

Wellesley

ALDERSHOT

Application Summary



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Acting as Development Manager for the Defence Infrastructure Organisation, Grainger's role is to manage the delivery of the Aldershot Urban Extension, known as Wellesley.

“The natural canvas that this site presents is unique. There’s a rich blend of heritage, topography and established landscaping that gives us a head start in transforming the former Garrison into a place which has identity, character and will stand the test of time. We want to create a scheme which looks as good in 100 years’ time as it does the day it’s completed. The scheme will foster a sense of community which was prevalent in the garden suburbs of the last century.”

John Beresford
Grainger



Homes &
Communities
Agency



Defence
Infrastructure
Organisation

Investing in homes since 1912
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The Grainger story started over 100 years ago. Ever since then, Grainger has been owning, developing and managing residential property.

Today, as the UK's largest specialist residential property owner on the London Stock Exchange, we own and manage over £3bn of residential assets across the UK. Grainger offers an incomparable mix of real estate professionals, specialising in owning, developing, managing and trading residential land and property.

Grainger is not a house builder, and as the development manager, our role is to service land for sale to the house builders. Of key importance is how Grainger interacts with the house builders to deliver the scheme. Grainger's role is to master plan the whole scheme so that it accords with our vision. We will then obtain a detailed consent which they will have to adopt the specified design and the quality standards. The normal approach on similar sized schemes would be to sell off phases to different house builders and let them build standardised house types. This approach can often lead to large developments looking the same. The approach on Wellesley is very different and will create a scheme with its own identity as Grainger will ensure that the long term interests are being considered when each phase is built. It is in the interest of Grainger and the MoD to ensure that this is an attractive place to live because this will be reflected in sales values and land receipts in years to come.

As development partner, Grainger's role is to obtain planning approval for the masterplan and facilitate the delivery of the development over the next approx. 15 years. In taking this forward Grainger have worked closely with local stakeholders and the community on the proposals for Wellesley, the Aldershot Urban Extension. This has resulted in our submission of a Hybrid Planning Application to Rushmoor Borough Council. This comprises of an outline planning application for the whole development plus a detailed planning application for Phase 1 comprising of 228 new homes. A summary of the main components of the application are set out in the following pages.

WELLESLEY VISION



THE VISION

Wellesley will be a new area of Aldershot, integrated but distinctive, that will enhance and add to the vitality of the town. It will be an attractive and desirable place for users and residents and will provide new facilities for the wider community.

Wellesley will take its character from its history, its fine stock of historic buildings and its mature landscape. Drawing on these assets it will develop its own architectural and landscape legacy as it grows over time.

Wellesley will build on the established pattern of streets, cycleways and footpaths to provide safe and permeable links to the town and to the wider countryside. It will also enhance the existing mature landscape to provide a network of green spaces to provide recreation, increase biological diversity and put all residents in contact with nature.

The way the new development is used and constructed, its ease of access, the provision of public transport and its servicing will come together to promote an efficient use of energy in accordance with the latest and most advanced practice.

Wellesley will grow organically and in a logical sequence. Community facilities will be provided at each stage. Each area will have its own character and interest created from its location, use and individual design but will be managed to contribute creatively to a coherent over-all identity. The participation of the existing community and new residents will be encouraged to establish a sense of community and ownership.

KEY FEATURES OF THE DEVELOPMENT INCLUDE:

- The protection and early delivery of the Cambridge Military Hospital as a landmark and a principal defining feature of the area.
- A new active neighbourhood centre at the crossroads of Queens Avenue and Alison's Road incorporating the 4th Division Headquarters Building. Proposals include new retail, leisure and business space to support and service the community and act as a focal point. This provision is an important component of the Sustainability Strategy, intended to reduce the need to travel within the Wellesley area. The scale of the facilities is such that the Neighbourhood Centre will complement rather than compete with the Aldershot town centre and North Camp village centre.
- The refurbishment of the Smith Dorrien House and the Maida Gymnasium as a gateway to the area on the principal access from the town centre.
- The creation of a heritage trail providing access to historically significant monuments and memorials.
- The delivery of a new large open space at the centre of the development, in the form of a central park will respond to the existing road pattern and the historic Stanhope Lines.
- The restoration and developed of the canal frontage to enhance its nature conservation value while providing a recreational asset.
- The delivery of significant new areas devoted to SANGS (Suitable Alternative Natural Green Space), allotments and sports fields for existing and new communities.



PROPOSAL

The masterplan illustrates a number of key principles to facilitate the delivery of a quality development. It's important that the master plan is not set in stone because over the life of the development it will need to evolve as life changes. Any future improvements to the master plan will be developed with Rushmoor Borough Council.

Proposals Include:

- Up to 3,850 new homes
- 35% affordable homes
- Refurbishment of 6 listed buildings including:
 - Cambridge Military Hospital
 - 4th Division Headquarters
 - Smith Dorrien
 - Maida Gymnasium
 - Observatory
 - Fitzwygram House
- A new heritage trail
- 2 new primary schools
- Day care facilities
- A local centre with new offices and local shops
- Pub/restaurant
- Community and leisure facilities
- Household waste recycling centre
- Approximately 2.4 ha of employment area
- Approximately 110 ha of SANGS (Suitable Alternative Natural Green Space)
- New play areas and a local park
- Allotments
- Public access to sports fields
- Detailed proposals for Phase 1



| Total No. Units | Private 65% | Total Provision (AHU) 35% | Affordable Rent (AR) 60% | Intermediate inc. shared ownership (Int) 40% |
|-----------------|-------------|---------------------------|--------------------------|--|
| 3850 | 2503 | 1347 | 808 | 539 |

LAND USE



KEY

- Wellesley Outline Planning Application Boundary
- Residential- Includes adjacent road infrastructure, incidental play and open space
- Approximate location of primary schools
- Mixed Use - Applicable within development zones - Maida, Cambridge Military Hospital, Neighbourhood Centre, Mandora and Abro
- Neighbourhood Centre
- Approximate location of the convenience retail with the development zone 'Retail'
- SANGS (suitable alternative natural green space) Formal Open Space/play and sports
- Allotments
- Indicative position on destination play space
- Approximate location of Stanhope Lines linear park

MASTERPLAN



GREEN INFRASTRUCTURE

RECREATION, LANDSCAPE AND ECOLOGY

The natural topography and surroundings of the site offers a fantastic opportunity to deliver a useable country park approach to open space.

The Green Infrastructure is a combination of the on-site public open space strategy and the off-site SANG's. The scheme ensures these two strategies are intrinsically linked to deliver a comprehensive approach to creating an attractive environment where people want to live and play.

The scheme will deliver an extensive amount of green open space on the door step for new residents. Further more this unique offering will be equally available to the existing residents of Aldershot and the surrounding area.

