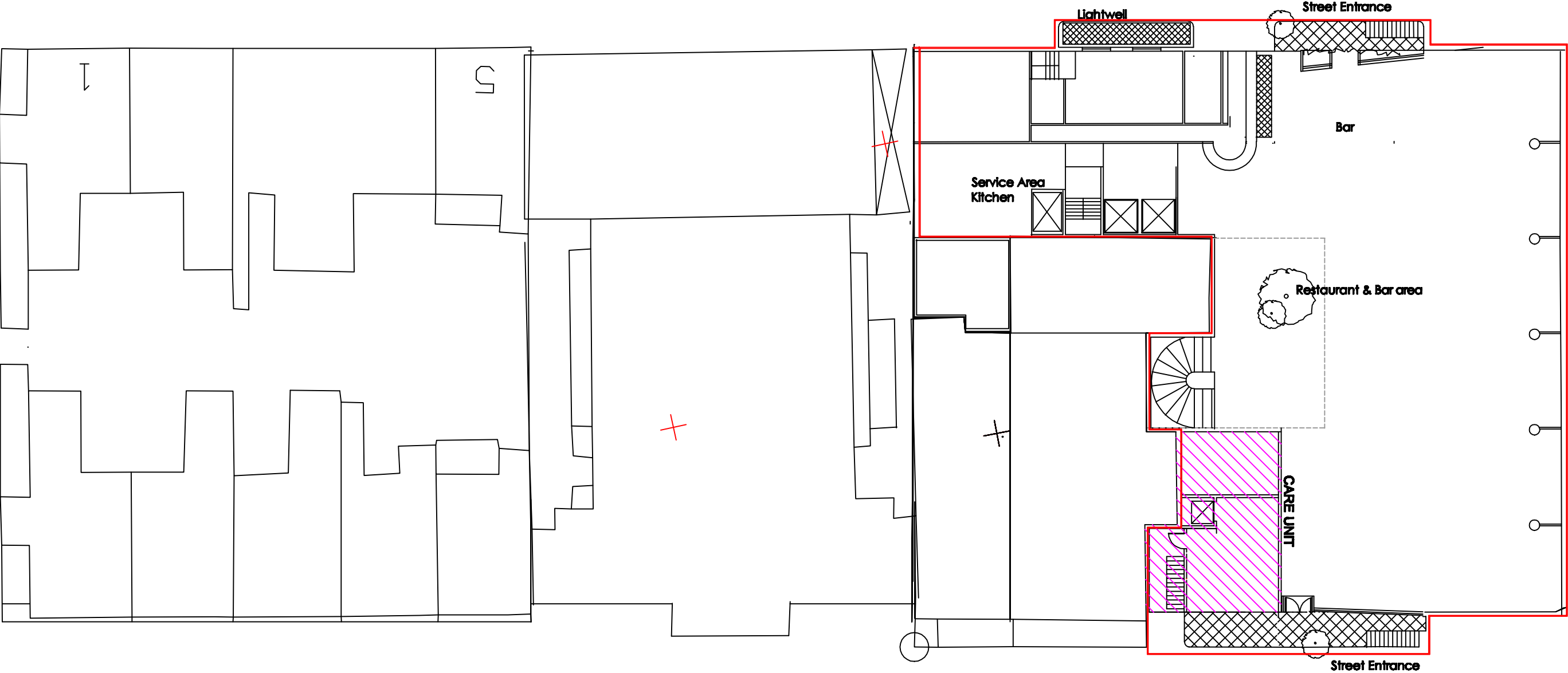


APPENDIX A

PRELIMINARY MASTERPLANS

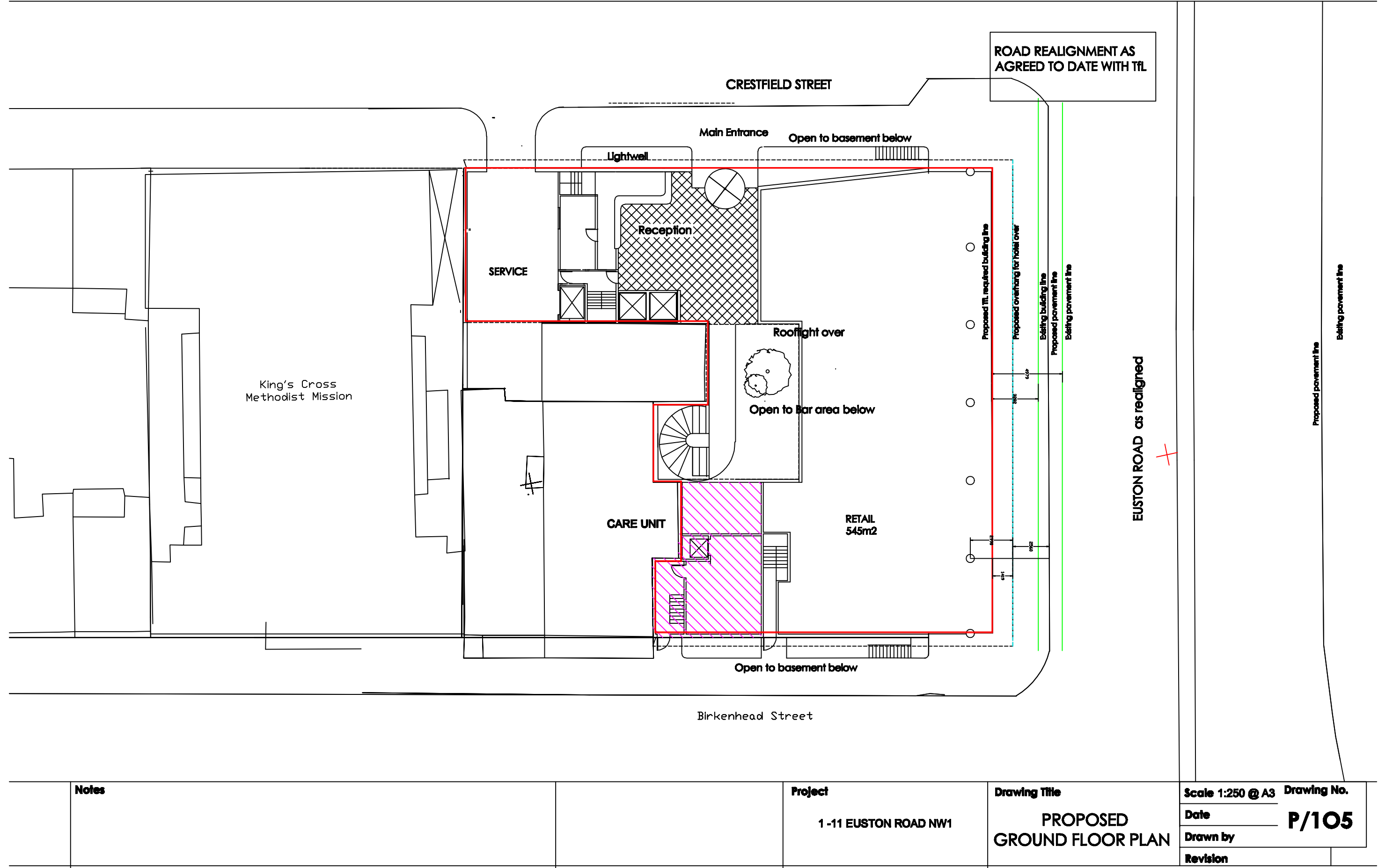
1-11 Euston Road
Proposed Basement Plan



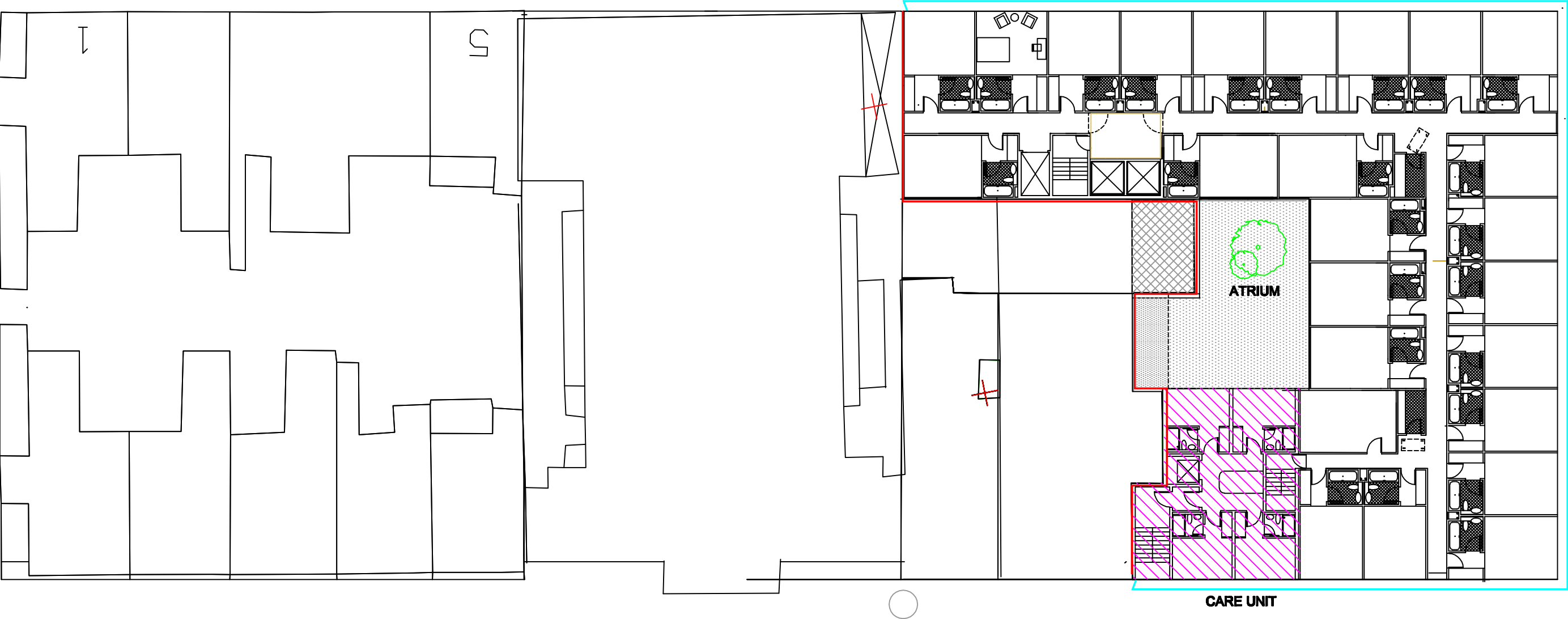
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						Date	P/104
						Drawn by	
						Revision	

