

Plot Passport 1.01

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	241m ²
Footprint	55m ² *
Max floor area	123m ² **

Version: 29-09-2023



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated perpendicular to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer. The plot is provided with at least two tandem parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.
2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.

External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces. 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
5. Refuse bins are stored within the plot not visible from adjacent public spaces. adjacent public spaces.

* GEA = Gross External Area (ground floor)

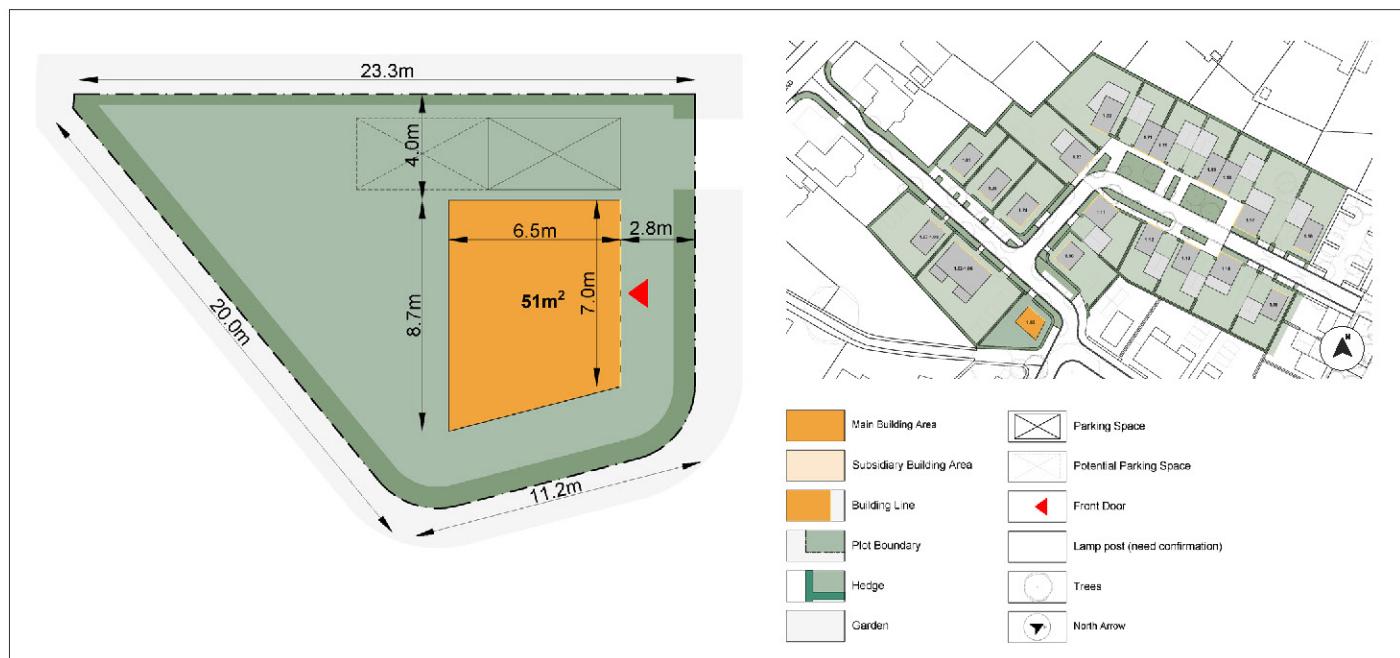
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.09

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	261m ²
Footprint	51m ² *
Max floor area	132m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated perpendicular to the front wall. The height of the ridge and the eaves of the pitched roof can be up to 12.0 and 7.2 metres respectively. The height of the flat roof can be up to 10.0 metres.
4. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
5. The plot is provided with at least two tandem parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.
2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be

installed in any roof pitch. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.10

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	275m ²
Footprint	45m ² *
Max floor area	106m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated perpendicular to the front wall. The height of the ridge and the eaves can be up to 11.5 and 6.5 metres respectively.
4. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
5. The plot is provided with at least two tandem parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.
2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.

