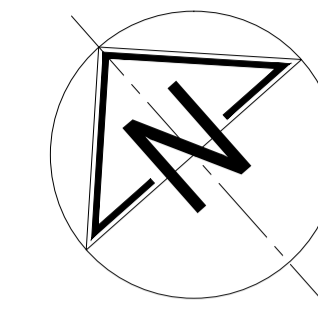


NOTES:
 Do not scale from this drawing.
 Dimensions to be site checked by Contractor working only from grid and figured dimensions and cross checked with all other relevant drawings.
 Any discrepancies to be reported to the Architect prior to construction.
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Hotel 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 |
| Total | 115 | 6 | 121 |

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. C BY: P.J.N. CFI 00 DATE: 20.03.13
 Schedule of accommodation amended.
 REV. B BY: P.J.N. CFI 00 DATE: 19.03.13
 Apartment numbers added, schedule of accommodation added.
 REV. A BY: P.J.N. CFI 00 DATE: 04.03.13
 Drawing amended in line with planners comments, section lines added, Juliet balcony indicated.



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

Drawing Title
Second 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]_232 C

PLANNING SUBMISSION



BRITANNIA STREET

WICKLOW STREET

DERBY LODGE

MUSICIANS' BENEVOLENT SOCIETY

DERBY LODGE

OPEN MARKET RESIDENTIAL

OPEN MARKET RESIDENTIAL

AFFORDABLE HOUSING

2 NO. RAILTRACKS
 (LONDON UNDERGROUND, CIRCLE LINE)

Apartment 3

Apartment 4

Apartment 7

Apartment 8

TWIN BEDROOM (+2.01)

BEDROOM (+2.02)

BEDROOM (+2.03)

BEDROOM (+2.04)

BEDROOM (+2.05)

BEDROOM (+2.06)

BEDROOM (+2.07)

BEDROOM (+2.08)

BEDROOM (+2.09)

BEDROOM (+2.10)

BEDROOM (+2.11)

BEDROOM (+2.12)

BEDROOM (+2.13)

BEDROOM (+2.14)

BEDROOM (+2.15)

BEDROOM (+2.21)

BEDROOM (+2.22)

BEDROOM (+2.16)

BEDROOM (+2.17)

BEDROOM (+2.18)

BEDROOM (+2.19)

BEDROOM (+2.20)

LOBBY

LOBBY

HALL

STAIR/ HOTEL ESCAPE STAIR

DINING

KITCHEN

STORE/LINEN

LIVING

STAIR

LIFTS

ACCESSIBLE BEDROOM (+2.07)

1100x1500 Turning Area

ROOFLIGHT TO GUESTROOM BELOW

ROOFLIGHT TO GUESTROOM BELOW

MAINTENANCE ACCESS LADDER FROM BELOW

3

2

1

2

4

1

3

Dashed line denotes dormer window over bedroom area.