Developer or the Contractor to the Developer as applicable;

(b) not materially impede or obstruct the progress of the Works; and

(c) not issue any instructions to the Contractor, any workmen employed on the Plot or any member of the Professional Team, but will address any requirement, comment or complaint only to the Developer.

14. PRACTICAL COMPLETION

14.1 The Developer shall procure that the Certifier is appointed to certify Practical Completion and shall procure that, subject to the rest of this clause 14 below, a copy of any Certificate of Sectional Completion (if applicable) is to be delivered to GLAP within forty-eight (48) hours of its issue.

14.2 **Developer to Give Notice of Inspections**

The Developer shall procure that the Certifier gives to GLAP not less than ten (10) Working Days' prior written notice of both the date and time that the Certifier intends to carry out its inspection of the Works (or the relevant section) in anticipation of issuing the Certificate of Practical Completion of the Works, or any Certificate of Sectional Completion (as applicable).

14.3 **Joint Inspection**

The Developer shall procure that:

(a) GLAP are invited to accompany the Certifier on the inspections of the Works for the purpose of it issuing the Certificate of Practical Completion of the Works or Certificate of Sectional Completion (as applicable); and

(b) the Certifier consults fully with GLAP about the proposal to issue the Certificate of Practical Completion of the Works or any Certificate of Sectional Completion (as applicable), to be issued pursuant to the Building Contract in all cases giving due regard to (without being bound by) any representations made by or on behalf of GLAP.

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14.4 **Certifier's Discretion**

(a) The Certifier shall not be fettered from issuing the Certificate of Practical Completion of the Works or any Certificate of Sectional Completion (as applicable), at such times as in his opinion and in accordance with the terms of his appointment he thinks fit.

(b) The Certifier shall be entitled to issue the Certificate of Practical Completion of the Works, or any Certificate of Sectional Completion (as applicable) notwithstanding the existence of any items commonly accepted in the construction industry as snagging items.

14.5 **Certifier to Provide Copy of Certificates**

The Developer shall procure, subject to the rest of this clause 14, that a copy of the Certificate of Practical Completion of the Works is delivered to GLAP within forty-eight (48) hours of its issue and the date specified in such Certificate of Practical Completion of the Works shall constitute the Certificate Date.

15. **PLANS**

15.1 As soon as possible after the Certificate Date and in any event within twenty (20) Working Days of it, the Developer shall procure that KDD and GLAP are each supplied with the following:

(a) two complete sets of the final "as-built" drawings and specifications of the Development delineating all details of construction and services with dimensions and such other information as shall facilitate future maintenance of the Works, including all variations;

(b) a schedule listing the names and addresses of all contractors, sub-contractors and suppliers who have been involved in or concerned with the Works; and

(c) copies of all approvals, permissions and consents from any statutory or other competent authority and all contracts and agreements relating to or affecting the maintenance or operation of the Development.

16. **SECTION 106 AGREEMENT**

16.1 The Developer covenants with GLAP and KDD to:

(a) observe, perform and discharge the obligations and covenants contained in the Section 106 Agreement to the extent that they are applicable to and relate to the development within the Plot and the Works;

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(b) keep KDD and the GLAP informed of any applications made by or on behalf of the Developer to the local planning authority in connection with the Section 106 Agreement.;

(c) the Developer shall notify KDD in writing of its intention to Occupy any Dwellings on the Plot (and shall keep KDD advised of the number of Dwellings it has Occupied on the Plot) not less than 2 weeks before the date that the Developer reasonably anticipates will be the date of Occupation

(d) (as soon as reasonably practicable and in any event within two weeks following reasonable request by KDD) provide such information and assistance as is or ought to be within the Developer's reasonable knowledge or control to KDD as shall be reasonably necessary from time to time to enable KDD to comply with any obligations in the Section 106 Agreement

16.2 **No Breach**

The Developer will not do nor omit to do any act or thing that would place GLAP or KDD in breach of the terms of the Section 106 Agreement and [redacted]

17. **DISTRICT LOW CARBON ENERGY/CHP SYSTEM**

17.1 KDD will arrange for the Developer to be informed of both a binding connection date and a binding supply date in respect of the District LCE System and shall use reasonable endeavours to procure that the connection to such facility is delivered in good time so as not to delay or disrupt the carrying out or completion of the Works.

17.2 The Developer shall procure that the tenant under the Plot Lease enters into the Plot Connection Agreement on or before the connection date referred to in clause 17.1.

17.3 The Developer shall pay to the provider of the District LCE System the Plot Connection Fee in cleared funds in accordance with the Plot Connection Agreement.

17.4 The Developer shall procure that the tenant under the Plot Lease enters into the Heat Supply Agreement on or before the Certificate Date.

18. [redacted]

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[redacted]

19. **PAYMENT OF OUTGOINGS**

The Developer shall pay all fees, licences, charges and expenses payable in respect of the Development (or any part of it) and all rates, taxes and assessments whatsoever of an annual or recurring nature (whether preliminary, parochial or otherwise) which may at any time after the date of this Agreement be assessed upon, or payable in respect of, the Plot (or any part of it) or any buildings for the time being on the Plot or on the owner or occupier of such buildings.

20. **COPYRIGHT**

Insofar as any copyright to any specifications, drawings, images, models, photographs or other materials produced in connection with the Works is owned by the Developer, KDD and GLAP have the right to use and reproduce the same or grant sub-licences of the same as permitted by this clause and the Developer hereby irrevocably grants to KDD and GLAP a non-exclusive, royalty-free licence to use and reproduce the same in connection with the exercise of the step-in-rights contained in clause 21, following termination of this Agreement or in conjunction with its promotion and marketing except the right to reproduce any designs for the purposes of any extension to the Works.

21. **TERMINATION AND STEP-IN**

21.1 **Warning Notice**

If at any time following the date of this Agreement an Event of Default occurs, GLAP shall be entitled to serve a notice (a "**Warning Notice**") on KDD and the Developer and any third party to whom the Developer has charged or assigned by way of security any of its assets which relate to the Development details of whom the Developer has notified to GLAP in writing (the "**Mortgagee**") stating:

(a) full details of the Event of Default;

(b) that the notice is a Warning Notice served in accordance with this clause 21.1;

(c) the steps which GLAP reasonably considers are necessary to remedy the Event of Default (to the extent that it may be remedied); and

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(d) the length of time which GLAP reasonably considers as reasonably necessary to remedy the Event of Default (which in any event shall not be more than 40 days).

21.2 **Default Notice**

If the Event of Default has not been remedied by the date specified in the Warning Notice (or the expiry a period of four weeks from the date of the Warning Notice if later), GLAP shall be entitled to serve a notice (a "**Default Notice**") on KDD and the Developer and any Mortgagee stating:

(a) full details of the Event of Default;

(b) that the notice is a Default Notice served in accordance with this clause 21.2;

(c) the steps which GLAP reasonably considers are necessary to remedy the Event of Default (to the extent that it may be remedied); and

(d) the length of time which is reasonably necessary to remedy the Event of Default.

21.3 **Mortgagee's Right to Step-In**

At any time after service but before the expiry of the period specified in the relevant Default Notice (or if longer the period of 60 Working Days from the date of the Default Notice) (the "**Required Period**"), the Mortgagee may notify GLAP in writing that the Mortgagee intends to remedy the Event of Default (to the extent that it may be remedied) specified in the Default Notice (the "**Mortgagee's Notice**").

21.4 **Mortgagee's Covenant**

If the Mortgagee gives notice to GLAP under clause 21.3, the Mortgagee (or if applicable, its nominee) shall, within five (5) Working Days of the Mortgagee's Notice enter into a deed of covenant with the Parties to this Agreement under which it shall:

(a) (subject to clause 21.8) undertake to remedy the Event of Default specified in the Default Notice within the time period prescribed by GLAP (acting reasonably) in the Default Notice; and

(b) be bound by the Developer's obligations and be entitled to enforce the Developer's rights in this Agreement.

21.5 **GLAP's Right to Step-In or Terminate**

If:

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(a) the Developer fails to remedy the Event of Default within the Required Period or the Mortgagee fails to exercise its rights pursuant to clause 21.3 within the Required Period; or

(b) the Mortgagee exercises its right pursuant to clause 21.3 but fails within the Required Period to enter into the deed of covenant in accordance with clause 21.4; or

(c) (subject to clause 21.8) having entered into a deed of covenant it fails within a reasonable period to commence to remedy the Event of Default;

GLAP may notify KDD and the Developer and its Mortgagee in writing that:

(i) it or an entity nominated by GLAP and approved by KDD (such approval not to be unreasonably withheld) intends to remedy the Event of Default specified in the Default Notice; or

(ii) it intends to terminate this agreement by immediately serving a written notice on the Developer.

21.6 **GLAP Covenants and Additional Rights**

If GLAP gives notice to KDD and the Developer and its Mortgagees under clause 21.5 the following provisions shall apply:

(a) GLAP (or its nominee) and its agents, servants and workmen shall be entitled to enter and remain on the Plot for the purpose of exercising such rights and carrying out and completing the Works;

(b) GLAP (or its nominee) shall be entitled to give instructions to the Professional Team, the Contactor and all other persons who have entered into contracts for the provision of services to be rendered to the Plot in relation to the Works;

(c) GLAP (or its nominee) shall be entitled to require the Developer, at the Developer's cost, to instruct the Developer's solicitors to hand over full copies of all relevant deeds, documents and papers in their possession, which GLAP (or its nominee) may reasonably require to enable it to complete the Works;

(d) the Developer shall enter into such deeds of assignment, deeds of novation or other arrangements in respect of the construction documentation entered into by the Developer in respect of the Works may be properly required in order to enable GLAP (or its nominee) to complete the Works; and

(e) the Developer shall cease to have any rights or entitlements under this Agreement.

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21.7 **Right to Terminate**

(a) If GLAP does not exercise its rights within four (4) weeks of becoming entitled to do so pursuant to clause 21.5 or GLAP does exercise its rights to carry out the works and fails thereafter within a reasonable period to commence to remedy the Event of Default, then KDD shall be entitled at any time after such date to terminate this Agreement.

(b) If this Agreement is terminated and the Plot Lease has not been forfeited or otherwise terminated within three months of the date of termination of this Agreement then KDD shall be entitled to require the Developer to surrender the Site Lease to GLAP and GLAP shall be required to accept the surrender by serving written notice to that effect on GLAP and the Developer.

(c) If the Agreement is terminated and the Plot Lease is assigned to GLAP pursuant to this clause 21 GLAP agrees with KDD that the Plot shall revert to being part of the regeneration of the Greenwich Peninsula by GLAP and KDD and the provisions of the Land Disposal Agreement will apply to the Plot.

(d) Notwithstanding the provisions of this clause 21, this Agreement cannot be terminated by either Party whilst there is a proper dispute remaining to be determined between the Parties, which is neither vexatious nor frivolous and is in relation to that material being relied upon as a ground for termination provided that such dispute is being dealt with in accordance with the provisions of clause 22 such dispute resolution having been entered into prior to the expiry of the notice required pursuant to clause 21.1.

(e) No right of determination under this clause 21.1 shall remain available after the Certificate Date. However, and for the avoidance of doubt, if an Event of Default occurs after the Development has been so certified, GLAP shall remain entitled to step-in in accordance with this clause 21.1 and remedy the Event of Default and the Developer shall [redacted] the Developer shall not be required to assign the Plot Lease to GLAP after the Certificate Date.

21.8 **Insolvency Event**

Where a Default Notice is served in relation to an Insolvency Event, notwithstanding the rest of this clause 21 the Mortgagee shall not be obliged to remedy (or covenant to remedy) the Event of Default and it shall be sufficient for the purposes of (inter alia) clause 21.4(a) and 21.5(c) for the Mortgagee to have entered into a deed of covenant in accordance with clause 21.4(b) with the intention that GLAP shall not be entitled to exercise its rights of step-in or

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termination in this clause 21 where the Mortgagee has complied with the requirements of clause 21.4(b) within the Required Period.

21.9 **Emergency Event**

Where a Warning Notice or Default Notice is served and the Event of Default has resulted in an emergency situation at the Plot then the Developer shall seek to remedy the Event of Default as soon as reasonably possible.

22. **PROCEDURE FOR DISPUTES**

22.1 **Disputes Generally**

In this Agreement, where an issue is required to be dealt with by, or submitted for the determination of, a third party, then (save in respect of a dispute in respect of any part of this Agreement as relates to construction matters (which shall be determined pursuant to clause 22.6 below) or which relates to legal interpretation of this Agreement) the following provisions of this clause will apply except to the extent that a contrary intention is specified in the clause of this Agreement under which the dispute is to be submitted or the parties agree otherwise. Such dispute or difference may on the written notice given by any party at any time and served on the others (the "**Determination Notice**") be referred to and determined by an independent person (the "**Independent Person**") who shall have been qualified in respect of the general subject matter of the dispute or difference for not less than ten (10) years and who shall be a specialist in relation to such subject matter.

22.2 **Appointment of Independent Person by Agreement**

The Independent Person shall be appointed by agreement between the parties or (if within ten (10) Working Days after service of the Determination Notice the parties have been unable to agree) on the application of any of the parties by such one of the following persons as the parties shall agree to be appropriate having regard to the nature of the dispute or difference in question:

(a) the Chairman for the time being of the Bar Council;

(b) the President for the time being of the Royal Institute of British Architects;

(c) the President for the time being of the Royal Institution of Chartered Surveyors;

(d) the President for the time being of the Institute of Chartered Arbitrators;

(e) the President for the time being of the Institute of Chartered Accountants in England and Wales;

(f) the President for the time being of the Law Society;

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or (in each such case) the duly appointed deputy of such President or any other person authorised by him or her to make appointments on his or her behalf.

22.3 **Appointment of Independent Person by Third Party**

If within fifteen (15) Working Days after service of the Determination Notice the parties have been unable to agree which of the persons referred to in clause 22.2 is appropriate to appoint the Independent Person, then the Independent Person shall be appointed, on the application of any of the parties by the President for the time being of the Law Society or his or her duly appointed deputy or any other person authorised by him or her to make appointments on his or her behalf.

22.4 **Appointment of Expert**

Any person appointed under this clause 22.4 shall act as an expert and not as an arbitrator and shall act in accordance with the following provisions:

(a) the decision of the Independent Person shall be final and binding upon the parties;

(b) the Independent Person shall consider (inter alia) any written representations made on behalf of any party (if made reasonably promptly) but shall not be bound by them;

(c) the parties shall use all reasonable endeavours to procure that the Independent Person shall give his or her decision as speedily as possible;

(d) the costs of appointing the Independent Person and his or her costs and disbursements in connection with his or her duties under this Agreement shall be shared between the parties to the dispute in such proportions as the Independent Person shall determine or, in the absence of such determination, equally between the parties; and

(e) if the Independent Person shall be or become unable or unwilling to act then the above procedure for the appointment of an expert may be repeated as often as necessary until a decision is obtained.

22.5 **Award of Extension of Time**

Where the dispute or difference between the parties which was the subject of the Determination Notice shall have resulted in delay to the carrying out of the Works, the Independent Person shall be entitled (inter alia) to award such extension of time for the fulfilment of the obligation in question in respect of such delay as shall in all the circumstances be fair and reasonable.

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22.6 **Construction Disputes**

In this Agreement any dispute or difference relating to any construction matter shall be referred to adjudication pursuant to Part 1 of the Schedule to the Scheme for Construction Contracts (England and Wales) Regulations 1998 (as amended from time to time) except that the referring party shall apply to the President or Vice-President of the Royal Institution of Chartered Surveyors for the appointment of an adjudicator.

23. **INTEREST**

Without prejudice to any other right, remedy or power contained in this Agreement or otherwise available to KDD, if and whenever the Developer shall fail to pay any monies due under this Agreement on the date when payment is due, the Developer shall pay to KDD interest on such monies at the rate [redacted] above the base rate for the time being of NatWest Bank Plc (or, in the event of there being no such base rate, such other comparable rate of interest as KDD shall reasonably specify) from and including the date on which such monies became due to the date of actual payment (both before and after any judgment).

24. **GUARANTEE**

24.1 [redacted] hereby guarantees the due and proper performance of all the obligations, duties, undertakings, covenants and conditions by or on the part of the Developer contained in this Agreement which guarantee shall for the avoidance of doubt extend to include any variation or addition to the Agreement provided that the liability of [redacted] shall be limited to the same extent that the Developer shall be liable under the terms of this Agreement.

24.2 In the event of the Developer in any respect failing to carry out, observe or perform all or any of the said obligations, duties, undertakings, covenants and conditions [redacted] shall observe and perform the same and shall be liable for and shall pay and make good to the relevant Party on demand any Losses which the relevant Party may incur by reason or in consequence of any such failure to carry out, observe or perform on the part of the Developer under this Agreement including without prejudice to the generality of the foregoing any outstanding sums payable by the Developer to any other Party under this Agreement and [redacted] covenants with GLAP as principal debtor that the Developer will pay all monies due from it to GLAP contained in this Agreement and [redacted]

[redacted]

[redacted]

24.3 [redacted] shall not be discharged or released or otherwise exonerated from this guarantee by the occurrence of any one or more of the following:

(a) any alteration or variation to the nature or extent of the Agreement or otherwise to the terms of the Agreement or to any document or plan or other thing referred to in this Agreement;

(b) any allowance of time, forbearance, indulgence or other concession granted to the Developer under the Agreement or any other compromise or settlement as recorded in writing and signed on behalf of any of the Parties of any dispute between GLAP and the Developer (but so that GLAP shall not pursue against [redacted] a remedy contrary to the terms of any such compromise or settlement insofar as the Developer shall have complied with such terms);

(c) the liquidation, bankruptcy, administration, absence of legal personality, dissolution or incapacity of the Developer; and

(d) any other act, omission, matter or thing which, but for this provision, might operate to discharge, release or otherwise exonerate [redacted] from this guarantee.

24.4 Notwithstanding any other provision in this Agreement the guarantee [redacted]

25. **VALUE ADDED TAX**

25.1 **All Sums Exclusive of VAT**

All sums payable or other consideration provided by any party to any other party pursuant to this Agreement shall be deemed to be exclusive of any VAT which may be chargeable on the supply or supplies for which such sums or other consideration (or, in either case, any part thereof) are the whole or part of the consideration for VAT purposes.

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25.2 **Payment of VAT**

Where, pursuant to the terms of this Agreement, any party (the "Supplier") makes a supply to any other party (the "Recipient") for VAT purposes and VAT is or becomes chargeable on such supply, the Recipient shall on receipt of a valid VAT invoice pay to the Supplier (in addition to any other consideration for such supply) a sum equal to the amount of such VAT.

25.3 **Reimbursement of VAT**

Any reference in this Agreement to any fee, cost, disbursement, expense or liability incurred by any person and in respect of which such person is to be reimbursed or indemnified by any other person or which is to be taken into account in any calculation, computation or amount shall, save where the context otherwise requires, include a reference to such part of such fee, cost, disbursement, expense or liability as represents VAT save to the extent that such person who has incurred such VAT is entitled to credit or repayment in respect of such VAT from HM Revenue & Customs.

26. **ASSIGNMENT**

26.1 **Developer**

The Developer shall not assign, transfer, mortgage or charge nor part with, or in any other way deal with, its interest in this Agreement, the Building Contract or the Appointment or any part of them, nor execute a declaration of trust in respect of it save that it may assign or charge by way of security to a third party mortgagee.

26.2 **KDD**

KDD may assign its interest in this Agreement to an Affiliate of KDD or to any assignee of its interest in the Land Disposal Agreement.

26.3 **GLAP**

GLAP may assign its interest in this Agreement to a successor body carrying out the same functions as GLAP.

27. **TERMS OF CONTRACT**

The parties acknowledge that:

(a) this Agreement; and

(b) any plan, inventory or agreed form of document, or other instrument referred to in this Agreement, and either annexed to this Agreement or signed or initialled for

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identification with, and on or before the entering into of, this Agreement (whether individually or as part of a bundle or volume so signed or initialled);

contain all the terms of the contract between them for the carrying out of the Development.

28. **CONTINUATION OF AGREEMENT**

Notwithstanding the completion of the Development this Agreement shall continue in full force and effect so long as any of its provisions remain to be performed or observed by the Developer, GLAP or KDD.

29. **MODIFICATIONS OF AGREEMENT**

No modification, alteration or waiver of any of the provisions of this Agreement, except as otherwise provided in it, shall be effective unless the same is in writing and signed by the party against which the enforcement of such modification, alteration or waiver is sought.

30. **NO WAIVER**

The failure of any party at any time to require performance by any other party of any provision of this Agreement shall in no way affect the right of such party to require performance of that provision.

31. **MERGER OF PRIOR AGREEMENTS**

This Agreement and the Annexures contain the entire agreement between the parties relating to the transactions contemplated by it and all prior or contemporaneous agreements, understandings, representations and statements, whether oral or written, are merged in this Agreement other than those of which the Developer or its solicitors shall have notified GLAP or its solicitors in writing prior to the date of this Agreement that the Developer is relying on.

32. **NOTICES**

All notices, requests, demands, approvals, consents and other communications under this Agreement ("Notices") shall be in writing and shall be duly and validly given or made if given or served by personal delivery or sent pre-paid, registered or recorded delivery mail to the persons and the addresses specified below or to such other person and/or address as a party may specify from time to time by written notice to the other parties. Notices given or served by personal delivery shall be deemed to be given or served on the date of delivery. Notices sent by pre-paid registered or recorded delivery mail shall be deemed to be given or served on the second Working Day after the day of posting unless they are proved to have been served on receipt.

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32.1 **Notice Details**

(a) Notices to GLAP shall be addressed as follows:

GLAP 5 Endeavour Square, London, United Kingdom, E20 1JN

For the attention of TFL Legal (Planning and Property)

With a copy to:

City Hall Kamal Chunchie Way, London E16 1ZE

For the attention of Assistant Director, Strategic Projects and Property

(b) Notices to KDD and/or the Developer shall be addressed as follows:

Knight Dragon Developments Limited 6 Mitre Passage, Greenwich Peninsula, London, SE10 0ER

For the attention of [redacted]

(c) With a copy to: [redacted]

With a copy to: the Developer's Solicitors and (if different) KDD's Solicitors using reference BNB/CEW/33645.1781

33. **NO PARTNERSHIP**

This Agreement does not create, and shall not in any circumstances create or be deemed to create, a partnership between the parties to this Agreement.

34. **NO AGENCY**

The Developer is not and shall not at any time hold itself out or permit or suffer itself to be held out as the agent of GLAP or KDD for any purpose and under no circumstances shall the Developer have the authority to bind GLAP or KDD nor hold itself out to the public as having such authority.

35. **INVALIDITY OF CERTAIN PROVISIONS**

If any term of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable the same shall be severable and the remainder of this Agreement or the application of such term to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

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36. **THIRD PARTY RIGHTS**

A person who is not a party to this Agreement has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

37. **CONFIDENTIALITY**

37.1 **Matters to be Kept Confidential**

The parties to this Agreement agree with each other:

(a) that, subject as mentioned in clauses 37.2 and 37.3, they will each keep confidential, and will not disclose to any other person, the existence or any of the terms of this Agreement; and

(b) that they will each take all reasonable steps to bind their respective officers, employees and agents, and any professional adviser, assignee, mortgagee, chargee or other successor in title mentioned in clause 37.2, in each case to comply with the terms of clause 37.1(a).

37.2 **Permitted Disclosure**

Nothing contained in clause 37.1 shall prevent either party from disclosing the existence or any of the terms of this Agreement:

(a) where such disclosure is required:

(i) by the Rules of any Stock Exchange on which shares in that party are quoted; or

(ii) pursuant to any duty imposed by law on that party;

(b) where such disclosure is properly required in connection with any legal proceedings (whether contemplated or actual, and whether under or arising out this Agreement or otherwise);

(c) in the case of the Developer, where such disclosure is required in order to protect the priority of this Agreement by registration at the Land Registry;

(d) with the prior consent in writing of the other party, such consent not to be unreasonably withheld or delayed; or

(e) only to such extent as may be reasonably required:

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(i) to such party's holding company or to another subsidiary of that holding company, or (if that party is itself a holding company) to a subsidiary of that party (as the case may require, and as the expressions "holding company" and "subsidiary" as defined in Section 736 of the Companies Act 1985 as amended by the Companies Act 1989); or

(ii) to any actual or potential mortgagee or chargee of that party's interest in the Plot; or

(iii) to any professional adviser of that party; or

(iv) the Contractor, sub-contractors, or any member of the Professional Team (but excluding any financially sensitive information).

37.3 Announcements

The parties shall co-operate in seeking to agree joint press announcements relating to:

(a) the signing of this Agreement;

(b) substantial commencement of the Works; and

(c) Practical Completion of the Works.

38. **FREEDOM OF INFORMATION ACT**

38.1 **Definitions**

In this clause:

Code of Practice:	means the Department of Constitutional Affairs' Code of Practice on the Discharge of the Functions of Public Authorities under Part 1 of the Freedom of Information Act 2000;
Development Company:	means either KDD, the Developer and/or [redacted] (collectively known as the Development Companies);
FOI Legislation:	means the Freedom of Information Act 2000, all regulations made under it and any amendment or re-enactment, the Code of Practice and any guidance issued by the Information Commissioner in relation to such legislation;
Information:	means information recorded in any form held by

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GLAP or by the Development Companies on behalf of GLAP;

Information Commissioner: shall have the same meaning as that given under the Freedom of Information Act 2000;

Information Requests: means a relevant request for any Information under the FOI Legislation.

38.2 **Freedom of Information Act 2002**

(a) The Development Companies acknowledge that GLAP is subject to the requirements of the FOI Legislation and shall assist and co-operate with GLAP (and each other, where necessary) to enable GLAP to comply with its Information disclosure obligations.

(b) Each Development Company shall:

(i) transfer to GLAP all Information Requests received as soon as practicable (at the same time notifying the other Development Companies) and in any event within two (2) Working Days of receiving an Information Request;

(ii) if GLAP receives an Information Request, provide GLAP with a copy of all Information relating to such Information Request in its possession or power and in the form that GLAP requires within five (5) Working Days (or such other period as GLAP may specify) of GLAP's request for such information; and

(iii) provide all necessary assistance as reasonably requested by GLAP to enable GLAP to respond to the Information Requests within the time for compliance set out in section 10 of the FOI Legislation.

(c) In no event shall the Development Companies respond directly to Information Requests unless expressly authorised to do so by GLAP.

(d) The Development Companies acknowledge that GLAP may, acting in accordance with the Code of Practice, be obliged to disclose Information without consulting or obtaining consent from the Development Companies, or despite having taken the Development Companies' views into account.

(e) The Development Companies shall ensure that all Information is retained for disclosure and shall permit GLAP to inspect such records as requested from time to time.

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(f) The Development Companies agree that within twenty (20) days of signing this Agreement they will prepare a schedule of commercially sensitive Information (all Parties acting reasonably). The Development Companies acknowledge that such schedule shall be of indicative value only and that GLAP may be obliged to disclose it in accordance with this clause 38.

39. **LAND DISPOSAL AGREEMENT**

GLAP and KDD acknowledge that nothing in this Agreement is intended to vary or amend the provisions of the Land Disposal Agreement and where there is any conflict between the terms of this Agreement and the terms of the Land Disposal Agreement (and insofar as the same shall not have adverse impact upon or place upon the Developer any obligation in excess of the obligations imposed by this Agreement) the terms of the Land Disposal Agreement shall prevail.

40. **COUNTERPARTS**

This Agreement may be executed in any number of counter-parts each of which when executed and delivered shall constitute an original of this Agreement but all the counter-parts shall together constitute the same Agreement. No counter-part shall be effective until each party has executed at least one counter-part.

41. **GOVERNING LAW AND INTERPRETATION**

This Agreement shall be governed and construed in accordance with English law and the English courts shall have exclusive jurisdiction (except for the purposes of enforcement of an English court judgment or order in another jurisdiction) with regard to all matters arising from it.

This Agreement has been executed by the parties as a deed and is intended to be and is delivered on the date first before written.

EXECUTED as a deed (but not delivered until the date hereof) by **GLA LAND AND PROPERTY LIMITED** acting by two directors)

Simon Powell .....[redacted] Director

Tim Steer .....[redacted] Director

EXECUTED as a deed by **KNIGHT DRAGON DEVELOPMENTS LIMITED** acting by a director in the presence of)

Signature Director

Witness Signature

Witness name

Witness address

Witness occupation

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EXECUTED as a deed by)
KNIGHT DRAGON 19.05 LIMITED)
acting by a director in the presence of)

Signature Director

Witness Signature

Witness name
Witness address

Witness occupation

EXECUTED as a deed by)
KNIGHT DRAGON INVESTMENTS LIMITED)
acting by a director in the presence of)

Signature Director

Witness Signature

Witness name

Witness address

Witness occupation

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ANNEXURE 1

Plot Plan

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A1



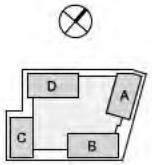
© COPYRIGHT
The copyright in this drawing is vested in AXIS and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to AXIS before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

REV.	DATE	AMENDMENT
P01	17/12/2021	For Stage 3 Approval

KEYPLAN



CLIENT
KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS: S4
PURPOSE FOR ISSUE: FOR STAGE 3 APPROVAL
SR NO.: 9202

AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19,05

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 1000	17/12/2021	JB	FB	AP

TITLE
Location Plan

DRAWING NO.: GP1905 - AXIS - ZZ - XX - DR - A - 00001
REV.: P01

Source: GP1905-AXIS-ZZ-ZZ-M3-A-00002_BaseBuild

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ANNEXURE 2

Programme

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8.0 OUTLINE SPECIFICATION

8.1 Preliminaries and General Conditions

8.1.1 Compliance

Comply with all relevant Building Regulations (England, Wales and Northern Ireland) and Building Standards (Scotland).

Where a conflict arises between quoted Standards or Regulations, the more onerous shall apply.

Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.

Compliance with performance specifications, including equivalent products, submit evidence of compliance, including test reports indicating:

- Properties tested.
- Pass/fail criteria.
- Test methods and procedures.
- Test results.
- Identity of testing agency.
- Test dates and times.
- Identities of witnesses.
- Analysis of results.

8.1.2 Compliance with Published Standards

Comply with all relevant British Standards, British Standard Codes of Practice, and authoritative technical publications relating to materials, their methods of use and workmanship.

Where appropriate, compliance with a relevant non-UK standard is acceptable, provided always that it is not lower than the equivalent British Standard.

Provide a higher standard than the relevant British Standard, or non-UK equivalent, if this is required to comply with other specified requirements.

Where a conflict arises between quoted Standards or Regulations, the more onerous shall apply.

8.1.3 Technical Information

Scope: In addition to any requirements specified elsewhere at Stage 4, the following must be provided:

- A full description of the materials and, where applicable, assemblies including grades of materials, finishes, methods of forming connections, types and locations of fixings
- Details of any proposed departures from the requirements of the specification giving reasons for such departures.
- Information on the method for replacing components with a design life less than the design life of the complete building or installation.
- Technical literature describing products proposed for use where the choice of manufacturer/supplier is at the discretion of the Contractor.
- Reference to work of a similar nature carried out by the tenderer on other contracts, with relevant dates.
- A complete quantified breakdown of the components and ancillary work.
- A full description of builder's work, special provisions and special attendance to be provided by others.

8.1.4 Drawings

To BSRIA BG 6/2009 A design framework for building services. Design activities and drawing definitions.

8.1.5 Equivalent Products

If products/systems of a different manufacture to those specified are proposed, submit details of each proposed substitution with the tender. The details shall include:

- The relevant specification clause number.
- The product/system named in the relevant specification clause.
- The proprietary name of the proposed substitution including any cost variations.
- The justification for the proposed substitution including any cost variations.

For every proposed alternative product/system submit for verification documentary evidence that the alternative product/system is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. Submit certified English translations of any foreign language documents.

Any proposal for use of an alternative product/system must also include proposals for substitution of compatible accessory products/systems and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole.

Provide revised drawings, specification and manufacturer's guarantees as required.

Any information to be submitted when considering an alternative product/system must include, but are not limited to:

Details demonstrating that it has been widely used on similar size/types of project in the same locality as the proposed project.

Details of relevant BBA/ETA Certificates.

Confirmation from the Manufacturer that the product/system is suitable for the use/location proposed.

Confirmation from the Manufacturer that the product/system is compatible with the materials proposed in all adjacent interfaces.

Confirmation from the Manufacturer that the product/system has equivalent guarantees and warranties to the product/system originally specified.

Prior to ordering alternative products, written confirmation must be obtained to proceed.

8.1.6 Workmanship Skills

All Operatives are to be appropriately skilled and experienced for the type and quality of work. All Operatives are to be registered with the Construction Skills Certification Scheme. All Operatives must produce evidence of skills/qualifications when requested.

8.1.7 Quality of Products

- Generally: New. (Proposals for recycled products may be considered)
- Supply of each product: From the same source or manufacturer.
- Whole quantity of each product required to complete the Works: Consistent in kind, size, quality and overall appearance.
- Tolerances: Where critical, measure a sufficient quantity to determine compliance.
- Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

8.1.8 Quality of Execution

Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.

Colour batching: Do not use different colour batches where they can be seen together.

Dimensions: Check on-site dimensions.

Finished work: Not defective, eg not damaged, disfigured, dirty, faulty, or out of tolerance.

Location and fixing of products: Adjust joints open to view so that they are even and regular.

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8.1.9 Samples

Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either to an express approval, or to match sample expressly approved as a standard for the purpose.

8.1.10 Approval of Products

- Submissions, samples, inspections, tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

8.1.11 Approval of Execution

- Submissions, samples, inspections, tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required, this is specified separately) Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

8.1.12 Accuracy of Instruments

Accuracy in measurement: Use instruments and methods described in BS 5606, Appendix A:

- Linear dimensions +/- 3mm up to and including 10m, +/- 6mm over 10m and up to and including 30m
- Angular dimensions: +/- 5mm in 50m
- Verticality: +/- 5mm in 30m
- Levels: +/- 3mm per single sight of up to 60m

8.1.13 Accuracy of Construction in General

Requirement: Based on BS 5606:1990:

- Construct the Works to the following degrees of accuracy unless:
- There are any specific or particular requirements specified elsewhere in the contract documents.

Dimensional accuracy: The maximum permitted deviations, in the completed work, of dimensions and levels shown on, or calculable from, the drawings are:

- Up to 600mm: +/- 1mm
- Over 600mm and up to 3m: +/- 3mm
- Over 3m and up to 6m: +/- 5mm
- 6m and above: +/- 8mm.

Variables: The permitted deviations referred to above relate to, but are not limited to, the following variables:

In the horizontal plane:

- In the horizontal plane position in plan of any point or specified fair face in relation to the nearest setting out point on the same floor level.
- Dimensions on plan, in the vertical plane:
- Levels with reference to the nearest setting out point on the same floor level.
- Dimensions in elevation and/or section:
- Verticality (plumb) at any point. For verticality, the permitted deviation is measured at right angles to the vertical dimension.
- Where a position, in either plane, may be located by more than one variable, the smallest permitted deviation shall apply.

8.1.14 Setting Out

Where preparatory work has been carried out by others, check and record setting out against the dimensions shown on the drawings, and record the results on a copy of the drawings.

If any discrepancies are found notify and obtain instructions before proceeding.

8.1.15 Appearance and Fit

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

- Submit proposals, or
- Arrange for inspection of appearance of relevant aspects of partially finished work.

General tolerances (maximum): To BS 5606, tables 1 and 2.

8.1.16 Critical Dimensions

Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.

8.1.17 Defects in Existing Works

Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.

Documented remedial work: Do not execute work which may:

- Hinder access to defective products or works; or
- Be rendered abortive by remedial work.

8.1.18 Quality Control

Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.

Maintain full records, keep copies on site for inspection, and submit copies on request.

Content of records:

- Identification of the element, item, batch, or lot, including location in the Works.
- Nature and dates of inspections, tests, and approvals.
- Nature and extent of non-conforming work found.
- Details of corrective action.

8.1.19 Works Prior to Completion

- General: Make good all damage consequent on the works.
- Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish, and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- COSSH dated data sheets: Obtain for all materials used for cleaning and ensure that they are used only as recommended by their manufacturers.

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- Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.

- Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves, and controls.

8.2 Cladding

8.2.1 General Note

Building Fabric performance outlined in section 5 – page 14 of Buro Happold's stage 3 Energy and Overheating Report.

8.2.2 General Design Requirements

The following outline elemental specification, particularly where named systems, products, materials, manufactures are referenced is intended to demonstrate the quality and durability of the elements of the proposed works. In general, no reference will be made to specific product, materials or manufacturers. Products specified as part of the following schedules are KD's preferred products.

This does not preclude the selection of equivalent systems, products, materials or manufacturers of equal quality, function, durability and appearance.

The design will comply with applicable and appropriate British or Internationally recognised Standard Specifications, Building Regulations, CIBSE Standards and Codes of Practice current at the time of specification. These will include:

- The requirements of the Town and Country Planning Act 1990, including specifically the Planning Approval and including any reserved matters or relevant planning conditions

- Health and Safety at Work Act 1974 Relevant Building Regulations

- Construction (Design and Management) Regulations 2020

- Control Applicable European and British Standard Codes of Practice

- Construction shall conform to AD Regulation 7: 2013 with 2019 updates – Materials and workmanship.

- The guidance contained in the Hoare Lea document Vertical Transportation Stage 2 report will be adhered to.

- The Building Regulations 2010 – Reference with the Approved Document Volumes 1 and 2

- CWCT Guidance: "'Standard for Systemized Building Envelopes'

- BREAM criteria should be achieved where targeted.

This list is not exhaustive albeit relative to this project. Please note that at the time of writing this 'Stage 3' report, all regulations referred and stated in this document are current. Regulations and approved documents are subject to change. The list of relevant documents and guidelines should be agreed at the point of serving the initial notice for the project by the Approved Inspector.

All insulation, particularly wall, roof, floor, pipework and ductwork insulation, must be CFC, HFC and HCFC free, both in content and manufacture. All insulants should have an ODP of zero and GWP of less than 5. Where possible insulants are to have an A or A+ rating in BRE's The Green Guide to Specification. Insulation manufacturers to provide Chain of Custody, BES6001:2008 or EMS independent certification as required to comply with environmental rating system requirements.

Any contractors involved shall be either ISO14001 registered or are working to such a registration within an agreed timeframe.

All material suppliers must have EMS (ISO14001) certification for process (bricks, metals, glass, plastics, pre-cast concrete etc.), extraction (stone, aggregates, sand etc.) and supply chain, and are supplied with an environmental product declaration, written in accordance with ISO 14025 standards.

All material suppliers to provide Chain of Custody, BES6001:2008 or EMS independent certification as appropriate to the product and in line with environmental rating system requirements.

Where used, wood panels boards including, but not limited to:

- Particleboard

- Fibreboard, including MDF

- OSB

- Cement bonded particleboard

- Plywood

- Solid wood panel and acoustic board

shall all comply with the testing requirements of BS EN 13986:2004, so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

8.2.3 External Cladding and Applied Finishes

All external cladding systems, including all components, refer to specialist detail drawings and AXIS detail interface drawings

It is intended to use a precast concrete, factory manufactured, hybrid unitized panel system. If manufacturers are mentioned in this outline specification, it should be noted that, they can be varied by the principal contractor, at any time and subject to client and design team approval of the proposals.

This document should be read in conjunction with AXIS Architects Stage related details, the details always take precedence. This document is not to be used for construction purposes.

Refer to Cladding consultants Outline Specification, the 'Consultants Outline Specification' precedes this document. If any discrepancies arise report to AXIS immediately.

For external cladding parameters refer to Cladding, Acoustic, Environmental (Including overheating issues), Fire consultant reports for and specific requirements, the consultant's stage 3 reports inform this outline specification and AXIS Architect can take no responsibility for 3rd party erroneous information, errors and or omissions.

For internal linings and finishes refer to the internal partitioning and linings drawings.

8.2.4 External Walls and Facades

Loadbearing panel NLBP – Non-loadbearing panel RSCP – Rainscreen cladding panel

Type 1.1.1 – Brick Faced – LB Concrete Unitized RSCP

Construction/Build Up – 35mm facing brickwork cast into 100mm, (PCP) with 250mm overall cavity with Full fill mineral fibre rainscreen insulation. 180mm W PC concrete parapet upstand – WIDTH NOT TO EXCEED 685mm – NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor

Target U-Value (W/m2k) – 0.18

Fire Rating – 120 minutes (structural integrity)

Acoustic Requirements – 55db

Comments – Specialist design by precast panel manufacturer. Specialist to provide information / specification of insulation with u-value calculations – TBA

Type 1.1.2 – LB Concrete Unitized RSCP

Construction/Build Up – 1100mm (PCP) with 250mm overall cavity with Full fill mineral fibre rainscreen insulation. 180mm W PC concrete parapet upstand – WIDTH NOT TO EXCEED 685mm – NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor.

Target U-Value (W/m2k) – 0.18

Fire Rating – 120 minutes

Acoustic Requirements – 55db

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Comments - Specialist design by precast panel manufacturer. Specialist to provide information / specification of insulation with u-value calculations – TBA

Type 1.1.3 - Facing Brick – Plinths to external level ground conditions

Construction/Build Up - 103mm Facing Brick - TBC, 250mm A1 type fully filled insulation, 180mm Thick Concrete LBP, 25mm Service void. NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor.

Target U-Value (W/m2k) - 0.20

Fire Rating - Not Applicable

Acoustic Requirements -0db

Comments - Plinth wall to allow the installation of a DPC. min 150mm above FFL – Detail to be progressed with the SE at Stage 4.

Type 1.1.4 - Facing Brick – Plinths to external level ground conditions

Construction/Build Up - 103mm Facing Brick- (TBC) or concrete upstand, 250mm A1 type fully filled insulation, 180mm Thick Concrete LBP, 25mm Service void. NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor.

Target U-Value (W/m2k) - 0.20

Fire Rating - Not Applicable

Acoustic Requirements -0db

Comments - Plinth wall to allow the installation of a DPC. min 150mm above FFL – Detail to be progressed with the SE at Stage 4.

8.2.5 External Windows & Doors

PPC Aluminium windows to be high performance, double glazed and thermally broken extruded profiles Windows sections to be BBA,CE (where relevant) and UKCA mark. - (Refer to AXIS NBS Specification for full details, installation and material requirements as part of Stage 4 Works).

All window dimensions are based on formed structural openings - window manufacturer/supplier to allow suitable tolerance.

Window manufacturer/supplier to provide a full set of detailed working drawings, at Stage 4. The Stage 3 schedule is subject to detail change and should not be referred to during construction, post contract. Under no circumstances should windows be manufactured until Status A has been agreed by the Principle contractor and the design team.

Full size window samples are to be approved by AXIS and the client, all fixings to be approved by the Structural Engineer and Building control Approved Inspector.

Refer to Wintech outline specification for all Air leakage, water testing and wind loading requirements, Ventilation 2.15, Security 2.16, Fire 2.14.16 and Samples 4.1.7 All casement windows to have suitable and CE marked handles and locking devices, restrictors (150mm maximum) - Sliding doors to balconies to have a min 800mm clear width opening

All sliding patio doors to be fully SBD compliant using manufacturer certified frames and assembly - level access thresholds are created by setting the base of cill below FFL - refer to relevant details and manufacturers cill/threshold profile sections. All balcony sliding doors to have 850mm clear opening for AD:M compliance.

Glass thicknesses to be determined by specialist subcontractor to achieve performance requirements outlined in Wintech specification. Manufacturer to ensure glazing and window assembly meets the acoustic requirements Window supplier/installer to allow for EPDM to achieve required air barrier in accordance with the Energy Strategy Air Leakage allowance of 3.0

All windows to comply with relevant parts of the Building Regulations - Approved Documents B, C, F, L1 & 2 and Part M

Refer to window schedule for details and specification.

Type 2.1.1 - Thermally Broken PPC Aluminium Full Height Windows - Casement

Construction/Build Up - PPC Aluminium. Window Frame colour: Bronze powder coated metal frames to windows with solid panel and deep profile detail.

Target U-Value (W/m2k) - 1.0

Fire Rating - Not Applicable

Acoustic Requirements -037-39db

Comments - Specialist design by manufacturer – Colour and finish to be agreed

Type 2.1.2 - Thermally Broken PPC Aluminium Full Height Windows - Horizontal Sliding

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) -1.0

Fire Rating - Not Applicable

Acoustic Requirements -037-39db

Comments - Specialist design by manufacturer – Colour and finish to be agreed.

Type 2.1.3 - Thermally Broken PPC Aluminium Full Height Glazed Door – Communal Access included

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) - 1.4

Fire Rating - Not Applicable

Acoustic Requirements - Not Applicable

Comments - Specialist design by manufacturer – Colour and finish to be agreed. Refer to SBD Stage 3 design reflected in AXIS drawings

Type 2.1.4 - Roof Hatches

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) - 1.8

Fire Rating - Not Applicable

Acoustic Requirements - Not Applicable

Comments - Specialist design by manufacturer – Colour and finish to be agreed.

8.2.6 Curtain Walling

PPC Aluminium Curtain walling to be high performance, double glazed and thermally broken extruded profiles Frames to be BBA,CE (where relevant) and UKCA mark. - (Refer to AXIS NBS Specification for full details, installation and material requirements as part of Stage 4 Works).

All window dimensions are based on formed structural openings - window manufacturer/supplier to allow suitable tolerance. Casement sizes calculated using 60mm wide frame. Note - This size will increase around doors. Cladding Subcontractor to confirm exact sizes.

Window manufacturer/supplier to provide a full set of detailed working drawings, at Stage 4. The Stage 3 schedule is subject to detail change and should not be referred to during construction, post contract. Under no circumstances should windows be manufactured until Status A has been agreed by the Principal contractor and the design team.

Full size window samples are to be approved by AXIS and the client, all fixings to be approved by the Structural Engineer and Building control Approved Inspector.

Refer to Wintech outline specification for all Air leakage, water testing and wind loading requirements, Ventilation 2.15, Security 2.16, Fire 2.14.16 and Samples 4.1.7 All casement windows to have suitable and CE marked handles and locking devices, restrictors (150mm maximum) - Sliding doors to balconies to have a min 800mm clear width opening

All sliding patio doors to be fully SBD compliant using manufacturer certified frames and assembly - level access thresholds are created by setting the base

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of cill below FFL - refer to relevant details and manufacturers cill/threshold profile sections

Include PPC thermally separated, aluminium louvres, to head of all windows to dwellings - to have 2mm thick PPC aluminium backing panel with 100x65mm cut out for MVHR intake/extraction duct terminal - duct to be fully sealed and have suitable connection flange to prevent air leakage

For glass thickness, type and cavity refer to acoustic report and required dB ratings 4.6 - Manufacturer to ensure glazing and window assembly meets the acoustic requirements Window supplier/installer to allow for EPDM to achieve required air barrier in accordance with the Energy Strategy Air Leakage allowance of 3.0

All windows to comply with relevant parts of the Building Regulations - Approved Documents B, C, F, L1 & 2 and Part M

Refer to window schedule for details and specification.

Type 3.1.1 - Thermally Broken PPC Aluminium Full Height Windows - Casement

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) - 1.0

Fire Rating - Not Applicable

Acoustic Requirements - 37-39db

Comments - Specialist design by manufacturer – Colour and finish to be agreed.

8.2.7 Building A

- White-grey brick faced pre-cast with contrasting brick faced pre-cast reveals and light grey mortar.
- Aluminium frame windows with central mullion, openable vents, fixed lazing and solid raised sill, in bronze PPC finish.
- Full height glazed sliding doors, in bronze PPC finish.
- Exposed pre-cast corrugated panel, tinted cream to either side of windows/glazed doors.
- Metal sill, bronze PPC finish with concealed fixings.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels, dark red PPC finish with concealed fixings.
- Metal soffit, and reveals, bronze PPC finish.

8.2.8 Building A Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with central mullion, openable vents, fixed lazing and solid raised sill, dark red PPC finish frames.
- Full height glazed sliding doors, dark red PPC finish frames.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels, dark red PPC finish with concealed fixings.
- Exposed pre-cast spandrel panel, tinted taupe.
- Exposed pre-cast pier, tinted taupe.
- Metal balustrade, dark red PPC finish.
- Metal soffit, and reveals, dark red PPC finish.
- Folded metal panels with concealed framing and fixings, dark red PPC finish.

8.2.9 Building B

- Exposed pre-cast panel, tinted grey.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark grey PPC finish.
- Full height glazed sliding doors, in dark grey PPC finish.
- Exposed pre-cast corrugated panel, tinted grey.
- Metal sill, dark grey PPC finish with concealed fixings.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Metal soffit, and reveals, dark grey PPC finish.

8.2.10 Building B Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Exposed pre-cast corrugated panel, tinted dark grey.
- Glazing with concealed framing in dark red PPC finish frames.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Exposed pre-cast panel, tinted dark grey.
- Exposed pre-cast pier, tinted dark grey.
- Metal soffit, and reveals, dark red PPC finish.
- Folded metal panels with concealed framing and fixings, dark red PPC finish.

8.2.11 Building C

- Red brick faced pre-cast with red brick faced pre-cast reveals and red mortar.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Exposed pre-cast corrugated panel, tinted dark red.
- Metal sill with concealed fixings, dark red PPC finish.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Metal soffit, and reveals, dark red PPC finish.

8.2.12 Building C Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Metal sill with concealed fixings, dark red PPC finish.
- Glazing with concealed framing in dark red PPC finish frames.
- Exposed pre-cast pier, tinted dark red.
- Metal soffit, and reveals, dark red PPC finish.
- Metal canopy with concealed fixings, dark red PPC finish.

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8.2.13 Building D

- Exposed pre-cast panel, tinted light brown.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in bronze PPC finish.
- Full height glazed sliding doors, in bronze PPC finish.
- Exposed pre-cast panel with corrugated texture, tinted light brown.
- Metal sill with concealed fixings, bronze PPC finish.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Metal soffit and metal reveals, bronze PPC finish.

8.2.14 Building D Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Glazing with concealed framing in dark red PPC finish frames.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Dark brown exposed pre-cast spandrel panel.
- Dark brown exposed pre-cast pier.
- Metal soffit and metal reveals, dark red PPC finish.

8.2.15 External Podium Escape Stairs

There are 2No "Escape Stairs" from Podium Level to street level within the scheme.

- Scope: The Contractor is entirely responsible for the detailed design, manufacturing, fixing, jointing, and installation of the metalwork shown on the drawings and specified in this work section, including all necessary or required accessories and ancillary work. The Contractor is entirely responsible for the detailed design, testing, manufacturing, protecting, fixing, jointing, installation and finishing of the metal fabrications and associated works shown on the drawings and specified in this and the associated work sections, including all necessary or required accessories and ancillary work. The Contractor is responsible for co-ordination with the works of adjacent contractors at interfaces to ensure the continuity of performance under all service conditions.
- The 2No stairs are to be built to To BS 4592.
- Grades of metal: Hot dipped Galvanised Steel, thickness / gauges as Sub-Contractors design.
- Construction/Fixing: Welded stringer frame/landings.
- Treads and landings:
- Manufacturer: Elefant Gratings Ltd. or Equivalent.
  - Product reference: Gratings and Planks type 05-MR
  - Fixing: Side Fixing through stringer.
- Balustrade/Handrail: Materials: Hot dipped Galvanised Steel handrails bolted to steel frame/concede wall.
- Finishing: Finished as delivered primed and painted red iron oxide colour (RAL Number to be confirmed). Remedial and touch up works to be carried out on site.
- Pre finished components: Maintain in protective wrappings until completion of contract.
- Priming/Sealing/Painting: Surfaces inaccessible after assembly/ installation: Before fixing components, apply full protective/decorative treatment/coating system.
- Corrosion Protection of Dissimilar Materials: Isolate using washers/ sleeves or other suitable means to separate materials to avoid corrosion and/ or staining.
- Fixing Generally:

Fixings to be secure to prevent pulling away, deflection, distortion, or other movement during use.

Structural members: Do not modify, cut, notch or make holes in structural members.

Temporary support: Do not use stairs, walkways, balustrades, etc. as temporary support or strutting for other work.

Distortion: Do not distort components during fixing. Check all opening parts, after installation, for correct operation and adjust as necessary.

- Workmanship: Refer to notes elsewhere in the Outline specification, plus:

  All bolts to be countersunk.

  All fillet welds to be ground to a smooth radius.

- Installation Generally: Do not modify, cut, notch or make holes in structural members. Do not use stairs, walkways or balustrades as temporary support or strutting for other work. Applied finishes: Substrates to be even, dry, sound and free from contaminants. Make good substrate surfaces and prepare/ prime as finish manufacturer's recommendation before application.

8.2.16 Facade Visual Mock Up

There is a requirement for 3No separate Visual Mock Ups for the scheme. These will consist of the following:

- Panel 1 - Block A = 3825 x 4881mm.
- Panel 2 - Block B - 3825 x 3840mm. (to be checked against corner panel example).
- Panel 3 - Block C - 3825 x 4881mm.

The Visual Mock ups are to be constructed and finished as intended for the development and to act as quality control reference for site works. Note - if this means that the VMU is to be retained in place for the duration of the works, this should be clarified.

The materials/finishes will be finalised during Stage 4, but are to reflect the Stage 3 information currently.

All panel sizes are currently based on a 3225mm floor to floor height.

Panel external – Extent of panel to show at least 1 slab junction covering, ideally 2, including head and base. The final size is subject to agreement.

Externals – Complete and finish all to control standards – include sample, finished balcony to at least 1 sample panel.

Internals - details - Construct LGSF framing - install EPDM, VCL, Insulation, corner beading, plaster skim finish. Form reveals in conjunction with design team and window manufacturer.

Vents if any - install proposed, functional aluminium background ventilation system, panels etc. Aluminium panel thickness is covered in Facade Specification.

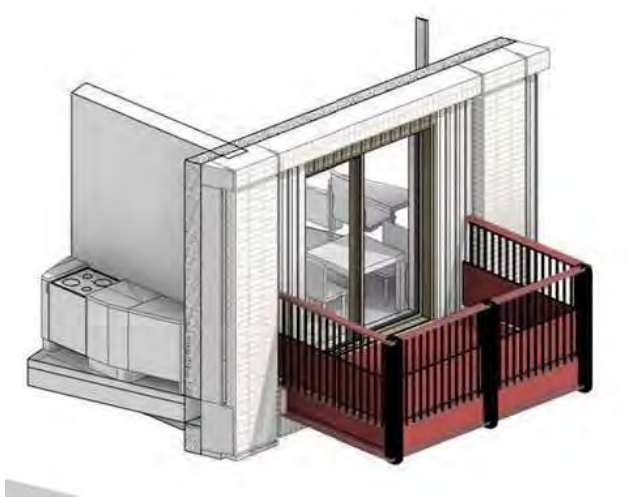
Weathering - drips etc – Install all PPC aluminium weathering details

Cill's and flashings - to be included in VMU.

1 Corner and corner profile of sinusoidal cladding - for separate panel showing mitred corner detail or alternative using bookend detail (Note the mitred corners are complex to execute on site without potential damage during transit). Connections – construct with 1 nr base and 1 nr head to ascertain fire rating.