3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

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both defined by HM Valuation Office Agency

Plot Passport 1.11

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	285m ²
Footprint	65m ² *
	43m ² *
Max floor area	205m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a flat roof and/or a pitched roof at between 40° and 70°. The ridge and the eaves of the pitched roof are orientated parallel to the front wall facing the yard. The height of the ridge and the eaves of the pitched roof can be up to 12.0 and 7.2 metres respectively. The height of the flat roof can be up to 10.0 metres.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with

solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

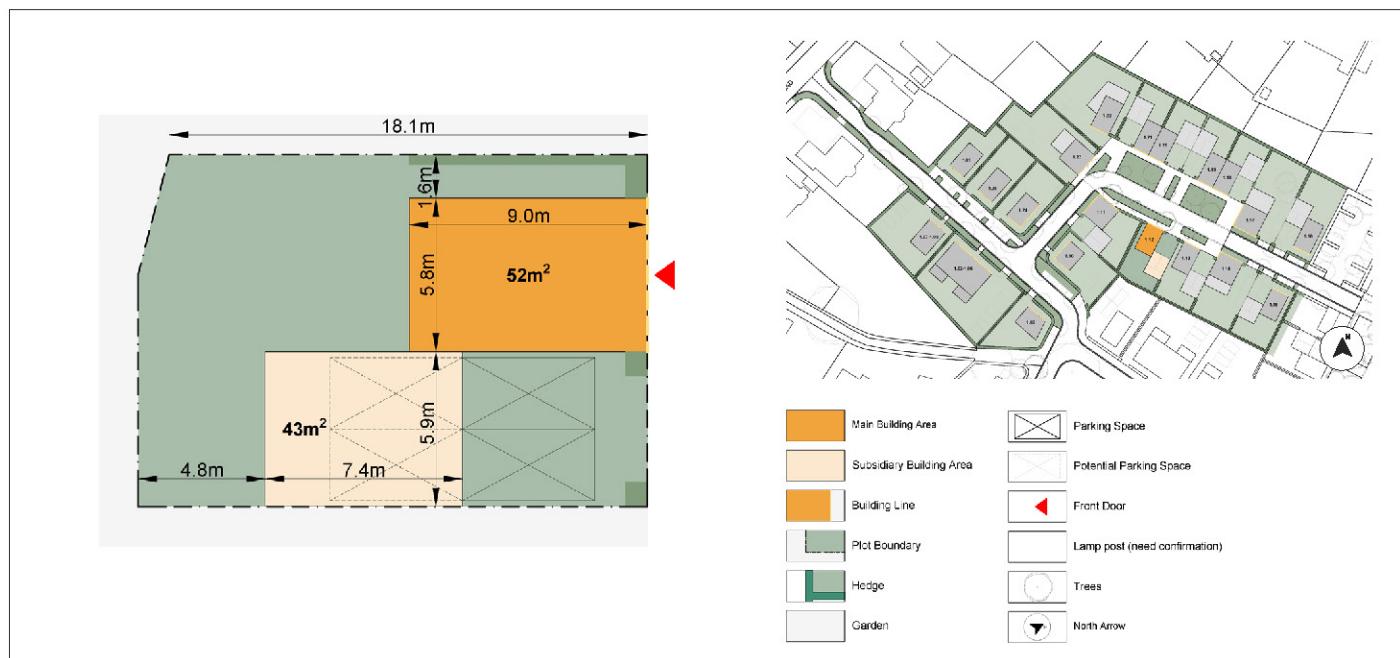
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.12

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	253m ²
Footprint	52m ² *
	43m ² *
Max floor area	153m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated parallel to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets.

