



CHATHAM
WATERS



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AN INSPIRATIONAL NEW DESTINATION

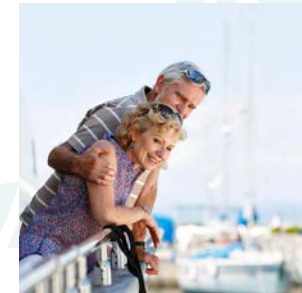
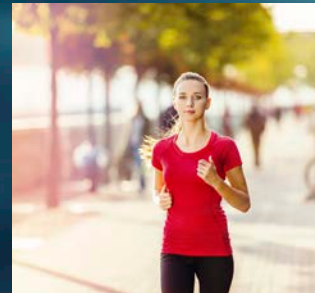
RESIDENTIAL • COMMERCIAL • RETAIL • LEISURE • EDUCATION

WELCOME TO CHATHAM WATERS...



A NEW PLACE TO LIVE, LEARN, WORK,
SOCIALISE AND RELAX

JUST ADD WATER...



AN INSPIRATIONAL NEW DESTINATION IN AN ESTABLISHED LOCATION



Peel Land and Property Ltd are delighted to present the Chatham Waters Development and Investment Prospectus to the market. The Prospectus sets out Peel's ambition and vision for Chatham Waters; to become the region's premier new waterfront destination, offering a wide range of residential, commercial, retail and leisure opportunities.

Chatham Waters benefits from a unique waterfront location on the site of a former historic Naval Dockyard, with unparalleled views across the Medway Estuary. The site is located in one of the most picturesque locations in Kent, yet still enjoys only a 40 minute commute into central London.

Peel were granted outline planning approval for the regeneration of the 26 acre Chatham Waters site in March 2013. The initial Phase 1 regeneration work has been completed, along with a major new road infrastructure system to support the opening of a new ASDA superstore and a University Technical College.

Peel are now delighted to offer the Development and Investment market an opportunity to become part of the next phase of the Chatham Waters regeneration. This brochure provides prospective interested partners with information on the history and vision for Chatham Waters and an opportunity to express an interest in becoming part of its success.

LIVE, LEARN, WORK, SOCIALISE AND RELAX

A LIFESTYLE



RELAX, SOCIALISE AND UNWIND

Chatham Waters provides a unique opportunity for both Developers and Investors to become part of a new residential, commercial, retail and leisure destination, located on the exhilarating Medway 'Waterfront Peninsula'.

In today's high-paced society people want to live and work in locations which truly inspire them, either in their business life, enjoying leisure activities or just socialising with friends and family.

Chatham Waters will include all of the great attributes of creating a dynamic new 'Destination', including stunning new residential dwellings, waterfront dining and shopping, high-tech new office and conference suites, plus green spaces and walk-ways where people can relax, socialise and unwind.

Chatham Waters offers residents and the business community the opportunity to become part of a world class new development, which not only benefits from excellent business and communication links to London, but access to the stunning Kent Countryside.

Peel wants to work with Developers, Investors and Business partners who will share its aspirations and vision to create a 'World Class Destination' at Chatham Waters.

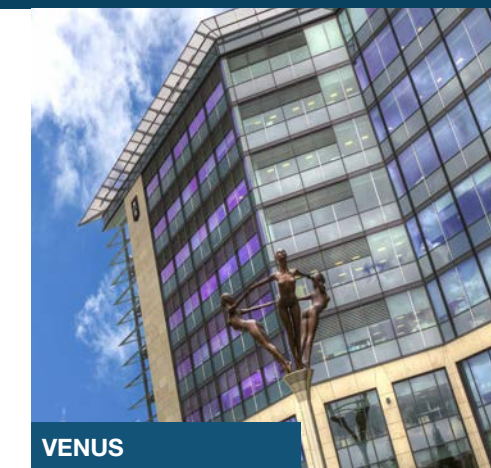


OUR HERITAGE

CREATING SUSTAINABLE ENVIRONMENTS WHERE PEOPLE AND BUSINESSES CAN FLOURISH

PROVEN TRACK RECORD

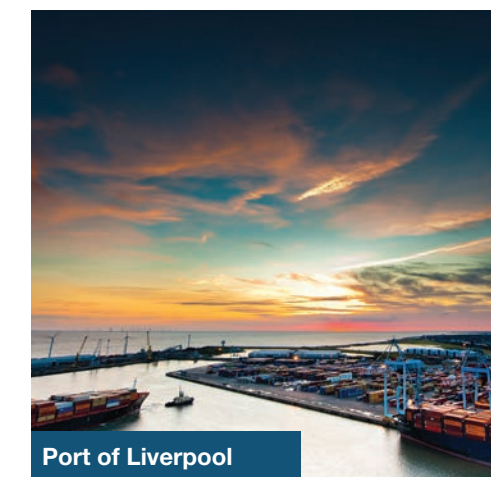
Peel has a proven track record in developing well connected waterfront destinations with creativity and learning at their heart. These include Manchester's MediaCityUK, Glasgow Harbour and Gloucester Quays.