1:250 @ A3

1-11 Euston Road
Proposed Ground Floor Plan



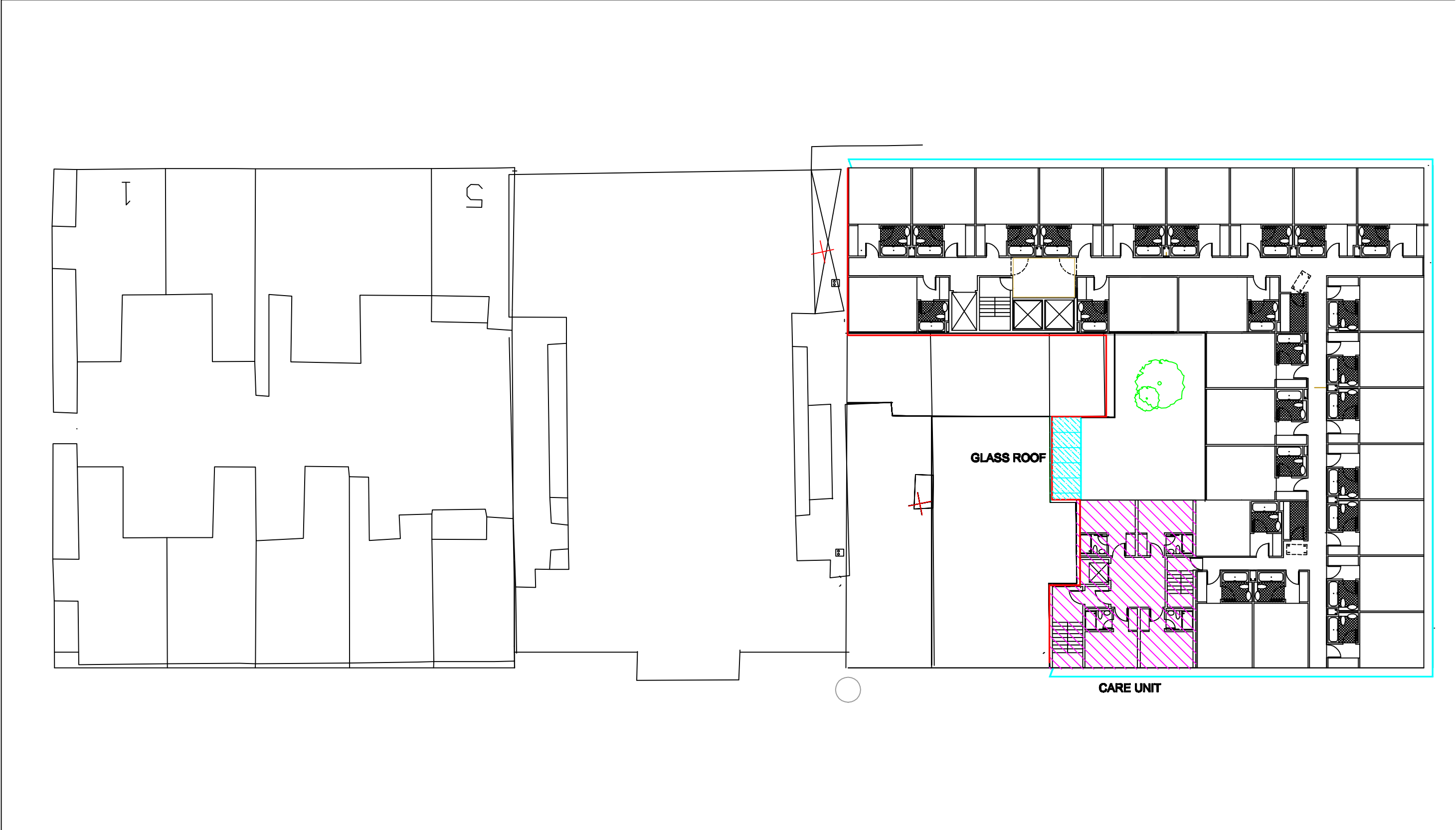
1-11 Euston Road
Proposed First Floor Plan



Notes		Project	1 -11 EUSTON ROAD NW1	Drawing Title	PROPOSED FIRST FLOOR PLAN	Scale 1:250 @ A3	Drawing No.
						Date	P/106
						Drawn by	
						Revision	

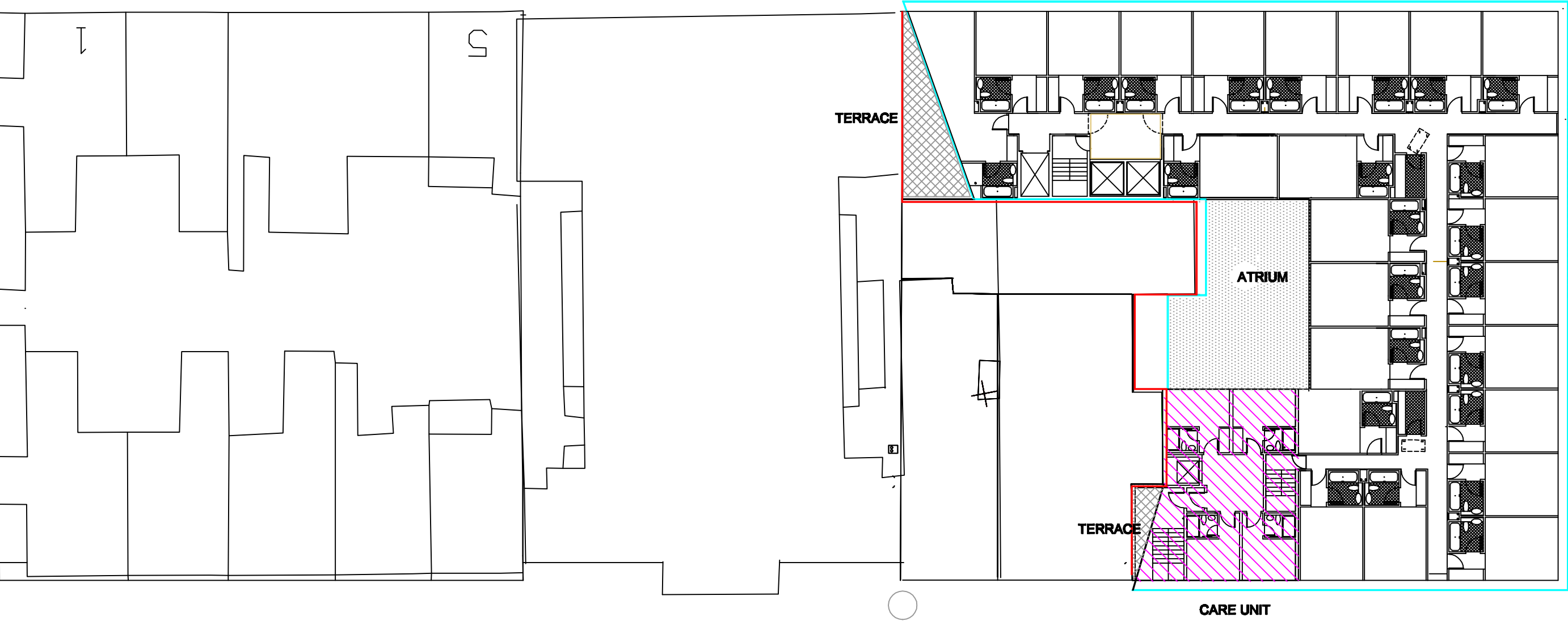
1:250 @ A3

1-11 Euston Road
Proposed Second Floor Plan



Notes		Project	1 -11 EUSTON ROAD NW1	Drawing Title	PROPOSED SECOND FLOOR PLAN	Scale 1:250 @ A3		Drawing No.	
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						Drawn by			
						Revision			