Alternatively, up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

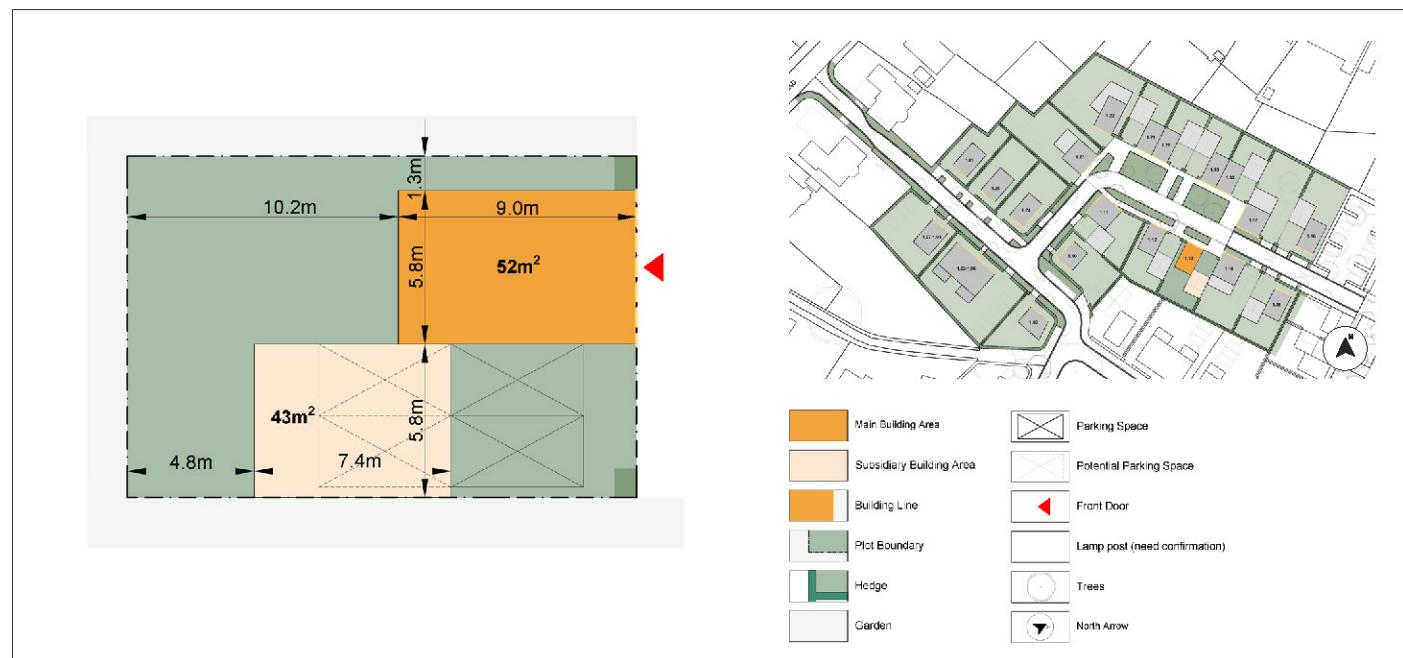
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.13

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	248m ²
Footprint	52m ² *
	43m ² *
Max floor area	153m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated parallel to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

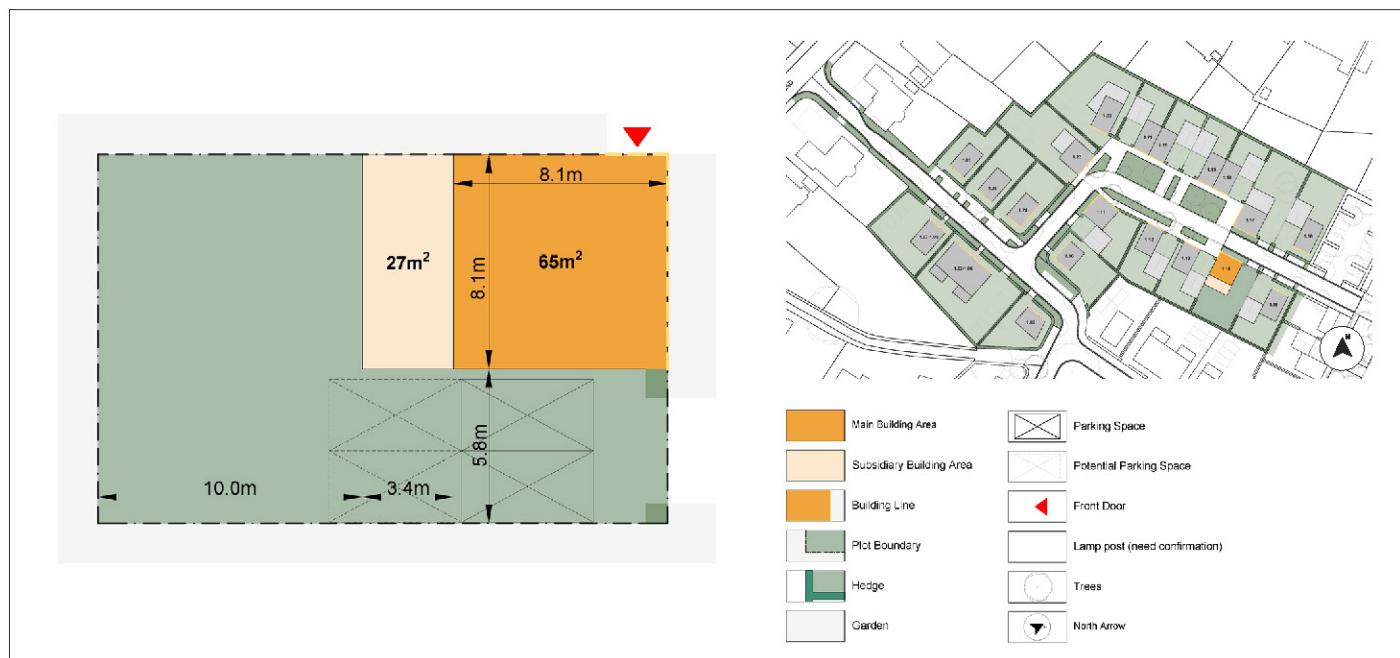
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.14

