

Design and Access Statement

In support of proposed development at:
2 St. Augustine's Rd

Prepared by CZWG Architects LLP
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1.0 Introduction

1.1 Purpose of the Statement

This Design and Access Statement has been prepared on behalf of Zen Developments in support of a planning application for the erection of nine apartments at 4 St. Augustine’s Rd. London, NW1. The site is at the corner of Agar Grove and St. Augustine’s Rd. with Murray Street, and it is currently a vacant plot identified in the Camden Square Conservation Area Appraisal and Management Strategy as a “vacant site that fails to define the entrance, and mars the view of the area from the south and the east”.

- i) It should be read in conjunction with the other documents submitted with the planning application.
- ii) The application seeks full planning permission for the erection of a building to provide a approximately 1200 sq.m gross external area of residential space on a brownfield site.
- iii) The site is located in the conservation area of Camden Square which borders the London Borough of Islington, to the east.
- iv) The proposed residential units comprise seven 3-bed apartments and two 2-bed apartments. One of the latter is a wheelchair adaptable apartment and all other ones are Lifetime Homes compliant.

1.2 List of Documents

The following drawings are to be read in conjunction with the Design & Access statements and diagrams within:

Existing Plans:
1913-00-SK-0100 Site Plan
1913-00-SK-0101 Existing Context Elevations

Proposed Site Plan:
1913-00-DR-0100 Site Plan

Proposed Plans:
1913-00-DR-0101 Lower Ground Floor
1913-00-DR-0102 Upper Ground Floor
1913-00-DR-0103 First Floor
1913-00-DR-0104 Second Floor
1913-00-DR-0105 Third Floor
1913-00-DR-0106 Roof Plan

Proposed Elevations
1913-00-DR-0601 Elevation AA
1913-00-DR-0602 Elevation BB
1913-00-DR-0603 Elevation CC
1913-00-DR-0604 Elevation DD
1913-00-DR-0610 Context Elevations

Proposed Sections
1913-00-DR-0401 Section AA
1913-00-DR-0402 Section BB

Details
1913-00-SK-0102 Balcony Details

1.3 Project Team

Client :	Zen Developments
Architect :	CZWG Architects
Landscaping :	CZWG Architects
Planning Consultant :	Cunnane Town Planning
Engineering:	PEP Civil Engineers
Sustainability:	SRS Partnership
Code Assesor:	Callao Housing Consultancy Ltd
Daylighting and Sunlighting Consultants :	GL Hearn Limited

2.0 Land Use and Local Context - test

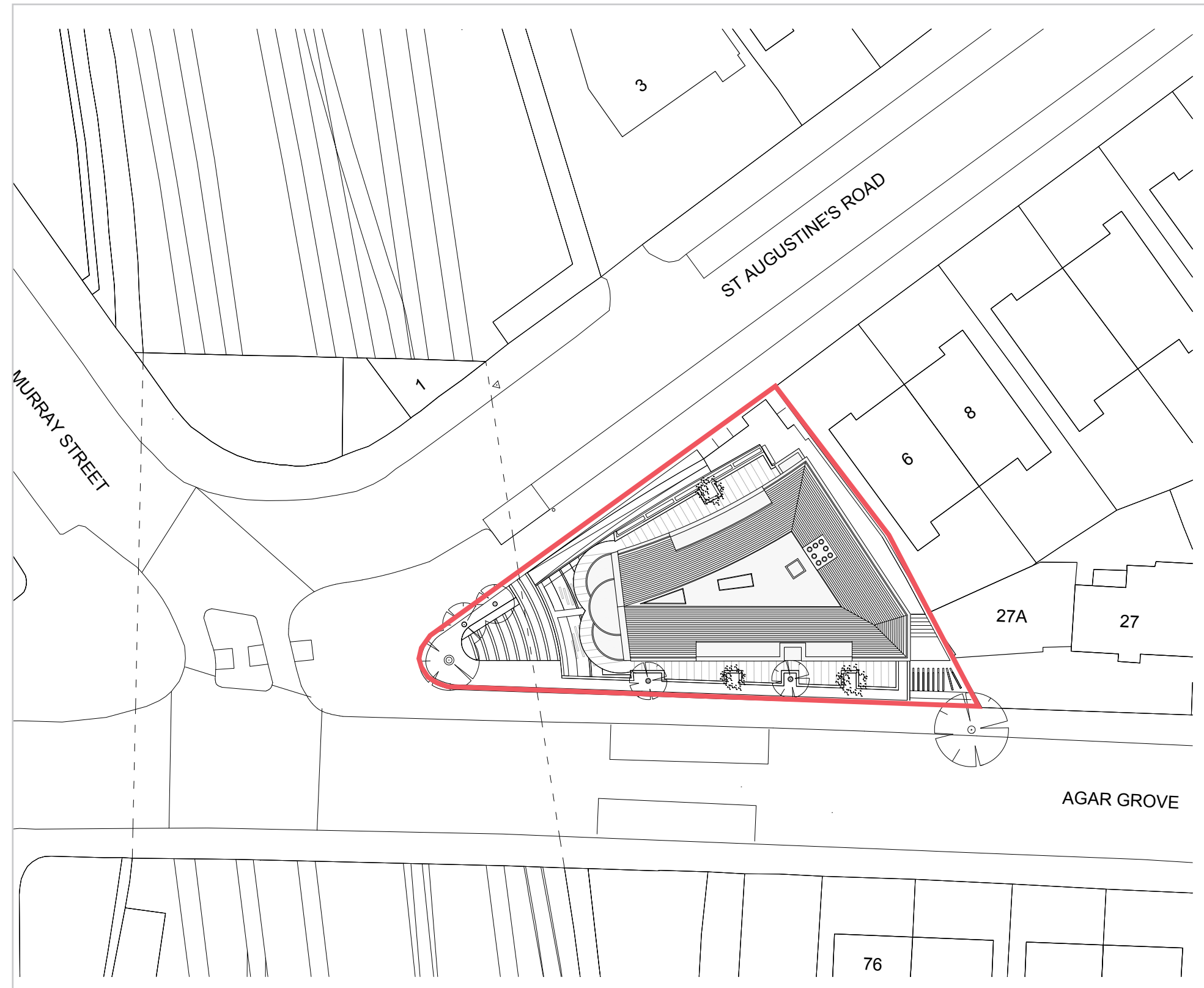
2.0 Land Use and Local Context

2.1 Summary of proposal

The application is for a site at the south western entrance to the Camden Square Conservation Area, at the junction of St Augustine's Road, Agar Grove and Murray Street. Part of a major railway tunnel runs under the west corner of the site. It is a brown field site without buildings. Now vacant, it was most recently used as a builder's yard. Historically it was the site of a villa in the form of a pair of semi detached houses which were demolished in the first half of the twentieth century.