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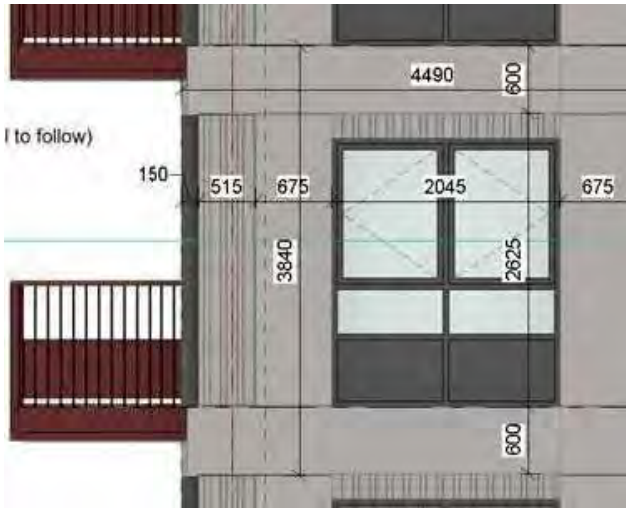
Panel 1 Building A – (Install Balcony and soffit to sample panel)



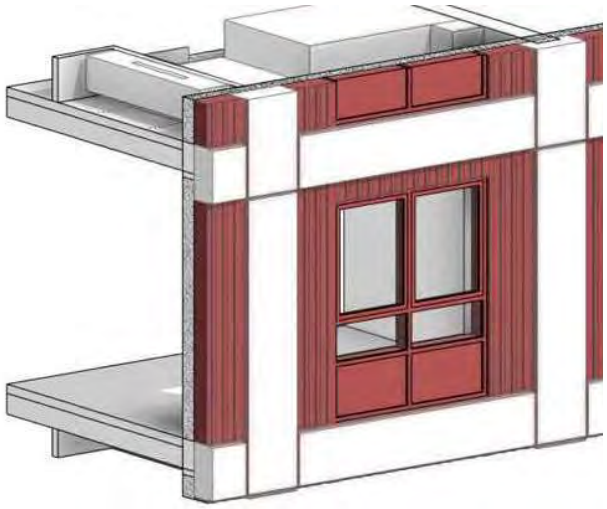


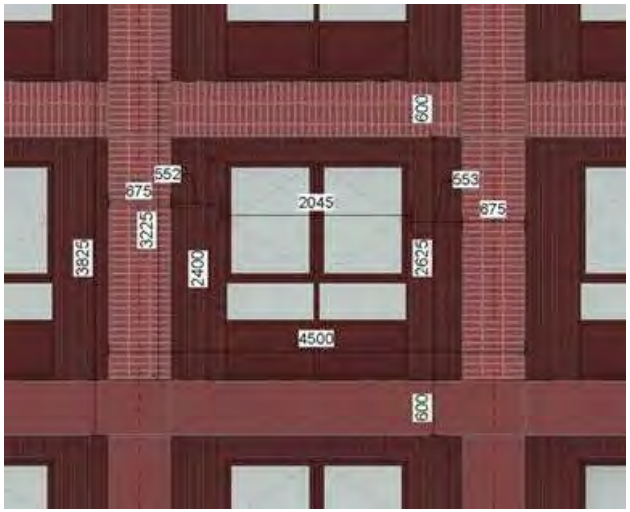
Panel 2 Building B





Panel 1 Building C





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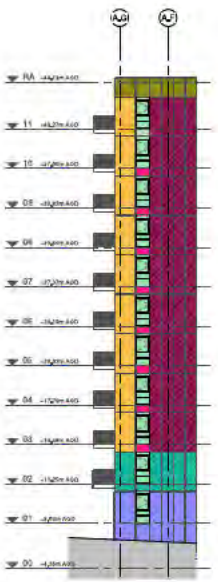
1 Elevation A_A
1 : 200



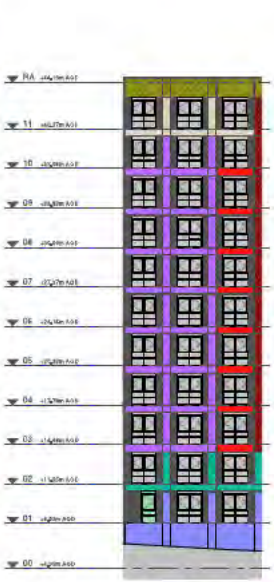
2 Elevation A_B
1 : 200



3 Elevation A_C
1 : 200



4 Elevation A_D
1 : 200



5 Elevation A_E
1 : 200

Building A
Assembly Modules Legend

Typical Bay	Other Levels
TB01_BK_A	L01_A
TB02_BK_A	L02_A
TB03_BK_A	L11_A
TB04_BK_A	Parapet_A
TB05_BK_A	(Assembly Module Varies)
TB06_BK_A	
TB07_BK_A	
TB08_BK_A	
TB09_BK_A	
TB10_BK_A	
TB11_BK_A	
TB12_BK_A	
TB13_BK_A	
TB14_BK_A	
TB15_BK_A	

(Assembly Module Repeat)

Building A - Assembly Modules Overall Count

Building	Type	Count
A	L01_A	30
A	L02_A	40
A	L11_A	24
A	Parapet_A	32
A	TB01_BK_A	88
A	TB02_BK_A	24
A	TB03_BK_A	16
A	TB04_BK_A	8
A	TB05_BK_A	8
A	TB06_BK_A	8
A	TB07_BK_A	8
A	TB08_BK_A	36
A	TB09_BK_A	10
A	TB10_BK_A	9
A	TB11_BK_A	9
A	TB12_BK_A	9
A	TB13_BK_A	16
A	TB14_BK_A	8
A	TB15_BK_A	8
Grand total: 391		

Building A
Opening Types Legend

Typical	Non-Typical
W01	C/W
W02	
W03	
W04	
W05	
W06	

Building A - Opening Types Overall Count

Building	Type	Count
A	W01	138
A	W02	12
A	W03	13
A	W04	10
A	W05	75
A	W06	12
Grand total: 261		

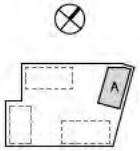
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KEYPLAN



CLIENT
KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	FOR STAGE 3 APPROVAL	9202

AXIS
ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19,05

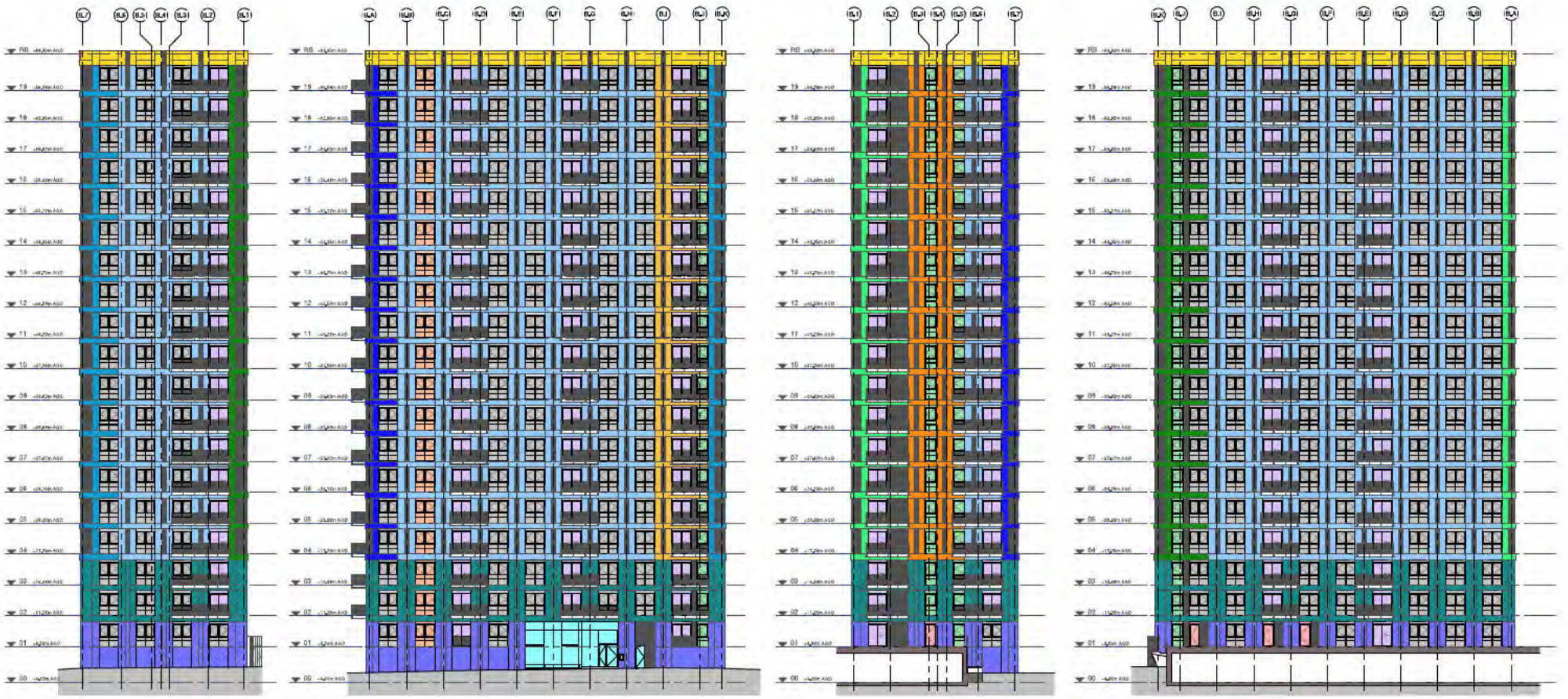
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	17/12/2021	LR	GD	AP

TITLE
Building A
Scoping Elevations

DRAWING NO. GP1905 - AXIS - A1 - XX - DR - A - 21600

REV. P01

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1 Elevation B_A 21416 1 : 200

2 Elevation B_B 21416 1 : 200

3 Elevation B_C 21416 1 : 200

4 Elevation B_D 21416 1 : 200

Building B
Assembly Modules Legend

Typical Bay

- TB01_RC_B
- TB02_RC_B
- TB03_RC_B
- TB04_RC_B
- TB05_RC_B
- TB06_RC_B
- TB07_RC_B

(Assembly Module Variant)

Other Levels

- L01_B
- L02_B
- Parapet_B

(Assembly Module Variant)

Building B - Assembly Modules Overall Count

Building	Type	Count
B	L01_B	24
B	L02_B	52
B	Parapet_B	26
B	TB01_RC_B	304
B	TB02_RC_B	32
B	TB03_RC_B	16
B	TB04_RC_B	16
B	TB05_RC_B	16
B	TB06_RC_B	16
B	TB07_RC_B	16
Grand total: 519		

Building B
Opening Types Legend

Typical

- W01
- W02
- W03
- W04 n/a
- W05
- W06

Non-Typical

- GW

Building B - Opening Types Overall Count

Building	Type	Count
B	W01	282
B	W02	19
B	W03	75
B	W05	148
B	W06	4
Grand total: 528		

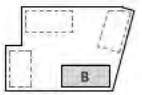
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PROJECT STAGE
Stage 3

STATUS S4 — PURPOSE FOR ISSUE FOR STAGE 3 APPROVAL — SS NO. 9202

AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19,05

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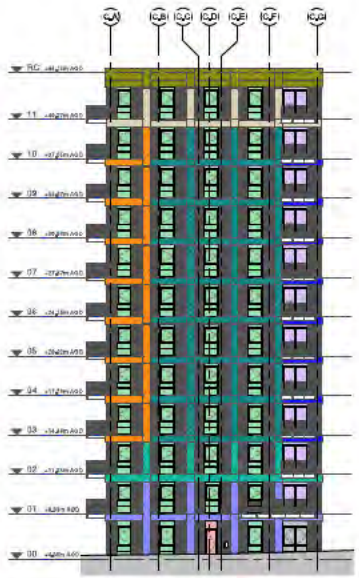
TITLE
Building B
Scoping Elevations

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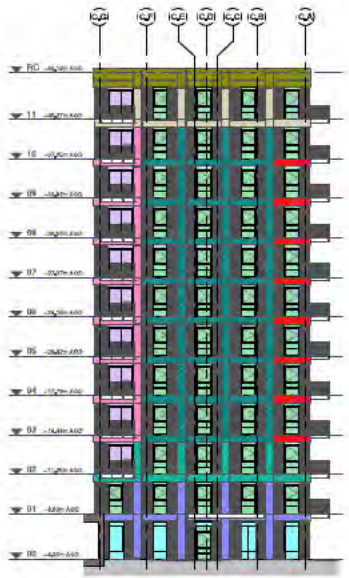
1 Elevation C.A
1 : 200



2 Elevation C.B
1 : 200



3 Elevation C.C
1 : 200



4 Elevation C.D
1 : 200

Building C
Assembly Modules Legend

Typical Key

- TB01_BK_C
- TB02_BK_C
- TB03_BK_C
- TB04_BK_C
- TB05_BK_C
- TB06_BK_C
- TB07_BK_C

(Assembly Module Names)

Other Levels

- L01_C
- L02_C
- L11_C
- Parapet_C

(Assembly Module Names)

Building C - Assembly Modules Overall Count

Building	Type	Count
C	L01_C	22
C	L02_C	22
C	L11_C	22
C	Parapet_C	22
C	TB01_BK_C	48
C	TB02_BK_C	48
C	TB03_BK_C	48
C	TB04_BK_C	6
C	TB05_BK_C	6
C	TB06_BK_C	6
C	TB07_BK_C	6
Grand total: 264		

Building C
Opening Types Legend

Typical

- W01
- W02 n/a
- W03
- W04 n/a
- W05
- W06

Non-Typical

- CW

Building C - Opening Types Overall Count

Building	Type	Count
C	W01	66
C	W03	138
C	W05	67
C	W06	2
Grand total: 293		

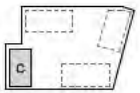
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Stage 3

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AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

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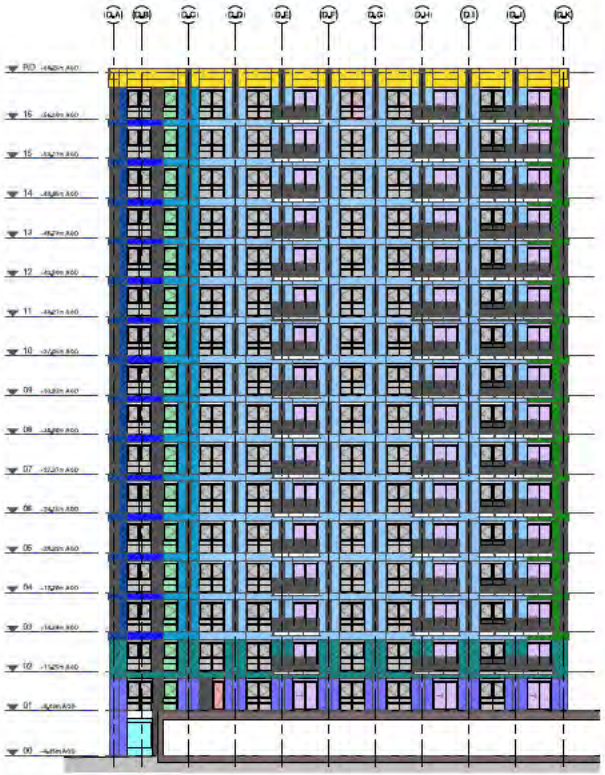
TITLE
Building C
Scoping Elevations

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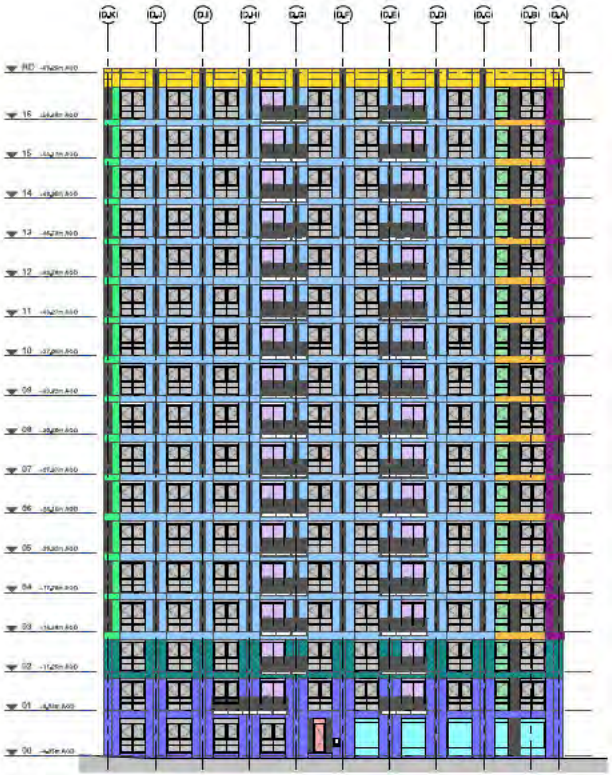
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21440 1 : 200



2 Elevation D_B
21636 1 : 200



3 Elevation D_C
21636 1 : 200



4 Elevation D_D
21636 1 : 200

Building D
Assembly Modules Legend

Typical Bay

- TB01_RC_D
- TB02_RC_D
- TB03_RC_D
- TB04_RC_D
- TB05_RC_D
- TB06_RC_D
- TB07_RC_D
- TB08_RC_D
- TB09_RC_D

(Assembly Module Images)

Other Levels

- L01_D
- L02_D
- Parapet_D

(Assembly Module Varies)

Building D – Assembly Modules Overall Count

Building	Type	Count
D	L01_D	29
D	L02_D	29
D	Parapet_D	29
D	TB01_RC_D	265
D	TB02_RC_D	29
D	TB03_RC_D	14
D	TB04_RC_D	14
D	TB05_RC_D	14
D	TB06_RC_D	14
D	TB07_RC_D	14
D	TB08_RC_D	14
D	TB09_RC_D	14
Grand total: 474		

Building D
Opening Types Legend

Typical

- W01
- W02 n/a
- W03
- W04 n/a
- W05
- W06

NonTypical

- CW

Building D – Opening Types Overall Count

Building	Type	Count
D	W01	258
D	W03	63
D	W05	129
D	W06	2
Grand total: 452		

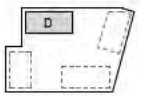
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ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

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TITLE
Building D
Scoping Elevations

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8.3 Internal

8.3.1 General Design Requirements

The following outline elemental specification, particularly where named systems, products, materials, manufactures are referenced is intended to demonstrate the quality and durability of the elements of the proposed works.

This does not preclude the selection of equivalent systems, products, materials or manufacturers of equal quality, function, durability and appearance.

The design will comply with applicable and appropriate British or Internationally recognised Standard Specifications, Building Regulations, CIBSE Standards and Codes of Practice current at the time of specification. These will include:

- The requirements of the Town Planning Consent and conditions
- Health and Safety at Work Act 1974
- Relevant Building Regulations subject to any deviations agreed with Building Control
- Applicable European and British Standards Codes of Practice
- Required Sustainability Ratings
- Construction (Design and Management) Regulations 2015
- Construction shall conform to AD Regulation 7: 2013 with 2018 updates - Materials and workmanship.
- CWCT Guidance: 'Standard for Systemized Building Envelopes'
- BREAM criteria should be achieved where targeted.

All internal and external timber will be sustainably sourced, with FSC or other similar approved certification.

All timber will come from a 'legal source' and is not on the CITES list of endangered species.

Timber to be preservative treated, will be treated using environmentally friendly processes and will be selected in accordance with relevant current British Standards. All timber will be preservative treated off site by a suitably qualified company. Preservative treatment on site will be confined to cut ends only.

All insulation, particularly wall, roof, floor, pipework and ductwork insulation, must be CFC, HFC and HCFC free, both in content and manufacture. All insulants should have an ODP of zero and GWP of less than 5. Where possible insulants are to have an A or A+ rating in BRE's The Green Guide to Specification. Insulation manufacturers to provide Chain of Custody, BES6001:2008 or EMS independent certification as required to comply with environmental rating system requirements.

Any contractors involved shall be either ISO14001 registered or are working to such a registration within an agreed timeframe.

All material suppliers must have EMS (ISO14001) certification for process (bricks, metals, glass, plastics, pre-cast concrete etc.), extraction (stone, aggregates, sand etc.) and supply chain, and are supplied with an environmental product declaration, written in accordance with ISO 14025 standards. All material suppliers to provide Chain of Custody, BES6001:2008 or EMS independent certification as appropriate to the product and in line with environmental rating system requirements.

Where used, wood panels boards including, but not limited to:

- Particleboard,
- Fibreboard, including MDF,
- OSB,
- Cement bonded particleboard,
- Plywood,
- Solid wood panel and acoustic board.

shall all comply with the testing requirements of BS EN 13986:2004, so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

All wood flooring shall all comply with the testing requirements of BS EN 14342:2013 so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

All resilient, textile and laminated floor coverings shall all comply with the testing requirements of BS EN 14041:2004, so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

Suspended ceiling tiles shall comply with the testing requirements of BS EN 13964:2014, so that an emission level of Formaldehyde E1 is obtained, and that no asbestos is present.

All flooring adhesives to be compliant with BS EN 13999-1:2013. Verify that carcinogenic or sensitising volatile substances are absent. Testing requirements as outlined in BS EN 13999-2:2007-Volatile Organic Compounds (VOCs), BS EN 13999-3:2007-Volatile aldehydes and BS EN 13999-4:2013 Volatile diisocyanates.

Decorative Paints and Varnishes to be compliant with BS EN 13300:2001 referred to the criteria of Decorative Paint Directive 2004/42/CE. VOC (organic solvent) content (testing to BS EN ISO 11890-2:2013 requirement for Phase 2. Fungal and algal resistant. Where used, any polishes or varnishes are to be water based.

All paint systems are to carry a UK Minimal VOC content symbol (0-0.29% VOC).

All wall coverings, including, but not limited to:

- Finished wallpapers,
- Wall vinyl's and plastic wall coverings,
- Wallpapers for subsequent decoration,
- Heavy duty wall-coverings,
- Textile wall-coverings.

shall all comply with the testing requirements of BS EN 233:2016; BS EN 234:2019; BS EN 259:2001; BS EN 266:1992, so that formaldehyde and vinyl chloride monomer (VCM) release shall be low and within the BS EN standard for the material. Verify that the migration of heavy metals and other toxic substances are within the BS EN standard for the material.

All flooring materials shall have the following properties as a minimum -

Slip Resistance Value (SRV) 36	Under worst expected conditions
Roughness Rz 20 microns	Under contamination.

The SRV shall be measured using the TRRL pendulum in accordance with BS 7976.

Refer to Fire Consultant's report and Acoustic Consultant's and all other consultant's report for additional performance requirements in all circumstances.

This Outline Specification is to be read in conjunction with the Stage 3 documentation and drawings.

8.4 Common Areas

8.4.1 Main Entrance Lobbies

Axis Architects to develop the Design Intent at Stage 4 - refer to relevant Emulsion drawings for lobby designs in **Section 7.7** of this report.

Building A - Lobby

Ceilings - Open-cell grid suspended metal framed grid ceiling system with hangers and suspension bracketry. 600mm x 1200mm module size (System B or Delta System for install). Cell sizes indicated on drawings, with feature ~~white LED tube grid format~~ lighting in lift lobby area and coloured LED linear format tube lighting above stairs.

Floors - smooth plain colour rubber/linoleum sheet flooring laid using adhesive on clean, smooth, sound and permanently dry subfloors.

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Floors to draft entrance lobby to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls - Grey pavers as cladding to feature wall using paver slips system.

Self-coloured MDF joinery wall panelling to lift and stair walls – extent as shown on Emulsion Architect's drawing: 689_A_101

All other wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail.

All openings and linings to receive shadow gap detail

Lobby Stair - Staircases will be precast concrete. Clad in grey paver ~~slip system~~ on treads with studs, risers, including lower and upper landings. Provide handrail~~s~~ to one side~~s~~ of stairs. Handrail finish TBC.

Lobby Doors & Internal Window - Inner draft lobby double doors minimal aluminium framed clear single glazed & internal window powder-coated 10% sheen custom black – extent and RAL colour to be confirmed.

Full height double glazed internal window to top landing of stairs to match inner draft lobby doors in appearance.

Fixtures and Fittings - Joinery bench with fabric upholstered seat pads clad in grey pavers ~~using paver slips~~.

Wall-inset bank of mailboxes powder-coated custom RAL colour TBC quantity as per accommodation schedule. Mailboxes inset within self-coloured MDF joinery wall panelling.

Parcel and laundry concierge boxes standard finish TBC.

Lighting - Refer to Specifications from Deltalight and Orlight.

Building B - Lobby

Ceilings - Linear prime oak timber suspended feature ceiling system nominal 25mm x 120mm slats at 100mm centres TBC. Centred above lift lobby area.

Painted suspended MF plasterboard ceiling with painted perimeter shadow gap over entrance draught lobby. Within main lift lobby form suspended plasterboard bulkheads on both sides of linear timber suspended ceiling and run into façade, alcove and staircase areas with painted perimeter shadow gap.

Stained timber panel ceiling to alcove area within main lift lobby area.

Floors - Full grey clay brick pavers as internal floor finish laid on manufacturer approved mortar bed. Size: 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval.

Floors to draft entrance lobby to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls - All wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail. Draught lobby walls to be built out to create recesses for mailboxes and laundry / parcel boxes.

All openings and linings to receive shadow gap detail.

Lobby Stair - Form first 5 steps with timber treads & risers with stainless steel flat bar inserts and ceiling to tread stainless steel flat bars as balustrade. The remaining flight and landings to be constructed in precast concrete with full grey clay brick pavers laid on manufacturer approved mortar bed to treads and risers. Size: 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval. Provide stainless steel studs.

Provide timber handrail in prime oak to one side~~s~~ of stairs.

Inner Lobby Doors - Full-height aluminium framed internal glazed screen & leaf and a half doors. Door height to match lift doors Inner. Satin anodised aluminium finish to frames. Glazing to clear glass opticlear with glazing manifestation as wayfinding.

Fixtures and Fittings - Alcove recess formed in stained timber panelling to 3 sides and ceiling.

Full length joinery bench with fabric upholstered seat pads to back of alcove with aluminium shelving above. Provide recessed LED strip lighting to wall and shelving joinery support junction.

Form joinery seating in line with lower window transom with black stained timber ledge and upholstered seat pad. Refer to interior Architect's drawings for extent.

Wall-inset bank of mailboxes finished sprayed matt white. Quantity as per accommodation schedule. Mailboxes inset within built out plasterboard wall lining.

Parcel and laundry concierge boxes finished with black veneer.

Lighting - Draught lobby – directional downlighter

Lift lobby - Track lighting suspended between timber slats, directional and linear downlight and wall lights throughout.

Refer to Emulsion Architect's RCP drawing for locations and extent

Building C – Lobby

Ceilings - Lift lobby area - linear prime oak timber suspended feature ceiling system split into nominal 25mm x 120mm slats at 100mm and 200mm centres - extent as shown on Emulsion Architect's RCP drawing: 698_C_102.

All other areas to receive painted suspended MF plasterboard ceiling with painted perimeter shadow gap detail.

Floors - Terracotta clay brick pavers as internal floor finish laid on manufacturer approved mortar bed. Size: TBC 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval.

Floors to draft entrance lobby to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls - Pale terracotta pavers as feature wall cladding using proprietary brick slip system.

Self-coloured MDF joinery wall panelling built out to create recess for post boxes, parcel and laundry concierge boxes in draught lobby and within lift lobby for seating alcoves and walls around lifts – extent as shown on Emulsion Architect's drawing: 698_C_101A

All remaining wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail.

Inner Lobby Doors - Aluminium framed internal glazed screen & leaf and a half doors. Door height to match lift doors Inner. Anodised aluminium finish to frames and flush stainless steel threshold. Glazing to clear glass opticlear with glazing manifestation as wayfinding.

Fixtures and Fittings - Recessed alcove seating within lift lobby lined with 27mm thick colour-stained novatop swp three layer panels A Grade Spruce banquette seat with upholstered pad.

Colour stained 45mm thick novatop swp three layer panels A Grade Spruce window feature desk/seat/bar ledge seat with upholstered pad.

Wall-inset bank of mailboxes powder-coated custom RAL colour TBC quantity as per accommodation schedule. Mailboxes.

Parcel and laundry concierge boxes standard finish TBC. Inset within self-coloured MDF joinery wall panelling.

Lighting - Refer to Emulsion Lighting Schedule.

Building D – Lobby

Ceilings - Lift lobby area - linear prime oak timber suspended feature ceiling system split into nominal 25mm x 120mm slats at 100mm and 200mm centres. Acoustic ~~baffles~~ circular ceiling feature ~~with linear fabric baffles TBC~~ approx. diameter 3.8m – extent as shown on Emulsion Architect's RCP drawing: 698_D_102.

All other areas to receive painted suspended MF plasterboard ceiling ~~with painted perimeter shadow gap detail~~.

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Floors - Pale terracotta clay brick pavers as internal floor finish laid on manufacturer approved mortar bed. Size: TBC 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval.

Carpet finish with proprietary carpet edge trim to work zone area – For type and colour refer to Emulsion Finishes Schedule.

Floors to draft entrance lobby, through to main lobby and towards lifts to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls - Form internal walls for kitchen, stores, disabled WC and parcel / laundry store using metal stud partition systems. To be installed full-height slab-to-slab (by British Gypsum, or equivalent), achieve a 'Severe' structural rating to BS 5234, and be sealed to slabs where required for fire and acoustics.

Terracotta red pavers as feature wall cladding using proprietary brick slip system.

Self-coloured MDF joinery wall panelling built out to create recess for post boxes, parcel and laundry concierge boxes, for seating, shelving alcoves and walls around lifts – extent as shown on Emulsion Architect's drawing: 698_D_101A

All remaining wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail.

Kitchen - Fitted kitchen units to include doors, worktop, sink with tap, dishwasher and fridge. Specification as per apartments for Buildings B, C & D.

Disabled WC - Fit-out specification as per Emulsion drawings and schedules. To be designed and fitted for full M4 (3) compliance.

Inner Lobby Doors - Aluminium framed internal glazed double doors. Door height to match lift doors inner. Anodised aluminium finish to frames. Glazing to clear glass opticlear with glazing manifestation as wayfinding.

Meeting Room Doors and Screens - Room partition in spruce timber as per Emulsion drawings and schedules. Glazing to clear glass opticlear all to match inner lobby doors.

Internal Door sets - Coloured MDF clad doorsets 2.3m door leaf height with surrounding panelling as architraves, detailed specification including access control, PAS 24, vision panel, acoustic & fire-rating requirements TBC.

Fixtures and Fittings - Recessed alcove seating within lined with 27mm thick colour-stained novatop swp three layer panels A Grade spruce banquette seat with upholstered pad.

Recessed shelving alcove lined with colour-stained 27mm novatop swp three layer panels A Grade spruce & matching shelves

Colour-stained 45mm novatop swp three layer panels A Grade spruce window feature seat with upholstered pads

Wall-inset bank of mailboxes powder-coated custom RAL colour TBC, surrounded with aluminium shelving. Quantity as per accommodation schedule. Mailboxes.

Parcel and laundry concierge boxes standard finish TBC. Inset within self-coloured MDF joinery wall panelling.

Lighting - Refer to Emulsion Lighting Schedule.

8.4.2 Lifts

Buildings A, B, C & D have individual cores. The 4 cores will each have two 13-person passenger/evacuation lifts, and one of which will be a fire-fighting lift. For lift specification and requirements refer to TÜV SÜD Limited Dunbar Boardman documentation.

Building A - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors, architraves frames with mirror partially to one side wall.
- Controls: KSS 700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Satin Stainless Steel
- Floor Finish quoted: Quartz Gray Rubber RC31 TBC.

Building B - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors and architraves with mirror partially to one side wall.
- Controls: KSS700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Stainless Steel
- Floor finish: Quartz Gray Rubber RC31 TBC

Building C - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors and architraves with mirror partially to one side wall.
- Controls: KSS700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Stainless Steel
- Floor finish: Porcelain tile – For type and size refer to Emulsion Finishes Schedule

Building D - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors and architraves with mirror partially to one side wall.
- Controls: KSS700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Stainless Steel
- Floor finish: Porcelain tile – For type and size refer to Emulsion Finishes Schedule

8.4.3 Core Stairs

Ceilings - Generally bare concrete to stair soffits.

Floors - Staircases will be precast concrete with contrasting nosings to stairs.

- For Building A - Vinyl to stair steps from basement to Level 2 only. Colour tbc.
- For Building BCD - Vinyl to stair steps from basement to Level 2 only. Colour tbc.

Walls - Bare concrete walls to Building A – RAL painted walls from level 00 to level 02 for building B, C & D.

Fixtures and Fittings - Balustrades will be fabricated from steel flat standards and rails with infill balusters also of steel flats,

Galvanized and painted. Specification TBC

Handrails 40mm diameter stainless steel.

8.4.4 Common Corridors and Lift Lobbies

Building A

Ceilings - Profile linear metal suspended ceiling with perforated metal ceiling panels with perimeter plasterboard margin. To achieve required fire rating and sound absorption as stated on fire strategy and acoustic reports. Ceiling planks to be powder coated to a standard RAL colour. Full specification TBC.

Floors - Forbo Marmoleum - Walton decibel floor or similar. Specification and colour TBC.

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Walls - Matt emulsion painted walls. Colour TBC.

Core & Common Area Doors - Painted flush timber doorsets 2.040m high with 45mm flush architrave detail TBC finish to match apartment entrance doors fire rated line with fire strategy requirements. Detailed specification including access control, PAS 24, vision panel, acoustic requirements, statutory signage and ironmongery TBC. Note: Common Parts door leafs to be standard dimensions.

Riser Doors - Frameless "Selo" riser doors or similar. Doors to suit fire strategy and acoustic requirements.

Lighting - Feature corridor end walls with encapsulate RGB 30 stick lite tubes L1525mm and coloured mirror backing. Fixed and directional ceiling mounted downlights along corridor and above lift lobbies.

Edge protection to lift reveals - 50mm x 100mm half height anodised aluminium – Fluorescent RAL colour (TBC) to match finished wall colour and secret fixed.

Buildings B, C & D

Ceilings - Profile linear metal suspended ceiling with perforated metal ceiling panels with perimeter plasterboard margin. To achieve required fire rating and sound absorption as stated on fire strategy and acoustic reports. Ceiling planks to be powder coated to a standard RAL colour. Full specification TBC.

Floors - Ribbed coloured carpet with acoustic underlay. Specification TBC

Walls - Matt emulsion painted walls. Colour TBC.

Core & Common area Doors - Painted flush timber doorsets 2.040m high with 45mm flush architrave detail TBC finish to match apartment entrance doors fire rated line with fire strategy requirements. Detailed specification including access control, PAS 24, vision panel, acoustic requirements, statutory signage and ironmongery TBC.

Lighting - Feature corridor end walls with encapsulate RGB 30 stick lite tubes L1525mm and coloured mirror backing. Fixed and directional ceiling mounted downlights along corridor and above lift lobbies.

Edge protection to lift reveals - Buildings B, C & D - 50mm x 100mm full height anodised aluminium – RAL colour (TBC) to match finished wall colour and secret fixed.

8.5 Apartment Finishes

8.5.1 General Provisions

- Entrance doors will be PAS 24 rated and to Secured By Design recommendations.
- Apartment entry doors in Building A, B, C & D to have a door leaf height of 2040mm. Apartment Entrance doors to have extended timber reveals.
- All internal apartment doors in Building A to have a door leaf height of 2040mm
- All internal apartment doors in Buildings B, C & D to have a door leaf height of 2300mm.
- Back of house doors to have standard dimensions.
- Apartment entrance door ironmongery and locking mechanism TBC
- Access control and intercom installation will be in accordance with the Building Services Consultant's specification.
- Video entry phone to car park entrance, car park, building lobby entrance and apartment entrances.
- Smart utility metering - TBC by Building Services Consultant's specification
- Telephone points in living room and master bedroom
- Switch plates, power sockets and multi grid plates - specification and finishes TBC
- Paint finish to walls and ceilings (to be moisture resistant where applicable)
- For floor to ceiling heights refer to drawings.
- Ceiling bulkhead between entrance corridors and living rooms / kitchens areas to allow for services.
- LED or low energy lighting
- Recessed sprinklers and smoke detectors to apartments in accordance with the fire strategy requirements.
- Threshold strips between different floor finishes by Schluter or similar.

8.5.2 Internal Walls

Internal non load bearing partitions will be a plasterboard on metal stud frame system by British

Gypsum or equivalent, sealed to slabs where and as required for fire and acoustic requirements.

Acoustic properties of walls will be appropriate to reduce/prevent noise transfer. Walls in wet areas to have tile backer board such as Wedi board or equivalent.

To provide required air tightness values where applicable.

Plywood patressing to be provided where and as necessary as fixing grounds for fixtures, fittings and services.

Building A

Apartment Entrance Halls

Ceilings - Suspended plasterboard ceiling with emulsion paint finish – Paint colour code TBC.

Floors - Cork or rubber tiles – Specification TBC.

Walls - Plasterboard walls with white emulsion paint finish – Paint colour code TBC.

Fixtures and Fittings - Wall hung mesh display panel.

Lighting - LED ceiling downlights

Joinery - Apartment entrance doors to be lacquer painted with matching hardwood frame assembly. Door Leaf to be 926mm x 2040mm. To be PAS 24 rated and to Secured By Design recommendations. Paint colour code TBC. Internal doors painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC. Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Utility Cupboards and Built-in Storage

Ceilings - Suspended plasterboard ceiling with white emulsion paint finish – Paint colour code TBC.

Floors - Cork or rubber tiles – Specification TBC.

Walls - Plasterboard walls with matt emulsion paint finish – Paint colour code TBC.

Lighting - LED ceiling downlights.

Joinery - Internal doors leafs to be standard widths(mm) x 2040mm painted eggshell, with hardwood frames and architraves. Paint colour code TBC. Egg shell painted planted square edged 100mm x 15mm MDF skirting to cupboard interior. Paint colour code TBC.

Living Rooms

Ceilings - Suspended plasterboard ceiling with matt white emulsion paint finish – Paint colour code TBC.

Floors - Cork or rubber tiles – Specification TBC.

Walls - Plasterboard walls with matt emulsion paint finish – Paint colour code TBC.

Lighting - LED ceiling downlights.

Joinery - Internal doors leafs to be standard widths(mm) x 2040mm painted eggshell, with matching hardwood frames and architraves. Paint colour code

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TBC. Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bedrooms

Ceilings - Suspended plasterboard ceiling with matt emulsion paint finish – Paint colour code TBC.

Floors - Sisal carpet – Specification TBC.

Walls - Plasterboard walls in matt emulsion paint finish – Paint colour code TBC. Master bedroom and second bedrooms to receive different colour matt emulsion paint finishes - Paint colour code TBC.

Lighting - LED ceiling downlights

Joinery - Internal doors leafs to be standard widths(mm) x 2040mm painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC. Egg shell planted painted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bespoke freestanding wardrobes to bedrooms. Doors, side panels, carcass and internal shelving finished in Egger laminate or similar. Matt black powder coated 25 mm square metal profile to base of wardrobes. Rails and hinges in matt black finish.

En-Suite Shower (Bathroom Pod System)

Ceilings - Suspended plasterboard ceiling with white moisture resistant soft sheen paint finish – Paint colour code TBC.

Floors - Porcelain floor tile - product code: Leptos / 2SCT3083 in MATT R9 colour. Dimensions: 300mm x 300mm x 8mm by Solus Ceramics Limited.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour code TBC.

Porcelain tile to sink recess back and side wall. Black 100mm x 100mm x 7mm – Taurus Range by Domus Tiles.

Porcelain tile to shower enclosure to back and side wall. Satin white 300mm x 300mm x 7mm - Modular 5QNA368 by Solus Ceramics Limited.

Hi-Macs to front of shower riser. Matt white – product code TBC. By LG Hausys Europe GMBH, Germany.

White aluminium tile trim – Schluter Jolly by Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Lighting - 3 no. LED ceiling downlights.

Joinery - Cistern boxing out, cabinet unit doors and pipe enclosure below basin in Hi-Macs – finish Matt. Product code TBC. By LG Hausys Europe GMBH, Germany.

Cabinet interior in waterproof MDF. Finish TBC.

Niche below cabinet to be formed in 18mm thick recycled plastic with bespoke pattern by Plasticiet.

50mm high painted waterproof MDF in moisture resistant soft sheen paint finish. Paint colour code TBC.

Family Bathroom (Pod System)

Ceilings - Suspended plasterboard ceiling with moisture resistant soft sheen paint finish – Paint colour code TBC

Floors - Porcelain floor tile - product code: Leptos / 2SCT3083 in MATT R9 colour. Dimensions: 300mm x 300mm x 8mm by Solus Ceramics Limited.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour TBC.

Porcelain tile to sink recess back and side wall. Matt dark grey / black 100mm x 100mm - Westlock Range - product code TBC. By Domus Tiles.

Porcelain tile to shower enclosure to back and side wall. Satin white 300mm x 300mm x 7mm - Modular 5QNA368 by Solus Ceramics Limited.

Hi-Macs to front of bath riser and bath panel. Matt white – product code TBC. By LG Hausys Europe GMBH, Germany.

White aluminium tile trim – Schluter Jolly by Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Lighting - 3 no. LED ceiling downlights.

Joinery - Cistern boxing out, cabinet unit doors and pipe enclosure below basin in Hi-Macs – finish in Matt. Product code TBC. By LG Hausys Europe GMBH, Germany.

Cabinet interior in waterproof MDF. Finish TBC.

Niche below cabinet to be formed in 18mm thick recycled plastic with bespoke pattern by Plasticiet.

50mm high painted waterproof MDF in moisture resistant soft sheen paint finish. Paint colour code TBC.

Kitchens

Ceilings - Suspended plasterboard ceiling with white matt emulsion paint finish – Paint colour code TBC

Floors - Cork or rubber tiles – Specification TBC

Walls - Plasterboard walls to splashbacks, walls above kitchen cabinets and kitchen side walls (where kitchens are in alcove) in easy care kitchen paint (wipeable) and moisture resistant – Paint colour code TBC.

Fixtures and Fittings - Kitchen tap Tropic Side TP714dM lever kitchen mixer. Powder coated stainless steel in matt black finish by Crosswater.

Kitchen sink manufacturer and type TBC.

Integrated appliances TBC

Small power sockets and lighting switches – Specifications TBC.

Lighting - LED ceiling downlights. Integrated kitchen LED lighting TBC.

Joinery - Base cabinets door / drawer fronts in standard Matt Egger laminate – Product code TBC.

Upper cabinet doors in standard Matt Egger laminate – Product code TBC.

Tall units in Matt Moon Egger laminate or veneer – Product code TBC.

Upper and lower cabinets carcass in 18mm thick matt dust grey or waly melamine MFC – Final finish TBC.

Worktop, splashback and lower cabinet end panel (on freestanding kitchens only) in 18mm thick matt Hi-Macs with 30 mm downstand to worktop edge.

Edge pull handle to base cabinets and tall units only in powder coated matt black finish. Manufacturer and product code TBC.

MDF kitchen plinth with aluminium kick plate finish. Product code TBC.

Finishes Schedules

Refer to the following Finishes Schedules.

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
FL-106	FLOOR TILE	LEPTOS/2SCT3083	PORCELAIN	MATT R9	300 MM X 300 MM X 6 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM, B11 2QX PETE TOULE T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM			PLEASE ALLOW £25 PER SQM
WL-113	WALL TILE	TAURUS RANGE	PORCELAIN	BLACK	100 x 100 X 7 MM	DOMUS TILES DOMUS WEST 1, 23-25 EASTCASTLE STREET, LONDON, W1W 8DF ROB ALEXANDER T: 020 8481 9500 M: 07969 924283 E: ROB.ALEXANDER@DOMUSGROUP.COM	SINK RECESS BACK AND SIDE WALLS		PLEASE ALLOW £25 PER SQM
WL-114	WALL TILE	MODULAR 5GNA568	PORCELAIN	SATIN WHITE	300X 300 X 7 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM, B11 2QX PETE TOULE T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM	SHOWER ENCLOSURE, BACK AND SIDE WALL		PLEASE ALLOW £25 PER SQM
SF-105	CISTERN, CABINET DOORS AND PIPE ENCLOSURE	TBC FROM PRICE GROUP B	HI - MACS	MATT	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: +44 (0) 2072686417 E:MARK.ROBINSON@LATHAMS.CO.UK	CISTERN BOXING OUT, CABINET UNIT DOORS AND PIPE ENCLOSURE BELOW BASIN		
SF-106	CABINET INTERIOR	PAINT/CODE TBC	WATERPROOF MDF	TBC	SEE DRAWINGS	CONTRACTOR TO ADVISE			CARCASS
SF-107	NICHE BELOW CABINET	TBC FROM BESPOKE RANGE	RECYCLED PLASTIC	TBC	18MM THICK	PLASTICIET GALILEÏSTRAAT 15, 3029 AL ROTTERDAM, NETHERLANDS T: +316 1529 3314 CONTACT: JOOST DINGEMANS E:INFO@PLASTICIET.COM			
WL-115	RISER CLADDING	TBC FROM PRICE GROUP B	HI - MACS	MATT WHITE	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: +44 (0) 2072686417 E:MARK.ROBINSON@LATHAMS.CO.UK	FRONT OF RISER		
WL-116	PAINTED WALLS	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH, BERKSHIRE SL2 5DS T: 0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	NON TILED WALLS		

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EN = SUITE									
WL-117	CEILING	PAINT/CODE TBC	PAINT	WHITE MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM			
TR-103	TILE TRIM	SCHLUTER JOLLY	ALUMINIUM	WHITE	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-5 BARDON 22, BEVERIDGE LANE, COALVILLE, LEICESTERSHIRE, LE67 1TE T: +44 (0) 1530 813396			
SK-106	FLUSH SKIRTING	PAINT CODE TBC	PAINTED WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN	150MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	SKIRTING TO PAINTED WALLS		

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FAMILY BATHROOM									
FL-106	FLOOR TILE	LEPTOS/2SCT3063	PORCELAIN	MATT R9	300 MM X 300 MM X 8 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM, B11 2QX PETE TOULE T: +44 (0)121 753 0777 F: +44 (0)121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM			PLEASE ALLOW £/M PER SQM
WL-113	WALL TILE	WESTLOCK RANGE/CODE TBC	PORCELAIN	MATT DARK GREY/BLACK	100 x 100 X ?	DOMUS TILES DOMUS WEST 1, 23-25 EASTCASTLE STREET, LONDON, W1W 8DF ROB ALEXANDER T: 020 8481 9500 | M: 07969 924285 E: ROB.ALEXANDER@DOMUSGROUP.COM	SINK RECESS BACK AND SIDE WALLS		PLEASE ALLOW £25 PER SQM
WL-114	WALL TILE	MODULAR SGINA368	PORCELAIN	SATIN WHITE	300X 300 X 7 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM, B11 2QX PETE TOULE T: +44 (0)121 753 0777 F: +44 (0)121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM	SHOWER ENCLOSURE. BACK AND SIDE WALL		PLEASE ALLOW £25 PER SQM
SF-105	CISTERN, CABINET DOORS AND PIPE ENCLOSURE	TBC FROM PRICE GROUP B	HI - MACS	MATT	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: +44 (0) 2072686417 E:MARK.ROBINSON@LATHAMS.CO.UK	CISTERN BOXING OUT, CABINET UNIT DOORS AND PIPE ENCLOSURE BELOW BASIN		
SF-106	CABINET INTERIOR	PAINT/CODE TBC	WATERPROOF MDF	TBC	SEE DRAWINGS	CONTRACTOR TO ADVISE			CARCASS
SF-107	NICHE BELOW CABINET	TBC FROM BESPOKE RANGE	RECYCLED PLASTIC	TBC	18MM THICK	PLASTICIET GALILEESTRAAT 15, 3029 AL ROTTERDAM, NETHERLANDS T: +316 1529 3514 CONTACT: JOOST DINGEMANS E:INFO@PLASTICIET.COM			
WL-115	RISER CLADDING & BATH PANEL	TBC FROM PRICE GROUP B	HI - MACS	MATT WHITE	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: +44 (0) 2072686417 E:MARK.ROBINSON@LATHAMS.CO.UK	FRONT OF RISER AND BATH PANEL		
WL-118	PAINTED WALLS	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	NON TILED WALLS		

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FAMILY BATHROOM									
WL-117	CEILING & BATH/SHOWER	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM			
TR-103	TILE TRIM	SCHLUTER JOLLY	ALUMINIUM	WHITE	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-5 BARDON 22, BEVERIDGE LANE, COALVILLE, LEICESTERSHIRE, LE67 1TE T: +44 (0) 1530 813396			
SK-107	FLUSH SKIRTING	PAINT CODE TBC	PAINTED WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN	150MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	SKIRTING TO PAINTED WALLS		

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KITCHEN									
KT-07	BASE CABINET DOORS, DRAWERS AND OPEN SHELVING	TBC	STANDARD EGGER LAMINATE	MATT	SEE DRAWINGS	COMMODORE KITCHENS ACORN HOUSE, GUMLEY ROAD, GRAYS,RM20 4XP LISA MCCORMIC M: 07770363011 T: 01375 382 325 E: LISA.MCCORMICK@COMMODOREDESIGN.COM	BASE CABINETS DOOR/DRAWERS FRONTS		
KT-08	UPPER CABINET DOORS	TBC	STANDARD EGGER LAMINATE	MATT	SEE DRAWINGS	AS ABOVE			
KT-09	TALL UNITS	TBC	MOON EGGER LAMINATE OR VENEER	MATT	SEE DRAWINGS	AS ABOVE			
KT-10	CARCASS	DUST GREY OR WALY	MELAMINE MFC	MATT	18MM THICK	AS ABOVE	UPPER AND LOWER CABINETS CARCASS		FINAL FINISH TBC. PRICE IS THE SAME FOR BOTH FINISHES
KT-11	WORKTOP AND SPLASHBACK	TBC	HI-MACS	MATT	12MM THICK WITH 30 MM DOWNSTAND TO WORKTOP EDGE	AS ABOVE	WORKTOP, SPLASHBACK AND LOWER CABINET END PANEL (ON FREESTANDING KITCHENS ONLY)		
KT-12	EDGE PULL HANDLE	TBC	TBC	POWDER COATED MATT BLACK	TBC	TBC	BASE CABINETS AND TALL UNITS ONLY		TOUCH LATCHES TO UPPER CABINETS
KT-13	PAINT	PAINT CODE TBC	EASYCARE KITCHEN PAINT (WIPEABLE) AND MOISTURE RESISTANT	MATT	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	SPLASHBACK, WALLS ABOVE KITCHEN CABINETS AND KITCHEN SIDE WALLS (WHERE KITCHENS ARE IN ALCOVE)		
KT-14	KICK PLATE	TBC	MDF	ALUMINIUM		COMMODORE KITCHENS ACORN HOUSE, GUMLEY ROAD, GRAYS,RM20 4XP LISA MCCORMIC M: 07770363011 T: 01375 382 325 E: LISA.MCCORMICK@COMMODOREDESIGN.COM			

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KITCHEN									
KT-16	TAP	TP714DM TROPIC SIDE LEVER KITCHEN MIXER	POWDER COATED STAINLESS STEEL	MATT BLACK	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			

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GENERAL									
FL-107	FLOOR	TBC	CORK TILES/RUBBER TBC	TBC	TBC	TBC	CORRIDORS,KITCHEN,LIVING ROOMS SERVICE AND STORAGE CUPBOARDS		
FL-108	CARPET	TBC	SISAL	TBC	TBC	TBC	BEDROOMS ONLY		
SK-108	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	CORRIDORS,KITCHEN, LIVING ROOMS AND BEDROOMS.		
SK-109	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	AS ABOVE	MASTER BEDROOM FEATURE WALL ONLY		
SK-110	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	AS ABOVE	SECOND BEDROOM FEATURE WALL ONLY		
SK-111	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	AS ABOVE	STORAGE/SERVICE CUPBOARDS		
ID-103	INTERNAL DOORS AND PLANTED ARCHITRAVES	PAINT/CODE TBC	PAINT	EGSHELL FINISH	N/A	AS ABOVE			
WL-119	SERVICE/STORAGE CUPBOARD AND SURROUNDING WALS PAINTED WALLS	PAINT/CODE TBC	PAINT	MATT EMULSION FINISH	N/A	AS ABOVE	SERVICE/STORAGE CUPBOARD EXTERNAL WALLS		

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GENERAL									
WL -120	WALLS	PAINT/CODE TBC	PAINT	MATT EMULSION FINISH	N/A	AS ABOVE	CORRIDORS, LIVING ROOMS, MASTER BEDROOM, SECOND BEDROOM, INSIDE SERVICE AND STORAGE CUPBOARDS		
WL -121	WALLS	PAINT/CODE TBC	PAINT	DULUX MATT EMULSION	N/A	AS ABOVE	MASTER BEDROOM FEATURE WALL		
WL-122	WALLS	PAINT/CODE TBC	PAINT	DULUX MATT EMULSION	N/A	AS ABOVE	SECOND BEDROOM FEATURE WALL		
WL -123	CEILINGS	PAINT/CODE TBC	PAINT	WHITE DULUX MATT EMULSION	N/A	AS ABOVE	ALL CEILINGS		
WB -103	WARDROBE	PAINT/CODE TBC	EGGER LAMINATE OR SIMILAR	TBC	18-20MM THICK	TBC	WARDROBE DOORS AND SIDE PANELS		
WB -104	WARDROBE	PAINT/CODE TBC	EGGER LAMINATE OR SIMILAR	TBC	18-20MM THICK	TBC	WARDROBE CARCASS AND INTERNAL SHELVING		
ED - 102	ENTRANCE DOOR, REVEAL AND ARCHI-TRAVE	PAINT/CODE TBC	LACQUERED DOOR, REVEAL AND ARCHITRAVE	LACQUER	N/A	TBC	APARTMENT ENTRANCE		
DT - 101	DOOR THRESHOLD	TBC	TBC	TBC	TBC	SCHLUTER OR SIMILAR	BETWEEN DIFFERENT FLOOR FINISHES		

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
GENERAL									
SF - 108	MESH PANEL	TBC	METAL	TBC	TBC	TBC	APARTMENT ENTRANCE LOBBY		

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Sanitaryware

The Sanitaryware Schedules for Building A~~, and~~ is highlighted on the following pages. These will be developed and specified fully at Stage 4.

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
SW-123	WASH BASIN	LAUFEN LIVING 817431 - 109	VITREOUS CHINA	WHITE	500 X 460 X 140	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T:07710308612 WWW.LAUFEN.COM			NO TAP HOLE
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 620966 + 898966	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			
SW-103	SHOWER TRAY	SOLUTIONS 21544.1	MARBOND COMPOSITE	WHITE	1200 X 800 X 38 MM	AS ABOVE			SHOWER DRAIN INCLUDED
BR-124	WALL MOUNTED TAP	MIKE PRO PRO120WNM	POWDER COATED STAINLESS STEEL	MATT BLACK	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 760 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-125	BOTTLE TRAP	MIKE PRO PRO0402M	POWDER COATED STAINLESS STEEL	MATT BLACK	TBC	AS ABOVE			
BR-126	WASTE	MIKE PRO PRO0260M	POWDER COATED STAINLESS STEEL	MATT BLACK	64 MM DIAMETER	AS ABOVE			
BR-127	FLUSH PLATE	TYPE 10 116.056.KM.1	PLASTIC	BLACK AND CHROME (RING)	94 MM DIAMETER	GEBERIT GEBERIT HOUSE,EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776588270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM - 111.004.00.1 CONCEALED CISTERN 12CM - 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
BR-128	FRAMELESS SHOWER SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE			SCREEN TO INCLUDE ALL NECESSARY SEALS
BR-129	SHOWER SCREEN HINGES	TBC	METAL	CHROME	TBC	POD MANUFACTURER TO ADVISE			
BR-130	SHOWER VALVE	TWO WAY SHOWER MIXER PRO1500RC	CHROME	CHROME	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-131	SHOWER HEAD	PRO300C	STAINLESS STEEL	CHROME	300 MM DIAMETER	AS ABOVE			
BR-132	SHOWER ARM	PRO684C	STAINLESS STEEL	CHROME	380MM PROJECTION	AS ABOVE			
BR-133	TOWEL RAIL	MD062 AXIS	METAL	CHROME	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS MARK PATE T: 01902367000 M: +44 (0)7766 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS.
BR-134	TOILET ROLL HOLDER	906 A/K	METAL	MATT BLACK	L282 x H85 x D125 MM	RADIUS DESIGN HAMBURGER STR. 8A D-50321 BRÜHL T: +49 2232 76 36 33 E: INFO@RADIUS-DESIGN.DE			PLEASE ALLOW £40
BR-135	MIRROR	TBC	FRAMELESS MIRROR	SILVER	L900 X W700	POD MANUFACTURER TO ADVISE			

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
BR-136	COAT HOOK	PRO021M	POWDER COATED STAINLESS STEEL	MATT BLACK	L30 X W20 X W20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
LF - 101	DOWNLIGHT	AQUASPOT IP65 FG WH	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T: 01923851690 WWW.ORLIGHT.COM			
SP-102	SHAVER SOCKET	HARTLAND CFX DUAL VOLTAGE UNSWITCHED SOCKET 78CSI-SB	METAL	MATT BLACK WITH BLACK INSERT	H146 X W86 X 4MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-5 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0)1747 860088 E: INFO@HAMILTON-LITESTAT.COM WWW.HAMILTON-LITESTAT.COM	SEE DRAWINGS		

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
SW-123	WASH BASIN	LAUFEN LIMING 817431 - 109	VITREOUS CHINA	WHITE	500 X 460 X 140	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T: 07710308612 WWW.LAUFEN.COM			NO TAP HOLE
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 820966 + 898966	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			
SW-104	BATH	ROCA THE GAP DOUBLE ENDED BATH Z024722000	ACRYLIC	WHITE	L1700 X W700 X H540 MM	AS ABOVE			
BR-124	WALL MOUNTED TAP	MIKE PRO PRO120WNM	POWDER COATED STAINLESS STEEL	MATT BLACK	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 745 (Head Office) M: + 44 (0) 7717 760 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-125	BOTTLE TRAP	MIKE PRO PRO402M	POWDER COATED STAINLESS STEEL	MATT BLACK	TBC	AS ABOVE			
BR-126	WASTE	MIKE PRO PRO260M	POWDER COATED STAINLESS STEEL	MATT BLACK	64 MM DIAMETER	AS ABOVE			
BR-127	FLUSH PLATE	TYPE 10 116.056.KM.1	PLASTIC	BLACK AND CHROME (RING)	94 MM DIAMETER	GEBERIT GEBERIT HOUSE, EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776568270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM - 111.004.00.1 CONCEALED CISTERN 12CM - 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
BR-137	FRAMELESS BATH SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE			SCREEN TO INCLUDE ALL NECESSARY SEALS
BR-138	BATH SCREEN BRACKETS	TBC	CHROME	CHROME	TBC	POD MANUFACTURER TO ADVISE			
BR-139	BATH/SHOWER VALVE	THERMOSTATIC VALVE 3 WAY DIVERTER PRO 3001RV	STAINLESS STEEL	CHROME		CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-131	SHOWER HEAD	PRO300C	STAINLESS STEEL	CHROME	300 MM DIAMETER	AS ABOVE			
BR-132	SHOWER ARM	PRO684C	STAINLESS STEEL	CHROME	380MM PROJECTION	AS ABOVE			
BR-133	TOWEL RAIL	MD062 AXIS	METAL	CHROME	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS MARK PATE T: 01902387000 M: +44 (0)7766 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS. BRACKETS TO HAVE ROUND CAPS
BR-134	TOILET ROLL HOLDER	906 A/K	STAINLESS STEEL	MATT BLACK	L282 x H85 x D125 MM	RADIUS DESIGN HAMBURGER STR. 8A D-50321 BRÜHL T: +49 2232 76 36 53 E: INFO@RADIUS-DESIGN.DE			PLEASE ALLOW £40
BR-140	BATH FILLER	PRO3550	STAINLESS STEEL	CHROME	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK	FAMILY BATHROOM ONLY		

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
BR-141	HANDHELD SHOWER	SHOWER KIT WITH WALL OUTLET PRO96SC	STAINLESS STEEL	CHROME	SEE DRAWINGS	AS ABOVE	FAMILY BATHROOM ONLY		
BR-135	MIRROR	TBC	FRAMELESS MIRROR	SILVER	L900 X W700	POD MANUFACTURER TO ADVISE			
BR-136	COAT HOOK	PR0021M	POWDER COATED STAINLESS STEEL	MATT BLACK	L30 X W20 X W20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 745 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
LT - 101	DOWNLIGHT	AQUASPOT IP65 TO W11	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T: 01923451890 WWW.ORLIGHT.COM			
SP-102	SHAVER SOCKET	HARTLAND CFX DUAL VOLTAGE UNSWITCHED SOCKET 7BCSHSB	METAL	MATT BLACK WITH BLACK INSERT	H146 X W86 X 4MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-6 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0)1747 860088 E: INFO@HAMILTON-LITESTAT.COM WWW.HAMILTON-LITESTAT.COM	SEE DRAWINGS		

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Buildings B, C & D

Apartment Entrance Halls

Ceilings - Suspended plasterboard ceiling with matt emulsion paint finish – Paint colour code TBC.

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Plasterboard walls in with white matt emulsion paint finish – Paint colour code TBC

Lighting - LED ceiling downlights

Joinery - Apartment entrance doors to be timber veneer with matching hardwood frame assembly. Door Leaf to be 926mm x 2040mm. To be PAS 24 rated and to Secured By Design recommendations. Manufacturer and product code TBC.

Internal doors painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC.

Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Utility Cupboards with Built-in Storage

Ceilings - Suspended plasterboard ceiling with white emulsion paint finish – Paint colour code TBC.

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Interior plasterboard walls with matt emulsion paint finish – Paint colour code TBC.

Exterior plasterboard walls with dark green / rusty orange matt emulsion paint finish – Finish and paint colour code and coverage TBC.

Lighting - LED ceiling downlights.

Joinery - Interior side doors leafs to be standard widths(mm) x 2040mm painted eggshell. Paint colour code TBC.

Exterior side doors and flush architraves in dark green / rusty orange eggshell painted. Finish and paint colour code TBC.

Egg shell painted planted square edged 100mm x 15mm MDF skirting to cupboard interior walls. Paint colour code TBC.

Flush 100mm x 15mm MDF skirting with shadow gap painted in eggshell dark green / rusty orange eggshell to cupboard exterior walls. Finish and paint colour code TBC.

Living Rooms

Ceilings - Suspended plasterboard ceiling with matt white emulsion paint finish – Paint colour code TBC

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Plasterboard walls with matt white emulsion paint finish – Paint colour code TBC

Lighting - LED ceiling downlights

Joinery - Internal doors leafs to be standard widths(mm) x 2300mm painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC.

Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bedrooms

Ceilings - Suspended plasterboard ceiling with emulsion paint finish – Paint colour code TBC

Floors - Bedroom Carpet to be Cormar boucle neutrals. 50% wool / 50% polyester - Chiswick Oatmeal 5m wide by Cormar Carpets.

Walls Plasterboard walls with matt emulsion paint finish.

Matt white emulsion paint finish to exterior of en-suite pods in master bedrooms – Paint colour code TBC

Mint green matt emulsion paint finish to master bedrooms – Paint colour code TBC

Dusty blue matt emulsion paint finish to second bedrooms – Paint colour code TBC

Lighting - LED ceiling downlights

Joinery - Internal doors leafs to be standard widths(mm) x 2300mm painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC.

Master bedrooms mint green eggshell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

ISecond bedrooms eggshell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bespoke fitted wardrobes to bedrooms - Wardrobe doors, side panels and external fillers in 18mm-20mm thick Egger U961 PT PerfectSense laminate in graphite grey finish.

Internal wardrobe carcass, shelves and drawers in 18mm-20mm thick egger H3349 ST19 laminate in Kaisersberg oak finish.

Rails and hinges in matt stainless-steel finish.

En-Suite Shower (Bathroom Pod System)

Ceilings - Suspended plasterboard ceiling with white moisture resistant soft sheen paint finish – Paint colour code TBC.

Floors - Porcelain floor tile - product name: Taurus Granite. Buildings B, C & D will have different finishes -product codes TBC. Product dimensions: 300mm x 300mm x 8mm by Domus Tiles.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour code TBC.

Porcelain tile to shower enclosure to back, riser and side wall. Dimensions 600mm x 300mm – Manufacturer, thickness and product code TBC.

Hi-Macs cladding to side and portion of front shower riser in Matt finish - product code TBC. By LG Hausys Europe GMBH, Germany.

50mm high Hi-Macs flush skirting to base of painted walls. Dimensions, product code and finish TBC. By LG Hausys Europe GMBH, Germany.

Tile trim - Schluter Jolly. Material, colour and product code TBC. By Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Hi-Macs threshold formed over front edge of shower tray in matt finish. Size and product code TBC. By LG Hausys Europe GMBH, Germany.

Lighting - 3 no. LED ceiling downlights.

Joinery - Vanity unit / cistern front and worktop to be clad in Iconic White Silestone in suede finish. Thicknesses TBC. By Cosetino.

Wall hung mirrored cabinet to be formed with waterproof MDF. Carcass, side panels and internal adjustable shelves in 18mm thick black Valchromat. For details refer to drawings.

Family Bathroom (Pod System)

Ceilings - Suspended plasterboard ceiling with moisture resistant soft sheen paint finish – Paint colour code TBC

Floors - Porcelain floor tile - product code: Narvik DAFN 06 in Natural Grip

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36+ PTV finish. Dimension: 600mm x 600mm x 10mm by Domus Tiles.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour TBC.

Porcelain wall tile to bath enclosure, back, riser and side wall - product code: Earth 1.0 DKER 01 in Natural Grip finish. Dimension: 600mm x 300mm x 8.5mm by Domus Tiles.

Hi-Macs cladding to side and portion of front shower riser with Silestone in Suede finish– product code: Yukon. By Cosetino.

50mm high Hi-Macs flush skirting to base of painted walls. Dimensions, product code and finish TBC. By LG Hausys Europe GMBH, Germany.

Tile trim – Schluter Jolly. Material, colour and product code TBC. By Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Hi-Macs cladding to bath panel with Silestone in suede finish– product code: Yukon. By Cosetino.

Lighting - 3 no. LED ceiling downlights.

Joinery - Vanity unit / cistern front and worktop to be clad in Iconic White Silestone in suede finish. Thicknesses TBC. By Cosetino.

Wall hung mirrored cabinet to be formed with waterproof MDF. Carcass, side panels and internal adjustable shelves in 18mm thick black Valchromat. For details refer to drawings.

Kitchens

Ceilings – Suspended plasterboard ceiling with matt white emulsion paint finish – Paint colour code TBC

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Plasterboard walls to splashbacks, walls above kitchen cabinets and kitchen side walls (where kitchens are in alcove) in easy care kitchen paint (wipeable) and moisture resistant. Finish in matt – Paint colour code TBC.

Fixtures and Fittings - Kitchen tap - Design Side Lever Kitchen Mixer. Product code: DE717DM in stainless steel brushed - dimensions: H377mm X L248mm by Crosswater.

Kitchen sink manufacturer and type TBC.

Integrated appliances TBC.

Small power sockets and lighting switches – Specifications TBC.

Lighting - LED ceiling downlights. Integrated kitchen LED lighting TBC.

Joinery - Upper and lower cabinets door, drawer fronts and kick plate - Alpine White Moon Range. Material type: Moon Egger Laminate in matt finish.

Upper and lower cabinets carcass – Product reference: Dust Grey or Waly. Material type: 18mm thick Melamine MFC in matt finish. Final finish TBC.

Worktop, splashback and lower cabinet end panel (on freestanding kitchens only): 15mm thick Hi-Macs Iconic White Silestone in suede finish.

Base cabinet recessed rail in flat profile with aluminium lipping – product code: 010. In Alpine White and Aluminium finish.

Plastic shelving units in charcoal colour with matt finish by Smile Plastics.

Finishes Schedules

Refer to the following Finishes Schedules.