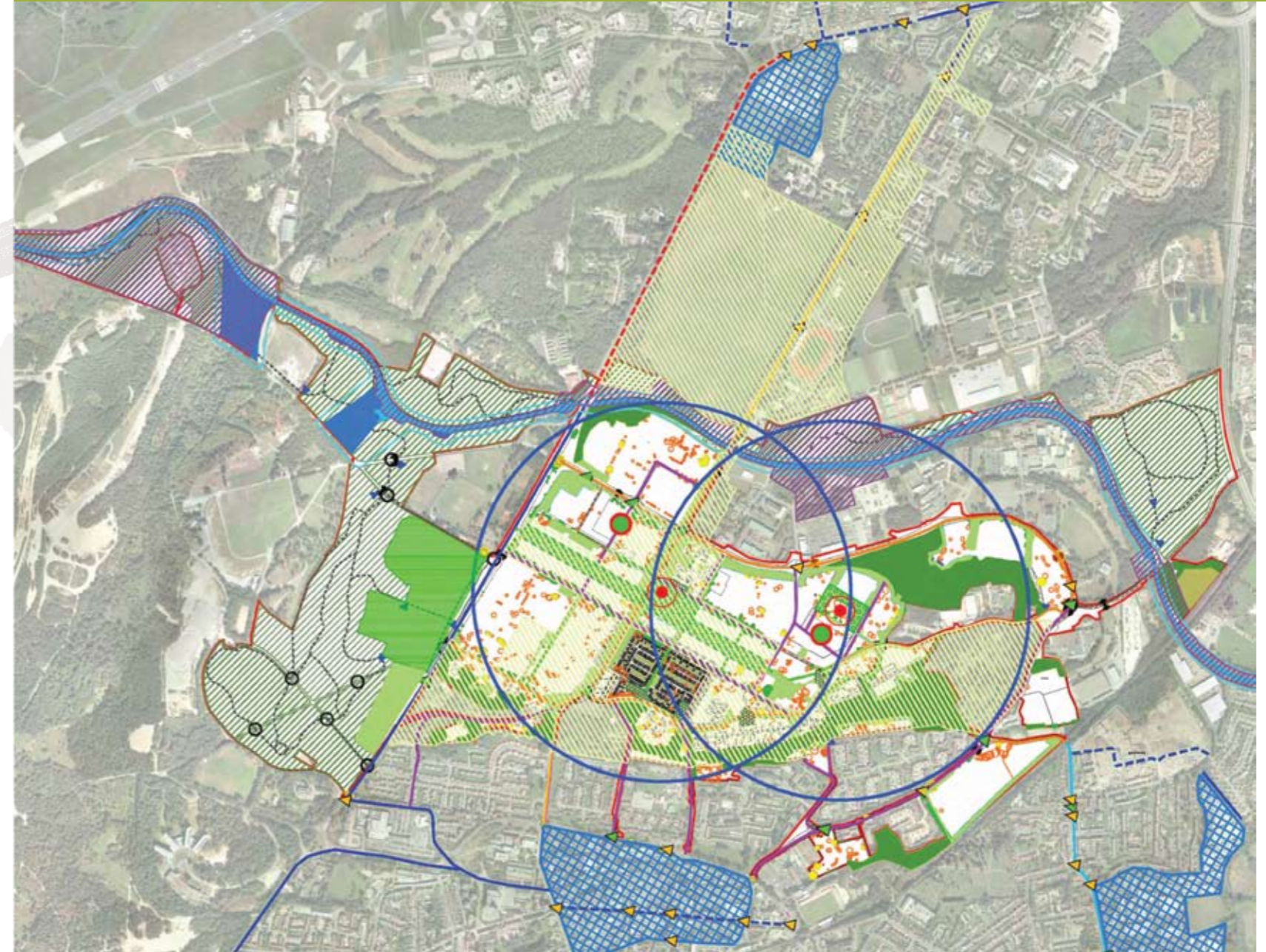
The Green Infrastructure comprises of:

- 110 ha of a woodland park (SANG's)
- 10 ha of on-site woodlands
- Improved access to the Canal side walks
- Access to previously restricted Lakes at Camp Farm
- 2.4 ha of new Allotments (approx 800 patches)
- 2 large desitnation play areas
- Sports pitches and a brand new pavilion
- A new central park following the historic Stanhope Lines

The approach to biodiversity has been developed alongside the green infrastructure strategy and aims to protect and enhance all of the existing on-site ecological interest. The long-term habitat continuity for protected animal species affected by Wellesley is paramount.



GREEN INFRASTRUCTURE STRATEGY



- SPORT & PLAYING PITCHES
- SCHOOL PLAYING FIELDS (New TFC by HCC)
- EQUIPPED PLAY SPACE
- 15 MINUTE WALKING DISTANCE
- GREEN CORRIDORS/ BUFFER ZONE
- URBAN PARKS
- FORMAL SPACES
- SANGS
- APPROVED FOOTPATH THROUGH SANGS
- EXISTING WOODLAND RETAINED
- ALDERSHOT TOWN CENTRE CONSERVATION AREA
- CATEGORY 1 - TREES TO BE RETAINED WITH WOODLAND
- CATEGORY 2 - MATURE TREES TO BE RETAINED WITHIN GREEN INFRASTRUCTURE NETWORK
- CATEGORY 3 - OTHER TREES THAT MAY/MAY NOT BE RETAINED
- CATEGORY 4 - TREES TO BE REMOVED
- ALLOTMENTS
- BARROSTONE CANAL
- BARROSTONE CANAL CONSERVATION AREA
- SSSI (SITE OF SPECIAL SCIENTIFIC INTEREST)
- 20M BUFFER ALONG BARROSTONE CANAL
- FORMAL PEDESTRIAN ROAD CROSSING TO DAMS
- EXISTING CYCLE CROSSING POINTS
- APPROVED ACCESS POINT FOR BUSES
- PROPOSED PEDESTRIAN CROSSING LOCATIONS
- EXISTING PEDESTRIAN CROSSING LOCATIONS
- DATA CORRIDOR FOR FORWARD SATS
- AREA INCORPORATING 15M BUFFER AROUND ALLWAYS ROAD SNC AND FORWARD AREA FOR BUSES
- AREA INCORPORATING 15M BUFFER AROUND ALLWAYS ROAD SNC
- 15M BUFFER BETWEEN DEVELOPMENT AND 20M SLOPE WOODLAND SANG
- GRASSLAND SUITABLE FOR FORWARD BUSES
- 15M BUFFER BETWEEN DEVELOPMENT AND FORWARD HILL SANG
- 15M BUFFER BETWEEN DEVELOPMENT AND RECEPTOR SITE
- REFILL RECEPTION SITE AND SUITABLE FORWARD HABITAT FOR BUSES
- KEY LOCAL FACILITIES
- EXISTING OFF-ROAD CYCLE ROUTE
- EXISTING OFF-ROAD CYCLE ROUTE
- EXISTING OFF-ROAD CYCLEWAY
- PRIMARY MASTERPLAN NETWORK (STANHOPE PARK)
- SECONDARY MASTERPLAN NETWORK
- PROPOSED OFF-ROAD CYCLE ROUTE IMPROVEMENTS
- PROPOSED GREEN LINES
- PROPOSED SAFER ROUTE TO SCHOOL
- EXISTING CROSSING
- PROPOSED CROSSING IMPROVEMENT

STANHOPE LINES



THE VISION

The Stanhope Lines are the original parade ground around which the barracks grew. They were a large open area running from east to west. They have subsequently been eroded with new buildings and other subdivisions. The new development at Wellesley will restore the Stanhope Lines to become one of the defining features that hold together the character of new area, creating a central park which provides a major resource for residents and acts a direct reference to the historic origins of the barracks.