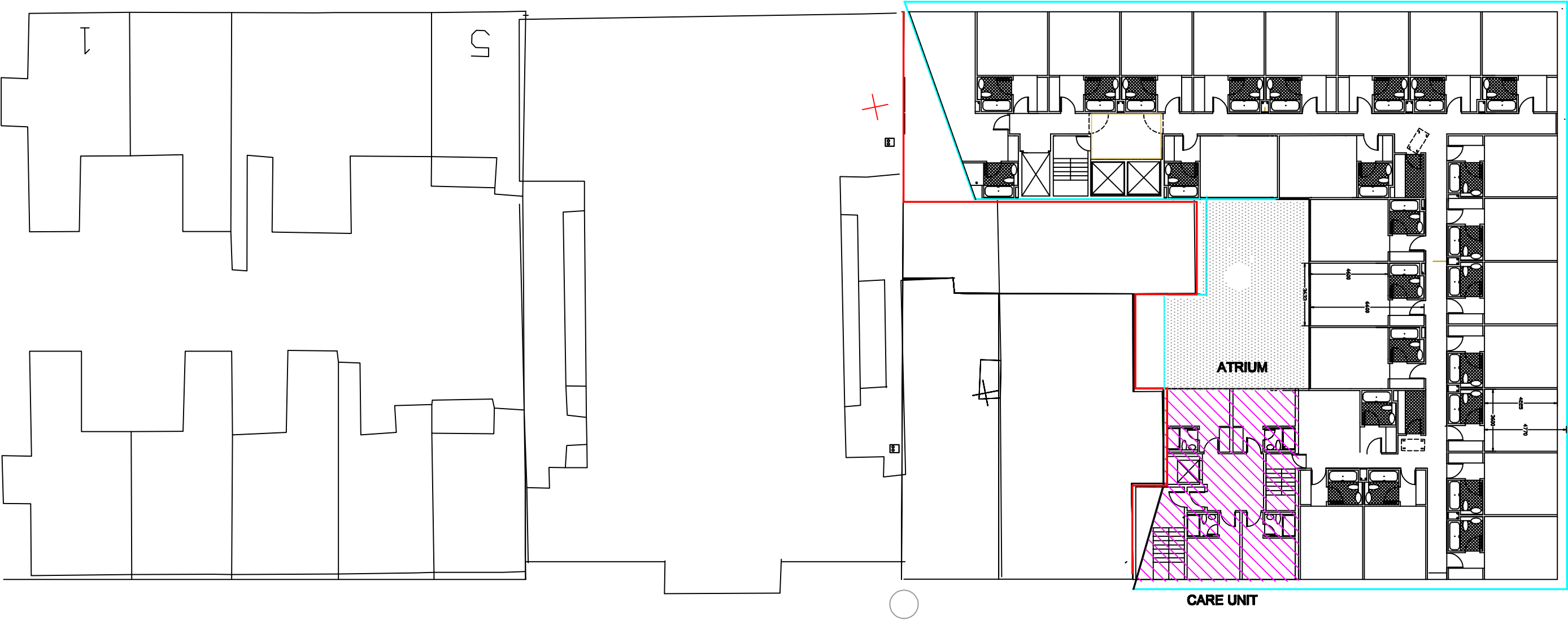
1-11 Euston Road
Proposed Third Floor Plan



Notes		Project	1 -11 EUSTON ROAD NW1	Drawing Title	PROPOSED THIRD FLOOR PLAN	Scale 1:250 @ A3 Drawing No.	
						Date	P/108
						Drawn by	
						Revision	

1:250 @ A3

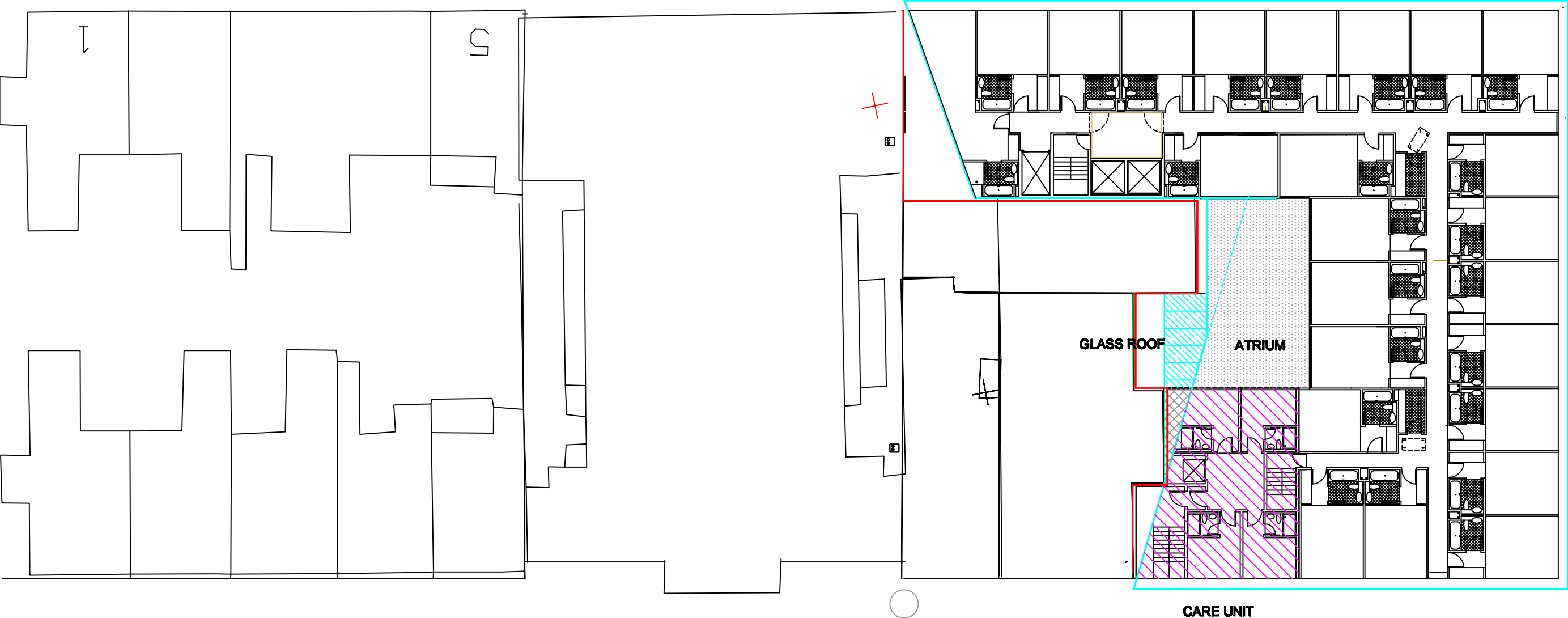
1-11 Euston Road
Proposed Fourth Floor Plan



Notes		Project	1 -11 EUSTON ROAD NW1	Drawing Title	PROPOSED FOURTH FLOOR PLAN	Scale 1:250 @ A3	Drawing No.
						Date	P/109
						Drawn by	
						Revision	

1:250 @ A3

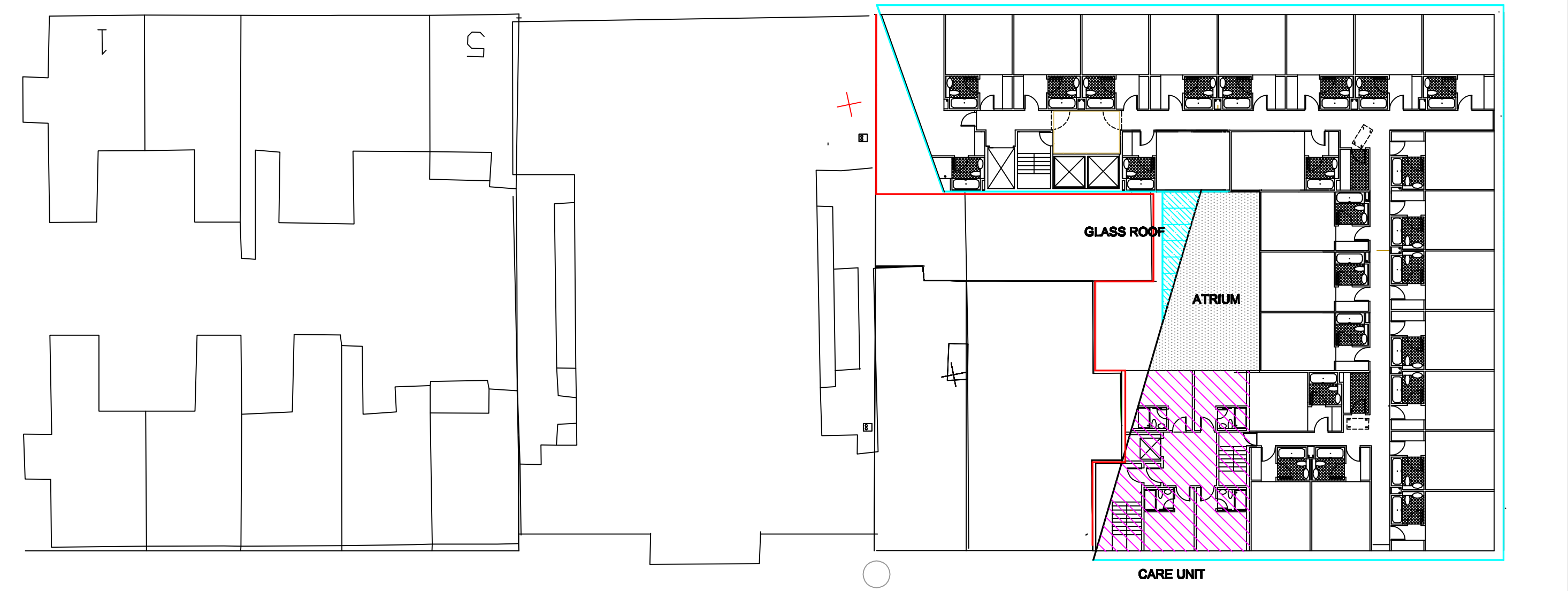
1-11 Euston Road
Proposed Fifth Floor Plan