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EN = SUITE									
FL-101	FLOOR TILE	LEPTOS / 2SCT3091	PORCELAIN	MATT R9	300 MM X 300 MM X 6 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM B11 2GX T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM			
FL-102	SHOWER TRAY THRESHOLD	505 GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	TO EDGE OF SHOWER TRAY		
WL-101	WALL TILE	TBC	PORCELAIN	MATT	600X 300 X ?	TBC	SHOWER ENCLOSURE, BACK, RISER AND SIDE WALL		ALLOWANCE OF £25/SQM
SF-101	CISTERN/ VANITY UNIT	ICONIC WHITE	SILESTONE	SUEDE	SEE DRAWINGS	UNIT 10 BARKLEY POINT, OSBORN WAY, RG27 9GX T:+44 (0) 1256 76 12 29 F: +44 (0) 01256 76 81 38 E:INFO.UK@COSENTINO.COM			
SF-102	CABINET	PAINT/CODE TBC	WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN LACQUER	SEE DRAWINGS	POD MANUFACTURER TO ADVISE	CABINET WITHIN MODULAR ELEMENT		DOOR AND CARCASS
WL-102	RISER CLADDING	505 GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	RISER SIDE AND PART OF FRONT RISER		
WL-103	PAINTED WALLS/ CEILING	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH, BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	NON TILED WALLS AND CEILING		
SK-101	FLUSH SKIRTING	CODE TBC	HIMACS	TBC	H50MM	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	SKIRTING IN PAINTED WALLS		

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN = SUITE									
TR-101	TILE TRIM	SCHLUTER JOLLY	TBC	TBC	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-6 BARDON 22, BEVERIDGE LANE, COALVILLE., LEICESTERSHIRE, LE67 1TE T: +44 (0) 1530 813396			

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
FL-103	FLOOR TILE	ETTELEY/2MDK102	PORCELAIN	MATT R10 36+ PTV	600 X 600 X 9 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM B11 2GX T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULEE@SOLUSCERAMICS.COM			
WL-104	BATH PANEL	S05 GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	FAMILY BATHROOM BATH PANEL		
WL-105	WALL TILE	TBC	PORCELAIN	MATT	600 X 300 X ?	TBC	BATH ENCLOSURE, BACK, RISER AND SIDE WALL		ALLOWANCE OF £25/SQM
SF-103	CISTERN/VANITY UNIT	ICONIC WHITE	SILESTONE	SUEDE	SEE DRAWINGS	UNIT 10 BARTLEY POINT, OSBORN WAY, RG27 9GX T:+44 (0) 1256 76 12 29 F:+44 (0) 01256 76 81 38 E:INFO.UK@COSENTINO.COM			
SF-104	CABINET	PAINT/CODE TBC	WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN LACQUER	SEE DRAWINGS	POD MANUFACTURER TO ADVISE	CABINET WITHIN MODULAR ELEMENT		DOOR AND CARCASS
WL-106	RISER CLADDING	S05 GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	RISER FRONT AND SIDE CLADDING		
WL-107	PAINTED WALLS/ CEILING	PAINT TBC	MOISTURE RESISTANT PAINT	SOFT SHEEN	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	NON TILED WALLS AND CEILING		
SK-102	FLUSH SKIRTING	CODE TBC	HMACS	TBC	H50MM	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	SKIRTING IN PAINTED WALLS		

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
TR-102	TILE TRIM	SCHLUTER JOLLY	TBC	TBC	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-6 BARDON 22, BEVERIDGE LANE, COALVILLE, LEICESTERSHIRE, LE67 1TE T: +44 (0) 1530 813396			

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
KITCHEN									
KT-01	DOORS/DRAWERS/ KICK PLATE	ALPINE WHITE MOON RANGE	MOON EGGER LAMINATE	MATT	SEE DRAWINGS	COMMODORE KITCHENS ACORN HOUSE, GUMLEY ROAD, GRAYS, RM20 4XP LISA MCCORMIC M: 07770363011 T: 0175 382 525 E: LISA.MCCORMICK@COMMODOREDESIGN.COM	UPPER AND LOWER CABINETS DOOR/ DRAWERS FRONTS/KICK PLATE		
KT-02	CARCASS	DUST GREY OR WALY	MELAMINE MFC	MATT	18MM THICK	AS ABOVE	UPPER AND LOWER CABINETS CARCASS		FINAL FINISH TBC. PRICE IS THE SAME FOR BOTH FINISHES
KT-03	WORKTOP AND SPLASHBACK	ICONIC WHITE	SILESTONE	SUEDE	12MM THICK	AS ABOVE	WORKTOP, SPLASHBACK AND LOWER CABINET END PANEL (ON FREESTANDING KITCHENS ONLY)		
KT-04	RECESSED RAIL	010	FLAT PROFILE WITH ALUMINUM LIPPING	ALPINE WHITE AND ALUMINIUM	VARIOUS	AS ABOVE	BASE CABINETS		
KT-05	SHELVES	CHARCOAL	PLASTIC	MATT	SEE DRAWINGS	SMILE PLASTICS RE-WORKED LTD T/A SMILE PLASTICS UNIT 24, CROFTY INDUSTRIAL ESTATE, SWANSEA, SA4 3RS E: INFO@SMILEPLASTICS.COM	SHELVING UNIT		
KT-06	PAINT	PAINT CODE TBC	EASYCARE KITCHEN PAINT (WIPEABLE) AND MOISTURE RESISTANT	MATT	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	SPLASHBACK, WALLS ABOVE KITCHEN CABINETS AND KITCHEN SIDE WALLS (WHERE KITCHENS ARE IN ALCOVE)		
KT-15	TAP	TP714DS TROPIC SIDE LEVER KITCHEN MIXER	STAINLESS STEEL	BRUSHED	H377 X L248 MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
GENERAL									
FL-104	FLOOR	PERGO WDPE 1913 RANGE	ENGINERED TIMBER FLOOR BOARDS	EXTRA MATT LACQUER DEEP BRUSHED OAK SELECTED GARDE, 2-WAY BEVEL	1820 X 190 X 12.5 MM	DOMUS 50-52 GREATSUTTON STREET, LONDON, EC1V 0D TONY BICKNELL M: 07756 134930 E:tony.bicknell@domusgroup.com	CORRIDORS,KITCHEN, LIVING ROOMS AND SERVICE CUPBOARDS		
FL-105	CARPET	CORMAR AVEBURY RANGE	100% WOOL	TBC	5M WIDE	CORMAR CARPETS BROOKHOUSE MILL, GREENMOUNT, BURY, MANCHESTER, BL8 4HR ROB SHERGOLD T: 01204 881234 E:Rob.Shergold@cormarcarpets.co.uk	BEDROOMS ONLY		ALLOWANCE OF £15/SQM
SK-103	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH TBC	100 X 15MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	CORRIDORS,KITCHEN, LIVING ROOMS, STORAGE CUPBOARDS AND BEDROOMS.		THROUGHOUT SECOND BEDROOM AND ON EXTERNAL POD WALLS TO MASTER BEDROOM
SK-104	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	MINT GREEN EGSHELL FINISH TBC	100 X 15MM	AS ABOVE	MASTER BEDROOM ONLY		WHERE WALLS ARE PAINTED IN MINT GREEN
SK-105	FLUSH SKIRTING	PAINT/CODE TBC	PAINTED MDF	DARK GREEN/RUSTY ORANGE EGSHELL FINISH TBC	100 X 15MM	AS ABOVE	WALLS AROUND SERVICE/STORAGE CUPBOARD ONLY		
ID-101	INTERNAL DOORS AND PLANTED ARCHITRAVES	PAINT/CODE TBC	PAINT	EGSHELL FINISH TBC	N/A	AS ABOVE			
ID-102	SERVICE/STORAGE CUPBOARD DOORS AND FLUSH ARCHITRAVES	PAINT/CODE TBC	PAINT	DARK GREEN/RUSTY ORANGE EGSHELL FINISH TBC	N/A	AS ABOVE	SERVICE/STORAGE CUPBORDS ONLY		
WL-108	SERVICE/STORAGE CUPBOARD PAINTED WALLS	PAINT/CODE TBC	PAINT	DARK GREEN/RUSTY ORANGE MATT EMULSION FINISH TBC	N/A	AS ABOVE	SERVICE/STORAGE CUPBOARD EXTERNAL WALLS		

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GENERAL									
WL -109	WALLS	PAINT/CODE TBC	PAINT	WHITE DULUX MATT EMULSION	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	CORRIDORS, KITCHEN, LIVING ROOMS, SECOND BEDROOM, INSIDE SERVICE/STORAGE CUPBOARDS AND OUTSIDE OF EN-SUITE PODS IN MASTER BEDROOM		OTHER MASTER BEDROOM WALLS ARE PAINTED IN MINT GREEN
WL -110	WALLS	PAINT/CODE TBC	PAINT	MINT GREEN DULUX MATT EMULSION	N/A	AS ABOVE	MASTER BEDROOM		WITH THE EXCEPTION OF EXTERNAL EN SUITE POD WALLS
WL -111	WALLS	PAINT/CODE TBC	PAINT	DUSTY BLUE DULUX MATT EMULSION	N/A	AS ABOVE	SECOND BEDROOM		
WL -112	CEILINGS	PAINT/CODE TBC	PAINT	WHITE DULUX MATT EMULSION	N/A	AS ABOVE	ALL CEILINGS		
WB -101	WARDROBE	PAINT/CODE TBC	MDF	WHITE LACQUER, SHEEN LEVEL TBC	18-20MM THICK	TBC	WARDROBE DOORS, SIDE PANELS AND FILLERS (EXTERNAL)		
WB -102	WARDROBE	TBC	EGGER LAMINATE OR SIMILAR	TBC	18-20MM THICK	TBC	WARDROBE CARCASS, SHELVES AND DRAWERS (INTERNAL)		
ED - 101	ENTRANCE DOOR, REVEAL AND ARCHITRAVE	TBC	TIMBER VENEER DOOR, REVEAL AND ARCHITRAVE	VENEER	N/A	TBC	APARTMENT ENTRANCE		

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Sanitaryware

The Sanitaryware Schedules for Building B, C and D ~~and~~ is highlighted on the following pages. These will be developed and specified fully at Stage 4.

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EN - SUITE									
SW-101	WASH BASIN	LIVING CITY H815432000001091	WHITE CERAMIC	WHITE	550 x 460 x 155 MM	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T: 07710306612 WWW.LAUFEN.COM			
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 820966 + 898968	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			LENGHT OF WC TO BE CHECKED FOR COMPLIANCE
SW-103	SHOWER TRAY	SOLUTIONS 21544.1	MARBOND COMPOSITE	WHITE	1200 X 800 X 38 MM	AS ABOVE			SHOWER DRAIN INCLUDED
BR-101	WALL MOUNTED TAP	MIKE PRO PRO120WNV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-102	BOTTLE TRAP	BTR041OW	PLASTIC	WHITE	TBC	AS ABOVE			
BR-103	WASTE	MIKE PRO PRO026OV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	64 MM DIAMETER	AS ABOVE			TO BE USED IF BASIN DOES NOT INCLUDE WASTE
BR-104	FLUSH PLATE	TYPE 10 116.057.SN.1	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	94 MM DIAMETER	GEBERIT GEBERIT HOUSE, EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776588270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM + 111.004.00.1 CONCEALED CISTERN 12CM + 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

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EN - SUITE									
BR-106	FRAMELESS FIXED AND HINGED SHOWER SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE			SCREEN TO INCLUDE ALL NECESSARY SEALS
BR-107	SHOWER SCREEN HINGES	TBC	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	TBC	POD MANUFACTURER TO ADVISE			
BR-108	SHOWER VALVE	TWO WAY SHOWER MIXER PROCB1500LBPV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	SEE DRAWINGS	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-109	SHOWER HEAD	PRO300V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	300 MM DIAMETER	AS ABOVE			
BR-110	SHOWER ARM	PRO684V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	380MM PROJECTION	AS ABOVE			
BR-111	TOWEL RAIL	MD062 AXIS	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS T: 01902 38/000 M: +44 (0)7766 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS.
BR-112	TOILET ROLL HOLDER	PRO029V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L190 X D70 X H20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR - 114	MIRROR CABINET	BESPOKE	MIRROR/COLOURED MDF	CARCASS AND INTERNALS IN COLOURED MDF MIRROR - SILVER	L900 X W600 X D160MM	TBC. POD MANUFACTURER TO ADVISE.			

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EN - SUITE									
BR-121	COAT HOOK	PRO021V	STAINLESS STEEL	STAINLESS STEEL	L30 X W20 X H20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
LF - 101	DOWNLIGHT	AQUASPOT IP65 FO WH	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T:01923651890 WWW.ORLIGHT.COM			
SP-101	SHAVER SOCKET	HARTLAND DUAL VOLTAGE UNSWITCHED SOCKET 765HSW	METAL	SATIN CHROME WITH WHITE INSERTS	H144 X W88 X 5MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-6 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0)1747 860088 E: INFO@HAMILTON-LITESTAT.COM WWW.HAMILTON-LITESTAT.COM	SEE DRAWINGS		

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ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
SW-101	WASH BASIN	LIVING CITY H813432000001091	WHITE CERAMIC	WHITE	550 x 460 x 155 MM	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T:07710306612 WWW.LAUFEN.COM			
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 820966 + 898966	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			LENGHT OF WC TO BE CHECKED FOR COMPLIANCE
SW-104	BATH	ROCCA THE GAP DOUBLE ENDED BATH Z024719000	ACRYLIC	WHITE	L1700 X W750 X H540 MM	AS ABOVE			
BR-101	WALL MOUNTED TAP	MIKE PRO PRO120WNV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-102	BOTTLE TRAP	BTR041CW	PLASTIC	WHITE	TBC	AS ABOVE			
BR-103	WASTE	MIKE PRO PRO026CV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	64 MM DIAMETER	AS ABOVE			TO BE USED IF BASIN DOES NOT INCLUDE WHITE WASTE
BR-104	FLUSH PLATE	TYPE 10 116.057.SN.1	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	94 MM DIAMETER	GEBERIT GEBERIT HOUSE, EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776568270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM + 111.004.00.1 CONCEALED CISTERN 12CM + 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

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FAMILY BATHROOM									
BR-115	FRAMELESS BATH SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE.			
BR-116	BATH SCREEN BRACKETS	TBC	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	TBC	POD MANUFACTURER TO ADVISE.			
BR-117	BATH/SHOWER VALVE	THERMOSTATIC VALVE 3 WAY DIVERTER PRO 3001RV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL		CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-109	SHOWER HEAD	PRO300V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	300 MM DIAMETER	AS ABOVE			
BR-110	SHOWER ARM	PRO684V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	380MM PROJECTION	AS ABOVE			
BR-111	TOWEL RAIL	MD062 AXIS	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS T: 01902 587000 M: +44 (0)7769 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS.
BR-112	TOILET ROLL HOLDER	PRO029V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L190 X D70 X H20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-118	BATH FILLER	PRO035SV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	TBC	AS ABOVE	FAMILY BATHROOM ONLY		

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FAMILY BATHROOM									
BR-119	HANDHELD SHOWER	SHOWER KIT WITH WALL OUTLET PRO965V	STAINLESS STEEL	BRUSHED STAINLESS	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK	FAMILY BATHROOM ONLY		
BR-114	MIRROR CABINET	BESPOKE	MIRROR/COLOURED MDF	CARCASS AND INTERNALS IN COLOURED MDF MIRROR - SILVER	L900 X W600 X D180MM	TBC. POD MANUFACTURER TO ADVISE			
BR-121	COAT HOOK	PRO021V	STAINLESS STEEL	STAINLESS STEEL	L30 X W20 X W20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
LF - 101	DOWNLIGHT	AQUASPOT IP65 FG WH	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T: 01923851890 WWW.ORLIGHT.COM			
SP-101	SHAVER SOCKET	HARTLAND DUAL VOLTAGE UNSWITCHED SOCKET 76SHSW	METAL	SATIN CHROME WITH WHITE INSERTS	H144 X W88 X 5MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-5 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0)1747 860088 E: INFO@HAMILTONLITESTAT.COM WWW.HAMILTONLITESTAT.COM	SEE DRAWINGS		

FORSTERS

DATED **2022**

(1) GLA LAND AND PROPERTY LIMITED

(2) KNIGHT DRAGON DEVELOPMENTS LIMITED

(3) KNIGHT DRAGON 19.05 LIMITED

(4) KNIGHT DRAGON INVESTMENTS LIMITED

PLOT OPTION AGREEMENT

relating to

Plot 19.05 at Greenwich Peninsula London SE10

Forsters LLP 31 Hill Street London W1J 5LS | **DX:** 82988 Mayfair
T: +44(0)20 7863 8333 | **W:** www.forsters.co.uk | **R:** MJJH/BNB/33645.1781

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THIS AGREEMENT IS MADE ON **2022**

PARTIES:

(1) **GLA LAND AND PROPERTY LIMITED** a private limited company incorporated under the laws of England and Wales (company registration number 07911046) whose registered office is at 5 Endeavour Square, London, United Kingdom, E20 1JN ("GLAP");

(2) **KNIGHT DRAGON DEVELOPMENTS LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 04250941) whose registered office is at 31 Hill Street, London W1J 5LS ("KDD");

(3) **KNIGHT DRAGON 19.05 LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 09806468) whose registered office is at Level 9, 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER (the "Developer");

(4) [redacted]

THE PARTIES AGREE as follows:

1. **DEFINITIONS**

In this Agreement and its Schedules the following definitions shall have the following meanings (unless the context otherwise requires):

Actual Completion:	means completion of the grant of the Plot Lease, the Development Agreement and the Environmental Deed of Covenant pursuant to this Agreement;
Adjoining Property:	means any land or buildings under the ownership or control of GLAP or KDD adjoining or neighbouring the Plot;
CIL:	means the proposed levy currently known as Community Infrastructure Levy, as approved on 27 January 2012 or otherwise in whatever form it is enacted;
Common Costs Payment	means the sum of [redacted]

[redacted]

Completion Date:	means fifteen (15) Working Days after the exercise of the Option;
Completion Time:	means 2.00 p.m.;
Contractor:	has the meaning given to the term in the Development Agreement;
Environmental Deed of Covenant:	means the deed in the form attached to this Agreement at Annex 5;
Developer's Solicitors:	means Forsters LLP (Ref BNB/CEW/33645.1781) of 31 Hill Street, London W1J 5LS, or such other solicitors as the Developer may, by notice in writing from time to time to GLAP and KDD or to GLAP's Solicitors or KDD's Solicitors, nominate for the purposes of this Agreement;
Development:	means the development of the Plot by the carrying out of the Works;
Development Agreement:	means a development agreement in relation to the Plot to be granted in the form of the draft annexed at Annex 3;
Development Specification:	means the base specification for the Works which has been approved by GLAP prior to the date of this Agreement
Enabling Works:	means:

(a) the works of site set up, site strip and clearance, surveys/setting out, formation of logistics routes, removal of capping layer, pile probing and removal of obstructions, excavation/import and storage of materials for placement of pile mat; and

(b) early infrastructure and utilities works to bring the requisite utility services to the Plot including water main, HV, LV, comms, foul water, storm water, gas diversions and district heating pipework

(c) the construction of the basement reinforced concrete slab and walls together with associated piled foundations, underground drainage and utilities for the buildings that will be built above the basement

Encumbrances: means any easement, right, privilege, wayleave, circuit, restrictive covenant, option, pre-emption, licence, consent, waiver, entitlement agreement, contract or other encumbrance of whatsoever kind;

Environmental Deed: means the deed dated 11 July 2007 entered into between the Urban Regeneration Agency (1), KDD (2), Quintain Meridian Limited (3) and Quintain Estates and Developments plc (4) as varied by a deed of variation dated 22 September 2008 between the same parties;

Estate Management Framework means the estate management framework labelled "Estate Management Framework" on the Master USB

Estate Service Charge Deed: means a deed to be entered into by, inter alia, GLAP (1), KDD (2) and the Developer (3) relating to the provision of the Estate Services in the form of the draft annexed to the Plot Lease

Estate Services: means the services provided in accordance with the Estate Service Charge Deed;

GLAP: means the party named as GLAP above, and includes any successor in title or assign of such party;

GLAP's Solicitors: means Bryan Cave Leighton Paisner of Governor's House 5 Laurence Pountney Hill, London EC4R 0BR (Ref: Mark Mallon) or such other solicitors as GLAP

may, by notice in writing from time to time to the Developer and KDD or to the Developer's Solicitors and KDD's Solicitors, nominate for the purposes of this Agreement;

Greenwich Peninsula: means land in the London Borough of Greenwich which is known as Greenwich Peninsula;

Gross External Area: has the same meaning as is ascribed to it in the RICS Code of Measuring Practice (6th Edition) but areas outside any building or structure and areas designed for use for car parking (whether inside or outside a building or structure) and areas comprising loading bays, lift rooms, plant rooms, fuel stores or tank rooms whether or not above main roof level are all to be disregarded in measuring Gross External Area being THREE HUNDRED AND EIGHTY FOUR THOUSAND AND SEVEN HUNDRED AND SIXTY EIGHT (384,768) square feet;

KDD: means the party named as KDD above, and includes any successor in title or assign of such party;

KDD's Solicitors: means Forsters LLP of 31 Hill Street London W1J 5LS (Ref: BNB/CEW/33645.1781), or such other solicitors as KDD may, by notice in writing from time to time to GLAP and the Developer or to the Developer's Solicitors and GLAP's Solicitors, nominate for the purposes of this Agreement;

Land Disposal Agreement: the land disposal agreement dated 29 May 2002 made between (1) GLAP (formerly known as English Partnerships), (2) KDDL and (3) Lend Lease Europe Holdings Limited as amended and restated by:

(a) a deed of variation dated 23 February 2014 made between (1) GLAP and (2) KDDL;

(b) a second deed of variation dated 6 May 2016 between (1) GLAP and (2) KDDL;

(c) a third deed of variation dated 3 May 2019 between (1) GLAP and (2) KDDL;

(d) a fourth deed of variation dated 26 August 2022 between (1) GLAP and (2) KDDL;

as the same may be varied and amended from time to time;

Losses: means all reasonably foreseeable, proper and reasonable claims, demands, proceedings, damages and losses and costs and reasonable and proper expenses;

Master USB: means the master USB of annexures labelled "Plot 19.05 Greenwich Peninsula Annexures";

Masterplan Consent: means the outline planning permission dated 8 December 2015 granted in respect of Greenwich Peninsula with reference number 15/0716/0 as amended, supplemented or varied from time to time;

MLV Payment: means the sum calculated in accordance with the provisions of the Land Disposal Agreement together with VAT thereon.

Novation Payment: means [redacted]

Option: means the "Site Option" granted to KDD pursuant to clause 19 of the Land Disposal Agreement insofar as it relates only to the Plot and assigned to the Developer on the terms of this Agreement pursuant to clause 13 of this Agreement

Option Notice: means the notice referred to in clause 12.1 the form of which is substantially set out in Schedule 1;

Option Period: means the period beginning on the date of this Agreement and ending at 5.00 pm on 10 March 2023;

Party:	means a party to this Agreement and "Parties" shall be construed accordingly;
Planning Acts:	means the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004, the Planning Act 2008 and the Localism Act 2011 and includes any other applicable town and country planning legislation;
Planning Permission:	means the planning permission in respect of the Plot and other land with reference 21/2077/R;
Plot:	means the property known as Plot 19.05 and more particularly described in the Plot Lease and shown for identification purposes only edged red on the Plan annexed to this Agreement at Annex 1;
Plot Lease:	means a lease of the Plot to be granted pursuant to the terms of this Agreement in the form of the draft annexed at Annex 4;
Practical Completion:	has the meaning ascribed to it in the Development Agreement;
Prescribed Rate:	means [redacted] from time to time of HSBC Bank plc or such other London clearing bank nominated in writing from time to time by KDD or, in the event of there being no such base rate, such other comparable rate of interest as KDD shall reasonably specify;
Professional Team:	has the meaning given to the term in the Development Agreement;
Programme:	means the indicative programme for the Works attached at Annex 2 and which for the avoidance of doubt is agreed shall be indicative only and non-binding;
Restriction:	means a restriction on the following terms:

"no disposition of that part of the registered estate shown edged red on the attached plan by the proprietor of such part of the registered estate is to be registered without a written consent signed by KNIGHT DRAGON 19.05 LIMITED or their conveyancer";

Section 106 Agreement: means an agreement dated 8 December 2015 in relation to the Greenwich Peninsula made pursuant to Section 106 Town and Country Planning Act 1990 in respect of the Masterplan Consent (as varied from time to time);

Statutory Requirements: means any Act of Parliament and any instruments, rules, orders, regulations, notices, directions, bye-laws, permissions and plans for the time being made under or deriving validity from it, all regulations, laws or directives made or issued by or with the authority of The European Commission and/or the Council of Ministers (other than the EU public procurement rules) and any rules, regulations, building regulations, orders, bye-laws or codes of practice of any local authority or any utility company having jurisdiction in relation to the Works and the requirements of any insurer;

VAT: means Value Added Tax at the rate in force when the relevant supply is made, and includes any similar tax from time to time replacing it or of a similar fiscal nature;

VAT Act: means the Value Added Tax Act 1994;

Working Day: means any day from Monday to Friday (inclusive) which is not Christmas Day, Boxing Day, Good Friday or a statutory bank holiday and 24, 27, 28, 29, 30 and 31 December;

Works: has the meaning given to it in the Development Agreement; and

2. **INTERPRETATION**

2.1 The headings used in this Agreement do not affect its construction.

2.2 In this Agreement, unless the context otherwise requires:

(a) any obligation on a party to do any act includes an obligation to procure that it is done:

(b) any obligation by any party which comprises more than one person is joint and several;

(c) any word importing an individual includes a company and vice versa;

(d) a person includes a reference to a government, state, state agency, corporation, body corporate, association or partnerships;

(e) the singular includes the plural and vice versa (unless the context otherwise requires);

(f) a time of day is a reference to the time in London, unless a contrary indication appears;

(g) any obligation on a party not to do any act or thing includes an obligation not to permit or suffer such act or thing to be done;

(h) any reference to a statute or statutory instrument (whether specifically named or not) includes any amendment or re-enactment of it for the time being in force, and any instrument, order, notice, regulation, bye-law, direction, plan or permission for the time being issued, made or given under or deriving validity from it;

(i) references to a clause or schedule means a clause or schedule of this Agreement;

(j) in this Agreement the words "including" and "include" shall be deemed to be followed by the words "without limitation";

3. **NO CONDITIONS PRECEDENT**

Save as otherwise referred to (if at all) in this Agreement the obligations in this Agreement are not subject to the prior satisfaction of any condition precedent.

4. **CONSIDERATION**

The parties enter into this agreement in consideration of the sum [redacted] now paid by the Developer to GLAP (receipt of which is acknowledged).

5. **SPECIFICATION AND PROGRAMME**

5.1 **Development Specification**

(a) The Development Specification has been submitted to and approved by GLAP prior to the date of this Agreement

(b) No further variations to the Development Specification shall be made by the Developer without the written approval of GLAP (such approval not to be unreasonably withheld or delayed).

5.2 **Programme**

(a) The detailed programme for the Works, which will be appended to the Development Agreement, shall be based on the Programme.

(b) The detailed programme has been submitted to GLAP for approval and has been approved by GLAP.

(c) No further variations to the detailed programme shall be made by the Developer without the written approval of GLAP (acting reasonably).

6. **RESIDENTIAL SALES AND MARKETING COLLABORATION AGREEMENT**

[Clause intentionally not used]

7. **LICENCE TO ENTER**

7.1 **Access to carry out the Enabling Works**

(a) On the date of this Agreement the Developer may enter, as licensee, upon such part or parts of the Plot and any Adjoining Property as reasonably necessary in order to carry out the Enabling Works and carry out any investigations and surveys required by the Developer in connection with the Enabling Works or in connection with the Developer's due diligence in respect of the Plot.

(b) In carrying out the Enabling Works the Developer shall comply at all times with the following provisions of the Development Agreement as if it had been entered into on the date of this Agreement so far as such provisions are applicable to the Enabling Works (with references in the Development Agreement to the Works being read as references to the Enabling Works and references to the Building Contract being to the Enabling Works Contract mutatis mutandis):

(i) Clause 4 (Approval and Appointment of Professional Team)

(ii) Clause 5 (Programme, Co-operation and Access)

(iii) Clause 6.1 (Preparation and Approval of Detailed Plans etc and Method Statement)

(iv) Clause 6.2 (Sets of Plans)

(v) Clause 7 (Variations)

(vi) Clause 8 (Environmental Agreement)

(vii) Clause 9 (Construction Obligations)

(viii) Clause 10 (Sales and Marketing Obligations)

(ix) Clause 11.2 (Standard of Works)

(x) Clause 12 (Extensions of Time)

(xi) Clause 13 (inspection of Works)

(xii) Clause 14 (Practical Completion)

(xiii) Clause 15 (Plans)

(xiv) Clause 16 (Section 106 Agreement

(xv) Clause 18 (Developer's Indemnity)

(xvi) Clause 19 (Payment of Outgoings)

(xvii) Clause 20 (Copyright)

(xviii) Clause 22 (Procedure for Disputes)

(xix) Clause 24 (Guarantee)

(xx) Clause 25 (Value Added Tax)

(xxi) Clauses 32 -39 (Notices, No Partnership, No Agency, Invalidity of Certain Provisions, Third Party Rights, Confidentiality, Freedom of Information Act, Land Disposal Agreement)

(xxii) Clause 41 (Governing Law)

7.2 **No Interest Created**

This Agreement shall not operate or be deemed to operate as a demise of the Plot or Adjoining Property (or any part of them) and the Developer shall not have or be entitled to any estate, right, title or interest in the Plot or Adjoining Property (or any part of them including the buildings to be constructed on the Plot), but shall occupy the Plot or Adjoining Property, as

applicable, as licensee only and shall comply with the reasonable directions and requirements of GLAP (but without any requirement to pay any licence fee or other like payment).

7.3 **Restrictions**

The exercise of rights of entry pursuant to this clause 7 is subject to:

(a) all those matters referred to in clause 17.2;

(b) any reasonable regulations in relation to access or safety or security at the Plot or the Greenwich Peninsula notified by GLAP in writing to the Developer;

(c) (in so far as access to Adjoining Property is required) the terms of any development agreements, plot leases or other occupational agreements in relation to any Adjoining Property provided full details of the same are provided to the Developer; and

(d) the person exercising such right making good all damage caused to the Plot or the Adjoining Property by such entry as soon as practicable,

and the Developer will [redacted].

8. **PLANNING AGREEMENTS**

KDD and GLAP shall for the avoidance of doubt retain the obligations and responsibilities under the Section 106 Agreement save insofar as such obligations and responsibilities relate to the Works, the Plot and the Planning Permission and hereby covenant with the Developer to comply with the terms and conditions of the same and not to do or omit to do any act or thing that would place the Developer in breach of the terms of the Section 106 Agreement.

9. **CIL**

The parties agree that any CIL which becomes due for payment in connection with the implementation of the Development shall be payable by the Developer.

10. **CONTRACTOR AND PROFESSIONAL TEAM**

10.1 **Approval of Contractor and Professional Team**

To the extent that the Contractor or any member of the Professional Team is to be appointed before completion of the Development Agreement or there is any variation or amendment to either the identity of the Contractor or any member of the Professional Team or terms of the Building Contract or the Appointments, prior to the completion of the Development

Agreement, the provisions of clause 4 of the Development Agreement will apply as if the Development Agreement had been entered into at the date hereof

11. **PAYMENT OF NOVATION PAYMENT**

[redacted].

12. **SERVICE OF OPTION NOTICE**

12.1 The Developer may serve the Option Notice at any time during the Option Period in the form of the Option Notice and specifying the Completion Date as the date 15 working days thereafter.

12.2 If the Option Notice has not been served during the Option Period then the Option shall return to being exercisable by KDD following the expiry of the Option Period and this clause 12.2 shall survive any termination of this Agreement.

12.3 On the grant of the Plot Lease the Developer shall [redacted]

13. **EXERCISE OF OPTION**

13.1 **When Exercisable**

The Option shall be exercisable by the Developer:

(a) only during the Option Period (time to be of the essence); and

(b) by notice in writing from the Developer to GLAP, such notice to be substantially in the form set out in the Option Notice.

13.2 **Option Notice**

(a) The Option Notice shall be prepared, signed and served on GLAP by the Developer or by the Developer's Solicitors on behalf of the Developer and a copy of the plan of the Plot agreed by the relevant Parties when agreeing the Application and Planning Permission and in a form which may be appended to the Plot Lease and accords with the Land Registration Rules 2003.

(b) Serving the Option Notice on GLAP's Solicitors shall have the same effect as serving it on GLAP.

13.3 **Agreement Fully Binding**

Nothing contained in this clause 13 or in clause 14 shall constitute an admission by the Parties that this Agreement is not fully binding on and enforceable by the Parties, or that, following service of the Option Notice in accordance with clauses 13.1 and 13.2, the Parties are not obliged to enter into those documents referred to in clause 14 to which they are a party.

14. EFFECT OF EXERCISE OF OPTION

14.1 Provision of Engrossment

Within two (2) Working Days of the date of service of the Option Notice the Developer shall prepare and provide GLAP and KDD with the engrossments of the Plot Lease, Development Agreement and the Environmental Deed of Covenant for execution.

14.2 Counter-signing

Within two (2) Working Days of receipt of the engrossments referred to in clause 14.1 GLAP shall execute the Plot Lease and one part of the Development Agreement.

14.3 Completion

(a) Actual Completion shall take place at the offices of KDD's Solicitors or at such other place in London as they reasonably require in either case before the Completion Time on the Completion Date.

(b) If Actual Completion shall not have taken place before the Completion Time on the Completion Date, it shall be deemed to have taken place on the next Working Day following Actual Completion for the purpose of calculating interest.

14.4 Development Agreement

On the Completion Date and simultaneously with the grant of the Plot Lease, GLAP and the Developer shall enter into the Development Agreement.

14.5 Additional Documents

(a) On the Completion Date and simultaneously with the grant of the Plot Lease the Developer shall enter into the Environmental Deed of Covenant.

(b) On or at any time after the grant of the Plot Lease and upon request from KDD, the Developer and GLAP shall enter into the Estate Service Charge Deed or such other arrangements as are reasonably proposed by KDD in relation to the provision of the Estate Services as set out in the Estate Management Framework, including such arrangements as may be required by KDD in order for the Developer to become a shareholder or member in any management company established to provide the Estate Services.

15. **FAILURE TO EXERCISE OPTION**

15.1 **Termination**

If the Developer fails to exercise the Option before the expiry of the Option Period:

(a) the Developer shall cease to be entitled to exercise the Option;

(b) this Agreement will terminate automatically and cease to be of any further effect (without prejudice to any antecedent breach or claim) save in respect of clause 12.2 and this clause 15.1;

(c) the provisions of clause 9.3 of the Land Disposal Agreement will apply as between GLAP and KDD; and

(d) GLAP agrees with KDD that the Plot will revert to being part of the regeneration of the Greenwich Peninsula by GLAP and KDD and the provisions of the Land Disposal Agreement will apply to the Plot.

16. **OPTIONS ONLY EXERCISABLE BY DEVELOPER**

16.1 The Option shall only be exercisable by the Developer (or by the Developer's Solicitors on its behalf) and by no other person and the Developer shall not transfer or assign or otherwise deal or agree to deal with its interest under this Agreement save that the Developer may charge or assign by way of security its interest in this Agreement to a third party mortgagee.

16.2 GLAP shall not be obliged to grant the Plot Lease other than to the Developer and the Parties (other than the Developer) shall not be obliged to enter into the Development Agreement or the Environmental Deed of Covenant other than with the Developer.

17. **TERMINATION OF THIS AGREEMENT**

If this Agreement terminates for any reason whatsoever, GLAP agrees with KDD that the Plot will revert to being part of the regeneration of the Greenwich Peninsula by GLAP and KDD and the provisions of the Land Disposal Agreement will apply to the Plot.

18. **TITLE**

18.1 **Developer's Acceptance**

The Developer, having investigated and accepted GLAP's title prior to the date of this Agreement, shall raise no objection or requisition in respect of it save in relation to matters arising after the date of this Agreement.

18.2 **Encumbrances**

The Plot Lease shall be granted subject to:

(a) all matters referred to in the Plot Lease;

(b) all Encumbrances created after the date of this Agreement with the approval of the Developer (such approval not to be unreasonably withheld or delayed);

(c) all matters capable of registration whether or not so registered prior to the date of this Agreement by any local or other authority;

(d) all notices served and orders, demands, proposals, requirements made by or with any local or any public authority (whether before or after the date of this Agreement);

(e) all actual or proposed orders, directions, notices, charges, restrictions, conditions, agreements and other matters arising under any Statutory Requirements (whether before or after the date of this Agreement);

(f) rights of way, drainage, watercourses, light or other easements or quasi or reputed easements and rights of adjoining owners affecting the Plot and liability to repair or covenants to repair roads, pavements, pathways, passages, sewers, drains, gutters, fences and any other like matters; and

(g) any interest which falls within any of the paragraphs of Schedule 3 to the Land Registration Act 2002 (whether or not by virtue of paragraphs 7 to 13 (inclusive) of Schedule 12 to the Land Registration Act 2002) (other than any to which section 29(2)(a)(ii) of the Land Registration Act 2002 does not apply by virtue of section 29(3) of that Act) and any other overriding interests (as defined in the Land Registration Act 1925 (as amended)) which retain that status under the Land Registration Act 2002.

19. **MLV PAYMENT**

[redacted]

20. **METHOD OF PAYMENT**

The Developer shall pay the MLV Payment by telegraphic transfer to such account as shall have been notified by GLAP to the Developer at least three (3) Working Days before the relevant payment date.

21. [redacted]

[redacted]

(b) The Developer shall not amend or vary the Planning Permission or make any subsequent application under the Planning Acts to any local planning authority for permission to increase the Gross External Area of the Building prior to the Certificate Date (as defined in the Development Agreement).

(c) Any dispute between KDD, the Developer and GLAP in respect of the terms of this clause 21 shall be referred for determination pursuant to clause 34 of this Agreement.

22. VALUE ADDED TAX

22.1 VAT Exclusive

All sums payable or other consideration provided pursuant to this Agreement, the exercise of the Option or any agreement reached pursuant to this Agreement by one Party to the other shall be deemed to be exclusive of any VAT which may be chargeable on the supply or supply for which such sums or other consideration (or, in either case, any part thereof) are the whole or part of the consideration for VAT purposes.

22.2 Payment of VAT

Where pursuant to the terms of this Agreement, the exercise of the Option or any agreement reached pursuant to this Agreement one Party (the "supplier") makes a supply to the other Party (the "recipient") for VAT purposes, and VAT is or becomes chargeable on such supply, the recipient shall pay to the supplier (in addition to and at the same time as providing any other consideration for such supply) a sum equal to the amount of such VAT and the supplier shall provide the recipient with a valid VAT invoice in respect of such supply.

22.3 Reimbursement of VAT

Any reference in this Agreement to any fee, cost, disbursement, expense or liability incurred by any person and in respect of which such person is to be reimbursed or indemnified by any other person or which is to be taken into account in any calculation, computation or amount shall, save where the context otherwise requires, include a reference to such part of such fee, cost, disbursement, expense or liability as represents VAT save to the extent that such person who has incurred such VAT is entitled to credit or repayment is respect of such VAT from HM Revenue & Customs.

22.4 GLAP shall provide to the Developer on or before Completion a copy of its VAT registration certificate and its election to waive the option to tax and the acknowledgement of such election from Revenue and Customs.

23. INTEREST

23.1 Interest

If Actual Completion shall not have taken place on or before the Completion Time on the Completion Date, the Developer shall pay interest at the Prescribed Rate on all other sums due from the Developer at the Completion Date in respect of the period commencing on and including the Completion Date to and including the later of (a) Completion and (b) the date Actual Completion is deemed to occur pursuant to clause 14.3(b).

23.2 **Interest on Sums Due**

If any sum (not falling within clause 23.1) due to be paid to any Party before, on or after Actual Completion is not paid within five (5) Working Days after the due date, the Party responsible for payment or for procuring payment shall, in addition, pay to the Party entitled to receive such sum interest on it at the Prescribed Rate for the period from and including the due date for payment to and including the date of actual payment of such sum.

24. **TERMS OF CONTRACT**

24.1 **Terms Fully Set Out**

The Parties acknowledge that:

(a) this Agreement; and

(b) any plan, inventory or agreed form of document, or other instrument referred to in this Agreement, and either annexed to this Agreement or on the Master USB or signed or initialled for identification with, and on or before the entering into of, this Agreement (whether individually or as part of a bundle or volume so signed or initialled)

contain all of the terms of the assignment of the Option to the Developer.

24.2 **Developer's Acknowledgement**

The Developer acknowledges that it has not entered into this Agreement and that it will not be exercising the Option, in each case in reliance (wholly or partly) on any statement or representation made by or on behalf of GLAP and KDD except any representation which is expressly set out in this Agreement or is contained in the replies to enquiries made by or on behalf of the Developer and given by GLAP’s solicitors.

25. **NOTICES**

25.1 **Proper Service**

All notices, requests, demands, approvals, consents and other communications under this Agreement ("Notices") shall be in writing and shall be duly and validly given or made if given or served by personal delivery or sent pre-paid, registered or recorded delivery mail to the

persons and the addresses specified below or to such other person and/or address as a Party may specify from time to time by written notice to the other Parties. Notices given or served by personal delivery shall be deemed to be given or served on the date of delivery. Notices sent by pre-paid registered or recorded delivery mail shall be deemed to be given or served on the second Working Day after the day of posting unless they are proved to have been served on receipt.

25.2 **Notice Details**

(a) Notices to GLAP shall be addressed as follows:

GLAP 5 Endeavour Square, London, United Kingdom, E20 1JN

For the attention of TFL Legal (Planning and Property)

With a copy to:

City Hall Kamal Chunchie Way, London E16 1ZE

For the attention of Assistant Director, Strategic Projects and Property

(b) Notices to KDD and/or the Developer shall be addressed as follows:

Knight Dragon Developments Limited 6 Mitre Passage, Greenwich Peninsula, London, SE10 0ER

For the attention of [redacted]

With a copy to: [redacted]

With a copy to: the Developer's Solicitors and (if different) KDD's Solicitors using reference BNB/CEW/33645.1781

25.3 **Industrial Disputes**

If, at the time at which any notice or other communication referred to in clause 25.1 is to be served or given, there is in progress any industrial dispute affecting postal deliveries either generally or to or within the postal area in which is situated the address of the intended recipient, then, notwithstanding the provisions of clause 25.1, such notice or other communication shall only be deemed to be sufficiently served if it is delivered personally.

26. [redacted] **AS GUARANTOR**

26.1 [redacted] hereby guarantees the due and proper performance of all the obligations, duties, undertakings, covenants and conditions by or on the part of the Developer contained in this Agreement which guarantee shall for the avoidance of doubt extend to include any variation or addition to the Agreement provided that the liability [redacted] shall be limited to the same extent that the Developer shall be liable under the terms of this Agreement.

26.2 In the event of the Developer in any respect failing to carry out, observe or perform all or any of the said obligations, duties, undertakings, covenants and conditions, [redacted] shall observe and perform the same and shall be liable for and shall pay and make good to the relevant Party on demand any Losses which the relevant Party may incur by reason or in consequence of any such failure to carry out, observe or perform on the part of the Developer under this Agreement including without prejudice to the generality of the foregoing any outstanding sums payable by the Developer to any other Party under this Agreement and [redacted] with GLAP as principal debtor that the Developer will pay all moneys due from it to GLAP or [redacted] contained in this Agreement and [redacted]

(a) [redacted]

[redacted]

26.3 [redacted] shall not be discharged or released or otherwise exonerated from this guarantee by the occurrence of any one or more of the following:

(a) any alteration or variation to the nature or extent of the Agreement or otherwise to the terms of the Agreement or to any document or plan or other thing referred to in this Agreement;

(b) any allowance of time, forbearance, indulgence or other concession granted to the Developer under the Agreement or any other compromise or settlement as recorded in writing and signed on behalf of any of the Parties of any dispute between either GLAP or [redacted] and the Developer (but so that GLAP shall not pursue against [redacted] remedy contrary to the terms of any such compromise or settlement in so far as the Developer shall have complied with such terms);

(c) the liquidation, bankruptcy, administration, absence of legal personality, dissolution or incapacity of the Developer;

(d) any other act, omission, matter or thing which, but for this provision, might operate to discharge, release or otherwise exonerate [redacted] from this provision.

26.4 This guarantee is a continuing guarantee and accordingly, shall remain in operation until all obligations, duties, undertakings, covenants, conditions and warranties now or hereafter to be carried out or performed by the Developer under the Agreement or arising out of or in any way related to the Agreement shall have been satisfied or performed in full.

27. CONFIDENTIALITY

27.1 Matters to be kept Confidential

The Parties agree with each other:

(a) that, subject as mentioned in clause 27.2, they will each keep confidential, and will not disclose to any other person, the existence or any of the terms of this Agreement;

(b) that they will each take all reasonable steps to bind their respective officers, employees and agents, and any professional adviser, assignee, mortgagee, chargee or other successor in title mentioned in clause 27.2, in each case to comply with the terms of clause 27.1(a);

(c) no application shall be made by or on behalf of the Developer to note this Agreement at the Land Registry, save that the Developer shall be permitted to register the Restriction at the Land Registry. The Developer shall submit the plan annexed to the Plot Lease as Annex 1 with the application to register the Restriction at the Land Registry;

(d) if the Developer registers the Restriction at the Land Registry, the Developer covenants with GLAP and KDD that, immediately upon the grant of the Plot Lease and the completion of the Development Agreement or sooner determination of this Agreement, the Developer shall:

(i) submit application to the Land Registry requesting the removal of the Restriction against GLAP's title to the Plot;

(ii) use all reasonable endeavours to satisfy any requisition raised by the Land Registry to ensure that such application is completed as soon as possible; and

(iii) upon completion of such application deliver to GLAP and KDD a copy of confirmation of such completion from the Land Registry;

(e)

(i) the Developer by way of security irrevocably appoints GLAP to be its attorney and in its name, on its behalf and its act and deed to execute, deliver and perfect all documents and do all things which the attorney may consider to be required or desirable for carrying out any obligation imposed on the Developer under clause 27.1(d);

(ii) the Developer shall notify and confirm all things done and all documents executed by any attorney in the exercise or purported exercise of all or any of the powers.

27.2 **Permitted Disclosure**

Nothing contained in clause 27.1, subject to clause 29, shall prevent any Party from disclosing the existence or any of the terms of this Agreement:

(a) where such disclosure is required:

(i) by the Rules of any Stock Exchange on which shares in that Party are quoted; or

(ii) pursuant to any duty imposed by law on that Party;

(b) where such disclosure is properly required in connection with any legal proceedings (whether contemplated or actual, and whether under or arising out this Agreement or otherwise);

(c) with the prior consent in writing of the other Party, such consent not to be unreasonably withheld or delayed; or

(d) only to such extent as may be reasonably required:

(i) to each Party's holding company or to another subsidiary of that holding company, or (if that Party is itself a holding company) to a subsidiary of that Party (as the case may require, and as the expressions "holding company" and

"subsidiary" are defined in Section 736 of the Companies Act 1985 as amended by the Companies Act 1989); or

(ii) to any actual or potential mortgagee or chargee of that Party's interest in the Plot; or

(iii) to any professional adviser of that Party; or

(iv) to the Contractor, subcontractor or any member of the Professional Team (but excluding any financially sensitive information).

28. **ANNOUNCEMENTS**

The Parties shall co-operate in seeking to agree any joint press announcements relating to:

28.1 the signing of this Agreement;

28.2 substantial commencement of the Works; and

28.3 Practical Completion of the Works.

29. **FREEDOM OF INFORMATION**

29.1 **Definitions**

In this clause:

Code of Practice:	means the Department of Constitutional Affairs' Code of Practice on the Discharge of the Functions of Public Authorities under Part 1 of the Freedom of Information Act 2000;
Development Company:	means either KDD and/or the Developer (collectively known as the Development Companies);
FOI Legislation:	means the Freedom of Information Act 2000, all regulations made under it and any amendment or re-enactment, the Code of Practice and any guidance issued by the Information Commissioner in relation to such legislation;
Information:	means information recorded in any form held by GLAP or by the Development Companies on behalf of GLAP;

Information Commissioner:	shall have the same meaning as that given under the Freedom of Information Act 2000;
Information Requests:	means a relevant request for any Information under the FOI Legislation.

29.2 **Freedom of Information Act 2002**

(a) The Development Companies acknowledge that GLAP is subject to the requirements of the FOI Legislation and shall assist and co-operate with GLAP (and each other, where necessary) to enable GLAP to comply with the Information disclosure obligation.

(b) Each Development Company shall:

(i) transfer to GLAP all Information Requests received as soon as practicable (at the same time notifying the other Development Companies) and in any event within 2 Working Days of receiving an Information Request;

(ii) if GLAP receives an Information Request, provide GLAP with a copy of all information relating to such Information Request in its possession or power and in the form that GLAP requires within 5 Working Days (or such other period as GLAP may specify) of GLAP's request for such information; and

(iii) provide all necessary assistance as reasonably requested by GLAP to enable GLAP to respond to the Information Requests within the time for compliance set out in section 10 of the FOI Legislation.

(c) In no event shall the Development Companies respond directly to Information Requests unless expressly authorised to do so by GLAP.

(d) The Development Companies acknowledge that GLAP may, acting in accordance with the Code of Practice, be obliged to disclose Information without consulting or obtaining consent from the Development Companies, or despite having taken the Development Companies' views into account.

(e) The Development Companies shall ensure that all Information is retained for disclosure and shall permit GLAP to inspect such records as requested from time to time.

(f) The Development Company agrees that within 20 days of signing this Agreement they will prepare a schedule of commercially sensitive Information (all Parties acting reasonably). The Development Companies acknowledge that such schedule shall be

of indicative value only and that GLAP may be obliged to disclose it in accordance with this clause 29.

30. **INVALIDITY OF CERTAIN PROVISIONS**

If any term of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable the same shall be severable and the remainder of this Agreement or the application of such term to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

31. **NON-MERGER**

On the exercise of the Option, this Agreement (including the purchase of the Plot) shall not merge with the transfer but shall continue in full force and effect to the extent that anything remains to be performed or observed under it.

32. **THIRD PARTY RIGHTS**

A person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

33. **NO RESTRICTIONS ON DISPOSALS OR DEVELOPMENT OF OTHER PLOTS**

The Parties hereby acknowledge and declare that this Agreement imposes no restriction on KDD or GLAP's ability to develop other land or to engage in sale activities relating to any other plots of land on the Greenwich Peninsula.

34. **PROCEDURE FOR DISPUTES**

34.1 **Disputes Generally**

Where an issue is required to be dealt with by, or submitted for the determination of a third party, the following provisions of this clause will apply except to the extent that a contrary intention is specified in this Agreement under which the dispute is to be submitted or the Parties agree otherwise. Such dispute or difference may on the written notice given by either GLAP, KDD or the Developer at any time and served on the others (the "Determination Notice") be referred to and determined by an independent person (the "Independent Person") who shall have been qualified in respect of the general subject matter of the dispute or difference for not less than ten (10) years and who shall be a specialist in relation to such subject matter.

34.2 **Appointment of Independent Person by agreement**

The Independent Person shall be appointed by agreement between GLAP, KDD and the Developer or (if within ten (10) Working Days after service of the Determination Notice GLAP, KDD and the Developer have been unable to agree) on the application of either GLAP, KDD or the Developer by such one of the following persons as GLAP, KDD and the Developer shall agree to be appropriate having regard to the nature of the dispute or difference in question:

(a) the President for the time being of the Royal Institution of Chartered Surveyors;

(b) the President for the time being of the Institute of Chartered Accountants in England and Wales;

(c) the President for the time being of the Law Society;

or (in each such case) the duly appointed deputy of such President or any other person authorised by him or her to make appointments on his or her behalf.

34.3 **Appointment of Independent Person by Third Party**

If within fifteen (15) Working Days after service of the Determination Notice GLAP, KDD and the Developer have been unable to agree which of the persons referred to in clause 34.2 is appropriate to appoint the Independent Person, then the Independent Person shall be appointed, on the application of either GLAP, KDD or the Developer by the President for the time being of the Law Society or his or her duly appointed deputy or any other person authorised by him or her to make appointments on his or her behalf.

34.4 **Appointment of Expert**

Any person appointed under this clause 34 shall act as an expert and not as an arbitrator and shall act in accordance with the following provisions:

(a) the decision of the Independent Person shall be final and binding upon GLAP, KDD and the Developer;

(b) the Independent Person shall consider (inter alia) any written representations made on behalf of GLAP, KDD or the Developer (if made reasonably promptly) but shall not be bound by them;

(c) GLAP, KDD and the Developer shall use all reasonable endeavours to procure that the Independent Person shall give his or her decision as speedily as possible;

(d) the costs of appointing the Independent Person and his or her costs and disbursements in connection with his or her duties under this Agreement shall be shared between GLAP, KDD and the Developer to the dispute in such proportions as the Independent Person shall determine or, in the absence of such determination, equally between GLAP, KDD and the Developer; and

(e) if the Independent Person shall be or become unable or unwilling to act then the above procedure for the appointment of an expert may be repeated as often as necessary until a decision is obtained.

35. **GOOD FAITH**

The parties shall at all times exercise the utmost good faith to each other in the operation of the terms of this Agreement. KDD, the Developer and GLAP shall at all times work together to attempt to resolve any issues in relation to any application for approval under this Agreement and in the event of any dispute between the parties then the subject matter of the dispute shall be referred to the Independent Person in accordance with the terms of Clause 34 of this Agreement.

This Agreement has been executed by the Parties as a deed and is intended to be and is delivered on the date first before written.

SCHEDULE 1

Form of Option Notice

To: GLAP Land and Property Limited 5 Endeavour Square, London, United Kingdom, E20 1JN

For the attention of TFL Legal (Planning and Property)

With a copy to:

City Hall Kamal Chunchie Way, London E16 1ZE

For the attention of Assistant Director, Strategic Projects and Property

BY HAND

BY REGISTERED/RECORDED DELIVERY POST

IMPORTANT TIME CRITICAL NOTICE

1. We refer to the Plot Option Agreement (the "Agreement") dated [ ] between (1) GLAP (2) Knight Dragon Developments Limited (3) Knight Dragon 19.05 Limited in respect of the property known as Plot 19.05 and each and every part of it as shown on the plan attached to this notice and more particularly described in the draft Plot Lease attached in Annex 4 of the Agreement (the "Plot").

   [Where Option being exercised by Developer:]

2. We, Knight Dragon 19.05 Limited (Company Registration No 09806468), as Developer under the Agreement, give to you notice of our exercise of the Option referred to in the Agreement to call for the Plot Lease to be entered into between the parties set out therein on the terms contained in the Agreement.

   [Where Option being exercised by Developer's Solicitors on behalf of Developer:]

3. We, as Solicitors for and on behalf of Knight Dragon 19.05 Limited (Company Registration No 09806468), as Developer under the Agreement (the "Developer"), give to you notice of the exercise by the Developer of the Option referred to in the Agreement to call for the Plot Lease to be entered into between the parties set out therein on the terms contained in the Agreement.

   Dated [ ]

   ……

   Director/Company Secretary/Solicitors for and on behalf of Knight Dragon 19.05 Limited .

EXECUTED as a deed (but not delivered)
until the date hereof) by)
GLA LAND AND PROPERTY LIMITED)
acting by a director in the presence of)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

Occupation

EXECUTED as a deed by)
KNIGHT DRAGON DEVELOPMENTS)
LIMITED)
acting by a director in the presence of)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

Occupation

EXECUTED as a deed by)
KNIGHT DRAGON 19.05 LIMITED)
acting by a director in the presence of)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

Occupation

EXECUTED as a deed by)
KNIGHT DRAGON INVESTMENTS LIMITED)
acting by a director in the presence of)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

Occupation

ANNEXURE 1

PLOT PLAN



© COPYRIGHT
The copyright in this drawing is vested in AXIS and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

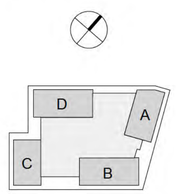
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to AXIS before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

Source: GP1905-AXIS-ZZ-ZZ-M3-A-00002_BaseBuild

REV.	DATE	AMENDMENT
P01	17/12/2021	For Stage 3 Approval

KEYPLAN



CLIENT
KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	**FOR STAGE 3 APPROVAL**	**9202**

AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19.05

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 1000	**17/12/2021**	**JB**	**FB**	**AP**

TITLE
Location Plan

DRAWING NO.	REV.
GP1905 - AXIS - ZZ - XX - DR - A - 00001	**P01**

ANNEXURE 2

PROGRAMME

Indicative Programme – Plot 19.05

Enabling Works Complete	Q1 2023
Structural Frame & Frame	Q1 2023 to Q3 2024
Fit Out	Q3 2023 to Q4 2024
Completion	Q1 2025

ANNEXURE 3

DEVELOPMENT AGREEMENT

FORSTERS

DATED **2022**

(1) GLA LAND AND PROPERTY LIMITED

(2) KNIGHT DRAGON DEVELOPMENTS LIMITED

(3) KNIGHT DRAGON 19.05 LIMITED

(4) KNIGHT DRAGON INVESTMENTS LIMITED

DEVELOPMENT AGREEMENT

Plot 19.05 at the Greenwich Peninsula, London SE10

Forsters LLP 31 Hill Street London W1J 5LS | **DX:** 82988 Mayfair
T: +44(0)20 7863 8333 | **W:** www.forsters.co.uk | **R:** MJJH/33645.820

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ANNEXURE 1 Plot Plan

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PARTIES:

(1) **GLA LAND AND PROPERTY LIMITED** a private limited liability company incorporated under the laws of England and Wales under (Company Registration No. 07911046) whose registered office is at 5 Endeavour Square, London, United Kingdom, E20 1JN ("GLAP");

(2) **KNIGHT DRAGON DEVELOPMENTS LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 04250941) whose registered office is at 31 Hill Street, London W1J 5LS ("KDD");

(3) **KNIGHT DRAGON 19.05 LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 09806468) whose registered office is at Level 9, 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER (the "Developer"); and

(4) [redacted]

RECITALS

(A) GLAP is the freehold owner of the Plot and has granted the Plot Lease to the Developer.

(B) GLAP (then known as English Partnerships) and KDD entered into the Land Disposal Agreement in respect of the development of land at the Greenwich Peninsula.

(C) Homes and Communities Agency (HCA) is the statutory successor in title and function to English Partnerships. The Localism Act 2011 ("the Localism Act") devolved the housing and regeneration functions of the HCA in London to the Greater London Authority. Section 190 of the Localism Act provides for property, rights and liabilities of the HCA to be transferred to the Greater London Authority or a subsidiary company of the Greater London Authority by transfer scheme. A scheme which transferred property, rights and liabilities of the HCA in Greater London (the HCA Transfer Scheme) was made on 30 March 2012. The HCA Transfer Scheme transferred certain property, rights and liabilities to the GLAP, including the Land Disposal Agreement and the Plot.

(D) In accordance with the terms of the Land Disposal Agreement GLAP has approved the Developer to carry out the Development.

IT IS AGREED as follows:

1. **DEFINITIONS AND INTERPRETATION**

In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

Adjoining Property: means any land or buildings under the ownership or control of GLAP or KDD adjoining or neighbouring the Plot;

Affiliate: means any company which is, for the time being:

(a) a subsidiary of the relevant party; or

(b) the holding company of that party; or

(c) another subsidiary of the holding company of that party,

in each case within the meaning of the Companies Act 2006, and also includes any company, partnership or other entity controlled by or under common control with the relevant company;

Appointments: means the appointments of the Professional Team in the form labelled "Form of Appointments" on the Master USB with such amendments as are reasonably required by the Developer (and agreed by GLAP acting reasonably) as may be varied pursuant to the terms of Clause 4;;

Appointment Matrix: means the list of potential Contractors and members of the Professional Team as set out in the document labelled "Appointment Matrix" on the Master USB;

Approved Plans: means the plans, drawings, elevations, sections and specifications, relating to the Works which have been or are to be approved by GLAP in accordance with clause 6.1 together with any variations, alterations or additions to them approved by GLAP, as appropriate pursuant to the provisions of clause 6.1;

Areas of Concern: means:

(a) consistency of the Development with the Masterplan Consent; and

(b) conformity of the exterior design of the Development with the Masterplan Design

Code;

Building:	means the building or buildings to be built on the Plot as part of the Development, and shown on the Approved Plans;
Building Contract:	means the construction contract or contracts (if the Developer chooses to appoint separate contractors for the superstructure and Enabling Works parts of the Works) relating to the Works of JCT Design and Build Contract 2011 with the amendments to the standard form shown in the document labelled "Form of Building Contract" on the Master USB as may be varied pursuant to the terms of Clause 4;
CDM Regulations:	the Construction (Design and Management) Regulations 2015
Certificate Date:	means the date stated in the Certificate of Practical Completion as the date upon which Practical Completion of the entirety of the Works was achieved (including for the avoidance of doubt any sections of the Works for which a Certificate of Sectional Completion has already been issued);
Certificate of Practical Completion:	means a certificate of Practical Completion issued by the Certifier under the Building Contract stating that Practical Completion has been achieved in respect of the entirety of the Works;
Certificate of Sectional Completion:	means a certificate issued by the Certifier under the Building Contract stating that Practical Completion has been achieved in respect of a relevant section of the Works;
Certifier:	means the employer's agent appointed under the Building Contract and listed in the Appointment Matrix;
Collateral Warranty:	means a warranty in the form labelled "Form of Collateral Warranty" on the Master USB with such amendments as are reviewed and approved by GLAP pursuant to clause 4 and "Collateral Warranties"

	means all of them;
Contractor:	means the contractor approved by GLAP in accordance with Clause 4 and to be appointed as contractor under the Building Contract pursuant to Clause 4 (or contractors if the Developer chooses to appoint separate contractors for the superstructure and Enabling Works);
Controlled Parking Strategy	means the strategy labelled "Controlled Parking Strategy" on the Master USB;
Coronavirus Event:	any measures introduced by local, regional or central government in connection with the disease known as coronavirus disease (COVID-19) and the virus known as severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2);
Dwellings:	has the meaning given to the term in the Section 106 Agreement;
Environmental Deed of Covenant:	means the deed made between the Developer (1) KDD (2) GLAP (3) and Knight Dragon Meridian Limited (4) dated the same date as this Agreement;
Design Criteria:	means the design criteria set out in the Masterplan Design Code, the Plot Developer Information Pack, the Sustainability Management Plan the Section 106 Agreement;
Developer:	means the party named above as the Developer;
Developer's Information Pack:	means the technical and general peninsula wide information provided by KDD to assist the Developer prior to the date of this Agreement;
Developer's Solicitors:	means Forsters LLP 31 Hill Street London W1J 5LS (Ref BNB/CEW/33645.1781), or such other solicitors as the Developer may, by notice in writing from time to time to GLAP and KDD or to the GLAP's Solicitors and KDD's Solicitors, nominate for the purposes of this Agreement;

Development:	means the development of the Plot by the carrying out of the Works;
Development Specification:	means the base specification for the Works approved pursuant to clause 5.1 of the Plot Option Agreement;
District LCE System	the low carbon energy system in place for the district in which the Plot is situated
Enabling Works Contract:	means a building contract to be entered into by the Developer with a contractor by way of procuring the Enabling Works;
Enabling Works:	has the meaning given to it in the Plot Option Agreement;
Environmental Deed:	means the deed dated 11 July 2007 and made between GLAP (1), KDD (2), Quintain Meridian Limited (3) and Quintain Estates and Developments plc (4);
Environmental Method Statement:	means the working method statement to regulate all construction work on the Greenwich Peninsula which disturbs the existing ground labelled "Environmental Method Statement" on the Master USB;
Event of Default:	means: (a) the occurrence of an Insolvency Event in respect of the Developer or the Guarantor; (b) where the Developer is in material or persistent breach of the terms of this Agreement; or (c) in breach of the payment obligations in the Plot Option Agreement; (d) the Developer has not commenced the Enabling Works by the Works Commencement Longstop Date;
Force Majeure:	means fire, storm, tempest, other extreme adverse weather conditions, lightning, explosion, earthquake,

war, hostilities, rebellion, insurrection, military or usurped power, civil war, riot, commotion or disorder, terrorist activities, Pandemic Event, governmental decree, labour dispute or the insolvency of a contractor or sub-contractor provided that in each case:

(a) such event cannot reasonably be avoided or provided against by such person;

(b) such event is not due to the wilful or deliberate act, default or negligent act or omission of such person;

(c) any party claiming Force Majeure shall be under a duty to mitigate the delays caused by Force Majeure and produce evidence to the other parties to this Agreement of its compliance with such duty; and

(d) any or all instances of Force Majeure may only extend any time period under this Agreement or contained in the Programme up to and including Ultimate Longstop Date.