At the east end, the park is open to the landscape of Rushmoor Bottom beyond but are terminated with a major new feature. At the west end it is terminated where the land rises to a group of existing trees. In the middle it becomes Parade Park and opens out to the Neighbourhood Centre. While the building and landscape along the Lines will have a cohesive character the detail will vary to create individual areas. There will be formal and informal play areas along the Lines, together with footpaths and other features to make it a valuable asset to the whole development.

As well as being an attractive part of the open space strategy the Lines will also;

1. Provide the emerging residents with an attractive place to meet and play
2. Link the Wellesley development to the wider country park
3. Create a green route through the development for mammals and birds



STANHOPE LINES



TRANSPORT

The site is well connected and as such the proposed development will continue to utilise the existing highway network and, where necessary, provide additional connections via new junctions. There is no single point of access and as such the traffic generated from this development will use a combination of the existing and new points of entry as set out below. This will minimise the risk of creating bottlenecks at peak times.

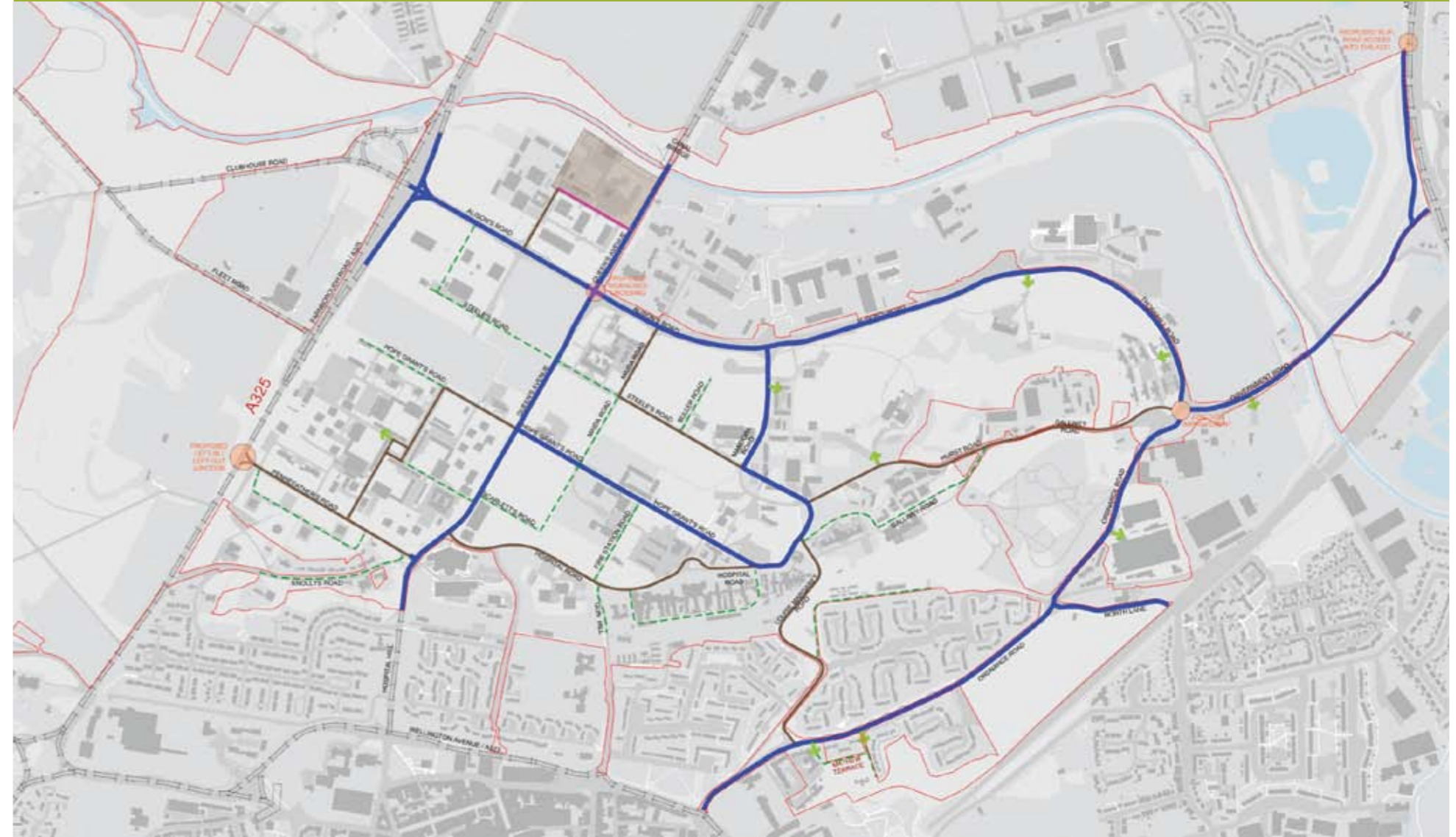
- From the west, access will be from the existing Alison's Road/ A325 Farnborough Road grade separated junction and via a new connection (Left In-Left Out) at A325 Farnborough Road/ Pennefathers Road.
- Access to the north and south of the site will still be achieved via Queens Avenue, Hospital Hill and Ordnance Road corridors which provide local connections to Aldershot, North Camp and Farnborough.
- Government Road will provide a connection to the east of the site and will improve links onto the A331 with the provision of a new northbound on-slip



PEDESTRIAN/CYCLE NETWORK



PROPOSED STREET HIERARCHY



CAMBRIDGE MILITARY HOSPITAL



The Cambridge Military Hospital (CMH) is one Aldershot's defining landmarks and sits on the highest ground in the area. The tower was from its inception built to act as a visual feature and can be seen for miles around. The building is a fine example of late Victorian military architecture and its use as both a military and civilian hospital has made it a key part of the heritage of the town of Aldershot. The original building has been much spoilt by later functional additions and, since its closure in 1996, has deteriorated. The new development of Wellesley will maintain and enhance the landmark and architectural significance of the building and secure its future and vitality by providing a viable new use.

The distinctive form of the building, with a small central administrative block and radiating wards, when freed of its later accretions, offer a number of options for re-use. The spacing of the radiating wards is sufficient to allow for residential uses without sacrificing privacy and allowing for private areas and landscape. The Victorian construction is robust and includes fine architectural features. In preparing options for a viable re-use, the existing building fabric would be restored and retained as much as feasible, the main entrance and tower would become the focus of a new landscaped area and wider setting would be designed to complement the historic building.

Four options for converting the main hospital building into different uses have been assessed:

Option 1.

