Design Proposals : Supporting Information

4.1 Secured By Design Advice

On October 19th 2012, HAP met with Crime Prevention Design Officer, Adam Lindsay of Holborn Police Station , to brief him on the new proposals for 65 -67 Maygrove Road. Mr Lindsay had been consulted earlier in February 2012 by Smith Lam Architects LTD to review their proposals.

Following the meeting on October 19th 2012, Mr Lindsay confirmed that the advice he had previously communicated by email, see the page to the right, on the 3rd February 2012 was still applicable to the Hopkins Architects proposals.

He also stated that a 1.8m high perimeter fence to the rear of the development should be sufficient.

In addition he confirmed following the meeting :

From: Adam.Lindsay@met.police.uk [mailto:Adam.Lindsay@met.police.uk]
Sent: 22 October 2012 09:09
To: Robert Winkley
Subject: RE: 2pm 19th RE: 2011/6309/P

Good Morning,
Further to our meeting of Friday, I thought I would drop you a line to confirm the standard required is BS pas 23/24 2012.
This is the latest version of this standard.
The notes below still apply, and my advice concerning controlling each entry point into the building.
Regards

Adam Lindsay
Crime Prevention Design Advisor

Holborn Police Station
0208 733 6324

Lindsay Adam - EK

From: [illegible]
Sent: [illegible]
To: [illegible]
Cc: [illegible]
Subject: 2pm 19th RE [illegible]

[illegible]

From: [illegible]
Sent: 03 February 2012 [illegible]
To: Robert Winkley
Cc: [illegible]
Subject: 2011/6309/P

Good Morning

6 Lighting should be to a uniform level to BS 5489
7 I was informed that there would be 24 hour concierge employed at this development
8 Will CCTV and alarms be considered
9 Cycle storage numbers should be reduced to lessen the amount of bike to be stolen
10 A vehicle lift would be used and suitable full height and width gating will be fitted to prevent unauthorised entry. Activation of the lift will be fob controlled

Further information can be gained at www.securedbydesign.com

Regards Adam Lindsay

[illegible]

[illegible]

[illegible]

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Design Proposals : Supporting Information

4.2 Refuse Calculation

The provision for the storage and disposal of waste on this site was thoroughly investigated to provide adequate and acceptable means of disposal and collection.
The space allocation has been established in reference to Camden's policy on storage and collection requirements for guidance on the storage capacity required. The guidance recommends (see email confirmation from senior commercial waste manager at London Borough of Camden):

13 no of eurobins for bi-weekly collections (each eurobin taking 15 bags each)

3 no. of Recycling bins split into the following for bi-weekly collections:
1 no. 1280 paper and card bins
1 no. 1280 cans and plastic bins
1 no. 1280 mixed glass bins

The refuse strategy for this scheme has been conceived to maximise ease of off loading residential waste to a central basement collection store initially. This waste is then brought to a temporary collection point at Brassey Road for municipal collection by the London Borough of Camden. It is envisaged that this collection point would be used twice a week and facilitates roadside parking and loading/ unloading of refuse.

The transfer of refuse bins from the basement level bin store to the temporary collection point of Brassey road would be carried out by building management.

A discussion and meeting on site with the environmental management officer from the London Borough of Camden was previously cited with an earlier application. This scheme adopts the agreed proposal for refuse collection to ensure the most appropriate refuse strategy is provided. Brassey Road is single direction and the existing refuse collection also occurs at the same location as proposed. It would not be deemed acceptable to collect waste from the southern 'Maygrove Road' side since this is a much busier road, with more congestion and a restrictive width for refuse collection.

From: "Pol Gallagher" <pol.g@hopkins.co.uk>
Subject: **Maygrove Housing Scheme - 65 Maygrove Road, Hampstead**
Date: 15 October 2012 12:57:24 GMT+01:00
To: <abubkr.merghani@camden.gov.uk>
Cc: "'Sophy Twohig'" <sophy.t@hopkins.co.uk>

Hi Abubkr,

Good to speak to you earlier.