GLAP: means the party named as GLAP above and includes its successors in title and assigns;

GLAP's Solicitors: Bryan Cave Leighton Paisner of Governor's House 5 Laurence Pountney Hill, London EC4R 0BR (Ref: Mark Mallon) or such other solicitors as GLAP may, by notice in writing from time to time to the Developer and KDD or to the Developer's Solicitors and KDD's Solicitors, nominate for the purposes of this Agreement;

Greenwich Peninsula: means land at the London Borough of Greenwich known as Greenwich Peninsula which includes the Plot;

Groundworks: means any ground works comprising the relevant part of the works and including piling, pile cap construction, ground beams construction, crane

bases, laying of ground slabs, lift pit excavations or excavation of plot services (including drainage) and the creation of hard landscaping within the boundaries of the Plot;

Heat Supply Agreement: means the agreement labelled "Heat Supply Agreement" on the Master USB with such amendments as KDD may reasonably require;

Insolvency Event: means if the Developer or [redacted] or KDD (or, if there is more than one person for the time being comprised in either of those expressions, either or any of them, as the case may require) is a body corporate or a partnership:

(a) the passing of a winding-up resolution in respect of it (other than in connection with a members' voluntary winding-up for the purposes of an amalgamation or reconstruction);

(b) the appointment of an administrator in respect of it;

(c) the appointment of an administrative receiver, or a receiver, or a receiver and manager in respect of any of its property; or

(d) the entering by it into any arrangement, scheme, compromise, moratorium or composition with any of its creditors;

KDD: means the party named as KDD above and includes its successors in title and assigns;

KDD's Solicitors: means Forsters LLP 31 Hill Street London W1J 5LS (Ref BNB/CEW/33645.1781), or such other solicitors as KDD may, by notice in writing from time to time to GLAP and the Developer or to the Developer's Solicitors and KDD's Solicitors, nominate for the purposes of this Agreement;

Land Disposal Agreement: the land disposal agreement dated 29 May 2002 made between (1) GLAP (formerly known as English

Partnerships), (2) KDDL and (3) Lend Lease Europe Holdings Limited as amended and restated by:

(a) a deed of variation dated 23 February 2014 made between (1) GLAP and (2) KDDL;

(b) a second deed of variation dated 6 May 2016 between (1) GLAP and (2) KDDL;

(c) a third deed of variation dated 3 May 2019 between (1) GLAP and (2) KDDL;

(d) a fourth deed of variation dated 26 August 2022 between (1) GLAP and (2) KDDL;

as the same may be varied and amended from time to time;

Longstop Date: means five years after the date of the Plot Lease or such other later date as may be determined pursuant to clause 11.3(b) or clause 12 (but subject always to clause 12.2);

Losses: means all reasonably foreseeable proper and reasonable claims, demands, proceedings and damages and reasonable and proper costs and expenses;

Low Emission Zone Strategy means the strategy labelled "Emission Zone Strategy" on the Master USB;

Master USB: means the master USB of annexures labelled "Plot 19.05 Greenwich Peninsula Annexures";

Masterplan Consent: means the outline planning permission dated 8 December 2015 granted in respect of Greenwich Peninsula with reference number 15/0716/0 as amended, supplemented or varied from time to time;

Masterplan Design Code: means the design code labelled "Masterplan Design Code" on the Master USB as may be varied by the Planning Permission;

Method Statement: means the detailed method statement for the

carrying out of the Works and approved by KDD and GLAP in accordance with clause 6.1;

Minimum Requirements: means all those matters referred to in clause 4 ;

Occupied: has the meaning given to the term in the Section 106 Agreement (and "Occupy" and "Occupation" shall be construed accordingly);

Pandemic Event: means:

(a) the occurrence of a pandemic, epidemic, Coronavirus Event or other public health emergency (in either case whether national or international); and

(b) the implementation of any public health measures (or reasonably expected public health measures) taken in connection with any of them,

which causes actual delay to the commencement or the completion of the Development;

Partnership Brand Guidelines: means the branding guidelines agreed between GLAP and KDD labelled "Partnership Brand Guidelines" on the Master USB;

Party: means any party to this Agreement and "Parties" shall be construed accordingly;

Plot: means the land known as Plot 19.05 at Greenwich Peninsula and each and every part of it as shown on the plan annexed at Annex 1;

Plot Connection Agreement: means the agreement labelled "Plot Connection Agreement" on the Master USB with such amendments as KDD may reasonably require;

Plot Connection Fee: the "Connection Charge" as defined under the Plot Connection Agreement;

Plot Lease: means a lease of the Plot between (1) GLA, (2) the Developer and (3) KDD dated the same date as the

Agreement;

Plot Option Agreement: means the option agreement relating to the Plot dated entered into between GLAP (1), KDD (2), the Developer (3) and [redacted] (4);

Plot Developer Information Pack: means the technical plot and general peninsula wide information provided by KDD to the Developer to assist the Developer in carrying out its Works;

Practical Completion: means practical completion of the Works or a relevant section of the Works (as applicable) certified by the Certifier and which shall not be certified before the Works or the relevant section of the Works (as applicable) shall have been practically completed subject only to the outstanding items of a minor nature such that they are, in the Certifier's proper discretion, snagging items;

Professional Team: means the architects, quantity surveyor, M&E engineers and structural engineers (and, if separate, the engineers appointed in respect of any underground works, site clearance or remediation of ground contamination), the Certifier and persons providing material design service to the Developer or the Contractor as the Developer or the Contractor shall appoint for the Development and as listed in the Appointment Matrix or otherwise approved by GLAP in accordance with clause 4 together with any additional professional consultants reasonably required by the Developer (such consultants to be approved in writing by GLAP prior to the appointment by the Developer or the Contractor) (such approvals not to be unreasonably withheld or delayed);

Programme: means the programme for the Works provided by the Developer to GLAP as may be updated from time to time;

Required Consents: means all necessary planning permissions and all approvals of reserved matters or details pursuant to them, bye-laws and building regulations approvals,

	fire officer approvals and all other consents, permissions, approvals, licences and certificates required pursuant to the Statutory Requirements or otherwise for the carrying out and completion of the Works;
Section 106 Agreement:	means an agreement dated 26 August 2022 in relation to the Greenwich Peninsula made pursuant to Section 106 Town and Country Planning Act 1990 between (1) the Royal Borough Of Greenwich (2) GLA Land And Property Limited (3) Knight Dragon Infrastructure Limited (4) Knight Dragon Developments Limited (5) Knight Dragon Meridian Limited (6) Transport For London which takes effect as a variation of the Section 106 agreement dated 8 December 2015 in relation to the Greenwich Peninsula made pursuant to Section 106 Town and Country Planning Act 1990 in respect of the Masterplan Consent;
Statutory Requirements:	means any Act of Parliament and any instruments, rules, orders, regulations, notices, directions, bye-laws, permissions and plans for the time being made under or deriving validity from it, all regulations, laws or directives made or issued by or with the authority of The European Commission and/or the Council of Ministers (other than the EU public procurement rules) and any rules, regulations, building regulations, orders, bye-laws or codes of practice of any local authority or any utility company having jurisdiction in relation to the works and the requirements of any insurer;
Sustainability Management Plan:	means the sustainability management plan labelled "Sustainability Strategy" on the Master USB;
Ultimate Longstop Date:	the date eight years after the date of the Plot Lease;
VAT:	means value added tax as imposed by VATA and legislation supplemental thereto, including any tax of a similar nature substituted for or levied in addition to such tax;

VATA:	means the Value Added Tax Act 1994;
Working Day:	means any day from Monday to Friday (inclusive) which is not Christmas Day, Boxing Day, Good Friday or a statutory bank holiday;
Works:	means the works to be carried out by or on behalf of the Developer of constructing and completing the Building in accordance with the provisions of this Agreement, including all site clearance operations and all excavations, building and other construction works, all associated drainage and infrastructure works, fit-out of all residential units and common areas and landscaping all within the boundaries of the Plot and for the avoidance of doubt including Groundworks and the Enabling Works; and
Works Commencement Longstop Date:	the date six months after the date of this Agreement;

2. **INTERPRETATION**

In this Deed, unless otherwise specified:

2.1 any obligation on a Party to do any act includes an obligation to procure that it is done;

2.2 any covenant by the Developer not to do any act or thing shall include an obligation not to permit or suffer such act or thing to be done;

2.3 the clause paragraph and schedule headings in this Agreement are for ease of reference only and are not to be taken into account in the construction or interpretation of any provision to which they refer;

2.4 words in this Agreement denoting the singular include the plural meaning and vice versa;

2.5 references in this Agreement to any statutes or statutory instruments include any statute or statutory instrument amending, consolidating or replacing them respectively from time to time in force, and references to a statute include statutory instruments and regulations made pursuant to it;

2.6 words in this Agreement importing one gender include both other genders and may be used interchangeably, and words denoting natural persons, where the context allows, include corporations and vice versa;

2.7 a person includes a reference to a government, state, state agency, corporation, body corporate, association or partnership;

2.8 a time of day is a reference to the time in London, unless a contrary indication appears;

2.9 in this Agreement the words "including" and "include" shall be deemed to be followed by the words "without limitation";

2.10 any references to a statutory body shall include any person for the time being who is a successor to all or part of the powers and duties of that body;

2.11 any reference in this Agreement to any person shall when construing any provision for the purposes of VAT (where appropriate) be deemed, at any time when such person is a member of a group for the purposes of Sections 43 to 43C of VATA, to include a reference to the representative member of such group at such time;

2.12 any reference in this Agreement to the commencement of the Development or the Works shall be interpreted as Commencement of Development as defined in section 56 of the Town and Country Planning Act 1990; and

2.13 any requirement for the consent or approval of KDD shall cease to have effect if KDD cease to have a material interest in the Greenwich Peninsula.

3. CONSIDERATION

3.1 Grant of Plot Lease

In consideration of the grant of the Plot Lease to the Developer, the Developer agrees to carry out the Development in accordance with the terms and conditions of this Agreement.

4. APPROVAL AND APPOINTMENT OF PROFESSIONAL TEAM

4.1 Approval of Contractor and Professional Team

(a) GLAP and KDD hereby agree that the proposed Contractor and Professional Team contained in the Appointment Matrix are duly approved and may be appointed by the Developer in accordance with this clause 4.

(b) The Developer shall, as soon as reasonably practicable after the date of this Agreement and in any event no later than two (2) months before the proposed appointment of the Contractor or any person within the Professional Team, submit to GLAP for approval (such approval not to be unreasonably withheld or delayed) the details of the Contractor or any person in the Professional Team not included in the Appointment Matrix and pre-approved pursuant to clause 4.1(a).

4.2 **Approval of Building Contract**

(a) The appointment of the Contractor shall only be made once the Contractor is approved pursuant to clause 4.1.

(b) The appointment of the Contractor shall be prepared by the Developer in the form of the Building Contract subject to such amendments as required by the Developer (where appropriate) and approved by GLAP (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed amendments to the form of Building Contract to GLAP. The appointment shall in any case:

(i) be in accordance with clause 4.3;

(ii) be determinable by the Developer in the event of insolvency by the Contractor;

(iii) provide for the Contractor to maintain appropriate professional indemnity insurance of not less than ten million pounds (£10,000,000) each and every claim or a sum to be agreed between the Developer, GLAP and KDD (acting reasonably) and require the Contractor to produce evidence that such insurance is in force from time to time (such as a copy of a letter from its insurance brokers or an insurance certificate);

(iv) provide for a defects liability period of not less than one (1) year following Practical Completion;

(v) provide for the provision to GLAP and KDD of a Collateral Warranty; and

(vi) comply with the Minimum Requirements.

4.3 **Minimum Requirements**

The Building Contract shall require:

(a) the Works to be completed in accordance with the detailed programme approved in accordance with clause 5.1 and attached at Annex 2;

(b) the Works to be carried out in a good, substantial and workmanlike manner with good quality materials and in accordance with:

(i) the Approved Plans;

(ii) the Developer’s Information Pack as varied by the Planning Permission;

(iii) the Environmental Method Statement;

(iv) the Environmental Deed;

(v) Planning Permission and the Masterplan Consent (insofar as the latter relates to the Works);

(vi) the Section 106 Agreement (insofar as the latter relates to the Works and is intended to be an obligation of the Developer);

(vii) the Required Consents;

(viii) the CDM Regulations;

(ix) the Statutory Requirements;

(x) the Integrated Management System;

(xi) the Sustainability Management Plan;

(xii) the Low Emission Zone Strategy; and

(xiii) the Controlled Parking Strategy,

and substantially in accordance with the Development Specification;

(c) the Contractor to:

(i) insure the Works in the joint names of the Contractor, the Developer, GLAP in their full reinstatement value from time to time against the Insured Risks;

(ii) comply with the requirements of the insurers under such policy;

(d) all moneys received by the Developer in respect of any such buildings or works insurance shall be drawn upon by the Developer for the purpose of rebuilding, repairing or otherwise reinstating the Works following damage by an Insured Risk. In the event that any moneys are not used they shall be held on trust by the Developer on behalf of the Developer, GLAP and in the event of this Agreement being terminated shall be distributed to such Party or Parties in proportion to the actual costs of completing the Development to be incurred by such Party or Parties; and

(e) at the request of KDD or GLAP the Developer shall produce to KDD or GLAP (as appropriate) evidence that the insurance referred to in clauses 4.2(b)(iii) and 4.3(c) has been effected (such as a copy of a letter from its insurance brokers or a verification certificate).

(f) The Building Contract shall comply with the Minimum Requirements. Any amendments to the form of the Building Contract on the Master USB shall require

GLAP's approval (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed form of Building Contract to GLAP.

(g) Save where the form of Building Contract provided to GLAP for approval pursuant to clause 4.3(f) does not comply with the Minimum Requirements (in which case GLAP shall notify the Developer as soon as reasonably possible) if GLAP does not respond substantively to the Developer within ten (10) Working Days of receipt of the Developer's proposed amendments to the form of Building Contract, the Works Commencement Longstop Date and the Longstop Date (as defined in the Development Agreement) shall be extended by the number of additional days (beyond such period of ten (10) Working Days) that it takes for GLAP to provide to the Developer its substantive response and GLAP approve the relevant form of document.

4.4 **Appointment of Professional Team**

(a) The appointment of each member of the Professional Team shall only be made once the Professional Team is approved pursuant to clause 4.1.

(b) The appointment of each member of the Professional Team shall be prepared by the Developer in the form of the Appointment subject to such amendments as required by the Developer and approved by GLAP (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed amendments to GLAP.

(c) GLAP shall be entitled to withhold their approval to the proposed form of any Appointment if it is not substantially in the form of the Appointment on the Master USB.

(d) If GLAP does not respond to the Developer within ten (10) Working Days of receipt of the Developer's proposed amendments to the form of Appointment, the Works Commencement Longstop Date and the Longstop Date (as defined in the Development Agreement) shall be extended by the number of additional days (beyond such period of ten (10) Working Days) that it takes for GLAP to provide to the Developer its response.

4.5 **Certified Copies**

The Developer shall provide a certified copy of the Building Contract and each Appointment to GLAP as soon as practicable after completion of the same.

4.6 **Developer to Procure Performance of Contracts**

The Developer agrees with GLAP that it will take all steps reasonably necessary to enforce the due performance of the Professional Team under the Appointments and the Contractor under the Building Contract.

4.7 **New Appointments**

The Developer shall not agree the appointment of any replacement firm or person as a member of the Professional Team or the Contractor without the prior approval of GLAP (such approval not to be unreasonably withheld or delayed) and the provisions of this clause 4 shall apply in relation to any such replacement. GLAP shall be deemed to have approved a replacement appointment if it does not respond within fifteen (15) Working Days after receiving a request to do so.

4.8 **No Variation to Contracts**

The Developer shall not agree to any variation or alteration to the terms and conditions, or waive any obligation in, any Appointment or the Building Contract that would adversely affect the rights of GLAP under the relevant Collateral Warranty without the prior consent of GLAP, such consent not to be unreasonably withheld or delayed.

4.9 **Collateral Warranties**

(a) The Collateral Warranties for the Contractor and each member of the Professional Team shall be prepared by the Developer in the form of the applicable Collateral Warranty subject to any amendments required by the Developer provided that any variations which would have a material adverse effect on the protection afforded to GLAP pursuant to any of the Collateral Warranties shall first be approved by GLAP (such approval not to be unreasonably withheld or delayed) and GLAP shall respond within ten (10) Working Days of delivery of the Developer's proposed amendments to such Collateral Warranty to GLAP.

(b) Save where GLAP has reasonably withheld its approval where required in accordance with clause 4.9(a) if GLAP does not respond to the Developer within ten (10) Working Days of receipt of the Developer's proposed amendments to the form of Collateral Warranty, [redacted]

(c) Following approval of the Collateral Warranties the Developer shall procure that the Contractor and each member of the Professional Team enters into a Collateral Warranty in favour of GLAP, KDD at the time of his appointment.

4.10 **Developer to Procure Performance of Contracts**

The Developer agrees with GLAP that it will take all steps reasonably necessary to procure the due performance by the Contractor of its obligations under the Building Contract and the Professional Team of their obligations under the Appointments.

4.11 **New Appointments**

The Developer shall not agree the appointment of any replacement firm or person as Contractor or a member of the Professional Team without the prior approval of GLAP (such approval not to be unreasonably withheld or delayed) and the provisions of this clause 4 and clause 10 of the Plot Option Agreement shall apply to in relation to any such replacement.

4.12 **No Variation to Contracts**

The Developer shall not agree to any variation or alteration to, or waive any obligation in, the Building Contract or any Appointment that would materially adversely affect the rights of GLAP under the relevant Collateral Warranty without the prior consent of GLAP (not to be unreasonably withheld or delayed) or as permitted in accordance with this Agreement.

5. **PROGRAMME, CO-OPERATION AND ACCESS**

5.1 **Developer's Programme**

(a) The Programme attached at Annex 2 has been approved by GLAP and KDD.

(b) If any revision to the Programme is required, any updated Programme (as agreed with the Contractor) shall be submitted to GLAP and KDD for approval (such approval not to be unreasonably withheld or delayed). A copy of the updated Programme shall be supplied to KDD and GLAP promptly after agreement.

5.2 **KDD's Development**

The Developer agrees that, other than as expressly provided for in this Agreement, it shall not, at any time during the Development or thereafter, impose restrictions on any programme KDD may adopt or any arrangements KDD may enter into in relation to its development of the Greenwich Peninsula.

5.3 **Co-operation**

KDD and GLAP shall co-operate with the Developer in good faith so as to enable the Developer to carry out and complete the Development and comply with its obligations under this Agreement.

5.4 **Access**

GLAP shall procure that the Developer and the Contractor has unimpeded and unrestricted access to and from the Plot from the date of this Agreement to the date of Practical Completion of the Works (and KDD shall assist in this regard as reasonably necessary).

6. **APPROVED PLANS**

6.1 **Preparation and Approval of Detailed Plans etc and Method Statement**

(a) As soon as reasonably practicable after the date of this Agreement, the Developer shall (to the extent it has not already done so) provide copies of the draft plans, drawings, elevations, sections and specifications relating to the Works together with, a draft Method Statement to GLAP for approval (such approval not to be unreasonably withheld or delayed and, in the case of GLA, such approval may only be withheld where GLAP can show that such plans, drawings, elevations, sections and specifications relating to the Works and the Method Statement would have a material adverse effect on an Area of Concern).

(b) The plans, drawings, elevations, sections and specifications relating to the Works (referred to at clause 6.1(a) above) and the Method Statement must comply with:

(i) the Design Criteria;

(ii) the Development Specification;

(iii) the Plot Developer Information Pack as varied by any Planning Permission;

(iv) the Planning Permission;

(v) any Planning Agreement and, where applicable, the Section 106 Agreement;

(vi) all Required Consents;

(vii) the Environmental Method Statement;

(viii) the Environmental Deed;

(ix) the Statutory Requirements;

(x) the Sustainability Management Plan; and

(xi) the Draft Housing Design Standards London Plan guidance (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/housing-design-standards-lpg).

6.2 **Sets of Plans**

Prior to commencement of the Works, the Developer shall procure that GLAP is provided with two (2) complete sets of the Method Statement and the Approved Plans.

7. **VARIATIONS**

7.1 **Variations to Approved Plans or Method Statement**

Subject to Clause 7.3 (c) the Developer shall not be permitted to vary, amend or add to the Approved Plans or Method Statement without the prior written approval of GLAP and KDD PROVIDED THAT:

(a) where such variations, amendments or additions comply with the requirements set out in clause 6.1(b) such approval shall not be unreasonably withheld or delayed; and

(b) in the case of GLAP, such approval may only be withheld where GLAP can show that such variation, amendment or addition would have a material adverse effect on the Areas of Concern provided that GLAP shall have no rights of approval in relation to such variations, amendments or additions which by their nature relate to internal finishes, fixtures and fittings so long as any such variations, amendments or additions do not give rise to any reduction in value, quality or performance of the Building as assessed in accordance with the Development Specification.

7.2 **Amended Plans**

As soon as practicable after any variation, amendment or addition to the Approved Plans or Method Statement, the Developer shall procure that GLAP and KDD are each provided with two (2) sets of the relevant variation, amendment or addition.

7.3 **Substituted Materials**

(a) The Developer shall not approve for use in the Development any materials in substitution for those specified in the Approved Plans without GLAP's and KDD's prior approval (such approval not to be unreasonably withheld or delayed and the provisions of clause 7.1(b) shall apply mutatis mutandis) unless the materials are of an equivalent or superior standard and where the original materials are not available or can only be obtained after a substantial delay or at materially greater cost, in which case, approval from GLAP is not required.

(b) If GLAP's approval is not required under clause 7.3(a), the Developer shall supply to GLAP written particulars of the substituted materials within ten (10) Working Days after making such substitution.

(c) The Developer shall not require the approval of GLAP or KDD to any variations, amendments or additions to the Approved Plans or Method Statement or the use of any materials in substitution for those specified if the variations are immaterial, insubstantial or of a routine nature or effect and which do not lower the quality of the Works.

8. ENVIRONMENTAL AGREEMENT

8.1 Deed of Covenant

(a) The Developer has entered into the Environmental Deed of Covenant.

(b) The Developer agrees that, in addition to complying with its obligations under the Environmental Deed of Covenant, [redacted]

8.2 Environmental Warranty

Subject to clause 4.9 the Developer shall as soon as reasonably practical after the date of this Agreement deliver to KDD and GLAP a Collateral Warranty from the Contractor in respect of any environmental works forming part of the Works.

9. CONSTRUCTION OBLIGATIONS

9.1 Required Consents

To the extent not already obtained, the Developer will apply for and use all reasonable endeavours to obtain all Required Consents that are pre-commencement conditions before the Works Commencement Longstop Date and upon grant of the same will notify GLAP and KDD and deliver a copy of the Required Consent to each of them.

9.2 Avoidance of Damage

The Developer agrees that it will take all such precautions as shall be necessary or as may be reasonably required by GLAP and KDD to avoid any injury, loss, danger to or interference with the public or any owners or occupiers of any Adjoining Property.

10. SALES AND MARKETING OBLIGATIONS

10.1 Hoardings

The Developer agrees that it will, prior to the commencement of the Works, erect on the boundaries of the Plot such suitable hoardings and fences as may be necessary or desirable

and as shall first have been approved by GLAP (acting reasonably) and shall light the hoardings where necessary for public safety and for the protection of the Works and shall maintain such hoardings and fences in good condition.

10.2 **Advertisements**

During the course of the Works the Developer shall not affix to, or display from, any part of the Plot or the Works or any other erections thereon any boards, posters, notices or signs save for:

(a) customary notice boards indicating the names and roles of GLAP, KDD, the Professional Team, the Contractor and any sub-contractors and descriptions by the Developer of the intended use of the Building;

(b) such other notices or signs as are in accordance with the Partnership Brand Guidelines.

10.3 **Partnership Brand Guidelines**

The Developer shall perform the obligations imposed upon the Developer in the Partnership Brand Guidelines and shall observe the provisions of the Partnership Brand Guidelines whilst carrying out the Works.

11. **THE DEVELOPMENT**

11.1 **Commencement of Works**

The Developer shall as soon as reasonably practicable after the date of this Agreement and in any event by the Works Commencement Longstop Date commence or procure the commencement of and the carrying out of the Enabling Works (to the extent it has not already done so) and thereafter the Works and shall enter into the Enabling Works Contract and the Building Contract in respect of the Works (to the extent it has not already done so).

11.2 **Standard of Works**

The Developer (subject to the provisions of clause 12) shall carry out the Works in a good and workmanlike manner, with good quality and suitable materials and in accordance with:

(a) the Minimum Requirements;

(b) the Programme;

(c) the Method Statement;

(d) the Building Contract;

(e) the Appointments;

(f) the terms of this Agreement; and

11.3 **Practical Completion Longstop Date**

(a) Subject to the provisions of clause 11.3(b) and clause 12, the Developer shall procure that the Certificate Date is achieved no later than the Longstop Date and, for the avoidance of doubt, the Developer acknowledges that if it does not procure that the Certificate Date is reached by the Longstop Date, such breach will amount to a material breach for the purposes of this Agreement and clause 27 will apply.

(b) Subject to clause 12, KDD and GLAP shall give to the Developer an extension of time to the Longstop Date as shall be fair and reasonable in the event KDD or GLAP cause any delay to Practical Completion of the Works by any impediment, prevention or default, whether by act or omission, by KDD or GLAP or anyone for whom either of them are responsible.

11.4 **Act of Terrorism**

Without prejudice to the provisions of clause 11.3(a) it is also hereby expressed and acknowledged by the Developer and [redacted] that notwithstanding any other rights or remedies available to GLAP should the Certificate Date not be reached by the Longstop Date, (subject to the provisions of clause 11.3(b) and clause 12.2) due to any damage or destruction to the Works or the Plot caused by an act of terrorism, [redacted]

12. **EXTENSIONS OF TIME**

12.1 Subject to clause 12.2, if after the Works Commencement Longstop Date, the Developer shall establish to the reasonable satisfaction of GLAP that the Developer has been, or is, unable to maintain progress in the carrying out of the Works (or any part of them) in accordance with the Programme or the provisions of this Agreement by reason of:

(a) Force Majeure; or

(b) any delay to Practical Completion as envisaged by clause 11.3(b); or

(c) for a reason which would give rise to a proper extension of time under the Building Contract or which is otherwise outside the reasonable control of the Developer;

GLAP shall allow such extensions to the Programme as shall be agreed by the Parties (acting reasonably) having regard to the nature of the event in 12.1 (a) – (c) PROVIDED THAT such extensions shall not extend the Longstop Date beyond the Ultimate Longstop Date.

12.2 Practical Completion may not be extended beyond the Ultimate Longstop Date and if Practical Completion is not reached by that date then either KDD or GLAP shall be entitled to terminate this Agreement with immediate effect by serving written notice on the Developer and the provisions of Clause 24 shall not apply save for the avoidance of doubt that:

(a) GLAP shall be entitled to call for the assignment of the Plot Lease to the Landlord (as defined in the Plot Lease) or such other person as it directs in accordance with the Plot Lease;

(b) this Agreement shall be deemed to be immediately terminated (but without prejudice to any rights or remedies available to GLAP and/or KDD in respect of any antecedent breach of the obligations imposed on the Developer and/or [redacted] under this Agreement); and

(c) the provisions of clause 21.7(b), (c) and (d) shall apply.

13. INSPECTION OF WORKS

13.1 Inspection

Following commencement of the Works and at any time during the Development, GLAP and their respective advisers may enter the Plot in order to:

(a) inspect and view the state and progress of the Works;

(b) inspect the workmanship and the materials used;

(c) ascertain generally that the agreements, conditions and stipulations contained in this Agreement have been, and are being, duly performed and observed; or

(d) otherwise exercise their respective rights under this Agreement,

at all reasonable times by prior arrangement with the Developer (or not less than 48 hours' prior notice in lieu of such arrangement). If at any time, following such inspection, GLAP determine that the Developer has not complied with its obligations in this Agreement, GLAP shall give written notice of such breach to the Developer. The Developer shall make good any such breach within a reasonable time (depending on the nature of the breach).

13.2 Plot Regulations

In exercising their rights under clause 13.1, GLAP (and their respective advisers) shall:

(a) comply with all reasonable Plot regulations in relation to safety, security and access to the Plot notified by the Developer or the Contractor to the Developer as applicable;

(b) not materially impede or obstruct the progress of the Works; and

(c) not issue any instructions to the Contractor, any workmen employed on the Plot or any member of the Professional Team, but will address any requirement, comment or complaint only to the Developer.

14. PRACTICAL COMPLETION

14.1 The Developer shall procure that the Certifier is appointed to certify Practical Completion and shall procure that, subject to the rest of this clause 14 below, a copy of any Certificate of Sectional Completion (if applicable) is to be delivered to GLAP within forty-eight (48) hours of its issue.

14.2 Developer to Give Notice of Inspections

The Developer shall procure that the Certifier gives to GLAP not less than ten (10) Working Days' prior written notice of both the date and time that the Certifier intends to carry out its inspection of the Works (or the relevant section) in anticipation of issuing the Certificate of Practical Completion of the Works, or any Certificate of Sectional Completion (as applicable).

14.3 Joint Inspection

The Developer shall procure that:

(a) GLAP are invited to accompany the Certifier on the inspections of the Works for the purpose of it issuing the Certificate of Practical Completion of the Works or Certificate of Sectional Completion (as applicable); and

(b) the Certifier consults fully with GLAP about the proposal to issue the Certificate of Practical Completion of the Works or any Certificate of Sectional Completion (as applicable), to be issued pursuant to the Building Contract in all cases giving due regard to (without being bound by) any representations made by or on behalf of GLAP.

14.4 Certifier's Discretion

(a) The Certifier shall not be fettered from issuing the Certificate of Practical Completion of the Works or any Certificate of Sectional Completion (as applicable), at such times as in his opinion and in accordance with the terms of his appointment he thinks fit.

(b) The Certifier shall be entitled to issue the Certificate of Practical Completion of the Works, or any Certificate of Sectional Completion (as applicable) notwithstanding the existence of any items commonly accepted in the construction industry as snagging items.

14.5 **Certifier to Provide Copy of Certificates**

The Developer shall procure, subject to the rest of this clause 14, that a copy of the Certificate of Practical Completion of the Works is delivered to GLAP within forty-eight (48) hours of its issue and the date specified in such Certificate of Practical Completion of the Works shall constitute the Certificate Date.

15. **PLANS**

15.1 As soon as possible after the Certificate Date and in any event within twenty (20) Working Days of it, the Developer shall procure that KDD and GLAP are each supplied with the following:

(a) two complete sets of the final "as-built" drawings and specifications of the Development delineating all details of construction and services with dimensions and such other information as shall facilitate future maintenance of the Works, including all variations;

(b) a schedule listing the names and addresses of all contractors, sub-contractors and suppliers who have been involved in or concerned with the Works; and

(c) copies of all approvals, permissions and consents from any statutory or other competent authority and all contracts and agreements relating to or affecting the maintenance or operation of the Development.

16. **SECTION 106 AGREEMENT**

16.1 The Developer covenants with GLAP and KDD to:

(a) observe, perform and discharge the obligations and covenants contained in the Section 106 Agreement to the extent that they are applicable to and relate to the development within the Plot and the Works;

(b) keep KDD and the GLAP informed of any applications made by or on behalf of the Developer to the local planning authority in connection with the Section 106 Agreement.;

(c) the Developer shall notify KDD in writing of its intention to Occupy any Dwellings on the Plot (and shall keep KDD advised of the number of Dwellings it has Occupied on the Plot) not less than 2 weeks before the date that the Developer reasonably anticipates will be the date of Occupation

(d) (as soon as reasonably practicable and in any event within two weeks following reasonable request by KDD) provide such information and assistance as is or ought to be within the Developer's reasonable knowledge or control to KDD as shall be

reasonably necessary from time to time to enable KDD to comply with any obligations in the Section 106 Agreement

16.2 **No Breach**

The Developer will not do nor omit to do any act or thing that would place GLAP or KDD in breach of the terms of the Section 106 Agreement and [redacted]

17. **DISTRICT LOW CARBON ENERGY/CHP SYSTEM**

17.1 KDD will arrange for the Developer to be informed of both a binding connection date and a binding supply date in respect of the District LCE System and shall use reasonable endeavours to procure that the connection to such facility is delivered in good time so as not to delay or disrupt the carrying out or completion of the Works.

17.2 The Developer shall procure that the tenant under the Plot Lease enters into the Plot Connection Agreement on or before the connection date referred to in clause 17.1.

17.3 The Developer shall pay to the provider of the District LCE System the Plot Connection Fee in cleared funds in accordance with the Plot Connection Agreement.

17.4 The Developer shall procure that the tenant under the Plot Lease enters into the Heat Supply Agreement on or before the Certificate Date.

18. [redacted]

19. **PAYMENT OF OUTGOINGS**

The Developer shall pay all fees, licences, charges and expenses payable in respect of the Development (or any part of it) and all rates, taxes and assessments whatsoever of an annual

or recurring nature (whether preliminary, parochial or otherwise) which may at any time after the date of this Agreement be assessed upon, or payable in respect of, the Plot (or any part of it) or any buildings for the time being on the Plot or on the owner or occupier of such buildings.

20. COPYRIGHT

Insofar as any copyright to any specifications, drawings, images, models, photographs or other materials produced in connection with the Works is owned by the Developer, KDD and GLAP have the right to use and reproduce the same or grant sub-licences of the same as permitted by this clause and the Developer hereby irrevocably grants to KDD and GLAP a non-exclusive, royalty-free licence to use and reproduce the same in connection with the exercise of the step-in-rights contained in clause 21, following termination of this Agreement or in conjunction with its promotion and marketing except the right to reproduce any designs for the purposes of any extension to the Works.

21. TERMINATION AND STEP-IN

21.1 Warning Notice

If at any time following the date of this Agreement an Event of Default occurs, GLAP shall be entitled to serve a notice (a "**Warning Notice**") on KDD and the Developer and any third party to whom the Developer has charged or assigned by way of security any of its assets which relate to the Development details of whom the Developer has notified to GLAP in writing (the "**Mortgagee**") stating:

(a) full details of the Event of Default;

(b) that the notice is a Warning Notice served in accordance with this clause 21.1;

(c) the steps which GLAP reasonably considers are necessary to remedy the Event of Default (to the extent that it may be remedied); and

(d) the length of time which GLAP reasonably considers as reasonably necessary to remedy the Event of Default (which in any event shall not be more than 40 days).

21.2 Default Notice

If the Event of Default has not been remedied by the date specified in the Warning Notice (or the expiry a period of four weeks from the date of the Warning Notice if later), GLAP shall be entitled to serve a notice (a "**Default Notice**") on KDD and the Developer and any Mortgagee stating:

(a) full details of the Event of Default;

(b) that the notice is a Default Notice served in accordance with this clause 21.2;

(c) the steps which GLAP reasonably considers are necessary to remedy the Event of Default (to the extent that it may be remedied); and

(d) the length of time which is reasonably necessary to remedy the Event of Default.

21.3 **Mortgagee's Right to Step-In**

At any time after service but before the expiry of the period specified in the relevant Default Notice (or if longer the period of 60 Working Days from the date of the Default Notice) (the "**Required Period**"), the Mortgagee may notify GLAP in writing that the Mortgagee intends to remedy the Event of Default (to the extent that it may be remedied) specified in the Default Notice (the "**Mortgagee's Notice**").

21.4 **Mortgagee's Covenant**

If the Mortgagee gives notice to GLAP under clause 21.3, the Mortgagee (or if applicable, its nominee) shall, within five (5) Working Days of the Mortgagee's Notice enter into a deed of covenant with the Parties to this Agreement under which it shall:

(a) (subject to clause 21.8) undertake to remedy the Event of Default specified in the Default Notice within the time period prescribed by GLAP (acting reasonably) in the Default Notice; and

(b) be bound by the Developer's obligations and be entitled to enforce the Developer's rights in this Agreement.

21.5 **GLAP's Right to Step-In or Terminate**

If:

(a) the Developer fails to remedy the Event of Default within the Required Period or the Mortgagee fails to exercise its rights pursuant to clause 21.3 within the Required Period; or

(b) the Mortgagee exercises its right pursuant to clause 21.3 but fails within the Required Period to enter into the deed of covenant in accordance with clause 21.4; or

(c) (subject to clause 21.8) having entered into a deed of covenant it fails within a reasonable period to commence to remedy the Event of Default;

GLAP may notify KDD and the Developer and its Mortgagee in writing that:

(i) it or an entity nominated by GLAP and approved by KDD (such approval not to be unreasonably withheld) intends to remedy the Event of Default specified in the Default Notice; or

(ii) it intends to terminate this agreement by immediately serving a written notice on the Developer.

21.6 **GLAP Covenants and Additional Rights**

If GLAP gives notice to KDD and the Developer and its Mortgagees under clause 21.5 the following provisions shall apply:

(a) GLAP (or its nominee) and its agents, servants and workmen shall be entitled to enter and remain on the Plot for the purpose of exercising such rights and carrying out and completing the Works;

(b) GLAP (or its nominee) shall be entitled to give instructions to the Professional Team, the Contactor and all other persons who have entered into contracts for the provision of services to be rendered to the Plot in relation to the Works;

(c) GLAP (or its nominee) shall be entitled to require the Developer, at the Developer's cost, to instruct the Developer's solicitors to hand over full copies of all relevant deeds, documents and papers in their possession, which GLAP (or its nominee) may reasonably require to enable it to complete the Works;

(d) the Developer shall enter into such deeds of assignment, deeds of novation or other arrangements in respect of the construction documentation entered into by the Developer in respect of the Works may be properly required in order to enable GLAP (or its nominee) to complete the Works; and

(e) the Developer shall cease to have any rights or entitlements under this Agreement.

21.7 **Right to Terminate**

(a) If GLAP does not exercise its rights within four (4) weeks of becoming entitled to do so pursuant to clause 21.5 or GLAP does exercise its rights to carry out the works and fails thereafter within a reasonable period to commence to remedy the Event of Default, then KDD shall be entitled at any time after such date to terminate this Agreement.

(b) If this Agreement is terminated and the Plot Lease has not been forfeited or otherwise terminated within three months of the date of termination of this Agreement then KDD shall be entitled to require the Developer to surrender the Site

Lease to GLAP and GLAP shall be required to accept the surrender by serving written notice to that effect on GLAP and the Developer.

(c) If the Agreement is terminated and the Plot Lease is assigned to GLAP pursuant to this clause 21 GLAP agrees with KDD that the Plot shall revert to being part of the regeneration of the Greenwich Peninsula by GLAP and KDD and the provisions of the Land Disposal Agreement will apply to the Plot.

(d) Notwithstanding the provisions of this clause 21, this Agreement cannot be terminated by either Party whilst there is a proper dispute remaining to be determined between the Parties, which is neither vexatious nor frivolous and is in relation to that material being relied upon as a ground for termination provided that such dispute is being dealt with in accordance with the provisions of clause 22 such dispute resolution having been entered into prior to the expiry of the notice required pursuant to clause 21.1.

(e) No right of determination under this clause 21.1 shall remain available after the Certificate Date. However, and for the avoidance of doubt, if an Event of Default occurs after the Development has been so certified, GLAP shall remain entitled to step-in in accordance with this clause 21.1 and remedy the Event of Default and the Developer shall [redacted] the Developer shall not be required to assign the Plot Lease to GLAP after the Certificate Date.

21.8 **Insolvency Event**

Where a Default Notice is served in relation to an Insolvency Event, notwithstanding the rest of this clause 21 the Mortgagee shall not be obliged to remedy (or covenant to remedy) the Event of Default and it shall be sufficient for the purposes of (inter alia) clause 21.4(a) and 21.5(c) for the Mortgagee to have entered into a deed of covenant in accordance with clause 21.4(b) with the intention that GLAP shall not be entitled to exercise its rights of step-in or termination in this clause 21 where the Mortgagee has complied with the requirements of clause 21.4(b) within the Required Period.

21.9 **Emergency Event**

Where a Warning Notice or Default Notice is served and the Event of Default has resulted in an emergency situation at the Plot then the Developer shall seek to remedy the Event of Default as soon as reasonably possible.

22. PROCEDURE FOR DISPUTES

22.1 Disputes Generally

In this Agreement, where an issue is required to be dealt with by, or submitted for the determination of, a third party, then (save in respect of a dispute in respect of any part of this Agreement as relates to construction matters (which shall be determined pursuant to clause 22.6 below) or which relates to legal interpretation of this Agreement) the following provisions of this clause will apply except to the extent that a contrary intention is specified in the clause of this Agreement under which the dispute is to be submitted or the parties agree otherwise. Such dispute or difference may on the written notice given by any party at any time and served on the others (the "**Determination Notice**") be referred to and determined by an independent person (the "**Independent Person**") who shall have been qualified in respect of the general subject matter of the dispute or difference for not less than ten (10) years and who shall be a specialist in relation to such subject matter.

22.2 Appointment of Independent Person by Agreement

The Independent Person shall be appointed by agreement between the parties or (if within ten (10) Working Days after service of the Determination Notice the parties have been unable to agree) on the application of any of the parties by such one of the following persons as the parties shall agree to be appropriate having regard to the nature of the dispute or difference in question:

(a) the Chairman for the time being of the Bar Council;

(b) the President for the time being of the Royal Institute of British Architects;

(c) the President for the time being of the Royal Institution of Chartered Surveyors;

(d) the President for the time being of the Institute of Chartered Arbitrators;

(e) the President for the time being of the Institute of Chartered Accountants in England and Wales;

(f) the President for the time being of the Law Society;

or (in each such case) the duly appointed deputy of such President or any other person authorised by him or her to make appointments on his or her behalf.

22.3 Appointment of Independent Person by Third Party

If within fifteen (15) Working Days after service of the Determination Notice the parties have been unable to agree which of the persons referred to in clause 22.2 is appropriate to appoint the Independent Person, then the Independent Person shall be appointed, on the

application of any of the parties by the President for the time being of the Law Society or his or her duly appointed deputy or any other person authorised by him or her to make appointments on his or her behalf.

22.4 **Appointment of Expert**

Any person appointed under this clause 22.4 shall act as an expert and not as an arbitrator and shall act in accordance with the following provisions:

(a) the decision of the Independent Person shall be final and binding upon the parties;

(b) the Independent Person shall consider (inter alia) any written representations made on behalf of any party (if made reasonably promptly) but shall not be bound by them;

(c) the parties shall use all reasonable endeavours to procure that the Independent Person shall give his or her decision as speedily as possible;

(d) the costs of appointing the Independent Person and his or her costs and disbursements in connection with his or her duties under this Agreement shall be shared between the parties to the dispute in such proportions as the Independent Person shall determine or, in the absence of such determination, equally between the parties; and

(e) if the Independent Person shall be or become unable or unwilling to act then the above procedure for the appointment of an expert may be repeated as often as necessary until a decision is obtained.

22.5 **Award of Extension of Time**

Where the dispute or difference between the parties which was the subject of the Determination Notice shall have resulted in delay to the carrying out of the Works, the Independent Person shall be entitled (inter alia) to award such extension of time for the fulfilment of the obligation in question in respect of such delay as shall in all the circumstances be fair and reasonable.

22.6 **Construction Disputes**

In this Agreement any dispute or difference relating to any construction matter shall be referred to adjudication pursuant to Part 1 of the Schedule to the Scheme for Construction Contracts (England and Wales) Regulations 1998 (as amended from time to time) except that the referring party shall apply to the President or Vice-President of the Royal Institution of Chartered Surveyors for the appointment of an adjudicator.

23. **INTEREST**

Without prejudice to any other right, remedy or power contained in this Agreement or otherwise available to KDD, if and whenever the Developer shall fail to pay any monies due under this Agreement on the date when payment is due, the Developer shall pay to KDD interest on such monies at the rate of [redacted] above the base rate for the time being of NatWest Bank Plc (or, in the event of there being no such base rate, such other comparable rate of interest as KDD shall reasonably specify) from and including the date on which such monies became due to the date of actual payment (both before and after any judgment).

24. **GUARANTEE**

24.1 [redacted] hereby guarantees the due and proper performance of all the obligations, duties, undertakings, covenants and conditions by or on the part of the Developer contained in this Agreement which guarantee shall for the avoidance of doubt extend to include any variation or addition to the Agreement provided that the liability of [redacted] shall be limited to the same extent that the Developer shall be liable under the terms of this Agreement.

24.2 In the event of the Developer in any respect failing to carry out, observe or perform all or any of the said obligations, duties, undertakings, covenants and conditions [redacted] shall observe and perform the same and shall be liable for and shall pay and make good to the relevant Party on demand any Losses which the relevant Party may incur by reason or in consequence of any such failure to carry out, observe or perform on the part of the Developer under this Agreement including without prejudice to the generality of the foregoing any outstanding sums payable by the Developer to any other Party under this Agreement and [redacted] covenants with GLAP as principal debtor that the Developer will pay all monies due from it to GLAP contained in this Agreement and [redacted]

(a) [redacted]

(b) [redacted].

24.3 [redacted] shall not be discharged or released or otherwise exonerated from this guarantee by the occurrence of any one or more of the following:

(a) any alteration or variation to the nature or extent of the Agreement or otherwise to the terms of the Agreement or to any document or plan or other thing referred to in this Agreement;

(b) any allowance of time, forbearance, indulgence or other concession granted to the Developer under the Agreement or any other compromise or settlement as recorded in writing and signed on behalf of any of the Parties of any dispute between GLAP and the Developer (but so that GLAP shall not pursue against [redacted] a remedy contrary to the terms of any such compromise or settlement insofar as the Developer shall have complied with such terms);

(c) the liquidation, bankruptcy, administration, absence of legal personality, dissolution or incapacity of the Developer; and

(d) any other act, omission, matter or thing which, but for this provision, might operate to discharge, release or otherwise exonerate [redacted] from this guarantee.

24.4 Notwithstanding any other provision in this Agreement the guarantee [redacted]

25. **VALUE ADDED TAX**

25.1 **All Sums Exclusive of VAT**

All sums payable or other consideration provided by any party to any other party pursuant to this Agreement shall be deemed to be exclusive of any VAT which may be chargeable on the supply or supplies for which such sums or other consideration (or, in either case, any part thereof) are the whole or part of the consideration for VAT purposes.

25.2 **Payment of VAT**

Where, pursuant to the terms of this Agreement, any party (the "Supplier") makes a supply to any other party (the "Recipient") for VAT purposes and VAT is or becomes chargeable on such supply, the Recipient shall on receipt of a valid VAT invoice pay to the Supplier (in addition to any other consideration for such supply) a sum equal to the amount of such VAT.

25.3 **Reimbursement of VAT**

Any reference in this Agreement to any fee, cost, disbursement, expense or liability incurred by any person and in respect of which such person is to be reimbursed or indemnified by any other person or which is to be taken into account in any calculation, computation or amount shall, save where the context otherwise requires, include a reference to such part of such fee, cost, disbursement, expense or liability as represents VAT save to the extent that such person who has incurred such VAT is entitled to credit or repayment in respect of such VAT from HM Revenue & Customs.

26. **ASSIGNMENT**

26.1 **Developer**

The Developer shall not assign, transfer, mortgage or charge nor part with, or in any other way deal with, its interest in this Agreement, the Building Contract or the Appointment or any part of them, nor execute a declaration of trust in respect of it save that it may assign or charge by way of security to a third party mortgagee.

26.2 **KDD**

KDD may assign its interest in this Agreement to an Affiliate of KDD or to any assignee of its interest in the Land Disposal Agreement.

26.3 **GLAP**

GLAP may assign its interest in this Agreement to a successor body carrying out the same functions as GLAP.

27. **TERMS OF CONTRACT**

The parties acknowledge that:

(a) this Agreement; and

(b) any plan, inventory or agreed form of document, or other instrument referred to in this Agreement, and either annexed to this Agreement or signed or initialled for identification with, and on or before the entering into of, this Agreement (whether individually or as part of a bundle or volume so signed or initialled);

contain all the terms of the contract between them for the carrying out of the Development.

28. **CONTINUATION OF AGREEMENT**

Notwithstanding the completion of the Development this Agreement shall continue in full force and effect so long as any of its provisions remain to be performed or observed by the Developer, GLAP or KDD.

29. **MODIFICATIONS OF AGREEMENT**

No modification, alteration or waiver of any of the provisions of this Agreement, except as otherwise provided in it, shall be effective unless the same is in writing and signed by the party against which the enforcement of such modification, alteration or waiver is sought.

30. **NO WAIVER**

The failure of any party at any time to require performance by any other party of any provision of this Agreement shall in no way affect the right of such party to require performance of that provision.

31. **MERGER OF PRIOR AGREEMENTS**

This Agreement and the Annexures contain the entire agreement between the parties relating to the transactions contemplated by it and all prior or contemporaneous agreements, understandings, representations and statements, whether oral or written, are merged in this Agreement other than those of which the Developer or its solicitors shall have notified GLAP or its solicitors in writing prior to the date of this Agreement that the Developer is relying on.

32. **NOTICES**

All notices, requests, demands, approvals, consents and other communications under this Agreement ("Notices") shall be in writing and shall be duly and validly given or made if given or served by personal delivery or sent pre-paid, registered or recorded delivery mail to the persons and the addresses specified below or to such other person and/or address as a party may specify from time to time by written notice to the other parties. Notices given or served by personal delivery shall be deemed to be given or served on the date of delivery. Notices sent by pre-paid registered or recorded delivery mail shall be deemed to be given or served on the second Working Day after the day of posting unless they are proved to have been served on receipt.

32.1 **Notice Details**

(a) Notices to GLAP shall be addressed as follows:

GLAP 5 Endeavour Square, London, United Kingdom, E20 1JN

For the attention of TFL Legal (Planning and Property)

With a copy to:

City Hall Kamal Chunchie Way, London E16 1ZE

For the attention of Assistant Director, Strategic Projects and Property

(b) Notices to KDD and/or the Developer shall be addressed as follows:

Knight Dragon Developments Limited 6 Mitre Passage, Greenwich Peninsula, London, SE10 0ER

For the attention of [redacted]

(c) With a copy to: [redacted]

With a copy to: the Developer's Solicitors and (if different) KDD's Solicitors using reference BNB/CEW/33645.1781

33. **NO PARTNERSHIP**

This Agreement does not create, and shall not in any circumstances create or be deemed to create, a partnership between the parties to this Agreement.

34. **NO AGENCY**

The Developer is not and shall not at any time hold itself out or permit or suffer itself to be held out as the agent of GLAP or KDD for any purpose and under no circumstances shall the Developer have the authority to bind GLAP or KDD nor hold itself out to the public as having such authority.

35. **INVALIDITY OF CERTAIN PROVISIONS**

If any term of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable the same shall be severable and the remainder of this Agreement or the application of such term to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

36. **THIRD PARTY RIGHTS**

A person who is not a party to this Agreement has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

37. CONFIDENTIALITY

37.1 Matters to be Kept Confidential

The parties to this Agreement agree with each other:

(a) that, subject as mentioned in clauses 37.2 and 37.3, they will each keep confidential, and will not disclose to any other person, the existence or any of the terms of this Agreement; and

(b) that they will each take all reasonable steps to bind their respective officers, employees and agents, and any professional adviser, assignee, mortgagee, chargee or other successor in title mentioned in clause 37.2, in each case to comply with the terms of clause 37.1(a).

37.2 Permitted Disclosure

Nothing contained in clause 37.1 shall prevent either party from disclosing the existence or any of the terms of this Agreement:

(a) where such disclosure is required:

(i) by the Rules of any Stock Exchange on which shares in that party are quoted; or

(ii) pursuant to any duty imposed by law on that party;

(b) where such disclosure is properly required in connection with any legal proceedings (whether contemplated or actual, and whether under or arising out this Agreement or otherwise);

(c) in the case of the Developer, where such disclosure is required in order to protect the priority of this Agreement by registration at the Land Registry;

(d) with the prior consent in writing of the other party, such consent not to be unreasonably withheld or delayed; or

(e) only to such extent as may be reasonably required:

(i) to such party's holding company or to another subsidiary of that holding company, or (if that party is itself a holding company) to a subsidiary of that party (as the case may require, and as the expressions "holding company" and "subsidiary" as defined in Section 736 of the Companies Act 1985 as amended by the Companies Act 1989); or

(ii) to any actual or potential mortgagee or chargee of that party's interest in the Plot; or

(iii) to any professional adviser of that party; or

(iv) the Contractor, sub-contractors, or any member of the Professional Team (but excluding any financially sensitive information).

37.3 Announcements

The parties shall co-operate in seeking to agree joint press announcements relating to:

(a) the signing of this Agreement;

(b) substantial commencement of the Works; and

(c) Practical Completion of the Works.

38. **FREEDOM OF INFORMATION ACT**

38.1 **Definitions**

In this clause:

Code of Practice:	means the Department of Constitutional Affairs' Code of Practice on the Discharge of the Functions of Public Authorities under Part 1 of the Freedom of Information Act 2000;
Development Company:	means either KDD, the Developer and/or [redacted] (collectively known as the Development Companies);
FOI Legislation:	means the Freedom of Information Act 2000, all regulations made under it and any amendment or re-enactment, the Code of Practice and any guidance issued by the Information Commissioner in relation to such legislation;
Information:	means information recorded in any form held by GLAP or by the Development Companies on behalf of GLAP;
Information Commissioner:	shall have the same meaning as that given under the Freedom of Information Act 2000;

Information Requests: means a relevant request for any Information under the FOI Legislation.

38.2 **Freedom of Information Act 2002**

(a) The Development Companies acknowledge that GLAP is subject to the requirements of the FOI Legislation and shall assist and co-operate with GLAP (and each other, where necessary) to enable GLAP to comply with its Information disclosure obligations.

(b) Each Development Company shall:

(i) transfer to GLAP all Information Requests received as soon as practicable (at the same time notifying the other Development Companies) and in any event within two (2) Working Days of receiving an Information Request;

(ii) if GLAP receives an Information Request, provide GLAP with a copy of all Information relating to such Information Request in its possession or power and in the form that GLAP requires within five (5) Working Days (or such other period as GLAP may specify) of GLAP's request for such information; and

(iii) provide all necessary assistance as reasonably requested by GLAP to enable GLAP to respond to the Information Requests within the time for compliance set out in section 10 of the FOI Legislation.

(c) In no event shall the Development Companies respond directly to Information Requests unless expressly authorised to do so by GLAP.

(d) The Development Companies acknowledge that GLAP may, acting in accordance with the Code of Practice, be obliged to disclose Information without consulting or obtaining consent from the Development Companies, or despite having taken the Development Companies' views into account.

(e) The Development Companies shall ensure that all Information is retained for disclosure and shall permit GLAP to inspect such records as requested from time to time.

(f) The Development Companies agree that within twenty (20) days of signing this Agreement they will prepare a schedule of commercially sensitive Information (all Parties acting reasonably). The Development Companies acknowledge that such schedule shall be of indicative value only and that GLAP may be obliged to disclose it in accordance with this clause 38.

39. **LAND DISPOSAL AGREEMENT**

GLAP and KDD acknowledge that nothing in this Agreement is intended to vary or amend the provisions of the Land Disposal Agreement and where there is any conflict between the terms of this Agreement and the terms of the Land Disposal Agreement (and insofar as the same shall not have adverse impact upon or place upon the Developer any obligation in excess of the obligations imposed by this Agreement) the terms of the Land Disposal Agreement shall prevail.

40. **COUNTERPARTS**

This Agreement may be executed in any number of counter-parts each of which when executed and delivered shall constitute an original of this Agreement but all the counter-parts shall together constitute the same Agreement. No counter-part shall be effective until each party has executed at least one counter-part.

41. **GOVERNING LAW AND INTERPRETATION**

This Agreement shall be governed and construed in accordance with English law and the English courts shall have exclusive jurisdiction (except for the purposes of enforcement of an English court judgment or order in another jurisdiction) with regard to all matters arising from it.

This Agreement has been executed by the parties as a deed and is intended to be and is delivered on the date first before written.

EXECUTED as a deed by)
GLA LAND AND PROPERTY LIMITED)
acting by a director and its secretary/)
two directors)

Signature

Director

Signature

Director/Secretary

EXECUTED as a deed by)
KNIGHT DRAGON DEVELOPMENTS)
LIMITED)
acting by a director in the presence of)

Signature Director

Witness Signature

Witness name

Witness address

Witness occupation

EXECUTED as a deed by)
KNIGHT DRAGON 19.05 LIMITED)
acting by a director in the presence of)

Signature Director

Witness Signature

Witness name
Witness address

Witness occupation

EXECUTED as a deed by)
KNIGHT DRAGON INVESTMENTS LIMITED)
acting by a director in the presence of)

Signature Director

Witness Signature

Witness name

Witness address

Witness occupation

ANNEXURE 1

Plot Plan



© COPYRIGHT
The copyright in this drawing is vested in AXIS and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

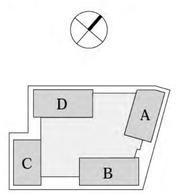
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to AXIS before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

Source: GP1905-AXIS-ZZ-ZZ-M3-A-00002_BaseBuild

REV.	DATE	AMENDMENT
P01	17/12/2021	For Stage 3 Approval

KEYPLAN



CLIENT

KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	**FOR STAGE 3 APPROVAL**	**9202**

AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19.05

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 1000	17/12/2021	JB	FB	AP

TITLE
Location Plan

DRAWING NO.	REV.
GP1905 · AXIS · ZZ · XX · DR · A · 00001	P01

ANNEXURE 2

Programme

8.0 OUTLINE SPECIFICATION

8.1 Preliminaries and General Conditions

8.1.1 Compliance

Comply with all relevant Building Regulations (England, Wales and Northern Ireland) and Building Standards (Scotland).

Where a conflict arises between quoted Standards or Regulations, the more onerous shall apply.

Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.

Compliance with performance specifications, including equivalent products, submit evidence of compliance, including test reports indicating:

- Properties tested.
- Pass/fail criteria.
- Test methods and procedures.
- Test results.
- Identity of testing agency.
- Test dates and times.
- Identities of witnesses.
- Analysis of results.

8.1.2 Compliance with Published Standards

Comply with all relevant British Standards, British Standard Codes of Practice, and authoritative technical publications relating to materials, their methods of use and workmanship.

Where appropriate, compliance with a relevant non-UK standard is acceptable, provided always that it is not lower than the equivalent British Standard.

Provide a higher standard than the relevant British Standard, or non-UK equivalent, if this is required to comply with other specified requirements.

Where a conflict arises between quoted Standards or Regulations, the more onerous shall apply.

8.1.3 Technical Information

Scope: In addition to any requirements specified elsewhere at Stage 4, the following must be provided:

- A full description of the materials and, where applicable, assemblies including grades of materials, finishes, methods of forming connections, types and locations of fixings
- Details of any proposed departures from the requirements of the specification giving reasons for such departures.
- Information on the method for replacing components with a design life less than the design life of the complete building or installation.
- Technical literature describing products proposed for use where the choice of manufacturer/supplier is at the discretion of the Contractor.
- Reference to work of a similar nature carried out by the tenderer on other contracts, with relevant dates.
- A complete quantified breakdown of the components and ancillary work.
- A full description of builder's work, special provisions and special attendance to be provided by others.

8.1.4 Drawings

To BSRIA BG 6/2009 A design framework for building services. Design activities and drawing definitions.

8.1.5 Equivalent Products

If products/systems of a different manufacture to those specified are proposed, submit details of each proposed substitution with the tender. The details shall include:

- The relevant specification clause number.
- The product/system named in the relevant specification clause.
- The proprietary name of the proposed substitution including any cost variations.
- The justification for the proposed substitution including any cost variations.

For every proposed alternative product/system submit for verification documentary evidence that the alternative product/system is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. Submit certified English translations of any foreign language documents.

Any proposal for use of an alternative product/system must also include proposals for substitution of compatible accessory products/systems and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole.

Provide revised drawings, specification and manufacturer's guarantees as required.

Any information to be submitted when considering an alternative product/system must include, but are not limited to:

Details demonstrating that it has been widely used on similar size/types of project in the same locality as the proposed project.

Details of relevant BBA/ETA Certificates.

Confirmation from the Manufacturer that the product/system is suitable for the use/location proposed.

Confirmation from the Manufacturer that the product/system is compatible with the materials proposed in all adjacent interfaces.

Confirmation from the Manufacturer that the product/system has equivalent guarantees and warranties to the product/system originally specified.

Prior to ordering alternative products, written confirmation must be obtained to proceed.

8.1.6 Workmanship Skills

All Operatives are to be appropriately skilled and experienced for the type and quality of work. All Operatives are to be registered with the Construction Skills Certification Scheme. All Operatives must produce evidence of skills/qualifications when requested.

8.1.7 Quality of Products

- Generally: New. (Proposals for recycled products may be considered)
- Supply of each product: From the same source or manufacturer.
- Whole quantity of each product required to complete the Works: Consistent in kind, size, quality and overall appearance.
- Tolerances: Where critical, measure a sufficient quantity to determine compliance.
- Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

8.1.8 Quality of Execution

Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.

Colour batching: Do not use different colour batches where they can be seen together.

Dimensions: Check on-site dimensions.

Finished work: Not defective, eg not damaged, disfigured, dirty, faulty, or out of tolerance.

Location and fixing of products: Adjust joints open to view so that they are even and regular.

8.1.9 Samples

Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either to an express approval, or to match sample expressly approved as a standard for the purpose.

8.1.10 Approval of Products

- Submissions, samples, inspections, tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

8.1.11 Approval of Execution

- Submissions, samples, inspections, tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to the stated characteristics of the sample, (If approval of the finished work as a whole is required, this is specified separately) Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

8.1.12 Accuracy of Instruments

Accuracy in measurement: Use instruments and methods described in BS 5606, Appendix A:

- Linear dimensions +/- 3mm up to and including 10m, +/- 6mm over 10m and up to and including 30m
- Angular dimensions: +/- 5mm in 50m
- Verticality: +/- 5mm in 30m
- Levels: +/- 3mm per single sight of up to 60m

8.1.13 Accuracy of Construction in General

Requirement: Based on BS 5606:1990:

- Construct the Works to the following degrees of accuracy unless:
- There are any specific or particular requirements specified elsewhere in the contract documents.

Dimensional accuracy: The maximum permitted deviations, in the completed work, of dimensions and levels shown on, or calculable from, the drawings are:

- Up to 600mm: +/- 1mm
- Over 600mm and up to 3m: +/- 3mm
- Over 3m and up to 6m: +/- 5mm
- 6m and above: +/- 8mm.

Variables: The permitted deviations referred to above relate to, but are not limited to, the following variables:

In the horizontal plane:

- In the horizontal plane position in plan of any point or specified fair face in relation to the nearest setting out point on the same floor level.
- Dimensions on plan, in the vertical plane:
- Levels with reference to the nearest setting out point on the same floor level.
- Dimensions in elevation and/or section:
- Verticality (plumb) at any point. For verticality, the permitted deviation is measured at right angles to the vertical dimension.
- Where a position, in either plane, may be located by more than one variable, the smallest permitted deviation shall apply.

8.1.14 Setting Out

Where preparatory work has been carried out by others, check and record setting out against the dimensions shown on the drawings, and record the results on a copy of the drawings.

If any discrepancies are found notify and obtain instructions before proceeding.

8.1.15 Appearance and Fit

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

- Submit proposals, or
- Arrange for inspection of appearance of relevant aspects of partially finished work.

General tolerances (maximum): To BS 5606, tables 1 and 2.

8.1.16 Critical Dimensions

Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.

8.1.17 Defects in Existing Works

Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.

Documented remedial work: Do not execute work which may:

- Hinder access to defective products or works; or
- Be rendered abortive by remedial work.

8.1.18 Quality Control

Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.

Maintain full records, keep copies on site for inspection, and submit copies on request.

Content of records:

- Identification of the element, item, batch, or lot, including location in the Works.
- Nature and dates of inspections, tests, and approvals.
- Nature and extent of non-conforming work found.
- Details of corrective action.

8.1.19 Works Prior to Completion

- General: Make good all damage consequent on the works.
- Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish, and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- COSSH dated data sheets: Obtain for all materials used for cleaning and ensure that they are used only as recommended by their manufacturers.

- Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.

- Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves, and controls.

8.2 Cladding

8.2.1 General Note

Building Fabric performance outlined in section 5 - page 14 of Buro Happold's stage 3 Energy and Overheating Report.

8.2.2 General Design Requirements

The following outline elemental specification, particularly where named systems, products, materials, manufactures are referenced is intended to demonstrate the quality and durability of the elements of the proposed works. In general, no reference will be made to specific product, materials or manufacturers. Products specified as part of the following schedules are KD's preferred products.

This does not preclude the selection of equivalent systems, products, materials or manufacturers of equal quality, function, durability and appearance.

The design will comply with applicable and appropriate British or Internationally recognised Standard Specifications, Building Regulations, CIBSE Standards and Codes of Practice current at the time of specification. These will include:

- The requirements of the Town and Country Planning Act 1990, including specifically the Planning Approval and including any reserved matters or relevant planning conditions

- Health and Safety at Work Act 1974 Relevant Building Regulations

- Construction (Design and Management) Regulations 2020

- Control Applicable European and British Standard Codes of Practice

- Construction shall conform to AD Regulation 7: 2013 with 2019 updates - Materials and workmanship.

- The guidance contained in the Hoare Lea document Vertical Transportation Stage 2 report will be adhered to.

- The Building Regulations 2010 – Reference with the Approved Document Volumes 1 and 2

- CWCT Guidance: "'Standard for Systemized Building Envelopes'

- BREAM criteria should be achieved where targeted.

This list is not exhaustive albeit relative to this project. Please note that at the time of writing this 'Stage 3' report, all regulations referred and stated in this document are current. Regulations and approved documents are subject to change. The list of relevant documents and guidelines should be agreed at the point of serving the initial notice for the project by the Approved Inspector.

All insulation, particularly wall, roof, floor, pipework and ductwork insulation, must be CFC, HFC and HCFC free, both in content and manufacture. All insulants should have an ODP of zero and GWP of less than 5. Where possible insulants are to have an A or A+ rating in BRE's The Green Guide to Specification. Insulation manufacturers to provide Chain of Custody, BES6001:2008 or EMS independent certification as required to comply with environmental rating system requirements.

Any contractors involved shall be either ISO14001 registered or are working to such a registration within an agreed timeframe.

All material suppliers must have EMS (ISO14001) certification for process (bricks, metals, glass, plastics, pre-cast concrete etc.), extraction (stone, aggregates, sand etc.) and supply chain, and are supplied with an environmental product declaration, written in accordance with ISO 14025 standards.

