

- 5.1.3 will put in place arrangements to notify Occupiers of the Development that they may not apply for a permit to park a vehicle in a place designated in an order made under section 45(2) of the Road Traffic Regulation Act 1984 for the use of the Dwellings or the Commercial Units in the locality of the Land unless they are entitled to a disabled person's "blue badge" issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970.
- 5.2 In any disposal and or letting of any individual unit within the Development the Owner will:-
- 5.2.1 inform all prospective purchasers, lessees or tenants etc of any unit of the restrictions relating to car use under this Deed; and
- 5.2.2 include in all transfers, tenancies and leases of any such individual unit covenants dealing with the matters referred to in paragraph 5.1 hereof
- 5.3 Upon becoming aware of any breach of any covenant imposed pursuant to paragraph 5.2.2 above or if requested to do so by the Council the Owner shall enforce the covenant thereby imposed
- 5.4 From the date of Practical Completion, the Owner and/or manager of the units at the Development shall upon the receipt of a written request from the Council, provide to the Council such information as the Council reasonably requires regarding compliance with paragraph 5 of this Schedule save that this paragraph 5 does not prevent residents, workers or visitors of the Development from parking cars or vehicles on the Land
- 6. CYCLE HIRE MEMBERSHIP**
- 6.1 The Owner shall make available one free Cycle Hire Membership for each Affordable Housing Unit within the Development, such membership to be made available upon application by the owner or the tenant or Occupier of the relevant Affordable Housing Unit to the Owner and subject to the owner or tenant or Occupier (as the case may be) of the relevant Affordable Housing Unit making such application within 2 (two) years from the date of the first Occupation of the relevant Affordable Housing Unit and demonstrating to the Owner that at least one member of the household is eligible for membership under the rules of the Cycle Hire Membership
- 7. LEGIBLE LONDON SIGNAGE**
- 7.1 The Owner covenants with the Council:
- 7.1.1 to pay the Legible London Signage Contribution to the Council prior to the Implementation of the Development; and
- 7.1.2 not to Implement the Development until it has paid the Legible London Signage Contribution to the Council in accordance with paragraph 7.1.1 above

SCHEDULE 4
EMPLOYMENT AND TRAINING

PART 1

1. FINANCIAL CONTRIBUTIONS

- 1.1 The Owner shall pay the Construction Employment and Training Contribution to the Council prior to Implementation of the Development.
- 1.2 The Owner shall not Implement the Development until the Construction Employment and Training Contribution has been paid to the Council.
- 1.3 The Owner shall pay the End Use Employment and Training Contribution to the Council prior to Occupation of the Development.
- 1.4 The Owner shall not Occupy or permit the Occupation of the Development until the End Use Employment and Training Contribution has been paid to the Council.
- 1.5 The Owner shall pay the Apprentice Support Contribution to the Council prior to the Implementation of the Development.
- 1.6 The Owner shall not Implement the Development until the Apprentice Support Contribution has been paid to the Council.

SCHEDULE 5

ENERGY

1. CARBON OFFSETTING CONTRIBUTION

- 1.1 To pay the Carbon Offsetting Contribution to the Council no later than 10 Working Days prior to Occupation.
- 1.2 Not to Occupy the Development until the Carbon Offsetting Contribution has been paid to the Council.