As I've mentioned we have inherited a previous proposal for this site and re-worked it based on a bigger site and a larger number of units so it is effectively a completely different scheme.

I've attached your advice to the previous architects (they had approx. 68 no. of units). We have proposed approx. 92 no of units (we still have not allocated the affordable: market ratio) but we are assuming we can get a refuse figure based on the overall no. of units? We are proposing a refuse store in the basement as per the previous scheme and refuse collection off Brassey Road.

Our breakdown is as follows:
92 units total

1 bed = 31 units
2 bed = 40 units
3 bed/4 bed = 21 units

Total no. of units = **92 units**

If you could advise on how many eurobins 1100 we need?:
I've estimated:

- 13 eurobins for bi-weekly collections or 23 eurobins for weekly collections? (previous figures were 9 / 18 eurobins).

For Recycling we have estimated: (same as previous scheme)

- 1 x 1280 Plastic and Card
- 1 x 1280 Cans and plastic
- 1 x 1280 mixed glass

Could you advise if we should forecast weekly or Bi-weekly collections for this area?

Kind regards,

Pol Gallagher
Hopkins Architects
27 Broadley Terrace London NW1 6LG t 020 7724 1751 f 020 7723 0932
Hopkins Architects Partnership LLP is registered in England and Wales No. OC350976
This email is issued subject to disclaimers which can be read at www.hopkins.co.uk

Dear all,

From: "Pol Gallagher" <pol.g@hopkins.co.uk>
Subject: **FW: Maygrove Housing Scheme - 65 Maygrove Road, Hampstead**
Date: 22 October 2012 16:53:39 GMT+01:00
To: "'Sophy Twohig'" <sophy.t@hopkins.co.uk>

Pol Gallagher
Hopkins Architects
27 Broadley Terrace London NW1 6LG t 020 7724 1751 f 020 7723 0932
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From: Merghani, Abubkr [mailto:Abubkr.Merghani@camden.gov.uk]
Sent: 15 October 2012 14:22
To: Pol Gallagher
Subject: RE: Maygrove Housing Scheme - 65 Maygrove Road, Hampstead

Dear Pol Gallagher,

Thank you for your e-mail.

The collection of all residential schemes of this size will be offered on a bi-weekly basis at no charge, so it makes sense to have it. The only charge levied is for the hire of the Euro bins from the Council if a decision is made in this respect.

Your calculation is spot on, 13 Euro bins for Bi-weekly collections should suffice.

