



## MMC Optioneering Project Scenarios

### Residential Sector (R)

#### Scenario R-01 – Build to Rent Multi-storey (Minimum 12 storey)

- Client – Property Developer
- Location – Inner city close to major hospital & schools
- Brief – Maximise site potential for optimum income/profit
- Constraints – Time restricted access & cash flow
- Site Factors – Poor ground conditions

#### Scenario R-02 – Mid Rise Urban (Maximum 10 storey)

- Client – Housing Association
- Location – Outer city with poor transport links
- Brief – Maximise site potential with a mix of social & affordable (right to buy) housing
- Constraints – Affordability and funding profile
- Site Factors – Extension of an existing development on brownfield site

#### Scenario R-03 – Low Rise Suburban (Maximum 4 storey)

- Client – Major House Builder
- Location – Expanding University city/town with significant housing demand
- Brief – Maximise site potential and value with a mix of house types & apartments
- Constraints – Skills & labour shortage
- Site Factors – 10m height limitation

#### Scenario R-04 – New-Build Hotel

- Client – Established Major Hotel Chain
- Location – Inner city close to tourist attractions
- Brief – Maximise site potential for optimum income/profit; demand currently exceeds supply.
- Constraints – Multi-storey buildings on 2 sides
- Site Factors – Air quality issues in the locale and narrow access road

#### Scenario R-05 – Prison Houseblock

- Client – Ministry of Justice
- Location – Existing Category B Prison
- Brief – Secure accommodation for 120 prisoners; must be robust
- Constraints – Footprint restricted by previous development
- Site Factors – Inside an existing secure establishment

#### Scenario R-06 – Single Living Accommodation

- Client – Defence Infrastructure Organisation
- Location – Remote Tri-services Military Establishment
- Brief – All ranks accommodation for 200 people
- Constraints – Required yesterday, must be robust
- Site Factors – Controlled Access; Location within 50m of a perimeter fence