Mixed use. The wards are converted to residential use. The administrative block has offices in the basement and ground floor and there is a central café overlooking the wooded slopes to the south. There are apartments on the first and second floor.

Option 2.

Mixed use. The wards are residential as in Option 1. The administrative block has community uses on the basement and ground floor. There is a central café on the ground floor and apartments on the first and second floor as in Option 1.

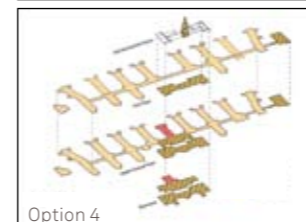
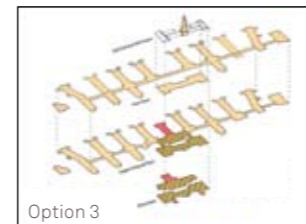
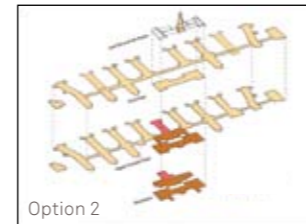
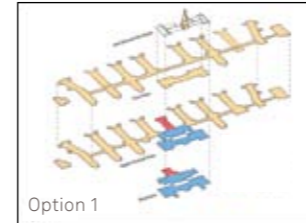
Option 3.

Mixed use. The wards are residential as in Option 1. The administrative block has a mixture of offices and community uses in the basement and ground floor. There is a central café on the ground floor and apartments on the first and second floor as in Option 1.

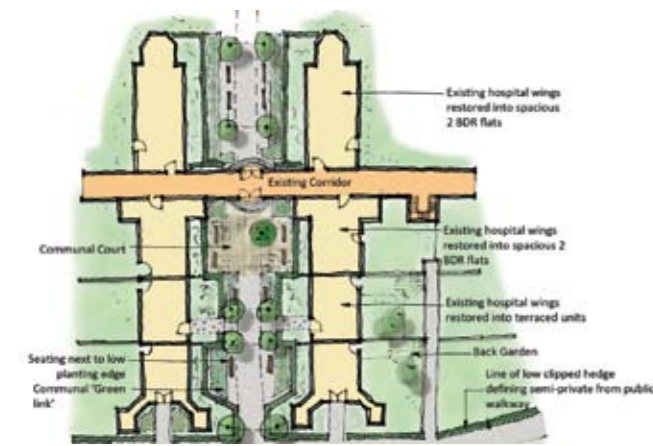
Option 4.

Mixed use. The wards are residential as in Option 1. The administrative block has a mixture of offices and community uses on all floors and there are additional offices in the westernmost ward. There is a central café as in Option 1.

Final proposals will be subject to further consultation and listed building consent.



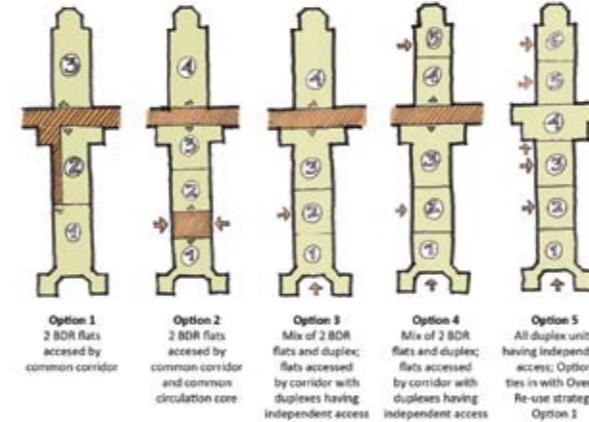
CAMBRIDGE MILITARY HOSPITAL



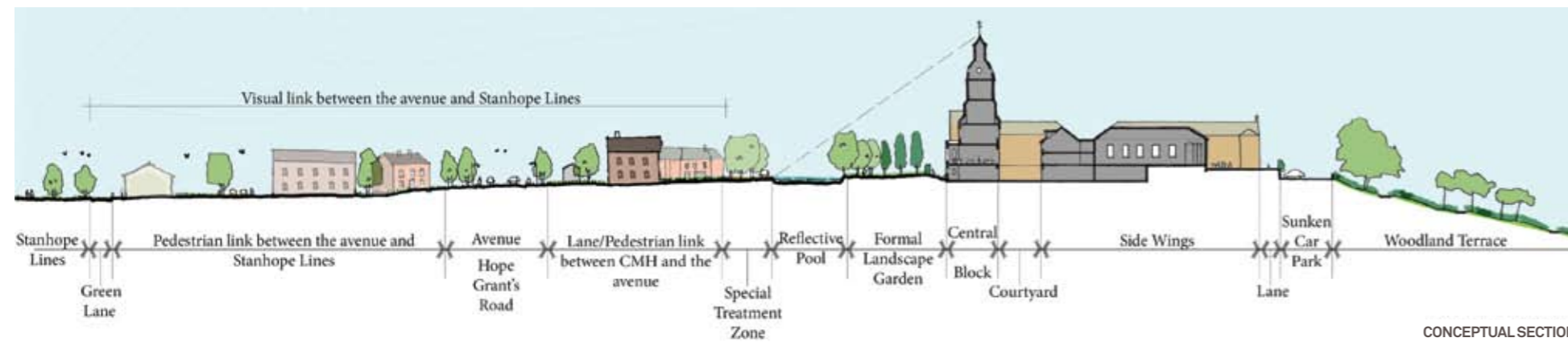
CONCEPTUAL PLAN SHOWING THE POTENTIAL FOR CONVERSION OF CMH SIDE WINGS INTO RESIDENTIAL UNITS



CONCEPTUAL SECTION THROUGH A PAIR OF SIDE WINGS



OPTIONS FOR CONVERSION OF THE WARDS INTO DIFFERENT TYPES OF RESIDENTIAL UNITS - A MIX OF FLATS AND HOUSES



CONCEPTUAL SECTION

CAMBRIDGE MILITARY HOSPITAL CONCEPTUAL STRATEGY (SUBJECT TO LISTED BUILDINGS CONSENT)



NEIGHBOURHOOD CENTRE



At the heart of Wellesley a 'local neighbourhood centre' is proposed, containing a number of non-residential functions, such as retail, leisure and business space, to support and service the community and act as a focal point.

This provision is an important component of the Sustainability Strategy, intended to reduce the need to travel within the Wellesley Area and to provide shopping, leisure and other services for residents and businesses. The scale of the facilities is such that the Neighbourhood Centre complements, rather than competes with, the shopping and other facilities within Aldershot Town Centre and North Camp village centre.

The group of historic buildings centred on the former 4th Division Headquarters has been identified for the location of the Neighbourhood Centre. Just as the buildings were originally sited there to be central to the grid of barrack blocks, and strategically adjacent to both Queen's Avenue and the Parade Park, the location is correspondingly suitable for the future new community's needs, provided that certain design constraints and sensitivities can be appropriately handled, particularly with respect to:

- Preserving and enhancing the character of the Conservation Area
- The frontages presented to Queen's Avenue, Alison's Road and the new Parade Park and Stanhope Lines
- The setting, scale and massing of the listed buildings
- The uses appropriate for the internal arrangement of the existing buildings
- Facade treatment of both existing and proposed buildings
- The incorporation of historic and ceremonial features associated with the existing buildings

The studies carried out by Grainger show how, through careful urban design, historical and conservation objectives can be aligned with civic and townscape objectives to breathe new life into these distinguished buildings in their fine setting.