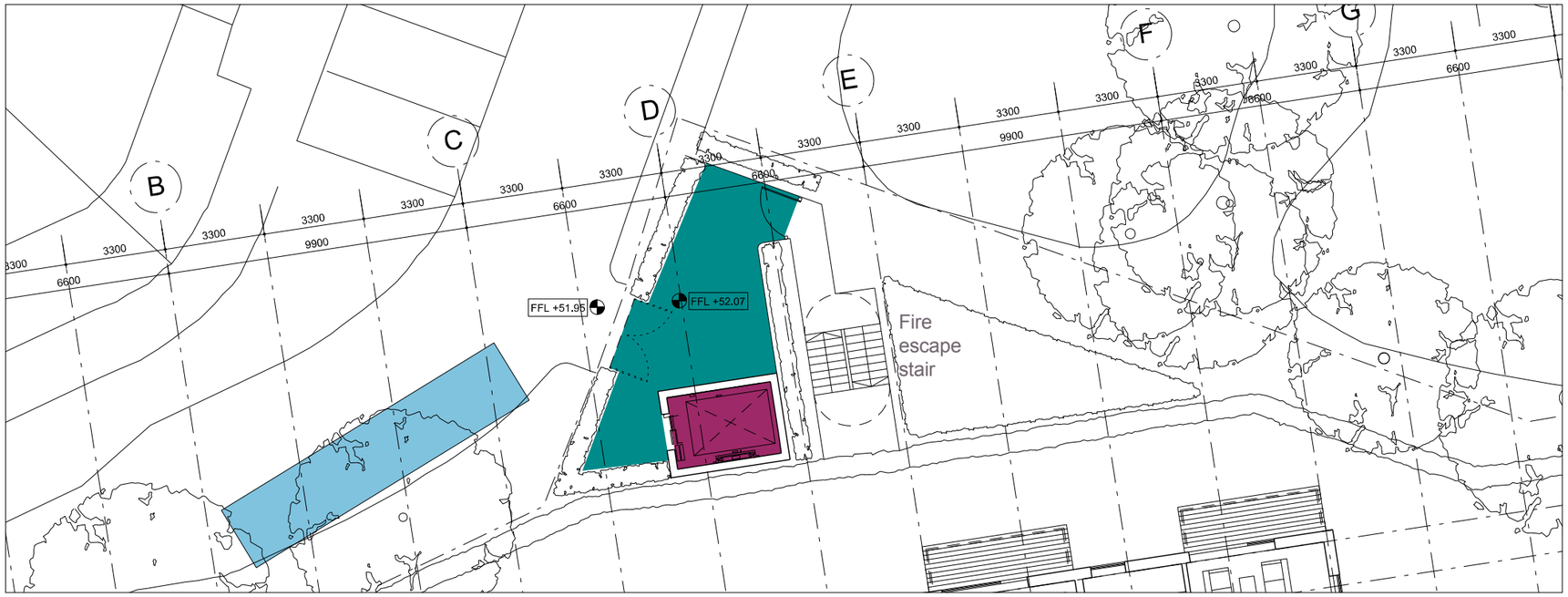
Many thanks & best regards,

Abubkr Merghani
Senior Commercial Waste Officer

Telephone: 020 7974 2576

Design Proposals : Supporting Information

4.3 Refuse Collection Stores and Collection Points



Second Floor Plan (Brassey Road Level)

Basement Level Plan

Key

- Refuse Store (Recycling and General Waste)
- Refuse Lift
- Refuse Collection area
- Refuse Vehicle space

Design Proposals : Supporting Information

4.4 Fire Service Access

Fire service access to the building is from Maygrove Road only. Access is through the two main entrances and via the 3 no. firefighting cores as highlighted in red.

The nearest fire hydrant is located outside no. 78 Maygrove Road.

Key

Cores

Fire hydrant

Design Proposals : Supporting Information

4.5 Lifetime Homes Compliance Criteria Commentary

Criterion 1 – Parking
1b. Provide at least one parking space (or greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) each block's entrance or lift core.

Only accessible parking provision is provided in the basement car park as this is a car free development, these have been designed in accordance with Lifetime Homes guidance. A total of 10no apartments are designed to be wheelchair accessible.

Criterion 2 – Approach to dwelling from parking
The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping

Basement parking is reached directly via passenger lifts which serve every floor level. This circulation is completely internal, however distances do vary due to the constraints of the building.

Criterion 3 – Approach to all entrances
The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

The approach to all the buildings entrances is on the level.

Criterion 4 - Entrances
All entrances should:
a) Be illuminated
b) Have level access over the threshold; and
c) Have effective clear opening widths and nibs as specified below.
In addition, main entrances should also:
*d) Have adequate weather protection**
*e) Have a level external landing.**

The design incorporates these criteria.

Criterion 5– Communal stairs and lifts
Principle: Enable access to dwellings above the entrance level to as many people as possible.
5a – Communal Stairs
Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.
5b – Communal Lifts
Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

The design incorporates these criteria.

Criterion 6 - Internal doorways and hallways
Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

The design incorporates these criteria.

Criterion 7 - Circulation Space
There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

The design incorporates these criteria.

Criterion 8. Entrance level living space
A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').

The design incorporates these criteria.
Any Duplex affordable apartments would have their primary entrance level on the first floor, reached by elevator.

Criterion 9. Potential for entrance level bed-space
In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Any duplex affordable apartments would have bedrooms at the entrance level. The duplex market apartments would have the bedspace as part of the living room.

Criterion 10. Entrance level WC and shower drainage
Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

Any affordable housing units would comply with this requirement with an entrance level bathroom and WC.