All material suppliers to provide Chain of Custody, BES6001:2008 or EMS independent certification as appropriate to the product and in line with environmental rating system requirements.

Where used, wood panels boards including, but not limited to:

- Particleboard

- Fibreboard, including MDF

- OSB

- Cement bonded particleboard

- Plywood

- Solid wood panel and acoustic board

shall all comply with the testing requirements of BS EN 13986:2004, so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

8.2.3 External Cladding and Applied Finishes

All external cladding systems, including all components, refer to specialist detail drawings and AXIS detail interface drawings

It is intended to use a precast concrete, factory manufactured, hybrid unitized panel system. If manufacturers are mentioned in this outline specification, it should be noted that, they can be varied by the principal contractor, at any time and subject to client and design team approval of the proposals.

This document should be read in conjunction with AXIS Architects Stage related details, the details always take precedence. This document is not to be used for construction purposes.

Refer to Cladding consultants Outline Specification, the 'Consultants Outline Specification' precedes this document. If any discrepancies arise report to AXIS immediately.

For external cladding parameters refer to Cladding, Acoustic, Environmental (Including overheating issues), Fire consultant reports for and specific requirements, the consultant's stage 3 reports inform this outline specification and AXIS Architect can take no responsibility for 3rd party erroneous information, errors and or omissions.

For internal linings and finishes refer to the internal partitioning and linings drawings.

8.2.4 External Walls and Facades

Loadbearing panel NLBP - Non-loadbearing panel RSCP - Rainscreen cladding panel

Type 1.1.1 - Brick Faced - LB Concrete Unitized RSCP

Construction/Build Up - 35mm facing brickwork cast into 100mm, (PCP) with 250mm overall cavity with Full fill mineral fibre rainscreen insulation. 180mm W PC concrete parapet upstand - WIDTH NOT TO EXCEED 685mm - NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor

Target U-Value (W/m2k) - 0.18

Fire Rating - 120 minutes (structural integrity)

Acoustic Requirements - 55db

Comments - Specialist design by precast panel manufacturer. Specialist to provide information / specification of insulation with u-value calculations - TBA

Type 1.1.2 - LB Concrete Unitized RSCP

Construction/Build Up - 1100mm (PCP) with 250mm overall cavity with Full fill mineral fibre rainscreen insulation. 180mm W PC concrete parapet upstand - WIDTH NOT TO EXCEED 685mm - NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor.

Target U-Value (W/m2k) - 0.18

Fire Rating - 120 minutes

Acoustic Requirements - 55db

Comments - Specialist design by precast panel manufacturer. Specialist to provide information / specification of insulation with u-value calculations – TBA

Type 1.1.3 - Facing Brick – Plinths to external level ground conditions

Construction/Build Up – 103mm Facing Brick – TBC, 250mm A1 type fully filled insulation, 180mm Thick Concrete LBP, 25mm Service void. NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor.

Target U-Value (W/m2k) - 0.20

Fire Rating - Not Applicable

Acoustic Requirements -0db

Comments - Plinth wall to allow the installation of a DPC. min 150mm above FFL – Detail to be progressed with the SE at Stage 4.

Type 1.1.4 - Facing Brick – Plinths to external level ground conditions

Construction/Build Up - 103mm Facing Brick- (TBC) or concrete upstand, 250mm A1 type fully filled insulation, 180mm Thick Concrete LBP, 25mm Service void. NOTE: Exact thickness of components to be confirmed by Cladding Subcontractor.

Target U-Value (W/m2k) - 0.20

Fire Rating - Not Applicable

Acoustic Requirements -0db

Comments - Plinth wall to allow the installation of a DPC. min 150mm above FFL – Detail to be progressed with the SE at Stage 4.

8.2.5 External Windows & Doors

PPC Aluminium windows to be high performance, double glazed and thermally broken extruded profiles Windows sections to be BBA,CE (where relevant) and UKCA mark. - (Refer to AXIS NBS Specification for full details, installation and material requirements as part of Stage 4 Works).

All window dimensions are based on formed structural openings - window manufacturer/supplier to allow suitable tolerance.

Window manufacturer/supplier to provide a full set of detailed working drawings, at Stage 4. The Stage 3 schedule is subject to detail change and should not be referred to during construction, post contract. Under no circumstances should windows be manufactured until Status A has been agreed by the Principle contractor and the design team.

Full size window samples are to be approved by AXIS and the client, all fixings to be approved by the Structural Engineer and Building control Approved Inspector.

Refer to Wintech outline specification for all Air leakage, water testing and wind loading requirements, Ventilation 2.15, Security 2.16, Fire 2.14.16 and Samples 4.1.7 All casement windows to have suitable and CE marked handles and locking devices, restrictors (150mm maximum) - Sliding doors to balconies to have a min 800mm clear width opening

All sliding patio doors to be fully SBD compliant using manufacturer certified frames and assembly - level access thresholds are created by setting the base of cill below FFL - refer to relevant details and manufacturers cill/threshold profile sections. All balcony sliding doors to have 850mm clear opening for AD:M compliance.

Glass thicknesses to be determined by specialist subcontractor to achieve performance requirements outlined in Wintech specification. Manufacturer to ensure glazing and window assembly meets the acoustic requirements Window supplier/installer to allow for EPDM to achieve required air barrier in accordance with the Energy Strategy Air Leakage allowance of 3.0

All windows to comply with relevant parts of the Building Regulations - Approved Documents B, C, F, L1 & 2 and Part M

Refer to window schedule for details and specification.

Type 2.1.1 - Thermally Broken PPC Aluminium Full Height Windows - Casement

Construction/Build Up – PPC Aluminium. Window Frame colour: Bronze powder coated metal frames to windows with solid panel and deep profile detail.

Target U-Value (W/m2k) - 1.0

Fire Rating - Not Applicable

Acoustic Requirements -037-39db

Comments - Specialist design by manufacturer – Colour and finish to be agreed

Type 2.1.2 - Thermally Broken PPC Aluminium Full Height Windows - Horizontal Sliding

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) -1.0

Fire Rating - Not Applicable

Acoustic Requirements -037-39db

Comments - Specialist design by manufacturer – Colour and finish to be agreed.

Type 2.1.3 - Thermally Broken PPC Aluminium Full Height Glazed Door – Communal Access included

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) - 1.4

Fire Rating - Not Applicable

Acoustic Requirements - Not Applicable

Comments - Specialist design by manufacturer – Colour and finish to be agreed. Refer to SBD Stage 3 design reflected in AXIS drawings

Type 2.1.4 - Roof Hatches

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) - 1.8

Fire Rating - Not Applicable

Acoustic Requirements - Not Applicable

Comments - Specialist design by manufacturer – Colour and finish to be agreed.

8.2.6 Curtain Walling

PPC Aluminium Curtain walling to be high performance, double glazed and thermally broken extruded profiles Frames to be BBA,CE (where relevant) and UKCA mark. - (Refer to AXIS NBS Specification for full details, installation and material requirements as part of Stage 4 Works).

All window dimensions are based on formed structural openings - window manufacturer/supplier to allow suitable tolerance. Casement sizes calculated using 60mm wide frame. Note - This size will increase around doors. Cladding Subcontractor to confirm exact sizes.

Window manufacturer/supplier to provide a full set of detailed working drawings, at Stage 4. The Stage 3 schedule is subject to detail change and should not be referred to during construction, post contract. Under no circumstances should windows be manufactured until Status A has been agreed by the Principal contractor and the design team.

Full size window samples are to be approved by AXIS and the client, all fixings to be approved by the Structural Engineer and Building control Approved Inspector.

Refer to Wintech outline specification for all Air leakage, water testing and wind loading requirements, Ventilation 2.15, Security 2.16, Fire 2.14.16 and Samples 4.1.7 All casement windows to have suitable and CE marked handles and locking devices, restrictors (150mm maximum) - Sliding doors to balconies to have a min 800mm clear width opening

All sliding patio doors to be fully SBD compliant using manufacturer certified frames and assembly - level access thresholds are created by setting the base

of cill below FFL - refer to relevant details and manufacturers cill/threshold profile sections

Include PPC thermally separated, aluminium louvres, to head of all windows to dwellings - to have 2mm thick PPC aluminium backing panel with 100x65mm cut out for MVHR intake/extraction duct terminal - duct to be fully sealed and have suitable connection flange to prevent air leakage

For glass thickness, type and cavity refer to acoustic report and required dB ratings 4.6 - Manufacturer to ensure glazing and window assembly meets the acoustic requirements Window supplier/installer to allow for EPDM to achieve required air barrier in accordance with the Energy Strategy Air Leakage allowance of 3.0

All windows to comply with relevant parts of the Building Regulations - Approved Documents B, C, F, L1 & 2 and Part M

Refer to window schedule for details and specification.

Type 3.1.1 - Thermally Broken PPC Aluminium Full Height Windows - Casement

Construction/Build Up - PPC Aluminium.

Target U-Value (W/m2k) - 1.0

Fire Rating - Not Applicable

Acoustic Requirements - 37-39db

Comments - Specialist design by manufacturer – Colour and finish to be agreed.

8.2.7 Building A

- White-grey brick faced pre-cast with contrasting brick faced pre-cast reveals and light grey mortar.
- Aluminium frame windows with central mullion, openable vents, fixed lazing and solid raised sill, in bronze PPC finish.
- Full height glazed sliding doors, in bronze PPC finish.
- Exposed pre-cast corrugated panel, tinted cream to either side of windows/glazed doors.
- Metal sill, bronze PPC finish with concealed fixings.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels, dark red PPC finish with concealed fixings.
- Metal soffit, and reveals, bronze PPC finish.

8.2.8 Building A Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with central mullion, openable vents, fixed lazing and solid raised sill, dark red PPC finish frames.
- Full height glazed sliding doors, dark red PPC finish frames.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels, dark red PPC finish with concealed fixings.
- Exposed pre-cast spandrel panel, tinted taupe.
- Exposed pre-cast pier, tinted taupe.
- Metal balustrade, dark red PPC finish.
- Metal soffit, and reveals, dark red PPC finish.
- Folded metal panels with concealed framing and fixings, dark red PPC finish.

8.2.9 Building B

- Exposed pre-cast panel, tinted grey.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark grey PPC finish.
- Full height glazed sliding doors, in dark grey PPC finish.
- Exposed pre-cast corrugated panel, tinted grey.
- Metal sill, dark grey PPC finish with concealed fixings.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Metal soffit, and reveals, dark grey PPC finish.

8.2.10 Building B Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Exposed pre-cast corrugated panel, tinted dark grey.
- Glazing with concealed framing in dark red PPC finish frames.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Exposed pre-cast panel, tinted dark grey.
- Exposed pre-cast pier, tinted dark grey.
- Metal soffit, and reveals, dark red PPC finish.
- Folded metal panels with concealed framing and fixings, dark red PPC finish.

8.2.11 Building C

- Red brick faced pre-cast with red brick faced pre-cast reveals and red mortar.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Exposed pre-cast corrugated panel, tinted dark red.
- Metal sill with concealed fixings, dark red PPC finish.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Metal soffit, and reveals, dark red PPC finish.

8.2.12 Building C Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Metal sill with concealed fixings, dark red PPC finish.
- Glazing with concealed framing in dark red PPC finish frames.
- Exposed pre-cast pier, tinted dark red.
- Metal soffit, and reveals, dark red PPC finish.
- Metal canopy with concealed fixings, dark red PPC finish.

8.2.13 Building D

- Exposed pre-cast panel, tinted light brown.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in bronze PPC finish.
- Full height glazed sliding doors, in bronze PPC finish.
- Exposed pre-cast panel with corrugated texture, tinted light brown.
- Metal sill with concealed fixings, bronze PPC finish.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Metal soffit and metal reveals, bronze PPC finish.

8.2.14 Building D Entrance

- Folded metal panels with concealed framing and fixings, dark red PPC finish.
- Aluminium frame windows with central mullion, openable vents, fixed glazing and solid raised sill, in dark red PPC finish.
- Full height glazed sliding doors, in dark red PPC finish.
- Glazing with concealed framing in dark red PPC finish frames.
- Projecting metal balcony with metal slatted balustrades and solid panel, both in dark red PPC finish. Decking with metal ribbed soffit panels with concealed fixings, dark red PPC finish.
- Dark brown exposed pre-cast spandrel panel.
- Dark brown exposed pre-cast pier.
- Metal soffit and metal reveals, dark red PPC finish.

8.2.15 External Podium Escape Stairs

There are 2No "Escape Stairs" from Podium Level to street level within the scheme.

- Scope: The Contractor is entirely responsible for the detailed design, manufacturing, fixing, jointing, and installation of the metalwork shown on the drawings and specified in this work section, including all necessary or required accessories and ancillary work. The Contractor is entirely responsible for the detailed design, testing, manufacturing, protecting, fixing, jointing, installation and finishing of the metal fabrications and associated works shown on the drawings and specified in this and the associated work sections, including all necessary or required accessories and ancillary work. The Contractor is responsible for co-ordination with the works of adjacent contractors at interfaces to ensure the continuity of performance under all service conditions.
- The 2No stairs are to be built to To BS 4592.
- Grades of metal: Hot dipped Galvanised Steel, thickness / gauges as Sub-Contractors design.
- Construction/Fixing: Welded stringer frame/landings.
- Treads and landings:
- Manufacturer: Elefant Gratings Ltd. or Equivalent.
  - Product reference: Gratings and Planks type 05-MR
  - Fixing: Side Fixing through stringer.
- Balustrade/Handrail: Materials: Hot dipped Galvanised Steel handrails bolted to steel frame/concede wall.
- Finishing: Finished as delivered primed and painted red iron oxide colour (RAL Number to be confirmed). Remedial and touch up works to be carried out on site.
- Pre finished components: Maintain in protective wrappings until completion of contract.
- Priming/Sealing/Painting: Surfaces inaccessible after assembly/ installation: Before fixing components, apply full protective/decorative treatment/coating system.
- Corrosion Protection of Dissimilar Materials: Isolate using washers/ sleeves or other suitable means to separate materials to avoid corrosion and/ or staining.
- Fixing Generally:

Fixings to be secure to prevent pulling away, deflection, distortion, or other movement during use.

Structural members: Do not modify, cut, notch or make holes in structural members.

Temporary support: Do not use stairs, walkways, balustrades, etc. as temporary support or strutting for other work.

Distortion: Do not distort components during fixing. Check all opening parts, after installation, for correct operation and adjust as necessary.

- Workmanship: Refer to notes elsewhere in the Outline specification, plus:

  All bolts to be countersunk.

  All fillet welds to be ground to a smooth radius.

- Installation Generally: Do not modify, cut, notch or make holes in structural members. Do not use stairs, walkways or balustrades as temporary support or strutting for other work. Applied finishes: Substrates to be even, dry, sound and free from contaminants. Make good substrate surfaces and prepare/ prime as finish manufacturer's recommendation before application.

8.2.16 Facade Visual Mock Up

There is a requirement for 3No separate Visual Mock Ups for the scheme. These will consist of the following:

- Panel 1 - Block A = 3825 x 4881mm.
- Panel 2 - Block B - 3825 x 3840mm. (to be checked against corner panel example).
- Panel 3 - Block C - 3825 x 4881mm.

The Visual Mock ups are to be constructed and finished as intended for the development and to act as quality control reference for site works. Note - if this means that the VMU is to be retained in place for the duration of the works, this should be clarified.

The materials/finishes will be finalised during Stage 4, but are to reflect the Stage 3 information currently.

All panel sizes are currently based on a 3225mm floor to floor height.

Panel external – Extent of panel to show at least 1 slab junction covering, ideally 2, including head and base. The final size is subject to agreement.

Externals – Complete and finish all to control standards – include sample, finished balcony to at least 1 sample panel.

Internals – details – Construct LGSF framing – install EPDM, VCL, Insulation, corner beading, plaster skim finish. Form reveals in conjunction with design team and window manufacturer.

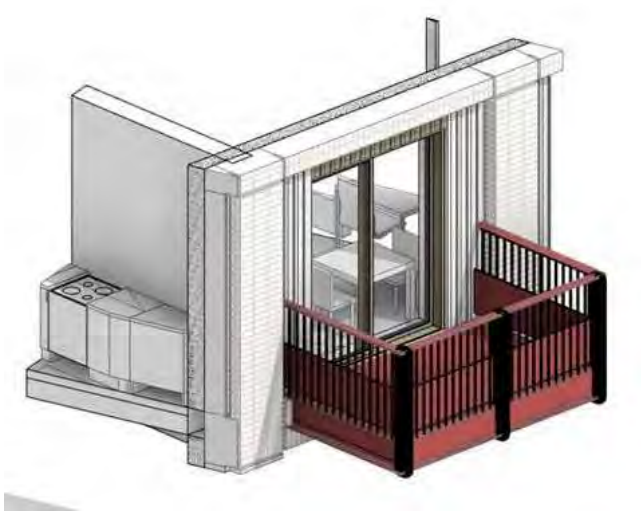
Vents if any – install proposed, functional aluminium background ventilation system, panels etc. Aluminium panel thickness is covered in Facade Specification.

Weathering – drips etc – Install all PPC aluminium weathering details

Cill's and flashings - to be included in VMU.

1 Corner and corner profile of sinusoidal cladding – for separate panel showing mitred corner detail or alternative using bookend detail (Note the mitred corners are complex to execute on site without potential damage during transit). Connections – construct with 1 nr base and 1 nr head to ascertain fire rating.

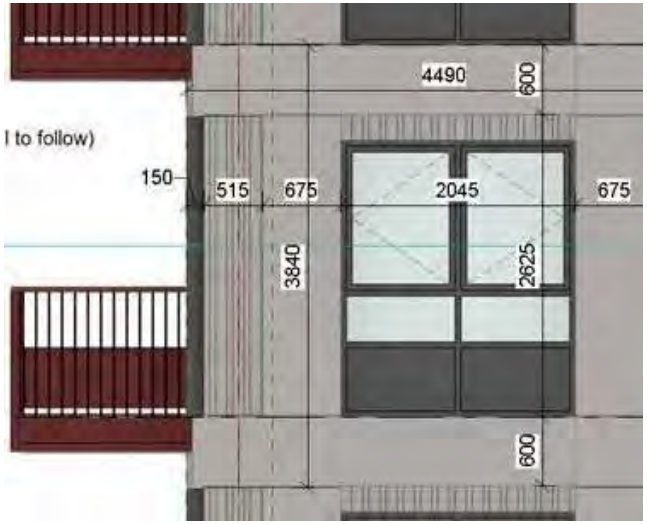
Panel 1 Building A – (Install Balcony and soffit to sample panel)



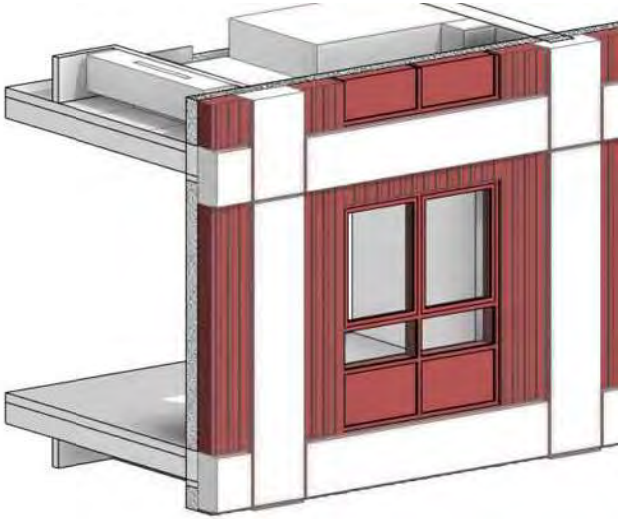


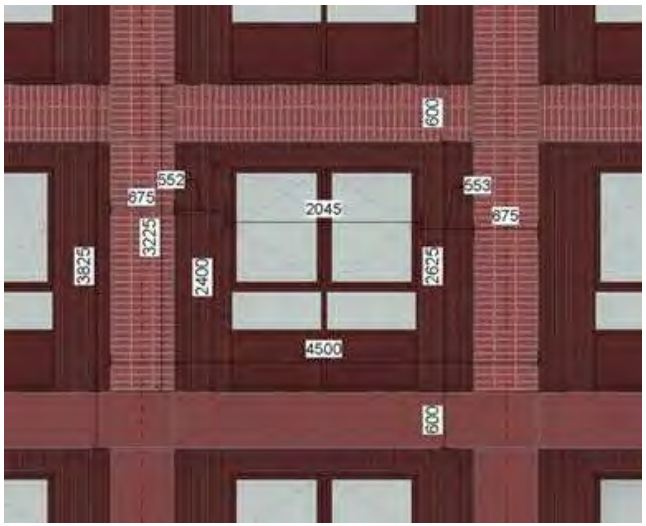
Panel 2 Building B





Panel 1 Building C







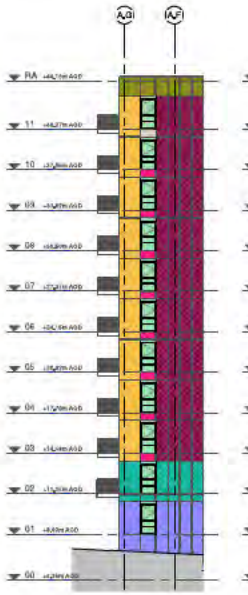
1 Elevation A.A
1 : 200



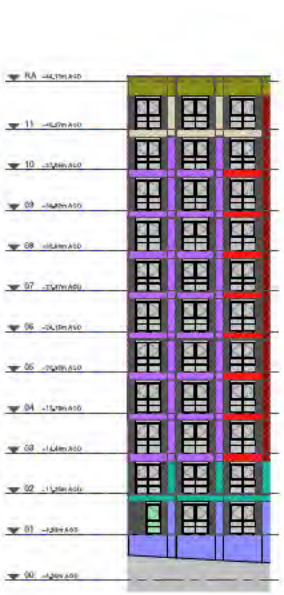
2 Elevation A.B
1 : 200



3 Elevation A.C
1 : 200



4 Elevation A.D
1 : 200



5 Elevation A.E
1 : 200

Building A
Assembly Modules Legend

Typical Bay	Other Levels
TB01_BK_A	L01_A
TB02_BK_A	L02_A
TB03_BK_A	L11_A
TB04_BK_A	Parapet_A
TB05_BK_A	(Assembly Module Varies)
TB06_BK_A	
TB07_BK_A	
TB08_BK_A	
TB09_BK_A	
TB10_BK_A	
TB11_BK_A	
TB12_BK_A	
TB13_BK_A	
TB14_BK_A	
TB15_BK_A	

(Assembly Module Repeats)

Building A - Assembly Modules Overall Count

Building	Type	Count
A	L01_A	30
A	L02_A	40
A	L11_A	24
A	Parapet_A	32
A	TB01_BK_A	66
A	TB02_BK_A	24
A	TB03_BK_A	16
A	TB04_BK_A	8
A	TB05_BK_A	8
A	TB06_BK_A	8
A	TB07_BK_A	8
A	TB08_BK_A	36
A	TB09_BK_A	10
A	TB10_BK_A	9
A	TB11_BK_A	9
A	TB12_BK_A	9
A	TB13_BK_A	16
A	TB14_BK_A	9
A	TB15_BK_A	9
Grand total: 391		

Building A
Opening Types Legend

Typical
- W01
- W02
- W03
- W04
- W05
- W06

Non-Typical
- CW

Building A - Opening Types Overall Count

Building	Type	Count
A	W01	138
A	W02	12
A	W03	13
A	W04	10
A	W05	76
A	W06	12
Grand total: 261		

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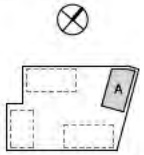
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to AXIS before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurements. All dimensions and levels should read, only from those values stated in text on the drawing.

Source: GP1905-AXIS-ZZ-ZZ-M3-A-00005_Envelope

REV.	DATE	AMENDMENT
P01	17/12/2021	For Stage 3 Approval

KEYPLAN



CLIENT
KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS S4 — PURPOSE FOR ISSUE: FOR STAGE 3 APPROVAL — SR NO. 9202

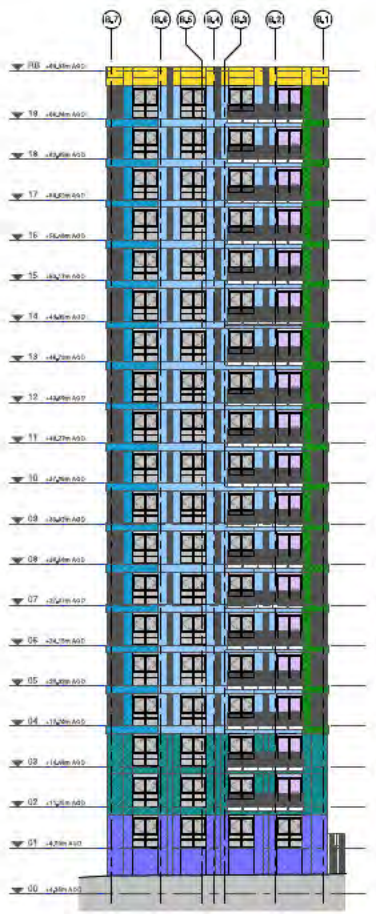
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77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19.05

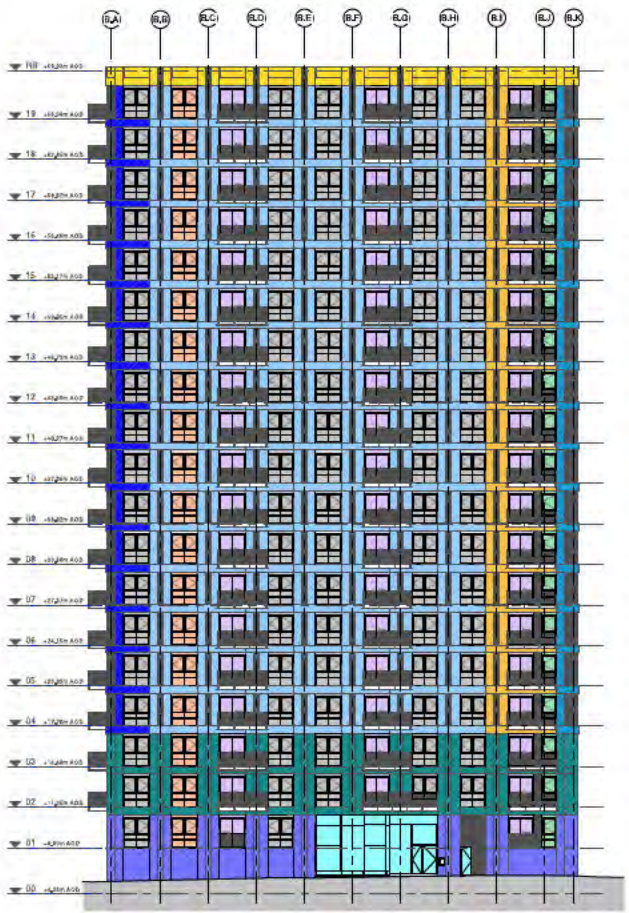
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1 : 200	17/12/2021	LR	GD	AP

TITLE
Building A
Scoping Elevations

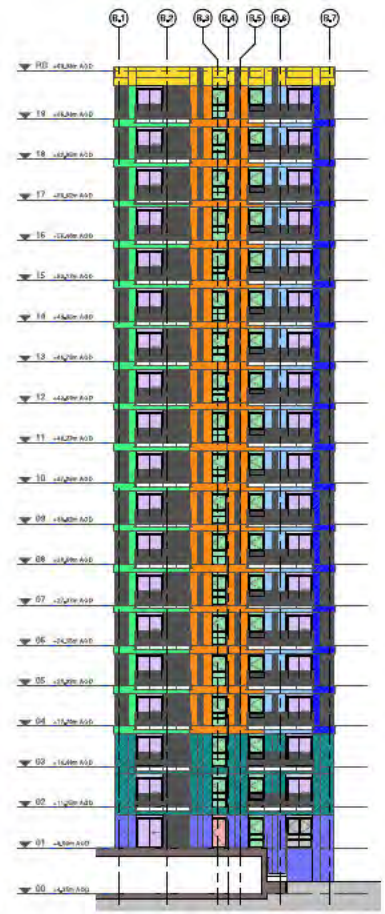
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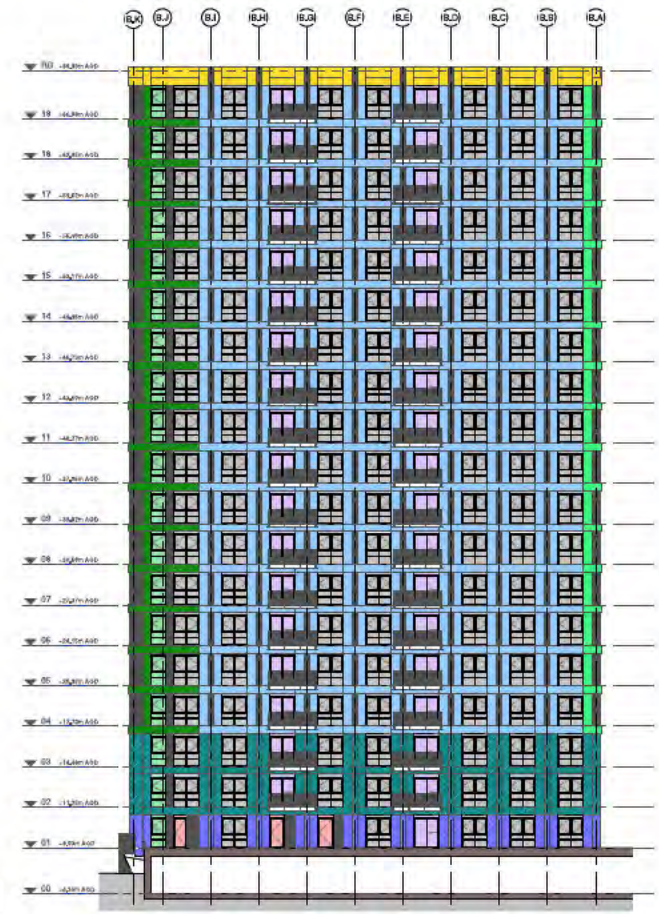
1 Elevation B.A
21610 1 : 200



2 Elevation B.B
21610 1 : 200



3 Elevation B.C
21610 1 : 200



4 Elevation B.D
21610 1 : 200

Building B
Assembly Modules Legend

Typical Bay	Other Levels
TB01_RC_B	L01_B
TB02_RC_B	L02_B
TB03_RC_B	Parapet_B
TB04_RC_B	(Assembly Module Vistal)
TB05_RC_B	
TB06_RC_B	
TB07_RC_B	
(Assembly Module Hatched)	

Building B - Assembly Modules Overall Count

Building	Type	Count
B	L01_B	24
B	L02_B	52
B	Parapet_B	26
B	TB01_RC_B	304
B	TB02_RC_B	32
B	TB03_RC_B	16
B	TB04_RC_B	16
B	TB05_RC_B	16
B	TB06_RC_B	16
B	TB07_RC_B	16
Grand total: 518		

Building B
Opening Types Legend

Typical
W01
W02
W03
W04 n/a
W05
W06
Non-Typical
CW

Building B - Opening Types Overall Count

Building	Type	Count
B	W01	282
B	W02	19
B	W03	75
B	W05	148
B	W06	4
Grand total: 528		

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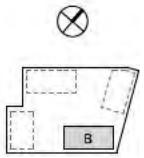
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KEY PLAN



CLIENT
KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS S4 | PURPOSE FOR ISSUE FOR STAGE 3 APPROVAL | SR NO. 9202

AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19.05

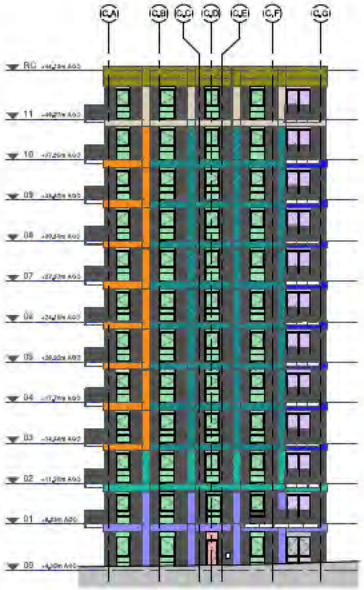
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	17/12/2021	LR	GD	AP

TITLE
Building B
Scoping Elevations

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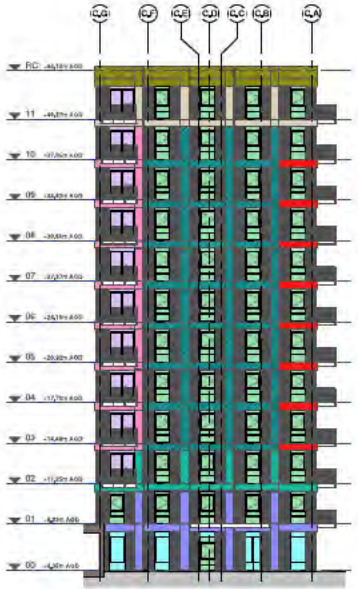
1 21620 **Elevation C.A**
1 : 200



2 21620 **Elevation C.B**
1 : 200



3 21620 **Elevation C.C**
1 : 200



4 21620 **Elevation C.D**
1 : 200

Building C
Assembly Modules Legend

Typical Bay	Other Levels
TB01_BK_C	L01_C
TB02_BK_C	L02_C
TB03_BK_C	L11_C
TB04_BK_C	Parapet_C
TB05_BK_C	(Assembly Module Visible)
TB06_BK_C	
TB07_BK_C	
(Assembly Module Repeats)	

Building C - Assembly Modules Overall Count

Building	Type	Count
C	L01_C	22
C	L02_C	22
C	L11_C	22
C	Parapet_C	22
C	TB01_BK_C	48
C	TB02_BK_C	48
C	TB03_BK_C	48
C	TB04_BK_C	8
C	TB05_BK_C	8
C	TB06_BK_C	8
C	TB07_BK_C	8
Grand total: 264		

Building C
Opening Types Legend

Typical
W01
W02 n/a
W03
W04 n/a
W05
W06

Non-Typical
CW

Building C - Opening Types Overall Count

Building	Type	Count
C	W01	85
C	W03	138
C	W05	67
C	W06	2
Grand total: 293		

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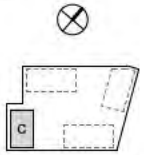
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CLIENT
KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	FOR STAGE 3 APPROVAL	9202

AXIS
ARCHITECTS
77 Fleetway Caravan Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

PROJECT
Greenwich Peninsula - Plot 19.05

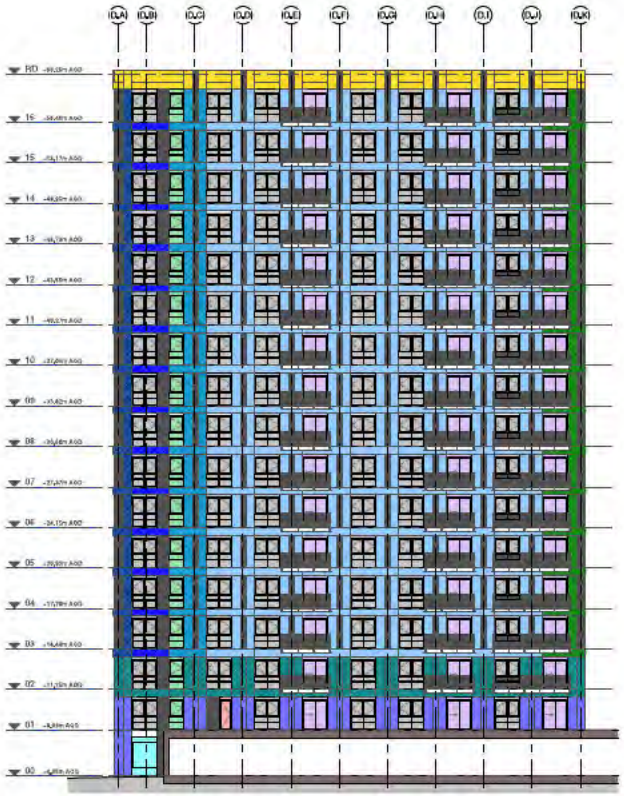
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TITLE
Building C
Scoping Elevations

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GP1905 - AXIS-C1-XX- DR - A- 21620	P01



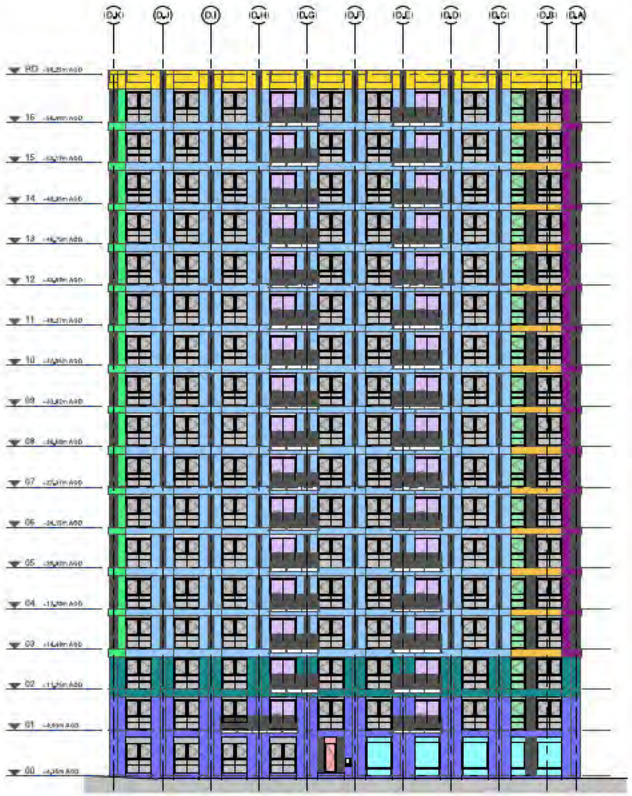
1 Elevation D.A
21630 1 : 200



2 Elevation D.B
21630 1 : 200



3 Elevation D.C
21630 1 : 200



4 Elevation D.D
21630 1 : 200

Building D
Assembly Modules Legend

Typical Bay	Other Levels
TB01_RC_D	L01_D
TB02_RC_D	L02_D
TB04_RC_D	Parapet_D
TB05_RC_D	(Assembly Module Variant)
TB06_RC_D	
TB07_RC_D	
TB08_RC_D	
TB09_RC_D	

(Assembly Module Repeats)

Building D - Assembly Modules Overall Count

Building	Type	Count
D	L01_D	28
D	L02_D	28
D	Parapet_D	26
D	TB01_RC_D	265
D	TB02_RC_D	28
D	TB03_RC_D	14
D	TB04_RC_D	14
D	TB05_RC_D	14
D	TB06_RC_D	14
D	TB07_RC_D	14
D	TB08_RC_D	14
D	TB09_RC_D	14
Grand total: 474		

Building D
Opening Types Legend

Typical
- W01
- W02 n/a
- W03
- W04 n/a
- W05
- W06

Non-Typical
- CW

Building D - Opening Types Overall Count

Building	Type	Count
D	W01	258
D	W03	63
D	W05	129
D	W06	2
Grand total: 452		

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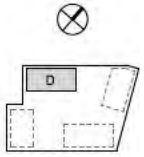
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Stage 3

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AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

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TITLE
Building D
Scoping Elevations

DRAWING NO. GP1905 - AXIS - D1 - XX - DR - A - 21630 | REV. P01

8.3 Internal

8.3.1 General Design Requirements

The following outline elemental specification, particularly where named systems, products, materials, manufactures are referenced is intended to demonstrate the quality and durability of the elements of the proposed works.

This does not preclude the selection of equivalent systems, products, materials or manufacturers of equal quality, function, durability and appearance.

The design will comply with applicable and apporopriate British or Internationally recognised Standard Specifications, Building Regulations, CIBSE Standards and Codes of Practice current at the time of specification. These will include:

- The requirements of the Town Planning Consent and conditions
- Health and Safety at Work Act 1974
- Relevant Building Regulations subject to any deviations agreed with Building Control
- Applicable European and British Standards Codes of Practice
- Required Sustainability Ratings
- Construction (Design and Management) Regulations 2015
- Construction shall conform to AD Regulation 7: 2013 with 2018 updates - Materials and workmanship.
- CWCT Guidance: 'Standard for Systemized Building Envelopes'
- BREAM criteria should be achieved where targeted.

All internal and external timber will be sustainably sourced, with FSC or other similar approved certification.

All timber will come from a 'legal source' and is not on the CITES list of endangered species.

Timber to be preservative treated, will be treated using environmentally friendly processes and will be selected in accordance with relevant current British Standards. All timber will be preservative treated off site by a suitably qualified company. Preservative treatment on site will be confined to cut ends only.

All insulation, particularly wall, roof, floor, pipework and ductwork insulation, must be CFC, HFC and HCFC free, both in content and manufacture. All insulants should have an ODP of zero and GWP of less than 5. Where possible insulants are to have an A or A+ rating in BRE's The Green Guide to Specification. Insulation manufacturers to provide Chain of Custody, BES6001:2008 or EMS independent certification as required to comply with environmental rating system requirements.

Any contractors involved shall be either ISO14001 registered or are working to such a registration within an agreed timeframe.

All material suppliers must have EMS (ISO14001) certification for process (bricks, metals, glass, plastics, pre-cast concrete etc.), extraction (stone, aggregates, sand etc.) and supply chain, and are supplied with an environmental product declaration, written in accordance with ISO 14025 standards. All material suppliers to provide Chain of Custody, BES6001:2008 or EMS independent certification as appropriate to the product and in line with environmental rating system requirements.

Where used, wood panels boards including, but not limited to:

- Particleboard,
- Fibreboard, including MDF,
- OSB,
- Cement bonded particleboard,
- Plywood,
- Solid wood panel and acoustic board.

shall all comply with the testing requirements of BS EN 13986:2004, so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

All wood flooring shall all comply with the testing requirements of BS EN 14342:2013 so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

All resilient, textile and laminated floor coverings shall all comply with the testing requirements of BS EN 14041:2004, so that an emission level of Formaldehyde E1 is obtained, and that all regulated wood preservatives are absent and of minimum content.

Suspended ceiling tiles shall comply with the testing requirements of BS EN 13964:2014, so that an emission level of Formaldehyde E1 is obtained, and that no asbestos is present.

All flooring adhesives to be compliant with BS EN 13999-1:2013. Verify that carcinogenic or sensitising volatile substances are absent. Testing requirements as outlined in BS EN 13999-2:2007-Volatile Organic Compounds (VOCs), BS EN 13999-3:2007-Volatile aldehydes and BS EN 13999-4:2013 Volatile diisocyanates.

Decorative Paints and Varnishes to be compliant with BS EN 13300:2001 referred to the criteria of Decorative Paint Directive 2004/42/CE. VOC (organic solvent) content (testing to BS EN ISO 11890-2:2013 requirement for Phase 2. Fungal and algal resistant. Where used, any polishes or varnishes are to be water based.

All paint systems are to carry a UK Minimal VOC content symbol (0-0.29% VOC).

All wall coverings, including, but not limited to:

- Finished wallpapers,
- Wall vinyl's and plastic wall coverings,
- Wallpapers for subsequent decoration,
- Heavy duty wall-coverings,
- Textile wall-coverings.

shall all comply with the testing requirements of BS EN 233:2016; BS EN 234:2019; BS EN 259:2001; BS EN 266:1992, so that formaldehyde and vinyl chloride monomer (VCM) release shall be low and within the BS EN standard for the material. Verify that the migration of heavy metals and other toxic substances are within the BS EN standard for the material.

All flooring materials shall have the following properties as a minimum -

Slip Resistance Value (SRV) 36	Under worst expected conditions
Roughness Rz 20 microns	Under contamination.

The SRV shall be measured using the TRRL pendulum in accordance with BS 7976.

Refer to Fire Consultant's report and Acoustic Consultant's and all other consultant's report for additional performance requirements in all circumstances.

This Outline Specification is to be read in conjunction with the Stage 3 documentation and drawings.

8.4 Common Areas

8.4.1 Main Entrance Lobbies

Axis Architects to develop the Design Intent at Stage 4 - refer to relevant Emulsion drawings for lobby designs in **Section 7.7** of this report.

Building A - Lobby

Ceilings - Open-cell grid suspended metal framed grid ceiling system with hangers and suspension bracketry. 600mm x 1200mm module size (System B or Delta System for install). Cell sizes indicated on drawings, with feature ~~white LED tube grid format~~ lighting in lift lobby area and coloured LED linear format tube lighting above stairs.

Floors - smooth plain colour rubber/linoleum sheet flooring laid using adhesive on clean, smooth, sound and permanently dry subfloors.

Floors to draft entrance lobby to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls - Grey pavers as cladding to feature wall using paver slips system.

Self-coloured MDF joinery wall panelling to lift and stair walls – extent as shown on Emulsion Architect's drawing: 689_A_101

All other wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail.

All openings and linings to receive shadow gap detail

Lobby Stair - Staircases will be precast concrete. Clad in grey paver ~~slip system~~ on treads with studs, risers, including lower and upper landings. Provide handrail~~s~~ to one side~~s~~ of stairs. Handrail finish TBC.

Lobby Doors & Internal Window - Inner draft lobby double doors minimal aluminium framed clear single glazed & internal window powder-coated 10% sheen custom black – extent and RAL colour to be confirmed.

Full height double glazed internal window to top landing of stairs to match inner draft lobby doors in appearance.

Fixtures and Fittings - Joinery bench with fabric upholstered seat pads clad in grey pavers ~~using paver slips~~.

Wall-inset bank of mailboxes powder-coated custom RAL colour TBC quantity as per accommodation schedule. Mailboxes inset within self-coloured MDF joinery wall panelling.

Parcel and laundry concierge boxes standard finish TBC.

Lighting – Refer to Specifications from Deltalight and Orlight.

Building B – Lobby

Ceilings - Linear prime oak timber suspended feature ceiling system nominal 25mm x 120mm slats at 100mm centres TBC. Centred above lift lobby area.

Painted suspended MF plasterboard ceiling with painted perimeter shadow gap over entrance draught lobby. Within main lift lobby form suspended plasterboard bulkheads on both sides of linear timber suspended ceiling and run into façade, alcove and staircase areas with painted perimeter shadow gap.

Stained timber panel ceiling to alcove area within main lift lobby area.

Floors – Full grey clay brick pavers as internal floor finish laid on manufacturer approved mortar bed. Size: 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval.

Floors to draft entrance lobby to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls – All wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail. Draught lobby walls to be built out to create recesses for mailboxes and laundry / parcel boxes.

All openings and linings to receive shadow gap detail.

Lobby Stair - Form first 5 steps with timber treads & risers with stainless steel flat bar inserts and ceiling to tread stainless steel flat bars as balustrade. The remaining flight and landings to be constructed in precast concrete with full grey clay brick pavers laid on manufacturer approved mortar bed to treads and risers. Size: 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval. Provide stainless steel studs.

Provide timber handrail in prime oak to one side~~s~~ of stairs.

Inner Lobby Doors – Full-height aluminium framed internal glazed screen & leaf and a half doors. Door height to match lift doors Inner. Satin anodised aluminium finish to frames. Glazing to clear glass opticlear with glazing manifestation as wayfinding.

Fixtures and Fittings - Alcove recess formed in stained timber panelling to 3 sides and ceiling.

Full length joinery bench with fabric upholstered seat pads to back of alcove with aluminium shelving above. Provide recessed LED strip lighting to wall and shelving joinery support junction.

Form joinery seating in line with lower window transom with black stained timber ledge and upholstered seat pad. Refer to interior Architect's drawings for extent.

Wall-inset bank of mailboxes finished sprayed matt white. Quantity as per accommodation schedule. Mailboxes inset within built out plasterboard wall lining.

Parcel and laundry concierge boxes finished with black veneer.

Lighting - Draught lobby – directional downlighter

Lift lobby – Track lighting suspended between timber slats, directional and linear downlight and wall lights throughout.

Refer to Emulsion Architect's RCP drawing for locations and extent

Building C – Lobby

Ceilings – Lift lobby area - linear prime oak timber suspended feature ceiling system split into nominal 25mm x 120mm slats at 100mm and 200mm centres - extent as shown on Emulsion Architect's RCP drawing: 698_C_102.

All other areas to receive painted suspended MF plasterboard ceiling with painted perimeter shadow gap detail.

Floors - Terracotta clay brick pavers as internal floor finish laid on manufacturer approved mortar bed. Size: TBC 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval.

Floors to draft entrance lobby to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls – Pale terracotta pavers as feature wall cladding using proprietary brick slip system.

Self-coloured MDF joinery wall panelling built out to create recess for post boxes, parcel and laundry concierge boxes in draught lobby and within lift lobby for seating alcoves and walls around lifts – extent as shown on Emulsion Architect's drawing: 698_C_101A

All remaining wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail.

Inner Lobby Doors - Aluminium framed internal glazed screen & leaf and a half doors. Door height to match lift doors Inner. Anodised aluminium finish to frames and flush stainless steel threshold. Glazing to clear glass opticlear with glazing manifestation as wayfinding.

Fixtures and Fittings – Recessed alcove seating within lift lobby lined with 27mm thick colour-stained novatop swp three layer panels A Grade Spruce banquette seat with upholstered pad.

Colour stained 45mm thick novatop swp three layer panels A Grade Spruce window feature desk/seat/bar ledge seat with upholstered pad.

Wall-inset bank of mailboxes powder-coated custom RAL colour TBC quantity as per accommodation schedule. Mailboxes.

Parcel and laundry concierge boxes standard finish TBC. Inset within self-coloured MDF joinery wall panelling.

Lighting – Refer to Emulsion Lighting Schedule.

Building D – Lobby

Ceilings – Lift lobby area - linear prime oak timber suspended feature ceiling system split into nominal 25mm x 120mm slats at 100mm and 200mm centres. Acoustic ~~baffles~~ circular ceiling feature ~~with linear fabric baffles TBC~~ approx. diameter 3.8m – extent as shown on Emulsion Architect's RCP drawing: 698_D_102.

All other areas to receive painted suspended MF plasterboard ceiling ~~with painted perimeter shadow gap detail~~.

Floors - Pale terracotta clay brick pavers as internal floor finish laid on manufacturer approved mortar bed. Size: TBC 200mm long x 50mm wide x 65mm high. 3mm coloured mortar joints to be confirmed with sample panel test to be provided for approval.

Carpet finish with proprietary carpet edge trim to work zone area - For type and colour refer to Emulsion Finishes Schedule.

Floors to draft entrance lobby, through to main lobby and towards lifts to be heavy duty aluminium plank entrance matting system with black anodised aluminium tracks with recessed matwell frame.

Walls - Form internal walls for kitchen, stores, disabled WC and parcel / laundry store using metal stud partition systems. To be installed full-height slab-to-slab (by British Gypsum, or equivalent), achieve a 'Severe' structural rating to BS 5234, and be sealed to slabs where required for fire and acoustics.

Terracotta red pavers as feature wall cladding using proprietary brick slip system.

Self-coloured MDF joinery wall panelling built out to create recess for post boxes, parcel and laundry concierge boxes, for seating, shelving alcoves and walls around lifts - extent as shown on Emulsion Architect's drawing: 698_D_101A

All remaining wall finishes to be painted plasterboard with flush skirting & 10mm shadow gap detail.

Kitchen - Fitted kitchen units to include doors, worktop, sink with tap, dishwasher and fridge. Specification as per apartments for Buildings B, C & D.

Disabled WC - Fit-out specification as per Emulsion drawings and schedules. To be designed and fitted for full M4 (3) compliance.

Inner Lobby Doors - Aluminium framed internal glazed double doors. Door height to match lift doors Inner. Anodised aluminium finish to frames. Glazing to clear glass opticlear with glazing manifestation as wayfinding.

Meeting Room Doors and Screens - Room partition in spruce timber as per Emulsion drawings and schedules. Glazing to clear glass opticlear all to match inner lobby doors.

Internal Door sets - Coloured MDF clad doorsets 2.3m door leaf height with surrounding panelling as architraves, detailed specification including access control, PAS 24, vision panel, acoustic & fire-rating requirements TBC.

Fixtures and Fittings - Recessed alcove seating within lined with 27mm thick colour-stained novatop swp three layer panels A Grade spruce banquette seat with upholstered pad.

Recessed shelving alcove lined with colour-stained 27mm novatop swp three layer panels A Grade spruce & matching shelves

Colour-stained 45mm novatop swp three layer panels A Grade spruce window feature seat with upholstered pads

Wall-inset bank of mailboxes powder-coated custom RAL colour TBC, surrounded with aluminium shelving. Quantity as per accommodation schedule. Mailboxes.

Parcel and laundry concierge boxes standard finish TBC. Inset within self-coloured MDF joinery wall panelling.

Lighting - Refer to Emulsion Lighting Schedule.

8.4.2 Lifts

Buildings A, B, C & D have individual cores. The 4 cores will each have two 13-person passenger/evacuation lifts, and one of which will be a fire-fighting lift. For lift specification and requirements refer to TÜV SÜD Limited Dunbar Boardman documentation.

Building A - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors, architraves frames with mirror partially to one side wall.
- Controls: KSS 700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Satin Stainless Steel
- Floor Finish quoted: Quartz Gray Rubber RC31 TBC.

Building B - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors and architraves with mirror partially to one side wall.
- Controls: KSS700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Stainless Steel
- Floor finish: Quartz Gray Rubber RC31 TBC

Building C - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors and architraves with mirror partially to one side wall.
- Controls: KSS700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Stainless Steel
- Floor finish: Porcelain tile - For type and size refer to Emulsion Finishes Schedule

Building D - Lift Interior finish - Standard lift car finishes for Kone Mono 500 series:

- Finish: Brushed Stainless Steel to walls, ceiling, doors and architraves with mirror partially to one side wall.
- Controls: KSS700 / KSC 733 - Refer to Emulsion specification.
- Handrail: HR64
- Ceiling: Stainless Steel
- Floor finish: Porcelain tile - For type and size refer to Emulsion Finishes Schedule

8.4.3 Core Stairs

Ceilings - Generally bare concrete to stair soffits.

Floors - Staircases will be precast concrete with contrasting nosings to stairs.

- For Building A - Vinyl to stair steps from basement to Level 2 only. Colour tbc.
- For Building BCD - Vinyl to stair steps from basement to Level 2 only. Colour tbc.

Walls - Bare concrete walls to Building A - RAL painted walls from level 00 to level 02 for building B, C & D.

Fixtures and Fittings - Balustrades will be fabricated from steel flat standards and rails with infill balusters also of steel flats,

Galvanized and painted, Specification TBC

Handrails 40mm diameter stainless steel.

8.4.4 Common Corridors and Lift Lobbies

Building A

Ceilings - Profile linear metal suspended ceiling with perforated metal ceiling panels with perimeter plasterboard margin. To achieve required fire rating and sound absorption as stated on fire strategy and acoustic reports. Ceiling planks to be powder coated to a standard RAL colour. Full specification TBC.

Floors - Forbo Marmoleum - Walton decibel floor or similar. Specification and colour TBC.

Walls - Matt emulsion painted walls. Colour TBC.

Core & Common Area Doors - Painted flush timber doorsets 2.040m high with 45mm flush architrave detail TBC finish to match apartment entrance doors fire rated line with fire strategy requirements. Detailed specification including access control, PAS 24, vision panel, acoustic requirements, statutory signage and ironmongery TBC. Note: Common Parts door leafs to be standard dimensions.

Riser Doors - Frameless "Selo" riser doors or similar. Doors to suit fire strategy and acoustic requirements.

Lighting - Feature corridor end walls with encapsulate RGB 30 stick lite tubes L1525mm and coloured mirror backing. Fixed and directional ceiling mounted downlights along corridor and above lift lobbies.

Edge protection to lift reveals - 50mm x 100mm half height anodised aluminium – Fluorescent RAL colour (TBC) to match finished wall colour and secret fixed.

Buildings B, C & D

Ceilings - Profile linear metal suspended ceiling with perforated metal ceiling panels with perimeter plasterboard margin. To achieve required fire rating and sound absorption as stated on fire strategy and acoustic reports. Ceiling planks to be powder coated to a standard RAL colour. Full specification TBC.

Floors - Ribbed coloured carpet with acoustic underlay. Specification TBC

Walls - Matt emulsion painted walls. Colour TBC.

Core & Common area Doors - Painted flush timber doorsets 2.040m high with 45mm flush architrave detail TBC finish to match apartment entrance doors fire rated line with fire strategy requirements. Detailed specification including access control, PAS 24, vision panel, acoustic requirements, statutory signage and ironmongery TBC.

Lighting - Feature corridor end walls with encapsulate RGB 30 stick lite tubes L1525mm and coloured mirror backing. Fixed and directional ceiling mounted downlights along corridor and above lift lobbies.

Edge protection to lift reveals - Buildings B, C & D - 50mm x 100mm full height anodised aluminium – RAL colour (TBC) to match finished wall colour and secret fixed.

8.5 Apartment Finishes

8.5.1 General Provisions

- Entrance doors will be PAS 24 rated and to Secured By Design recommendations.
- Apartment entry doors in Building A, B, C & D to have a door leaf height of 2040mm. Apartment Entrance doors to have extended timber reveals.
- All internal apartment doors in Building A to have a door leaf height of 2040mm
- All internal apartment doors in Buildings B, C & D to have a door leaf height of 2300mm.
- Back of house doors to have standard dimensions.
- Apartment entrance door ironmongery and locking mechanism TBC
- Access control and intercom installation will be in accordance with the Building Services Consultant's specification.
- Video entry phone to car park entrance, car park, building lobby entrance and apartment entrances.
- Smart utility metering – TBC by Building Services Consultant's specification
- Telephone points in living room and master bedroom
- Switch plates, power sockets and multi grid plates - specification and finishes TBC
- Paint finish to walls and ceilings (to be moisture resistant where applicable)
- For floor to ceiling heights refer to drawings.
- Ceiling bulkhead between entrance corridors and living rooms / kitchens areas to allow for services.
- LED or low energy lighting
- Recessed sprinklers and smoke detectors to apartments in accordance with the fire strategy requirements.
- Threshold strips between different floor finishes by Schluter or similar.

8.5.2 Internal Walls

Internal non load bearing partitions will be a plasterboard on metal stud frame system by British

Gypsum or equivalent, sealed to slabs where and as required for fire and acoustic requirements.

Acoustic properties of walls will be appropriate to reduce/prevent noise transfer. Walls in wet areas to have tile backer board such as Wedi board or equivalent.

To provide required air tightness values where applicable.

Plywood patressing to be provided where and as necessary as fixing grounds for fixtures, fittings and services.

Building A

Apartment Entrance Halls

Ceilings - Suspended plasterboard ceiling with emulsion paint finish – Paint colour code TBC.

Floors - Cork or rubber tiles – Specification TBC.

Walls - Plasterboard walls with white emulsion paint finish – Paint colour code TBC.

Fixtures and Fittings - Wall hung mesh display panel.

Lighting - LED ceiling downlights

Joinery - Apartment entrance doors to be lacquer painted with matching hardwood frame assembly. Door Leaf to be 926mm x 2040mm. To be PAS 24 rated and to Secured By Design recommendations. Paint colour code TBC. Internal doors painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC. Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Utility Cupboards and Built-in Storage

Ceilings - Suspended plasterboard ceiling with white emulsion paint finish – Paint colour code TBC.

Floors - Cork or rubber tiles – Specification TBC.

Walls - Plasterboard walls with matt emulsion paint finish – Paint colour code TBC.

Lighting - LED ceiling downlights.

Joinery - Internal doors leafs to be standard widths(mm) x 2040mm painted eggshell, with hardwood frames and architraves. Paint colour code TBC. Egg shell painted planted square edged 100mm x 15mm MDF skirting to cupboard interior. Paint colour code TBC.

Living Rooms

Ceilings - Suspended plasterboard ceiling with matt white emulsion paint finish – Paint colour code TBC.

Floors - Cork or rubber tiles – Specification TBC.

Walls - Plasterboard walls with matt emulsion paint finish – Paint colour code TBC.

Lighting - LED ceiling downlights.

Joinery - Internal doors leafs to be standard widths(mm) x 2040mm painted eggshell, with matching hardwood frames and architraves. Paint colour code

TBC. Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bedrooms

Ceilings - Suspended plasterboard ceiling with matt emulsion paint finish – Paint colour code TBC.

Floors - Sisal carpet – Specification TBC.

Walls - Plasterboard walls in matt emulsion paint finish – Paint colour code TBC. Master bedroom and second bedrooms to receive different colour matt emulsion paint finishes – Paint colour code TBC.

Lighting - LED ceiling downlights

Joinery - Internal doors leafs to be standard widths(mm) x 2040mm painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC. Egg shell planted painted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bespoke freestanding wardrobes to bedrooms. Doors, side panels, carcass and internal shelving finished in Egger laminate or similar. Matt black powder coated 25 mm square metal profile to base of wardrobes. Rails and hinges in matt black finish.

En-Suite Shower (Bathroom Pod System)

Ceilings - Suspended plasterboard ceiling with white moisture resistant soft sheen paint finish – Paint colour code TBC.

Floors - Porcelain floor tile - product code: Leptos / 2SCT3083 in MATT R9 colour. Dimensions: 300mm x 300mm x 8mm by Solus Ceramics Limited.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour code TBC.

Porcelain tile to sink recess back and side wall. Black 100mm x 100mm x 7mm - Taurus Range by Domus Tiles.

Porcelain tile to shower enclosure to back and side wall. Satin white 300mm x 300mm x 7mm - Modular 5QNA368 by Solus Ceramics Limited.

Hi-Macs to front of shower riser. Matt white – product code TBC. By LG Hausys Europe GMBH, Germany.

White aluminium tile trim – Schluter Jolly by Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Lighting - 3 no. LED ceiling downlights.

Joinery - Cistern boxing out, cabinet unit doors and pipe enclosure below basin in Hi-Macs – finish Matt. Product code TBC. By LG Hausys Europe GMBH, Germany.

Cabinet interior in waterproof MDF. Finish TBC.

Niche below cabinet to be formed in 18mm thick recycled plastic with bespoke pattern by Plasticiet.

50mm high painted waterproof MDF in moisture resistant soft sheen paint finish. Paint colour code TBC.

Family Bathroom (Pod System)

Ceilings - Suspended plasterboard ceiling with moisture resistant soft sheen paint finish – Paint colour code TBC

Floors - Porcelain floor tile - product code: Leptos / 2SCT3083 in MATT R9 colour. Dimensions: 300mm x 300mm x 8mm by Solus Ceramics Limited.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour TBC.

Porcelain tile to sink recess back and side wall. Matt dark grey / black 100mm x 100mm - Westlock Range – product code TBC. By Domus Tiles.

Porcelain tile to shower enclosure to back and side wall. Satin white 300mm x 300mm x 7mm - Modular 5QNA368 by Solus Ceramics Limited.

Hi-Macs to front of bath riser and bath panel. Matt white – product code TBC. By LG Hausys Europe GMBH, Germany.

White aluminium tile trim – Schluter Jolly by Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Lighting - 3 no. LED ceiling downlights.

Joinery - Cistern boxing out, cabinet unit doors and pipe enclosure below basin in Hi-Macs – finish in Matt. Product code TBC. By LG Hausys Europe GMBH, Germany.

Cabinet interior in waterproof MDF. Finish TBC.

Niche below cabinet to be formed in 18mm thick recycled plastic with bespoke pattern by Plasticiet.

50mm high painted waterproof MDF in moisture resistant soft sheen paint finish. Paint colour code TBC.