VENUS



intu Trafford Centre



Port of Liverpool

The Peel Group's vision is to "create sustainable environments where people and businesses can flourish".

The Peel Group is a family owned business, which draws its inspiration from great entrepreneurs and business leaders, to create inspirational new destinations and quality sustainable developments. The Peel Group is now one of the UK's largest Real Estate Companies.

The breadth of Peel's assets includes:

Shopping Malls Peel, via its intu partnership, operate 12 of the top regional shopping centres in the UK, most notably the intu Trafford Centre, one of Europe's largest shopping destinations;

Logistic Hubs and Business Parks;

Airports and Energy Management;

Leisure and Media Venues including MediaCityUK at Salford Quays; **Residential, development and agricultural land** to support the delivery and development of over 150,000 new homes;

Shipping and Ports Peel owns and manages the UK's second largest group of Ports, handling over £70million of cargo every year.

Chatham Waters will benefit from Peel's vast experience and pioneering approach to deliver large scale regeneration projects.

MediaCityUK



OUR VISION



LOCATION, LOCATION



TRAVEL TIMES BY ROAD

Central London	1hr 12 mins
Bluewater	23 mins
Rochester	9 mins
Canterbury	44 mins

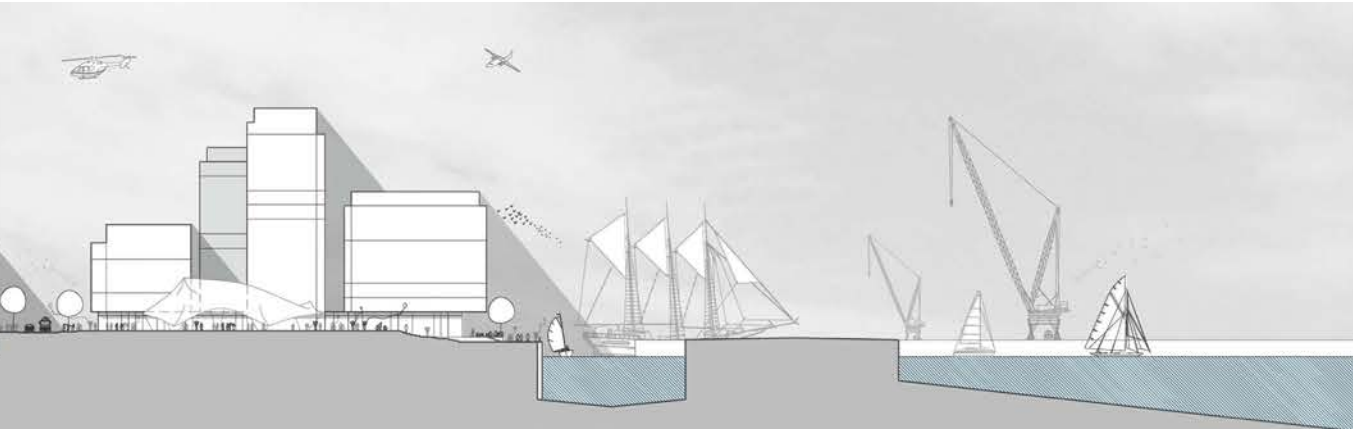
BY RAIL

London St Pancras International	43 mins
London Victoria	52 mins
Ebbsfleet International	26 mins
Ashford International	54 mins

The Peel Group acquired the historic Chatham Naval Dockyard in Kent in September 2006. In 2013, outline planning was secured to deliver a “world class” regeneration of this former underutilised brownfield site. Using the expertise of the Peel team, a new brand identity has been created for this former docks site and the area is now formally known as ‘Chatham Waters’.