However the market duplex apartments do not comply with this criteria. However to mitigate the staircases will be provided with electrical sockets for the future installation of stair lifts, and the stairs have been designed to Part M standards.

Criterion 11 - WC and bathroom walls
WC and bathroom walls
Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

To be incorporated in the next RIBA design stage.

Criterion 12 - Stairs and potential though-floor lift in dwellings
The design within a dwelling of two or more storeys should incorporate both:
a) Potential for stair lift installation; and,
b) A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14

The design incorporates these criteria, this space is shown hatched on the GA drawings.

Design Proposals : Supporting Information

4.6 Wheelchair Accessible Apartments

There are a total of 10 no wheelchair accessible units as part of the scheme. Please refer to Chapter 3 for a typical layout of these apartment types.

They are divided as follows

Ground floor
1 no 3 bedroom 6 person apartment

First floor
1 no 2 bedroom 4 person apartment
1 no 1 bedroom 2 person apartment.

Second Floor
2 no 2 bedroom 4 person apartment
1 no 1 bedroom 2 person apartment.

Third Floor
2 no 2 bedroom 4 person apartment
1 no 1 bedroom 2 person apartment.

Fourth Floor
1 no 2 bedroom 4 person apartment

Ground Floor

1st Floor

2nd & 3rd Floor

4th Floor

Design Proposals : Supporting Information

4.7 Area Tables (NIA)

Hopkins Architects Partnership LLP

Maygrove Road Housing : Residential Areas

Doc Ref: A_MRH_9012_E

Issue History		Revision	NIA	HAP Drawings
Memo 002	27.09.12	Document Ref: A_MRH_9012_A	7417	
Memo 006	05.10.12	Document Ref: A_MRH_9012_B	7199	A_MRH_3099_B : Basement Level
				A_MRH_3100_B : Ground Floor Level
				A_MRH_3101_B : First Floor Level
				A_MRH_3102_B : Second Floor Level
				A_MRH_3103_B : Third Floor Level
				A_MRH_3104_B : Forth Floor Level
Memo 012	12.10.12	Document Ref: A_MRH_9012_C	**7433**	Issue to LBC and Design Team
Memo 023	26.10.12	Document Ref: A_MRH_9012_D	**7398**	Draft Internal Planning Application Issue
Memo 025	30.10.12	Document Ref: A_MRH_9012_D	**7398**	Planning Application Issue
Memo 030	02.11.12	Document Ref: A_MRH_9012_E	**7479**	Planning Application Issue revised

Residential Area Table

NOTES

Please note the following :

NIA areas are calculated using the RICS Method of Measurement, Code of Practice Version 6

Please note that these areas can only reflect the Stage C information and will be subject to change as the design develops
The fire strategy has not been reviewed against this scheme and may affect areas.
Square feet are rounded to the nearest foot, square metres are to one decimal place.
One bed duplexes do not have WCs or bathrooms on the entry level (Ref Memo 003)

Abbreviations

DP = Duplex
AM = Amenity Space
ST = Built in Storage

Floor Areas Summary

Floor	Sq M NIA	Sq M GIA	Sq M NtoG	Sq F NIA	Sq F GIA	Sq F NtoG
B	436.9	460.7		4703	4959	
G	1599.4	1737.9	92%	17216	18707	92%
1	1488.8	1768.2	84%	16129	19033	85%
2	1498.4	1764.1	85%	16129	18989	85%
3	1498.4	1764.1	85%	16129	18989	85%
P	1251.1	1515.3	83%	13467	16311	83%
Totals	**7773.0**	**9010.3**	**86%**	83771	96986	**86%**

Average Flat Areas

	Sq M	Sq F
1 bed	58.7	632
1bed DP	59.7	643
2 bed	80.2	864
3 bed	116.2	1251
4 bed	143.2	1541