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	300m ²
Footprint	65m ² *
	27m ² *
Max floor area	191m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a flat roof and/or a pitched roof at between 40o and 70o. The ridge and the eaves of the pitched roof are orientated parallel to the front wall facing the yard. The height of the ridge and the eaves of the pitched roof can be up to 12.0 and 7.2 metres respectively. The height of the flat roof can be up to 10.0 metres.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with

solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.15

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	286m ²
Footprint	52m ² *
	39m ² *
Max floor area	150m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated perpendicular to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

7. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

8. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
9. External windows and doors are made from timber, metal, or a combination of both.

Plot

10. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
11. On the plot the buyer will plant and maintain at least one tree.
12. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
13. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

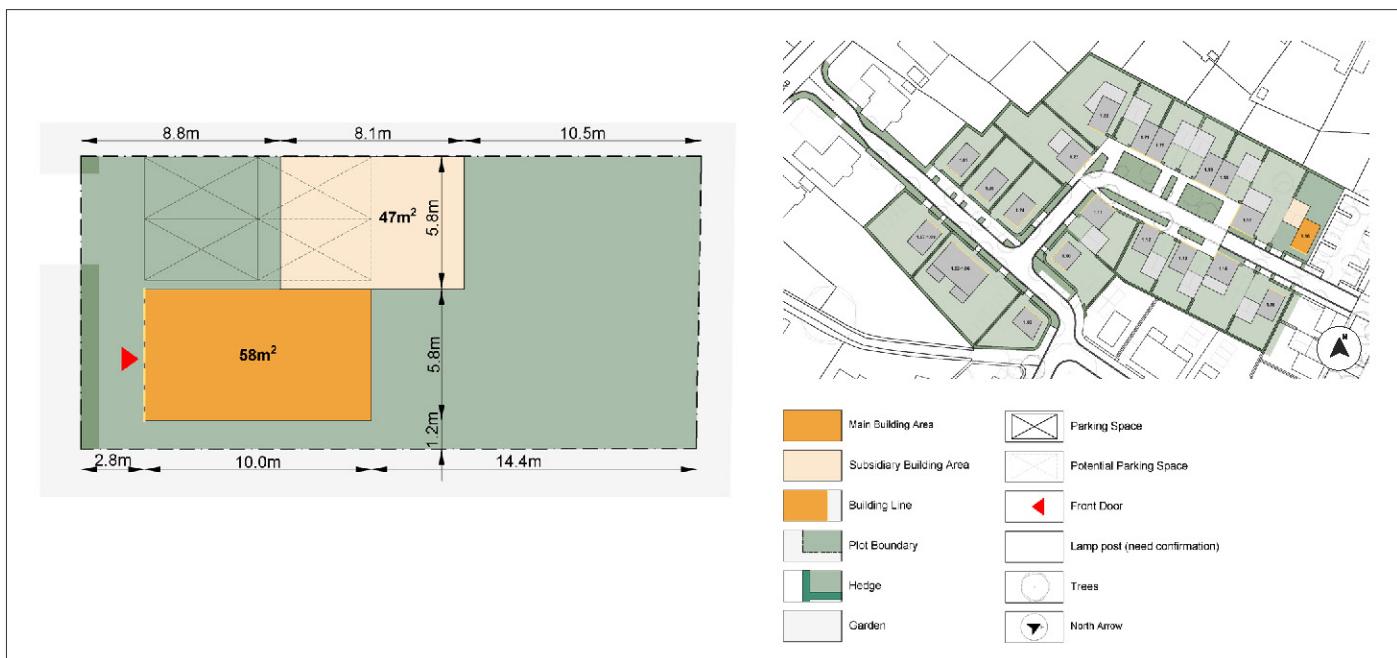
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.16