Notes		Project	1 -11 EUSTON ROAD NW1	Drawing Title	PROPOSED FIFTH FLOOR PLAN	Scale 1:250 @ A3	Drawing No.
						Date	P/110
						Drawn by	
						Revision	

1:250 @ A3

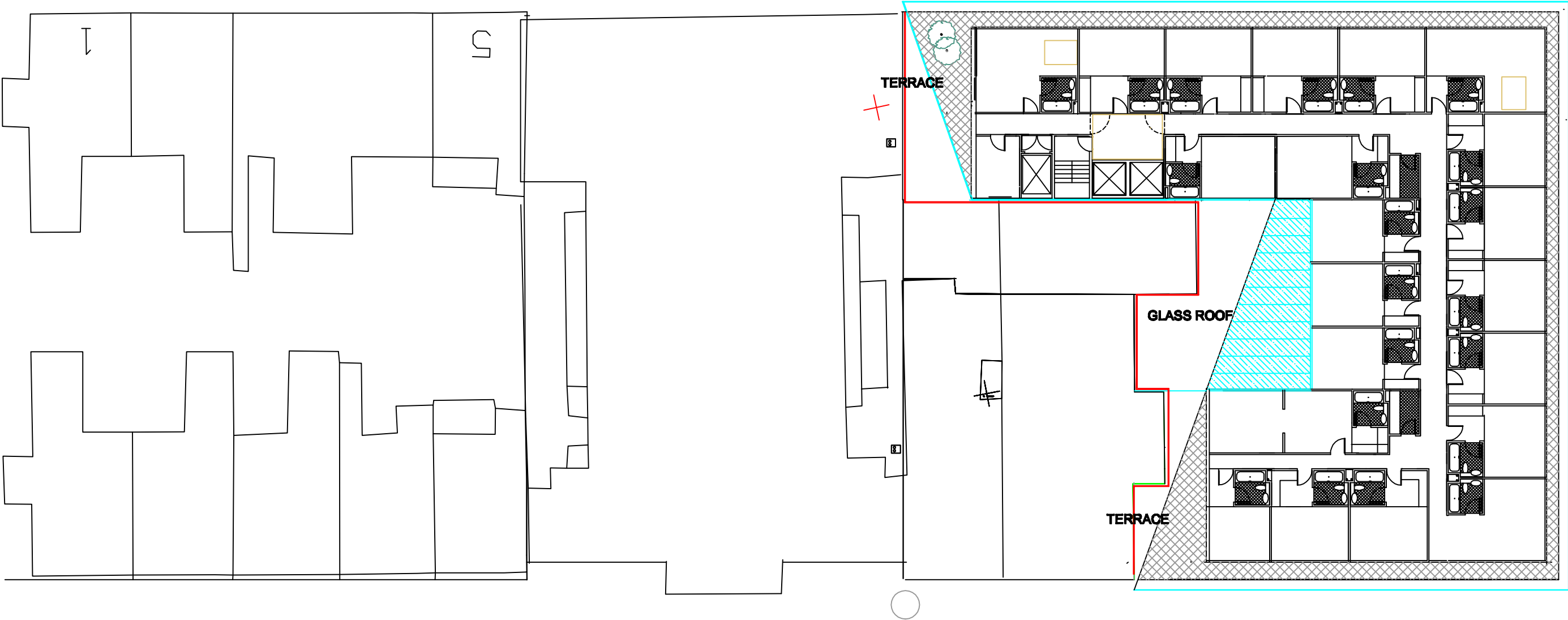
1-11 Euston Road
Proposed Sixth Floor Plan



Notes		Project	1 -11 EUSTON ROAD NW1	Drawing Title	PROPOSED SIXTH FLOOR PLAN	Scale 1:250 @ A3 Drawing No.	
						Date	P/111
						Drawn by	
						Revision	

1-11 Euston Road

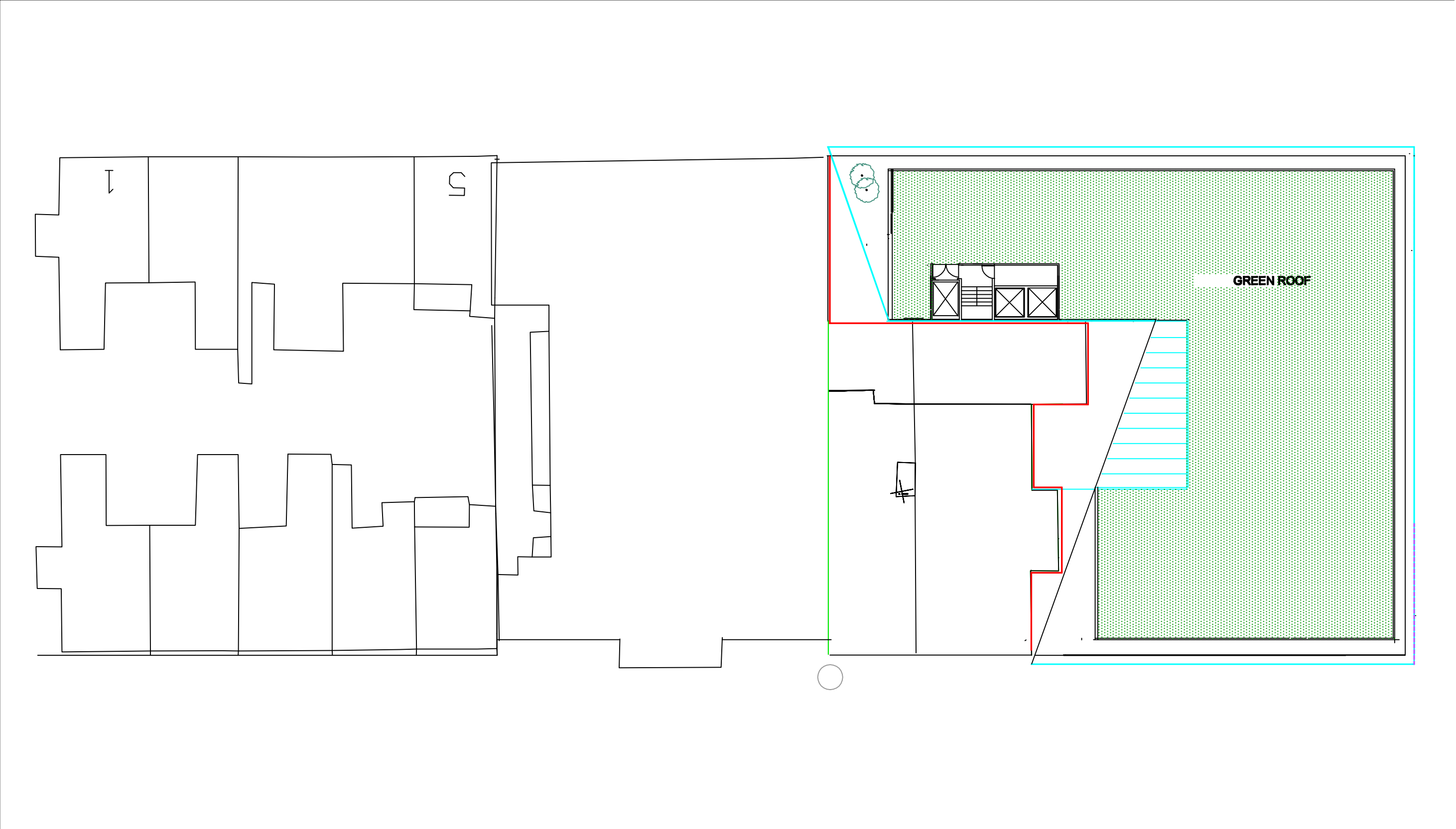
Proposed Seventh Floor Plan



Notes		Project 1-11 EUSTON ROAD NW1	Drawing Title PROPOSED SEV ENTH FLOOR PLAN	Scale 1:250 @ A3	Drawing No.
				Date	P/112
				Drawn by	
				Revision	

1:250 @ A3

1-11 Euston Road
Proposed Roof Plan



Notes		Project	1 -11 EUSTON ROAD NW1	Drawing Title	PROPOSED ROOF PLAN	Scale 1:250 @ A3	Drawing No.
						Date	P/113
						Drawn by	
						Revision	