The 8th Division Memorial in front of the 4th Division Headquarters Building



4th Division Headquarters frontage with 8th Division Memorial, Cenotaph and St Michael and St George RC Garrison Church beyond



The complex viewed from Queen's Avenue



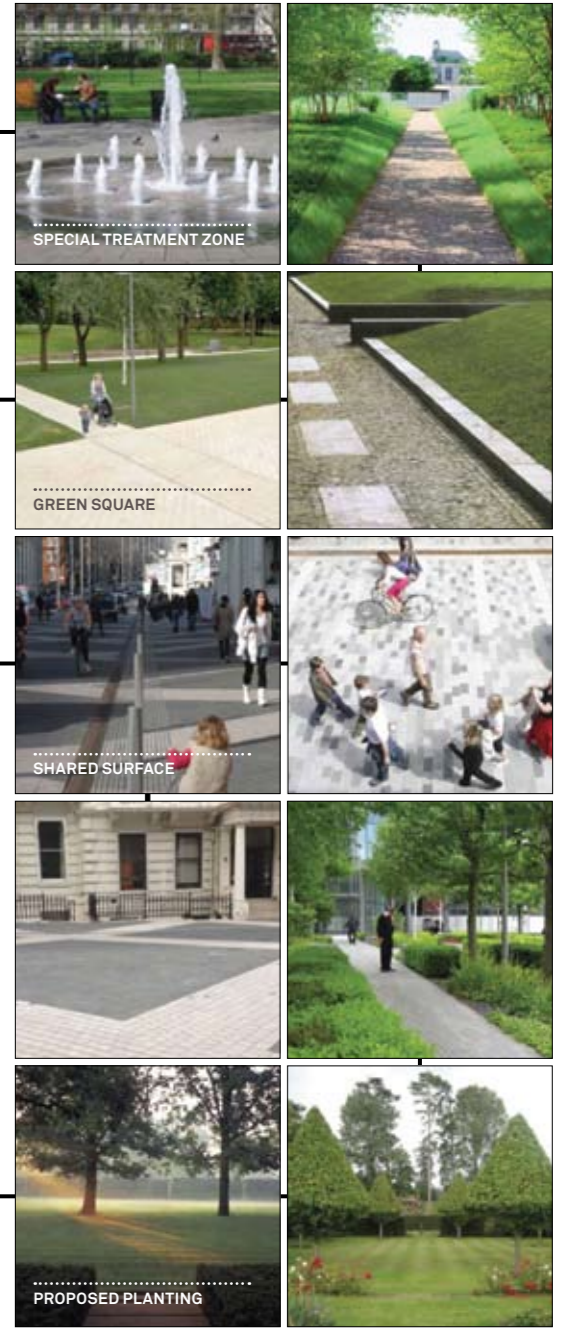
The Old Post Office fronting onto Queen's Avenue





- KEY**
- Existing buildings within site
 - Key buildings outside site
 - Open Space
 - Footpaths/cycleways
 - Shared Surface
 - Neighbourhood centre square
 - Existing trees
 - Proposed trees
- 1 Shared or low kerb surface - Block pavers
 - 2 Steele's Road south of 4th Div. HQ, Monument setting & neighbourhood centre square - Reconstituted stone
 - 3 Entrance to 4th Div HQ - Yorkstone setts
 - 4 Footpaths through public open space and over Root Protection Areas e.g. Queen's Avenue, Stanhope Lines, Parade park - Permeable Resin Bound Gravel
 - 5 Footpaths to Steele's Road - Plank paving

As part of the design options considered for The Neighbourhood Centre, proposals were also considered for landscape treatment and palette of materials. The footpath and shared surface directly links the School to the Neighbourhood Centre on an east west axis. Existing mature trees will be retained wherever possible.



PHASE 1

The identification of the first phase was carefully chosen due to:

- Close proximity to the town centre and the Health Centre
- Available transport services within walking distance of Aldershot train station and the Gold bus route
- Opportunities for the early provision of community facilities at Smith Dorrien
- Existing access off Queens Avenue

The design of the 228 units in phase 1 focuses on the needs of families and creating a safe, secure and attractive environment which will eventually become the hallmark for Wellesley. It creates a series of residential neighbourhoods connected by a network of green spaces, parks and recreation areas and punctuated by carefully chosen and refurbished historic buildings.

The sustainability objective for Phase 1 is for all units to meet CfSH Code Level 3 as a minimum with an additional 10% of all homes (23 units) achieving CfSH Code Level 4.

All affordable housing has been designed to meet Lifetime Homes Criteria 6-16 as a minimum standard and also to comply with Part M of the Building Regulations. All affordable homes also comply with current HQL standards.

| MAIDA ZONE - PHASE 1 HOUSING MIX | | | |
|----------------------------------|-------------------|----------------------------------|------------------------|
| Size of Units | Private No. Units | Affordable/Social Rent No. Units | Intermediate No. Units |
| 1 Bed Flat | 9 | 10 | 13 |
| 2 Bed Flat | 9 | 5 | 6 |
| 2 Bed House | 16 | 14 | 7 |
| 3 Bed House | 69 | 12 | 6 |
| 4 Bed House | 40 | 7 | 0 |
| 5 Bed House | 5 | 0 | 0 |
| TOTAL | 148 | 48 | 32 |







PHASE 1



LANDSCAPE AND OPEN SPACE

There is a provision for a Local Landscape Area of Play (LLAP) space to provide informal play in the green open space located at the corner of Hospital Road and Fire Station Road. This is in line with the site-wide play strategy which has been established for the whole of the Wellesley development.

This play space will provide an informal play area, which is to be latterly supplemented with destination play spaces constructed as part of future development phases.



Phase 1 - Vision for Local Landscaped Areas of Play



PHASE 1 - TREES

| | | | | | |
|-------------------------------------|---|---|--|---|---|
| Queens Avenue | <p>Native Quercus robur - Common oak (8m x 12m High)</p> | Hope Grant's Road | <p>Native Tilia cordata 'Greenspire' - Small leaved lime (5m x 10m High)</p> | Hospital Road | <p>Aesculus indica - India horse chestnut (4m x 8m High)</p> |
| Transitional Trees - Tertiary Roads | | | Residential Trees - The Lanes | | |
| Scarlett's Road | <p>Pyrus calleryana 'Chanticleer' - Callery pear (3m x 8m High)</p> | Fire Station Road | <p>Corylus colurna - Turkish hazel (3m x 8m High)</p> | The Lanes | <p>Malus trilobata - Crab Apple (2.5m x 16m H)</p> |
| Feature Trees - Open Spaces | | | | | |
| Open Spaces | <p>Magnolia kobus - Kobus magnolia (4m x 10m High)</p> | <p>Davidia involucrata - Hankerchief tree (6m x 10m High)</p> | <p>Liquidambar styraciflua - Sweet gum (5m x 10m High)</p> | <p>Prunus serrula - Tibetan cherry (8m x 8m High)</p> | <p>Quercus coccinea 'Splendens' - Scarlet oak (8m x 12m High)</p> |

DELIVERY & IMPLEMENTATION

The masterplan demonstrates a variety of opportunities for the delivery of Wellesley. It provides a platform to encourage new homes, community facilities, leisure activities and jobs.