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	351m ²
Footprint	58m ² *
	47m ² *
Max floor area	170m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated perpendicular to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

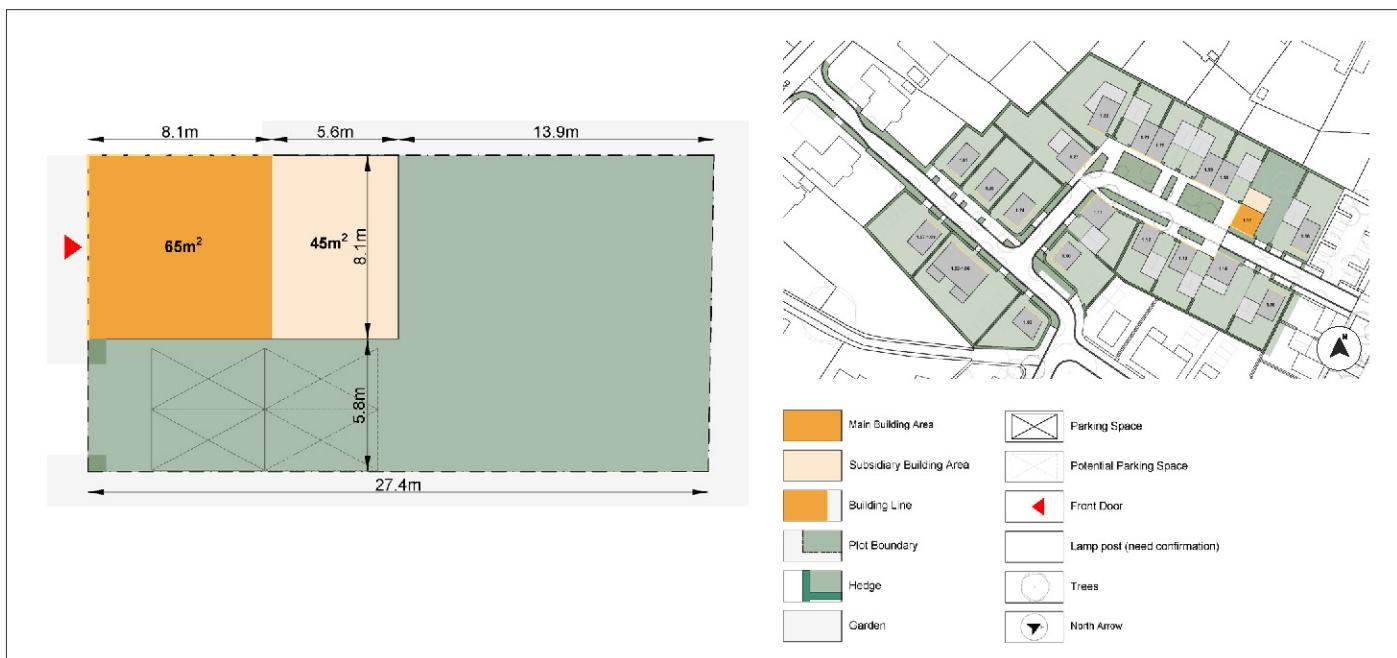
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.17

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	383m ²
Footprint	65m ² *
	45m ² *
Max floor area	206m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a flat roof and/or a pitched roof at between 40o and 70o. The ridge and the eaves of the pitched roof are orientated parallel to the front wall facing the yard. The height of the ridge and the eaves of the pitched roof can be up to 12.0 and 7.2 metres respectively. The height of the flat roof can be up to 10.0 metres.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with

solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc. On the plot the buyer will plant and maintain at least one tree.
2. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
3. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