2. DISTRICT HEAT NETWORK

- 2.1 Subject to the provisions of this Schedule, the Development will be designed to connect to a District Heating Network.
- 2.2 The Owner covenants with the Council that:
 - 2.2.1 the Development will be designed to connect to or not prejudice the future connection to the DHN;
 - 2.2.2 a single connection point for the Development shall be provided to the DHN, on the edge of the Land, in a location to be approved as part of the District Heating Network Statement;
 - 2.2.3 prior to Implementation of the Development above structural slab level the Owner shall submit a District Heating Network Statement to the Council for approval in writing; and
 - 2.2.4 it will work with the Council and other relevant stakeholders to obtain necessary data to feed into the District Heating Network Statement.
- 2.3 The District Heating Network Statement shall:
 - 2.3.1 provide for the details of how the Development will become capable of connecting to the DHN or future DHN;
 - 2.3.2 provide details of how the Development energy demands will be met prior to any connection to a DHN;
 - 2.3.3 provide details of how the energy centre within the Development will serve the needs of the Development and have capacity to be capable of serving in part the needs of the wider DHN;
 - 2.3.4 be in accordance with the Greater London Authority's 'District Heating Manual for London' (which can be found at http://www.londonheatmap.org.uk/Content/uploaded/documents/DH_Manual_for_London_February_2013_v1.0.pdf) or any document updating or replacing it at the time of submission of the District Heating Network Statement as shall be agreed with the Counciland for the avoidance of doubt shall include but not be limited to the following:
 - 2.3.5 the provision of an energy centre supplying hot water to buildings for space heating and hot water and details of how the energy centre/plant room will connect to any future DHN, including reserving space for heat exchangers;
 - 2.3.6 the provision of hot water isolation valves in the hot water headers to facilitate the connection of an interfacing heat exchanger;

- 2.3.7 provision in the fabric of the buildings in the Development to facilitate the installation of DHN pipe work;
 - 2.3.8 provision for external buried pipe work routes to be safeguarded to a nearby road or similar where connection to the DHN would be made; and
 - 2.3.9 provide for when the Development is likely to connect to the DHN provided always that such connection shall be no later than five years from when the DHN is operational or as otherwise agreed with the Council and subject always to paragraph 2.6 of this Schedule 5.
- 2.4 In the event connection of the Development to a DHN becomes possible the Owner shall not less than one month prior to the connection to the DHN inform the Council in writing of the connection date and for the avoidance of doubt the Council shall not be responsible for any costs or fees associated with the negotiation and/or connection with the DHN.
- 2.5 The Owner will pay the Council's costs which are reasonably and properly incurred in assessing the District Heating Network Statement submitted to the Council in accordance with paragraph 2.3 above, within 20 Working Days of receipt of a written request from the Council for payment
- 2.6 In the event the Development is capable of connection to a DHN but it has not been possible to connect the Development to the DHN within five years from Practical Completion of the Development the obligations on the Owner under this Schedule 5 shall cease and determine.

SCHEDULE 6

PUBLIC REALM AND PLAY SPACE

1. PUBLIC REALM

- 1.1 The Owner will submit the Public Realm Delivery and Management Plan to the Council for its written approval prior to Occupation of the Development.
- 1.2 The Owner will not Occupation the Development unless and until the Council has approved the Public Realm Delivery and Management Plan.
- 1.3 The Owner will provide and maintain the Public Realm in accordance with the approved Public Realm Delivery and Management Plan for the life of the Development.
- 1.4 The Public Realm will be retained for use as a publicly accessible space for the life of the Development.
- 1.5 Subject to paragraph 1.6, the Public Realm will be open to the public 24 (twenty four) hours per day on every day throughout the year and unless otherwise agreed by the Council in writing the Owner will not take any steps or cause or permit any steps to be taken which would prevent or have the effect of preventing access to the Public Realm by the public and no signage will be erected which is or could be taken to be inconsistent with the public's right to use the Public Realm.
- 1.6 The Public Realm may be temporarily closed to the public or individual members of the public (as appropriate) if and to the extent that:
 - 1.6.1 occasional temporary closure (not exceeding 1 (one) day's length at any time in any calendar year) is necessary to assert rights of proprietorship preventing public or private rights from coming into being by means of prescription or other process of law;
 - 1.6.2 works of maintenance repair cleaning renewal or resurfacing need to be carried out;
 - 1.6.3 in the view of the Owner acting by its employees or agents acting reasonably there is a risk to public health and safety;
 - 1.6.4 closure is necessary because of the lawful requirements of the police or any other competent authority;
 - 1.6.5 closure is necessary to allow the redevelopment of the Land or any adjoining land in accordance with a subsequent planning permission; or
 - 1.6.6 the Owner and the Council agree that temporary closure is appropriate for some other proper reason

PROVIDED THAT the Public Realm will reopen and public access will resume as soon as reasonably practicable after the end of the relevant temporary closure.