APPENDIX B

PTAL REPORT

PTAI Study Report File Details

Date 20/05/2011 15:15

Day of week M-F

Time period AM peak

Walk speed 4.8 kph

Walk file PLSQLTest

POI Name: 530306, 182945

Bus Services

Reliability factor for this mode is 2

Maximum walk time for this mode is 8 minutes

Maximum walk distance for this mode is 640.0 metres

Stop G INNRD ROYAL ENT HOSP

Walk time to stop from POI is 3.62 minutes

Walk distance to stop from POI is 289.91 metres

Route 63 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes

Route 46 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes

Route 45 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Stop KINGS CROSS STATION

Walk time to stop from POI is 1.84 minutes

Walk distance to stop from POI is 147.28 metres

Route 63 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes

Route 46 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes

Route 10 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 91 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 91 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Route 390 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 73 Direction OUT Frequency 17.0 giving AWT of 1.76 minutes

Route 73 Direction BACK Frequency 17.0 giving AWT of 1.76 minutes

Route 30 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Route 45 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Route 59 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 476 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Stop KINGS CROSS ST PANCRAS

Walk time to stop from POI is 1.5 minutes

Walk distance to stop from POI is 120.39 metres

Route 63 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes

Route 46 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes

Route 46 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes

Route 10 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 91 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Route 91 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 214 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 390 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 73 Direction BACK Frequency 17.0 giving AWT of 1.76 minutes

Route 73 Direction OUT Frequency 17.0 giving AWT of 1.76 minutes

Route 30 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Route 30 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Route 205 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 59 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 476 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Route 476 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Stop EUSTON R BRITISH LIBRARY

Walk time to stop from POI is 5.25 minutes

Walk distance to stop from POI is 420.15 metres

Route 10 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 91 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 91 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Route 390 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 73 Direction OUT Frequency 17.0 giving AWT of 1.76 minutes

Route 73 Direction BACK Frequency 17.0 giving AWT of 1.76 minutes

Route 30 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Route 30 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Route 205 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 59 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 476 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Route 476 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Stop KINGS CROSS THAMESLINK

Walk time to stop from POI is 3.27 minutes

Walk distance to stop from POI is 261.42 metres

Route 214 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 73 Direction BACK Frequency 17.0 giving AWT of 1.76 minutes

Route 73 Direction OUT Frequency 17.0 giving AWT of 1.76 minutes

Route 30 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Route 30 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Route 205 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 476 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes

Route 476 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Stop PANCRAS RD GOODS WAY

Walk time to stop from POI is 6.68 minutes

Walk distance to stop from POI is 534.13 metres

Route 46 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes

Stop KINGS CROSS PANCRAS ROAD

Walk time to stop from POI is 2.23 minutes

Walk distance to stop from POI is 178.11 metres
 Route 46 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
 Stop Kings X International
 Walk time to stop from POI is 5.09 minutes
 Walk distance to stop from POI is 407.47 metres
 Route 46 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
 Stop MIDLAND RD ST PANCRAS STN
 Walk time to stop from POI is 5.2 minutes
 Walk distance to stop from POI is 416.19 metres
 Route 63 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
 Route 46 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
 Route 214 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
 Stop GRAYS INN RD ACTON ST
 Walk time to stop from POI is 6.1 minutes
 Walk distance to stop from POI is 488.09 metres
 Route 46 Direction BACK Frequency 6.0 giving AWT of 5.0 minutes
 Route 45 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes
 Stop SWINTON STREET STAND
 Walk time to stop from POI is 5.2 minutes
 Walk distance to stop from POI is 415.62 metres
 Stop KINGS X RD PENTONVILLE R
 Walk time to stop from POI is 4.48 minutes
 Walk distance to stop from POI is 358.51 metres
 Route 63 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
 Route 46 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
 Route 17 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes
 Route 259 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
 Stop PENTONVILLE RD WESTON RS
 Walk time to stop from POI is 7.08 minutes
 Walk distance to stop from POI is 566.72 metres
 Route 214 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
 Route 73 Direction BACK Frequency 17.0 giving AWT of 1.76 minutes
 Route 73 Direction OUT Frequency 17.0 giving AWT of 1.76 minutes
 Route 30 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes
 Route 30 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes
 Route 205 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
 Route 476 Direction BACK Frequency 7.5 giving AWT of 4.0 minutes
 Route 476 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes
 Stop KINGS CROSS CALLEDONIAN R
 Walk time to stop from POI is 3.15 minutes
 Walk distance to stop from POI is 252.3 metres
 Route 10 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes
 Route 91 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes
 Route 17 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes
 Route 390 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
 Route 259 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
 Route 259 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
 Stop CALLEDONIAN R WHARF DALE R
 Walk time to stop from POI is 7.48 minutes

Walk distance to stop from POI is 598.14 metres

Route 91 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Route 91 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Route 17 Direction OUT Frequency 7.5 giving AWT of 4.0 minutes

Route 259 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Stop WHARFDALE ROAD

Walk time to stop from POI is 6.61 minutes

Walk distance to stop from POI is 528.98 metres

Route 10 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes

Route 91 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Route 390 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

TATs for this mode

Route 63 Stop KINGS CROSS ST PANCRAS TAT 6.0 minutes EDF 5.0

Route 46 Stop KINGS CROSS ST PANCRAS TAT 8.5 minutes EDF 3.53

Route 45 Stop KINGS CROSS STATION TAT 7.84 minutes EDF 3.83

Route 10 Stop KINGS CROSS ST PANCRAS TAT 6.5 minutes EDF 4.61

Route 91 Stop KINGS CROSS ST PANCRAS TAT 6.84 minutes EDF 4.39

Route 390 Stop KINGS CROSS ST PANCRAS TAT 7.25 minutes EDF 4.14

Route 73 Stop KINGS CROSS ST PANCRAS TAT 5.27 minutes EDF 5.69

Route 30 Stop KINGS CROSS ST PANCRAS TAT 7.5 minutes EDF 4.0

Route 59 Stop KINGS CROSS ST PANCRAS TAT 6.84 minutes EDF 4.39

Route 476 Stop KINGS CROSS ST PANCRAS TAT 7.5 minutes EDF 4.0

Route 214 Stop KINGS CROSS ST PANCRAS TAT 7.25 minutes EDF 4.14

Route 205 Stop KINGS CROSS ST PANCRAS TAT 7.25 minutes EDF 4.14

Route 17 Stop KINGS CROSS CALEDONIAN R TAT 9.15 minutes EDF 3.28

Route 259 Stop KINGS CROSS CALEDONIAN R TAT 8.9 minutes EDF 3.37

Best EDF is 5.69

Half of all other EDFs is 26.39

AI for this mode is 32.08

Underground Services

Reliability factor for this mode is .75

Maximum walk time for this mode is 12 minutes

Maximum walk distance for this mode is 960.0 metres

Stop Euston

Walk time to stop from POI is 10.3 minutes

Walk distance to stop from POI is 823.8 metres

Route Northern Line Kennington to Edgware Direction N/B Frequency 5.0 giving AWT of 6.0 minutes

Route Northern Line Morden to High Barnet Direction N/B Frequency 6.3 giving AWT of 4.76 minutes
Route Northern Line Edgware to Kennington Direction S/B Frequency 1.3 giving AWT of 23.08 minutes
Route Victoria Line Seven Sisters to Brixton Direction S/B Frequency 11.7 giving AWT of 2.56 minutes
Route Victoria Line Brixton to Walthamstow Central Direction N/B Frequency 15.7 giving AWT of 1.91 minutes
Route Northern Line Morden to Mill Hill East Direction N/B Frequency 1.0 giving AWT of 30.0 minutes
Route Northern Line Kennington to Mill Hill East Direction N/B Frequency 0.3 giving AWT of 100.0 minutes
Route Northern Line Edgware to Morden Direction S/B Frequency 9.7 giving AWT of 3.09 minutes
Route Northern Line Morden to Edgware Direction N/B Frequency 9.7 giving AWT of 3.09 minutes
Route Northern Line Kennington to High Barnet Direction N/B Frequency 4.7 giving AWT of 6.38 minutes
Route Northern Line High Barnet to Kennington Direction S/B Frequency 5.4 giving AWT of 5.56 minutes
Route Northern Line High Barnet to Morden Direction S/B Frequency 9.0 giving AWT of 3.33 minutes
Route Northern Line Edgware to Morden Direction S/B Frequency 8.3 giving AWT of 3.61 minutes
Route Victoria Line Brixton to Seven Sisters Direction N/B Frequency 10.0 giving AWT of 3.0 minutes
Route Northern Line Morden to High Barnet Direction N/B Frequency 3.7 giving AWT of 8.11 minutes
Route Victoria Line Walthamstow Central to Brixton Direction S/B Frequency 15.0 giving AWT of 2.0 minutes
Route Northern Line Morden to Edgware Direction N/B Frequency 4.3 giving AWT of 6.98 minutes
Route Northern Line Mill Hill East to Morden Direction S/B Frequency 0.3 giving AWT of 100.0 minutes
Route Northern Line Mill Hill East to Kennington Direction S/B Frequency 4.3 giving AWT of 6.98 minutes
Route Northern Line Morden to Mill Hill East Direction N/B Frequency 2.7 giving AWT of 11.11 minutes