Kitchens

Ceilings - Suspended plasterboard ceiling with white matt emulsion paint finish – Paint colour code TBC

Floors - Cork or rubber tiles – Specification TBC

Walls - Plasterboard walls to splashbacks, walls above kitchen cabinets and kitchen side walls (where kitchens are in alcove) in easy care kitchen paint (wipeable) and moisture resistant – Paint colour code TBC.

Fixtures and Fittings - Kitchen tap Tropic Side TP714dM lever kitchen mixer. Powder coated stainless steel in matt black finish by Crosswater.

Kitchen sink manufacturer and type TBC.

Integrated appliances TBC

Small power sockets and lighting switches – Specifications TBC.

Lighting - LED ceiling downlights. Integrated kitchen LED lighting TBC.

Joinery - Base cabinets door / drawer fronts in standard Matt Egger laminate – Product code TBC.

Upper cabinet doors in standard Matt Egger laminate – Product code TBC.

Tall units in Matt Moon Egger laminate or veneer – Product code TBC.

Upper and lower cabinets carcass in 18mm thick matt dust grey or waly melamine MFC – Final finish TBC.

Worktop, splashback and lower cabinet end panel (on freestanding kitchens only) in 18mm thick matt Hi-Macs with 30 mm downstand to worktop edge.

Edge pull handle to base cabinets and tall units only in powder coated matt black finish. Manufacturer and product code TBC.

MDF kitchen plinth with aluminium kick plate finish. Product code TBC.

Finishes Schedules

Refer to the following Finishes Schedules.

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN = SUITE									
FL-106	FLOOR TILE	LEPTOS / 2SCT3085	PORCELAIN	MATT R9	300 MM X 300 MM X 8 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BRIMINGHAM, B11 2QX PETE TOULE T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM			PLEASE ALLOW £25 PER SQM
WL-113	WALL TILE	TAURUS RANGE	PORCELAIN	BLACK	100 x 100 X 7 MM	DOMUS TILES DOMUS WEST 1, 23-25 EASTCASTLE STREET, LONDON, W1W 8DF ROB ALEXANDER T: 020 8481 9500 M: 07969 924263 E: ROB.ALEXANDER@DOMUSGROUP.COM	SINK RECESS BACK AND SIDE WALLS		PLEASE ALLOW £25 PER SQM
WL-114	WALL TILE	MODULAR SQNA368	PORCELAIN	SATIN WHITE	300X 300 X 7 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BRIMINGHAM, B11 2QX PETE TOULE T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM	SHOWER ENCLOSURE, BACK AND SIDE WALL		PLEASE ALLOW £25 PER SQM
SF-105	CISTERN, CABINET DOORS AND PIPE ENCLOSURE	TBC FROM PRICE GROUP B	HI - MACS	MATT	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: +44 (0) 2072886417 E:MARK.ROBINSON@LATHAMS.CO.UK	CISTERN BOXING OUT, CABINET UNIT DOORS AND PIPE ENCLOSURE BELOW BASIN		
SF-106	CABINET INTERIOR	PAINT/CODE TBC	WATERPROOF MDF	TBC	SEE DRAWINGS	CONTRACTOR TO ADVISE			CARCASS
SF-107	NICHE BELOW CABINET	TBC FROM BESPOKE RANGE	RECYCLED PLASTIC	TBC	18MM THICK	PLASTICJET GALILEISTRAAT 15, 3029 AL ROTTERDAM, NETHERLANDS T: +316 1529 3314 CONTACT: JOOST BINGEMANS E:INFO@PLASTICJET.COM			
WL-115	RISER CLADDING	TBC FROM PRICE GROUP B	HI - MACS	MATT WHITE	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: +44 (0) 2072886417 E:MARK.ROBINSON@LATHAMS.CO.UK.	FRONT OF RISER		
WL-116	PAINTED WALLS	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL, WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL. COM	NON TILED WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN = SUITE									
WL-117	CEILING	PAINT/CODE TBC	PAINT	WHITE MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM			
TR-103	TILE TRIM	SCHLUTER JOLLY	ALUMINIUM	WHITE	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-5 BARDON 22, BEVERIDGE LANE, COALVILLE, LEICESTERSHIRE, LE67 1TE T:+44 (0) 1530 813396			
SK-106	FLUSH SKIRTING	PAINT CODE TBC	PAINTED WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN	H50MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	SKIRTING TO PAINTED WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
FL-106	FLOOR TILE	LEPTOS/25CT3083	PORCELAIN	MATT R9	300 MM X 300 MM X 8 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BRIMINGHAM, B11 2QX PETE TOULE T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM			PLEASE ALLOW £25 PER SQM
WL-113	WALL TILE	WESTLOCK RANGE/CODE TBC	PORCELAIN	MATT DARK GREY/BLACK	100 x 100 X ?	DOMUS TILES DOMUS WEST 1, 23-25 EASTCASTLE STREET, LONDON, W1W 8DF ROB ALEXANDER T:020 8481 9500 | M:07969 924283 E: ROB.ALEXANDER@DOMUSGROUP.COM	SINK RECESS BACK AND SIDE WALLS		PLEASE ALLOW £25 PER SQM
WL-114	WALL TILE	MODULAR SQNA368	PORCELAIN	SATIN WHITE	300X 300 X 7 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BRIMINGHAM, B11 2QX PETE TOULE T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM	SHOWER ENCLOSURE. BACK AND SIDE WALL		PLEASE ALLOW £25 PER SQM
SF-105	CISTERN, CABINET DOORS AND PIPE ENCLOSURE	TBC FROM PRICE GROUP B	HI - MACS	MATT	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: -44 (0) 2072886417 E:MARK.ROBINSON@LATHAMS.CO.UK	CISTERN BOXING OUT, CABINET UNIT DOORS AND PIPE ENCLOSURE BELOW BASIN		
SF-106	CABINET INTERIOR	PAINT/CODE TBC	WATERPROOF MDF	TBC	SEE DRAWINGS	CONTRACTOR TO ADVISE			CARCASS
SF-107	NICHE BELOW CABINET	TBC FROM BESPOKE RANGE	RECYCLED PLASTIC	TBC	18MM THICK	PLASTICJET GALILEÏSTRAAT 15, 3029 AL ROTTERDAM, NETHERLANDS T: +316 1529 3314 CONTACT: JOOST DINGEMANS E:INFO@PLASTICJET.COM			
WL-115	RISER CLADDING & BATH PANEL	TBC FROM PRICE GROUP B	HI - MACS	MATT WHITE	SEE DRAWINGS	LATHAMS TOPCLIFFE CLOSE, CAPITOL PARK EAST, TINGLEY, LEEDS, WEST YORKSHIRE, WF3 1DR MARK ROBINSON T: -44 (0) 2072886417 E:MARK.ROBINSON@LATHAMS.CO.UK	FRONT OF RISER AND BATH PANEL		
WL-118	PAINTED WALLS	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL, WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	NON TILED WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
WL-117	CEILING & BATH/SHOWER	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	SEE DRAWINGS	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM			
TR-103	TILE TRIM	SCHLUTER JOLLY	ALUMINIUM	WHITE	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-5 BARDON 22, BEVERIDGE LANE, COALVILLE, LEICESTERSHIRE, LE67 1TE T:+44 (0) 1530 813396			
SK-107	FLUSH SKIRTING	PAINT CODE TBC	PAINTED WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN	H50MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	SKIRTING TO PAINTED WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION (S)	IMAGE	NOTES
KITCHEN									
KT-07	BASE CABINET DOORS, DRAWERS AND OPEN SHELVING	TBC	STANDARD EGGER LAMINATE	MATT	SEE DRAWINGS	COMMODORE KITCHENS ACORN HOUSE, GUMLEY ROAD, GRAYS,RM20 4XP LISA MCCORMIC M: 07770363011 T: 01375 382 323 E: LISA.MCCORMICK@COMMODOREDESIGN.COM	BASE CABINETS DOOR/DRAWERS FRONTS		
KT-08	UPPER CABINET DOORS	TBC	STANDARD EGGER LAMINATE	MATT	SEE DRAWINGS	AS ABOVE			
KT-09	TALL UNITS	TBC	MOON EGGER LAMINATE OR VENEER	MATT	SEE DRAWINGS	AS ABOVE			
KT-10	CARCASS	DUST GREY OR WALY	MELAMINE MFC	MATT	18MM THICK	AS ABOVE	UPPER AND LOWER CABINETS CARCASS		FINAL FINISH TBC. PRICE IS THE SAME FOR BOTH FINISHES
KT-11	WORKTOP AND SPLASHBACK	TBC	HI-MACS	MATT	12MM THICK WITH 30 MM DOWNSTAND TO WORKTOP EDGE	AS ABOVE	WORKTOP, SPLASHBACK AND LOWER CABINET END PANEL (ON FREESTANDING KITCHENS ONLY)		
KT-12	EDGE PULL HANDLE	TBC	TBC	POWDER COATED MATT BLACK	TBC	TBC	BASE CABINETS AND TALL UNITS ONLY		TOUCH LATCHES TO UPPER CABINETS
KT-13	PAINT	PAINT CODE TBC	EASYCARE KITCHEN PAINT (WIPEABLE) AND MOISTURE RESISTANT	MATT	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	SPLASHBACK, WALLS ABOVE KITCHEN CABINETS AND KITCHEN SIDE WALLS (WHERE KITCHENS ARE IN ALCOVE)		
KT-14	KICK PLATE	TBC	MDF	ALUMINIUM		COMMODORE KITCHENS ACORN HOUSE, GUMLEY ROAD, GRAYS,RM20 4XP LISA MCCORMIC M: 07770363011 T: 01375 382 323 E: LISA.MCCORMICK@COMMODOREDESIGN.COM			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION (S)	IMAGE	NOTES
KITCHEN									
KT-16	TAP	TP714DM TROPIC SIDE LEVER KITCHEN MIXER	POWDER COATED STAINLESS STEEL	MATT BLACK	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
GENERAL									
FL-107	FLOOR	TBC	CORK TILES/RUBBER TBC	TBC	TBC	TBC	CORRIDORS, KITCHEN, LIVING ROOMS SERVICE AND STORAGE CUPBOARDS		
FL-108	CARPET	TBC	SISAL	TBC	TBC	TBC	BEDROOMS ONLY		
SK-108	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	CORRIDORS, KITCHEN, LIVING ROOMS AND BEDROOMS.		
SK-109	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	AS ABOVE	MASTER BEDROOM FEATURE WALL ONLY		
SK-110	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	AS ABOVE	SECOND BEDROOM FEATURE WALL ONLY		
SK-111	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH	100 X 15MM	AS ABOVE	STORAGE/SERVICE CUPBOARDS		
ID-103	INTERNAL DOORS AND PLANTED ARCHITRAVES	PAINT/CODE TBC	PAINT	EGSHELL FINISH	N/A	AS ABOVE			
WL-119	SERVICE/STORAGE CUPBOARD AND SURROUNDING WALS PAINTED WALLS	PAINT/CODE TBC	PAINT	MATT EMULSION FINISH	N/A	AS ABOVE	SERVICE/STORAGE CUPBOARD EXTERNAL WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION (S)	IMAGE	NOTES
GENERAL									
WL -120	WALLS	PAINT/CODE TBC	PAINT	MATT EMULSION FINISH	N/A	AS ABOVE	CORRIDORS, LIVING ROOMS, MASTER BEDROOM, SECOND BEDROOM, INSIDE SERVICE AND STORAGE CUPBOARDS		
WL -121	WALLS	PAINT/CODE TBC	PAINT	DULUX MATT EMULSION	N/A	AS ABOVE	MASTER BEDROOM FEATURE WALL		
WL-122	WALLS	PAINT/CODE TBC	PAINT	DULUX MATT EMULSION	N/A	AS ABOVE	SECOND BEDROOM FEATURE WALL		
WL -123	CEILINGS	PAINT/CODE TBC	PAINT	WHITE DULUX MATT EMULSION	N/A	AS ABOVE	ALL CEILINGS		
WB -103	WARDROBE	PAINT/CODE TBC	EGGER LAMINATE OR SIMILAR	TBC	18-20MM THICK	TBC	WARDROBE DOORS AND SIDE PANELS		
WB -104	WARDROBE	PAINT/CODE TBC	EGGER LAMINATE OR SIMILAR	TBC	18-20MM THICK	TBC	WARDROBE CARCASS AND INTERNAL SHELVING		
ED - 102	ENTRANCE DOOR, REVEAL AND ARCHI-TRAVE	PAINT/CODE TBC	LACQUERED DOOR, REVEAL AND ARCHITRAVE	LACQUER	N/A	TBC	APARTMENT ENTRANCE		
DT - 101	DOOR THRESHOLD	TBC	TBC	TBC	TBC	SCHLUTER OR SIMILAR	BETWEEN DIFFERENT FLOOR FINISHES		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
GENERAL									
SF - 108	MESH PANEL	TBC	METAL	TBC	TBC	TBC	APARTMENT ENTRANCE LOBBY		

Sanitaryware

The Sanitaryware Schedules for Building A~~, and~~ is highlighted on the following pages. These will be developed and specified fully at Stage 4.

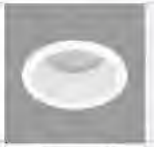
ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
SW-123	WASH BASIN	LAUFEN LIVING 817431 - 109	VITREOUS CHINA	WHITE	500 X 460 X 140	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T: 07710308612 WWW.LAUFEN.COM			NO TAP HOLE
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 820966 + 898966	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			
SW-103	SHOWER TRAY	SOLUTIONS 21544.1	MARBOND COMPOSITE	WHITE	1200 X 800 X 38 MM	AS ABOVE			SHOWER DRAIN INCLUDED
BR-124	WALL MOUNTED TAP	MIKE PRO PRO120WNM	POWDER COATED STAINLESS STEEL	MATT BLACK	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-125	BOTTLE TRAP	MIKE PRO PRO0402M	POWDER COATED STAINLESS STEEL	MATT BLACK	TBC	AS ABOVE			
BR-126	WASTE	MIKE PRO PRO0260M	POWDER COATED STAINLESS STEEL	MATT BLACK	64 MM DIAMETER	AS ABOVE			
BR-127	FLUSH PLATE	TYPE 10 116.056.KM.1	PLASTIC	BLACK AND CHROME (RING)	94 MM DIAMETER	GEBERIT GEBERIT HOUSE,EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776588270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM - 111.004.00.1 CONCEALED CISTERN 12CM - 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
BR-128	FRAMELESS SHOWER SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE			SCREEN TO INCLUDE ALL NECESSARY SEALS
BR-129	SHOWER SCREEN HINGES	TBC	METAL	CHROME	TBC	POD MANUFACTURER TO ADVISE			
BR-130	SHOWER VALVE	TWO WAY SHOWER MIXER PRO1500RC	CHROME	CHROME	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-131	SHOWER HEAD	PRO300C	STAINLESS STEEL	CHROME	300 MM DIAMETER	AS ABOVE			
BR-132	SHOWER ARM	PRO684C	STAINLESS STEEL	CHROME	380MM PROJECTION	AS ABOVE			
BR-133	TOWEL RAIL	MD062 AXIS	METAL	CHROME	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS MARK PATE T: 01902367000 M: +44 (0)7766 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS.
BR-134	TOILET ROLL HOLDER	906 A/K	METAL	MATT BLACK	L282 x H85 x D125 MM	RADIUS DESIGN HAMBURGER STR. 6A D-50321 BRÜHL T: +49 2232 76 36 53 E: INFO@RADIUS-DESIGN.DE			PLEASE ALLOW £40
BR-135	MIRROR	TBC	FRAMELESS MIRROR	SILVER	L900 X W700	POD MANUFACTURER TO ADVISE			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
BR-136	COAT HOOK	PRO021M	POWDER COATED STAINLESS STEEL	MATT BLACK	L30 X W20 X W20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
LF - 101	DOWNLIGHT	AQUASPOT IP65 FG WH	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T:01923851890 WWW.ORLIGHT.COM			
SP-102	SHAVER SOCKET	HARTLAND CFX DUAL VOLTAGE UNSWITCHED SOCKET 7BCSHSB	METAL	MATT BLACK WITH BLACK INSERT	H146 X W86 X 4MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-5 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0)1747 860088 E: INFO@HAMILTON-LITESTAT.COM WWW.HAMILTON-LITESTAT.COM	SEE DRAWINGS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION (S)	IMAGE	NOTES
FAMILY BATHROOM									
SW-123	WASH BASIN	LAUFEN LIMING 817431 - 109	VITREOUS CHINA	WHITE	500 X 460 X 140	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T: 07710308612 WWW.LAUFEN.COM			NO TAP HOLE
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 820966 + 898966	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			
SW-104	BATH	ROCA THE GAP DOUBLE ENDED BATH Z024722000	ACRYLIC	WHITE	L1700 X W700 X H540 MM	AS ABOVE			
BR-124	WALL MOUNTED TAP	MIKE PRO PRO120WNM	POWDER COATED STAINLESS STEEL	MATT BLACK	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-125	BOTTLE TRAP	MIKE PRO PRO0402M	POWDER COATED STAINLESS STEEL	MATT BLACK	TBC	AS ABOVE			
BR-126	WASTE	MIKE PRO PRO0260M	POWDER COATED STAINLESS STEEL	MATT BLACK	64 MM DIAMETER	AS ABOVE			
BR-127	FLUSH PLATE	TYPE 10 116.056.KM.1	PLASTIC	BLACK AND CHROME (RING)	94 MM DIAMETER	GEBERIT GEBERIT HOUSE, EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776588270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM - 111.004.00.1 CONCEALED CISTERN 12CM - 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
BR-137	FRAMELESS BATH SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE			SCREEN TO INCLUDE ALL NECESSARY SEALS
BR-138	BATH SCREEN BRACKETS	TBC	CHROME	CHROME	TBC	POD MANUFACTURER TO ADVISE			
BR-139	BATH/SHOWER VALVE	THERMOSTATIC VALVE 3 WAY DIVERTER PRO 3001RV	STAINLESS STEEL	CHROME		CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-131	SHOWER HEAD	PRO300C	STAINLESS STEEL	CHROME	300 MM DIAMETER	AS ABOVE			
BR-132	SHOWER ARM	PRO684C	STAINLESS STEEL	CHROME	380MM PROJECTION	AS ABOVE			
BR-133	TOWEL RAIL	MD062 AXIS	METAL	CHROME	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS MARK PATE T: 01902387000 M: +44 (0)7766 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS. BRACKETS TO HAVE ROUND CAPS
BR-134	TOILET ROLL HOLDER	906 A/K	STAINLESS STEEL	MATT BLACK	L282 x H85 x D125 MM	RADIUS DESIGN HAMBURGER STR. 6A D-50321 BRÜHL T: +49 2232 76 56 53 E: INFO@RADIUS-DESIGN.DE			PLEASE ALLOW £40
BR-140	BATH FILLER	PRO035SC	STAINLESS STEEL	CHROME	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK	FAMILY BATHROOM ONLY		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
BR-141	HANDHELD SHOWER	SHOWER KIT WITH WALL OUTLET PRO965C	STAINLESS STEEL	CHROME	SEE DRAWINGS	AS ABOVE	FAMILY BATHROOM ONLY		
BR-139	MIRROR	TBC	FRAMELESS MIRROR	SILVER	L900 X W700	POD MANUFACTURER TO ADVISE			
BR-136	COAT HOOK	PRO021M	POWDER COATED STAINLESS STEEL	MATT BLACK	L30 X W20 X W20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
LF - 101	DOWNLIGHT	AQUASPOTIP65 FG WH	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T: 01923851890 WWW.ORLIGHT.COM			
SP-102	SHAVER SOCKET	HARTLAND CFX DUAL VOLTAGE UNSWITCHED SOCKET 78CSHSB	METAL	MATT BLACK WITH BLACK INSERT	H146 X W86 X 4MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-6 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0) 1747 860088 E: INFO@HAMILTON-LITESTAT.COM WWW.HAMILTON-LITESTAT.COM	SEE DRAWINGS		

Buildings B, C & D

Apartment Entrance Halls

Ceilings - Suspended plasterboard ceiling with matt emulsion paint finish – Paint colour code TBC.

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Plasterboard walls in with white matt emulsion paint finish – Paint colour code TBC

Lighting - LED ceiling downlights

Joinery - Apartment entrance doors to be timber veneer with matching hardwood frame assembly. Door Leaf to be 926mm x 2040mm. To be PAS 24 rated and to Secured By Design recommendations. Manufacturer and product code TBC.

Internal doors painted eggshell, with matching hardwood frames and architraves, Paint colour code TBC.

Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Utility Cupboards with Built-in Storage

Ceilings - Suspended plasterboard ceiling with white emulsion paint finish – Paint colour code TBC.

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Interior plasterboard walls with matt emulsion paint finish – Paint colour code TBC.

Exterior plasterboard walls with dark green / rusty orange matt emulsion paint finish – Finish and paint colour code and coverage TBC.

Lighting - LED ceiling downlights.

Joinery - Interior side doors leafs to be standard widths(mm) x 2040mm painted eggshell. Paint colour code TBC.

Exterior side doors and flush architraves in dark green / rusty orange eggshell painted. Finish and paint colour code TBC.

Egg shell painted planted square edged 100mm x 15mm MDF skirting to cupboard interior walls. Paint colour code TBC.

Flush 100mm x 15mm MDF skirting with shadow gap painted in eggshell dark green / rusty orange eggshell to cupboard exterior walls. Finish and paint colour code TBC.

Living Rooms

Ceilings - Suspended plasterboard ceiling with matt white emulsion paint finish – Paint colour code TBC

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Plasterboard walls with matt white emulsion paint finish – Paint colour code TBC

Lighting - LED ceiling downlights

Joinery - Internal doors leafs to be standard widths(mm) x 2300mm painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC.

Egg shell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bedrooms

Ceilings - Suspended plasterboard ceiling with emulsion paint finish – Paint colour code TBC

Floors – Bedroom Carpet to be Cormar boucle neutrals. 50% wool / 50% polyester - Chiswick Oatmeal 5m wide by Cormar Carpets.

Walls Plasterboard walls with matt emulsion paint finish.

Matt white emulsion paint finish to exterior of en-suite pods in master bedrooms – Paint colour code TBC

Mint green matt emulsion paint finish to master bedrooms – Paint colour code TBC

Dusty blue matt emulsion paint finish to second bedrooms – Paint colour code TBC

Lighting - LED ceiling downlights

Joinery - Internal doors leafs to be standard widths(mm) x 2300mm painted eggshell, with matching hardwood frames and architraves. Paint colour code TBC.

Master bedrooms mint green eggshell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Second bedrooms eggshell painted planted square edged 100mm x 15mm MDF skirting. Paint colour code TBC.

Bespoke fitted wardrobes to bedrooms – Wardrobe doors, side panels and external fillers in 18mm-20mm thick Egger U961 PT PerfectSense laminate in graphite grey finish.

Internal wardrobe carcass, shelves and drawers in 18mm-20mm thick egger H3349 ST19 laminate in Kaisersberg oak finish.

Rails and hinges in matt stainless-steel finish.

En-Suite Shower (Bathroom Pod System)

Ceilings - Suspended plasterboard ceiling with white moisture resistant soft sheen paint finish – Paint colour code TBC.

Floors - Porcelain floor tile – product name: Taurus Granite. Buildings B, C & D will have different finishes -product codes TBC. Product dimensions: 300mm x 300mm x 8mm by Domus Tiles.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour code TBC.

Porcelain tile to shower enclosure to back, riser and side wall. Dimensions 600mm x 300mm – Manufacturer, thickness and product code TBC.

Hi-Macs cladding to side and portion of front shower riser in Matt finish – product code TBC. By LG Hausys Europe GMBH, Germany.

50mm high Hi-Macs flush skirting to base of painted walls. Dimensions, product code and finish TBC. By LG Hausys Europe GMBH, Germany.

Tile trim – Schluter Jolly. Material, colour and product code TBC. By Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Hi-Macs threshold formed over front edge of shower tray in matt finish. Size and product code TBC. By LG Hausys Europe GMBH, Germany.

Lighting - 3 no. LED ceiling downlights.

Joinery - Vanity unit / cistern front and worktop to be clad in Iconic White Silestone in suede finish. Thicknesses TBC. By Cosetino.

Wall hung mirrored cabinet to be formed with waterproof MDF. Carcass, side panels and internal adjustable shelves in 18mm thick black Valchromat. For details refer to drawings.

Family Bathroom (Pod System)

Ceilings - Suspended plasterboard ceiling with moisture resistant soft sheen paint finish – Paint colour code TBC

Floors - Porcelain floor tile – product code: Narvik DAFN 06 in Natural Grip

36+ PTV finish. Dimension: 600mm x 600mm x 10mm by Domus Tiles.

Walls - Plasterboard walls with moisture resistant soft sheen paint finish to non-tiled walls – Paint colour TBC.

Porcelain wall tile to bath enclosure, back, riser and side wall - product code: Earth 1.0 DKER 01 in Natural Grip finish. Dimension: 600mm x 300mm x 8.5mm by Domus Tiles.

Hi-Macs cladding to side and portion of front shower riser with Silestone in Suede finish– product code: Yukon. By Cosetino.

50mm high Hi-Macs flush skirting to base of painted walls. Dimensions, product code and finish TBC. By LG Hausys Europe GMBH, Germany.

Tile trim – Schluter Jolly. Material, colour and product code TBC. By Schluter Systems Limited.

Fixtures and Fittings - Refer to Sanitaryware Schedule within main body of Axis Stage 3 Report and bathroom drawings.

Hi-Macs cladding to bath panel with Silestone in suede finish– product code: Yukon. By Cosetino.

Lighting - 3 no. LED ceiling downlights.

Joinery - Vanity unit / cistern front and worktop to be clad in Iconic White Silestone in suede finish. Thicknesses TBC. By Cosetino.

Wall hung mirrored cabinet to be formed with waterproof MDF. Carcass, side panels and internal adjustable shelves in 18mm thick black Valchromat. For details refer to drawings.

Kitchens

Ceilings - Suspended plasterboard ceiling with matt white emulsion paint finish – Paint colour code TBC

Floors - Pergo WDRO 803 engineered timber floorboards. Extra matt lacquer deep brushed oak selected grade, 2-way bevel. Dimensions: 2200mm x 180mm x 12mm. By Domus.

Walls - Plasterboard walls to splashbacks, walls above kitchen cabinets and kitchen side walls (where kitchens are in alcove) in easy care kitchen paint (wipeable) and moisture resistant. Finish in matt – Paint colour code TBC.

Fixtures and Fittings - Kitchen tap - Design Side Lever Kitchen Mixer. Product code: DE717DM in stainless steel brushed - dimensions: H377mm X L248mm by Crosswater.

Kitchen sink manufacturer and type TBC.

Integrated appliances TBC.

Small power sockets and lighting switches – Specifications TBC.

Lighting - LED ceiling downlights. Integrated kitchen LED lighting TBC.

Joinery - Upper and lower cabinets door, drawer fronts and kick plate - Alpine White Moon Range. Material type: Moon Egger Laminate in matt finish.

Upper and lower cabinets carcass – Product reference: Dust Grey or Waly. Material type: 18mm thick Melamine MFC in matt finish. Final finish TBC.

Worktop, splashback and lower cabinet end panel (on freestanding kitchens only): 15mm thick Hi-Macs Iconic White Silestone in suede finish.

Base cabinet recessed rail in flat profile with aluminium lipping – product code: 010. In Alpine White and Aluminium finish.

Plastic shelving units in charcoal colour with matt finish by Smile Plastics.

Finishes Schedules

Refer to the following Finishes Schedules.

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN = SUITE									
FL-101	FLOOR TILE	LEPTOS / 2SCT3091	PORCELAIN	MATT R9	300 MM X 300 MM X 8 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM B11 2GX T: +44 (0) 121 753 0777 F: +44 (0) 121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM			
FL-102	SHOWER TRAY THRESHOLD	S05 GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	TO EDGE OF SHOWER TRAY		
WL-101	WALL TILE	TBC	PORCELAIN	MATT	600X 300 X ?	TBC	SHOWER ENCLOSURE. BACK, RISER AND SIDE WALL		ALLOWANCE OF £25/SQM
SF-101	CISTERN/VANITY UNIT	ICONIC WHITE	SILESTONE	SUEDE	SEE DRAWINGS	UNIT 10 BARTLEY POINT, OSBORN WAY, RG27 9GX T:+44 (0) 1256 76 12 29 F:+44 (0) 01256 76 81 38 E:INFO.UK@COSENTINO.COM			
SF-102	CABINET	PAINT/CODE TBC	WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN LACQUER	SEE DRAWINGS	POO MANUFACTURER TO ADVISE	CABINET WITHIN MODULAR ELEMENT		DOOR AND CARCASS
WL-102	RISER CLADDING	S05 GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	RISER SIDE AND PART OF FRONT RISER		
WL-103	PAINTED WALLS/ CEILING	PAINT/CODE TBC	PAINT	MOISTURE RESISTANT SOFT SHEEN	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	NON TILED WALLS AND CEILING		
SK-101	FLUSH SKIRTING	CODE TBC	HIMACS	TBC	H50MM	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	SKIRTING IN PAINTED WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN = SUITE									
TR-101	TILE TRIM	SCHLUTER JOLLY	TBC	TBC	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-5 BARDON 22, BEVERIDGE LANE, COALVILLE,. LEICESTERSHIRE, LE67 1TE T:+44 (0) 1530 813396			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
FL-105	FLOOR TILE	ETTLEY/2MDK102	PORCELAIN	MATT R10 36+ PTV	600 X 600 X 9 MM	SOLUS CERAMICS LIMITED UNIT 1, COLE RIVER PARK WARWICK ROAD BIRMINGHAM B11 2GX T: +44 (0)121 753 0777 F: +44 (0)121 753 0888 E: PETETOULE@SOLUSCERAMICS.COM			
WL-104	BATH PANEL	SOS GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	FAMILY BATHROOM BATH PANEL		
WL-105	WALL TILE	TBC	PORCELAIN	MATT	600 X 300 X ?	TBC	BATH ENCLOSURE, BACK, RISER AND SIDE WALL		ALLOWANCE OF £25/SQM
SF-103	CISTERN/VANITY UNIT	ICONIC WHITE	SILESTONE	SUEDE	SEE DRAWINGS	UNIT 10 BARTLEY POINT, OSBORN WAY, RG27 9GX T:+44 (0) 1256 76 12 29 F:+44 (0) 01256 76 81 38 E:INFO.UK@COSENTINO.COM			
SF-104	CABINET	PAINT/CODE TBC	WATERPROOF MDF	MOISTURE RESISTANT SOFT SHEEN LACQUER	SEE DRAWINGS	POD MANUFACTURER TO ADVISE	CABINET WITHIN MODULAR ELEMENT		DOOR AND CARCASS
WL-106	RISER CLADDING	SOS GREY	HI - MACS	MATT	SEE DRAWINGS	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	RISER FRONT AND SIDE CLADDING		
WL-107	PAINTED WALLS/ CEILING	PAINT TBC	MOISTURE RESISTANT PAINT	SOFT SHEEN	N/A	DULUX TRADE AKZONOBEL, WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T:0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	NON TILED WALLS AND CEILING		
SK-102	FLUSH SKIRTING	CODE TBC	HIMACS	TBC	H50MM	LG HAUSYS EUROPE GMBH LYONER STR.15 60528 FRANKFURT GERMANY MARTIN SAXBY T: +44 (0) 1732 897820	SKIRTING IN PAINTED WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
TR-102	TILE TRIM	SCHLUTER JOLLY	TBC	TBC	SEE DRAWINGS	SCHLUTER-SYSTEMS LTD UNITS 3-5 BARDON 22, BEVERIDGE LANE, COALVILLE, LEICESTERSHIRE, LE67 1TE T: +44 (0) 1530 813396			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
KITCHEN									
KT-01	DOORS/DRAWERS/ KICK PLATE	ALPINE WHITE MOON RANGE	MOON EDGER LAMINATE	MATT	SEE DRAWINGS	COMMODORE KITCHENS ACORN HOUSE, GUMLEY ROAD, GRAYS,RM20 4XP LISA MCCORMIC M: 07770363011 T: 01375 382 523 E: LISA.MCCORMICK@COMMODOREDESIGN.COM	UPPER AND LOWER CABINETS DOOR/ DRAWERS FRONTS/KICK PLATE		
KT-02	CARCASS	DUST GREY OR WALY	MELAMINE MFC	MATT	18MM THICK	AS ABOVE	UPPER AND LOWER CABINETS CARCASS		FINAL FINISH TBC. PRICE IS THE SAME FOR BOTH FINISHES
KT-03	WORKTOP AND SPLASHBACK	ICONIC WHITE	SILESTONE	SUEDE	12MM THICK	AS ABOVE	WORKTOP, SPLASHBACK AND LOWER CABINET END PANEL (ON FREESTANDING KITCHENS ONLY)		
KT-04	RECESSED RAIL	0	FLAT PROFILE WITH ALUMINUM LIPPING	ALPINE WHITE AND ALUMINIUM	VARIOUS	AS ABOVE	BASE CABINETS		
KT-05	SHELVES	CHARCOAL	PLASTIC	MATT	SEE DRAWINGS	SMILE PLASTICS RE-WORKED LTD TA SMILE PLASTICS UNIT 24, CROFTY INDUSTRIAL ESTATE, SWANSEA, SA4 3RS E: INFO@SMILE-PLASTICS.COM	SHELVING UNIT		
KT-06	PAINT	PAINT CODE TBC	EASYCARE KITCHEN PAINT (WIPEABLE) AND MOISTURE RESISTANT	MATT	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	SPLASHBACK, WALLS ABOVE KITCHEN CABINETS AND KITCHEN SIDE WALLS (WHERE KITCHENS ARE IN ALCOVE)		
KT-15	TAP	TP714DS TROPIC SIDE LEVER KITCHEN MIXER	STAINLESS STEEL	BRUSHED	H377 X L248 MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
GENERAL									
FL-104	FLOOR	PERGO WIDE 1913 RANGE	ENGINERED TIMBER FLOOR BOARDS	EXTRA MATT LACQUER DEEP BRUSHED OAK SELECTED GARDE, 2-WAY BEVEL	1820 X 190 X 12.5 MM	DOMUS 50-52 GREATSUTTON STREET, LONDON, EC1V 0DD TONY BICKNELL M: 07736 134930 E:tony.bicknell@domusgroup.com	CORRIDORS,KITCHEN,LIVING ROOMS AND SERVICE CUPBOARDS		
FL-105	CARPET	CORMAR AVEBURY RANGE	100% WOOL	TBC	5M WIDE	CORMAR CARPETS BROOKHOUSE MILL, GREENMOUNT, BURY, MANCHESTER, BL8 4HR ROB SHERGOLD T: 01204 881234 E:Rob.Shergold@cormarcarpets.co.uk	BEDROOMS ONLY		ALLOWANCE OF £15/SQM
SK-103	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	EGSHELL FINISH TBC	100 X 15MM	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E:DULUXTRADE.ADVICE@AKZONOBEL.COM	CORRIDORS, KITCHEN, LIVING ROOMS, STORAGE CUPBOARDS AND BEDROOMS.		THROUGHOUT SECOND BEDROOM AND ON EXTERNAL POD WALLS TO MASTER BEDROOM
SK-104	PLANTED SQUARE EDGE SKIRTING	PAINT/CODE TBC	PAINTED MDF	MINT GREEN EGSHELL FINISH TBC	100 X 15MM	AS ABOVE	MASTER BEDROOM ONLY		WHERE WALLS ARE PAINTED IN MINT GREEN.
SK-105	FLUSH SKIRTING	PAINT/CODE TBC	PAINTED MDF	DARK GREEN/RUSTY ORANGE EGSHELL FINISH TBC	100 X 15MM	AS ABOVE	WALLS AROUND SERVICE/STORAGE CUPBOARD ONLY		
ID-101	INTERNAL DOORS AND PLANTED ARCHITRAVES	PAINT/CODE TBC	PAINT	EGSHELL FINISH TBC	N/A	AS ABOVE			
ID-102	SERVICE/STORAGE CUPBOARD DOORS AND FLUSH ARCHITRAVES	PAINT/CODE TBC	PAINT	DARK GREEN/RUSTY ORANGE EGSHELL FINISH TBC	N/A	AS ABOVE	SERVICE/STORAGE CUPBORDS ONLY		
WL-108	SERVICE/STORAGE CUPBOARD PAINTED WALLS	PAINT/CODE TBC	PAINT	DARK GREEN/RUSTY ORANGE MATT EMULSION FINISH TBC	N/A	AS ABOVE	SERVICE/STORAGE CUPBOARD EXTERNAL WALLS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
GENERAL									
WL -109	WALLS	PAINT/CODE TBC	PAINT	WHITE DULUX MATT EMULSION	N/A	DULUX TRADE AKZONOBEL WEXHAM ROAD SLOUGH BERKSHIRE SL2 5DS T: 0333 222 70 70 E: DULUXTRADE.ADVICE@AKZONOBEL.COM	CORRIDORS, KITCHEN, LIVING ROOMS, SECOND BEDROOM, INSIDE SERVICE/STORAGE CUPBOARDS AND OUTSIDE OF EN-SUITE PODS IN MASTER BEDROOM		OTHER MASTER BEDROOM WALLS ARE PAINTED IN MINT GREEN
WL -110	WALLS	PAINT/CODE TBC	PAINT	MINT GREEN DULUX MATT EMULSION	N/A	AS ABOVE	MASTER BEDROOM		WITH THE EXCEPTION OF EXTERNAL EN SUITE POD WALLS
WL-111	WALLS	PAINT/CODE TBC	PAINT	DUSTY BLUE DULUX MATT EMULSION	N/A	AS ABOVE	SECOND BEDROOM		
WL -112	CEILINGS	PAINT/CODE TBC	PAINT	WHITE DULUX MATT EMULSION	N/A	AS ABOVE	ALL CEILINGS		
WB -101	WARDROBE	PAINT/CODE TBC	MDF	WHITE LACQUER, SHEEN LEVEL TBC	18-20MM THICK	TBC	WARDROBE DOORS, SIDE PANELS AND FILLERS (EXTERNAL)		
WB -102	WARDROBE	TBC	EGGER LAMINATE OR SIMILAR	TBC	18-20MM THICK	TBC	WARDROBE CARCASS, SHELVES AND DRAWERS (INTERNAL)		
ED - 101	ENTRANCE DOOR, REVEAL AND ARCHITRAVE	TBC	TIMBER VENEER DOOR, REVEAL AND ARCHITRAVE	VENEER	N/A	TBC	APARTMENT ENTRANCE		

Sanitaryware

The Sanitaryware Schedules for Building B, C and D ~~and~~ is highlighted on the following pages. These will be developed and specified fully at Stage 4.

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
EN - SUITE									
SW-101	WASH BASIN	LIVING CITY H813432000109	WHITE CERAMIC	WHITE	550 x 460 x 155 MM	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T:07710308612 WWW.LAUFEN.COM			
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 820966 + 898966	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			LENGHT OF WC TO BE CHECKED FOR COMPLIANCE
SW-103	SHOWER TRAY	SOLUTIONS 21544.1	MARBOND COMPOSITE	WHITE	1200 X 800 X 38 MM	AS ABOVE			SHOWER DRAIN INCLUDED
BR-101	WALL MOUNTED TAP	MIKE PRO PRO120WNV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-102	BOTTLE TRAP	BTR0410W	PLASTIC	WHITE	TBC	AS ABOVE			
BR-103	WASTE	MIKE PRO PRO0260V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	64 MM DIAMETER	AS ABOVE			TO BE USED IF BASIN DOES NOT INCLUDE WHITE WASTE
BR-104	FLUSH PLATE	TYPE 10 116.057.SN.1	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	94 MM DIAMETER	GEBERIT GEBERIT HOUSE,EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776588270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM + 111.004.00.1 CONCEALED CISTERN 12CM + 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION (S)	IMAGE	NOTES
EN - SUITE									
BR-106	FRAMELESS FIXED AND HINGED SHOWER SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE.			SCREEN TO INCLUDE ALL NECESSARY SEALS
BR-107	SHOWER SCREEN HINGES	TBC	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	TBC	POD MANUFACTURER TO ADVISE.			
BR-108	SHOWER VALVE	TWO WAY SHOWER MIXER PROCB1500L3PV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	SEE DRAWINGS	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-109	SHOWER HEAD	PRO300V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	300 MM DIAMETER	AS ABOVE			
BR-110	SHOWER ARM	PRO664V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	380MM PROJECTION	AS ABOVE			
BR-111	TOWEL RAIL	MD062 AXIS	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS T: 01902367000 M: +44 (0)7766 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS.
BR-112	TOILET ROLL HOLDER	PRO029V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L190 X D70 X H20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-114	MIRROR CABINET	BESPOKE	MIRROR/COLOURED MDF	CARCASS AND INTERNALS IN COLOURED MDF MIRROR - SILVER	L900 X W600 X D180MM	TBC. POD MANUFACTURER TO ADVISE			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION (S)	IMAGE	NOTES
EN - SUITE									
BR-121	COAT HOOK	PRO021V	STAINLESS STEEL	STAINLESS STEEL	L30 X W20 X W20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 745 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
LF - 101	DOWNLIGHT	AQUASPOT IP65 FG WH	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T:01923851890 WWW.ORLIGHT.COM			
SP-101	SHAVER SOCKET	HARTLAND DUAL VOLTAGE UNSWITCHED SOCKET 765HSW	METAL	SATIN CHROME WITH WHITE INSERTS	H144 X W88 X 5MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-5 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0)1747 860088 E: INFO@HAMILTON-LITESTAT.COM WWW.HAMILTON-LITESTAT.COM	SEE DRAWINGS		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
SW-101	WASH BASIN	LIVING CITY H813432001091	WHITE CERAMIC	WHITE	550 x 460 x 155 MM	LAUFEN LTD DANNY HOGAN E: DANNY.HOGAN@UK.ROCA.NET T:07710308612 WWW.LAUFEN.COM			
SW-102	RIMLESS WITH SOFT CLOSE SEAT WC	PRO WHITE 820966 + 898966	WHITE CERAMIC	WHITE	490 X 360 X 430 MM	AS ABOVE			LENGHT OF WC TO BE CHECKED FOR COMPLIANCE
SW-104	BATH	ROCCA THE GAP DOUBLE ENDED BATH Z024719000	ACRYLIC	WHITE	L1700 X W750 X H540 MM	AS ABOVE			
BR-101	WALL MOUNTED TAP	MIKE PRO PRO120WNV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	220 MM PROJECTION	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 780 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
BR-102	BOTTLE TRAP	IBTRO410W	PLASTIC	WHITE	TBC	AS ABOVE			
BR-103	WASTE	MIKE PRO PRO026DV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	64 MM DIAMETER	AS ABOVE			TO BE USED IF BASIN DOES NOT INCLUDE WHITE WASTE
BR-104	FLUSH PLATE	TYPE 10 116.057.SN.1	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	94 MM DIAMETER	GEBERIT GEBERIT HOUSE,EDGEHILL DRIVE, GB-CV34 6NH, WARWICK LLOYD ARCHER M: +447776588270 E: LLOYD.ARCHER@GEBERIT.COM WWW.GEBERIT.CO.UK			
BR-105	CISTERN	DUOFIX FRAME 82CM - 111.004.00.1 CONCEALED CISTERN 12CM - 109.041.00.1	N/A	N/A	500 X 820 X 140 MM	AS ABOVE			

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
BR-115	FRAMELESS BATH SCREEN	TBC	CLEAR TOUGHENED GLASS	CLEAR	SEE DRAWINGS	POD MANUFACTURER TO ADVISE.			
BR-116	BATH SCREEN BRACKETS	TBC	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	TBC	POD MANUFACTURER TO ADVISE.			
BR-117	BATH/SHOWER VALVE	THERMOSTATIC VALVE 3 WAY DIVERTER PRO 3001RV	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL		CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 760 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-109	SHOWER HEAD	PRO300V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	300 MM DIAMETER	AS ABOVE			
BR-110	SHOWER ARM	PRO684V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	380MM PROJECTION	AS ABOVE			
BR-111	TOWEL RAIL	MD062 AXIS	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L500 X H800	VOGUE UK LTD STRAWBERRY LANE, WILLENHALL, WEST MIDLANDS, UK WV13 3RS T: 01902367000 M: +44 (0)7766 776625 E: MARK.PATE@VOGUEUK.CO.UK			DIMENSIONS ARE SUBJECT TO OUTPUT REQUIRED. BRACKETS TO HAVE ROUND CAPS.
BR-112	TOILET ROLL HOLDER	PRO029V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	L190 X D70 X H20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 743 (Head Office) M: + 44 (0) 7717 760 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW.BBGROUPPROJECTS.CO.UK			
BR-118	BATH FILLER	PRO355V	SATIN STAINLESS STEEL	SATIN STAINLESS STEEL	TBC	AS ABOVE	FAMILY BATHROOM ONLY		

ITEM REFERENCE	ITEM	MANUFACTURERS PRODUCT NAME / CODE	MATERIAL	FINISH	FORMAT (L X W X D)	SUPPLIER / MANUFACTURER	TYPICAL LOCATION(S)	IMAGE	NOTES
FAMILY BATHROOM									
BR-119	HANDHELD SHOWER	SHOWER KIT WITH WALL OUTLET PRO965V	STAINLESS STEEL	BRUSHED STAINLESS	TBC	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 745 (Head Office) M: + 44 (0) 7717 760 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK	FAMILY BATHROOM ONLY		
BR-114	MIRROR CABINET	BESPOKE	MIRROR/COLOURED MDF	CARCASS AND INTERNALS IN COLOURED MDF MIRROR - SILVER	L900 X W600 X D180MM	TBC. POD MANUFACTURER TO ADVISE.			
BR-121	COAT HOOK	PRO021V	STAINLESS STEEL	STAINLESS STEEL	L30 X W20 X W20MM	CROSSWATER DAVID BALMER T: + 44 (0) 1322 422 745 (Head Office) M: + 44 (0) 7717 760 234 E: DAVID.BALMER@BBGROUPPROJECTS.COM WWW. BBGROUPPROJECTS.CO.UK			
LF - 101	DOWNLIGHT	AQUASPOT IP65 FG WH	METAL	WHITE	80 MM DIAMETER	ORLIGHT REECE FISHER E: REECE.FISHER@ORLIGHT.COM T:01923851890 WWW.ORLIGHT.COM			
SP-101	SHAVER SOCKET	HARTLAND DUAL VOLTAGE UNSWITCHED SOCKET 765HSW	METAL	SATIN CHROME WITH WHITE INSERTS	H144 X W88 X 5MM	R HAMILTON & CO LTD UNIT 10 CARRICK BUSINESS CENTRE, 4-5 BONVILLE ROAD, BRISLINGTON, BRISTOL, BS4 5NZ T: +44 (0)1747 860088 E: INFO@HAMILTON-LITESTAT.COM WWW.HAMILTON-LITESTAT.COM	SEE DRAWINGS		

ANNEXURE 4

FORSTERS

DATED **2022**

(1) GLA LAND AND PROPERTY LIMITED

(2) KNIGHT DRAGON 19.05 LIMITED

(3) KNIGHT DRAGON DEVELOPMENTS LIMITED

(4) GREENWICH PENINSULA ESTATE MANAGEMENT COMPANY LIMITED

PLOT LEASE

relating to

Plot 19.05 at Greenwich Peninsula London SE10

F

Forsters LLP 31 Hill Street London W1J 5LS | **DX:** 82988 Mayfair
T: +44(0)20 7863 8333 | **W:** www.forsters.co.uk | **R:** BNB/CEW/33645.1781

PARTICULARS

Land Registry prescribed particulars

With the exception of LR13 and LR14 be deleted even if there is no information to put in them.

LR1. Date of Lease	2022
LR2. Title number(s)	**LR2.1 Landlord's title number(s)** TGL1608 **LR2.2 Other title numbers** TGL1612, TGL174698, SGL266023, TGL204784 TGL173275, TGL440655 and TGL159677
LR3. Parties to this Lease *Give full names and addresses of each of the parties. For UK incorporated companies and limited liability partnerships, also give the registered number including any prefix. For overseas companies, also give the territory of incorporation and if appropriate, the registered number in the United Kingdom including any prefix.*	**Landlord** **GLA LAND AND PROPERTY LIMITED** a private limited liability company incorporated under the laws of England and Wales under Company Number: 07911046 whose registered office is at 5 Endeavour Square, London, United Kingdom, E20 1JN **Tenant** **KNIGHT DRAGON 19.05 LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 09806468) whose registered office is at Level 9, 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER **Other Parties** **KNIGHT DRAGON DEVELOPMENTS LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 04250941) whose registered office is at 31 Hill Street, London W1J 5LS ("KDD") **GREENWICH PENINSULA ESTATE MANAGEMENT COMPANY LIMITED** a private

	limited company incorporated under the laws of England and Wales (Company Registration No. 7909672) whose registered office is at 31 Hill Street, London W1J 5LS ("Estate Management Company")
LR4. Property *Insert a full description of the land being leased* *or* *Refer to the clause, schedule or paragraph of a schedule in this Lease in which the land being leased is more fully described.* *Where there is a letting of part of a registered title, a plan must be attached to this Lease and any floor levels must be specified.*	**In the case of a conflict between this clause and the remainder of this Lease then, for the purposes of registration, this clause shall prevail.** See clause 1 of this lease for the definition of the Premises which describes the land demised.
LR5. Prescribed statements etc. *If this Lease includes a statement falling within LR5.1 insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this Lease which contains the statement.* *In LR5.2, omit or delete those Acts which do not apply to this Lease.*	***LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003*** None ***LR5.2 This lease is made under, or by reference to, provisions of:*** None
LR6. Term for which the Property is Leased *Include only the appropriate statement (duly completed) from the options.* *NOTE: The information you provide, or refer to , here will be used as part of the particulars to identify the Lease under rule 6 of the Land Registration Rules 2003.*	The term is as follows: 999 years less 10 days from and including 17 June 2004.
LR7. Premium *Specify the total premium, inclusive of any VAT where payable.*	means the consideration defined as the "MLV Payment" in the Plot Option Agreement defined in clause 1 of this lease.

LR8. Prohibitions or restrictions on disposing of this Lease *Include whichever of the two statements is appropriate.* *Do not set out here the wording of the provision.*	This lease contains a provision that prohibits or restricts dispositions.
LR9. Rights of acquisition etc. *Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this Lease which contains the provisions.*	**LR9.1 Tenant's contractual rights to renew this Lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land** None
	LR9.2 Tenant's covenant to (or offer to) surrender this Lease None **LR9.3 Landlord's contractual rights to acquire this Lease** See clause 8.4 of this lease.
LR10. Restrictive covenants given in this Lease by the Landlord in respect of land other than the Property *Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this Lease which contains the provisions.*	None
LR11. Easements *Refer here only to the clause, schedule or paragraph of a schedule in this Lease which sets out the easements.*	**LR11.1 Easements granted by this Lease for the benefit of the Property** See clause 3.3 of this lease. **LR11.2 Easements granted or reserved by this Lease over the Property for the benefit of other property** See clause 3.2 of this lease.
LR12. Estate rentcharge burdening the Property	None

Refer here only to the clause, schedule or paragraph of a schedule in this Lease which sets out the rentcharge.	
LR13. Application for standard form of restriction *Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.* *Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003*	None
LR14. Declaration of trust where there is more than one person comprising the Tenant *If the Tenant is one person, omit or delete all the alternative statements.* *If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.*	Not applicable

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LEASE

DATE:

PARTIES:

(1) the Landlord;

(2) the Tenant;

(3) KDD; and

(4) Estate Management Company

IT IS AGREED AS FOLLOWS:

1. **DEFINITIONS**

1.1 In this Lease the following definitions apply together with the definitions set out in the Prescribed Clauses:

2015 Masterplan Consent: means the outline planning permission dated 8 December 2015 granted in respect of Greenwich Peninsula with reference number 15/0716/O as amended, supplemented or varied from time to time

Adjoining Land: means any land or buildings under the ownership or control of the Landlord or KDD adjoining or neighbouring the Plot;

Affiliate: means any company which is, for the time being:

(a) a subsidiary of the relevant party; or

(b) the holding company of that party; or

(c) another subsidiary of the holding company of that party;

(d) in each case within the meaning of the Companies Act 2006, and also includes any company, partnership or other entity controlled by or under common control with the relevant company;

Authority:	means a public utility, statutory undertaking or other provider responsible for the supply of Utilities
Base Rate:	means the base rate for the time being of HSBC Bank Plc or such other London clearing bank nominated from time to time by the Landlord or, in the event of there being no such base rate, such other comparable rate of interest as the Landlord shall reasonably specify;
Building:	means the building or buildings to be erected on the Plot comprising part of the Works and includes any other building erected on the Premises from time to time;
CDM Regulations:	the Construction (Design and Management) Regulations 2015 (or any amendments to them or regulations substituted);
Certificate Date:	has the meaning given to it in the Development Agreement.
Communications Act:	means the Communications Act 2003;
Conduits:	means all sewers, drains, pipes, gulleys, gutters, ducts, mains, watercourses, channels, subways, wires, cables, conduits, flues, tunnels, tubes and other conducting media of whatsoever nature;
Environmental Deed of Covenant:	means the deed entered into on the same date as this Lease by the Tenant to confirm its acceptance of and adherence to the terms, conditions, restrictions and obligations of the Environmental Deed;
Design Criteria:	means the design criteria set out in the Masterplan Design Code, the Sustainability Management Plan and the Section 106 Agreement;
Development:	means the development of the Plot by the carrying out of the Works;

Development Agreement:	means the Development Agreement entered into between the Landlord (1), KDD (2) and the Tenant (3) dated on the same date as this Lease;
Disposal:	means any disposal of a Private Residential Unit for valuable consideration or an interest in such Private Residential Unit including letting on the open market by way of an assured shorthold tenancy which is not registrable at the Land Registry or the grant of a lease in consideration of a fine or premium;
District Management Company:	means the person or company named as the 'District Management Company in the Estate Service Charge Deed (or its successors from time to time) providing the services in respect of the district in which the Premises sits;
Electronic Communications Apparatus:	has the meaning given to those words in the Communications Act;
Electronic Communications Infrastructure:	means any and all duct banks, ducts and subducts, risers, cable trays, manholes, jointing chambers and other Conduits relating to the provision of the Electronic Communications Services;
Electronic Communications Network:	has the meaning given to those words in the Communications Act;
Electronic Communications Services:	has the meaning given to those words in the Communications Act;
Encumbrances:	means the rights, easements, covenants, stipulations and other matters set out or referred to in Schedule 2 in so far only as the same relate to or otherwise affect the Premises and are still subsisting and capable of taking effect;
Energy Supplier:	means the supplier of Heat to the Estate operating pursuant to the Use of System Agreement (or any renewal or replacement agreement for the provision of Heat to the Estate); [*Definition to be double checked with KD before completion]*]

Environmental Deed:	means the deed dated 11 July 2007 and made between the Landlord (1), KDD (2), Quintain Meridian Limited (3) and Quintain Estates and Development plc (4);
Environmental Method Statement:	means the working method statement to regulate all construction work on the Greenwich Peninsula which disturbs the existing ground labelled Environmental Method Statement on the Master USB;
Estate:	means Greenwich Peninsula which at the date of this Lease comprises the area shown edged red on the Estate Boundary Plan attached at Annexure 2 together with the Estate Common Parts, Estate Roads and any additional land, buildings, structures and Service Media which the Landlord or the Estate Management Company may from time to time reasonably designate as part of the Estate, but excluding such land, structures and Service Media as the Landlord or the Estate Management Company may from time to time reasonably determine shall no longer form part of the Estate;
Estate Common Parts:	means those Estate Roads, cycleways, pathways, piers, public open spaces and other areas forming part of the Estate and designated as such at the date of this Lease together with any other areas as are designated by the Landlord or the Estate Management Company (acting reasonably and in the interests of the good estate management of the Estate) from time to time as being available for use in common by the Tenant and other occupiers of the Estate, but excluding such areas as the Landlord or the Estate Management Company may from time to time (acting reasonably and in the interests of good estate management of the Estate) determine to no longer form part of the Estate Common Parts (including those which may become adopted and maintainable at public expense);
Estate Management Company:	means the person or company named as the Estate Management Company in LR3 of the Prescribed Clauses and its successors so appointed from time to

	time under the Estate Service Charge Deed to provide the Estate Services in respect of the Estate and any replacement of it;
Estate Roads:	means the roads for vehicular traffic shown providing access to the adopted highway marked as such on the plan attached at Annexure 3 and any additional roads dedicated by the Landlord or the Estate Management Company from time to time as being available for estate roads save for those which may become adopted and maintainable at public expense and as may be varied from time to time by the Landlord pursuant to clause 5.2;
Estate Services:	means the services provided in accordance with the Estate Service Charge Deed
Estate Service Charge:	means the sums payable by the Tenant in respect of the Estate Services as calculated or otherwise determined pursuant to the Estate Service Charge Deed
Estate Service Charge Deed:	means a deed to be entered into for the provision of the Estate Services, such deed comprising the principles agreed between the parties and contained in Annexure 4;
Greenwich Peninsula:	means the land in the London Borough of Greenwich which is known as Greenwich Peninsula the extent of which is shown edged red on the Estate Boundary Plan SK-997-01 attached at Annexure 2 and of which the Premises form part;
Gross Internal Area:	shall have the meaning ascribed to it in the Code of Measuring Practice (6th Edition) of the Royal Institution of Chartered Surveyors;
Heat:	means hot water for domestic use and for space heating (to be supplied via the Heat Service Network);
Heat Customer:	means a proposed owner or occupier of a residential unit of accommodation;

Heat Exclusivity Requirements: means:

(a) the Plot Connection Agreement has been entered into and is subsisting and has not terminated or expired; and

(b) exclusivity in respect of the provision of Heat to the Premises by the Energy Supplier has not been waived or removed under the Plot Connection Agreement;

Heat Service Network: means the Primary Heat Service Network and the Secondary Heat Service Network;

Integrated Management System: means the system dealing with the management of the construction works across the Greenwich Peninsula labelled Integrated Management System on the Master USB or as may be varied from time to time by KDD;

Interest Rate: means an annual rate of four per cent (4%) above the Base Rate;

KDD's Solicitors: means Forsters LLP of 31 Hill Street, London W1J 5LS (ref: BNB/CEW/33645.1781);

Landlord: means the person named as Landlord in Prescribed Clause LR3 and its successors in title or the persons otherwise entitled to the reversion immediately expectant on the expiry or termination of this Lease;

Landlord's Adjoining Land: means any Adjoining Land in which the Landlord (as named in Prescribed Clause LR3) owns a legal interest from time to time;

Landlord's Solicitors: means Bryan Cave Leighton Paisner of Governor's House 5 Laurence Pountney Hill, London EC4R 0BR (Ref: Mark Mallon) or such other solicitors as the Landlord may notify in writing to the Tenant and KDD from time to time to time;

Landlord's Surveyor: means a surveyor (being a member or fellow of the Royal Institution of Chartered Surveyors) appointed by the Landlord, who may be an individual, a firm or a company or otherwise a suitably professionally qualified surveyor who is an employee of the Landlord or (if the Landlord is a company) a company which is an Affiliate of the Landlord;

Lease: means this Lease as varied or supplemented by any supplemental document;

Master USB: means the master USB of annexures labelled "Plot 19.05 Greenwich Peninsula Annexures" and initialled by the Parties.

Masterplan Design Code: means the design code labelled Masterplan Design Code on the Master USB;

New Home Cover: means a Building Life Plan or similar cover in a form acceptable to the Council of Mortgage Lenders;

Permitted Use: means:

(a) use within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 only (and not any amendment or re-enactment of such Order made after the date of this Lease) and purposes ancillary to such use, with car parking for the number of car parking spaces from time to time permitted on the Plot pursuant to any planning permissions consents and conditions (if any) granted or imposed in relation to the Plot and the Planning Acts;

(b) use of the part of the Plot not comprising the Building constructed as part of the Works as pedestrian access and landscaping;

Planning Acts:	means the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004, and includes any other applicable town and country planning or related legislation;
Planning Agreement:	means any agreement under Section 106 of the Town and Country Planning Act 1990 or Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or any agreement under any other enactment having the same or similar effect including any agreement under the provisions of any enactment relating to roads, drainage, sewerage or other works which may have been entered into by the Tenant or the Landlord in respect of the Premises;
Planning Consent:	the planning permission reference 21/2077/R together with (to the extent applicable to the Plot) the 2015 Masterplan Consent;
Plot:	means all that land on Greenwich Peninsula known as Plot 19.05 and shown edged red on the plan annexed to this Lease at 0;
Plot Connection Agreement:	means an agreement for the connection of the Premises to the heat distribution network to be supplied to the Estate by the Energy Supplier if entered into between the Tenant and the Energy Supplier.
Plot Option Agreement:	means the plot option agreement entered into between the Landlord (1), KDD (2), the Tenant (3) and Knight Dragon Investments Limited (4) dated [ ];
Premises:	means: (a) the Plot;

(b) such of the Works as have from time to time been carried out on the Plot;

(c) the Building;

(d) all erections, structures, fixtures, fittings and appurtenances on the Plot from time to time; and

(e) all additions, alterations and improvements to the Building on the Plot

(f) but excluding the Heat Service Network and any Service Media which are in, upon or under or over the Premises belonging to the public utilities or statutory undertaker or those which serve any Adjoining Land;

Premium: means the sum referred to in Prescribed Clause LR7;

Prescribed Clauses: means the clauses in the pages headed Prescribed Clauses which form part of this Lease and a reference to a specific Prescribed Clause shall be construed accordingly;

Primary Heat Service Network: means the boilers, equipment, plant (including the central energy building in which such boilers, equipment and plant are housed), meters, pipes, watercourses, wires, cables, conduits, tanks, pumps and any conducting media required to generate and provide Heat from the proposed energy centre to the Estate up to and including the heat exchanger unit on the Premises but not beyond this point;

Private Residential Unit: means an individual house, flat or maisonette to be provided pursuant to the Development and the phrase Private Residential Units shall be construed accordingly;

Rents: means the sums payable by the Tenant under Clause 4.1;

Required Consents: means all necessary planning permissions and all approvals of reserved matters or details pursuant to

	them, bye-laws and building regulations approvals, fire officer approvals and all other consents, permissions, approvals, licences and certificates required pursuant to the Statutory Requirements and obtained by the Tenant in respect of the Plot;
Rights:	means the rights and easements set out in Schedule 1Part 1;
Secondary Heat Service Network	means the meters, pipes, watercourses, wires, cables, conduits, tanks, pumps and any conducting media required to provide Heat from the Primary Heat Service Network up to and including the consumer heat interface unit in each individual dwelling (but not beyond this point, i.e. to exclude pipework, taps and radiators within each individual dwelling);
Section 106 Agreement:	means an agreement dated 26 August 2022 in relation to the Greenwich Peninsula made pursuant to Section 106 Town and Country Planning Act 1990 between (1) the Royal Borough Of Greenwich (2) GLA Land And Property Limited (3) Knight Dragon Infrastructure Limited (4) Knight Dragon Developments Limited (5) Knight Dragon Meridian Limited (6) Transport For London which takes effect as a variation of the Section 106 agreement dated 8 December 2015 in relation to the Greenwich Peninsula made pursuant to Section 106 Town and Country Planning Act 1990 in respect of the 2015 Masterplan Consent;
Service Media:	means Conduits and equipment now or at any time used for the reception, generation, passage and/or storage of Utilities;
Statutory Requirements:	means any Act of Parliament and any instruments, rules, orders, regulations, notices, directions, bye-laws, permissions and plans for the time being made under or deriving validity from it, all regulations, laws or directives made or issued by or with the authority of The European Commission and/or the Council of Ministers (other than the EU public procurement rules) and any rules, regulations, building regulations,

	orders, bye-laws or codes of practice of any local authority or any utility company having jurisdiction in relation to the Works and the requirements of any insurer;
Superior Landlord(s):	means any person who is not the Landlord but who holds a freehold or leasehold interest from time to time which is in reversion to, or runs concurrently with, this Lease;
Sustainability Management Plan:	means the sustainability management plan labelled Sustainability Strategy on the Master USB;
Tenant:	means the party so named as Tenant in Prescribed Clause LR3 and includes its successors in title and assigns and, in the case of an individual, his personal representatives;
Term:	means the term specified in Prescribed Clause LR6 together with any period of holding over;
Term Commencement Date:	means the date specified in Prescribed Clause LR6;
Use of System Agreement:	means the agreement dated 5 December 2014 made between Greenwich Peninsula Esco Limited (company number 8855040) and Loka Energy Limited (company number 8854998) for the provision of Heat to Greenwich Peninsula, as amended by a Use of System Amendment (No.1) Agreement dated 26 October 2015 between the same parties or any renewal or replacement agreement for the provision of Heat to the Estate;
Utilities:	means electricity, gas, water, foul water, surface drainage, communication media and similar services;
VAT:	means value added tax payable by virtue of the Value Added Tax Act 1994 and any tax of a similar nature substituted for, or levied in addition to, such value added tax;

Working Day:	means any day from Monday to Friday (inclusive) which is not Christmas Day, Boxing Day, Good Friday or a statutory bank holiday or 24, 27, 28, 29, 30 and 31 December;
Works:	means the works to be carried out by or on behalf of the Tenant of constructing and completing the Building in accordance with the terms of the Development Agreement.

