

PHASING OPTION REPORT

FOR

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

AT

PARISH CENTRE, GREEN ROAD, ALVERSTOKE

On behalf of

**THE PAROCHIAL CHURCH COUNCIL
ST MARY WITH ST FRANCIS & ST FAITH ALVERSTOKE PARISH**

27th January 2022



**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

**PHASED BUILDING OPTIONS REPORT
REV A**



CONTENTS

Nr	Section	Page No.
1.0	Introduction	3
2.0	Executive Summary	4
3.0	Phasing Options Generally and Constraints	5
4.0	Potential Phasing Options	6
4.1	Option 1: Fit out of the first floor as a separate phase	
4.2	Option 2: Construction of project in two phases; Phase 1 Main Hall and wet areas etc Gridline C-D and Phase 2 Small Hall and Entrance Areas Gridline A-B	
4.3	Option 3: Construction of project in two phases; Phase 1 all works Gridline A-D and 4-5 with Phase 2 the Main Hall and Stores 1 to 2.	
4.4	Option 4: Construction of project in four phases; Phase 1 Main Hall, Kitchen, Stores 1 and 2 and part of the reception area; Phase 2 'wet areas' and associated areas Gridline C-D and 4-5; Phase 3 Small Hall and associated areas Gridline A-C and 4-5 and Phase 4 the first-floor accommodation.	
4.5	Option 5: Phase construction on an elemental basis	
4.6	Other options	
Appendix A	Phase Option Drawings	13

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT



PHASED BUILDING OPTIONS REPORT REV A

1.0 Introduction

- 1.1 Holloway Squire Partnership has been requested by The Parochial Church Council (PCC) of St Mary with St Francis and St Faith Alverstoke Parish to carry out an assessment regarding 'Phased Building Options', in respect of the Alverstoke Parish Centre Regeneration Project (APCRP).
- 1.2 The purpose of this report is to provide to the PCC an independent review of the potential options for carrying out the project in phases, the merits of phasing generally and specifically for each option, the approximate cost of each phase and the likely additional cost to undertake each phase.
- 1.3 This is a high-level review of the potential options and as such estimated phasing costs are approximate and are valued in line with the cost levels contained within the Order of Cost Estimate dated April 2021.
- 1.4 Any phasing of the works will result in future phases being subject to inflation, clearly the precise effect of inflation on cost will be dependent on the time at which those works are carried out. As this is undefined, we are unable to estimate the potential effect of inflation in this report. We have provided details of the current published inflation estimates within this report.
- 1.5 This is a confidential report prepared for the benefit and use of PCC. The contents of this report, in full or part, should not be disclosed to any third party without the express permission of PCC and Holloway Squire Partnership (HSP).
- 1.6 This report does not include commentary on fund raising, grant applications or the like.
- 1.7 In considering phase on costs we have assumed that the phases will be let as separate contracts potentially with different contractors for each phase. Subsequent phases will therefore incur additional professional fees, extended preliminary costs as well as the costs of temporary works to allow for the works to be phased.
- 1.8 It has been assumed that external works will be undertaken under the first phase of the options considered, some costs however may be pushed into the second phase which would reduce phase one costs.
- 1.8 The costs of the various options considered are by comparison to the Order of Cost Estimate dated April 2021 which estimated a build budget of £1,995,000.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**



**PHASED BUILDING OPTIONS REPORT
REV A**

2.0 Executive Summary

- 2.1 We have reviewed the scheme with Plum Architects and the potential phasing options. These are described in section 3 of this report.
- 2.2 Phasing of the scheme will result in additional cost although this varies between the options we have described in this report.
- 2.3 Phasing will mean that there is a delay in delivering the complete building.
- 2.4 The options described in this report are for discussion purposes only. The input of the design team and review of planning conditions are important considerations in developing any of the options suggested.
- 2.5 Preoccupation planning conditions may be bars to one or all of the options reviewed unless dispensation can be obtained from the planners. Plum Architects should be asked to advise on planning if one or more of the options was to be under consideration.
- 2.6 The merits of each option and an indicative on cost for the phase proposed is described under section 3 of this report.
- 2.7 No recommendation is made in this report on the adoption of any of the options reviewed. This report is intended as a discussion document to allow the PCC to review potential options and as a starting point to investigate one or more of the proposals if required.
- 2.8 Inflation is currently predicted by the BCIS as follows for the next five years from April 2021 year on year. All costs within this report will need adjustment for inflation.

