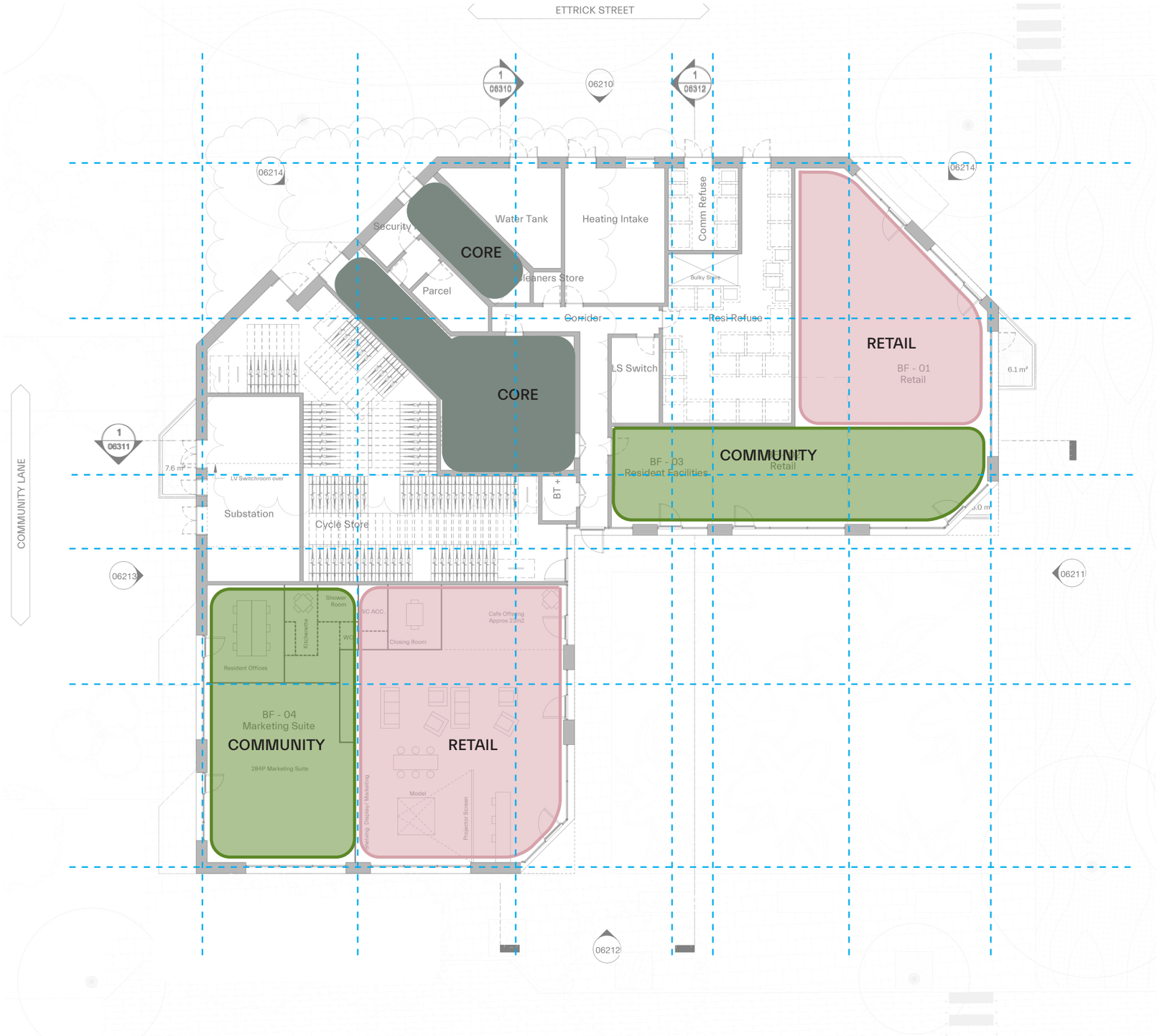
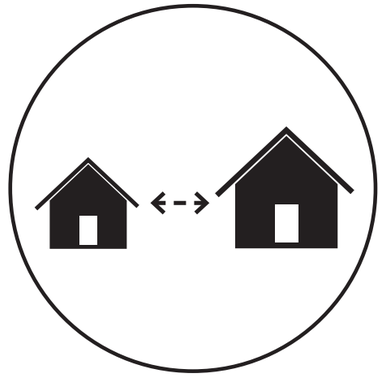
1.0 Adaptability Modelling
1.3 Ground Floor





