

From: Mark Hodgson [REDACTED]
Sent: 15 July 2022 11:41
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: Andy Moffat [REDACTED]
Subject: RE: S62A/22/0000002 - Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB

Dear Leanne

Further to your recent request regarding the Argus appraisal and floorspaces I attach the following documents.

- Argus Appraisals
- GIA Schedule of existing and proposed floorspace
- Accompanying building identification plan (previously submitted)
- Plan showing part of existing main building that was omitted from existing floorspace figure (extract from proposed site layout plan)
- Ash floor plans (previously submitted)

In respect of the existing GIA, unfortunately an element of the main building on the western side was omitted. This has increased the existing GIA from 10,596 sqm to 10,754 sqm as shown on the attached schedule.

In respect of the submitted viability report there is an error in Appendix 7 section 1.5 which refers to Gross Internal Area which should actually be Net internal Area. By the same token the table at section 4.4 in the main report also refers to Net Internal Area.

Finally, the Ash floor plans are included in the drawing pack as reference 21 0037-278D and 21 0037-279D and are available on the PINs website. However, we have attached them here for ease of reference.

If you have any further queries please do not hesitate to contact me.

Kind regards

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