The masterplan illustrates a number of key principles to facilitate the delivery of a quality development. It's important that the master plan is not set in stone because it will need to evolve over the life of the development as life changes. Any future improvements to the master plan will be developed with Rushmoor Borough Council.

The development of the Wellesley community has the opportunity to provide an important catalyst for the wider economic benefit of Aldershot. In addition, the timing of the delivery of the local amenities is critical to successful placemaking. Too late in the development and the new residents will be left wanting. Too early and the scheme will be a vacant underused facility which will deteriorate. It is a symbiotic relationship where the uses rely on each other to create a successful place to live. For these reasons Grainger's approach to the illustrative delivery plan allows flexibility in the delivery of Wellesley to respond to the needs of the emerging and existing community while capturing market opportunities.

DELIVERING THE VISION

The proposed timescales for the delivery of each development zone are set out in the Illustrative Delivery Plan. Grainger will manage the delivery of each development zone including the associated open spaces and infrastructure as well as the detailed proposals for each monument and listed building as shown in the adjacent table. This will ensure that wherever the homes are delivered there will also be associated facilities such as open space.

As each Development Zone may comprise of more than one reserved matter area the following control documents have been submitted as part of the planning application:

- Design Codes: a set of quality controls which ensure that the new developments have a cohesive character and a defined minimum standard of quality.
- Affordable Housing Strategy: sets out the site wide approach and provision of affordable housing for the Wellesley

The aim of these documents is to ensure that each development zone delivers a proportionate quantum of affordable housing, social and physical infrastructure, in a manner and of a quality which is sustainable for the emerging community. As part of the application a site wide affordable housing strategy and design code has been submitted as well as more detailed documents for Phase 1. In taking the development forward, a detailed code and affordable housing strategy will be submitted for approval for each development zone prior to commencement of development. These documents will be incorporated into the plot sale agreements, meaning that developers are contractually bound to adhere to the parameters set down for the site and development zones.

There are 6 Grade II Listed Buildings on site which will be retained although a number of later additions to the buildings have been identified which could be demolished as they detract from and/or have a negative impact on the original buildings and setting. Any work to these buildings and those within the curtilage will be subject to listed building and conservation area consent where relevant. Therefore there will be an opportunity for the stakeholders and the local community to input into the proposals.

There are areas within the development which Grainger deem to be of significant importance in the creation of a high quality place e.g. the Cambridge Military Hospital, Stanhope Lines, Parade Park and the Neighbourhood Centre. Although not high value development sites, these areas will set the standard for Wellesley. Consequently given the level of importance Grainger may still decide to directly develop these areas. The decision as to whether to develop directly will solely be based upon the best decision for the project in terms of value creation and long term quality.

As a key character area of Wellesley, the Cambridge Military Hospital has been identified for delivery within the first few years of the development. This allows sufficient time to finesse proposals and obtain the relevant listed building consents without compromising the final usage and marketability of the development zone.

Grainger will manage or directly deliver the on and off-site strategic infrastructure (unless otherwise agreed with HCC) for the project, enabling the parcelling up of development plots for sale/self-development.

KEY DELIVERABLES ASSOCIATED WITH EACH DEVELOPMENT ZONE OF WELLESLEY

| Development Zone | Approx. Units | Affordable | Listed Buildings | Uses |
|-------------------------|---------------|--------------|---------------------------------|--|
| A. Maida | 228 | 80 | Smith Dorrien & Maida Gymnasium | Community Use, Offices & Gymnasium |
| B. Coruna | 705 | 247 | | |
| C. CMH | 134 | 47 | Cambridge Military Hospital | Non-residential institutions / assembly & leisure (community & day care) D1/D2, B1 and ancillary |
| D. McGrigor | 118 | 41 | | |
| E. Gunhill | 105 | 37 | | |
| F. Knollys Road | 22 | 8 | | |
| G. Pennyfathers | 123 | 43 | | |
| H. Stanhope Lines West | 162 | 57 | | The Stanhope Lines |
| I. School End | 105 | 37 | The Observatory | The Observatory |
| J. Browning/Canalside | 475 | 166 | | |
| K. Stanhope Lines East | 255 | 88 | | Parade Park and the Stanhope Lines |
| L. Neighbourhood Centre | 16 | 6 | Head Quarters 4th Division | Retail, B1, A2, Restaurant/pub |
| M. Buller | 243 | 85 | | Eastern Primary School |
| N. God's Acre | 170 | 60 | | Play Area |
| O. Mandora | 133 | 46 | Fitzwygram House | Day Care Facility |
| P. Peaked Hill | 60 | 21 | | |
| Q. Clayton | 298 | 104 | | |
| R. ABRO | 0 | 0 | | Waste Facility, B1, B2 & B8 |
| S. REME | 392 | 137 | | Retail |
| T. Parsons | 106 | 37 | | |
| TOTAL | 3,850 | 1,347 | | |

PROPERTY MANAGEMENT

Since the company's inception in 1912, Grainger has invested in property and land with a long term view. The company has substantial in-house expertise in property and land management and correspondingly, the Grainger development ethos is of sustained and continual commitment to development projects. We recognise the value this can bring to all stakeholders, including residents, adjoining owners and the wider community.

Wellesley will be approached with the same commitment. We recognise that good management of land and public areas, such as public open space, roads and woodland, involves the right combination of key partners. With each partner managing the areas which relate to their own expertise. In this way all areas can be carefully managed from a short, medium and long term perspective to the benefit of the development.