Stop Kings Cross St.Pancras

Walk time to stop from POI is 2.11 minutes

Walk distance to stop from POI is 168.63 metres

Route Metropolitan Line Aldgate to Watford Direction N/B Frequency 0.3 giving AWT of 100.0 minutes
Route Hammersmith and City Barking to Hammersmith (H&C Line) Direction IN Frequency 6.0 giving AWT of 5.0 minutes
Route Piccadilly Line Amos Grove to Ruislip Direction W/B Frequency 1.0 giving AWT of 30.0 minutes
Route Hammersmith and City Hammersmith (H&C Line) to Barking Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Route Metropolitan Line Aldgate to Uxbridge Direction N/B Frequency 4.0 giving AWT of 7.5 minutes
Route Metropolitan Line Aldgate to Wembley Park Direction N/B Frequency 1.0 giving AWT of 30.0 minutes
Route Piccadilly Line Ruislip to Cockfosters Direction E/B Frequency 1.3 giving AWT of 23.08 minutes
Route Piccadilly Line Rayners Lane to Cockfosters Direction E/B Frequency 2.7 giving AWT of 11.11 minutes
Route Piccadilly Line Heathrow Terminal 4 to Cockfosters Direction E/B Frequency 4.0 giving AWT of 7.5 minutes
Route Piccadilly Line Oakwood to Rayners Lane Direction W/B Frequency 0.7 giving AWT of 42.86 minutes
Route Metropolitan Line Aldgate to Amersham Direction N/B Frequency 1.3 giving AWT of 23.08 minutes
Route Circle Line Hammersmith (H&C Line) to Edgware Road (Circle Line) Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Route Circle Line Edgware Road (Circle Line) to Hammersmith (H&C Line) Direction IN Frequency 6.0 giving AWT of 5.0 minutes
Route Northern Line Morden to Mill Hill East Direction N/B Frequency 2.7 giving AWT of 11.11 minutes
Route Northern Line Edgware to Morden Direction S/B Frequency 9.7 giving AWT of 3.09 minutes
Route Piccadilly Line Uxbridge to Oakwood Direction E/B Frequency 0.3 giving AWT of 100.0 minutes
Route Piccadilly Line Cockfosters to Rayners Lane Direction W/B Frequency 1.3 giving AWT of 23.08 minutes
Route Metropolitan Line Amersham to Aldgate Direction S/B Frequency 3.0 giving AWT of 10.0 minutes
Route Metropolitan Line Croxley to Aldgate Direction S/B Frequency 0.3 giving AWT of 100.0 minutes
Route Metropolitan Line Watford to Aldgate Direction S/B Frequency 0.7 giving AWT of 42.86 minutes
Route Piccadilly Line Ruislip to Amos Grove Direction E/B Frequency 1.3 giving AWT of 23.08 minutes
Route Piccadilly Line Rayners Lane to Amos Grove Direction E/B Frequency 1.3 giving AWT of 23.08 minutes
Route Piccadilly Line Northfields to Amos Grove Direction E/B Frequency 0.7 giving AWT of 42.86 minutes
Route Victoria Line Walthamstow Central to Brixton Direction S/B Frequency 15.0 giving AWT of 2.0 minutes
Route Piccadilly Line Oakwood to Uxbridge Direction W/B Frequency 0.7 giving AWT of 42.86 minutes
Route Piccadilly Line Cockfosters to Heathrow Terminal 4 Direction W/B Frequency 6.0 giving AWT of 5.0 minutes
Route Northern Line Mill Hill East to Morden Direction S/B Frequency 0.3 giving AWT of 100.0 minutes

Route Metropolitan Line Chesham to Aldgate Direction S/B Frequency 0.7 giving AWT of 42.86 minutes
 Route Piccadilly Line Uxbridge to Cockfosters Direction E/B Frequency 2.7 giving AWT of 11.11 minutes
 Route Northern Line Morden to Edgware Direction N/B Frequency 9.7 giving AWT of 3.09 minutes
 Route Piccadilly Line Cockfosters to Heathrow T5 Direction W/B Frequency 6.0 giving AWT of 5.0 minutes
 Route Northern Line Morden to High Barnet Direction N/B Frequency 6.3 giving AWT of 4.76 minutes
 Route Victoria Line Brixton to Seven Sisters Direction N/B Frequency 10.0 giving AWT of 3.0 minutes
 Route Piccadilly Line Heathrow Terminal 4 to Amos Grove Direction E/B Frequency 2.0 giving AWT of 15.0 minutes
 Route Victoria Line Seven Sisters to Brixton Direction S/B Frequency 11.7 giving AWT of 2.56 minutes
 Route Piccadilly Line Amos Grove to Uxbridge Direction W/B Frequency 1.3 giving AWT of 23.08 minutes
 Route Piccadilly Line Cockfosters to Uxbridge Direction W/B Frequency 2.0 giving AWT of 15.0 minutes
 Route Metropolitan Line Aldgate to Watford Direction N/B Frequency 4.0 giving AWT of 7.5 minutes
 Route Piccadilly Line Heathrow T5 to Cockfosters Direction E/B Frequency 6.0 giving AWT of 5.0 minutes
 Route Piccadilly Line Rayners Lane to Oakwood Direction E/B Frequency 0.3 giving AWT of 100.0 minutes
 Route Piccadilly Line Amos Grove to Rayners Lane Direction W/B Frequency 1.3 giving AWT of 23.08 minutes
 Route Metropolitan Line Watford to Aldgate Direction S/B Frequency 2.3 giving AWT of 13.04 minutes
 Route Metropolitan Line Uxbridge to Aldgate Direction S/B Frequency 6.3 giving AWT of 4.76 minutes
 Route Piccadilly Line Uxbridge to Amos Grove Direction E/B Frequency 0.7 giving AWT of 42.86 minutes
 Route Metropolitan Line Aldgate to Harrow-on-the-Hill Direction N/B Frequency 2.3 giving AWT of 13.04 minutes
 Route Victoria Line Brixton to Walthamstow Central Direction N/B Frequency 15.7 giving AWT of 1.91 minutes
 Route Northern Line High Barnet to Morden Direction S/B Frequency 9.0 giving AWT of 3.33 minutes
 Route Piccadilly Line Amos Grove to Northfields Direction W/B Frequency 2.3 giving AWT of 13.04 minutes
 Route Piccadilly Line Oakwood to Ruislip Direction W/B Frequency 0.7 giving AWT of 42.86 minutes
 Route Piccadilly Line Cockfosters to Ruislip Direction W/B Frequency 0.7 giving AWT of 42.86 minutes

TATs for this mode

Route Northern Line Kennington to Edgware Stop Euston TAT 17.05 minutes EDF 1.76
 Route Northern Line High Barnet to Morden Stop Kings Cross St.Pancras TAT 6.19 minutes EDF 4.85
 Route Victoria Line Seven Sisters to Brixton Stop Kings Cross St.Pancras TAT 5.42 minutes EDF 5.53
 Route Victoria Line Brixton to Walthamstow Central Stop Kings Cross St.Pancras TAT 4.77 minutes EDF 6.29
 Route Northern Line Morden to Mill Hill East Stop Euston TAT 41.05 minutes EDF 0.73
 Route Northern Line Mill Hill East to Kennington Stop Euston TAT 18.02 minutes EDF 1.66
 Route Northern Line Edgware to Morden Stop Kings Cross St.Pancras TAT 5.95 minutes EDF 5.04
 Route Northern Line High Barnet to Kennington Stop Euston TAT 16.6 minutes EDF 1.81
 Route Northern Line Edgware to Morden Stop Euston TAT 14.66 minutes EDF 2.05
 Route Northern Line Morden to High Barnet Stop Euston TAT 19.16 minutes EDF 1.57
 Route Northern Line Morden to Mill Hill East Stop Kings Cross St.Pancras TAT 13.97 minutes EDF 2.15
 Route Metropolitan Line Watford to Aldgate Stop Kings Cross St.Pancras TAT 15.9 minutes EDF 1.89
 Route Hammersmith and City Barking to Hammersmith (H&C Line) Stop Kings Cross St.Pancras TAT 7.86 minutes EDF 3.82
 Route Piccadilly Line Ruislip to Amos Grove Stop Kings Cross St.Pancras TAT 25.93 minutes EDF 1.16
 Route Metropolitan Line Uxbridge to Aldgate Stop Kings Cross St.Pancras TAT 7.62 minutes EDF 3.94
 Route Metropolitan Line Aldgate to Wembley Park Stop Kings Cross St.Pancras TAT 32.86 minutes EDF 0.91
 Route Piccadilly Line Ruislip to Cockfosters Stop Kings Cross St.Pancras TAT 25.93 minutes EDF 1.16
 Route Piccadilly Line Rayners Lane to Cockfosters Stop Kings Cross St.Pancras TAT 13.97 minutes EDF 2.15
 Route Piccadilly Line Cockfosters to Heathrow Terminal 4 Stop Kings Cross St.Pancras TAT 7.86 minutes EDF 3.82
 Route Piccadilly Line Oakwood to Rayners Lane Stop Kings Cross St.Pancras TAT 45.72 minutes EDF 0.66
 Route Metropolitan Line Amersham to Aldgate Stop Kings Cross St.Pancras TAT 12.86 minutes EDF 2.33
 Route Circle Line Hammersmith (H&C Line) to Edgware Road (Circle Line) Stop Kings Cross St.Pancras TAT 7.86 minutes EDF 3.82
 Route Piccadilly Line Oakwood to Uxbridge Stop Kings Cross St.Pancras TAT 45.72 minutes EDF 0.66
 Route Metropolitan Line Croyley to Aldgate Stop Kings Cross St.Pancras TAT 102.86 minutes EDF 0.29