Peel’s regeneration vision for Chatham Waters include:

- Outline planning consent secured up to 2023
- The development of residential dwellings - incorporating 950 units ranging 6 to 17 storeys with waterfront views – promoting architectural excellence, quality and design creativity
- A ‘commercial hub’, including Retail, Office and Leisure venues
- Events and educational facilities, including a University Technical College
- Waterfront boulevards and terraces, including a green park, public squares and an inland lake
- New road and infrastructure
- The creation of over 3000 new jobs



Chatham Waters is regarded as a major strategic project for the Peel Group, and will benefit from a 10 year, £1 billion investment and regeneration strategy.

MASTERPLAN

Residential
Phase 1 1.44 acres/0.58 ha
Phase 2 1.06 acres/0.43 ha
Phase 3 1.70 acres 0.69 ha
Phase 4 1.62 acres/0.65 ha

Commercial/Educational
 3.09 acres/1.25 ha

Restaurant/Pub

University Technical College

Leisure/EventCity

Leisure Boulevard

**University
Technical
College**

Phase 4

Phase 3

Phase 2

Phase 1

ASDA

CLEARLY DEFINED USER ZONES

Chatham Waters has been carefully planned to ensure that the regeneration of this former brownfield site delivers a truly inspirational new destination. Peel have worked closely with Medway Council to ensure that Chatham Waters not only complements but enhances the surrounding area.

The new Master Plan includes:

Residential: The development of up to 950 new residential dwellings: 25% of the new residential dwellings will be affordable housing. The Master Plan includes 4 Phases of residential development, with the first Phases developed overlooking the dock waterfront and the later phases having views across the Medway Estuary.

Commercial, Office and Educational: The heart of Chatham Waters will include a 400,000 sqft Business Hub, including offices and opportunities for specialist educational learning facilities.

Retail and Leisure: Chatham Waters offers over 125,000 sqft of new waterfront bars, restaurants and opportunities for specialist retail outlets, located along a new 'Leisure Boulevard' and in the heart of the new Commercial/Business Hub.

Waterfront and Leisure Boulevard: The creation of a new Waterfront Boulevard which will include a leisure walkway around the perimeter of Chatham Waters. This Boulevard will allow residents, business people and visitors to enjoy the waterfront views and take advantage of alfresco dining and a café society in the planned street-level bars and restaurants.

Green Spaces: Chatham Waters will benefit from a green park at the very centre of the regeneration proposals, which will be linked to the waterfront boulevards, retail, commercial and leisure facilities. Commercial and retail hubs will be complemented by public squares and waterfront walkways.

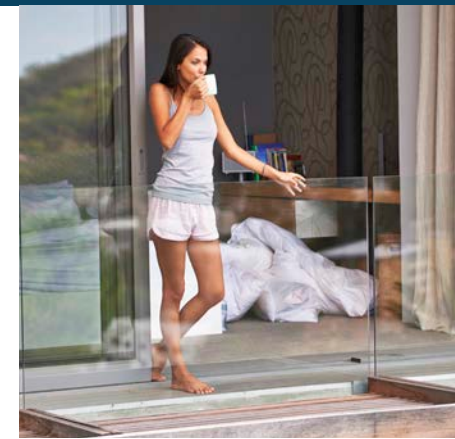
Estate Management: Chatham Waters will benefit from Peel's extensive estate management experience, ensuring high quality services are maintained at Chatham Waters. Both the buildings and grounds will be maintained to promote excellence and the public walkways and amenity spaces will be kept in pristine condition. To ensure Peel can set, control and maintain high quality standards at Chatham Waters, Peel will retain the freehold control of Chatham Waters.

The Chatham Waters Master Plan secured outline planning approval in March 2013. The Outline Planning consent provides a Spatial Design Framework (SDF) for all future detailed Reserved Matters applications.

Peel has completed the Phase 1 infrastructure work at Chatham, which includes the completion of a new Asda Superstore and a University Technical College.



SPACE TO LIVE



WATERFRONT LIVING IN A NEW RESIDENTIAL DESTINATION

The proposed plans for Chatham Waters include 4 Phases of residential development, which includes the following design, planning and regeneration criteria:

Storey Height and Massing: Each of the planned new Residential Phases includes the concept of developing new homes in a courtyard setting, benefiting from private gardens and amenity space. It is proposed that each Phase will include contemporary high rise apartments overlooking the waterfront views. Ground floor areas which directly front the water will be reserved for new bars, restaurants and retail outlets.

Phase 1, 2 and 3, located within the docklands setting, have the potential to be developed from 8 - 16 storeys in height. Phase 4 has the potential to be developed up to 17 storeys. All of the planned residential dwellings will benefit from a waterfront setting / vista.