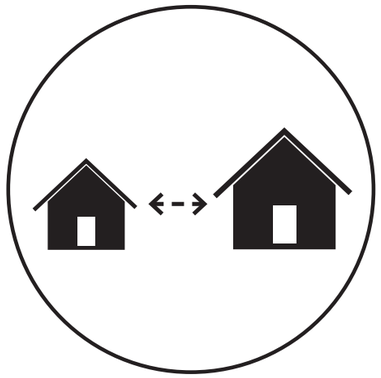
Change of Retail Mix

The potential change of residential mix, as demonstrated on the following page, could result in change in retail use at ground floor. For example, an increase of family size homes in the building could increase the demand for community spaces in the immediate area, for such as:

- Nursery
- Community Cafe/Workspace
- Bookable Events space
- School Club Space

Consideration of unit depth, active frontage and structural grids enables the flexibility and future use of these spaces.

1.0 Adaptability Modelling
1.4 Typical Floor



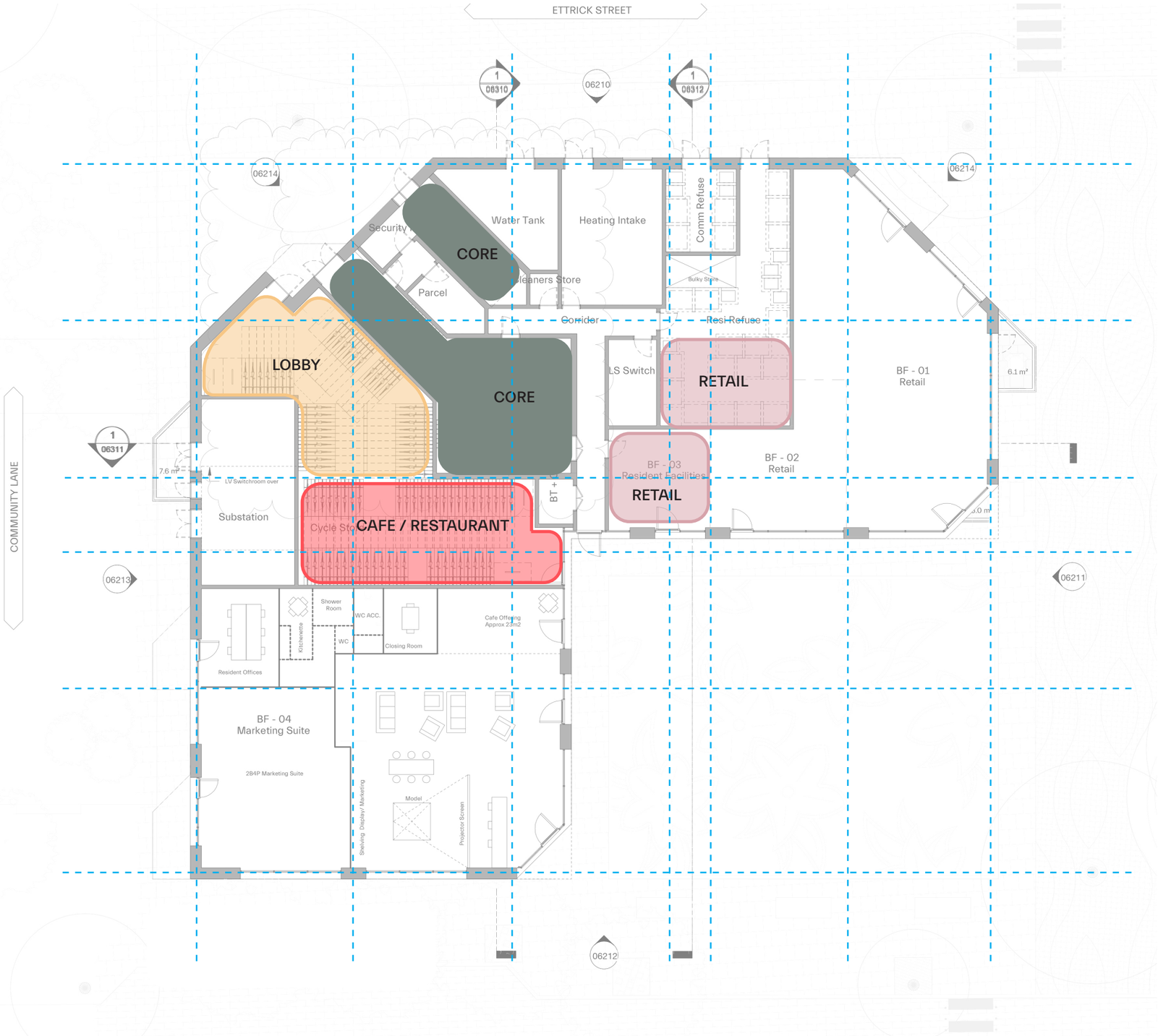
Change of Residential Mix

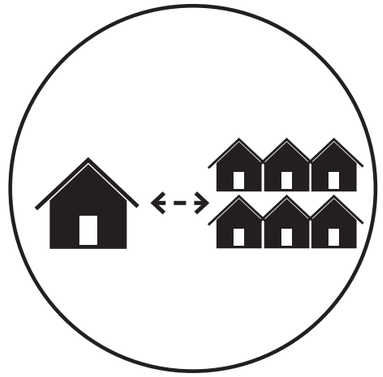
The structural grids have been set up in such a way that allows for unit mix adaptability. This is demonstrated on the typical floor of Plot F, taking predominantly smaller units and combining into larger units, as noted below:

1B x 7 2B x 5	<---->	3B x 3 4B x 3 6B x 1

To achieve this change in mix, no structural changes would be required and all facade apertures would remain unchanged.