To April 2022	8.8%
To April 2023	1.0%
To April 2024	3.0%
To April 2025	3.2%
To April 2026	3.3%

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT



PHASED BUILDING OPTIONS REPORT REV A

3.0 Phasing Options Generally and Constraints

- 3.1 This project has been designed to function as a standalone project with no phasing. As such the internal layout, structure, roof design and mechanical and electrical services do not readily allow for the building to be constructed in sections.
- 3.2 Phased projects are designed to allow individual sections to be built in separate stages or the shell of the building to be constructed and then fitted out in stages.
- 3.3 To facilitate a staged construction the structure, internal arrangement and services installation would be designed so that each section can function fully without the need for the subsequent section being constructed or fitted out immediately.
- 3.4 Each phase will need to satisfy the appropriate building regulations and be fully certified prior to occupation. Consideration would therefore need to be made to ensure the phase satisfied items such as fire safety (means of escape), provided adequate toilet facilities etc.
- 3.5 Phasing would have to comply with any planning constraints contained within the awarded planning permission. Where these constraints are pre-occupation conditions then the PCC would need to seek a change to the planning consent to remove or change the condition to allow earlier occupation. The planning consent includes six pre-occupation conditions to have been completed namely
- Hard landscaping
 - Biodiversity and ecological enhancement.
 - Parking provision.
 - New access to Green Road and removal of the existing access.
 - Remediation works, if any.

Completion of soft landscaping needs to be carried out within the next planting season following occupation.

- 3.6 For any phasing option to be considered it must be practical and achievable.
- 3.7 Phasing may require temporary works to be installed. For example, when a building is constructed in sections an internal wall may need to function as an external wall until the next phase is built.
- 3.8 Phasing will present issues in respect of health and safety, site access, cleanliness, and the like to users of the centre. These can be managed as part of the building

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PHASED BUILDING OPTIONS REPORT REV A



process however they will inconvenience the users as well as introducing additional costs.

4.0 Potential Phasing Options

4.1 Option 1: Fit out of the first floor as a separate phase

4.1.1 The first floor comprises a Training Room, Rectors Office, Meeting Room, and a Galley. These spaces could be fitted out under a separate phase.

4.1.2 Advantages:

- The phase would not require any significant temporary works
- It would not impact on the planning consent
- These spaces may be perceived as secondary to those at ground floor
- Temporarily the functions of these spaces may be moved to the ground floor

4.1.3 Disadvantages:

- The first-floor arrangement provides 154m² of the total accommodation space of 604m² or 25%. This is a significant reduction in total floor area reduced to 75%.
- Increased cost due to inflation.
- Disruption with works undertaken under two phases

4.1.4 Scope of phase: The works are internal as such all structural and external envelope works will be undertaken. Services would be taken to the first-floor area, and it would then be a matter of discussion as to how far those services would be taken. The space could be left as a 'shell and core' with all internal fit out and services undertaken at a later date, or some works might be carried out to this area under the main build for practical reasons. The lift and staircase installation could be excluded and carried out as a second phase.

4.1.5 Additional cost of phasing: Excepting inflation there will be additional cost in undertaking the project in two phases due to the requirement for a new site set up, professional fees, site preliminaries and contractors overheads and profit on same. For the purposes of this report, we estimate these may result in an on cost of £25,000 to the second phase cost.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT



PHASED BUILDING OPTIONS REPORT REV A

4.1.6 Potential phase costs (based on current estimate): Assuming the 'shell and core' scope is completed under the first phase and that the second phase comprises the fit out of the first-floor area together with the lift and staircase, phase costs would be in the order of.