The site is surrounded by an existing substantial brick wall which is to be cleaned, repaired and in part reinstated. The building is to be surrounded by a landscaped garden with trees and areas of paving and greening. The proposal building is circa 1,200sqm (gross external) similar to the previous application on the site.

The proposal is for a single villa building of similar typology and proportions to its surroundings, but acknowledging and celebrating its special acute corner location. It is on lower and upper ground floors to third floor. Of the nine apartments, two have 2 bedrooms, seven have 3 bedrooms.



Site Plan , Not to Scale

2.2 Application History

There have been various applications on the site in the last five years; some for changes of use or small constructions; two for single multi- storey residential buildings of which the first was not recommended by officers and refused by committee, a refusal which was upheld on appeal. The more recent was recommended by officers but refused by the committee.

We have studied all the drawings, images and documentation relating to these two applications including reports to committee, the inspector's report and the submission of the local community. Although there are others to be considered, the outstanding issue is the suitability of the appearance of the proposal in this high quality conservation area.

2.3 Planning Policy and Conservation Area Statement

Please refer to the Planning Statement Document for details, attached as Appendix 1



3.0 Location and Site Analysis

3 1 Existing Site

The site is a 0.06hec triangular area of vacant land at the junction of St Augustine's Road, Agar Grove and Murray Street. It is surrounded by a 1.8m high London Stock brick wall which defines its perimeter. At present there are two vehicular entrances through the wall with attendant crossovers on the pavement.

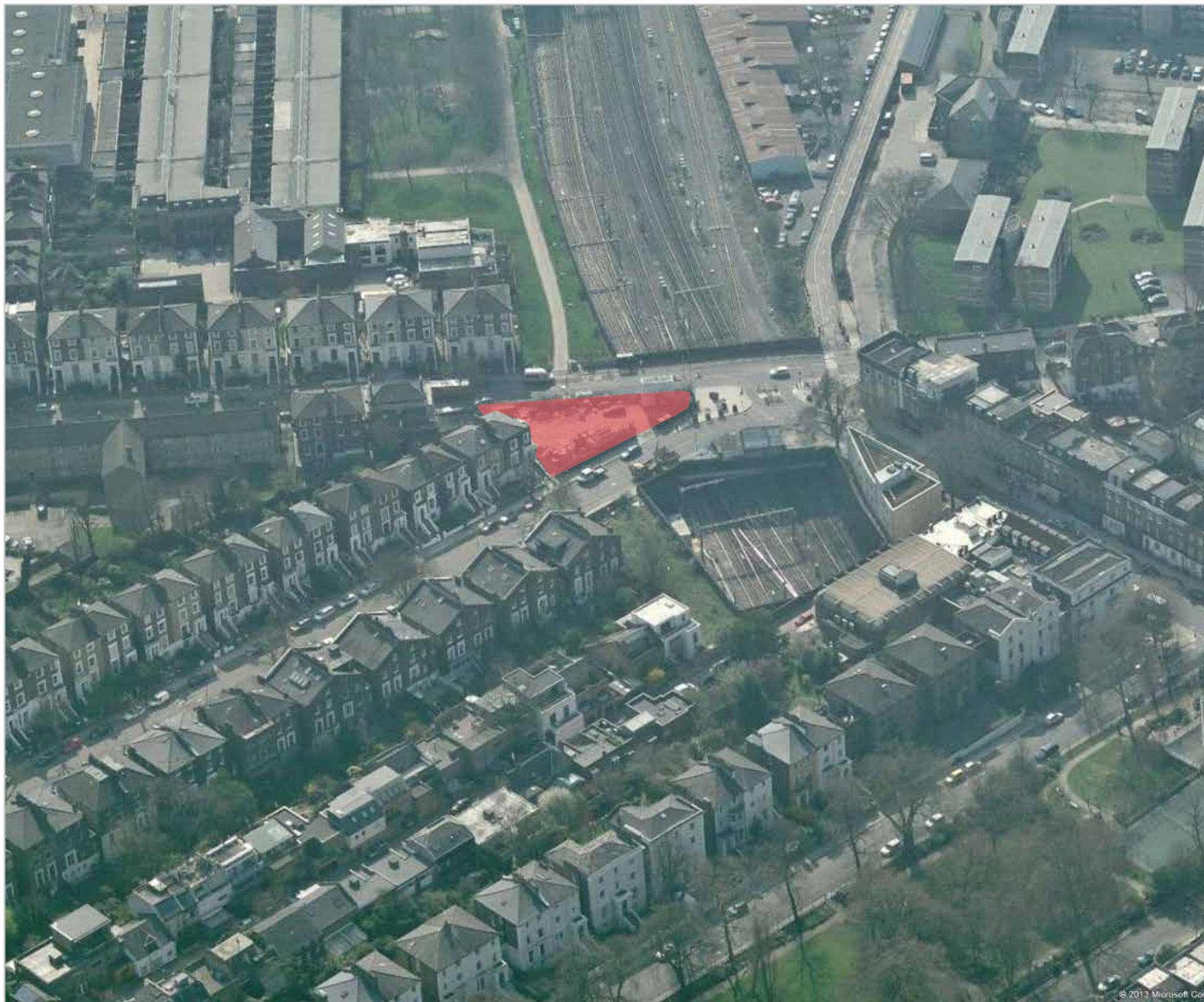
Agar Grove slopes up from west to east rising 0.4m along the site. St Augustine's Road also slopes up west to east rising 0.8m along the site, so that the north east corner of the site is 0.4m above the south east corner.

There are technically two parts to the site, the eastern half can be built on but the western half is subject to a restriction on building due to the proximity of the railway tunnel. Balconies however may oversail this part.

Agar Grove on the south side of the site is a main east west route between Islington and Camden and is a bus route. The bus stop of the 274 bus (Islington – Lancaster Gate) is adjacent to the site. There are various other bus routes and public services nearby. Please refer to Chapter 2 of the Planning Statement for details of transport links.



Aerial View of the Site (Facing North) Image from Bing Maps



Aerial View of the Site (Facing South), Image from Bing Maps

3.2 Camden Square Conservation area

The area, developed around the 19th Century as an inner city suburb of Victorian London, is centred around Camden Square, a park where St Paul's church was located. The church was demolished in 1956.

The character of the Conservation Area is predominantly of the coherent development of that period but does also include post war social housing blocks built on war damaged sites.