1.0 Adaptability Modelling
1.5 Ground Floor



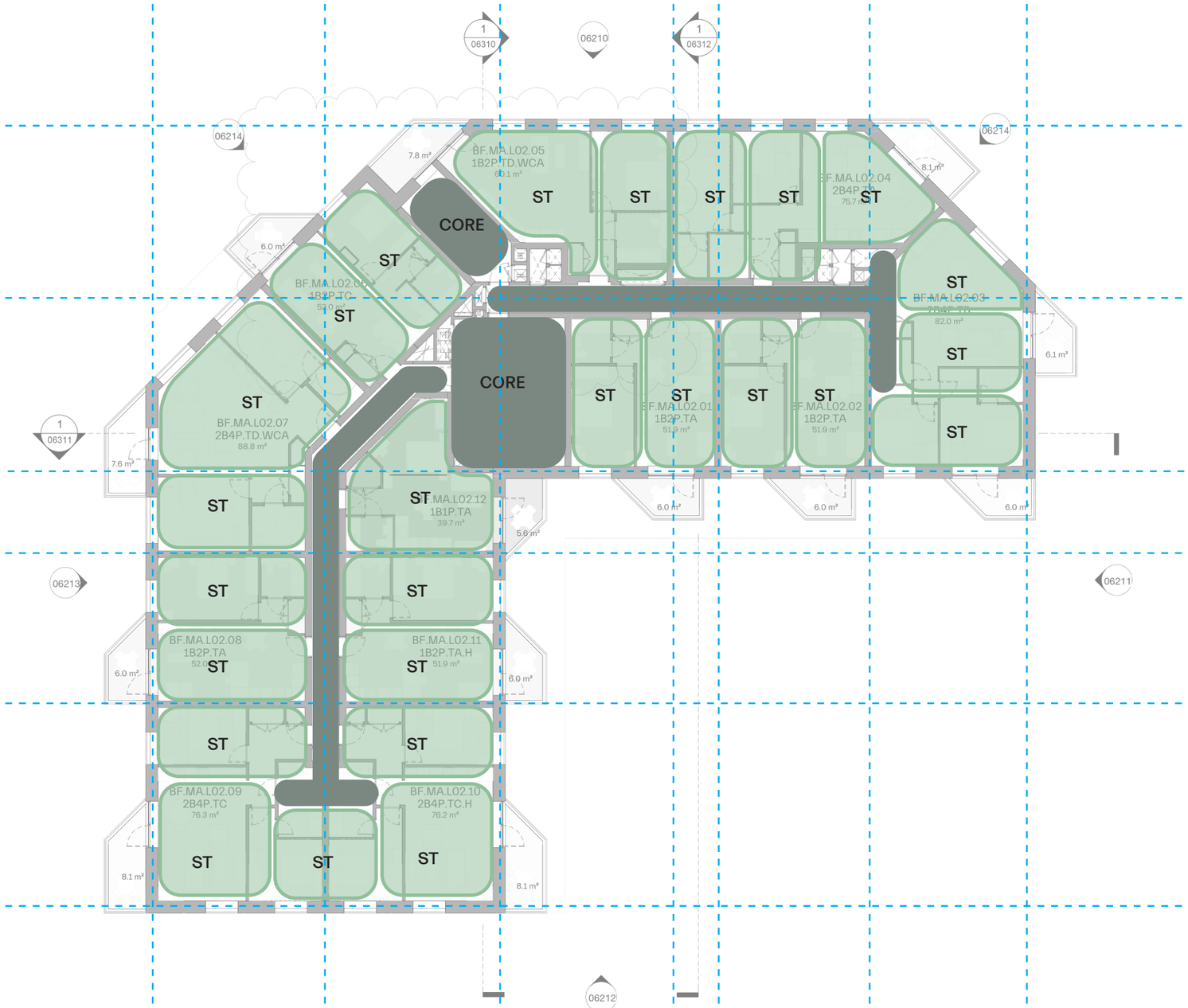


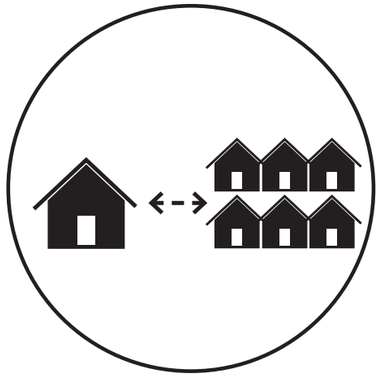
Change of Residential Typology

In a scenario whereby the building changes residential typology there may be a need to completely change the function of certain spaces. For example, if the building were to be adapted into a Hotel, there would be a significant reduction in cycles and refuse.

The diagrams highlights the introduction of a lobby space adjacent to the core with an adjoining cafe/restaurant that could connect through to the public square. The Residential Facilities could change back to Retail and expand into a portion of the Refuse, as shown.

1.0 Adaptability Modelling
1.6 Typical Floor





Change of Residential Typology

The typical setting out is able to be adapted into a residential typology with smaller unit types such as Student Accommodation, Hotel or CoLive. The plan diagram demonstrates how the typical floor could flex to a CoLive typology with 26 units ranging between 20m2 - 40m2:

1B x 7
2B x 5

<----->

ST X 26