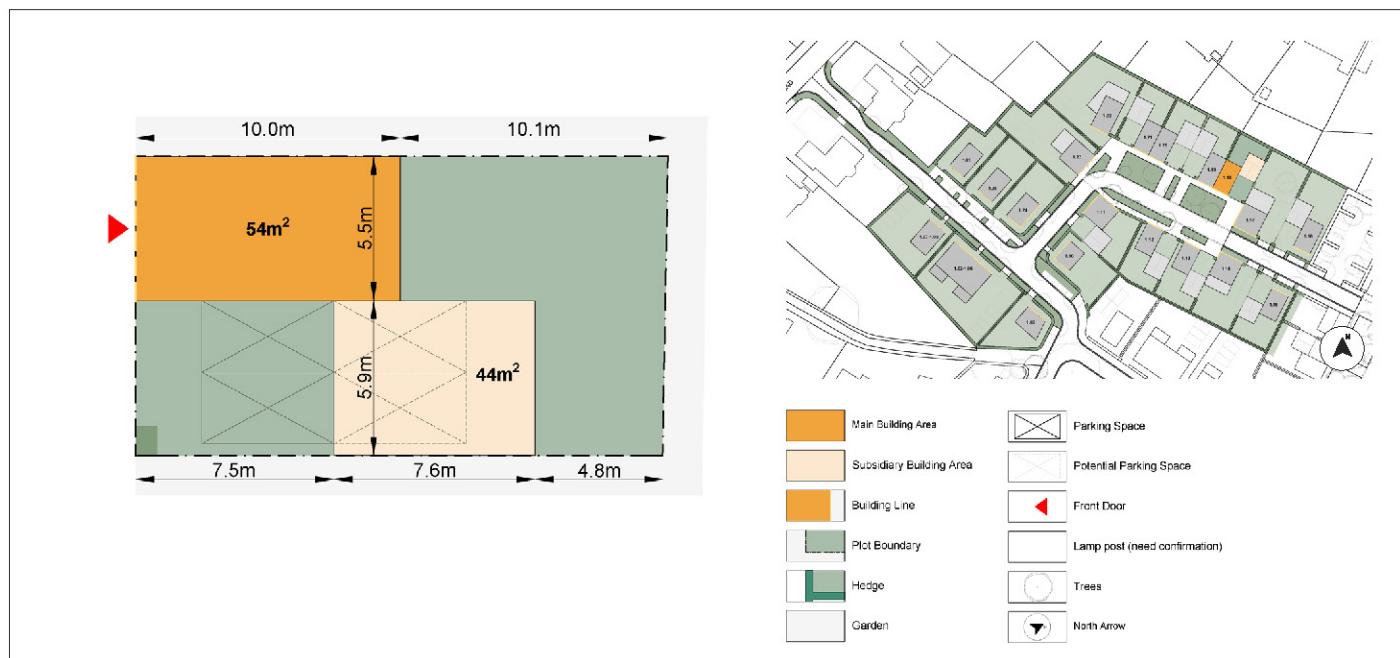
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.18

Orchard Farm, Kennington

Orchard Farm

Type	Semi-Detached House
Plot area	226m ²
Footprint	54m ² *
	44m ² *
Max floor area	159m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. This plot can also be combined with Plot 19 to create one large dwelling. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40o and 70o. The ridge and the eaves of the roof are orientated parallel to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