Phase 1	£1,795,000
Phase 2	£160,000
Sub Total	£1,995,000
Phase on costs	£40,000
Total	£2,035,000

Phase on costs would be in addition to Phase 2.

4.2 Option 2: Construction of project in two phases; Phase 1 Main Hall and wet areas etc Gridline C-D and Phase 2 Small Hall and Entrance Areas Gridline A-B

4.2.1 This option provides the Main Hall and wet areas as the principal areas of the scheme within the rectangular part of the building parallel with Green Road as a first phase and then constructing the perpendicular 'extension' on gridlines A-C and 4-5 as a second phase. As with option 4.1 the first floor could be fitted out as a third phase or under the second phase. See Appendix B

4.2.2 Advantages:

- These spaces may be perceived as the core of the project
- The second phase could be split further to provide the first floor as a third phase.

4.2.3 Disadvantages:

- The phasing would require temporary works
- The floor area of this phase arrangement provides approximately 390m² of the total accommodation space of 604m² or 65% (less if the first floor was not fitted out) under phase 1. This is a significant reduction in total floor area.
- Increased cost due to inflation.
- Disruption with works undertaken under two phases
- Extended construction period and preliminary costs

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**



**PHASED BUILDING OPTIONS REPORT
REV A**

- 4.2.4 Scope of phase: Each phase will be taken to completion. A temporary external wall will need to be constructed along gridline C with some internal rearrangement.
- 4.2.5 Additional cost of phasing: Excepting inflation there will be additional cost in undertaking the project in two phases due to the requirement for temporary works, a new site set up, professional fees, site preliminaries and contractors overheads and profit on same. For the purposes of this report, we estimate these may result in an on cost of £110,000 to the second phase cost.
- 4.2.6 Potential phase costs (based on current estimate): Assuming that the first-floor works will be undertaken under each section, phase costs would be in the order of.

Phase 1	£1,560,000
Phase 2	£435,000
Sub Total	£1,995,000
Phase on costs	£110,000
Total	£2,105,000

Phase on costs would be in addition to Phase 2.

4.3 Option 3: Construction of project in two phases; Phase 1 all works Gridline A-D and 4-5 with Phase 2 the Main Hall and Stores 1 to 2.

4.3.1 This option is to a degree the reverse of option 4.2 except the first phase provides all accommodation including the first floor except the Main Hall. Under the first phase the Small Hall and associated areas could be left open plan to serve as a main hall and then subdivided to the original design once the second phase (Main Hall) was built. As with option 4.2 the first floor could be fitted out as a third phase.

4.3.2 Advantages:

- This option would provide most of the individual spaces and deliver the first floor in its entirety.
- The first phase could be split further to provide the first floor as a third phase.
- Possibility of temporarily adjusting the Small Hall area to provide a larger Hall until phase 2 was constructed.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT



PHASED BUILDING OPTIONS REPORT REV A

4.3.3 Disadvantages:

- The phasing would require temporary works although there is a natural break along gridline 4.
- The floor area of phase arrangement provides approximately 439m² of the total accommodation space of 604m² or 73%. This is a smaller reduction in total floor area than Option 4.2.
- Increased cost due to inflation.
- Disruption with works undertaken under two phases
- Extended construction period and preliminary costs

4.3.4 Scope of phase: Each phase will be taken to completion. A temporary external wall will need to be constructed along gridline 4 with some internal rearrangement.

4.3.5 Additional cost of phasing: Excepting inflation there will be additional cost in undertaking the project in two phases due to the requirement for temporary works, a new site set up, professional fees, site preliminaries and contractors overheads and profit on same. For the purposes of this report, we estimate these may result in an on cost of £85,000 to the second phase cost.

4.3.6 Potential phase costs (based on current estimate): Assuming that the first-floor works will be undertaken under phase 1, phase costs would be in the order of.