SCHEDULE 7

ARTS AND CULTURAL STRATEGY

1. ARTS AND CULTURAL STRATEGY

- 1.1 The Owner shall submit the Detailed Arts and Cultural Strategy to the Council for its written approval prior to above ground works of the Development.
- 1.2 The Owner shall implement the approved Detailed Arts and Cultural Strategy following approval.
- 1.3 The Owner shall not Occupy or permit the Occupation of the Development until all elements of the Detailed Arts and Cultural Strategy have been provided as approved by the Council.

SCHEDULE 8

COUNCIL OBLIGATIONS

1. USE OF CONTRIBUTIONS

- 1.1 The Council covenants with the Owner to use all sums received from the Owner under the terms of this Deed for the purposes specified in this Deed for which they are to be paid or for such other purposes for the benefit of the Development as the Owner and the Council shall agree.

2. REPAYMENT OF CONTRIBUTIONS

- 2.1 The Council covenants with the Owner:

2.1.1 subject to paragraph 1.1 above the Council will pay to the Owner such amount of any payment made by the Owner to the Council under this Deed which has not been expended in accordance with the provisions of this Deed within 7 years of the date of receipt by the Council of such payment together with interest at the accrued for the period from the date of payment to the date of refund within 28 days of the request for the same made by the Owner.

2.1.2 to provide to the Owner with such evidence as the Owner shall reasonably require in order to confirm the expenditure of the sums paid by the Owner under this Deed.

3. DISCHARGE OF OBLIGATIONS

- 3.1 At the written request of the Owner the Council shall provide written confirmation of the discharge of the obligations contained in this Deed when satisfied that such obligations have been performed.

SCHEDULE 9
GLA OBLIGATIONS

1. PLANNING PERMISSION

- 1.1 The GLA covenants with the Owner to grant the Planning Permission within 10 Working Days of the date of this Deed.



IN WITNESS WHEREOF the parties hereto have executed this Deed on the day and year first before written

Executed as a Deed by affixing the common seal of
THE GREATER LONDON AUTHORITY
in the presence of

Julienne McHugh
Full Name (Authorised Signatory)

[Signature]
Signature of Authorised Signatory



The **COMMON SEAL** of
THE MAYOR AND BURGESSES OF THE LONDON
BOROUGH OF WANDSWORTH
was affixed to this DEED
BY ORDER

Chief Executive
FOR CHIEF EXECUTIVE *[Signature]*

Seal Number 111782



Executed as a Deed by **OSIERS ROAD LIMITED**
acting by a director in the presence of:

MICHAEL CEX
Full Name (Director)
[Signature]
Signature of Director

A P Sauter
Signature of Witness

ANDREW PETER SAUTER
Full Name of Witness

Address of Witness

Occupation of Witness

AP SAUTER B.JUR
SOLICITOR
HOLLYBROOK LTD
19 QUEEN ELIZABETH STREET
LONDON SE1 2LP

Executed as a Deed by affixing the common seal of
RUSSELL-COOKE TRUST COMPANY

.....
Signature of Director

.....
Signature of Director

EXECUTED as a deed by)
TRIDENT HOLDINGS)
INVESTMENTS LIMITED, a)
company incorporated in Gibraltar,)
acting by **Lee Abudanham** *LEV*)
and **Cheam Directors Limited**)
Ivan C. Israel *IC*)
Line Secretaries Limited)
who, in accordance with the laws of)
that territory, are acting under the)
authority of the company)

Signature in the name of the company

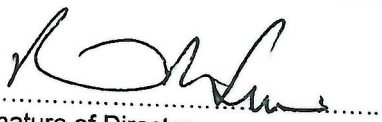
TRIDENT HOLDINGS INVESTMENTS LIMITED

Lee Abudanham
Cheam Directors Limited

Signatures of Authorised Signatories

Ivan C. Israel
Line Secretaries Limited

Executed as a Deed by affixing the common seal of
RUSSELL-COOKE TRUST COMPANY



Signature of Director



Signature of Director

EXECUTED as a deed by)
TRIDENT HOLDINGS)
INVESTMENTS LIMITED, a)
company incorporated in Gibraltar,)
acting by)
and)
who, in accordance with the laws of)
that territory, are acting under the)
authority of the company)