2. **INTERPRETATION**

In this Lease, unless otherwise specified:

2.1 the table of contents and clause headings are for reference only and do not affect its construction;

2.2 words denoting the singular include the plural and vice versa;

2.3 words denoting one gender include each and all genders;

2.4 the words "include" and "including" are deemed to be followed by the words "without limitation";

2.5 obligations owed by or to more than one person are owed by or to them jointly and severally;

2.6 a reference to legislation is a reference to all legislation having effect in the United Kingdom at any time during the Term, including directives, decisions and regulations of the Council or Commission of the European Union, Acts of Parliament, orders, regulations, consents, licences, notices and bye-laws made or granted under any Act of Parliament or directive, decision or regulation of the Council or Commission of the European Union, or made or granted by a local authority or by a court of competent jurisdiction and any approved codes of practice issued by a statutory body;

2.7 a reference to particular legislation is a reference to that legislation as amended, consolidated or re-enacted from time to time unless otherwise expressly stated;

2.8 a reference to a person includes an individual, corporation, company, firm, partnership or government body or agency, whether or not legally capable of holding land;

2.9 a reference to a clause or sub-clause or schedule is (as the case may be) a reference to a clause or sub-clause of or schedule (as the case may be) to this Lease;

2.10 an obligation on the Landlord or the Tenant not to do something includes an obligation not to cause or knowingly allow or permit that thing to be done;

2.11 any reference to the Tenant indemnifying or compensating the Landlord, KDD or the Estate Management Company shall be a reference to the Tenant putting them in the same after-tax position they would have been in had the matter giving rise to the indemnification or compensation not arisen;

2.12 references to the end of the Term are to the expiry by effluxion of time or the sooner determination of the Term whether before or at the end of the term of years granted by this Lease;

2.13 references to the Royal Institution of Chartered Surveyors includes any successor organisation to such organisation;

2.14 where a sum is expressed to be payable on demand, the due date for payment, unless otherwise specified, is ten (10) Working Days after a written demand has been made;

2.15 any reference to the right of the Landlord or KDD to have access to, or to enter, the Premises shall be construed as extending to any mortgagee of the Landlord and to all persons authorised by them, including agents, professional advisers, contractors, workmen and others;

2.16 any requirement that the Tenant must obtain the approval or consent of the Landlord in respect of any matter mentioned in this Lease includes a requirement that such approval or consent shall be in writing and reference to any consent shall be construed as also including a requirement to obtain the consent of the Superior Landlord where the Superior Landlord's consent would be required under the terms of any superior lease;

2.17 all agreements and obligations by any party contained in this Lease (whether or not expressed to be covenants) shall be deemed to be, and shall be construed as, covenants by such party;

2.18 any reference to a person, at any time when that person is treated as a member of a group for the purposes of Sections 43 to 43D of the VAT Act includes (where appropriate for VAT purposes) a reference to the representative member of that group at that time, and "representative member" is to be construed in accordance with Sections 43 to 43D of the VAT Act;

2.19 any reference to a person, at any time when the grant of an interest in, right over or licence to occupy the Premises would, if made by that person, be treated pursuant to paragraph 8, Schedule 10 of the VAT Act as having been made by any other person, includes (where appropriate for VAT purposes) a reference to such other person, and "the grant of an interest in right over or licence to occupy" is to be construed in accordance with that paragraph;

2.20 any reference to a person or persons, at any time when that person or any one or more of those persons is registered under the VAT Act in the name of a firm as provided for in Section 45 of the VAT Act, includes (where appropriate for VAT purposes) a reference to that firm;

2.21 any reference to an election to waive exemption made or to be made by a person pursuant to paragraph 2 of Schedule 10 to the VAT Act includes a reference to an election made or to be made pursuant to that paragraph by a relevant associate of that person, and "relevant associate" is to be construed in accordance with paragraph 3 of that Schedule; and

2.22 any reference in this Lease to the commencement of the Development or the Works shall be interpreted as Commencement of Development as defined in Section 56 of the Town and Country Planning Act 1990.

3. GRANT, RIGHTS AND OTHER MATTERS

3.1 Demise and Term

In consideration of the rents, covenants and agreements reserved by, and contained in, this Lease to be paid and performed by the Tenant and of the payment of the Premium to the Landlord (in accordance with the terms of the Plot Option Agreement), the Landlord with full title guarantee leases the Premises to the Tenant for the Term paying the Rents in accordance with clause 4.

3.2 Exceptions and Reservations

There are excepted and reserved out of this Lease the rights and easements set out in Part 2 and Part 3 of Schedule 1.

3.3 Rights

This Lease is granted:

(a) subject to any rights, easements, reservations, privileges, covenants, restrictions and other matters of whatever nature affecting the Premises so far as any of them relate to the Premises and are still subsisting and capable of taking effect;

(b) subject to the Encumbrances;

(c) subject to and with the benefit of the provisions of the Environmental Deed; and

(d) together with the Rights.

3.4 No implied easements

Nothing contained in this Lease shall confer on, or grant to, the Tenant any easement, right or privilege, other than those expressly granted by this Lease.

3.5 Covenants relating to other property

Nothing contained in, or implied by, this Lease shall give the Tenant the benefit of or the right to enforce or prevent the release or modification of any covenant or agreement entered into by any tenant of the Landlord in respect of any property not comprised in this Lease.

3.6 Covenants affecting reversion

The Tenant shall perform and observe the agreements, covenants, restrictions and stipulations contained or referred to in the deeds and documents listed in Schedule 2 so far as any of them relate to the Premises and are still subsisting and capable of taking effect.

3.7 Landlord's Covenants

Covenants on the part of the Landlord are covenants to do or not to do that which is covenanted for and the rights granted under this Lease shall be enforceable against the Landlord in each case so long only as the Landlord remains entitled to the reversion immediately expectant on the determination of the Term.

4. **TENANT'S COVENANTS**

4.1 Tenant's obligation to pay Rents etc.

The Tenant covenants to pay as Rent at all times to the Landlord during the Term:

(a) a rent of one peppercorn;

(b) any interest payable under clause 4.5; and

(c) any other sums due and payable under the provisions of this Lease,

at the times and in the manner set out in this Lease and to pay the Estate Service Charge (together with any VAT which may be chargeable on it) at the times and in the manner set out in the Estate Service Charge Deed (and the Estate Service Charge shall be considered to be Rent for the purposes of Clause 8.1 of this Lease) and the Tenant's covenant to pay such sums is also owed to KDD and the Estate Management Company.

4.2 Rates and Taxes

The Tenant shall on demand pay or indemnify the Landlord, KDD and the Estate Management Company against all present and future rates, taxes, duties and assessments of any nature whatsoever which are now or may at any time during the Term be charged, levied or assessed on or payable in respect of the Premises or upon the Landlord, owner, occupier or tenant of the Premises and whether of a capital or income, recurring or non-recurring nature except any income, corporation or other tax (except VAT) imposed on the Landlord in respect of:

(a) the receipt of the Rents; or

(b) any actual or deemed dealing or disposition by the Landlord with its interest in the Premises.

4.3 Payments relating to the Premises and other property

Where any of the outgoings payable under clause 4.22 relate to other property as well as the Premises, the amount to be paid by the Tenant will be a reasonable and fair proportion (as properly determined by the Landlord's Surveyor) of the whole of the amount charged or payable.

4.4 Estate Service Charge Deed

(a) Within twenty (20) Working Days of receipt of a request from KDD and the Estate Management Company the Tenant shall enter into the Estate Service Charge Deed or such other arrangements as are reasonably proposed by KDD and the Estate Management Company in relation to the provision of the Estate Services and comprise and reflect the Estate service charge principles, including (where proposed by KDD) such arrangements as may be required by KDD in order for the Tenant to become a shareholder or member in any Estate Management Company.

(b) The Tenant covenants with the Landlord KDD and the Estate Management Company that it shall at all times comply with and perform the obligations imposed on it in respect of the Premises by the Estate Service Charge Deed or such other arrangements entered into pursuant to clause 4.4(a), including the payment of the Estate Service Charge (and any VAT payable on it) and shall not do or fail to do any act or thing which breaches the Estate Service Charge Deed or such other arrangements.

(c) The Tenant's responsibility for payment of the Estate Service Charge shall commence on the Disposal of each Private Residential Unit.

4.5 Interest on late payments

(a) Without prejudice to any other right, remedy or power contained in this Lease or otherwise available to the Landlord, if any of the Rents (whether formally demanded or not save in any case where demand is expressly required) or any other sum of money payable to the Landlord by the Tenant under this Lease shall not be paid so that the Landlord receives full value and cleared funds within five (5) Working Days of the date when payment is due, the Tenant shall pay interest on such rents and/or sums at the Interest Rate from and including the date when payment was due to the date of payment to the Landlord (both before and after any judgment).

(a) Without prejudice to any other right, remedy or power contained in this Lease or otherwise available to the Landlord, if the Landlord shall decline to accept any of the Rents so as not to waive an existing breach or alleged breach of covenant, the Tenant shall pay interest on any such Rents at the Interest Rate from and including the date when payment was due (or, where applicable, would have been due if demanded on the earliest date on which it could have been demanded) to the date when payment is accepted by the Landlord.

4.6 Costs of Utilities

The Tenant shall:

(a) pay all charges for any Utilities consumed in, on or in respect of the Premises, including any connection and hiring charges and meter rents; and

(b) perform and observe all present and future regulations and requirements of supply companies or boards in respect of the supply and consumption of electricity, gas and water in, on or in respect of the Premises.

4.7 No right of set-off

Subject to any contrary statutory obligation, the Tenant shall not exercise any legal or equitable rights of set-off, deduction, abatement or counterclaim which it may have to reduce its liability for the Rents.

4.8 VAT

(a) Sums exclusive of VAT

All sums payable under this Lease by the Tenant to the Landlord (with the exception of the rent reserved in clause **Error! Reference source not found.**) shall be deemed to be exclusive of VAT.

(b) Recipient to pay VAT

Where pursuant to the terms of this Lease the Landlord makes a supply to the Tenant ("Recipient") (other than a supply made in consideration for the payment of the Rents) and VAT is payable in respect of such supply, the Recipient shall pay to the Landlord on the date of such supply and upon production of a valid VAT invoice a sum equal to the amount of VAT so payable and any penalty or interest incurred by the Landlord for any late payment of such VAT to the extent that such late payment is due to the act, omission or default of the Tenant.

(c) VAT incurred by Landlord

Where the Tenant is required by the terms of this Lease to reimburse the Landlord for the costs or expenses of any supplies made to the Landlord, the Tenant shall also at the same time pay or, as the case may be, indemnify the Landlord against all VAT input tax incurred by the Landlord in respect of those supplies save to the extent that the Landlord is entitled to repayment or credit in respect of such VAT input tax.

4.9 Landlord's costs

The Tenant shall pay to the Landlord KDD and the Estate Management Company, on demand, and on an indemnity basis, the fees, costs and expenses properly and reasonably charged, incurred or payable by or on behalf of such parties in connection with:

(a) recovering (or properly attempting to recover) any arrears of any sums due to the Landlord under this Lease;

(b) any investigations or reports carried out to determine the nature and extent of any breach by the Tenant of its obligations in this Lease where it is established by the court that the Tenant is in default;

(c) any proper and reasonable steps taken to procure that a breach by the Tenant of its obligations under this Lease is remedied; and

(d) any application for approval or consent of the Landlord or the Superior Landlord (including the preparation of any documents) which is needed by virtue of this Lease (whether or not such approval or consent is given) unless approval is unlawfully or unreasonably withheld or delayed and the preparation and execution of any deed of covenant contemplated under this Lease.

4.10 Use of Premises

(a) Subject to clause 4.10(d), before the Certificate Date, the Tenant shall not use the Premises or any part of them other than to carry out the Works in accordance with the provisions of the Development Agreement.

(b) Following the Certificate Date, but subject to clauses 4.10(c) and 4.10(d), the Tenant shall not use the Premises or any part of them other than for the Permitted Use.

(c) Following the twenty-fifth (25th) anniversary of the Term Commencement Date, the Tenant may use the Premises for such other use as may be approved by the Landlord (such approval not to be unreasonably withheld).

(d) The Tenant shall perform and observe the obligations set out in Schedule 3.

(e) The Tenant shall comply with all reasonable regulations or rules made by the Landlord or the Estate Management Company or the District Management Company from time

to time and notified to the Tenant in writing for the general management and regulation of the Premises or the Estate and other areas used or to be used in common with others, but in the case of conflict between such regulations or rules and the terms of this Lease, the latter shall prevail.

4.11 Signs, advertisements and aerials

(a) The Tenant shall not erect on the Premises any aerials or any masts, poles or other Electric Communications Apparatus which may be used in connection with any wireless, telegraph or other use of spectrum.

(b) Subject to clause 4.11(a), the Tenant shall not erect or display on the exterior of the Premises or in the windows of any building erected on the Premises so as to be visible from the exterior, any advertisement, poster, notice, pole, flag, aerial or satellite dish or any other sign or thing without obtaining the prior written approval of the Landlord (such approval not to be unreasonably withheld or delayed).

4.12 Alterations

(a) The Tenant shall not:

(i) make any external alterations or additions to any buildings or structures on the Premises forming part of or serving the Premises including, for the avoidance of doubt, the erection or demolition of any buildings or structures, without the consent of the Landlord which shall not be unreasonably withheld or delayed;

(ii) at any time carry out any alterations or additions to the Premises or do or omit to do any act or thing which would be in breach of the Environmental Method Statement or of the Environmental Deed;

(iii) during the first twenty-five (25) years of the Term, effect any redevelopment of or addition to the Premises which would result in an increase in the Gross Internal Area of the buildings on the Premises (when aggregated with any prior increase in the Gross Internal Area of the Building effected after the date of grant of this Lease) of more than five per cent (5%) of the Gross Internal Area of the buildings on the Premises assessed by reference to the plans comprising part of Planning Consent; or

(iv) after the first twenty-five (25) years of the Term, effect any redevelopment of or addition to the Premises which would result in an increase in the Gross Internal Area of the buildings on the Premises (when aggregated with any prior increase in the Gross Internal Area of the Building effected after the date of this Lease) of more than five per cent (5%) of the Gross Internal Area of the

buildings on the Premises assessed by reference to the plans comprising part of the Planning Consent without the consent of the Landlord (such consent not to be unreasonably withheld or delayed).

(b) Notwithstanding the generality of clause 4.12(a), prior to the Certificate Date, the Tenant shall be permitted to carry out the Development in accordance with the Development Agreement.

(c) The Tenant shall ensure that any works carried under this clause 4.12 are carried out in a good, substantial and workmanlike manner with good quality materials and in accordance with any Planning Agreement, the Required Consents, the CDM Regulations and the Statutory Requirements.

(d) During the first twenty-five (25) years of the Term, the Tenant shall ensure that, in addition to the requirements set out in clause 4.12(c), any works carried out to the Premises are carried out in accordance with the Design Criteria, the Environmental Method Statement, the Environmental Deed, the Section 106 Agreement, the Integrated Management System and the Sustainability Management Plan.

4.13 Repairs

(a) Subject to clause 4.13(b), the Tenant shall repair and keep the Premises in good and substantial repair and condition and, as often as may be necessary, reinstate, rebuild or renew each part of them.

(b) The Tenant shall ensure that any works conducted under clause 4.13(a) are carried out in a good, substantial and workmanlike manner with good quality materials and any Planning Agreement and where applicable, the Section 106 Agreement, the Required Consents, the CDM Regulations and the Statutory Requirements.

(c) During the first twenty-five (25) years of the Term, the Tenant shall ensure that, in addition to the requirements of clause 4.13(b), any works carried out pursuant to this clause 4.13 are carried out in accordance with the Design Criteria, the Environmental Method Statement, the Environmental Deed, the Section 106 Agreement, the Integrated Management System and the Sustainability Management Plan.

4.14 Yielding up in good repair

At the expiration or earlier determination of the Term, the Tenant shall quietly yield up the Premises to the Landlord in good and substantial repair and condition and in accordance with the covenants by the Tenant contained in this Lease.

4.15 Tenant to remedy breaches of covenant

Whenever the Landlord shall give written notice to the Tenant of any defects, wants of repair or breaches of covenant, the Tenant shall, within such period as is reasonable having regard to the nature of the breach, or sooner in the case of urgency or emergency, make good such defects or wants of repair and remedy the breach of covenant to the reasonable satisfaction of the Landlord.

4.16 Failure of Tenant to repair

If the Tenant fails to comply with clause 4.15 and commence and then diligently and expeditiously to continue to comply with such notice, the Landlord may enter the Premises and carry out, or cause to be carried out, any of the works referred to in such notice and all costs and expenses incurred as a result shall be paid by the Tenant to the Landlord on demand and, in default of payment, shall be recoverable as a liquidated debt.

4.17 Encumbrances

The Tenant shall observe and perform the Encumbrances insofar as they are still subsisting and enforceable and relate to the Premises and the rights granted by this Lease and shall indemnify and keep indemnified the Landlord and any Superior Landlord against any demands, costs, liabilities, losses, claims, damage or expenses suffered or incurred by the Landlord or any Superior Landlord as a result of any failure by the Tenant or any person deriving title under it to do so.

4.18 Dealings

(a) Alienation generally

The Tenant shall not assign, charge, underlet or part with possession or share the occupation of, or permit any person to occupy, or create any trust in respect of the Tenant's interest in, the whole or any part of the Premises, except as may be expressly permitted by this clause 4.18.

(b) Assignment permitted

(i) Prior to the Certificate Date the Tenant may, subject to complying with clause 4.18(c), assign the whole of its interest in the Premises with the Landlord's prior written consent (such consent not to be unreasonably withheld or delayed).

(ii) From and including the Certificate Date the Tenant may assign the whole of its interest in the Premises without obtaining the Landlord's consent subject to complying with the requirements of sub-clause (c)).

(c) Conditions relating to assignment

For the purposes of Section 19(1A) of the Landlord and Tenant Act 1927 it is agreed that the Landlord may require as a condition of any consent by it to an assignment of the whole of the Premises that on or before the completion of the proposed assignment the proposed assignee must execute and deliver to the Landlord:

(i) a deed in the same form and on the same terms as the Environmental Deed of Covenant;

(ii) a deed covenanting to be bound by the terms of the Estate Service Charge Deed in such form as the Landlord shall reasonably require;

(iii) a deed covenanting to be bound by the terms of this Lease in such form as the Landlord shall reasonably require; and

(iv) such form of assignment as is necessary to assign to the proposed assignee the Tenant's interest, if any, in the Estate Management Company.

(d) Underletting of whole or part permitted.

(i) Prior to the Certificate Date the Tenant may, subject to complying with clause 4.18(e), underlet the whole or part of the Premises (not being an underletting of part otherwise permitted by this clause 4.18) from the date of this Lease with the Landlord's prior written consent (such consent not to be unreasonably withheld or delayed).

(ii) From and including the Certificate Date the Tenant may underlet the whole or part of the Premises (not being an underletting of part otherwise permitted by this clause 4.18 of its interest in the Premises without obtaining the Landlord's consent subject to complying with the provisions of sub-clause 4.18(e) and executing and delivering such documents to the Landlord on or before completion of the underletting.

(e) Conditions relating to underletting of whole or part

The Tenant shall not underlet the whole or part (where such underletting or part underletting is not otherwise permitted by this clause 4.18) of the Premises other than on the following conditions:

(i) any proposed underlease must contain covenants (which the Tenant covenants to enforce) on the part of the undertenant to perform and observe all the Tenant's covenants contained in:

(A) this Lease (other than the payment of the Rents) so far as the same are applicable to the premises to be underlet; and

(B) the proposed underlease; and

(ii) the proposed undertenant must execute and deliver to the Landlord a deed covenanting to be bound by the terms of this Lease in such form as the Landlord shall reasonably require; and

(iii) any proposed underlease to a Heat Customer must contain obligations on substantially the same terms as set out in Schedule 4.

(f) Underletting of part for residential dwellings permitted

Following the issue of New Home Cover, the Tenant may underlet any part of the Building in respect of which New Home Cover has been issued without obtaining the Landlord's prior written consent provided that:

(i) the part of the Premises to be underlet only comprises one or more Private Residential Units;

(ii) the Tenant shall procure that the undertenant complies with and shall not breach the terms of:

(A) the Environmental Deed;

(B) the Estate Service Charge Deed; and

(C) all reasonable regulations or rules made by the Landlord or the Estate Management Company or the District Management Company from time to time in accordance with this Lease; and

(iii) any proposed underlease contains covenants (which the Tenant covenants to enforce) on the part of the undertenant to perform and observe all the Tenant's covenants contained in:

(A) this Lease (other than the payment of the Rents) so far as the same are applicable to the premises to be underlet; and

(B) the proposed underlease.

(g) Utilities apparatus and infrastructure

(i) The Tenant may grant an underlease of any transformer chamber, electricity substation gas governor, pumping station or other Service Media, services, apparatus or infrastructure that have been or are to be constructed or installed on the Premises and the immediate curtilage of the same.

(ii) The Tenant may grant rights, easements, wayleaves and licences in connection with any Service Media, apparatus or infrastructure that have been or are to be constructed or installed on the Premises.

(h) Affiliates

The Tenant may share the occupation of the whole or any part of the Premises with an Affiliate of the Tenant provided that no relationship of landlord and tenant is created.

(i) Tenant to enforce obligations

The Tenant shall enforce the performance and observance of the covenants by the undertenant contained in any underlease and shall not vary the covenants in any underlease to result in breach of clauses 4.18(e) and 4.18(f)(ii) and (iii).

(j) Concessions and licences

The Tenant may share occupation of the Premises with bona fide licensees and concessionaires on condition that:

(i) any such licence or concession shall be granted on terms that they automatically determine in the event of termination of the Lease;

(ii) no relationship of landlord and tenant is created.

(k) Charging

The Tenant may charge the whole or any part of the Premises.

(l) Release of restrictions

Following the Certificate Date the Tenant shall not be required to obtain Landlord's consent for dealing with this Lease under clause 4.18(b) or 4.18(d) provided that the Tenant procures compliance with the provisions in clauses 4.18(c), 4.18(e) and 4.18(f) as applicable (and for the avoidance of doubt the Tenant shall be obliged to execute and deliver to the Landlord the documents specified in clauses 4.18(c)(i) to 4.18(c)(v) prior to an assignment notwithstanding that Landlord's consent is not required).

(m) Notice of dealings to be given

The Tenant shall notify and give a certified copy of any assignment, underletting, charging or of any other disposition of or relating to the Premises and any part or parts thereof and of all required deeds of covenant to the Landlord or its solicitors within thirty (30) days from the date of any such assignment, underletting or charging and,

on each occasion, shall pay to the Landlord or its solicitors a fee of twenty-five pounds (£25.00) or such larger sum as may be reasonable save that:

(i) no fee shall be payable in relation to notification of the initial underletting of a Private Residential Unit and

(ii) no notice or certified copy need be given or fee paid in relation to any of the dispositions permitted by clauses 4.18(g) (Utilities apparatus and infrastructure), 4.18 (h) (Affiliates) or 4.18(j) Concessions and licences)

4.19 Legislation

The Tenant shall (and shall indemnify the Landlord against any failure by the Tenant to):

(a) comply with all legislation (including the Planning Acts) affecting the Premises, their use and occupation, and the health and safety of persons working at or visiting the Premises, whether the legislation requires the owner, landlord, tenant or occupier to comply;

(b) carry out any works to the Premises which are required by legislation; and

(c) obtain all licences and consents which are required under any legislation to use the Premises or carry out any works or other activity at the Premises,

PROVIDED THAT the Tenant shall not be required to indemnify the Landlord in respect of any acts, omissions or matters and any liability relating thereto which are the responsibility of the Landlord or any other party (other than the Tenant or any assignee or undertenant of the Tenant) referred to in the Environmental Deed.

4.20 Notices relating to the Premises

The Tenant shall give the Landlord a copy of any notice received by the Tenant relating to the Landlord's or any Superior Landlord's interest in the Premises, within ten (10) Working Days of having received it (or immediately if there are shorter time limits in the notice for compliance with its requirements).

4.21 Tenant to insure

(a) The Tenant will (where such insurance is not maintained by the building contractor during the period prior to the Certificate Date and at all times after the Certificate Date) maintain insurance:

(i) in respect of any buildings on the Premises for their full reinstatement cost, and, in the event of damage or destruction of part or the whole of any such buildings, the Tenant will reinstate and rebuild the same, and the provisions of

clauses 4.12 and 4.13 shall apply to such reinstatement works (provided that the Landlord's consent shall not be required in respect of any reconstruction of the buildings on the Premises to substantially the same buildings that existed prior to the damage or destruction); and

(ii) in respect of the Landlord's and the Tenant's public/third party liability in respect of the Premises.

(b) The Tenant shall, when reasonably requested by the Landlord or KDD, produce copies of the insurance policies referred to in clause 4.21(a) and evidence that the same are still subsisting.

(c) If the Tenant fails to maintain the policies referred to in clause 4.21(a), the Landlord may do so and recover the cost from the Tenant as a liquidated debt.

(d) The Tenant shall not do, or omit to do anything which could cause any policy of insurance covering the Premises to become wholly or partly void or voidable.

4.22 Telecommunications

(a) The Tenant covenants to allow KDD (or its nominee) the right to use, design, specify and approve the Electronic Communications Infrastructure and any Electronic Communications Network or Electronic Communications Apparatus within the Premises.

(b) The Tenant covenants to provide KDD with an electricity connection point for the operation of the Electronic Communications Apparatus and the Electronic Communications Network in the Premises.

(c) The Tenant acknowledges that KDD and its authorised persons have the exclusive benefit of the rights reserved in Schedule 1Part 3 and as such the Tenant acknowledges that it shall not install, operate, connect into, maintain, repair, alter, remove or replace any or all Electronic Communications Infrastructure, Electronic Communications Apparatus or Electronic Communications Network in the Premises and shall not aid or permit any other person any rights to do the same without the prior written consent of KDD (such consent to be given at KDD's absolute discretion).

(d) The Tenant shall procure that its sub-tenants, licensees, visitors and any and all other such persons under its control (the "Occupiers") shall not use any wireless equipment that in the reasonable opinion of KDD may cause harmful interference with or otherwise adversely affect the quality of service provided through the use of any and all Electronic Communications Infrastructure, Electronic Communications Apparatus or Electronic Communications Network installed by or on behalf of KDD from time to time.

(e) The Tenant acknowledges that any and all Electronic Communications Infrastructure, Electronic Communications Apparatus or Electronic Communications Network installed by or on behalf of KDD will belong exclusively to KDD.

(f) The Tenant shall not allow any person other than KDD to provide any Electronic Communication Services (excluding internal CCTV and entry phones) to the Premises without the prior written consent of KDD (such consent to be given in KDD's absolute discretion) save as required for TV/FM reception and separate telecommunications services to the dwellings (which shall be subject to obtaining consent pursuant to Clause 4.11(b))

(g) The Parties acknowledge that KDD shall be entitled to enforce the provisions of this clause 4.22 and the rights granted pursuant to Schedule 1Part 3 against the Parties under The Contracts (Rights of Third Parties) Act 1999.

(h) Provided that, for the purposes of this clause 4.22, where the Tenant requests that Electronic Communications Services are provided to the Development by a communications provider other than KDD or its nominee, KDD or its nominee may refuse such request unless the Tenant can demonstrate to the reasonable satisfaction of KDD or its nominee that such services cannot be provided by KDD or its nominee on a competitive basis, in which event, KDD or its nominee agrees that it will negotiate with such communications provider in order to agree the terms of access to its Electronic Communications Infrastructure, Electronic Communications Apparatus or Electronic Communications Network, as the case may be, on non-discriminatory terms and shall use reasonable endeavours to procure that such services are provided on a competitive basis.

5. LANDLORD'S COVENANTS

5.1 Quiet Enjoyment

The Landlord agrees with the Tenant that the Tenant, paying the Rents and performing and observing the covenants on the part of the Tenant contained in this Lease, shall and may peaceably hold and use the Premises during the Term without any interruption (except as authorised by this Lease) by the Landlord or by any person lawfully claiming through, under or in trust for the Landlord.

5.2 Estate Roads

In the event that the Landlord wishes to alter the nature, location or dimensions of any of the Estate Roads, it may do so provided that:

(a) the Landlord first notifies the Tenant of its intention and provides reasonable details of the proposed Estate Road alterations;

(b) at no extra cost to the Tenant, the Landlord makes available at all times to the Tenant and in a manner not materially less convenient, alternative Estate Roads suitable for the use and enjoyment of the Premises; and

(c) the Rights granted by this Lease shall thereupon apply to such Estate Roads as varied or altered and the references herein to Estate Roads shall be construed accordingly.

5.3 Wayleaves

The Landlord shall comply with its obligations contained in paragraph 1.2(c)of Part 1 of Schedule 1.

6. **THE ESTATE**

6.1 Rights to light and air

The Tenant agrees and declares that it has not by virtue of this Lease acquired any rights to light and air over the Estate.

6.2 Masterplan Consent

The Tenant agrees and declares that it shall not have any claim or objection because of reduced light, air, access or other amenity in respect of any development contemplated by the 2015 Masterplan Consent including any disturbance or temporary interference with the rights granted by this Lease and the Tenant's use and enjoyment of the Premises during the construction period of any such development.

6.3 Development of the Estate

Save as expressly granted by this Lease, nothing will confer on or grant to the Tenant any rights, easements or privileges the exercise of which would materially adversely interfere with the ability of the Landlord or KDD (or any Affiliate of KDD) to develop any Adjoining Land or any other part of the Estate.

6.4 Exclusion of implied covenants by Landlord

Any covenants on the part of the Landlord which would otherwise be implied by law are hereby expressly excluded.

7. **NOTICES**

All notices, requests, demands, approvals, consents and other communications under this Lease ("Notices") shall be in writing and shall be duly and validly given or made if given or served by personal delivery or sent pre-paid, registered or recorded delivery mail to the persons and the addresses specified below or to such other person and/or address as a party

may specify from time to time by written notice to the other parties. Notices given or served by personal delivery shall be deemed to be given or reserved on the date of delivery. Notices sent by pre-paid registered or recorded delivery mail shall be deemed to be given or served on the second Working Day after the day of posting unless they are proved to have been served on receipt.

7.1 Notices to the Landlord shall be addressed to its registered office marked for the attention *"TFL Legal (Planning and Property)"* (or to such other persons and address as the Landlord may notify in writing to the other parties from time to time)

With a copy to:

City Hall
Kamal Chunchie Way, London E16 1ZE

For the attention of Assistant Director, Strategic Projects and Property

(or such other person as the Landlord may notify in writing to the other parties from time to time)

7.2 Notices to KDD shall be addressed to its registered office marked for the attention of the Company Secretary (or to such other persons and address as KDD may notify in writing to the other parties from time to time)

With a copy to:

Level 9
6 Mitre Passage
Greenwich Peninsula
London
SE10 0ER

For the attention of The Estate Manager

(or such other person as KDD may notify in writing to the other parties from time to time)

7.3 Notices to the Estate Management Company shall be addressed to its registered office marked for the attention of the Estate Manager (or to such other persons and address as the Estate Management Company may notify in writing to the other parties from time to time)

With a copy to:

Level 9
6 Mitre Passage

Greenwich Peninsula
London
SE10 0ER

For the attention of The Estate Manager

(or such other person as the Estate Management Company may notify in writing to the other parties from time to time)

7.4 Notices to the Tenant shall be addressed to its registered office marked for the attention of the Building Manager (or to such other persons and address as the Tenant may notify in writing to the other parties from time to time)

With a copy to:

Level 9
6 Mitre Passage
Greenwich Peninsula
London
SE10 0ER

For the attention of the Building Manager

(or such other person as the Tenant may notify in writing to the other parties from time to time)

8. **PROVISOS**

8.1 Forfeiture

The parties agree as follows:

(a) The Landlord may terminate this Lease by re-entering the Premises (or a part of them) itself or by an authorised agent if:

(i) any of the Rents (or any part of them) shall be unpaid for forty (40) Working Days after becoming payable (whether formally demanded or not); or

(ii) any of the material covenants by the Tenant contained in this Lease shall not be performed and observed; or

(iii) prior to the Certificate Date, if the Tenant is in breach of its obligations in the Development Agreement and the Development Agreement is terminated in accordance with its terms save that the Landlord may not terminate this Lease under this clause 8.1(a)(iii) in respect of any part of the Premises where a

Certificate of Sectional Completion (as defined in the Development Agreement) has been issued, or otherwise in respect of any Private Residential Unit where New Home Cover has been issued.

(b) Re-entry in exercise of the rights in clause 8.1(a) does not affect any other right or remedy of the Landlord for breach of covenant or condition by the Tenant occurring before the termination of this Lease.

(c) The Landlord may not exercise the right of re-entry contained in this Lease unless it has first given to a mortgagee or chargee of this Lease (the "Mortgagee") notice of whose mortgage the Landlord has been given written notice stating the grounds upon which the Landlord is seeking to exercise such right of re-entry, the steps which the Landlord considers are necessary to remedy the breach (to the extent that it is capable of remedy) and the length of time that the Landlord (acting reasonably) considers necessary to remedy the breach (but in any event being not less than twenty (20) Working Days) (a “Default Notice”).

(d) Within twenty (20) Working Days of the Default Notice the Mortgagee may notify the Landlord (the “Counter Notice”) that it intends to:

(i) remedy the breach complained of; or

(ii) procure the assignment of the benefit of the Lease to an assignee in accordance with the requirements of clause 4.18(b) of this Lease; or

(iii) take no further action;

(e) Where the Mortgagee gives a Counter-Notice under sub-clause 8.1(d):

(i) the Landlord shall allow the Mortgagee a further twenty (20) Working Days from the date of the Counter-Notice (or such longer time as may be reasonable given the nature of the breach) to remedy the breach in default of which the Landlord shall be entitled to exercise its rights of re-entry under this Lease; or (as applicable)

(ii) the Mortgagee shall seek an assignee approved by the Landlord (such approval not to be unreasonably withheld or approved) to remedy the breach in accordance with the time frames specified in sub-clause 8.1(e)(i) and within a further two months from the date of the Counter-Notice the Mortgagee shall (having complied with the requirements of clause 4.18(c) in relation to the assignment) provide to the Landlord a copy of a completed assignment of the Lease;

(f) Where the Mortgagee complies with 8.1(e)(i) sub-clause above then the Lease shall continue in full force and effect.

(g) Where the Mortgagee:

(i) gives a Counter-Notice in accordance with sub-clause 8.1(d)(iii) above;

(ii) fails to serve any Counter-Notice within the timeframe specified;

(iii) (if applicable) fails to remedy the breach in accordance with the time frames specified in sub-clause 8.1(e)(i);

(iv) (if applicable) fails to complete an assignment in accordance with sub-clause 8.1(e)(ii); or

(v) has assigned the Lease in accordance with sub-clause 8.1(e)(ii) and the assignee has failed to remedy the breach in accordance with twenty (20) Working Days of the assignment,

the Landlord shall be entitled to exercise its rights of re-entry under this Lease.

(h) A Mortgagee of whom the Landlord has been notified in accordance with clause 8.1(c) above may enforce the terms of this clause against the Landlord and/or the Tenant (including their respective successors or assigns) pursuant to the Contracts (Rights of Third Parties) Act 1999.

8.2 No warranty as to condition

Nothing in this Lease implies or is to be treated as a warranty to the effect that the Premises or any part of them is at the date of this Lease in good and substantial repair and condition or fit for use or alteration as permitted by this Lease.

8.3 Exclusion of statutory compensation

Except where any statute prohibits or modifies the right of the Tenant to compensation being reduced or excluded by agreement, neither the Tenant nor any undertenant (whether immediate or not) shall be entitled, on quitting the Premises or any part of them, to claim any compensation from the Landlord under the Landlord and Tenant Act 1954.

8.4 Event of Default under the Development Agreement

Prior to the Certificate Date:

(a) if the Landlord exercises its rights to terminate the Development Agreement under clause 21.5 of the Development Agreement; or

(b) if the Development Agreement is terminated for any reason whatsoever,

the Tenant shall upon written notice to the Tenant from the Landlord served within ten (10) Working Days of the exercise of such rights or such termination surrender or assign the unexpired residue of the Term to the Landlord (or as it directs) without the payment of a premium, such assignment to be completed and vacant possession of those parts then occupied by the Tenant (or its Affiliate) to be given within ten (10) Working Days at the sole cost of the Tenant and without prejudice to any antecedent breach or claim.

8.5 Security Power of Attorney

(a) The Tenant by way of security irrevocably appoints the Landlord to be its attorney and in its name, on its behalf and as its act and deed to execute, deliver and perfect all documents and do all things which the attorney may consider to be required or desirable for carrying out any obligation imposed on the Tenant under clause 8.5 of this Lease.

(b) The Tenant shall certify and confirm all things done and all documents executed by any attorney in the exercise or purported exercise of all or any of the powers.

9. **INDEMNITY**

9.1 Tenant's Indemnity

The Tenant shall keep the Landlord and KDD fully indemnified from and against all actions, proceedings, claims and demands, losses, costs, expenses, damages and liability (the "Losses") arising in any way directly or indirectly out of:

(a) any act, omission, neglect or default of the Tenant or any persons in the Premises expressly or impliedly with the Tenant's authority; or

(b) any breach of any covenant by the Tenant contained in this Lease.

9.2 Duty to Mitigate

The Landlord and KDD shall at the Tenant's reasonable cost take all reasonable steps to mitigate any Losses arising pursuant to clauses 9.1(a) and 9.1(b).

10. **RIGHTS OF THIRD PARTIES**

10.1 No Enforcement

Unless the right of enforcement is expressly granted (including for the avoidance of doubt pursuant to clause 4.22(g)), it is not intended that a third party should have a right to enforce a provision of this Lease under the Contracts (Rights of Third Parties) Act 1999.

10.2 No Consent

The parties may surrender, rescind or vary or otherwise deal with this Lease without the consent of a third party to whom an express right to enforce any of its terms has been provided.

11. **CONSENTS**

A consent or approval of the Landlord, KDD or the Tenant required under this Lease is to be obtained before the act or event to which it applies is carried out or done and is effective only when the consent or approval is given by or on behalf of that party in writing.

12. **INVALIDITY**

12.1 Substituted provision

Subject to the provisions of the following sub-clauses if a provision of this Lease is held to be illegal or unenforceable, in whole or in part, under an enactment or rule of law it shall, to that extent, be deemed not to form part of this Lease and the enforceability of the remainder of this Lease shall not be affected. The parties agree to negotiate in good faith to agree the terms of a mutually satisfactory provision to be substituted for the provision found to be illegal or unenforceable.

12.2 Minimum Modification

If a provision of this Lease is, or would but for this clause be, held to be illegal or unenforceable, in whole or in part, but would be legal and enforceable if the period or area of application were reduced, or if some part of the provision were deleted, the provision shall apply with the minimum modification necessary to make it legal and enforceable.

12.3 New Deed

If a provision of this Lease is held to be illegal or unenforceable, in whole or in part, and clause 12.2 cannot be used to make it legal and enforceable, the Landlord may require the Tenant to enter into a new deed under which the Tenant covenants in the terms of the original provision, but subject to such amendments as the Landlord specifies in order to make the provision legal and enforceable. The Tenant will not be obliged to enter into a new deed that would increase its liability beyond that contained in this Lease, had all its provisions been legal and enforceable.

13. **REPRESENTATIONS**

The Tenant acknowledges that this Lease has not been entered into in reliance, wholly or partly, on any statement or representation made by or on behalf of the Landlord, except any

such statement or representation that is expressly set out in this Lease or is contained in replies to enquiries made by or on behalf of the Landlord and given by the Landlord's solicitors.

14. OBLIGATION TO COMPLY WITH SUBSIDIARY AGREEMENTS

The Landlord and the Tenant agree to comply with their respective obligations contained in the Estate Service Charge Deed, the Environmental Deed, the Development Agreement and any associated or supplemental documents relating to any of them.

15. COUNTERPARTS

This Lease may be executed in any number of counterparts and this has the same effect as if the signatures of the counterparts were on a single copy of this Lease.

16. CLOSURE OF TITLE AT THE LAND REGISTRY

16.1 Application to close title and cancel notice

The Tenant covenants with the Landlord that immediately upon expiry or sooner determination of the Term, the Tenant shall:

(a) submit applications to the Land Registry (together with any fees payable):

(i) recording the determination of this Lease and requesting the closure of the title under which this Lease is registered; and

(ii) requesting cancellation of any notice in respect of this Lease which is registered against the Landlord's title to the Premises;

(b) use all reasonable endeavours to satisfy any requisitions raised by the Land Registry and to ensure that the applications referred to in clause 16.1(a) above are completed as soon as possible; and

(c) upon completion of each of the applications referred to in clause 16.1(a) above deliver to the Landlord a copy of the confirmation of such completion received from the Land Registry.

IN WITNESS of which this deed has been executed and is delivered on the date appearing as the date of this deed.

SCHEDULE 1

Part 1 - Rights

1. Rights Granted

The following rights and easements are granted by the Landlord to the Tenant and any of its mortgagees and undertenants or anyone authorised by any of them in common with the Landlord, the Estate Management Company, the District Management Company and all other persons having the like right:

1.1 Estate Common Parts

Subject to the payment of the Estate Service Charge in the manner and within the time periods detailed in the Estate Service Charge Deed:

(a) to pass and repass at all times and for all purposes:

(i) with or without vehicles over the Estate Roads until such time (if at all) as the same are adopted and become maintainable at public expense; and

(ii) to the extent not within paragraph (i) above, on foot or with cycles over the cycleways and footpaths within the Estate Common Parts and which are intended for public use until such time (if at all) as the same are adopted and become maintainable at public expense;

(b) to use such of the Estate Common Parts as are not otherwise expressly referred to in this Schedule 1Part 1 in connection with the proper use of the Premises.

1.2 Service Media

(a) Subject to payment of all charges in accordance with clause 4.6, the right to the free passage and running of the Utilities to and from the Premises (subject to the Tenant not overloading or damaging the same) in and through the Service Media in, under, passing through or over any Adjoining Land serving the Premises in common with the Landlord and all other persons having the like right;

(b) Subject to the provisions of the Environmental Deed and upon such other terms as the Landlord may reasonably prescribe, the right to make connections in any existing or new Service Media (save for any Service Media exclusively serving any other land or buildings) subject to:

(i) there being in the reasonable opinion of the Landlord and the Estate Management Company sufficient capacity (taking into account actual and anticipated demand) within the Service Media into which the connection is

made so that the making of the connection will not overload or damage the Service Media;

(ii) the Tenant making any payments required by any third party in relation to the exercise of this right; and

(iii) the Tenant being solely responsible for all costs associated with the installation of any new Service Media and the making of any connection to any existing Service Media and if the Tenant makes exclusive use of any Service Media it shall be solely responsible for the maintenance and repair of the same and to the extent that it does not form part of the Estate Common Parts and is used in common with occupiers of any Adjoining Land the Tenant will pay the Landlord (on demand) a reasonable proportion of the costs of maintenance and repair of such Service Media.

(c) Wayleaves

(i) The Rights granted pursuant to paragraph 1.2 of this Schedule extend to any easements or wayleaves granted or to be granted by the Tenant to any Authority in connection with any Service Media provided or to be provided by them for the benefit of the Premises or any part thereof.

(ii) The Landlord shall where reasonably requested by the Tenant (but at the Tenant's cost) grant (on such terms and in a form to be agreed by the Landlord, KDD and the Tenant acting reasonably) to the relevant Authority such easements or wayleaves as the Tenant shall reasonably require to be granted in connection with the provision and maintenance of Service Media to the extent to which the Landlord is able to grant the same

1.3 Right of Support

The right to support, shelter and protection of the Premises from the Landlord's Adjoining Land or other parts of the Estate.

1.4 Right of Access for Works

(a) The right for the Tenant and all other persons authorised by the Tenant at all reasonable times (save in the case of emergency) to enter those parts of the Adjoining Land that are unbuilt upon from time to time with or without workmen and any necessary materials, plant, machinery, equipment, scaffolding and apparatus in order to carry out works of repair or alteration to the Premises or the Service Media exclusively serving the same or to exercise the rights granted to the Tenant by this Lease or to comply with the covenants given by the Tenant.

(b) Prior to the Certificate Date, and subject to the consent of the Landlord (not to be unreasonably withheld or delayed), the right of the Tenant to oversail the airspace above those parts of the Adjoining Land in the ownership of the Landlord with a crane, including jibs, (the "Crane") provided that:

(i) in the event of any damage or injury being caused to the Adjoining Land due to the carrying out of the works for which the Crane is required the Tenant shall if so reasonably required by the Landlord make good, repair or rectify such damage or injury to the reasonable satisfaction of the Landlord or at the Landlord's request pay the Landlord the reasonable cost of carrying out the same;

(ii) the Tenant shall take all reasonable steps to minimise any disturbance or annoyance by noise, vibration or otherwise to any occupiers of the Adjoining Land; and

(iii) the Tenant shall not be entitled to oversail the airspace with the Crane over any parts of the Adjoining Land that have been built upon.

(c) The Tenant shall except in case of emergency give reasonable prior written notice to the Landlord and the occupiers (if any) of such Adjoining Land of its intention to exercise such right with details of the intended works.

(d) The Tenant shall comply with all safety and security requirements of the Landlord and occupiers of such Adjoining Land.

(e) The Tenant shall only exercise such right insofar as it cannot reasonably carry out such works, exercise such rights or comply with such covenants in question from within the Premises.

(f) The Tenant shall cause as little inconvenience and damage as reasonably possible and shall without delay make good to the reasonable satisfaction of the Landlord and the occupiers of the Adjoining Land all damage thereby occasioned to such Adjoining Land or any other part of the Estate.

2. Limitations on Rights

The rights granted by this schedule:

2.1 are not granted to the Tenant exclusively, but are to be used in common with the Landlord, any Superior Landlord, the Estate Management Company, the District Management Company any other tenants and lawful occupiers of the Estate and other persons authorised by them; and

2.2 are to be exercised by the Tenant, and any authorised person in accordance with any reasonable regulations which the Landlord or Estate Management Company or the District Management Company may make for the proper management of the Estate.

3. No additional rights

Nothing contained or referred to in this Lease will confer on, or grant to, the Tenant any right, easement or privilege other than those which are set out in this schedule and Section 62 of the Law of Property Act 1925 will not apply to this Lease.

4. Rights not to interfere

Save as expressly granted by this Lease, nothing will confer on or grant to the Tenant any right, easement or privilege the exercise of which would interfere with the ability of the Landlord to develop any Adjoining Land within the Estate.

Part 2 – Exceptions and Reservations

1. The following rights and easements are reserved from this Lease to the Landlord and all other persons properly authorised by the Landlord or having the like rights or easements:

1.1 the right to support, protection and shelter from the Premises for the Adjoining Land or other parts of the Estate;

1.2 the right to enter the Premises to inspect, survey and monitor any building, erection or structure on the Premises at any time, and to build or carry out works (including any environmental remediation works) on, above or beneath the surface of the Adjoining Land or any neighbouring land even if such building or works lessen the access of light or air to the Premises;

1.3 the right to enter and remain upon the Premises with or without vehicles and other equipment:

(a) to exercise any right reserved to the Landlord by this Lease;

(b) to determine whether the Tenant is complying with its obligations in this Lease and to remedy any breach of those obligations;

(c) to the extent that any parts of the Premises have not been built upon and to the extent that those works or repairs cannot reasonably be carried out without such entry, to carry out any construction or remediation works or repairs to the Adjoining Land or the rest of the Estate;

(d) inspect, connect into, repair and replace any Service Media on, under or over the Premises, but which do not form part of the Premises;

(e) construct Service Media on, over or under such parts of the Premises as have not been built upon;

(f) in exercising these rights the Landlord shall cause as little inconvenience and damage as reasonably possible and shall without delay make good to the reasonable satisfaction of the Tenant all damage thereby occasioned.

1.4 Except in case of emergency the person exercising such rights of entry pursuant to paragraphs 1.2 to 1.3 (inclusive) shall give reasonable prior written notice to the Tenant of its intention to do so.

1.5 The right from time to time on giving one month's notice to the Tenant and the owners and occupiers of the Premises to install and operate a crane, including jibs, on the Estate (the "Crane") which oversails the airspace above the Premises provided that:

(a) in the event of any damage or injury being caused to the Premises due to the carrying out of the works for which the Crane is required the Landlord shall if so required by the Tenant or such owners or occupiers make good, repair or rectify such damage or injury to the reasonable satisfaction of such person or alternatively at such person's request pay to them the reasonable cost of carrying out the same;

(b) all reasonable steps are taken to minimise any disturbance or annoyance by noise, vibration or otherwise to any occupiers of the Premises; and

(c) to the extent that any parts of the Premises have not been built upon and to the extent that those works or repairs cannot reasonably be carried out without such entry, to carry out any construction or remediation works or repairs to the Adjoining Land or the rest of the Estate;

(d) there shall be no right to oversail the airspace with the Crane in order to lift/transport materials over any parts of the Premises that have been built upon but this shall not prevent the Crane from otherwise oversailing built areas of the Premises with the Crane.

1.6 The right to affix to the outside flank or main walls of the Building directional information relating to the Estate Common Parts or other Estate amenities, public lighting, street names and CCTV cameras and other security equipment provided that:

(a) the Landlord shall, at its cost, obtain all necessary planning and other consents prior to affixing such items; and

(b) the person exercising such right shall cause as little inconvenience, damage and disturbance as reasonably possible and will make good all damage caused.

1.7 The right to install an electrical wire through the Building and out through the exterior of the Building to connect to any building on any Adjoining Land for the purposes of installing street lighting.

2. The following rights and easements are reserved from this Lease for the exclusive benefit of the Landlord, KDD, the Energy Supplier and any Estate Management Company and District Management Company and all other persons properly authorised by any of them and such persons shall have the right to enforce such provisions under The Contracts (Rights of Third Parties) Act 1999:

(a) to enter the Premises at all reasonable times after giving reasonable written notice (except in the case of emergency) to install, connect into, use, operate, maintain, repair, alter, remove and replace any and all of the Heat Service Network within the Premises including the roof of the Building;

SCHEDULE 1

Part 1 - Rights

1. Rights Granted

The following rights and easements are granted by the Landlord to the Tenant and any of its mortgagees and undertenants or anyone authorised by any of them in common with the Landlord, the Estate Management Company, the District Management Company and all other persons having the like right:

1.1 Estate Common Parts

Subject to the payment of the Estate Service Charge in the manner and within the time periods detailed in the Estate Service Charge Deed:

(a) to pass and repass at all times and for all purposes:

(i) with or without vehicles over the Estate Roads until such time (if at all) as the same are adopted and become maintainable at public expense; and

(ii) to the extent not within paragraph (i) above, on foot or with cycles over the cycleways and footpaths within the Estate Common Parts and which are intended for public use until such time (if at all) as the same are adopted and become maintainable at public expense;

(b) to use such of the Estate Common Parts as are not otherwise expressly referred to in this Schedule 1Part 1 in connection with the proper use of the Premises.

1.2 Service Media

(a) Subject to payment of all charges in accordance with clause 4.6, the right to the free passage and running of the Utilities to and from the Premises (subject to the Tenant not overloading or damaging the same) in and through the Service Media in, under, passing through or over any Adjoining Land serving the Premises in common with the Landlord and all other persons having the like right;

(b) Subject to the provisions of the Environmental Deed and upon such other terms as the Landlord may reasonably prescribe, the right to make connections in any existing or new Service Media (save for any Service Media exclusively serving any other land or buildings) subject to:

(i) there being in the reasonable opinion of the Landlord and the Estate Management Company sufficient capacity (taking into account actual and anticipated demand) within the Service Media into which the connection is

made so that the making of the connection will not overload or damage the Service Media;

(ii) the Tenant making any payments required by any third party in relation to the exercise of this right; and

(iii) the Tenant being solely responsible for all costs associated with the installation of any new Service Media and the making of any connection to any existing Service Media and if the Tenant makes exclusive use of any Service Media it shall be solely responsible for the maintenance and repair of the same and to the extent that it does not form part of the Estate Common Parts and is used in common with occupiers of any Adjoining Land the Tenant will pay the Landlord (on demand) a reasonable proportion of the costs of maintenance and repair of such Service Media.

(c) Wayleaves

(i) The Rights granted pursuant to paragraph 1.2 of this Schedule extend to any easements or wayleaves granted or to be granted by the Tenant to any Authority in connection with any Service Media provided or to be provided by them for the benefit of the Premises or any part thereof.

(ii) The Landlord shall where reasonably requested by the Tenant (but at the Tenant's cost) grant (on such terms and in a form to be agreed by the Landlord, KDD and the Tenant acting reasonably) to the relevant Authority such easements or wayleaves as the Tenant shall reasonably require to be granted in connection with the provision and maintenance of Service Media to the extent to which the Landlord is able to grant the same

1.3 Right of Support

The right to support, shelter and protection of the Premises from the Landlord's Adjoining Land or other parts of the Estate.

1.4 Right of Access for Works

(a) The right for the Tenant and all other persons authorised by the Tenant at all reasonable times (save in the case of emergency) to enter those parts of the Adjoining Land that are unbuilt upon from time to time with or without workmen and any necessary materials, plant, machinery, equipment, scaffolding and apparatus in order to carry out works of repair or alteration to the Premises or the Service Media exclusively serving the same or to exercise the rights granted to the Tenant by this Lease or to comply with the covenants given by the Tenant.

(b) Prior to the Certificate Date, and subject to the consent of the Landlord (not to be unreasonably withheld or delayed), the right of the Tenant to oversail the airspace above those parts of the Adjoining Land in the ownership of the Landlord with a crane, including jibs, (the "Crane") provided that:

(i) in the event of any damage or injury being caused to the Adjoining Land due to the carrying out of the works for which the Crane is required the Tenant shall if so reasonably required by the Landlord make good, repair or rectify such damage or injury to the reasonable satisfaction of the Landlord or at the Landlord's request pay the Landlord the reasonable cost of carrying out the same;

(ii) the Tenant shall take all reasonable steps to minimise any disturbance or annoyance by noise, vibration or otherwise to any occupiers of the Adjoining Land; and

(iii) the Tenant shall not be entitled to oversail the airspace with the Crane over any parts of the Adjoining Land that have been built upon.

(c) The Tenant shall except in case of emergency give reasonable prior written notice to the Landlord and the occupiers (if any) of such Adjoining Land of its intention to exercise such right with details of the intended works.

(d) The Tenant shall comply with all safety and security requirements of the Landlord and occupiers of such Adjoining Land.

(e) The Tenant shall only exercise such right insofar as it cannot reasonably carry out such works, exercise such rights or comply with such covenants in question from within the Premises.

(f) The Tenant shall cause as little inconvenience and damage as reasonably possible and shall without delay make good to the reasonable satisfaction of the Landlord and the occupiers of the Adjoining Land all damage thereby occasioned to such Adjoining Land or any other part of the Estate.

2. Limitations on Rights

The rights granted by this schedule:

2.1 are not granted to the Tenant exclusively, but are to be used in common with the Landlord, any Superior Landlord, the Estate Management Company, the District Management Company any other tenants and lawful occupiers of the Estate and other persons authorised by them; and

2.2 are to be exercised by the Tenant, and any authorised person in accordance with any reasonable regulations which the Landlord or Estate Management Company or the District Management Company may make for the proper management of the Estate.

3. No additional rights

Nothing contained or referred to in this Lease will confer on, or grant to, the Tenant any right, easement or privilege other than those which are set out in this schedule and Section 62 of the Law of Property Act 1925 will not apply to this Lease.

4. Rights not to interfere

Save as expressly granted by this Lease, nothing will confer on or grant to the Tenant any right, easement or privilege the exercise of which would interfere with the ability of the Landlord to develop any Adjoining Land within the Estate.

Part 2 – Exceptions and Reservations

1. The following rights and easements are reserved from this Lease to the Landlord and all other persons properly authorised by the Landlord or having the like rights or easements:

1.1 the right to support, protection and shelter from the Premises for the Adjoining Land or other parts of the Estate;

1.2 the right to enter the Premises to inspect, survey and monitor any building, erection or structure on the Premises at any time, and to build or carry out works (including any environmental remediation works) on, above or beneath the surface of the Adjoining Land or any neighbouring land even if such building or works lessen the access of light or air to the Premises;

1.3 the right to enter and remain upon the Premises with or without vehicles and other equipment:

(a) to exercise any right reserved to the Landlord by this Lease;

(b) to determine whether the Tenant is complying with its obligations in this Lease and to remedy any breach of those obligations;

(c) to the extent that any parts of the Premises have not been built upon and to the extent that those works or repairs cannot reasonably be carried out without such entry, to carry out any construction or remediation works or repairs to the Adjoining Land or the rest of the Estate;

(d) inspect, connect into, repair and replace any Service Media on, under or over the Premises, but which do not form part of the Premises;

(e) construct Service Media on, over or under such parts of the Premises as have not been built upon;

(f) in exercising these rights the Landlord shall cause as little inconvenience and damage as reasonably possible and shall without delay make good to the reasonable satisfaction of the Tenant all damage thereby occasioned.

1.4 Except in case of emergency the person exercising such rights of entry pursuant to paragraphs 1.2 to 1.3 (inclusive) shall give reasonable prior written notice to the Tenant of its intention to do so.

1.5 The right from time to time on giving one month's notice to the Tenant and the owners and occupiers of the Premises to install and operate a crane, including jibs, on the Estate (the "Crane") which oversails the airspace above the Premises provided that:

(a) in the event of any damage or injury being caused to the Premises due to the carrying out of the works for which the Crane is required the Landlord shall if so required by the Tenant or such owners or occupiers make good, repair or rectify such damage or injury to the reasonable satisfaction of such person or alternatively at such person's request pay to them the reasonable cost of carrying out the same;

(b) all reasonable steps are taken to minimise any disturbance or annoyance by noise, vibration or otherwise to any occupiers of the Premises; and

(c) to the extent that any parts of the Premises have not been built upon and to the extent that those works or repairs cannot reasonably be carried out without such entry, to carry out any construction or remediation works or repairs to the Adjoining Land or the rest of the Estate;

(d) there shall be no right to oversail the airspace with the Crane in order to lift/transport materials over any parts of the Premises that have been built upon but this shall not prevent the Crane from otherwise oversailing built areas of the Premises with the Crane.

1.6 The right to affix to the outside flank or main walls of the Building directional information relating to the Estate Common Parts or other Estate amenities, public lighting, street names and CCTV cameras and other security equipment provided that:

(a) the Landlord shall, at its cost, obtain all necessary planning and other consents prior to affixing such items; and

(b) the person exercising such right shall cause as little inconvenience, damage and disturbance as reasonably possible and will make good all damage caused.

1.7 The right to install an electrical wire through the Building and out through the exterior of the Building to connect to any building on any Adjoining Land for the purposes of installing street lighting.

2. The following rights and easements are reserved from this Lease for the exclusive benefit of the Landlord, KDD, the Energy Supplier and any Estate Management Company and District Management Company and all other persons properly authorised by any of them and such persons shall have the right to enforce such provisions under The Contracts (Rights of Third Parties) Act 1999:

(a) to enter the Premises at all reasonable times after giving reasonable written notice (except in the case of emergency) to install, connect into, use, operate, maintain, repair, alter, remove and replace any and all of the Heat Service Network within the Premises including the roof of the Building;

(b) to enter the Premises at all reasonable times after giving reasonable written notice (except in the case of emergency) for installation, inspection, testing, maintenance, alteration, repair, reading, removal and replacement of any and all of the Heat Service Network including the roof of the Building; and

(c) to enter the Premises at all reasonable times after giving reasonable written notice (except in the case of emergency) for any purpose necessary in order to fulfil the obligations on the part of the Energy Supplier under the Use of System Agreement and/or the Plot Connection Agreement.

In exercising the above rights, the Landlord, KDD, the Energy Supplier, the Estate Management Company or the District Management Company (as the case may be) shall cause as little inconvenience and damage as reasonably possible and shall without delay make good to the reasonable satisfaction of the Tenant all damage thereby caused.

Part 3 – Rights in Connection with Telecommunications

1. The following rights and easements are reserved from this Lease for the exclusive benefit of KDD and all other persons properly authorised by KDD and KDD and such persons shall have the right to enforce such provisions under The Contracts (Rights of Third Parties) Act 1999:

1.1 to install, connect into, use, operate, maintain, repair, alter, remove and replace any and all Electronic Communications Infrastructure, Electronic Communications Network and Electronic Communications Apparatus within the Premises including the roof of the Building but not within any individual dwelling and not in respect of any such separate infrastructure network and apparatus installed by the Tenant to provide TV/FM reception and telecommunications services to the dwellings pursuant to Clause 4.11;

1.2 to enter the Premises at all times for installation, inspection, testing, maintenance, alteration, repair, removal and replacement of any and all Electronic Communications Infrastructure, Electronic Communications Network and Electronic Communications Apparatus within the Premises including the roof of the Building but not within any individual dwelling and not in respect of any such separate infrastructure network and apparatus installed by the Tenant to provide TV/FM reception and telecommunications services to the dwellings pursuant to Clause 4.11; and

2. Subject to the person exercising such rights:

(a) (except in case of emergency) giving reasonable prior written notice to the Tenant of its intention to exercise the rights of entry pursuant to paragraph 1.2 above; and

(b) causing as little inconvenience and damage as reasonably possible and making good to the reasonable satisfaction of the Tenant all damage thereby occasioned.

SCHEDULE 2

Encumbrances

The matters contained or referred to in the registers of title number TGL1608 in so far as they relate to the Premises and are subsisting and capable of taking effect (excluding any financial charges).

SCHEDULE 3

Use Restrictions

1. Dangerous materials and use of machinery

The Tenant shall not:

1.1 bring onto the Premises any article or thing which is or may become combustible, dangerous, explosive, inflammable, offensive or radio-active, or which might increase the risk of fire or explosion unless they are:

(a) necessary for the operation of any plant or machinery;

(b) kept in reasonable quantities; and

(c) stored safely and in accordance with any lawful requirements or reasonable and proper recommendations of the Landlord or the requirements and recommendations of the insurers of the Premises;

1.2 other than in accordance with or pursuant to obligations within the Development Agreement, keep or operate on the Premises any machinery which is unduly noisy or causes vibration, or which is likely to annoy or disturb any other tenant or occupier of any part of the Estate or any Adjoining Land.