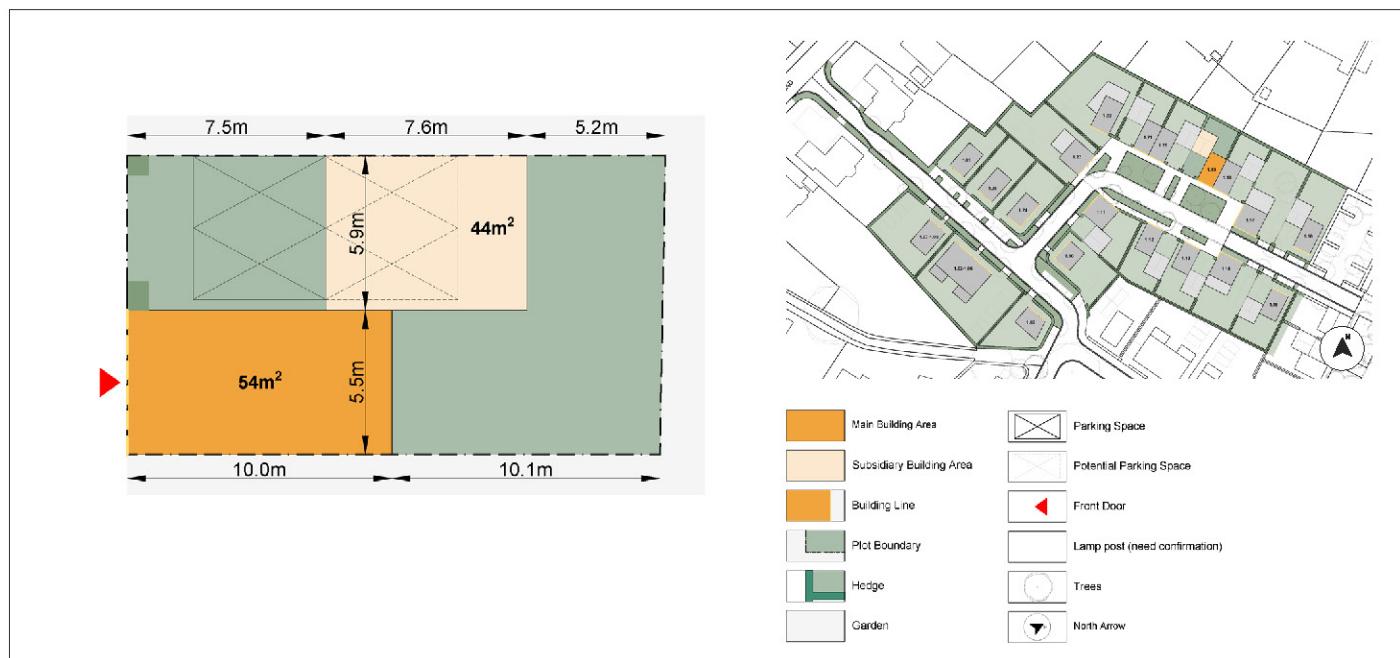
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.19

Orchard Farm, Kennington

Orchard Farm

Type	Semi-Detached House
Plot area	228m ²
Footprint	54m ² *
	44m ² *
Max floor area	159m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. This plot can also be combined with Plot 18 to create one large dwelling. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40o and 70o. The ridge and the eaves of the roof are orientated parallel to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