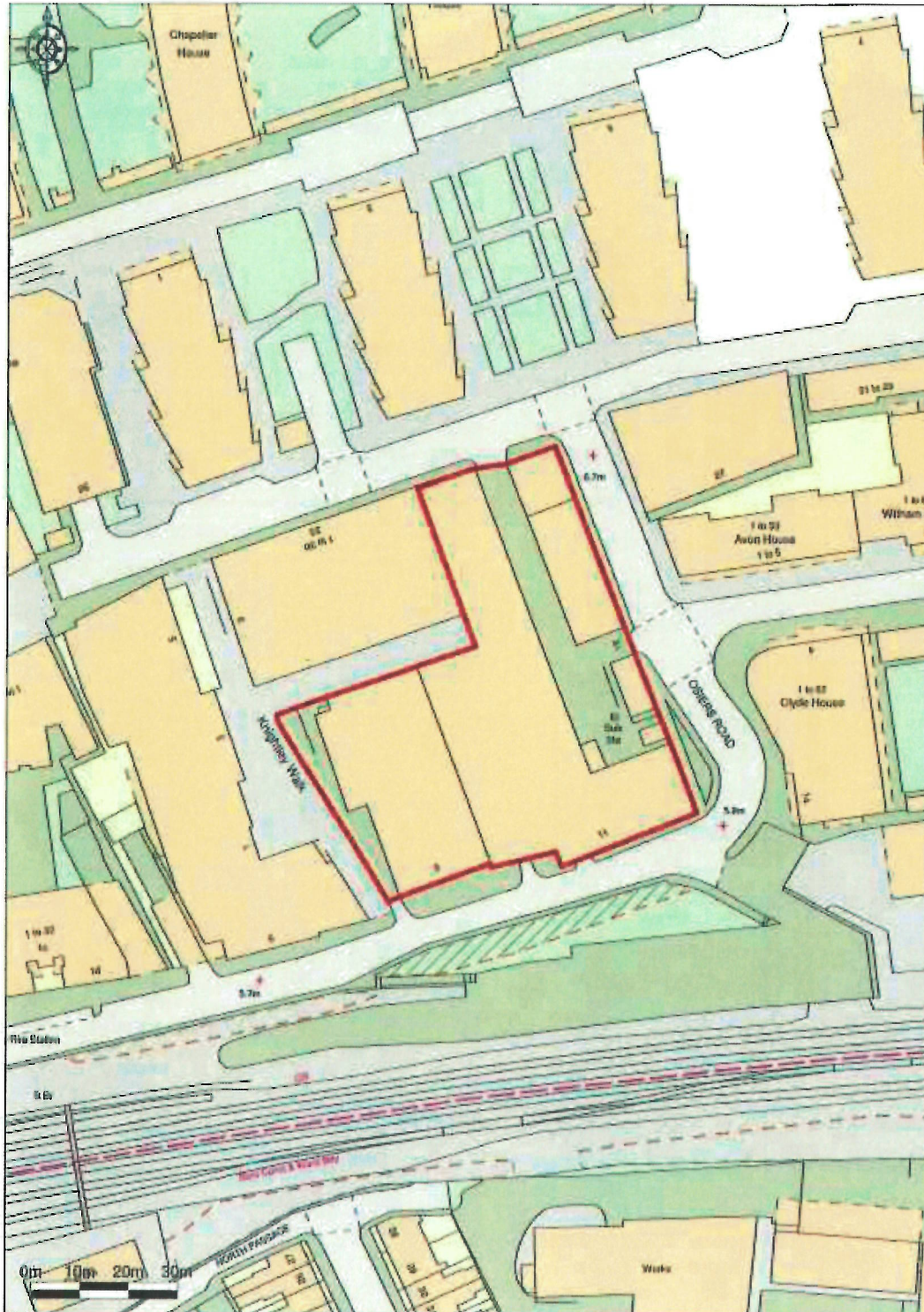
Signature in the name of the company

TRIDENT HOLDINGS INVESTMENTS LIMITED

Signatures of Authorised Signatories

APPENDIX 1
LAND OWNERSHIP PLAN

9,11,19 Osiers Road London SW18 Site Location Plan P6513/LP1



Promap
 LANDMARK INFORMATION GROUP

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ROI FF JUDD LTD, OLD CHURCH COURT, CLAYLANDS ROAD, THE OVAL, LONDON SW8 1NZ

