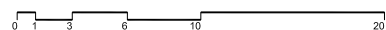
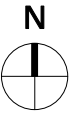


Roof Plan  
Scale 1:200



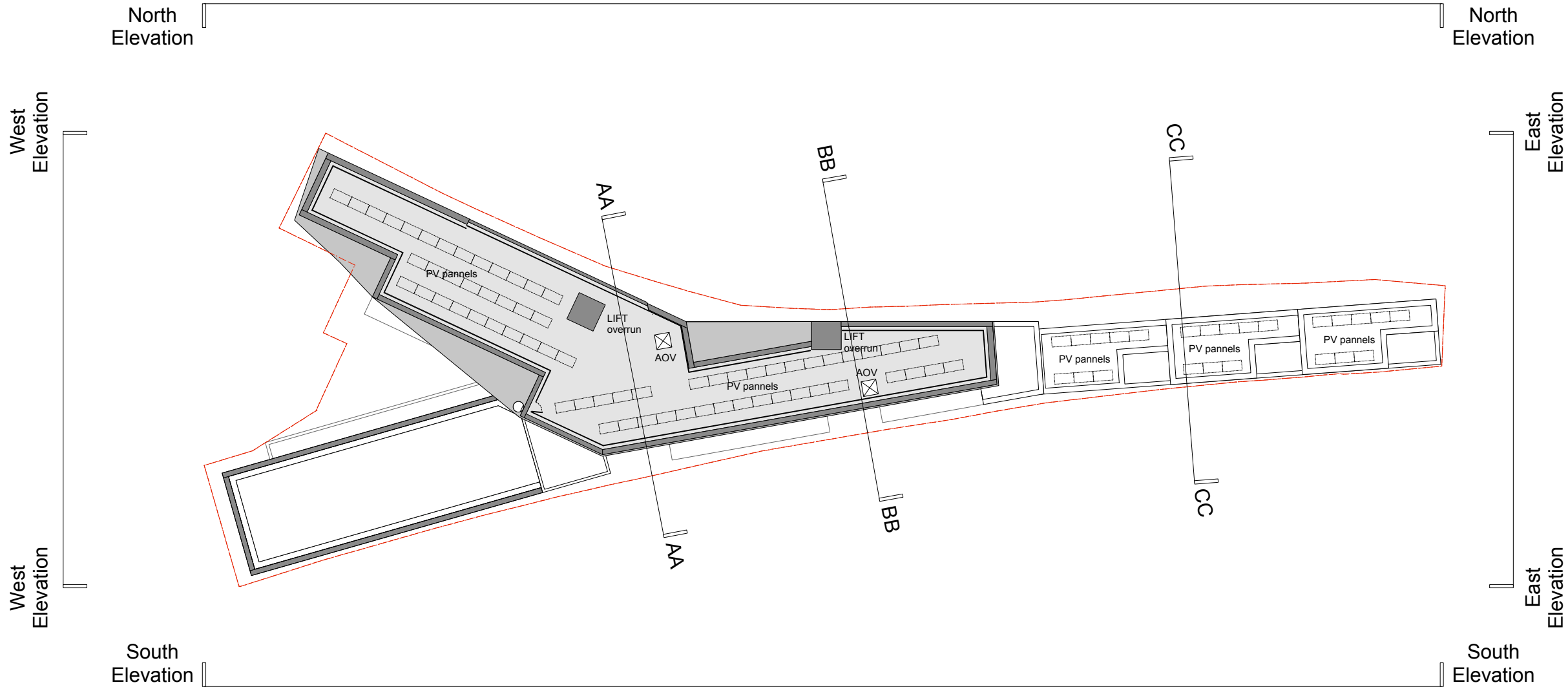
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NOTES



--- Site Boundary

■ Affordable housing



1 ROOF PLAN

0 5 10 15 M

REV	COMMENTS	DATE	CHK
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STATUS

PLANNING

Job	Iverson Road
Title	Roof Plan
Date	July 2014
Scale	1:200 @ A1 1:400 @ A3
Drawn	AO