Houses were laid out in an orderly manner on an orthogonal grid of sloping streets, parallel and perpendicular to Camden Road. The streets were wide and tree lined and ascending from south west to north east. The earlier type of houses were semi detached villas set back from the pavements with short front and long back gardens. These were followed by terraces of houses also with front and back gardens. Four stories under a pitched roof attic predominate through the area.

Agar Grove was a pre-existing non orthogonal road in the area. Its angular meeting with the grid forms this triangular site. However Agar Grove has similar villas and terraces along its (eastern) length.

The materials of the houses are a mix of yellow London Stock bricks and white painted stucco, with the timber sash windows and doors. The brick work is plain, the stucco provides the articulation of base and cornice as well as window surrounds, door porches and string courses typical of the period.

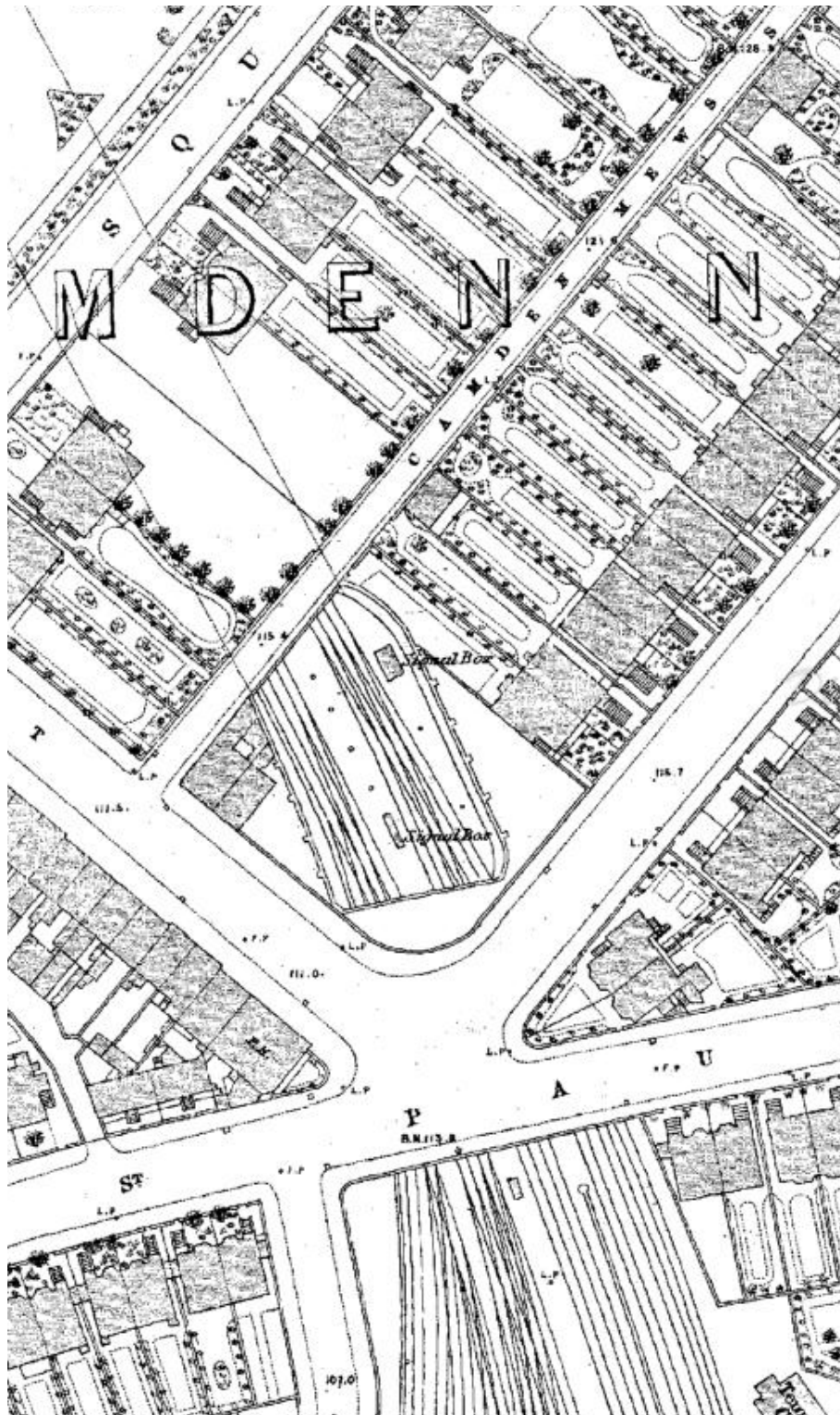
Around the site the villas of Agar Grove and St Augustine's are predominantly of four storeys under visible shallow pitched roofs with eaves. The lower two floors are rendered stucco, the upper two, brick with



Camden Square Conservation Area

stucco details. Front doors are at upper ground floor level up considerable flights of steps form the street. Chimney stacks (of up to 16 pots) on central party walls are wide and prominent in the street-scapes.