APPENDIX 2

PLANS

1. Car Parking Plan
2. Highway Works Plan
3. Affordable Housing Tenure Plans:
 - 3.1 T20P02 Rev P4
 - 3.2 T20P03 Rev P3
 - 3.3 T20P04 Rev P3
 - 3.4 T20P05 Rev P4
 - 3.5 T20P06 Rev P6
 - 3.6 T20P07 Rev P5
 - 3.7 T20P08 Rev P6
 - 3.8 T20P09 Rev P6
 - 3.9 T20P10 Rev P5
 - 3.10 T20P11 Rev P4
 - 3.11 T20P12 Rev P4
 - 3.12 T20P13 Rev P5
4. Public Realm Plan
5. Vehicular Charging Points Plan



- NOTES**
- Copyright 1994, John Wiley & Sons, Inc.
- 1 The Conference must elect a chair and secretary at the first meeting.
 - 2 All correspondence must be reported and resolved by the Architect before sending instructions.
 - 3 This evening is not to be worked.
 - 4 All work must conform to the by the architect with current applicable statutory legislation and to comply with all relevant Codes of Practice and British Standards.



Area of Highway Works

Case	Issue	Outcome
06	Accident at Pumping	2/20/01
07	Issue for Pumping	03/02/01
10	Issue for Pumping	05/01/01
15	Issue for Pumping	01/19/01
16	Issue for Pumping	2/20/01
18	Issue for Pumping	02/07/01
19	Issue for Pumping	10/07/01
21	Issue for Pumping	1/19/01

Rofe Judd

Old Church Creek, Claydon's Pond, The Oval, London SW15 1JZ

www.ruffgold.co.uk

Hollybrook Limited

Hollybrook Limited

Osiere Road

Plan 2 - Highways Works

Exchgs	Date	Product
4:300 (A1)	Nov 18	Planning

5865 T20P00

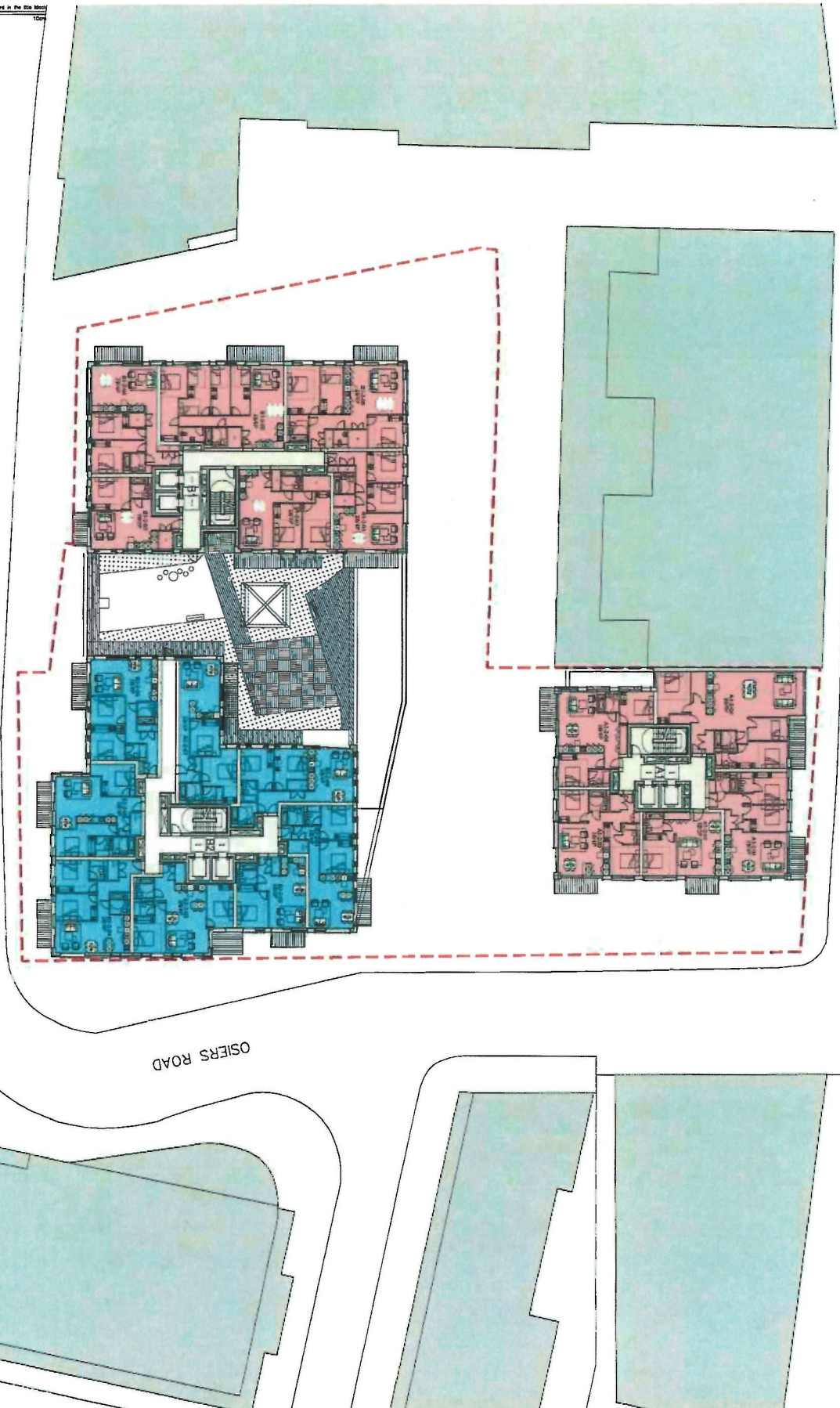
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NOTES