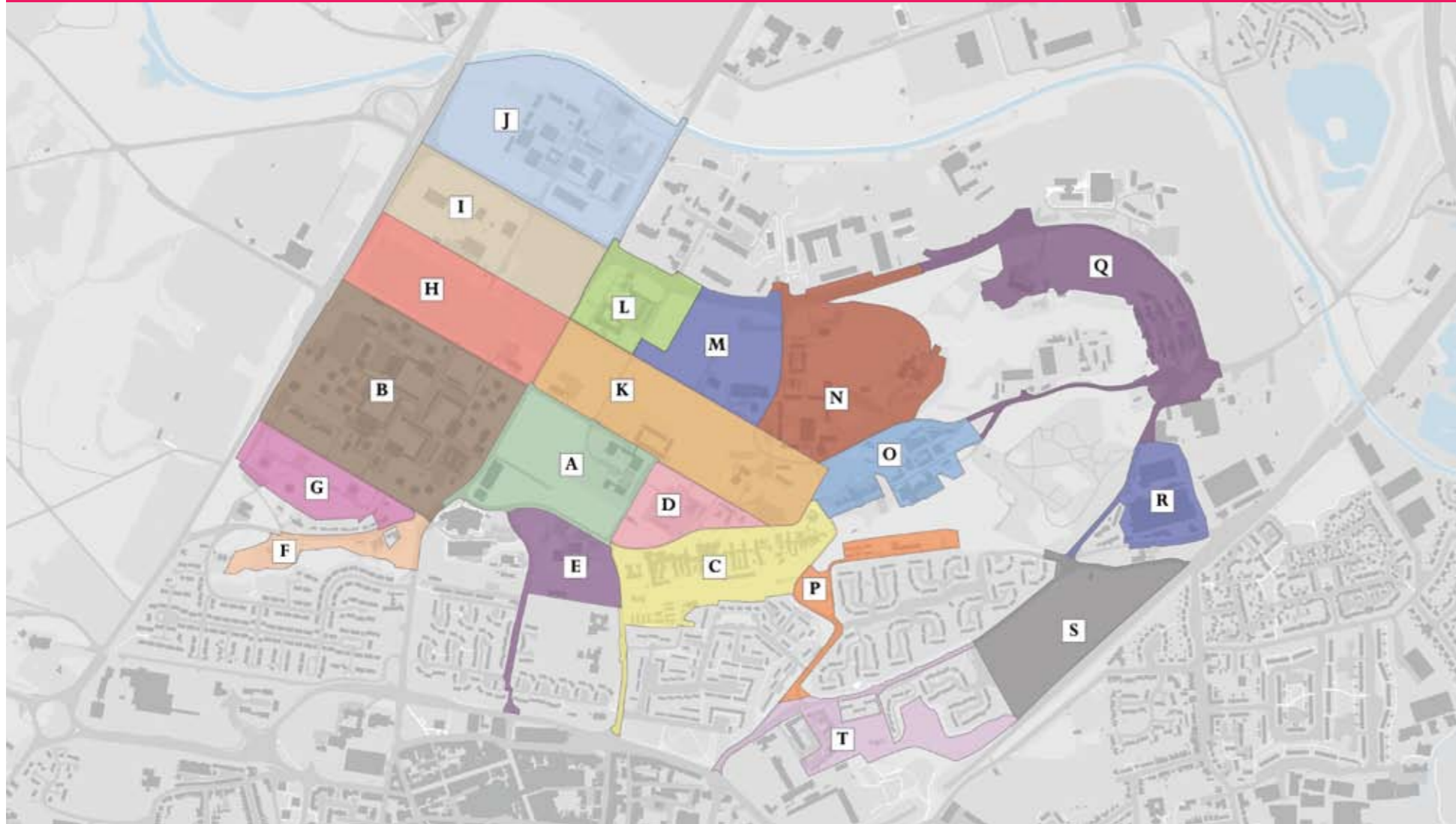
At Wellesley, Grainger have also focused attention on ensuring that the site is secure and the vacant buildings are protected from the elements. Since Grainger's appointment as Development Manager in March 2011, a detailed building assessment has been carried out across the whole development area to identify which buildings could be retained as part of the masterplan. Thereafter, detailed condition and structural surveys have been undertaken to clarify whether the retention of the identified buildings is physically viable. The outputs from these studies have resulted in a detailed programme of short and medium term works which Grainger are in the process of implementing to ensure the retained buildings are watertight and protected until they are redeveloped.

As a number of the listed buildings, in particular the Cambridge Military Hospital, have been vacant for a number of years Grainger have engaged with English Heritage and our own technical specialists to ensure that during the period between submission and the development starting the buildings are made water tight and secure from the elements. These buildings will be periodically inspected and works undertaken as necessary to safeguard them from any further deterioration until redeveloped. Appropriate interim uses and tenants will be identified for retained buildings where possible, to minimise deterioration and vandalism.

Post development, Grainger intends to sell off all the residential elements of the development with the roads, open spaces and infrastructure etc. adopted by the relevant authorities or handed over to a management company, subject to agreement with the relevant adopting authorities.



DEVELOPMENT ZONE PLAN



In order to manage the delivery of Wellesley the site has been divided into the Core Development Area, SANGS and Off-Site Infrastructure. The Core Development Area is divided into Development Zones (see above) to facilitate the parcelling up of the approval and implementation processes, which is influenced by the configuration of Listed Buildings and their curtilages and Conservation Areas, which occur across the site.

| KEY | | Maida | | McGrigor | | Pennyfathers | | Browning | | Buller | | Peaked Hill | | REME | |
|-----|--------|-------|----------|----------|---------------------|--------------|----------------------|----------|------------|--------|-------------|-------------|---------|------|--|
| A | Maida | D | McGrigor | G | Pennyfathers | J | Browning | M | Buller | P | Peaked Hill | S | REME | | |
| B | Coruna | E | Gunhill | H | Stanhope Lines West | K | Stanhope Lines East | N | God's Acre | Q | Clayton | T | Parsons | | |
| C | CMH | F | Knollys | I | School End | L | Neighbourhood Centre | O | Mandora | R | ABRO | | | | |