Phase 1	£1,700,000
Phase 2	£295,000
Sub Total	£1,995,000
Phase on costs	£85,000
Total	£2,080,000

Phase on costs would be in addition to Phase 2.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT



PHASED BUILDING OPTIONS REPORT REV A

4.4 Option 4: Construction of project in four phases; Phase 1 Main Hall, Kitchen, Stores 1 and 2 and part of the reception area; Phase 2 'wet areas' and associated areas Gridline C-D and 4-5; Phase 3 Small Hall and associated areas Gridline A-C and 4-5 and Phase 4 the first-floor accommodation.

4.4.1 This option would retain part of the original buildings (if possible) or the provision of 'temporary' wet areas (portacabin type) to service the Main Hall. The exact arrangement of each Phase would take considerable design discussion and review of the exact split between each phase.

4.4.2 Advantages:

- This option would provide spread the cost of the works across several phases which may assist fund raising.
- The final two phases could be amalgamated into one phase.

4.4.3 Disadvantages:

- The phasing would require considerable temporary works.
- The cost of retaining existing buildings in part or providing temporary structures may be prohibitive
- The construction period would be extended greatly perhaps taking three times as long as a single-phase project with resultant enhanced preliminary costs
- The floor area of phase one would be approximately 165m² of the total accommodation space of 604m² or 27%.
- The areas of phase two and three would be approximately 130m² and 120m² respectively.
- Increased cost due to inflation over several phases.
- Disruption with works undertaken under three or four phases
- Extended overall project duration until completion of the whole scheme
- Existing buildings retained for a longer period
- External works would be delivered under phase 1 and 3

4.4.4 Scope of phase: Each phase will be taken to completion with temporary external walls and reorganisation of internal rearrangement. Individual spaces may need works to be undertaken within each phase.

4.4.5 Additional cost of phasing: Excepting inflation there will be additional cost in undertaking the project in three/four phases due to the requirement for temporary works, a new site set up, professional fees, site preliminaries and contractors overheads and profit on same and temporary buildings or retained buildings needing

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**



**PHASED BUILDING OPTIONS REPORT
REV A**

adjustment. For the purposes of this report, we estimate these may result in an on cost of £400,000 for this option, of all options this on-cost is the most preliminary and may change significantly based upon the details of each phase.

4.4.6 Potential phase costs (based on current estimate): Assuming that the first-floor works will be undertaken as a separate section, phase costs would be in the order of.

Phase 1	£720,000
Phase 2	£330,000
Phase 3	£785,000
Phase 4	£160,000
Sub Total	£1,995,000
Phase on costs	£450,000
Total	£2,445,000

Phase on costs would be divided between each phase.

4.5 Option 5: Phased construction on an elemental basis.

4.5.1 This option would construct the project on a step-by-step basis with construction completed to a suitable cut off point. For the purposes of this report the stages considered are

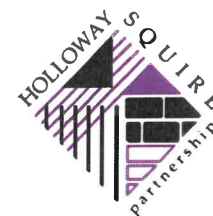
- Demolitions including site security
- Mains services to site
- Substructure to ground slab
- Steel frame
- External envelope to provide a dry shell
- Internal fit out and external works

The exact build up each stage would take considerable design discussion and review of the exact split between each stage.

4.5.2 Advantages:

- This option would provide spread the cost of the works across multiple sections which may assist fund raising.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT



PHASED BUILDING OPTIONS REPORT REV A

4.5.3 Disadvantages: This option presents considerable disadvantages amongst which are

- There would be an extended period where the facilities would be absent, and this would be for a duration greater than a phased approach
- Considerable temporary works would be required.
- Compared to other phased options the centre would not come back into use until completely finished.
- Increased cost due to inflation over several sections.
- Increased costs due to form of procurement.
- Lack of overall responsibility for the construction of the project
- Loss on continuity for site management
- Insurance issues
- Warranty issues
- Disruption with works undertaken in multiple sections
- Risk of vandalism to an unsupervised site between sections.
- Risk of damage due to weather over prolonged period

4.5.4 Scope of phase: Each section will be taken to completion with temporary works as necessary to secure the site and prevent damage.