1. The Consultant shall check and verify all information.
2. All discrepancies shall be reported and resolved by the Consultant.
3. The Consultant shall be responsible for the accuracy of the information.
4. All work shall be completed by the Consultant within the agreed timescale.
5. The Consultant shall be responsible for the accuracy of the information.



London Affordable Rent
 London Shared Ownership



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2000110
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 15/07/16
 15/07/16

Rolfe Judd

Architects Planning
 100 Church Lane, Colchester, Essex, CO1 1JL
 0206 2555 1500
 www.rjpld.co.uk

Holbrook Limited

Project
Osiers Road

Location
Osiers Road

200 (A1) May 18 Planning

6065 120P02

P4

This scale is 1:1000 in length when printed at the size indicated in the title block

- NOTES
1. The Contractor must submit and confirm all dimensions.
 2. All dimensions must be confirmed and verified by the Contractor.
 3. The drawing is not to be used.
 4. All work must comply with the relevant Building Regulations and all relevant Codes of Practice and British Standards.



Scale
1:200 (A1)
May 18 Planning
P3

Rofe Judd

Architect
1200 (A1) May 18 Planning
P3

Hollybrook Limited

Osiers Road

Third Floor Plan

Scale
1:200 (A1) May 18 Planning
P3



OSIERS ROAD

NOTES

1. The Contractor must submit and execute all drawings.
2. All drawings must be marked and checked by the Architect before construction.
3. This drawing is not to be scaled.
4. Do work and materials to be in accordance with current applicable building regulations and to comply with all relevant Codes of Practice and British Standards.

Flow	Date
P3 based for Flaring	200 W18
P2 based for Flaring	200 W18
P1 based for Flaring	170718

Rafie Judd

Can Canard Court, Canard's Head, The Owl, London SW5 1WZ
Tel 071 873 1577

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Hollybrook Limited

Osiro Road

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Crab

Fourth Floor

1:200 (A1)

Sub Header: Don't

5865 T20

A. V. Kozlov, *Professor*

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- NOTES
1. The Client has not seen and cannot see all dimensions.
 2. All dimensions are to be agreed and verified by the Client.
 3. The drawing is not to be used.
 4. All work and materials to be in accordance with current Building Regulations and all other relevant Codes of Practice and British Standards.