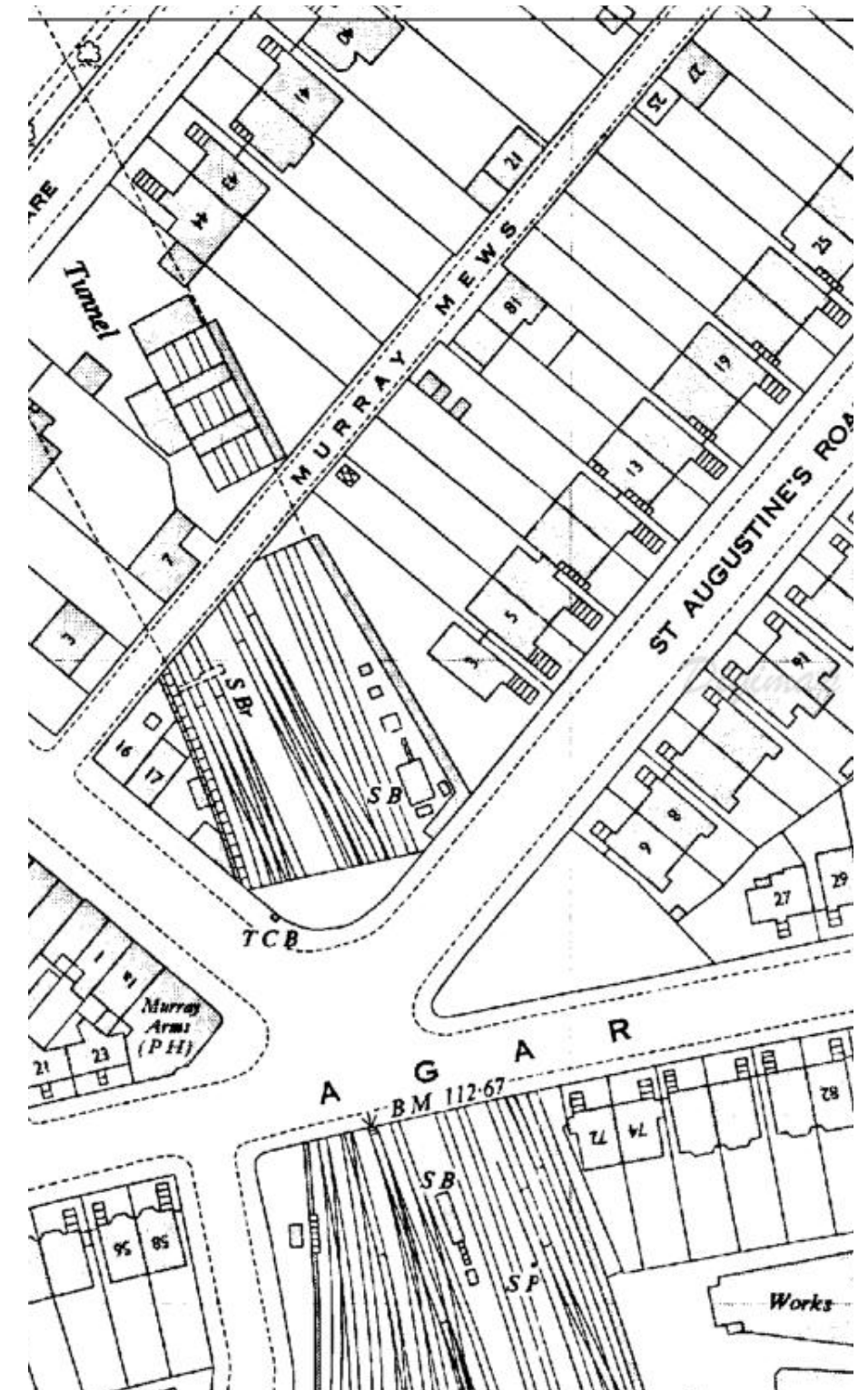
In studying old maps, we have found that in the past the site used to house a semi detached villa type. This was oriented with its central party wall north east/south west on the site with a front door on each street. The bay windows, which are normally only at the back of the houses of this area, faced south west towards the street corner. They would have made therefore an unusual feature on this prominent corner.



1870



1890



1950

3.3 Agar Grove

On the east side of our site, coinciding with the natural break provided by the railway lines, Agar Grove consists predominantly of semi-detached and terraced houses made up of a lower ground floor plus three storeys arrangement on the south side and a combination of those with an almost street level lower ground floor plus three on the north side. The raised ground floor levels have a generous floor to floor height, corresponding to the Piano Nobile or principal floor that they were originally designed to accommodate.

The main materials in the Agar Grove Streetscape are brick and stucco, the extent of the latter being dependent on the period of the built. Nearest to the site the stucco covers both the lower and raised ground floor levels whilst further to the east the stucco is only applied to the lower ground level. Stucco porches are a reoccurring theme on the street projecting forward from the building line above the front stairs and together articulating the street.

On the corner of Agar Grove and Murray Street and facing the site across the void of the road junction, is a shop and 3 storey upper part that was built as a pub.



Agar Grove facing west



View of the site from the South East corner



Agar Grove viewed from the west of the site



View of the site from the south of Agar Grove



West view of the site (St. Augustine's Road on the left, and Agar Grove on the right)



South view of the site (Agar Grove)

3.4 St. Augustine’s Road

The topography of St Augustine’s Rd is steeper than that of Agar Grove and its east end can be seen ascending in the distance. This effect combined with a more regular plot allocation, a larger proportion of fully rendered facades and wider separation between the opposite sides of the street of up to 6.30 metres, contribute to an overall calmer feel than Agar Grove’s.

Across the street No 5 to 23 St Augustine’s Road are an unusual variation of the semi detached villa type. The pitched roofs run front to back either side of the raised central party wall. The front elevation is thus pedimented and is entirely of stucco with brick side elevations. Another unusual feature is the asymmetrical entrances to the houses. The right hand uphill one being up steps on the front façade. The other is more hidden on the side elevation.



St. Augustine’s Road facing west



North side of St. Augustine’s Road



Agar Grove / St Augustine’s Rd. viewed from the west of the site



View of the site from the north east side of St. Augustine’s Road



North view of the site (St. Augustine's Road)



North East view of the site (St. Augustine's Road)

4.0 Concept Design, Plans and Sections

5.1 Concept Design

The typical and atypical villas of the Conservation Area have both informed our design. The proposal is for a single villa building of similar typology and proportion to its surroundings which acknowledges and celebrates its specially visible street corner location. The villas of the area are clearly freestanding but so close to their neighbours that they have just one major front elevation, two minor flank elevations and a garden front. The concept of this corner building is of three major elevations and one more minor flank elevation. The street front elevation to St Augustine's Road and Agar Grove are modernist, mannerist variations on the theme of the neighbouring façades. The west, corner facing, frontage is a free interpretation of the gable ended villas on the north side of St Augustine's Road.