Hopkins Architects Partnership LLP

Doc Ref: A_MRH_9012_E

Maygrove Road Housing

Residential Area Table : Summary

West Block

Floor		Flat Types: 1b/2p	1b/2p DP	2b/3p	2b/4p	2b/4p DP	3b/5p	3b/6p	4b/7p//DP	Units	Total Sq F	Total Sq M
G+B	Type	1	8		3	3	3			18		
	NIA sq F	608	5144		2778	3669	3973				16173	
	NIA sq M	56.5	477.9		258.1	340.9	369.1					1502.5
1	Type	5		1	6			3		15		
	NIA sq F	3261		801	5466			3757			13285	
	NIA sq M	303.0		74.4	507.8			349.0				1234.2
2	Type	5		1	6			3		15		
	NIA sq F	3261		801	5466			3757			13285	
	NIA sq M	303.0		74.4	507.8			349.0				1234.2
3	Type	5		1	6			3		15		
	NIA sq F	3261		801	5466			3757			13285	
	NIA sq M	303.0		74.4	507.8			349.0				1234.2
P	Type	2		1	8			2		13		
	NIA sq F	1113		800	7061			2265			11239	
	NIA sq M	103.4		74.3	656			210.4				1044.1
		26		36			14		0	76	67266	6249

East Block

Floor		1b/2p	1b/2p DP	2b/3p	2b/4p	2b/4p DP	3b/5p	3b/6p	4b/7p//DP	Units	Total Sq F	Total Sq M
G+1	Type	1							3	4		
	NIA sq F	695							4623		5318	
	NIA sq M	64.6							429.5			494.1
2	Type	1		1	2					4		
	NIA sq F	539		725	1579						2844	
	NIA sq M	50.1		67.4	146.7							264.2
3	Type	1		1	2					4		
	NIA sq F	539		725	1579						2844	
	NIA sq M	50.1		67.4	146.7							264.2
P	Type			1	2					3		
	NIA sq F			716	1512						2228	
	NIA sq M			66.5	140.5							207
		3		9			0		3	15	13234	1230
		21	8	7	35	3	3	11	3	91	80500	7479
Flat Split / % ages		32%		49%			19%					

NIA issued 26.10.12	Memo 023		7398
Difference			81
%age difference			1.1%

Design Proposals : Supporting Information

4.7 Area Tables (NIA)

Hopkins Architects Partnership LLP

Document Ref: A_MRH_9012_E

Maygrove Road Housing

Residential Area Table : Ground Floor and Basement

G+B

Apartment No	Type	NIA sq F	NIA sq M	Hab Rms	Liv/Din/Kit	AM sqM	ST sqm
West Block							
G_01	1b / 2 p	608	56.5	2	24.6	6.7	1.7
G_02	2b / 4p	798	74.1	3	26.7	7	3.4
G_03	2b / 4p	922	85.7	3	24.7	9.5	2.4
G_04	3b / 5p	1201	111.6	4	42.8	14.5	3.4
G_05	3b / 5p	1208	112.2	4	46.9	9.8	4.0
G_06	3b / 5p	1564	145.3	4	58	9.1	3.5
G_07	1b / 2 p DP	662	61.5	2	24.3	5	2.1
G_08	1b / 2 p DP	638	59.3	2	23.5	5	2.1
G_09	1b / 2 p DP	638	59.3	2	23.5	5	2.1
G_10	1b / 2 p DP	634	58.9	2	23.5	5	2.1
G_11	2b / 4p DP	1242	115.4	3	42.2	5	2.1
G_12	1b / 2 p DP	638	59.3	2	23.5	5	2.1
G_13	1b / 2 p DP	636	59.1	2	23.5	5	2.1
G_14	2b / 4p DP	1236	114.8	3	42.4	5	2.1
G_15	1b / 2 p DP	638	59.3	2	23.5	5	2.1
G_16	1b / 2 p DP	659	61.2	2	24.5	5	2.1
G_17	2b / 4p DP	1192	110.7	3	37.2	10	2.1
G_18	2b / 4p	1058	98.3	3	32.7	5	2.7
Total		16173	1502.5	48		121.6	44.1
East Block							
G_19	4b /7p DP	1440	133.8	5	39.6	10	7.8
G_20	4b /7p DP	1588	147.5	5	43.7	10	5.0
G_21	4b /7p DP	1595	148.2	5	43.7	10	5.0
G_22	1b / 2 p DP	695	64.6	3	35	0	2.4
Total		5318	494.1	18		30	20.2
TOTAL		**21491**	**1996.6**	**66**		**152**	64.3