OSIERS ROAD

Roife Judd

Architectural Planning & Design
1300 (A3) May 18 Planning
6065 120P05

Client: Holybrook Limited
Project: Osiers Road
Drawing: 7th Floor Plan

Scale: 1:1000
Date: 13/05/18
Version: P4

Third scale 1:1000 or larger when printed at the size indicated in the title block

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Circle	Date	Status
1:200 (A1)	May 18	Planning
See Remarks	Drawing Number	Revision
5865	T20P06	P6

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0 1 2 3 4 5 6 7 8 9 10



OSIERS ROAD



- NOTES
1. The Contractor shall erect and maintain all scaffolding.
 2. All dimensions shall be verified and confirmed by the Contractor.
 3. The Contractor shall be responsible for the safety of the site.
 4. All work shall be carried out in accordance with the relevant standards and specifications.

Issued for Planning
 20/07/2010
 Issued for Planning
 17/07/2010
 Date

Roife Judd
 Architectural Planning Solutions

On Quay Road, Clontarf Road, Dublin 1, Ireland
 Tel: 01 856 7207
 Email: info@rojudd.ie

Roife Judd Limited

Project
 Osiers Road

Seventh Floor Plan

Scale
 1:200 (A1) May 16 Planning
 5065 720707
 PS

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- NOTES**
1. The Contractor shall check and confirm all dimensions.
 2. All dimensions shall be confirmed and verified by the Architect.
 3. The drawing is not to be scaled.
 4. All work and materials shall be in accordance with current British Standards and specifications.

REVISIONS

No.	Description	Date
1	Issued for Planning	15/07/18
2	Issued for Planning	15/07/18
3	Issued for Planning	15/07/18

Roife Judd

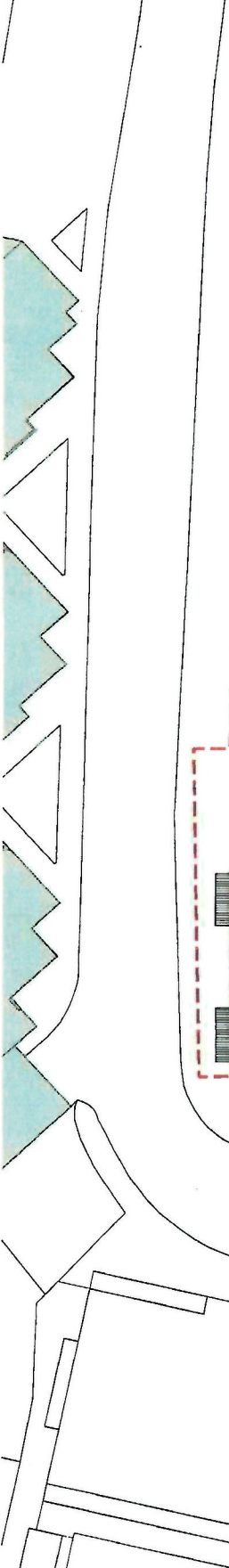
Architectural Planning Services
 100 South Quay, Central Quay, 100 South Quay
 1 800 700 1000
 www.roifejudd.co.uk