The typical room unit depth of approximately 6.8m allows for self contained units to be repeated across the facade with an approximate width of 3.5m, each room with its own window as per the existing setting out.

APPENDIX I RECYCLED CONTENT BY VALUE CALCULATIONS

Material/ Product name for concrete	Product name/ grade for concrete	% GGBS for concrete	Quantity of material (kg)	Value of package or material (£)	Target Recycled Content (%)	Value of RC component
Concrete substructure	C32/40	20%	42,097,011.13	£3,582,615.00	2.5%	£89,565.38
Concrete frame	C50/60	20%	690,136.36	£17,756.63	3%	£532.70
Concrete slab	C32/40	20%	1,930.755.37	£41,993.93	2.5%	£1,049.85
Concrete roof	C32/40	20%	1,878,480.00	£40,856.94	2.5%	£1,021.42
Concrete stairs	C32/40	20%	128,246.59	£26,000.00	2.5%	£650.00
Rebar			2,976,144	£4,977,600.35	97%	£4,828,272.34
Plasterboard			408,770.17	£2,498,039.93	80%	£1,998,431.94
Steel stud			1,194,167.13	£6,713,073.60	90%	£6,041,766.24
Vinyl flooring			149,495.51	£1,044,080.00	50%	£522,040.00
Insulation			1,364,452.12	£9,746,086.57	40%	£3,898,434.63
Total				£81,357,780.00		£17,381,764.50
					Total recycled content by value	21.36%

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