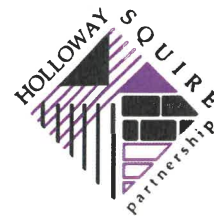
4.5.5 Given the nature of this option a standard building contract may not be the most efficient way to manage the scheme. Consideration could be given to cost plus or management type contracts both of which carry a cost premium and pass risk to the employer; they may however be the best option to maintain consistency through the project on matters such as warranties, insurance provisions, management etc.

4.5.6 Additional cost of phasing: Excepting inflation there will be additional cost in undertaking the project in sections due to the requirement for temporary works, a new site set up, professional fees, site preliminaries and contractors overheads and profit on same and temporary works. For the purposes of this report, we estimate these may result in an on cost of £320,000 for this option, of all options this on-cost is the most preliminary and may change significantly based upon the details of each phase.

4.5.7 Potential section costs (based on current estimate): Section costs would be in the order of.

Demolitions including site security	£40,000
Mains services to site	£50,000
Substructure to ground slab	£160,000
Steel frame	£80,000
External envelope to provide a dry shell	£590,000

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**



**PHASED BUILDING OPTIONS REPORT
REV A**

Internal fit out and external works	£1,075,000
Sub Total	£1,995,000
Section on costs	£320,000
Total	£2,315,000

Section on costs would be divided between each section.

4.6 Other options.

- 4.6.1 Several other items may be worthy of consideration either independently or as part of one of the four options described in 4.1 to 4.4 as follows.
- 4.6.2 Installing temporary hard landscaping with the final surface completed under the final phase of each option.
- 4.6.3 Constructing Store 1 and 2 (where the Main Hall is part of Phase 1) as a separate part of subsequent phases.
- 4.6.4 Constructing Store 3 and 4 (where the Small Hall is part of Phase 1) as a separate part of subsequent phases.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

**PHASED BUILDING OPTIONS REPORT
REV A**

Appendix A



PROJECT INFORMATION PROJECT NO. 15000000000000000000 PROJECT NAME PROJECT LOCATION PROJECT DATE	
CLIENT CLIENT NAME CLIENT ADDRESS CLIENT CONTACT	DESIGNER DESIGNER NAME DESIGNER ADDRESS DESIGNER CONTACT
DATE DATE OF ISSUE DATE OF REVISION	SCALE SCALE OF DRAWING SCALE OF PLAN

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL WALLS ARE 200mm THICK UNLESS OTHERWISE SPECIFIED.
3. ALL FLOORS ARE TO FINISH LEVEL UNLESS OTHERWISE SPECIFIED.
4. ALL CEILING ARE TO FINISH LEVEL UNLESS OTHERWISE SPECIFIED.
5. ALL ROOFS ARE TO FINISH LEVEL UNLESS OTHERWISE SPECIFIED.
6. ALL DOORS ARE TO FINISH LEVEL UNLESS OTHERWISE SPECIFIED.
7. ALL WINDOWS ARE TO FINISH LEVEL UNLESS OTHERWISE SPECIFIED.
8. ALL STAIRS ARE TO FINISH LEVEL UNLESS OTHERWISE SPECIFIED.
9. ALL ELEVATIONS ARE TO FINISH LEVEL UNLESS OTHERWISE SPECIFIED.
10. ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS.
11. ALL MATERIALS ARE TO BE OF GOOD QUALITY AND APPROVED BY THE ARCHITECT.
12. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
13. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.
14. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS.
15. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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20. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS.