Client
 Holybrook Limited

Project
 Osiers Road

Drawing
 North Floor Plan

Title
 1300 (A1) May 18 Planning
 5685 120P09
 P6



OSIERS ROAD

Item	Due
P1	17/07/75
P2	04/05/75
P3	09/12/75
P4	28/07/75
P5	29/01/76

Roife Judd

Old Church Court, Claydon Road, The Oad, London SW10 1NE

www.ashford.edu

Class
Hollybrook Limited

Project
Ostlers Road

Directing Tenth Floor Plan

Entry	Date	Particulars
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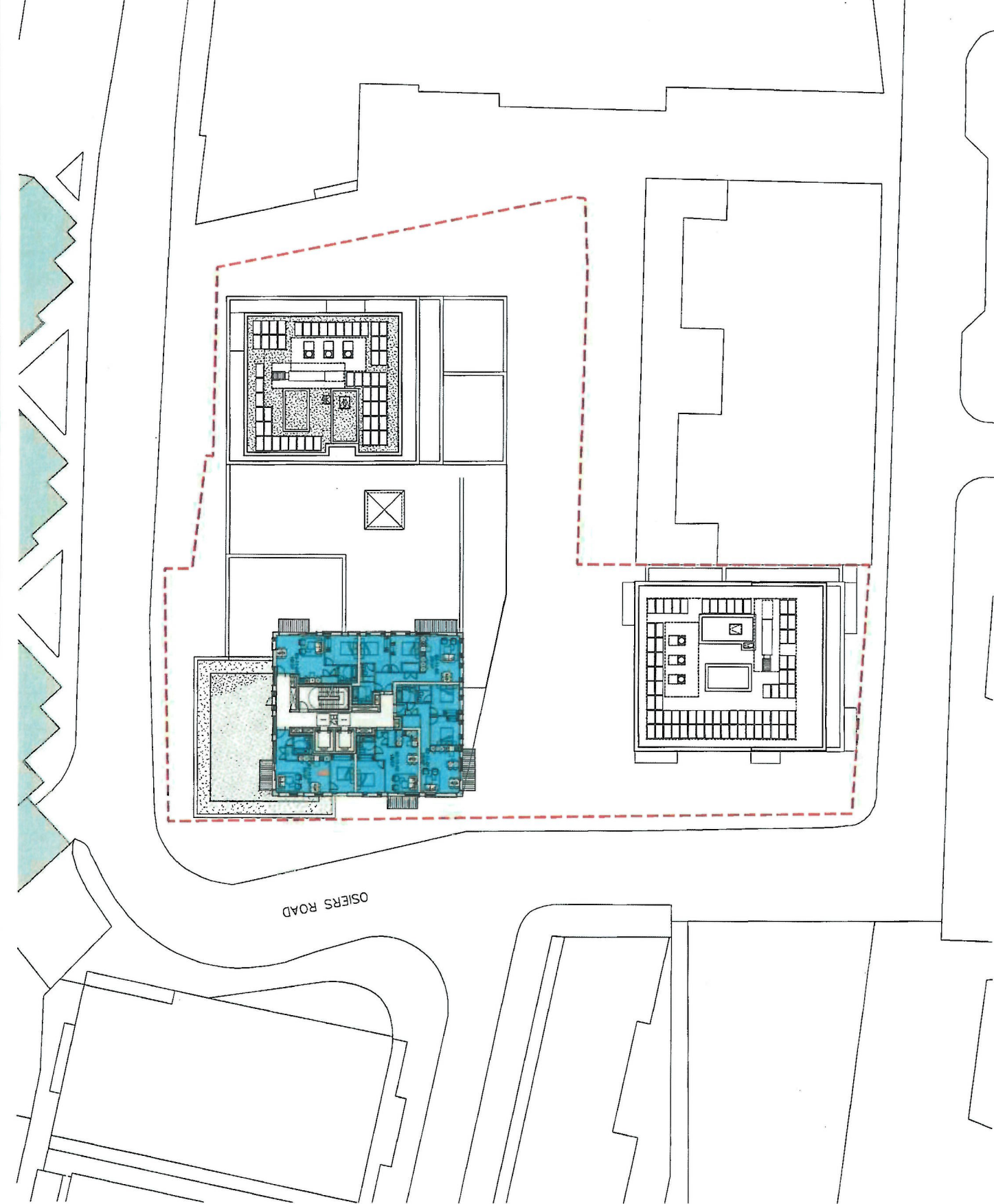
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P5

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- NOTES
1. The Contractor shall read and comply with all instructions.
 2. All dimensions must be verified and verified by the Contractor.
 3. The drawing is not to be used for construction.
 4. All work and materials to be in accordance with current British Standards.

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Rofe Judd

Architectural Planning Building
1200 (A1)
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Haybrook Limited

Project
Osiers Road

Owner
Eleventh Floor Plan

1200 (A1) Sep 18 Planning
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P4

NOTES

1. The Customer must make and verify all dimensions.
2. The Customer must make and verify all dimensions.
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4. The Customer must make and verify all dimensions.



OSIERS ROAD

1200 (A1)
May 18 Planning
P4

Rafie Judd

Architectural Planning Services
1200 (A1)
May 18 Planning
P4

Holbrook Limited

Osiers Road

Twelfth Floor Plan

1200 (A1)
May 18 Planning
P4