Route Metropolitan Line Aldgate to Watford Stop Kings Cross St.Pancras TAT 10.36 minutes EDF 2.9
 Route Piccadilly Line Rayners Lane to Amos Grove Stop Kings Cross St.Pancras TAT 25.93 minutes EDF 1.16
 Route Piccadilly Line Amos Grove to Northfields Stop Kings Cross St.Pancras TAT 15.9 minutes EDF 1.89
 Route Metropolitan Line Chesham to Aldgate Stop Kings Cross St.Pancras TAT 45.72 minutes EDF 0.66
 Route Piccadilly Line Uxbridge to Cockfosters Stop Kings Cross St.Pancras TAT 13.97 minutes EDF 2.15
 Route Piccadilly Line Cockfosters to Heathrow T5 Stop Kings Cross St.Pancras TAT 7.86 minutes EDF 3.82
 Route Piccadilly Line Heathrow Terminal 4 to Amos Grove Stop Kings Cross St.Pancras TAT 17.86 minutes EDF 1.68
 Route Piccadilly Line Amos Grove to Uxbridge Stop Kings Cross St.Pancras TAT 25.93 minutes EDF 1.16
 Route Metropolitan Line Aldgate to Harrow-on-the-Hill Stop Kings Cross St.Pancras TAT 15.9 minutes EDF 1.89
 Route Piccadilly Line Oakwood to Ruislip Stop Kings Cross St.Pancras TAT 45.72 minutes EDF 0.66

Best EDF is 6.29

Half of all other EDFs is 35.84

AI for this mode is 42.13

Rail Services

Reliability factor for this mode is 75

Maximum walk time for this mode is 12 minutes

Maximum walk distance for this mode is 960.0 metres

Stop St Pancras Domestic

Walk time to stop from POI is 2.56 minutes

Walk distance to stop from POI is 204.5 metres

Route MOORGATE to LUTON Direction T621-T82 Frequency 0.33 giving AWT of 90.91 minutes
 Route BEDFORD MIDLAND to MOORGATE Direction T72-T621 Frequency 2.6 giving AWT of 11.54 minutes
 Route ST ALBANS BR to SUTTON (SURREY) Direction T86-T390 Frequency 0.67 giving AWT of 44.78 minutes
 Route ST ALBANS BR to WEST NORWOOD BR Direction T86-T437 Frequency 0.33 giving AWT of 90.91 minutes
 Route BEDFORD MIDLAND to LONDON BLACKFRIARS Direction T72-T217 Frequency 0.33 giving AWT of 90.91 minutes
 Route DOVER PRIORY to St Pancras Domestic Direction T155-T40 Frequency 1.33 giving AWT of 22.56 minutes
 Route LUTON to MOORGATE Direction T82-T621 Frequency 0.33 giving AWT of 90.91 minutes
 Route St Pancras Domestic to MARGATE Direction T40-T145 Frequency 1.0 giving AWT of 30.0 minutes
 Route WIMBLEDON BR to ST ALBANS BR Direction T512-T86 Frequency 1.33 giving AWT of 22.56 minutes
 Route SELHURST to ST ALBANS BR Direction T433-T86 Frequency 0.33 giving AWT of 90.91 minutes
 Route SUTTON (SURREY) to ST ALBANS BR Direction T390-T86 Frequency 0.33 giving AWT of 90.91 minutes
 Route St Pancras Domestic to FAVERSHAM Direction T40-T262 Frequency 2.0 giving AWT of 15.0 minutes
 Route Ebbsfleet to St Pancras Domestic Direction T808-T40 Frequency 1.33 giving AWT of 22.56 minutes
 Route MOORGATE to LUTON Direction T621-T82 Frequency 0.67 giving AWT of 44.78 minutes
 Route WIMBLEDON BR to LUTON Direction T512-T82 Frequency 0.33 giving AWT of 90.91 minutes
 Route MOORGATE to BEDFORD MIDLAND Direction T621-T72 Frequency 0.6 giving AWT of 50.0 minutes
 Route WIMBLEDON BR to BEDFORD MIDLAND Direction T512-T72 Frequency 0.33 giving AWT of 90.91 minutes
 Route BEDFORD MIDLAND to MOORGATE Direction T72-T621 Frequency 1.0 giving AWT of 30.0 minutes

Route BEDFORD MIDLAND to BRIGHTON Direction T72-T329 Frequency 2.0 giving AWT of 15.0 minutes
Route BEDFORD MIDLAND to SUTTON (SURREY) Direction T72-T390 Frequency 0.33 giving AWT of 90.91 minutes
Route BROADSTAIRS to St Pancras Domestic Direction T140-T40 Frequency 1.0 giving AWT of 30.0 minutes
Route MOORGATE to ST ALBANS BR Direction T621-T86 Frequency 1.0 giving AWT of 30.0 minutes
Route ST ALBANS BR to MOORGATE Direction T86-T621 Frequency 0.67 giving AWT of 44.78 minutes
Route WIMBLEDON BR to BEDFORD MIDLAND Direction T512-T72 Frequency 0.33 giving AWT of 90.91 minutes
Route LUTON to MOORGATE Direction T82-T621 Frequency 0.67 giving AWT of 44.78 minutes

Stop LONDON EUSTON BR

Walk time to stop from POI is 10.3 minutes

Walk distance to stop from POI is 823.8 metres

Route BLETCHLEY to LONDON EUSTON BR Direction T19-T50 Frequency 1.0 giving AWT of 30.0 minutes
Route Rugby to LONDON EUSTON BR Direction T18-T50 Frequency 0.33 giving AWT of 90.91 minutes
Route LONDON EUSTON BR to TRING Direction T50-T26 Frequency 2.0 giving AWT of 15.0 minutes
Route MILTON KEYNES CENTRAL to LONDON EUSTON BR Direction T22-T50 Frequency 1.3 giving AWT of 23.08 minutes
Route LONDON EUSTON BR to WATFORD JUNCTION Direction T50-T31 Frequency 3.0 giving AWT of 10.0 minutes
Route WATFORD JUNCTION to LONDON EUSTON BR Direction T31-T50 Frequency 0.33 giving AWT of 90.91 minutes

Stop LONDON KINGS CROSS BR

Walk time to stop from POI is 2.11 minutes

Walk distance to stop from POI is 168.63 metres

Route WELWYN GARDEN CITY to LONDON KINGS CROSS BR Direction T661-T656 Frequency 0.33 giving AWT of 90.91 minutes
Route LETCHWORTH to LONDON KINGS CROSS BR Direction T648-T656 Frequency 0.67 giving AWT of 44.78 minutes
Route Cambridge to LONDON KINGS CROSS BR Direction T759-T656 Frequency 2.3 giving AWT of 13.04 minutes
Route WELWYN GARDEN CITY to LONDON KINGS CROSS BR Direction T661-T656 Frequency 0.33 giving AWT of 90.91 minutes
Route ROYSTON HERTS to LONDON KINGS CROSS BR Direction T649-T656 Frequency 0.33 giving AWT of 90.91 minutes
Route WELWYN GARDEN CITY to LONDON KINGS CROSS BR Direction T661-T656 Frequency 0.33 giving AWT of 90.91 minutes
Route LETCHWORTH to LONDON KINGS CROSS BR Direction T648-T656 Frequency 0.33 giving AWT of 90.91 minutes
Route LONDON KINGS CROSS BR to Peterborough Direction T656-T657 Frequency 2.0 giving AWT of 15.0 minutes

Stop LONDON ST PANCRAS

Walk time to stop from POI is 1.98 minutes

Walk distance to stop from POI is 158.27 metres

TATs for this mode

Route MOORGATE to LUTON Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route BEDFORD MIDLAND to MOORGATE Stop St Pancras Domestic TAT 14.84 minutes EDF 2.02
Route ST ALBANS BR to SUTTON (SURREY) Stop St Pancras Domestic TAT 48.08 minutes EDF 0.62
Route ST ALBANS BR to WEST NORWOOD BR Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route BEDFORD MIDLAND to LONDON BLACKFRIARS Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route DOVER PRIORY to St Pancras Domestic Stop St Pancras Domestic TAT 25.86 minutes EDF 1.16
Route LUTON to MOORGATE Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route St Pancras Domestic to MARGATE Stop St Pancras Domestic TAT 33.31 minutes EDF 0.9
Route WIMBLEDON BR to ST ALBANS BR Stop St Pancras Domestic TAT 25.86 minutes EDF 1.16
Route SELHURST to ST ALBANS BR Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route SUTTON (SURREY) to ST ALBANS BR Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route St Pancras Domestic to FAVERSHAM Stop St Pancras Domestic TAT 18.31 minutes EDF 1.64
Route Ebbsfleet to St Pancras Domestic Stop St Pancras Domestic TAT 25.86 minutes EDF 1.16
Route MOORGATE to LUTON Stop St Pancras Domestic TAT 48.08 minutes EDF 0.62
Route WIMBLEDON BR to LUTON Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route MOORGATE to BEDFORD MIDLAND Stop St Pancras Domestic TAT 53.31 minutes EDF 0.56
Route WIMBLEDON BR to BEDFORD MIDLAND Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32