2. Overloading of the Premises or Service Media

The Tenant shall not:

2.1 overload or obstruct any of the Premises, any building erected on them or any Service Media or subject any of them to any strain beyond that which they are designed to bear (with due margin for safety); or

2.2 exceed the weight limits prescribed for any lift in the building or buildings erected on the Premises from time to time.

3. Discharges into Service Media

The Tenant shall not discharge or permit to be discharged into any Service Media any material which is deleterious, polluting or dangerous which may cause an obstruction or might be or become a source of danger, or which might damage any Service Media or the drainage system of the Premises or any Adjoining Land or any other part of the Estate.

4. Disposal of refuse

The Tenant shall not deposit or allow to accumulate any refuse, rubbish or trade empties of any kind other than in proper receptacles as may be designated from time to time and shall not burn any refuse or rubbish on the Premises.

5. Obstruction of Estate Common Parts

The Tenant shall not do anything as a result of which the Estate Common Parts or other areas over which the Tenant may have rights of access or use may be damaged or obstructed so as to restrict their fair use by others in any way.

6. Nuisance etc.

6.1 The Tenant shall not do anything upon the Premises which may be or become a nuisance, or which may cause annoyance, damage, disturbance or inconvenience, to the Landlord or any owner or occupier of any part of the Estate or any Adjoining Land, or which may be injurious to the amenity, character, tone or value of the Premises

6.2 The Tenant shall not play or use any musical instrument, television, radio, loudspeaker or mechanical or other noise making instrument of any kind so as to be unduly audible outside the Building.

6.3 The Tenant shall not use the Premises, or any part of it, for any noisy, offensive, dangerous, illegal or immoral purposes.

6.4 The Tenant shall not carry out any car servicing or car repairs on any part of the Premises such as to be a nuisance or annoyance to neighbours.

7. Cleaning

7.1 The Tenant shall keep all external parts of the Premises and any areas of the Premises not included within any building on the Premises in a clean and tidy condition.

8. Decoration

8.1 The Tenant must redecorate the outside of the Building in a good and workmanlike manner, with appropriate materials of good quality, to the reasonable satisfaction of the Landlord.

8.2 The redecoration must be done as often as is necessary, in the reasonable opinion of the Landlord, to maintain a high standard of decorative finish and attractiveness.

9. Landscaping

The Tenant must keep any landscaping surrounding the Building and on the Premises and all trees, ornamentals trees, shrubs and hedges in good order and condition, properly tended,

fed, cultivated and pruned or trimmed as appropriate. The Tenant must replace all losses, and as far as reasonably possible keep the landscaping in good order and condition. Without prejudice to the foregoing, the Tenant must keep the grass and any hedges regularly cut and trimmed, keep the paths free from weeds, and clear away fallen leaves.

10. Balconies

The Tenant must not store household furniture (save for garden tables and chairs) or possessions (including without limitation bicycles) or rubbish on the balconies or outside the ground floor units.

11. Drains

The Tenant must keep the drains and pipes within or serving the Premises free from obstruction.

12. Roofs, gutters and drains

The Tenant must keep the roofs, gutters and downpipes of the Building free from leaves, plants and dirt, and keep all the drains, sinks, sewers and soakaways belonging to the Building clean, open and in good working order and condition.

13. Windows

The Tenant must keep the windows of the Building, and the glass in the outer doors, clean inside and outside or procure that the same are kept clean.

14. General

14.1 The Tenant shall not allow or permit any clothes or washing of any description or other articles to be hung or exposed in or upon any part of the Building so as to be visible from the outside or any balcony and no mats, brooms or other articles shall be shaken inside the common parts of the Building or out of the windows thereof.

14.2 The Tenant shall at all times keep the windows properly dressed in the style appropriate to a private residence.

14.3 If any damage shall be done to any dwelling in the Building or the common parts by the carrying in or removal of furniture or other goods to or from the dwelling the Tenant shall pay for making good the same and also for any damage to the person or property of the occupiers of any other dwelling in the Building.

14.4 The Tenant shall use the gardens (if any) of the Premises in common with other persons to whom a like right may have been granted for all purposes in connection with the enjoyment of the Premises, but so that no damage shall be done to the said garden or gardens and so that

the same shall be used in a quiet and orderly fashion for the purposes of recreation only and not for the purpose of playing games or for any other purpose so as not to cause noise or disturbance to any other person in the building or adjoining premises.

SCHEDULE 4

Heat Obligations

1. Definitions to be contained in any underlease to a Heat Customer if all the Heat Exclusivity Requirements are met at the date of the grant of the underlease (using the definitions contained in clause 1 of this Lease):

   (a) Energy Supplier

   (b) Heat

   (c) Heat Service Network

   (d) Plot Connection Agreement

   (e) Primary Heat Service Network

   (f) Secondary Heat Service Network

   (g) Use of System Agreement

2. Provisions to be contained in any underlease to a Heat Customer if all the Heat Exclusivity Requirements are met at the date of the grant of the underlease:

2.1 A right for the landlord under the underlease, the Landlord (being the superior landlord in respect of the underlease), KDD, the Energy Supplier and any Estate Management Company or District Management Company (and those authorised by them), at all times as is reasonably necessary after giving reasonable written notice (except in the case of emergency) to enter into and upon the Heat Customer's premises to inspect, maintain, clean, repair, test, renew, rebuild, alter, deviate, stop up or carry out works or alterations to the Heat Service Network and to lay and make connections to any part of the Heat Service Network within the Heat Customer's premises, causing as little inconvenience as possible and making good any damage caused, and to read meters to permit any other obligations required under the Plot Connection Agreement.

2.2 A right to the free and uninterrupted passage of Heat to the Heat Customer's premises through the Heat Service Network.

2.3 A reservation out of the demise of each underlease of those parts of the Secondary Heat Service Network within each dwelling or unit.

2.4 A covenant by each Heat Customer not to interfere with the Secondary Heat Service Network and immediately upon becoming aware of any defect in the Secondary Heat Service Network to report such defect to the Energy Supplier and the landlord under the underlease.

EXECUTED as a deed by)
GLA LAND AND PROPERTY LIMITED acting)
by a director in the presence of)

Signature

Director

Signature of witness
Name (in BLOCK CAPITALS)
Address

EXECUTED as a deed by)
KNIGHT DRAGON DEVELOPMENTS LIMITED)
acting by a director in the presence of:)

Signature

Director

Signature of witness
Name (in BLOCK CAPITALS)
Address

EXECUTED as a deed by)
KNIGHT DRAGON 19.05 LIMITED)
acting by a director in the presence of:)

Signature

Director

Signature of witness
Name (in BLOCK CAPITALS)
Address

EXECUTED as a deed by)
GREENWICH PENINSULA ESTATE)
MANAGEMENT COMPANY LIMITED)
acting by a director in the presence of:)

Signature

Director

Signature of witness
Name (in BLOCK CAPITALS)
Address

ANNEXURE 1

The Premises



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The copyright in this drawing is vested in AXIS and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

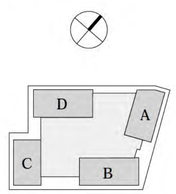
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to AXIS before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

Source: GP1905-AXIS-ZZ-ZZ-M3-A-00002_BaseBuild

REV.	DATE	AMENDMENT
P01	17/12/2021	For Stage 3 Approval

KEYPLAN



CLIENT

KNIGHT DRAGON

PROJECT STAGE
Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S4	**FOR STAGE 3 APPROVAL**	**9202**

AXIS ARCHITECTS
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@axisarchitects.co.uk

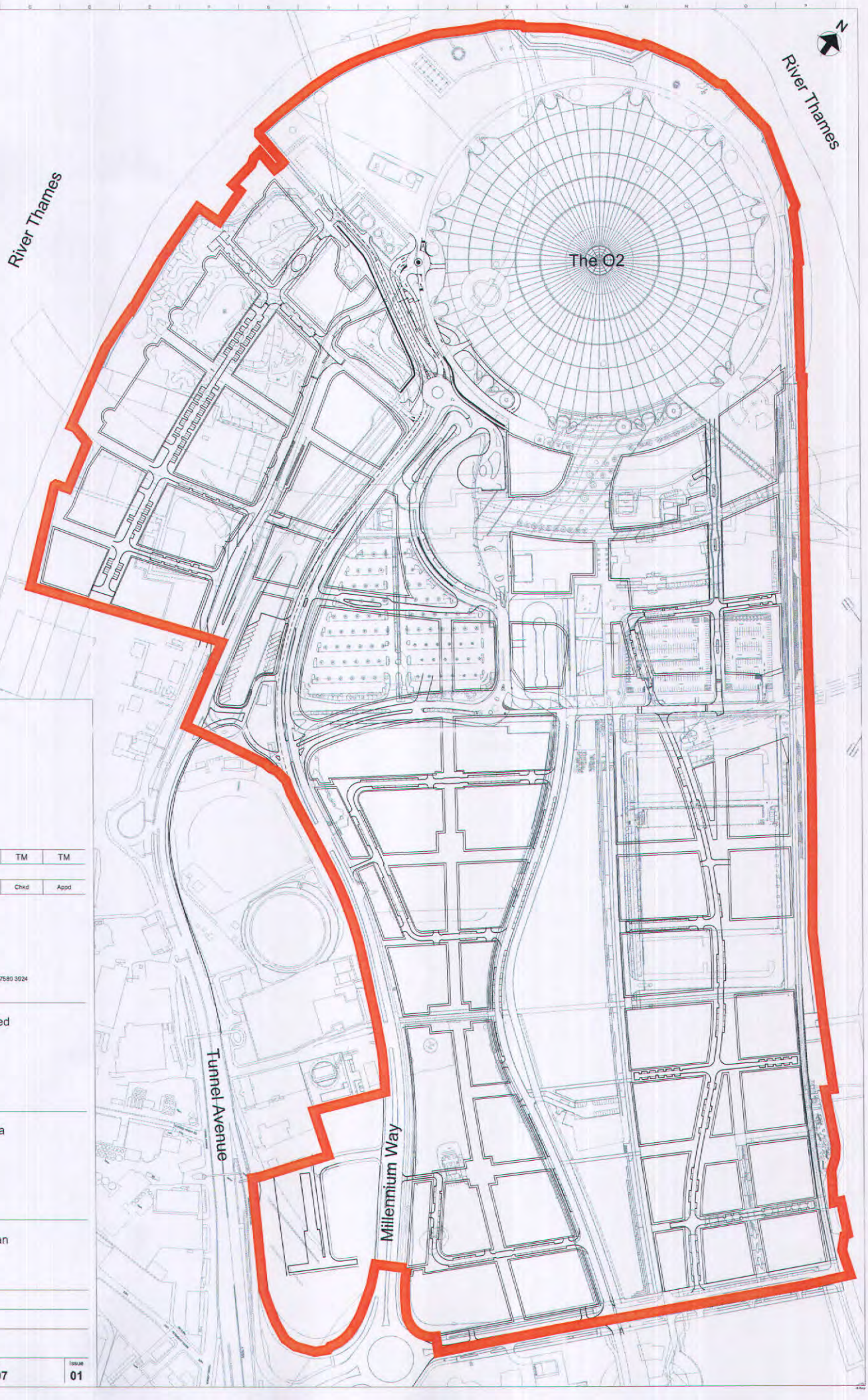
PROJECT
Greenwich Peninsula - Plot 19.05

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 1000	17/12/2021	JB	FB	AP

TITLE
Location Plan

DRAWING NO.	REV.
GP1905 · AXIS · ZZ · XX · DR · A · 00001	P01

ANNEXURE



Issue	Date	By	Chkd	Appd
01	22/05/12	MH	TM	TM
	First Issue			

ARUP

13 Fitzroy St
London W1T 4BQ
Tel +44 (0)20 7636 1531 Fax +44 (0)20 7580 3924
www.arup.com

Client
Meridian Delta Limited

Job Title
Greenwich Peninsula

Drawing Title
Estate Boundary Plan

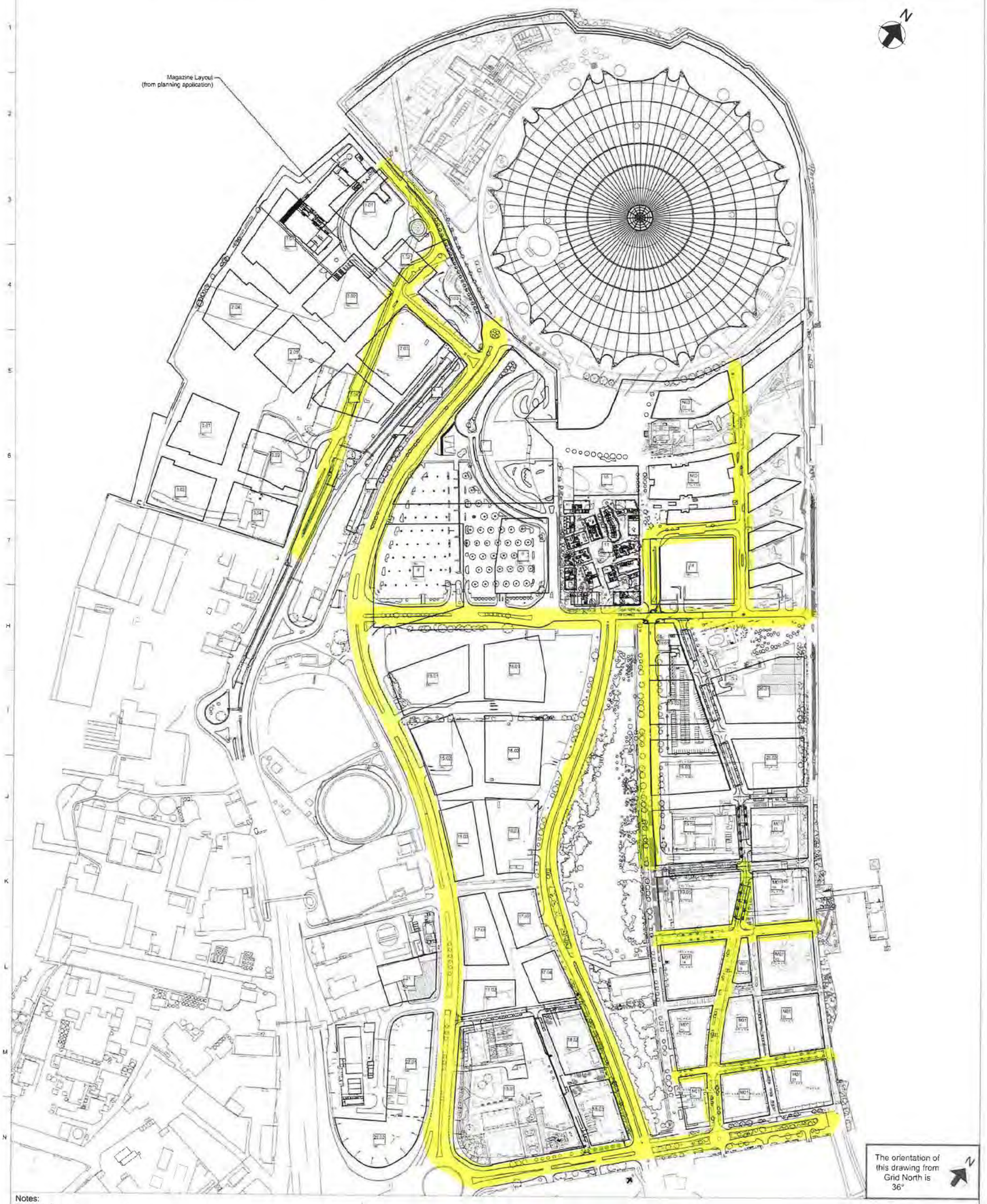
Scale at A0 1:1250

Discipline Civil

Drawing Status
Information

Job No	Drawing No	Issue
113313	SK-997	01

ANNEXURE



The orientation of this drawing from Grid North is 36°

Notes:

1. Levels shown are in metres above Ordnance Datum (Newlyn).
2. Existing topographical survey received from Plowman Craven GPR Survey received 15/05/2010.
3. Information shown for phase PC1 is as per Turkington Martin construction information, received Sept 2009 and April 2010.
4. Information shown for phase Peninsula Ravensbourne is as per Turkington Martin construction information, received June 2010.
5. Information shown for phase PR1 is as per Turkington Martin construction information, received July 2010.
6. Information shown for Cable Car layout received January 2012.
7. Information shown for realignment of Ordnance Crescent as per Arup Construction information issued August 2008.
7. Information shown for Peninsula Quays bulk earthworks, is as per Blackwell's as built information received July 2012.
8. Information shown for PR2 is as per Turkington Martin's GA received June 2014.
9. Information for AEG Access Road, Hotel Access Road and realigned Tunnel Avenue is as per Arup construction information presented on drawing AIN-PQA-7000.
10. Information for plot NO301 is concept only and does not reflect final design by others.
11. Information for the Gateway site is as per Arup construction drawing AIN-GWY-7000 and plot information for MO401 taken from CF Moller.
12. Information for Art pieces, Cutter Lane, Design District, PSK Waterfront, Zone C, and Zone D sites is based on design layout references and as-built information from the respective contractors.
13. Art Project, Delta Unit and Maze Compound layouts are based on Google Earth images.

Issue	Date	By	Chkd	Appd
16	24/06/23	MF	GM	SJ
	2019 Masterplan Updates			
15	16/01/14	MH	LS	TM
	Plots MO103, MO104, MO105, MO116 MO119 and MO121 updated MO101 marketing suite added			
14	04/06/13	BA	TM	TM
	Gateway Site plots, plots adjacent to 'Busway' layout and plots N0601,02,07,08 & N0504,06 amended			

Client
Knight Dragon Developments Ltd

Job Title
Greenwich Peninsula

Drawing Title
Greenwich Masterplan
ESTATE ROADS
OCTOBER 2022

ARUP
12 Fitzroy Street
London W1T 4BQ
Tel +44 (0)20 7636 1531 Fax +44 (0)20 7580 3924
www.arup.com

Scale at A1: 1:2000
Discipline: Civil
Drawing Status: Information

Job No	Drawing No	Issue
113313	AIN-MAS-1100	16

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By E.E.

ANNEXURE

FORSTERS

DATED **2022**

(1) [KNIGHT DRAGON (19.05) LIMITED]

(2) GREENWICH PENINSULA ESTATE MANAGEMENT COMPANY LIMITED

(3) [DISTRICT MANCO]

(4) GLA LAND & PROPERTY LIMITED

ESTATE SERVICE CHARGE DEED

relating to

Plot 19.05 at the Greenwich Peninsula, London SE10

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DATED:

PARTIES:

(1) **[KNIGHT DRAGON (19.05) LIMITED]** a private limited company incorporated under the laws of England and Wales (Company Registration No. 09806468) whose registered office is at Level 9 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER ("Owner" which expression shall include its successors in title and assigns);

(2) **GREENWICH PENINSULA ESTATE MANAGEMENT COMPANY LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 7909672) whose registered office is at Level 9 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER (the "Estate Management Company");

(3) **[DISTRICT MANCO]** a private limited company incorporated under the laws of England and Wales (Company Registration No. [ ]) whose registered office is at [ ] (the "District Management Company");[1]

(4) **GLA LAND & PROPERTY LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 7911046) whose registered office is at 5 Endeavour Square, London, United Kingdom, E20 1JN ("GLA Land" which expression shall include its successors in title and assigns).

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

1.1 In this Deed except where the context otherwise requires the following words and expressions have the following meanings:

Advance Payments:	means the payments made on account by the Landowner in accordance with clause 3.3 and "Advance Payment" means any one of them;
Base Rate:	means the base rate for the time being of Barclays Bank PLC in force from time to time or if such base lending rate ceases to exist, such other comparable rate of interest as the Estate Management Company shall reasonably specify;
CPZ Strategy:	means a document published from time to time by the Estate Management Company setting out the car

[1] TBC

parking strategy the current version of which (as at the date of this Deed) is attached at Annex 3 and labelled "Car Parking Strategy"; [Annexure Required][2]

Disposition: means any transfer whether for valuable consideration or otherwise and however such interest becomes vested in the grantee under it, and includes any transfer by a mortgagee or chargee;

District: means any area or areas of the Estate designated by the Estate Management Company from time to time as being a discrete part or parts of the Estate for management and/or service delivery purposes which at the date of this Deed includes (without limitation) Lower Riverside, Parkside, Brickfields, Upper Riverside and Meridian Quays as shown on the District Plan;

District Plan: means the district plan from time to time produced by the Estate Management Company the current version of which (as at the date of this Deed) is attached to at Annex 2; [Annexure Required]

District Services: means the services set out in Schedule 1 where provided for the exclusive benefit of the owners and occupiers of the buildings or premises in any District;

Energy Supplier: means the supplier of Heat to the Estate operating pursuant to the Use of System Agreement (or any renewal or replacement agreement for the provision of Heat to the Estate);

Estate: means the land commonly known as Greenwich Peninsula shown edged red on the Estate Boundary Plan (but excluding the Plots) together with any additional land which the Estate Management Company from time to time reasonably designates as part of the Estate and all buildings, Service Media and appurtenances thereon and all additions alterations and improvements thereto but excluding such other land and Service Media as the Estate Management

[2] Forsters to confirm with KD latest version to be appended

Company may from time to time reasonably determine shall no longer form part of the Estate;

Estate Boundary Plan: means the plan attached to this Deed at Annex 4; [Annexure Required]

Estate Common Parts: means those parts of the Estate (such parts not being publicly adopted) which are from time to time intended for the common use and enjoyment of the owners and tenants of the Estate and persons claiming through or under them and/or properly designated as such by the Estate Management Company (whether or not other parties are also entitled to use and enjoy the same) and including:

(a) roads to the point of connection with a highway maintainable at public expense;

(b) bridges kerbs pavements footpaths parks and esplanades landscaped areas open areas and river piers and jetties;

(c) river walls and river walkways;

(d) walkways and other pedestrian ways;

(e) the Pipes therein and not intended to be the responsibility of a particular owner or tenant or group of owners or tenants; and

(f) other matters or things which make up those parts of the Estate which are not and are not intended to be the responsibility of a particular owner or tenant or group of owners or tenants;

Estate Computing Date: means the 25 March in each year and the anniversary of that date in each succeeding year or such other date as the Estate Management Company may from time to time nominate;

Estate Expenditure: means in respect of the Services the aggregate of:

(a) all reasonable and proper costs fees expenses and outgoings (whether or not of a recurring nature) whatsoever incurred by the Estate Management Company in respect of or incidental to the provision of all or any of the Services and (when any expenditure is incurred in relation to the Estate and other premises) the proportion of such expenditure which is reasonably attributable to the Estate Common Parts (or the relevant District as the case may be) as reasonably determined from time to time by the Estate Management Company;

(b) the proper and reasonable fees, costs, expenses and disbursements of the Estate Surveyor or any other person employed or retained by the Estate Management Company (including but not limited to legal representatives), or in connection with, surveying and accounting functions, the collection of service charge, the performance of the Services and any other duties in and about the Estate or any part of it, and relating to the general management, administration, security, maintenance, protection and cleanliness of the Estate;

(c) the proper and reasonable out of pocket costs and expenses of the Estate Management Company in connection with the management of the Estate and the provision of the Services;

(d) such sums as the Estate Management Company shall in its discretion consider desirable (acting reasonably and in good faith) to set aside from time to time (and the amount set aside shall be treated as an item of expenditure actually incurred) for the purpose of providing for periodically recurring items of expenditure whether or not of a capital nature and whether recurring at regular or irregular

intervals and for anticipated expenditure in respect of any of the Estate Common Parts (the "Estate Reserve Fund");

(e) the cost of replacement of any items with an item of equivalent quality where such replacement is reasonably necessary (but where such an item is of superior quality it shall be as near as practicable to the quality of the item being replaced);

(f) a fee (in such amount as is notified to the Landowner from time to time) to the Estate Management Company in connection with the management of the Estate (to include overheads and profits) commensurate with market practice from time to time of property companies providing management services (such fee to be set at the date of this Deed at 10% of the aggregate of the expenditure referred to in paragraphs (a) to (e) (inclusive) above; and

(g) any Value Added Tax payable on or in connection with any such items in paragraphs (a) to (f) (inclusive) above;

But shall exclude the initial construction of the capital costs of the Estate Common Parts;

Estate Financial Year: means the period from an Estate Computing Date to but not including the next succeeding Estate Computing Date;

Estate Management Framework: means a document published from time to time by the Estate Management Company setting out the framework within which the Estate Management Company has determined that it will operate in order to provide and recover the costs for the Services. The current version (as at the date of this Deed) of such framework document is attached as Annex 6; [Annexure Required]

Estate Reserve Fund:	has the meaning given to it in paragraph (d) of the definition of Estate Expenditure;
Estate Services:	means the services set out in Schedule 1 to be provided to the Landowner and all owners and occupiers of the buildings or premises on the Estate but excluding the services provided for the exclusive benefit of any District;
Estate Surveyor:	means a chartered surveyor or firm of chartered surveyors appointed or employed by the Estate Management Company to perform the functions of an estate surveyor hereunder;
Estimated Estate Expenditure:	means for any Estate Financial Year such sum as the Estate Management Company shall notify in writing to the Landowner as an estimate of the Estate Expenditure for such Estate Financial Year, including any revision to such estimate notified to the Landowner pursuant to clause 3.2(b);
Governance Agreement:	means the agreement dated 5 December 2014 made between (1) Greenwich Peninsula ESCO Limited (2) Loka Energy Limited (3) Greenwich Peninsula Estate Management Company Limited (4) Knight Dragon Developments Limited (5) The Royal Borough of Greenwich and (6) GLA Land and Property Limited or any renewal or replacement agreement;
Heat:	means hot water for domestic use and for space heating;
Heat Services:	means the services set out in Schedule 2;
Interest Rate:	means four per cent (4%) per annum above the Base Rate;
Landowner:	means the Owner and includes its successors in title as tenant under the Site Lease;
Low Emission Strategy:	means a document published from time to time by the Estate Management Company setting out the low emission strategy the current version of which (as at the date of this Deed) is attached at Annex 5 and

	labelled "Low Emission Strategy"; [Annexure Required]
Major Failure:	has the meaning given in the Plot Connection Agreement;
OPCO Termination Notice:	has the meaning given to it in the Governance Agreement;
Operator Agreement:	means the agreement dated [ ] made between [ ] or any renewal or replacement of that agreement;[3]
Pipes:	means all pipes sewers drains ducts conduits gulleys gutters mains tunnels tubes watercourses wires cables channels fibres flues service corridors subways trunking and all other conducting media and any ancillary apparatus;
Plot Connection Agreement:	means an agreement for the connection of the Premises to the heat distribution network to be supplied to the Estate by the Energy Supplier if entered into between the Owner and the Energy Supplier.
Premises:	means all that land and buildings on the Estate comprising Plot 19.05 of which the Owner is the current leasehold owner and has applied to be registered as leasehold owner at HM Land Registry as comprised in and more particularly described by the Site Lease and shown for identification purposes only on the plan attached to this Deed at Annex 1; [Annexure Required]
Premises Waste Strategy:	means a document published from time to time by the Estate Management Company setting out the waste strategy the current version of which (as at the date of this Deed) is attached at Annex 7 [Annexure Required] and
Primary Heat Service Network:	means the boilers, equipment, plant (including the central energy building in which such boilers,

[3] Details TBC

	equipment and plant are housed), meters, pipes, watercourses, wires, cables, conduits, tanks, pumps and any conducting media required to generate and provide Heat from the proposed energy centre to the Estate up to and including the heat exchanger unit on the Premises but not beyond this point;
Quarter Day:	means the usual quarter days of March 25, June 24, September 29 and December 25;
Relevant Advance Payment	shall mean the aggregate of all Advance Payments made in any Estate Financial Year;
Relevant Percentage(s):	has the meaning given to it in clause 3.1;
Secondary Heat Service Network	means the meters, pipes, watercourses, wires, cables, conduits, tanks, pumps and any conducting media required to provide Heat from the Primary Heat Service Network up to and including the consumer heat interface unit in each individual dwelling (but not beyond this point, i.e. to exclude pipework, taps and radiators within each individual dwelling);
Service Media:	means Pipes and equipment used for the reception, generation, passage, provision and/or storage of Utilities;
Services:	means the Estate Services and the District Services;
Site Lease:	means the lease of the Premises dated [ ] 20[ ] and made between (1) GLA Land (2) the Owner and (3) Knight Dragon Developments Limited, as amended from time to time;
Supply Agreement:	means a supply agreement for the supply of heating entered into with the Energy Supplier (or at the Energy Supplier's direction) or any agreement with an Energy Supplier amending or replacing it;
Use of System Agreement:	means the agreement dated 5 December 2014 made between Greenwich Peninsula Esco Limited (company number 8855040) and Loka Energy Limited (company number 8854998) for the provision of Heat to Greenwich Peninsula, as amended by a Use of System

	Amendment (No.1) Agreement dated 26 October 2015 between the same parties or any renewal or replacement agreement for the provision of Heat to the Estate;
Utilities:	means electricity, gas, water, foul water and surface drainage, heating, ventilation and air conditioning, smoke and fumes, signals, telecommunications, satellite and data communication and all other utilities;
Value Added Tax and VAT:	mean Value Added Tax as provided for in the Value Added Tax 1994 and any reference to Value Added Tax or VAT shall include any tax of a similar nature substituted for or levied in addition to Value Added Tax; and
Working Day:	means any day from Monday to Friday (inclusive) which is not Christmas Day, Boxing Day, Good Friday or a statutory bank holiday.

1.2 In this deed unless otherwise specified:

(a) any reference to a clause is a reference to a clause of this Deed and any reference to a sub-clause is to a reference to a sub-clause of the clause in which the reference appears;

(b) headings to clauses are for convenience only and do not affect the interpretation of this Deed;

(c) references to a person shall include a company or other legal entity and words importing the singular number shall include the plural number and vice versa;

(d) words importing persons include firms, companies and corporations and vice versa; and

(e) the words "including" and "include" shall be deemed to be followed by the words "without limitation".

2. Provision of Estate Services

2.1 Obligation to provide Estate Services

Subject to the Landowner complying with its obligations under this Deed the Estate Management Company covenants to perform and observe or procure the provision and observance of the Estate Services in accordance with the provisions of this Deed and to manage the Estate in such manner as shall be in accordance with principles of good estate management and the Estate Management Company may (if requested by the relevant District Management Company) provide District Services and if and to the extent that it does so it will provide them in accordance with the provisions of this Deed and in such manner as shall be in accordance with principles of good estate management;

2.2 Heat Services

(a) As at the date of this Deed the Energy Supplier will provide Heat and the Heat Services to the Estate (including the Premises) in accordance with the terms of the Plot Connection Agreement. The Estate Management Company will not have any obligation to provide Heat or the Heat Services under this Deed unless they serve notice under paragraph 2.2(d) and only until suspended again under paragraph 2.2(e).

(b) The Owner shall procure that all leaseholders and/or residents enter into a Supply Agreement in respect of the provision of Heat and shall further enter into any replacement Supply Agreement at the request of the Estate Management Company.

(c) The Owner covenants with the Estate Management Company not to enter into any arrangement or agreement for the supply of ambient temperature water and heat or gas (for the purpose of space and water heating) with any supplier or utilities company other than with the Estate Management Company or the Energy Supplier.

(d) The Estate Management Company shall, having served an OPCO Termination Notice pursuant to clause 5.4.4 of the Governance Agreement, serve written notice on the Owner stating that the Estate Management Company intends to provide Heat to the Estate in accordance with the provisions of the Governance Agreement.

(e) From the date upon which the Estate Management Company commences the supply of Heat and the provision of the Heat Services to the Estate, the Owner shall pay any Usage Charge and the additional part of the Service Charge relating to Heat Services, until such time as the Owner receives written notice from the Estate Management Company that the Energy Supplier has resumed responsibility for the provision of Heat and the Heat Services.

(f) Save where the Estate Management Company is providing Heat and the Heat Services and notwithstanding paragraph 2.2(d), the Owner may notify the Estate Management Company in the event that a Major Failure has occurred and has not been remedied to the Owner's satisfaction (acting reasonably) within 4 weeks of occurrence and the Energy Supplier has materially failed to implement the provisions of the Disaster

Recovery Plan pursuant to the Plot Connection Agreement and in either case such failure(s) is having a material impact on the Energy Supplier's ability to provide Heat and the Heat Services to the Premises.

(g) In addition but without prejudice to the Estate Management Company's rights and obligations under the Governance Agreement

(i) the Estate Management Company shall use reasonable endeavours to arrange a meeting within 5 working days of the Owner's notification pursuant to paragraph 2.2(f) with the Owner, the Energy Supplier, and the other Parties to the Governance Agreement as the Estate Management Company considers appropriate, to agree (where the failure is capable of being rectified) a reasonable programme to remedy the failure(s) within a reasonable timeframe; and

(ii) the Estate Management Company shall give at least 5 working days' written notice of the occurrence of the right pursuant to clause 5.4.4 of the Governance Agreement for the Estate Management Company to serve an OPCO Termination Notice.

2.3 Delegation

(a) In performing any of its obligations under this Deed, the Estate Management Company will be entitled to employ such agents, contractors or other persons as it may think fit and to delegate its duties and powers to them and their fees and expenses shall form part of the Estate Expenditure.

(b) Notwithstanding any delegation by the Estate Management Company of its powers or duties under clause 2.1, the Estate Management Company shall remain responsible for its obligations under this Deed.

2.4 Variations to services

The Estate Management Company may at its discretion add to, extend, vary or withhold from time to time any of the Services if it reasonably considers it desirable to do so for the more efficient management, operation or security of the Estate Common Parts.

2.5 Failure to provide services

The Estate Management Company shall not be liable to the Landowner or the District Management Company in respect of any failure by it to perform any of the Services unless it has been given written notice of the failure in question and the Estate Management Company has failed within a reasonable time to remedy it and in that case, the Estate Management Company will be liable to compensate the Landowner and the District Management Company

for any direct loss or damage sustained by either of them after that reasonable time has elapsed the Landowner and the District Management Company having taken all reasonable steps to mitigate such loss or damage.

2.6 Exclusion of the Estate Management Company's Liability

The Estate Management Company will not incur any liability for any failure or interruption in any of the Services to be provided pursuant to this Deed or for any inconvenience or injury to person or property arising from that failure or interruption, in either case due to any maintenance, servicing, repair, replacement, mechanical breakdown, failure, malfunction, shortages, labour disputes, or any cause or circumstance beyond the reasonable control of the Estate Management Company, but the Estate Management Company will use reasonable endeavours to cause the Service in question to be reinstated with the minimum of delay.

2.7 Grant of all necessary rights

(a) The District Management Company, the Landowner and GLA Land shall not prevent the Estate Management Company (including its respective agents, contractors, employees and any other representatives) from providing the Services and shall permit such access provided that the Management Company shall give at least 48 hours notice of the requirement for access (save in the event of emergency where no notice will be required) over the Premises and the Estate as shall be reasonably necessary to perform the Estate Services and shall cause as little damage as reasonably possible to the Premises and shall make good all physical damage caused.

(b) To the extent not granted by this Deed the Estate Management Company will maintain or procure that it will obtain all necessary rights and privileges over the Estate in order to carry out its obligations under this Deed.

2.8 Estate Management Framework

The Estate Management Company shall:

(a) perform its functions and obligations under this Deed in accordance with the current published Estate Management Framework unless and to the extent that to do so would be inconsistent with the terms of this Deed, in which event the terms of this Deed shall prevail;

(b) keep the Estate Management Framework under periodic review and publish such revisions to it from time to time as the Estate Management Company shall find to be necessary or desirable.

2.9 Date services shall commence

The parties acknowledge and agree that at the date of this Deed, some of the Estate Common Parts are either under construction or to be constructed and therefore, the obligations of the Estate Management Company to provide, or procure the provision of, the Services and to perform or to procure the performance of the Services in respect of such of the Estate Common Parts that have not been constructed shall not apply until such time as they have been constructed, landscaped or otherwise created.

3. Service Charge

3.1 Relevant Percentage(s)

(a) The Relevant Percentage(s) shall be such percentage or percentages of the Estate Expenditure (it being acknowledged that differing percentages may be applied, inter alia, to the Estate Services and (if applicable) the District Services) as the Estate Management Company shall, acting reasonably and having regard to the principles of good estate management, determine from time to time and notify to the Landowner and the District Management Company, being such percentage as is fair and reasonable in the circumstances.

(b) The Estate Management Company shall notify the Landowner and the District Management Company in writing of the Relevant Percentage(s) to be allocated at the time of notifying the Landowner and the District Management Company of the Estimated Estate Expenditure.

3.2 Estimated Expenditure

(a) The Estate Management Company will notify the Landowner and the District Management Company in writing of the Estimated Estate Expenditure for an Estate Financial Year at least two (2) months before the first Quarter Day in the relevant Estate Financial Year.

(b) The Estate Management Company may, acting reasonably, from time to time during any Estate Financial Year, notify the Landowner and the District Management Company in writing of a revised figure for the Estimated Estate Expenditure.

3.3 Advance Payment

(a) The Landowner covenants with the Estate Management Company to pay to the Estate Management Company:

(i) sums equal to the Relevant Percentage(s) of the Estimated Estate Expenditure in advance by equal quarterly instalments on the Quarter Days during each Estate Financial Year; and

(ii) (if the Estimated Estate Expenditure is revised in accordance with clause 3.2(b)) within twenty (20) Working Days after receipt of written demand the Relevant Percentage(s) of the amount by which any such revised figure for the Estimated Estate Expenditure exceeds the figure previously notified to the Landowner and the District Management Company;

in either case, without any reduction, abatement, set-off, counterclaim or deduction (save those that the District Management Company must make by law).

3.4 Balancing Payment

(a) The Estate Management Company shall, as soon as reasonably practicable after the end of each Estate Financial Year, prepare and send to the Landowner and the District Management Company an account or accounts, each duly certified by the Estate Surveyor, showing the Estate Expenditure for the immediate preceding Estate Financial Year and the amount (if any) which the Estate Management Company has chosen to utilise from the Estate Reserve Fund in defraying such Estate Expenditure and containing a fair summary of the various items comprising the Estate Expenditure and such account shall (absent any manifest error) be conclusive evidence of all matters of fact referred to in that account.

(b) If the Relevant Percentage(s) of the Estate Expenditure in any Estate Financial Year shall exceed the Relevant Advance Payment for that Estate Financial Year, the excess (together with interest thereon at the Base Rate calculated from and including the Estate Computing Date next following the end of that Estate Financial Year until the date of payment) shall be paid by the Landowner to the Estate Management Company on written demand.

(c) If the Relevant Percentage(s) of the Estate Expenditure for any Estate Financial Year shall be less than the Relevant Advance Payment for that Estate Financial Year, the overpayment made by the Landowner (together with interest thereon at the Base Rate calculated as aforesaid up to the date when the next Advance Payment is due) shall be credited to the Landowner against its next contribution to an Advance Payment in such proportions as the Landowner contributes to the Estimated Expenditure.

4. Discretion to vary Relevant Percentage(s)

4.1 If at any time or times during the subsistence of this Deed, the Estate Management Company (acting reasonably) considers that circumstances have arisen making the Relevant Percentage(s) or any other basis upon which the Landowner contributes to the cost of the provision of the Estate Services or (if applicable) the District Services unreasonable or inequitable, the Estate Management Company may give written notice to the Landowner requiring a variation which is fair and reasonable in all the circumstances.

4.2 It is further agreed that it shall be reasonable for the Estate Management Company to vary the Relevant Percentage(s) pursuant to clause 4.1 annually to reflect changes in the Estate or as and when material parts of the Estate are completed and become subject to the provision of the Services pursuant to clause 2.9.

5. Omissions

Any omission by the Estate Management Company to include in the Estate Expenditure in any Estate Financial Year a sum expended or a liability incurred in that Estate Financial Year shall not preclude the Estate Management Company from including such sum or the amount of that liability in the Estate Expenditure in any subsequent Estate Financial Years that the Estate Management Company determines.

6. Estate Reserve Fund

The Estate Reserve Fund shall be held upon trust for the persons who, from time to time, shall be owners or tenants of the Estate who have contributed to the Estate Reserve Fund and the Estate Management Company shall utilise the same, with interest accruing thereon (but after deducting tax payable thereon and on such interest) in defraying expenditure of the nature referred to in paragraph (d) of the definition of "Estate Expenditure" in clause 1

7. Payment for Additional Services

The Landowner covenants with the Estate Management Company to pay within twenty (20) Working Days after receipt of written demand such charge as may reasonably be determined by the Estate Management Company in respect of any service (whether or not constituting a Service) provided at the request of the Landowner.

8. Application of Provisions

Where an Estate Financial Year does not amount to a calendar year, the Estate service charge payable under this Deed for that Estate Financial Year shall be apportioned on a pro-rata basis.

9. Assignment

9.1 The Estate Management Company may freely assign or transfer the benefit of this Deed (including for the purpose of providing security)

9.2 The Estate Management Company shall be released from its obligations under this Deed (save in respect of any antecedent breach) on obtaining a deed of covenant from any assignee or transferee direct with the Landowner (in a form to be approved by the Landowner acting reasonably, such approval not to be unreasonably withheld or delayed) to comply with the obligations on the part of the Estate Management Company under this Deed.

9.3 The Landowner agrees with the Estate Management Company and GLA Land that the Landowner will not complete any Disposition of its interest under the Site Lease without first having procured from the disponee under such Disposition and having delivered to the Estate Management Company, the District Management Company and GLA Land a deed of covenant in favour of the Estate Management Company and GLA Land duly executed by the disponee by which the disponee covenants to observe and perform the obligations of the Landowner under this Deed from the date of the Disposition.

9.4 The Landowner agrees to notify the Estate Management Company and GLA Land in writing of completion of any Disposition within fifteen (15) Working Days after the date of such completion and on completion of such Disposition or (if later) delivery of an original of such deed to each of the Estate Management Company and GLA Land, the Landowner shall be released from all future liability hereunder but without prejudice to any liability for any antecedent breach.

9.5 The Landowner shall at the same time as applying to register the Site Lease make an application to the Land Registry (or alternatively consents to such an application being made) to enter the following restriction in the Proprietorship Register of the Landowner's title under the Site Lease:

"No transfer of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 9.3 of an Estate Service Charge Deed dated [ ] and made between (1) Knight Dragon (19.05) Limited, (2) Greenwich Peninsula Estate Management Company Limited, (3) [District Manco][4] and (4) GLA Land and Property Limited have been complied with or that they do not apply to the disposition"

9.6 Following a Disposition and subject to the Landowner complying with clauses 9.1 and 9.4 of this Deed the Estate Management Company shall, following written request by the Landowner, deliver to the disponee a deed of covenant in favour of the disponee duly executed by the Estate Management Company by which the Estate Management Company covenants with the disponee to observe and perform the obligations of the Estate Management Company under this Deed from the date of the Disposition

10. Release of Deed

10.1 The Estate Management Company, GLA Land, the District Management Company and the Landowner agree that if at any time an estate management company is established to provide services (including the Services) in place of the Estate Management Company (the "New Estate Management Company") the District Management Company, the Landowner shall enter such

[4] Update accordingly

deeds and ancillary documents with the New Estate Management Company and GLA Land including a service charge deed substantially in the form of this Deed (mutatis mutandis) as may be reasonably required by the Estate Management Company or GLA Land (the "Estate Management Documents").

10.2 Upon the entry into the Estate Management Documents, the Landowner, GLA Land, the District Management Company and the Estate Management Company shall release each other from all of their obligations and rights arising out of this Deed and this Deed shall immediately cease to have effect but without prejudice to any rights or remedies of either party in relation to any antecedent breach.

11. Interest on Arrears

Without prejudice to any other right remedy or power contained in this Deed or otherwise available to the Estate Management Company, if any sum of money payable by the Landowner to the Estate Management Company remains unpaid for within ten (10) Working Days after the date when payment was due, the Landowner shall pay interest on it at the Interest Rate from and including the date on which payment was due to the date of payment to the Estate Management Company (both before and after any judgment).

12. VAT

12.1 All sums exclusive of VAT

All sums payable by any party to any other party pursuant to this Deed shall be deemed to be exclusive of any VAT which is chargeable on the supply or supplies for which such sums (or any part thereof) are the whole or part of the consideration for VAT purposes.

12.2 Payment of VAT

Where pursuant to the terms of this Deed, any party (the "Supplier") makes a supply to any other party (the "Recipient") for VAT purposes and VAT is or becomes chargeable on such supply, the Recipient shall pay to the Supplier (in addition to and at the same time as providing any other consideration for such supply or, if later, within five (5) Business Days' of receipt of a VAT invoice in respect of such supply) a sum equal to the amount of such VAT.

12.3 Reimbursement of VAT

Where any party is required by the terms of this Deed to reimburse any other party for any cost or expense, such first party shall reimburse such other party for the full amount of such cost or expense, including such part thereof as represents VAT, save to the extent that such other party may obtain credit or repayment in respect of such VAT from H M Revenue & Customs.

13. Notices

13.1 Service of Notices

All notices, requests, demands, approvals, consents and other communications under this Deed ("Notices") shall be in writing and shall be duly and validly given or made if given or served by personal delivery or sent pre-paid, registered or recorded delivery mail to the persons and the addresses specified below or to such other person and/or address as a party may specify from time to time by written notice to the other parties. Notices given or served by personal delivery shall be deemed to be given or reserved on the date of delivery. Notices sent by pre-paid registered or recorded delivery mail shall be deemed to be given or served on the second Working Day after the day of posting unless they are proved to have been served on receipt.

13.2 Addresses for Service

(a) Notices to the Owner shall be addressed to its registered office marked for the attention of the Company Secretary (or to such other persons and address as the Owner may notify in writing to the other parties from time to time)

With a copy to:

6 Mitre Passage
Greenwich Peninsula
London
SE10 0ER

For the attention of The Estate Manager

(or such other person as the Owner may notify in writing to the other parties from time to time)"

(b) Notices to the Estate Management Company shall be addressed to its registered office marked for the attention of the Company Secretary (or to such other persons and address as the Estate Management Company may notify in writing to the other parties from time to time)

With a copy to:

Mitre Passage
Greenwich Peninsula
London
SE10 0ER

For the attention of The Estate Manager

(or such other addresses as shall have been notified in writing to the other parties from time to time)

(c) Notices to GLA Land shall be addressed as follows:

5 Endeavour Square, London, United Kingdom, E20 1JN

For the attention of TFL Legal (Planning and Property)

With a copy to:

City Hall
Kamal Chunchie Way
London
E16 1ZE

For the attention of Assistant Director, Strategic Projects and Property

(or such other addresses as shall have been notified in writing to the other parties from time to time)

(d) Notices to the District Management Company shall be addressed to its registered office marked for the attention of the Company Secretary (or to such other persons and address as the District Management Company may notify in writing to the other parties from time to time)

With a copy to:

Mitre Passage
Greenwich Peninsula
London
SE10 0ER[5]

For the attention of The Estate Manager

(or such other addresses as shall have been notified in writing to the other parties from time to time)

14. Rights granted to District Management Company

14.1 In recognition of the fact that the District Management Company will be providing certain district services to undertenants of the Site Lease as specified in those underleases, the Landowner, GLA Land and the Estate Management Company shall not prevent the District

[5] Update if necessary

Management Company (including its respective agents, contractors, employees and any other representatives) from providing such services and shall permit such access provided that the Management Company shall give at least 48 hours notice of the requirement for access (save in the event of emergency where no notice will be required) over the Premises and the Estate as shall be reasonably necessary to perform such services, the District Management Company causing as little damage as reasonably possible to the Premises and the Estate and making good all physical damage caused.

14.2 Where the District Management Company is responsible for collecting contributions towards the Estate Expenditure in respect of any underleases granted out of the Site Lease the District Management Company shall:

(a) Pay such contributions to the Landowner within 5 working days of receipt (or at the direction of the Landowner, shall pay such sums direct to the Estate Management Company); and

(b) Shall co-operate with and assist the Landowner in recovering any arrears in respect of such payments from the relevant undertenants, former undertenants or guarantors including, if requested by the Landowner, shall join the Landowner in any action, claim or proceedings against any such person who may be liable for the arrears.

14.3 The provisions of clause 14.2 above shall not negate Estate Management Company's obligations to provide the Estate Services and the District Services (if any) in accordance with the provisions of this Deed

15. General

15.1 Entire Agreement

This Deed and any document referred to in this Deed and named documents constitutes the entire agreement, and supersedes any previous agreements, between the parties relating to the subject matter of this Deed.

15.2 Variations

A variation of this Deed is valid only if it is in writing and signed by or on behalf of each party.

15.3 No Waiver

A failure to exercise or delay in exercising a right or remedy provided by this Deed or by law does not constitute a waiver of the right or remedy or a waiver of other rights or remedies. No single or partial exercise of a right or remedy provided by this Deed or by law prevents further exercise of the right or remedy or the exercise of another right or remedy.

15.4 Cumulative Rights

Except where this Deed provides otherwise the rights and remedies contained in this Deed are cumulative and not exclusive of rights or remedies provided by law.

15.5 No Partnership

No provision of this Deed creates a partnership between any of the parties or makes a party the agent of another party for any purpose. A party has no authority or power to bind, to contract in the name of, or to create a liability for another party in any way or for any purpose.

15.6 Counterpart

This Deed may be executed in any number of counterparts and by the parties on separate counterparts each of which shall constitute an original, but all the counterparts shall together constitute but one and the same document.

15.7 Invalidity of certain provisions

If any term of this Deed or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable the same shall be severable and the remainder of this Deed or the application of such term to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term and provision of this Deed shall be valid and be enforced to the fullest extent permitted by law.

15.8 Third party rights

A person who is not a party (other than an assignee) to this Deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

15.9 Costs

Except where this Deed provides otherwise, each party shall pay its own costs relating to the negotiation, preparation, execution and implementation by it of this Deed and of each document referred to in it.

15.10 Further assurance

Each party shall (at its own cost) do and execute, or arrange for the doing and executing of, each necessary act, document and thing reasonably within its power to implement this Deed.

16. Landlord and Tenant Act 1985

16.1 The Estate Management Company and the Landowner shall on request take all necessary and reasonable steps to assist the other in complying with its obligations (if any) under sections 18 to 30 inclusive of the Landlord and Tenant Act 1985.

16.2 Subject to the provisions of clause 16.1 to the extent that any notices are required to be served pursuant to Section 20 of the Landlord and Tenant Act 1985 in respect of the Services on any tenant or occupier, they shall be served by the Landowner or their agents for and on behalf of both the Landowner and the Estate Management Company.

THIS DEED has been executed by the parties as a deed and is intended to be and is delivered on the date first written above.

SCHEDULE 1
ESTATE SERVICES

1. Estate Services

1.1 Overriding management responsibility

Managing, operating and administering the Estate Common Parts for the common benefit of the owners and tenants of the Estate in accordance with the principles of good estate management to ensure that the standard of repair, condition, cleanliness, amenity, operation, security and safety of the Estate Common Parts is equivalent to or exceeds that for similar properties to the Estate. The other paragraphs of this Schedule are to be read and construed on the basis that they do not prejudice the overriding obligation set out in this paragraph.

1.2 Repairs and maintenance

Repairing, maintaining, decorating and (where appropriate) cleaning, lighting, heating, servicing, furnishing, equipping and (as and when necessary) altering, reinstating, renewing or rebuilding each part of the Estate Common Parts.

1.3 Staff

Providing staff (including such direct or indirect labour as the Estate Management Company considers appropriate) for the day-to-day running of the installations and the provision of other services to the Estate and for its general management and operation and all other incidental expenditure, including:

(a) insurance, health, pension, welfare, severance and other payments, contributions and premiums;

(b) providing uniforms, working clothes, tools, appliances, materials and equipment (including telephones) for the proper performance of the duties of any such staff;

(c) reviewing, providing, maintaining, repairing, decorating and lighting any accommodation and facilities for staff, including any residential accommodation for staff employed on the Estate, and any rates, gas or electricity charges in respect of it and any actual or notional rent for such accommodation.

1.4 Signs

Providing, maintaining and renewing name boards and signs at the entrances and any other parts of the Estate, and any directional signs and fire regulation notices and any flags, flag poles, television and radio aerials and satellite dishes.

1.5 Refuse

Providing and (when necessary) renewing or replacing any paladins, compactors or other receptacles for refuse for the Estate Common Parts and the cost of collecting, storing and disposing of refuse such services being in accordance with the Premises Waste Strategy updated from time to time by the Estate Management Company.

1.6 Miscellaneous items

(a) Leasing or hiring any items referred to in this Schedule.

(b) Interest, commission and fees in respect of any monies borrowed to finance the provision of any of the items or services referred to in this Schedule.

(c) Enforcing for the general benefit of the tenants of the Estate (as determined by the Estate Management Company) the covenants in any of the other leases relating to the Estate.

(d) Complying with the covenants on the part of the tenant (other than the payment of yearly rents) in the leases under which the Estate Common Parts may from time to time be held.

1.7 Insurance

Purchase and provision of insurance together with other costs associated with such insurance including:

(a) undertaking periodic valuations of the Estate Common Parts for insurance purposes;

(b) undertaking works required to the Estate Common Parts in order to satisfy the requirements of any insurer of the Estate;

(c) arranging property owner's liability, third party liability and employer's liability and such other insurances as the Estate Management Company may, from time to time, determine; and

(d) paying any amount which may be deducted or disallowed by any insurer of the Estate Common Parts under any excess provision in the insurance policy on settlement of any claim by the Estate Management Company.

1.8 Common facilities

Making, laying, repairing, maintaining, rebuilding, decorating, cleaning and lighting (as the case may require), any roads, ways, forecourts, passages, pavements, party walls or fences, party

structures, conduits or other conveniences and easements whatsoever which may belong to, or be capable of being used or enjoyed by, the Estate in common with any adjoining property.

1.9 Outgoings

Paying all existing or future rates (including water rates) taxes, duties, charges, assessments, impositions and outgoings whatsoever (whether parliamentary, parochial, local or of any other description and whether or not of a capital or non-recurring nature or of a wholly novel character) payable by the Estate Management Company in respect of the Estate Common Parts or any part of them.

1.10 Statutory requirements

Carrying out any works to the Estate Common Parts required to comply with any statute (other than works for which any tenant or occupier is responsible).

1.11 Representations

Taking any steps considered desirable or expedient by the Estate Management Company for complying with, making representations against, or otherwise contesting liability under, any statute concerning town planning, public health, highways, streets, drainage and any other matters relating or alleged to relate to the Estate Common Parts or any part of it for which any tenant is not directly responsible.

1.12 Security

Providing, maintaining, repairing, operating, inspecting, servicing, cleaning and (as and when necessary) renewing or replacing any security or emergency systems for the Estate Common Parts, including alarm systems, internal telephone systems, closed circuit television systems, generators, emergency lighting, fire detection or prevention systems, sprinkler systems, any fire escapes for the Estate Common Parts and fire fighting and fire prevention equipment and appliances (other than those for which a tenant is responsible) and any traffic barriers, car park and traffic control and security systems.

1.13 Landscaping

Providing and maintaining hard and soft landscaping and planning within the Estate Common Parts including fountains, sculptures, architectural, artistic or ornamental features or murals and to keep all such parts of the Estate Common Parts as may from time to time be laid out as landscaping (including water features) neat, cleaned, planted properly, tended and free from weeds and the grass cut.

1.14 Heat

Procuring the provision of Heat to such part of the Estate upon which the Premises is situated and repairing, maintaining and renewing where necessary the Primary Heat Service Network and the Secondary Heat Service Network, but only in the event that:

(a) the Plot Connection Agreement has been entered into;

(b) the Use of System Agreement and the Operator Agreement have been terminated pursuant to clause S44 of the Governance Agreement and no renewal or replacement agreement for the provision of Heat to the Estate has been entered into with an alternative supplier of Heat to the Estate; and

(c) the Estate Management Company is required to operate the energy system pursuant to clause 5.5 of the Governance Agreement

1.15 CPZ Strategy

Implementing the CPZ Strategy.

1.16 Low Emission Strategy

Implementing the Low Emission Strategy.

1.17 Public activities

Arranging (the cost of which shall be net of any receipts or proceeds) displays, concerts, exhibitions or other forms of public entertainment or activity undertaken within the Estate Common Parts or for the benefit or enjoyment of the Estate or its occupiers.

1.18 Generally

Providing such other services and carrying out such other works as the Estate Management Company may, in its reasonable discretion, consider desirable or necessary for the benefit of the Estate or any part of it or the tenants or occupiers of it, or for securing or enhancing any amenity of, or within, the Estate, or in the interest of good estate management.

1.19 Value Added Tax

Paying irrecoverable VAT chargeable in respect of any item of expenditure referred to in this Schedule.

SCHEDULE 2

Heat Services

1. Keeping the Primary Heat Service Network and the Secondary Heat Service Network in a good state of repair and condition including any necessary inspections, cleaning, maintenance, replacement, repairs and renewals, improvements and complying with all proper requirements of any relevant authority.

2. Arranging such insurance cover as the Estate Management Company may consider to be appropriate in relation to the Primary Heat Service Network and the Secondary Heat Service Network and in respect of any risks for which the Estate Management Company may be liable as an employer of persons working on the Primary Heat Service Network and the Secondary Heat Service Network or as the owner of the Primary Heat Service Network and the Secondary Heat Service Network.

3. Paying all rates taxes duties charges assessments and outgoings assessed charged or imposed on or payable in respect of the Primary Heat Service Network and the Secondary Heat Service Network.

4. Paying any Use of System Charge to the owner of the Primary Heat Service Network and/or the Secondary Heat Service Network.

5. Employing or retaining any solicitor accountant surveyor valuer architect engineer managing agent or management company or other professional consultant or adviser in connection with the management administration repair and maintenance of the Primary Heat Service Network and the Secondary Heat Service Network including the preparation of any accounts certificates and statements relating to any of the Heat Services and the collection of the Usage Charge.

6. Employing staff or independent contractors or labour for the provision of the Heat.

7. Operating maintaining and (if reasonably necessary) renewing any lighting power and water supply apparatus for the Primary Heat Service Network and the Secondary Heat Service Network and providing such additional lighting water or power supply apparatus as the Estate Management Company may think reasonably necessary.

8. Such sums as shall be considered reasonably necessary by the Estate Management Company (whose decision shall be final as to questions of fact) to provide a reserve fund or fund for items of future expenditure to be or expected to be incurred at any time in connection with the Primary Heat Service Network and the Secondary Heat Service Network.

9. Any other reasonable and proper expenses incurred by the Estate Management Company in respect of the Primary Heat Service Network and the Secondary Heat Service Network and/or the provision of Heat.

10. Interest (at no more than the Interest Rate) on money disbursed by the Estate Management Company in respect of the Primary Heat Service Network and the Secondary Heat Service Network and/or the provision of Heat prior to reimbursement

EXECUTED as a deed by)
KNIGHT DRAGON (19.05) LIMITED)
acting by a director in the presence of a)
witness:)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

EXECUTED as a deed by)
GREENWICH PENINSULA ESTATE)
MANAGEMENT LIMITED acting by a)
director in the presence of a witness:)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

EXECUTED as a deed by)
[DISTRICT MANCO] acting by a director)
in the presence of a witness:)
)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

EXECUTED as a deed (but not delivered)
until the date hereof) by)
GLA LAND AND PROPERTY LIMITED)
acting by a director in the presence of)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

ANNEXURE

FORSTERS

DATED **2022**

(1) KNIGHT DRAGON (19.05) LIMITED

(2) KNIGHT DRAGON DEVELOPMENTS LIMITED

(3) GLA LAND AND PROPERTY LIMITED

(4) KNIGHT DRAGON MERIDIAN LIMITED

DEED OF COVENANT IN RESPECT OF ENVIRONMENTAL MATTERS

relating to

Plot 19.05 Greenwich Peninsula

Forsters LLP 31 Hill Street London W1J 5LS | **DX:** 82988 Mayfair
T: +44(0)20 7863 8333 | **W:** www.forsters.co.uk | **R:** MJJH/BNB/33645.345

DEED OF COVENANT:

DATED:

PARTIES:

(1) **KNIGHT DRAGON (19.05) LIMITED** (Company Registration No. 09806468) whose registered office is at Level 9 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER (the "Covenantor");

(2) **GLA LAND AND PROPERTY LIMITED** (Company Number 07911046) of Windsor House, 42-50 Victoria Street, London SW1H 0TL ("GLA");

(3) **KNIGHT DRAGON DEVELOPMENTS LIMITED** (Company Number 04250941) whose registered office is at Level 9 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER ("KDD"); and

(4) **KNIGHT DRAGON MERIDIAN LIMITED** (Company Number 00590768) whose registered office is at Level 9 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER ("KDML");

and is **SUPPLEMENTAL** to an agreement dated 11 July 2007 entitled Developer's Environmental Deed made by (1) English Partnerships (the predecessor to GLA), (2) KDD (formerly known as Meridian Delta Limited, (3) KDML (formerly known as Quintain Meridian Limited) and (4) Quintain Estates and Developments plc, as varied by a deed of variation dated 22 September 2008 between the same parties, which records the manner in which environmental matters in relation to land on the Greenwich Peninsula, London are to be addressed (the "Agreement").

RECITALS:

(A) The Covenantor has agreed to enter into a Development and Leasing Agreement (as such term is defined in the Agreement).

(B) This Deed is made in compliance with clause 8.1 of the Agreement under which it is a condition of the transaction referred to in (A) above that the Developer executes a deed of covenant to the Agreement prior to the earlier of: (i) the grant of a lease to the Developer, and (ii) the Works Commencement Date (as such term is defined in the Agreement).

(C) [redacted]

[redacted]

(E) Words and expressions defined in the Agreement shall have the same meaning when used in this Deed save in respect of the "Plot" which shall mean the demised area known as plot 19.05 on the Greenwich Peninsula as shown on the plan attached at Schedule 2 hereto.

NOW THIS DEED WITNESSES as follows:

1. The Covenantor confirms that it has been given and has read a copy of the Agreement.

2. [redacted]

IN WITNESS whereof this Deed has been executed by the Covenantor, GLA, KDD and KDML and is intended to be and is delivered as a deed on the date written at the beginning of this Deed.

SCHEDULE 1

In the Agreement the following definitions and clauses shall apply:

Remedial Action: means:

(a) the carrying out of such works as are necessary to prevent, minimise, remedy or mitigate the effects of any harm to the Environment;

(b) the making of subsequent inspections and monitoring from time to time for the purpose of keeping under review the sufficiency of the

works of paragraph (a) above;

(c) the carrying out of any investigative work or obtaining legal and other professional advice as is reasonably required in relation to paragraphs (a) and (b).

4.1.1 [redacted]

[redacted]

4.1.2 **Remedial Action**

If at any time any Competent Authority requires Remedial Action to be undertaken, being Remedial Action attributable to GLA, [redacted]

EXECUTED as a deed by)
KNIGHT DRAGON (19.05) LIMITED)
acting by a director in the presence of)

Director

Name of witness (in BLOCK CAPITALS):
Address of witness:
Occupation

EXECUTED as a deed by)
KNIGHT DRAGON DEVELOPMENTS LIMITED)
acting by a director in the presence of)

Director

Name of witness (in BLOCK CAPITALS):
Address of witness:
Occupation

EXECUTED as a deed by)
KNIGHT DRAGON MERIDIAN LIMITED)
acting by a director in the presence of:)

Director

Name of witness (in BLOCK CAPITALS):
Address of witness:
Occupation

EXECUTED as a deed (but not delivered)
until the date hereof) by)
GLA LAND AND PROPERTY LIMITED)
acting by a director in the presence of)

Signature

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address