Hopkins Architects Partnership LLP

Document Ref: A_MRH_9012_E

Maygrove Road Housing

Residential Area Table : First Floor

1

Apartment No	Type	NIA sq F	NIA sq M	Hab Rms	Liv/Din/Kit	AM sqM	ST sqm
West Block							
01_01	1b / 2 p	608	56.5	2	30.7	4.5	1.6
01_02	2b / 4p	799	74.2	3	26.7	5.7	4.0
01_03	2b / 4p	817	75.9	3	27.8	9.5	2.4
01_04	3b / 6p	1208	112.2	4	38	16.4	4.6
01_05	3b / 6p	1208	112.2	4	38	10.5	4.6
01_06	2b / 4p	874	81.2	3	27.2	7.2	4.0
01_07	2b / 3p	801	74.4	3	27	7.1	2.9
01_08	2b / 4p	948	88.1	3	38.2	7.3	2.4
01_09	3b / 6p	1341	124.6	4	39.3	11.5	4.6
01_10	1b / 2 p	682	63.4	2	30.6	6.7	1.4
01_11	1b / 2 p	631	58.6	2	31.3	4.5	1.4
01_12	2b / 4p	1024	95.1	3	40.4	6.8	1.6
01_13	2b / 4p	1004	93.3	3	31.7	6.7	3.0
01_14	1b / 2 p	713	66.2	2	36.6	4.5	1.4
01_15	1b / 2 p	628	58.3	2	29	4.2	1.5
Total		13285	1234.2	43		113.1	41.6

Note : AH Duplex areas are shown on the GF area sheet ie including ground and first floor accomodation

TOTAL	**13285**	**1234.2**	**43**		**113.1**	**41.6**

Abbreviations

DP = Duplex AM = Amenity Space ST = Built in Storage

Design Proposals : Supporting Information

4.7 Area Tables (NIA)

Hopkins Architects Partnership LLP

Document Ref: A_MRH_9012_E

Maygrove Road Housing

Residential Area Table : Second Floor **2**

Apartment No	Type	NIA sq F	NIA sq M	Hab Rms	Liv/Din/Kit	AM sqM	ST sqm
West Block							
02_01	1b / 2 p	608	56.5	2	30.7	4.5	1.6
02_02	2b / 4p	799	74.2	3	26.7	5.7	4.0
02_03	2b / 4p	817	75.9	3	27.8	9.5	2.4
02_04	3b / 6p	1208	112.2	4	38	16.4	4.6
02_05	3b / 6p	1208	112.2	4	38	10.5	4.6
02_06	2b / 4p	874	81.2	3	27.2	7.2	4.0
02_07	2b / 3p	801	74.4	3	27	7.1	2.9
02_08	2b / 4p	948	88.1	3	38.2	7.3	2.4
02_09	3b / 6p	1341	124.6	4	39.3	11.5	4.6
02_10	1b / 2 p	682	63.4	2	30.6	6.7	1.4
02_11	1b / 2 p	631	58.6	2	31.3	4.5	1.4
02_12	2b / 4p	1024	95.1	3	40.4	6.8	1.6
02_13	2b / 4p	1004	93.3	3	31.7	6.7	3.0
02_14	1b / 2 p	713	66.2	2	36.6	4.5	1.4
02_15	1b / 2 p	628	58.3	2	29	4.2	1.5
Total		13285	1234.2	43		113.1	41.6
East Block							
02_16	2b / 3p	725	67.4	3	31.1	7.1	2.4
02_17	2b / 4p	828	76.9	3	32.7	7.1	2.4
02_18	2b / 4p	751	69.8	3	30.6	7	2.4
02_19	1b / 2p	539	50.1	2	25.7	0	1.0
Total		2844	264.2	11		21.2	8.2
TOTAL		**16129**	**1498.4**	**54**		**134.3**	**49.8**