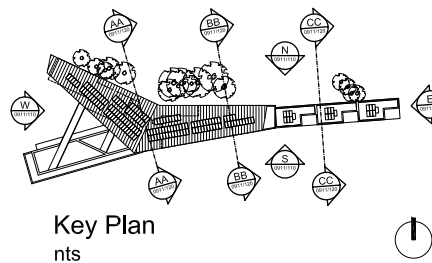
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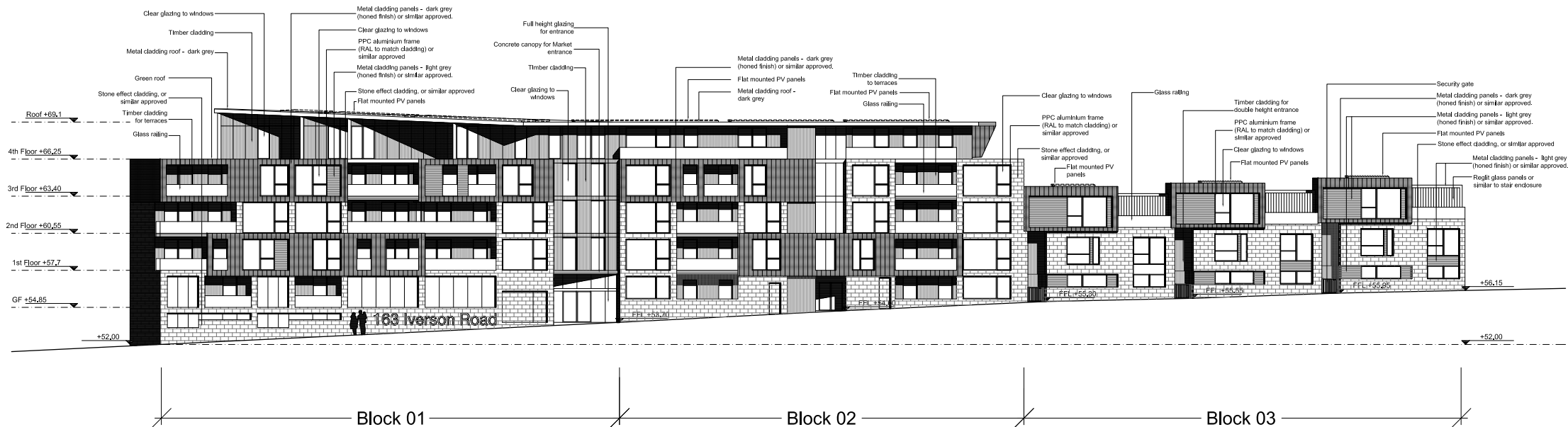
architects Waugh  
Thistleton

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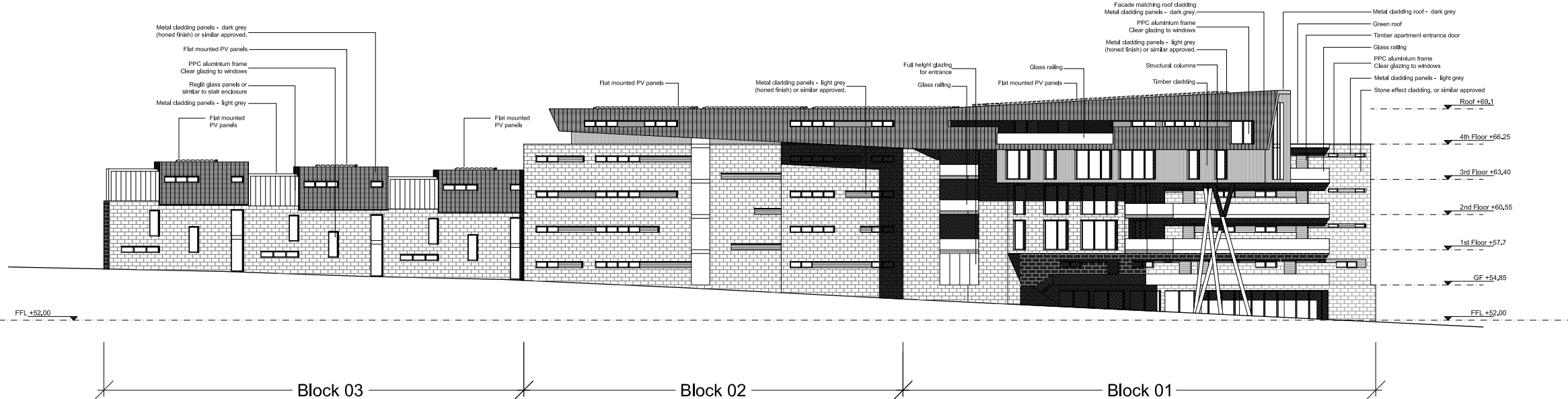
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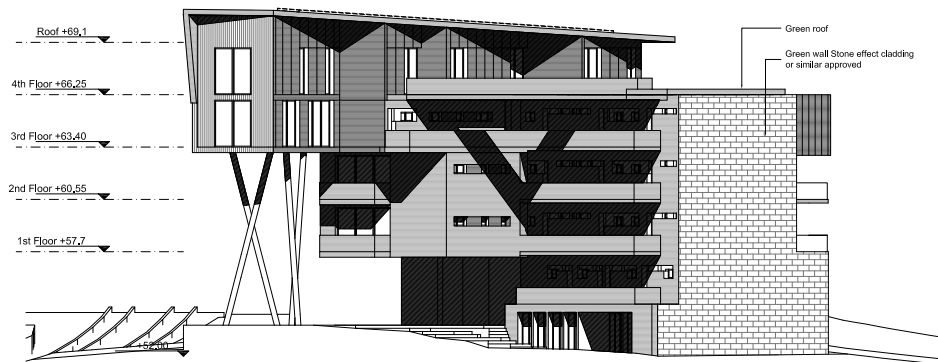
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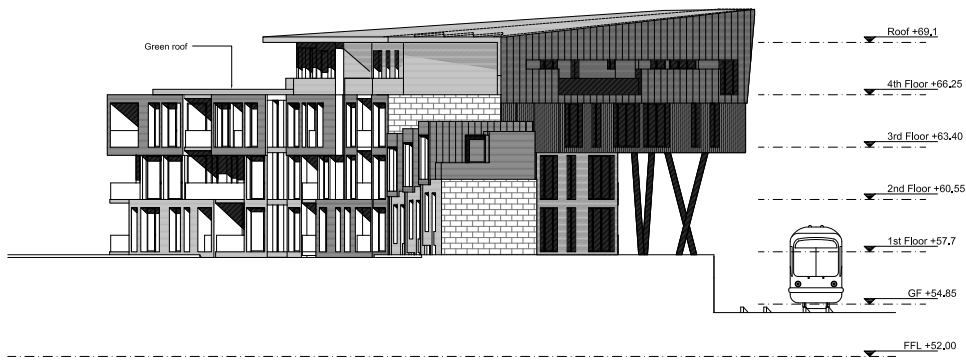
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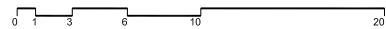
West Elevation  
Scale 1:200