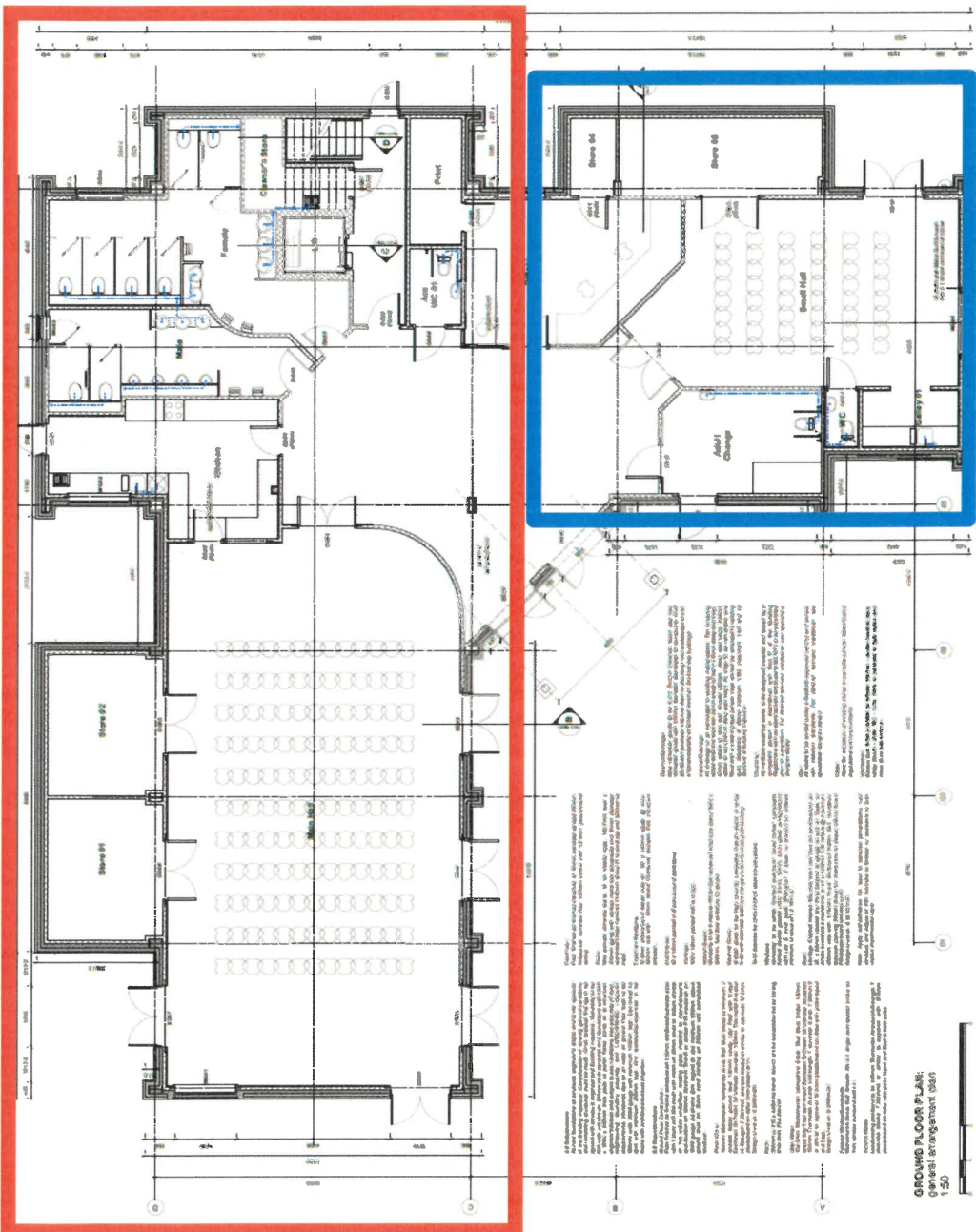
REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	15/01/2024
2	ISSUED FOR PERMIT	15/01/2024
3	ISSUED FOR PERMIT	15/01/2024
4	ISSUED FOR PERMIT	15/01/2024
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Option 2:

Phase 1

Phase 2

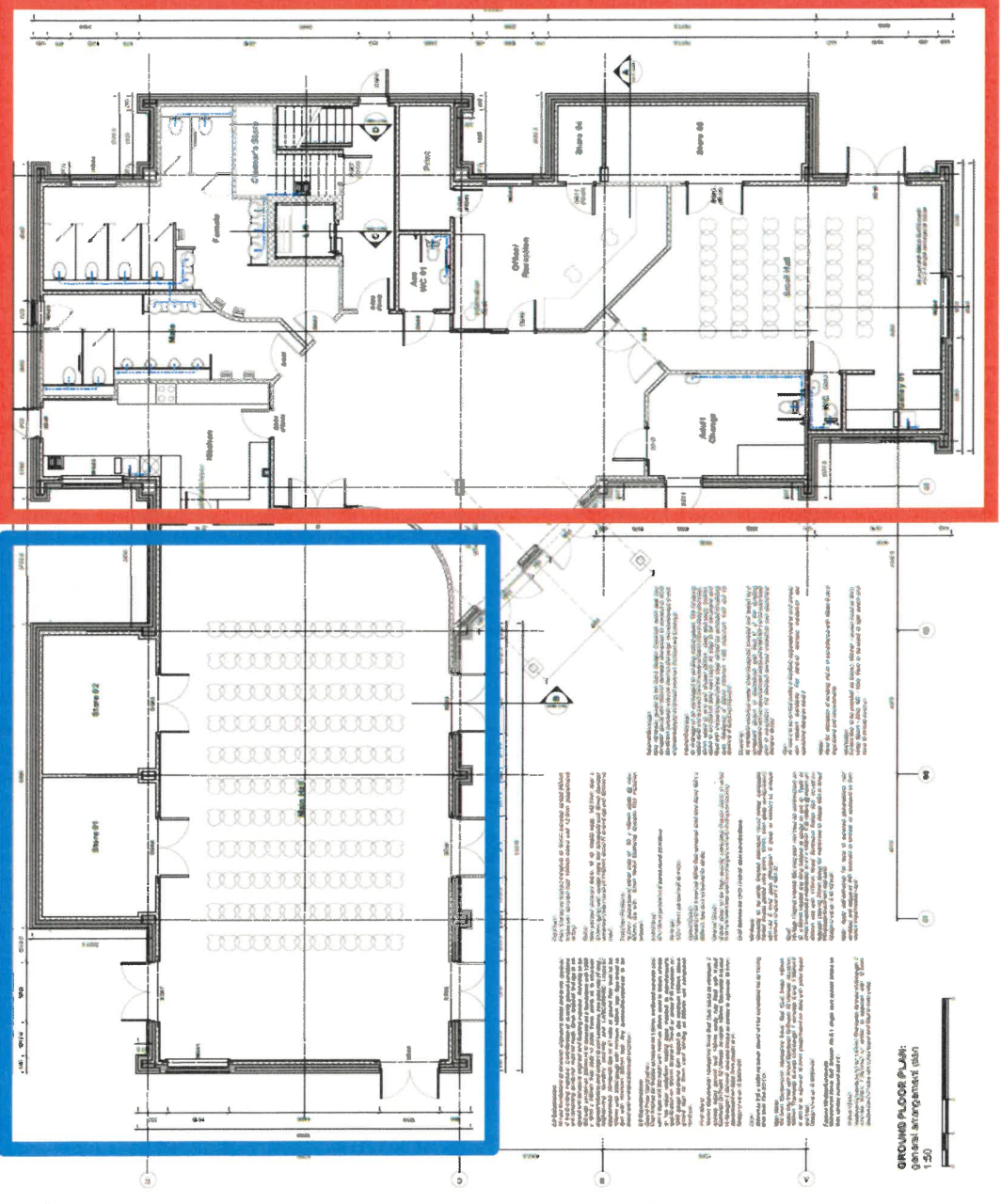
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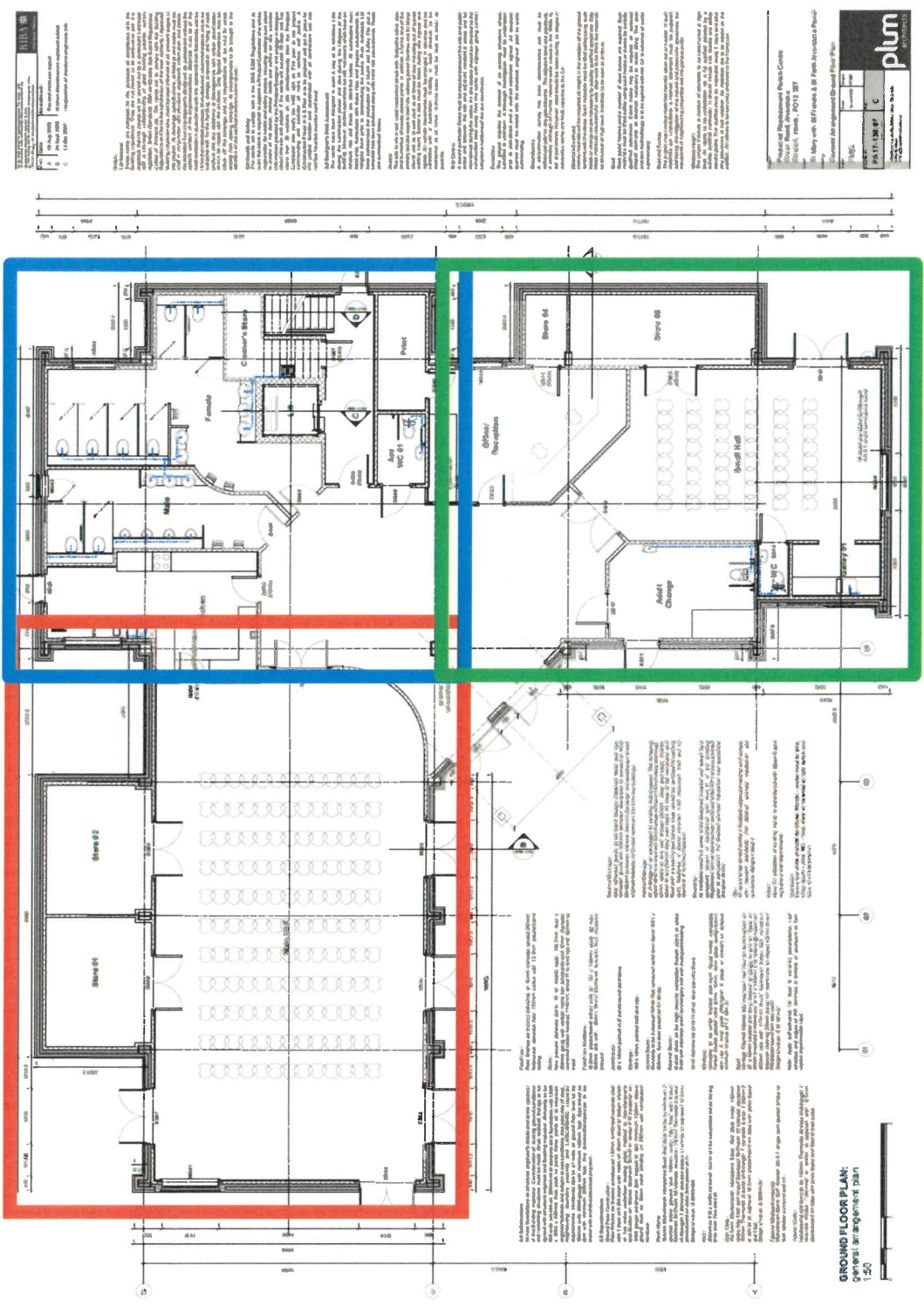
Option 3:

Phase 1

Phase 2



GROUND FLOOR PLAN:
 General arrangement plan
 1:50



Option 4:

Phase 1

Phase 2

Phase 3

Phase 4

First Floor