Floor GIA	1764.1
N to G	85%

Hopkins Architects Partnership LLP

Document Ref: A_MRH_9012_E

Maygrove Road Housing

Residential Area Table : Third Floor **3**

Apartment No	Type	NIA sq F	NIA sq M	Hab Rms	Liv/Din/Kit	AM sqM	ST sqm
West Block							
03_01	1b / 2 p	608	56.5	2	30.7	4.5	1.6
03_02	2b / 4p	799	74.2	3	26.7	5.7	4.0
03_03	2b / 4p	817	75.9	3	27.8	9.5	2.4
03_04	3b / 6p	1208	112.2	4	38	16.4	4.6
03_05	3b / 6p	1208	112.2	4	38	10.5	4.6
03_06	2b / 4p	874	81.2	3	27.2	7.2	4.0
03_07	2b / 3p	801	74.4	3	27	7.1	2.9
03_08	2b / 4p	948	88.1	3	38.2	7.3	2.4
03_09	3b / 6p	1341	124.6	4	39.3	11.5	4.6
03_10	1b / 2 p	682	63.4	2	30.6	6.7	1.4
03_11	1b / 2 p	631	58.6	2	31.3	4.5	1.4
03_12	2b / 4p	1024	95.1	3	40.4	6.8	1.6
03_13	2b / 4p	1004	93.3	3	31.7	6.7	3.0
03_14	1b / 2 p	713	66.2	2	36.6	4.5	1.4
03_15	1b / 2 p	628	58.3	2	29	4.2	1.5
Total		13285	1234.2	43		113.1	41.6
East Block							
03_16	2b / 3p	725	67.4	3	31.1	7.1	2.4
03_17	2b / 4p	828	76.9	3	32.7	7.1	2.4
03_18	2b / 4p	751	69.8	3	30.6	7	2.4
03_19	1b / 2p	539	50.1	2	25.7	0	1.0
Total		2844	264.2	11		21.2	8.2
TOTAL		**16129**	**1498.4**	**54**		**134.3**	**49.8**

Floor GIA	1764.1
N to G	85%

Abbreviations

DP = Duplex AM = Amenity Space ST = Built in Storage

Design Proposals : Supporting Information

4.7 Area Tables (NIA)

Hopkins Architects Partnership LLP

Document Ref: A_MRH_9012_E

Maygrove Road Housing

Residential Area Table : Penthouse (4th Floor)

4(P)

Apartment No	Type	NIA sq F	NIA sq M	Hab Rms	Liv/Din/Kit	AM sqM	ST sqm
West Block							
04_01	2b / 4p	829	77	3	28.7	9.7	2.9
04_02	2b / 4p	817	75.9	3	27.7	9.1	2.4
04_03	3b / 6p	1132	105.2	4	32.9	18.6	4.6
04_04	3b / 6p	1132	105.2	4	32.9	13.6	4.6
04_05	2b / 4p	874	81.2	3	27.4	7.2	4.0
04_06	2b / 3p	800	74.3	3	27	7.2	2.9
04_07	2b / 4p	898	83.4	3	35.2	10.6	3.4
04_08	1b / 2 p	533	49.5	2	30.5	10.1	1.3
04_09	2b / 4p	934	86.8	3	37.8	12.9	2.4
04_10	2b / 4p	892	82.9	3	35.5	14.7	2.4
04_11	2b / 4p	896	83.2	3	36.7	12.7	2.4
04_12	1b / 2p	580	53.9	2	27.6	14.8	1.3
04_13	2b / 4p	921	85.6	3	36.7	21	2.4
Total		11239	1044.1	39		162.2	37.1
East Block							
04_14	2b / 3p	716	66.5	3	27.7	8	1.8
04_15	2b / 4p	759	70.5	3	27.6	18	2.6
04_16	2b / 4p	753	70	3	27.6	28	2.6
Total		2228	207.0	9		54	7.0
TOTAL		**13467**	**1251.1**	**48**		**216.2**	**44.1**

Floor GIA	1515.3
N to G	83%

Abbreviations

DP = Duplex AM = Amenity Space ST = Built in Storage