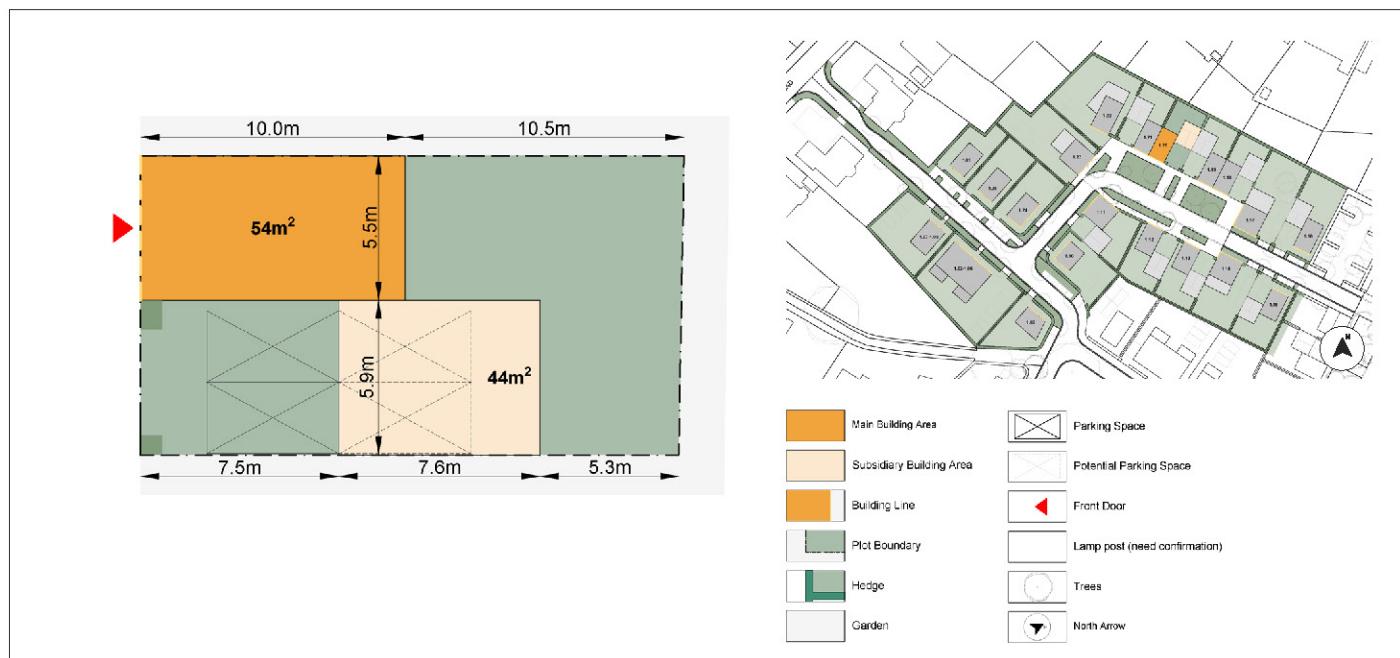
** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.20

Orchard Farm, Kennington

Orchard Farm

Type	Semi-Detached House
Plot area	230m ²
Footprint	54m ² *
	44m ² *
Max floor area	159m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. This plot can also be combined with Plot 21 to create one large dwelling. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40o and 70o. The ridge and the eaves of the roof are orientated parallel to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.21

Orchard Farm, Kennington

Orchard Farm

Type	Semi-Detached House
Plot area	241m ²
Footprint	54m ² *
	47m ² *
Max floor area	161m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. This plot can also be combined with Plot 20 to create one large dwelling. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40o and 70o. The ridge and the eaves of the roof are orientated parallel to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.22

Orchard Farm, Kennington

Orchard Farm

Type	Semi-Detached House
Plot area	523m ²
Footprint	68m ² *
	55m ² *
Max floor area	199m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40o and 70o. The ridge and the eaves of the roof are orientated parallel to the front wall facing the yard. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the beige zone has a pitched roof or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively,

up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front walls facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.23

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	431m ²
Footprint	65m ² *
	31m ² *
Max floor area	194m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a flat roof and/or a pitched roof at between 40o and 70o. The ridge and the eaves of the pitched roof are orientated parallel to the front wall facing the yard. The height of the ridge and the eaves of the pitched roof can be up to 12.0 and 7.2 metres respectively. The height of the flat roof can be up to 10.0 metres.
4. The building in the beige zone has a pitched roof and/or a flat roof. The height of the ridge and eaves can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with

solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.

2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

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both defined by HM Valuation Office Agency

Plot Passport 1.24

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	285m ²
Footprint	55m ² *
Max floor area	123m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated perpendicular to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
5. The plot is provided with at least two tandem parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.
2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.

3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

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** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency

Plot Passport 1.25

Orchard Farm, Kennington

Orchard Farm

Type	Detached House
Plot area	264m ²
Footprint	55m ² *
Max floor area	123m ² **



Planning Regulations:

Building

1. A maximum of one dwelling can be built on the plot within the orange zone. Outside the orange zone small overhangs such as eaves, gutters, windowsills, etc are possible up to 250 mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3.0 metres.
3. The building in the orange zone has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated perpendicular to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
5. The plot is provided with at least two tandem parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.

Materials

1. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.
2. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be

installed in any roof pitch.

3. External windows and doors are made from timber, metal, or a combination of both.

Plot

1. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
2. On the plot the buyer will plant and maintain at least one tree.
3. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1m where it faces a public space and no higher than 2m where it faces a neighbouring plot. Hedges planting to be: native species; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
4. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)

** GIA = Gross Internal Area (all floors of entire building area)
both defined by HM Valuation Office Agency