St Augustine's Rd. Concept sketch

5.2 Plans and Sections

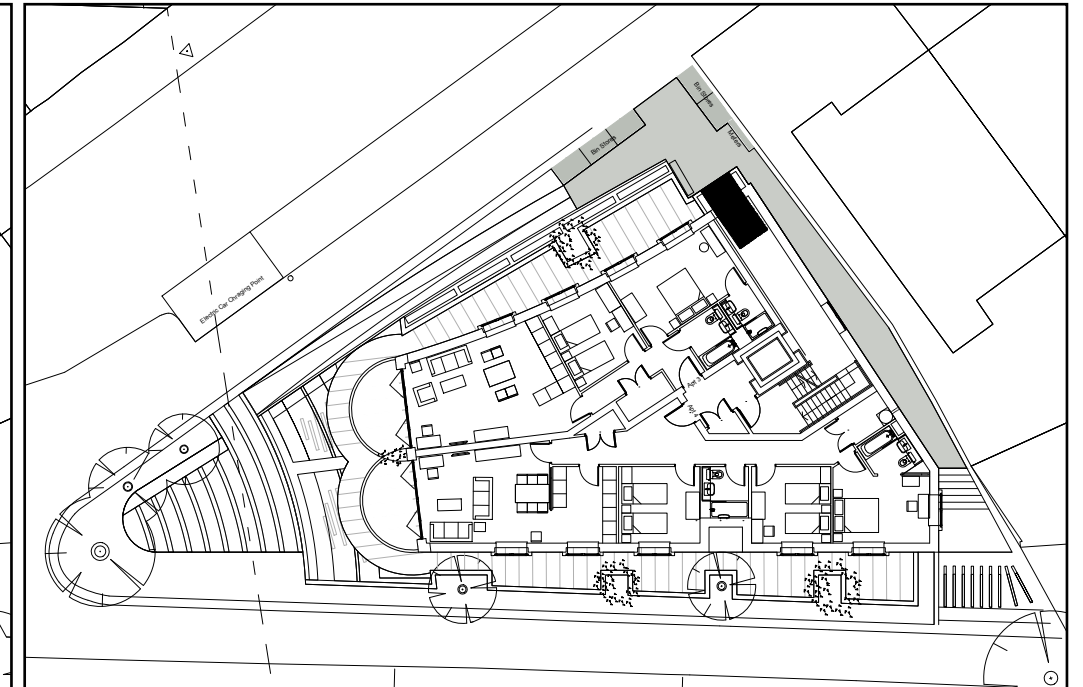
The plan form follows the building lines of the neighbouring villas. Its trapezium form follows the three sides of the triangular site within the eastern 3/5 of the site. The south wall on Agar Grove continues the street building line set back about 3m from the boundary wall. The east wall is set in from the party fence line by 1m to form a similar spacing between villas prevalent in the area. At its south end it angles to meet the south elevation at a right angle. The north elevation on St Augustine's Road continues the building line of villas to its east, set back 6m from the pavement, but inflects it with a subtle concave curve to acknowledge the adjacent bend in the street occasioned by the highway junction alterations some years ago. The west elevation wall completes the enclosure at an equal angle to the two street façades.

The building has a single pedestrian entrance at the north east corner, the highest point of the surrounding pavements. An entrance porch projects forward from the face of the buildings as its neighbours do. It leads to a shared entrance hall for all the apartments. The entrance hall leads to a lift and stair core at approximately the mid point of the eastern side of the building. The double sided lift and stairs descend to the lower ground floor and ascend to upper ground floor, 1st, 2nd and 3rd floors. All floors, except the top floor, are divided into two apartments by a party wall running east west along the central spine of the building. The arrangement places the circulation core on the east wall of the building on which it is better not to have windows to habitable rooms for reasons of adequate light and overlooking of neighbours.

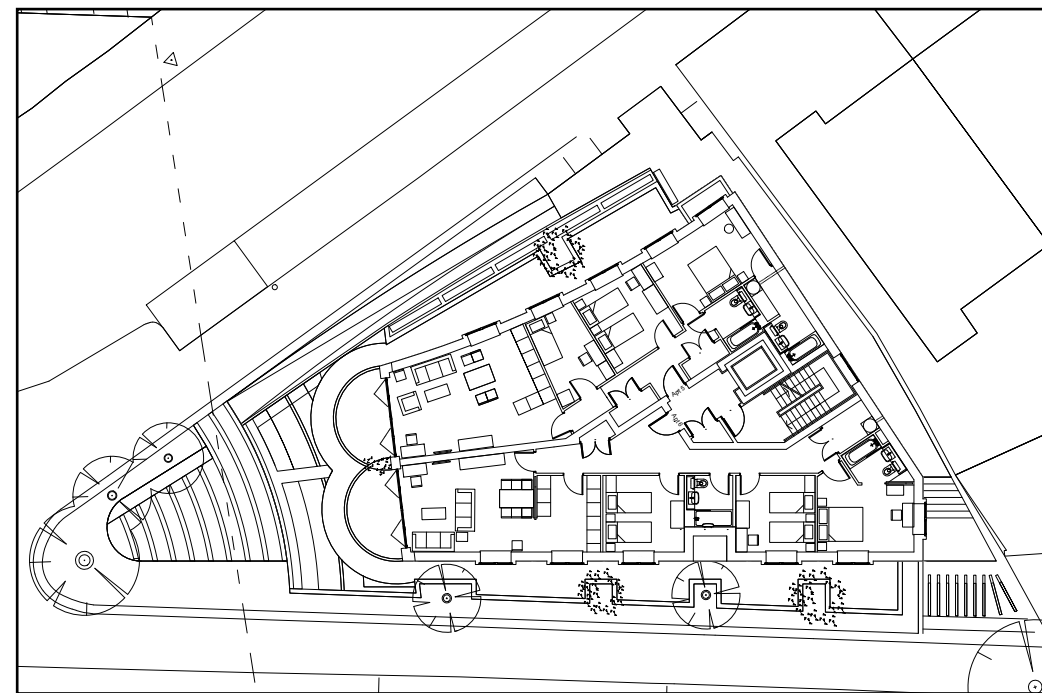
Each apartment benefits from a share of the westerly aspect for their living room over the garden of the site towards the open space of the Murray Street junction and beyond for long views down Agar Grove and the railway.