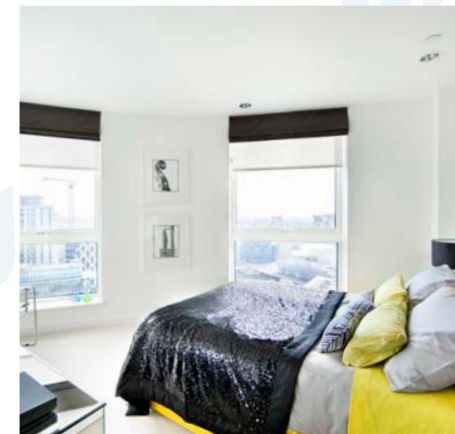
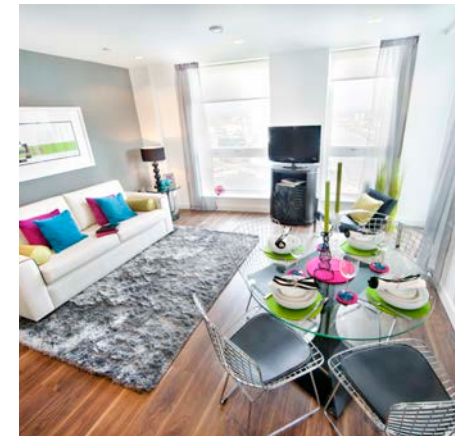
Car parking for the residential dwellings will include provision within each development phase and the planned multi-storey car park.

Style, Design and Specification: Peel are seeking to promote architectural excellence in the development of the new residential accommodation, through the use of good quality materials which not only look attractive, but are sustainable and will stand the test of time.

Peel are particularly keen to ensure that all new residential dwellings at Chatham Waters promote "green agenda" credentials, in both carbon reduction and environmental efficiency and sustainability. Peel have agreed with Medway Council that all new residential dwellings will comply with the principles of Lifetime Homes, the Medway Housing Design standard, Building for Life standards and Secured by Design standards.

Tenure and Affordability: Peel has undertaken its own review of the local housing market and recognises the requirement to provide housing for open market sale, private market rent and affordable housing. Peel has agreed with Medway Council that on each residential development Phase, 25% of the dwellings will be classed as affordable housing.

Delivery Programme: The residential accommodation will be developed following the Master Plan Phasing programme. We are aiming to deliver 950 dwellings over the next 8 years.



WORK, SHOP, LEARN & PLAY



THE NEW COMMERCIAL HUB

Chatham Waters includes a comprehensive office, retail and leisure offer zoned into three core locations:

The Commercial Hub: The heart of the Chatham regeneration includes a new Commercial Hub, which will offer a range of opportunities for new office, retail and leisure uses. The area will be complemented by public squares, green space and attractive water features. The Central Hub will provide a range of flexible uses aimed at offering both new and existing businesses a vibrant new base.

High quality, head-quarter style office space will be delivered and provide flexible and open plan accommodation in a landscaped environment. Benefitting from views across the central boulevard and over the River Medway, Chatham Waters will create a desirable working environment in close proximity to essential amenities. Pre-lets available from 30,000 sqft to 370,000 sqft on terms to be agreed.

The Commercial Hub will offer opportunities for a range of business operations including:

- **National head-quarters**
- **Educational facilities**
- **New 'start-up' businesses**
- **Professional practices**
- **High tech businesses supporting links to local Universities**
- **Leisure operators**
- **Retail outlets**
- **Medical users**

Pier Road: The early enabling works and new road infrastructure system have lead to the completion of an Asda superstore and a University Technical College. The initial development projects also include a new family pub/restaurant. Future commercial, leisure, retail and educational developments will all benefit from an extensive infrastructure system, including serviced plots, high quality public realm, green spaces, environmental landscaping and access to the new Leisure Boulevard.

The Leisure Boulevard: Peel want to promote and deliver an active lifestyle for Chatham Waters. The Leisure Boulevard will provide a unique waterfront business opportunity for bars, restaurants and specialist retail outlets, located at ground floor level under the residential dwellings. The retail outlets will promote a 'café society' environment and 'al fresco' dining experience, offering residents, business professionals and visitors a unique social venue.

Car Parking: The new office, retail, educational and leisure opportunities will benefit from undercroft car parking and/or a new proposed multi-storey car park.

A UNIQUE DESTINATION

GET IN TOUCH...

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