Route BEDFORD MIDLAND to MOORGATE Stop St Pancras Domestic TAT 33.31 minutes EDF 0.9
Route BEDFORD MIDLAND to BRIGHTON Stop St Pancras Domestic TAT 18.31 minutes EDF 1.64
Route BEDFORD MIDLAND to SUTTON (SURREY) Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route BROADSTAIRS to St Pancras Domestic Stop St Pancras Domestic TAT 33.31 minutes EDF 0.9
Route MOORGATE to ST ALBANS BR Stop St Pancras Domestic TAT 33.31 minutes EDF 0.9
Route ST ALBANS BR to MOORGATE Stop St Pancras Domestic TAT 48.08 minutes EDF 0.62
Route WIMBLEDON BR to BEDFORD MIDLAND Stop St Pancras Domestic TAT 94.22 minutes EDF 0.32
Route LUTON to MOORGATE Stop St Pancras Domestic TAT 48.08 minutes EDF 0.62
Route BLETCHLEY to LONDON EUSTON BR Stop LONDON EUSTON BR TAT 41.05 minutes EDF 0.73
Route Rugby to LONDON EUSTON BR Stop LONDON EUSTON BR TAT 101.96 minutes EDF 0.29
Route LONDON EUSTON BR to TRING Stop LONDON EUSTON BR TAT 26.05 minutes EDF 1.15
Route MILTON KEYNES CENTRAL to LONDON EUSTON BR Stop LONDON EUSTON BR TAT 34.12 minutes EDF 0.88
Route LONDON EUSTON BR to WATFORD JUNCTION Stop LONDON EUSTON BR TAT 21.05 minutes EDF 1.43
Route WATFORD JUNCTION to LONDON EUSTON BR Stop LONDON EUSTON BR TAT 101.96 minutes EDF 0.29
Route WEL WYN GARDEN CITY to LONDON KINGS CROSS BR Stop LONDON KINGS CROSS BR TAT 93.77 minutes EDF 0.32
Route LETCHWORTH to LONDON KINGS CROSS BR Stop LONDON KINGS CROSS BR TAT 47.63 minutes EDF 0.63
Route Cambridge to LONDON KINGS CROSS BR Stop LONDON KINGS CROSS BR TAT 15.9 minutes EDF 1.89
Route WEL WYN GARDEN CITY to LONDON KINGS CROSS BR Stop LONDON KINGS CROSS BR TAT 93.77 minutes EDF 0.32
Route ROYSTON HERTS to LONDON KINGS CROSS BR Stop LONDON KINGS CROSS BR TAT 93.77 minutes EDF 0.32
Route WEL WYN GARDEN CITY to LONDON KINGS CROSS BR Stop LONDON KINGS CROSS BR TAT 93.77 minutes EDF 0.32
Route LETCHWORTH to LONDON KINGS CROSS BR Stop LONDON KINGS CROSS BR TAT 93.77 minutes EDF 0.32
Route LONDON KINGS CROSS BR to Peterborough Stop LONDON KINGS CROSS BR TAT 17.86 minutes EDF 1.68

Best EDF is 2.02
Half of all other EDFs is 13.59

AI for this mode is 15.61

Total AI for this POI is 89.82. X: 530306, Y: 182945.

PTAL Rating is 6b.

APPENDIX C

OFFICE TRICS OUTPUTS – AVERAGE TRIP RATES

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT

Category : A - OFFICE

MULTI-MODAL TOTAL PEOPLESelected regions and areas:**01 GREATER LONDON**

BT	BRENT	1 days
CI	CITY OF LONDON	1 days
CN	CAMDEN	2 days
IS	ISLINGTON	1 days
SK	SOUTHWARK	2 days

Filtering Stage 2 selection:

Parameter: Gross floor area

Range: 1386 to 17187 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/03 to 22/06/10

Selected survey days:

Monday	1 days
Tuesday	2 days
Wednesday	2 days
Thursday	1 days
Friday	1 days

Selected survey types:

Manual count	7 days
Directional ATC Count	0 days

Selected Locations:

Town Centre	3
Edge of Town Centre	2
Suburban Area (PPS6 Out of Centre)	2

Selected Location Sub Categories:

Commercial Zone	2
Built-Up Zone	5

TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE

MULTI-MODAL TOTAL PEOPLE

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30	0	0	0.000	0	0	0.000	0	0	0.000
00:30 - 01:00	0	0	0.000	0	0	0.000	0	0	0.000
01:00 - 01:30	0	0	0.000	0	0	0.000	0	0	0.000
01:30 - 02:00	0	0	0.000	0	0	0.000	0	0	0.000
02:00 - 02:30	0	0	0.000	0	0	0.000	0	0	0.000
02:30 - 03:00	0	0	0.000	0	0	0.000	0	0	0.000
03:00 - 03:30	0	0	0.000	0	0	0.000	0	0	0.000
03:30 - 04:00	0	0	0.000	0	0	0.000	0	0	0.000
04:00 - 04:30	0	0	0.000	0	0	0.000	0	0	0.000
04:30 - 05:00	0	0	0.000	0	0	0.000	0	0	0.000
05:00 - 05:30	0	0	0.000	0	0	0.000	0	0	0.000
05:30 - 06:00	0	0	0.000	0	0	0.000	0	0	0.000
06:00 - 06:30	0	0	0.000	0	0	0.000	0	0	0.000
06:30 - 07:00	0	0	0.000	0	0	0.000	0	0	0.000
07:00 - 07:30	7	5902	0.123	7	5902	0.024	7	5902	0.147
07:30 - 08:00	7	5902	0.271	7	5902	0.027	7	5902	0.298
08:00 - 08:30	7	5902	0.591	7	5902	0.070	7	5902	0.661
08:30 - 09:00	7	5902	1.000	7	5902	0.077	7	5902	1.077
09:00 - 09:30	7	5902	1.271	7	5902	0.145	7	5902	1.416
09:30 - 10:00	7	5902	1.172	7	5902	0.172	7	5902	1.344
10:00 - 10:30	7	5902	0.615	7	5902	0.283	7	5902	0.898
10:30 - 11:00	7	5902	0.416	7	5902	0.320	7	5902	0.736
11:00 - 11:30	7	5902	0.336	7	5902	0.310	7	5902	0.646
11:30 - 12:00	7	5902	0.332	7	5902	0.428	7	5902	0.760
12:00 - 12:30	7	5902	0.545	7	5902	0.762	7	5902	1.307
12:30 - 13:00	7	5902	0.608	7	5902	0.937	7	5902	1.545
13:00 - 13:30	7	5902	0.961	7	5902	0.983	7	5902	1.944
13:30 - 14:00	7	5902	0.772	7	5902	0.586	7	5902	1.358
14:00 - 14:30	7	5902	0.700	7	5902	0.501	7	5902	1.201
14:30 - 15:00	7	5902	0.593	7	5902	0.317	7	5902	0.910
15:00 - 15:30	7	5902	0.523	7	5902	0.450	7	5902	0.973
15:30 - 16:00	7	5902	0.438	7	5902	0.450	7	5902	0.888
16:00 - 16:30	7	5902	0.196	7	5902	0.654	7	5902	0.850
16:30 - 17:00	7	5902	0.165	7	5902	0.503	7	5902	0.668
17:00 - 17:30	7	5902	0.152	7	5902	0.934	7	5902	1.086
17:30 - 18:00	7	5902	0.099	7	5902	1.072	7	5902	1.171
18:00 - 18:30	7	5902	0.114	7	5902	0.760	7	5902	0.874
18:30 - 19:00	7	5902	0.116	7	5902	0.322	7	5902	0.438
19:00 - 19:30	0	0	0.000	0	0	0.000	0	0	0.000
19:30 - 20:00	0	0	0.000	0	0	0.000	0	0	0.000
20:00 - 20:30	0	0	0.000	0	0	0.000	0	0	0.000
20:30 - 21:00	0	0	0.000	0	0	0.000	0	0	0.000
21:00 - 21:30	0	0	0.000	0	0	0.000	0	0	0.000
21:30 - 22:00	0	0	0.000	0	0	0.000	0	0	0.000
22:00 - 22:30	0	0	0.000	0	0	0.000	0	0	0.000
22:30 - 23:00	0	0	0.000	0	0	0.000	0	0	0.000
23:00 - 23:30	0	0	0.000	0	0	0.000	0	0	0.000
23:30 - 24:00	0	0	0.000	0	0	0.000	0	0	0.000
Total Rates:			12.109			11.087			23.196

Parameter summary

Trip rate parameter range selected:	1386 - 17187 (units: sqm)
Survey date range:	01/01/03 - 22/06/10
Number of weekdays (Monday-Friday):	7
Number of Saturdays:	0
Number of Sundays:	0
Surveys manually removed from selection:	0