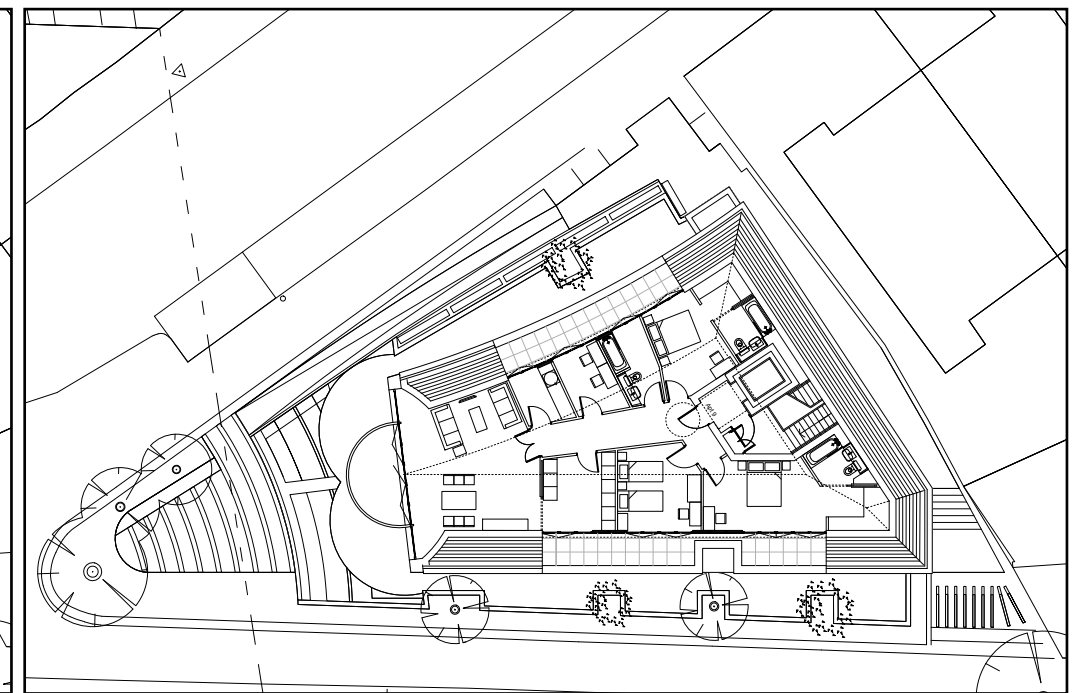
Lower Ground Floor, Not to Scale



Upper Ground Floor, Not to Scale



First/Second Floor, Not to Scale



Third Floor, Not to Scale

The apartments on the Agar Grove side all have 3 double bedrooms, 2 bathrooms, a separate kitchen and living/dining room. The lower ground floor has private patio terraces to south and west with privacy from the street afforded by the perimeter wall. The upper floors have large semi circular balconies on the west elevation with full width sliding folding doors.

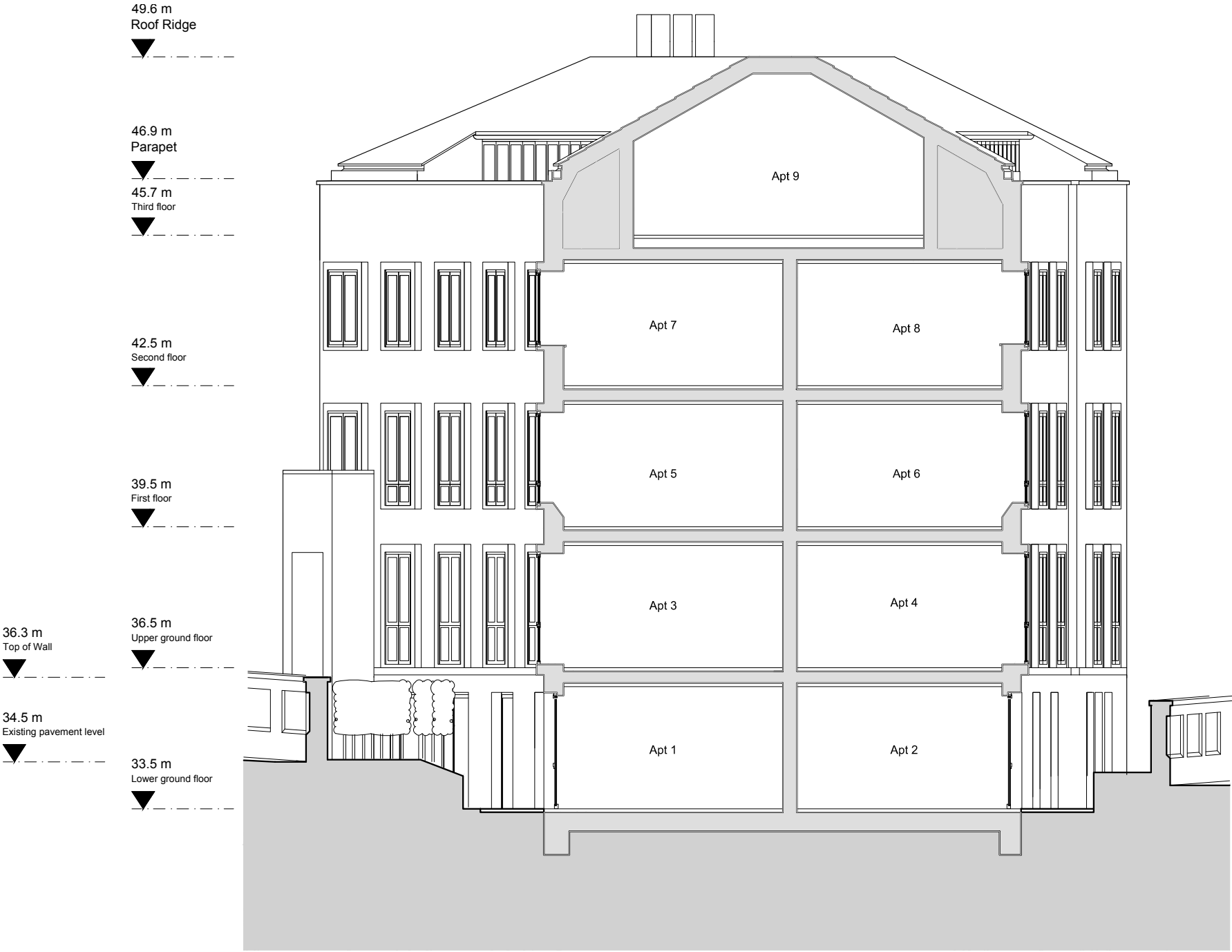
On the lower ground floor of the St Augustine’s Road side is a fully wheelchair accessible apartment with 2 bedrooms, 2 bathrooms and a living/dining/kitchen. It also has patio terraces to the west and north.

The upper ground floor is a similar 2 bedroom, 2 bathroom apartment. First and second floors ‘gain’ the space over the entrance hall and have 2 double bedrooms, 1 single bedroom, 2 bathrooms and a living/ dining/kitchen. They also have large semi circular balconies on the west elevation.

The top floor is constrained in width, being partly in the roof space. There is one penthouse apartment which has 3 double bedrooms, 2 bathrooms, a study, separate kitchen and a living/dining room. In addition to a semi circular balcony on the west elevation it has terraces to north and south elevations behind parapet walls. All the habitable rooms have access to these terraces.

Section

In section the entrance hall entering at a half level between lower and upper floors is 4.5m high. The apartments have floor to ceiling heights of 2.6m. Being in the roof, the penthouse ceiling heights vary from 2.1m to 3.4m.



Section Through the building, Not to Scale

5.0 Scale and Form

5.1 Scale and Form

The design is based on the typical and atypical villas of the area. It has a trapezium form plan on the triangular site with its north and south elevations following the street façade lines of St Augustine's Road and Agar Grove.

