



**Hotel Room Count**

Level	Bedrooms		Total
	Standard	Accessible	
+0	18	0	18
+1	24	3	27
+2	20	1	21
+3	20	1	21
+4	20	1	21
+5	13	0	13
<b>Total</b>	<b>115</b>	<b>6</b>	<b>121</b>

**Residential Room Count**

Apartment	Tenure	Area (GIA)
1 - 1 Bed Unit	Affordable - Social	53 sq.m.
2 - 1 Bed Unit	Affordable - Social	53 sq.m.
3 - 2 Bed Unit	Affordable - Intermediate	74 sq.m.
4 - 2 Bed Unit	Affordable - Social	72 sq.m.
5 - 1 Bed Unit	Affordable - Social	53 sq.m.
6 - 1 Bed Unit	Affordable - Social	53 sq.m.
7 - 2 Bed Unit	Affordable - Intermediate	72 sq.m.
8 - 2 Bed Unit	Affordable - Intermediate	74 sq.m.
9 - 2 Bed Unit	Market	70 sq.m.
10 - 2 Bed Unit	Market	65 sq.m.
11 - 2 Bed Unit	Market	65 sq.m.
12 - 2 Bed Unit	Market	65 sq.m.
13 - 2 Bed Unit	Market	65 sq.m.

**Site Area**  
 1022 sq.m. (11000 sq.ft.)

**Development Areas**

Hotel - 66%  
 Residential - 34%

REV. D BY: P.J.N. CFI 00 DATE: 20.03.13  
 Schedule of accommodation amended.  
 REV. C BY: P.J.N. CFI 00 DATE: 19.03.13  
 Apartment numbers added, schedule of accommodation added.  
 REV. B BY: P.J.N. CFI 00 DATE: 04.03.13  
 Drawing updated in line with Planners comments, section lines added, Juliet balcony indicated. Location of CHP for affordable houses indicated.  
 REV. A BY: P.J.N. CFI 00 DATE: 29.01.13  
 Demarcation note to affordable house corrected.



**MORRISON DESIGN**  
 CHARTERED ARCHITECTS

St Alkmunds House, 103 Belper Road, Derby DE1 3ES  
 T: 01332 363355 F: 01332 291441 E: architect@morrisondesign.co.uk

Job Title  
**Mixed Use Development**  
 13 Britannia Street  
 Kings Cross, London  
 Raag St Pancras Ltd

Drawing Title  
**First Floor Plan as Proposed**

File Ref.: F:\Public\3800 Series\3859\Drawings\  
 Plotter Settings: monochrome\_jlts.ctb

Scale: 1:100@A1 Drawn: P.J.N. CFI 00 Date: Jan'13

Job No. Drawing No. Revision  
 3859 [P]\_231 D

**PLANNING SUBMISSION**