ILLUSTRATIVE DELIVERY PLAN

| Masterplan Development Zone | MoD Site Handover | No. Units | Private 65% | AHU 35% | 2013/2014 | 2014/2015 | 2015/2016 | 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 | 2020/2021 | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | Private | AHU | Accum Total | | | | | | | | | | |
|-----------------------------|-------------------|-------------|-------------|-------------|------------|------------|------------|------------|------------|-------------------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|------------|------------|------------|------------|------------|------------|-----------|-------------|-------------|-------------|
| A. Maida | Jul-13 | 228 | 148 | 80 | 175 | 53 | | | | | | | | | | | | 228 | | 228 | | | | | | | | | | |
| B. Coruna | | 705 | 485 | 247 | | 120 | 120 | 128 | 120 | 120 | 97 | | | | | | | 705 | | 933 | | | | | | | | | | |
| C. CMH | | 134 | 87 | 47 | | 77 | 57 | | | | | | | | | | | 134 | | 1067 | | | | | | | | | | |
| D. McGrigor | | 118 | 77 | 41 | | | 73 | 45 | | | | | | | | | | 118 | | 1185 | | | | | | | | | | |
| E. Gunhill | | 105 | 68 | 37 | | | | 105 | | | | | | | | | | 105 | | 1290 | | | | | | | | | | |
| F. Knollys Road | May-13 | 22 | 14 | 8 | | | | 22 | | | | | | | | | | 22 | | 1312 | | | | | | | | | | |
| G. Pennyfathers | | 123 | 80 | 43 | | | | 75 | 48 | | | | | | | | | 123 | | 1435 | | | | | | | | | | |
| H. Stanhope Lines West | | 162 | 105 | 57 | | | | 57 | 105 | | | | | | | | | 162 | | 1597 | | | | | | | | | | |
| I. School End | | 105 | 68 | 37 | | | | 80 | 25 | | | | | | | | | 105 | | 1702 | | | | | | | | | | |
| J. Browning/Canalside | | 475 | 309 | 166 | | | | 59 | 100 | 122 | 120 | 74 | | | | | | 475 | | 2177 | | | | | | | | | | |
| K. Stanhope Lines East | Jul-14 | 255 | 167 | 88 | | | | | | | | 110 | 112 | 33 | | | | 255 | | 2432 | | | | | | | | | | |
| L. Neighbourhood Centre | Jul-14 | 16 | 10 | 6 | | | | 16 | | | | | | | | | | 16 | | 2448 | | | | | | | | | | |
| M. Buller | May-13 | 243 | 158 | 85 | | | | | | | 26 | 120 | 97 | | | | | 243 | | 2691 | | | | | | | | | | |
| N. God's Acre | May-13 | 170 | 110 | 60 | | | | | | Deliver 2nd School Site | | | 50 | 120 | | | | 170 | | 2861 | | | | | | | | | | |
| O. Mandora | Dec-12 | 133 | 87 | 46 | | | | | | | | | 47 | 86 | | | | 133 | | 2994 | | | | | | | | | | |
| P. Peaked Hill | | 60 | 39 | 21 | | | | | | | | | 32 | 15 | 55 | 31 | | 60 | | 3054 | | | | | | | | | | |
| Q. Clayton | Aug-12 | 298 | 194 | 104 | | | | | | | | | | | 65 | 120 | 113 | 298 | | 3552 | | | | | | | | | | |
| R. ABRO | 2015 | 0 | 0 | 0 | | | | | | | | | | | | | | 0 | | 3552 | | | | | | | | | | |
| S. REME | | 392 | 255 | 137 | | | | | | | | | 17 | 120 | 119 | 136 | | 392 | | 3744 | | | | | | | | | | |
| T. Parsons | | 106 | 69 | 37 | | | | | | | | | 10 | 7 | 42 | 77 | 42 | 106 | | 3850 | | | | | | | | | | |
| Total | | 3850 | 2503 | 1347 | 175 | 250 | 250 | 300 | 350 | 350 | 350 | 350 | 350 | 350 | 300 | 300 | 175 | 3850 | 1347 | 3850 | | | | | | | | | | |
| Total Mix | | | | | 114 | 61 | 162 | 88 | 162 | 88 | 195 | 105 | 227 | 123 | 227 | 123 | 227 | 228 | 122 | 230 | 120 | 193 | 107 | 197 | 103 | 114 | 61 | 2503 | 1347 | 3850 |
| Total | | | | | 175 | 250 | 250 | 300 | 350 | 350 | 350 | 350 | 350 | 350 | 300 | 300 | 175 | 3850 | | | | | | | | | | | | |

Note: The total number of units identified in each development zone above is approximate. In order to provide a degree of flexibility a 5% variance can be applied to each development zone to allow for site specific technical constraints and opportunities. Notwithstanding this variance the site wide number of dwellings delivered at Wellesley is capped at 3,850. Where the actual numbers of units vary the quantum of affordable housing will adjust accordingly.

CONTACTS



KEY CONTACTS:

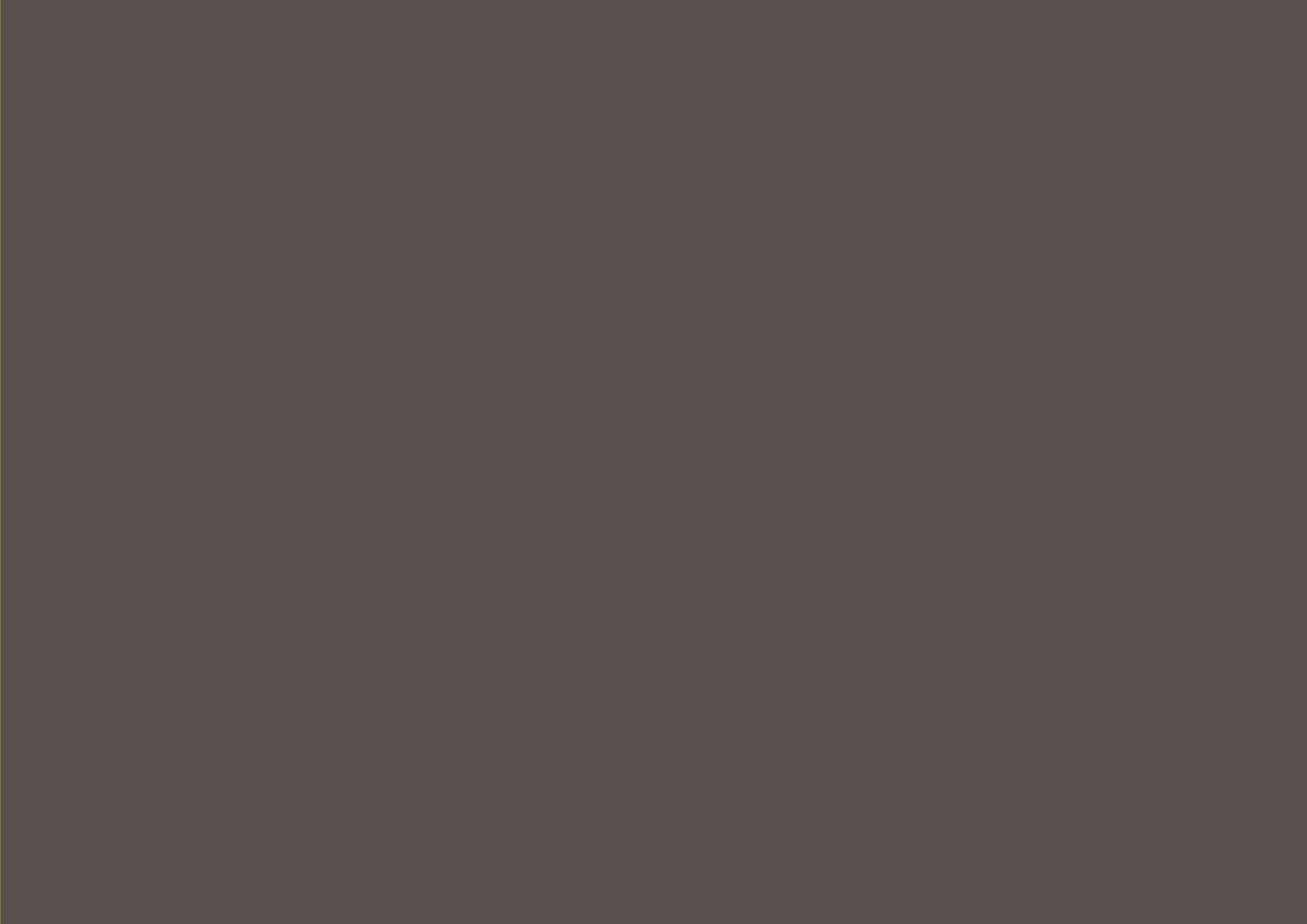
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