The height of the building is aligned with the nearest four storey villa on St Augustine's Road (which is considered the more important precedent street). Under a roof of the same pitch as those of the street (circa 300°). The roof is hipped around the north, east and south sides but gabled on the west elevation in the manner of the gabled villas of the north side of the street. The building is entered from its north west corner via a single porch that echoes those of the neighbours, extending their distinctive rhythm but is of course level entry not up steps, making it a tall porch in keeping with the neighbours. The building has a lower ground floor circa 1m below average pavement level. (There is no basement level which was a poor feature of the previous two applications of the site.)

The St Augustine's Road elevation is in London Stock brick above a white stucco lower ground floor. The windows are in projecting stucco surrounds as the neighbours and similarly hierarchical with the tallest at the piano noble upper ground floor, reducing in height by 0.4m and 0.8m upwards to the first and second floors. This has the effect of spacing the windows further apart as they rise, a similar increased spacing also occurs horizontally from east to west as if scattering in both directions from the entrance porch.

The roof site slightly set back on the parapet (in lieu of an eaves). It has one major opening along its length to allow windows to the rooms of the apartment in the roof. These windows are full length set back behind the parapet of the wall and are near invisible from the street.

The upper floors of the Agar Grove façade are divided slightly off centre by a deep recess. This invokes the unequal width of neighbouring villas to the east. The

continuous lower ground floor is rendered in white stucco. The windows above are also in projecting surrounds and hierarchical in height. In this case the more limited numbers are equally spaced across the two halves of the façade.

Similar to the north elevation, the south has a central long opening in the pitched roof to provide windows and a terrace behind the parapet to the top floor apartment.

The east elevation has a similar rendered lower ground floor and brick upper part being more informal at its north end adjacent to no 6 St Augustine's Road. The windows to the entrance hall and stair landings are more prosaic without hierarchy or surrounds. The windows in the more visibly exposed part of the elevation to the south visible from Agar Grove are treated in a similar way to the street elevations. The brick clad lift shaft penetrates the roof on this elevation in a rather similar form to the chimney stacks of the neighbours but only to the level of the ridge. On this plinth, alternatives to the ubiquitous chimney pots are intended to be an opportunity for an artist's commission.

The elements which subtly differentiate this modern building from its historic surroundings are the render/stucco material, the windows in their surrounds, the eaves detail, the photovoltaic slates on the roof, the recessed windows and terraces at roof level and the balconies to the apartments.

The stucco elements are to be a white self coloured render which does not need painting or repainting and is more sustainable.

The window surrounds are precast concrete made from the same white sand/cement mix as the render. The windows are to be colour coated aluminium faced timber set to the face of the projecting precast surrounds, rather than recessed as in the historic examples.

The eaves detail is set back above the parapet line and incorporates an integral gutter, all powder coated to match the slate colour.

The totality of the southern (Agar Grove) slope of the roof is to be of photovoltaic slates that have a very strong likeness to the other slates of the roof. It should be noted that at 300° the roof is hardly and only obliquely visible from the streets below.

Substantial balconies are not a feature of the villa houses of the Conservation Area, which have gardens as their private amenity space. The balconies are therefore placed on the 'special' corner facing elevation of the building (not the street front elevations). They take the form of interlocking semi circles on upper ground to 2nd floor and a single central semi circle on the top floor. They are to be white precast concrete to match the rendered façade of the west elevation. The balustrades have curved shaped flat steel balustrades that are aligned at right angles to the window wall. This arrangement gives the apartment a good view out through the balustrade looking west but a level of privacy from the streets either side to north and south. At the intersection of the two semicircles is a balustrade height deep planter with vertical rods above as a climbing frame for plants providing a privacy screen between balconies and living room windows.

The overall effect is an exuberant quasi double turreted feature celebrating this very visible corner of the conservation area.



Agar Grove, Contextual Elevation



St. Augustine's Road, Contextual Elevation

6.0 Appearance

View 1 West along Agar Grove

Existing streetscape has repetitive semi-detached villas on the southside of the road set back from the pavement with front steps and porches projecting forward. The front walls (replacement for railings removed in the war?) are varied and of poor quality. On the north side of the road a more varied arrangement of post war all brick flat block, a semi detached villa with the two floors of brickwork above 2 floors of stucco, a detached villa with all stucco façade under a just visible pitched roof. The proposal follows the building frontage line of these existing villas some 3m behind the good quality existing front wall. The division into two parts by the recess in the brick upper floors is clearly emphasised by the window spacing. Vertically the windows in their surrounds echo the traditional hierarchy of window sizes upwards from the piano nobile of the upper ground floor.

The brick sits on a single storey rendered plinth of the lower ground floor. The return wall, exposed by the wider gap to the neighbours, is fully fenestrated to enliven it (and provide good views from the apartments). Considerably further beyond the proposed building in the ex Murray Arms pub now flats over a shop. Its outward street corner facing wall is emphasised with corner quoining and pedimented window surrounds in white stucco over a similar material base. The rendered vertical curved corner name panel is just visible through the existing trees.



View 1 West along Agar Grove, Existing



View 1 West along Agar Grove, Proposal

View 2 View from Agar Grove looking south east from the junction with Murray Street

The existing streetscape shows an oblique view of the pedimented, gabled villas on the north side of St Augustine's Road. The fine wall around the site is a strong feature; on Agar Grove is seen the narrower and wider villa and the longer, lower frontage of the post war block of flats. The left hand south side of the road has an ungainly fence on top of the railway bridge parapet wall.

The proposal sits comfortably into the Agar Street continuum, the street front divided by the recess picks up the 2 widths of the neighbouring villas. The stucco faced west elevation takes it cue from similar villa fronts across St Augustine's Road. It is embellished by twin semi circular balconies emphasising the corner, their lovat green/grey metal work enhances the greenery planting of the landscaping. The new elevation will be partially obscured by the proposed new trees of the amenity garden.

unequal width of neighbouring villas to the east. The



View 2 View from Agar Grove looking south east from the junction with Murray Street, Existing



View 2 View from Agar Grove looking south east from the junction with Murray Street, Proposed

View 3 View east from St Augustine's Road at the junction with Murray Street

The existing streetscape shows the semi detached villas of St Augustine's Road climbing up the hill with their prominent stucco porches at upper ground floor level and hierarchy of window surrounds above. The sloping roofs are barely visible but the chimney stacks and pots are visible and add to the apparent height of the street. The curve of the road is notable in the foreground. The existing wall around the site is prominent and improved by the infilling of the existing gate opening in it. (The available space for the electric car is also apparent.)

The proposed building is anchored into the sequence of villas of St Augustine's Road by its similar height of projecting rendered porch, it is London Stock brick upper floors over a lower ground storey of render, the vertical hierarchy of windows and their surrounds upwards from the tallest at the piano nobile of the upper ground floor. The parapet line is level with the first four storey villa up the street. [The three storey villas in between appear less than a floor lower because of their parapets in lieu of eaves.]

The outward concave curve of the street front chimes with the foreground curve in the road bringing the west front of the building to a symmetrical position on the site also relative to the surrounding brick wall. The pedimented gable end wall is aggrandised with white stucco and curved balconies acting as a bookend to the long street as well as a strong corner element in the townscape.



View 3 View east from St Augustine's Road at the junction with Murray Street , Existing



View 3 View east from St Augustine's Road at the junction with Murray Street , Proposed

View 4 View west down St Augustine's Road

This view on the north side of the road clearly shows the typical features of the semi detached villas of the south side of the street. Three stories of brick work under overhanging eaves above a lower ground storey of white stucco. The porch and front stairs up to it rise from the base and project out forwards as prominent markers. The windows are all in white stucco surrounds with a hierarchy of sizes and elaboration of pediments upwards from the piano nobile upper ground floor. Haphazard front walls suggest the removal of matching railings. Roofs are invisible, chimney stacks are prominent even from relatively close to the building. The pedimented villas to the north side are obscured by trees in this view but are a strong feature of this end of the street. The vista is terminated by the presence of a twenty storey post war double slab block with strong horizontal banding. However it does have the basic colour palette of stock brick and white of the Conservation Area.

The proposed building fits into the run of villas with its London Stock brick elevation hierarchy of windows and surrounds and entrance porch. The roof is mostly visible above the blind return elevation. The curving wall presages the curve of the street. The edge thickness of the west wall and gable end hints at a book end elevation to terminate the run of the street. The brick lift shaft of the building is visible on the east elevation similar to the chimney stacks of the existing buildings.



View 4 View west down St Augustine's Road, Existing



View 4 View west down St Augustine's Road, Proposed

7.0 Schedule of accommodation

Lower Ground Floor

GEA (sq m)	GEA (sq f)	GIA (sq m)	GIA (sq f)	Flat Number	Flat Type	NIA (Sq m)	NIA (Sq Ft)	Bedrooms	Occ. (People)	Hab. Rooms	Amenity (sqm)	Aspect	Tenure	Living/kit (sqm)	Living (sqm)	Kitchen (sqm)	Study	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bathrooms	Storage (sqm)	Bikes	Bin (litres)
				1	A	83.0	893.4	2	4	3	40.0	N&W	Private	33.0	-	-	-	16.5	12.0		2	2.0	2	284
				2	B	109.0	1173.3	3	6	5	48.5	S&W	Private	-	24.0	9.6	-	14.0	12.0	12.0	2	4.0	2	426
243	2615.6	219.5	2362.7			192.0	2066.7		10	8	88.5												4	710

Upper Ground Floor

GEA (sq m)	GEA (sq f)	GIA (sq m)	GIA (sq f)	Flat Number	Flat Type	NIA (Sq m)	NIA (Sq Ft)	Bedrooms	Occ. (People)	Hab. Rooms	Amenity (sqm)	Aspect	Tenure	Living/kit (sqm)	Living (sqm)	Kitchen (sqm)	Study	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bathrooms	Storage (sqm)	Bikes	Bin (litres)
				3	C	80.5	866.5	2	4	3	8.0	N&W	Private	32.5	-	-	-	16.0	12.0		2	2.5	2	284
				4	D	107.5	1157.1	3	6	5	8.0	S&E&W	Private	-	24.0	9.6	-	14.0	12.0	12.0	2	4.0	2	426
265	2852.4	236	2540.3			188.0	2023.6		10	8	16.0												4	710

First Floor

GEA (sq m)	GEA (sq f)	GIA (sq m)	GIA (sq f)	Flat Number	Flat Type	NIA (Sq m)	NIA (Sq Ft)	Bedrooms	Occ. (People)	Hab. Rooms	Amenity (sqm)	Aspect	Tenure	Living/kit (sqm)	Living (sqm)	Kitchen (sqm)	Study	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bathrooms	Storage (sqm)	Bikes	Bin (litres)
				5	E	96.0	1033.3	3	5	4	8.0	N&W	Private	32.0	-	-	-	15.0	12.0	10.0	2	3.0	2	355
				6	F	107.0	1151.7	3	6	5	8.0	S&E&W	Private	-	24.0	9.5	-	14.0	12.0	12.0	2	4.0	2	426
262.5	2825.5	236	2540.3			203.0	2185.1		11	9	16.0												4	781

Second Floor

GEA (sq m)	GEA (sq f)	GIA (sq m)	GIA (sq f)	Flat Number	Flat Type	NIA (Sq m)	NIA (Sq Ft)	Bedrooms	Occ. (People)	Hab. Rooms	Amenity (sqm)	Aspect	Tenure	Living/kit (sqm)	Living (sqm)	Kitchen (sqm)	Study	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bathrooms	Storage (sqm)	Bikes	Bin (litres)
				7	E	96.0	1033.3	3	5	4	8.0	N&W	Private	32.0	-	-	-	15.0	12.0	10.0	2	3.0	2	355
				8	F	107.0	1151.7	3	6	5	8.0	S&E&W	Private	-	24.0	9.5	-	14.0	12.0	12.0	2	4.0	2	426
262.5	2825.5	236	2540.3			203.0	2185.1		11	9	16.0												4	781

Third Floor

GEA (sq m)	GEA (sq f)	GIA (sq m)	GIA (sq f)	Flat Number	Flat Type	NIA (Sq m)	NIA (Sq Ft)	Bedrooms	Occ. (People)	Hab. Rooms	Amenity (sqm)	Aspect	Tenure	Living/kit (sqm)	Living (sqm)	Kitchen (sqm)	Study	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bathrooms	Storage (sqm)	Bikes	Bin (litres)
				9	G	139.5	1501.6	3	6	6	33.0	N&S&W	Private		34.0	10.5	6.5	15.0	21.0	13.0	3	5.0	2	426
181	1948.3	161.5	1738.4			139.5	1501.6		6	6	33.0												2	426

Total Building

GEA (sq m)	GEA (sq f)	GIA (sq m)	GIA (sq f)	NIA (Sq m)	NIA (Sq Ft)	Bedrooms	Totals	Mix	Aver. Size	Occupancy	Hab. Rooms	Bikes	Bin (litres)	Amenity	
														Private	Shared
									NIA ft						
					1,760	2 Bed	2	22%	880	8	6	4	568	48	
					8,202	3 Bed	7	78%	1172	40	34	14	2,840	122	
1214	13067.37	1089	11722	925.5	9,962		9	100%		48	40	18	3408	169.5	66