East Elevation  
Scale 1:200

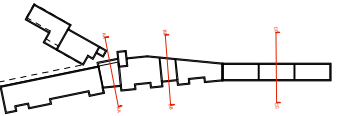


rev	amendments	date	by
57d	jamestown road london nw1 7db UK		
architecture			
project			
163 Iverson Road West Hampstead NW6			
client			
Winbush Properties Ltd			
drawing title			
Elevations			
drawing status			
Planning			
scale	date	drawn by	checked by
1:200 @ A1	12.12.11	JM	HL
1:400 @ A3			
job no.	drawing no.	revision	
0911	PL-110		

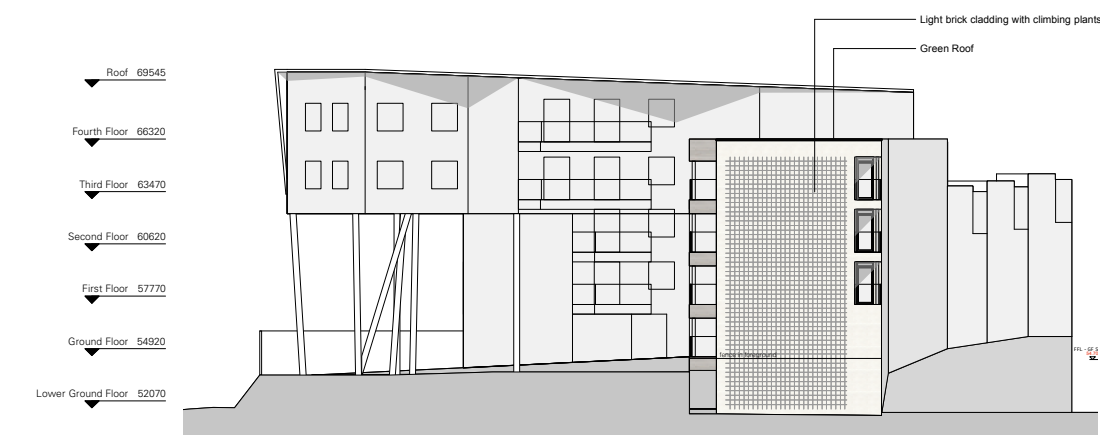
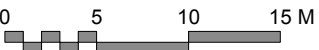
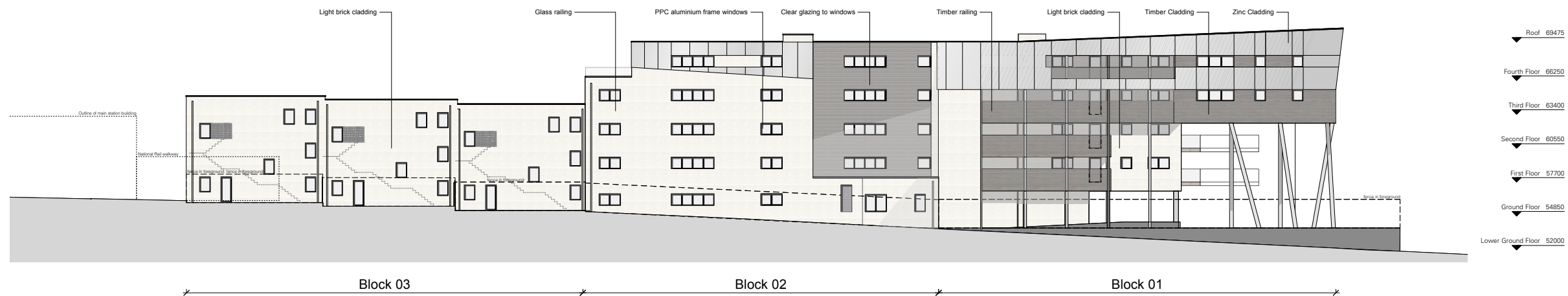


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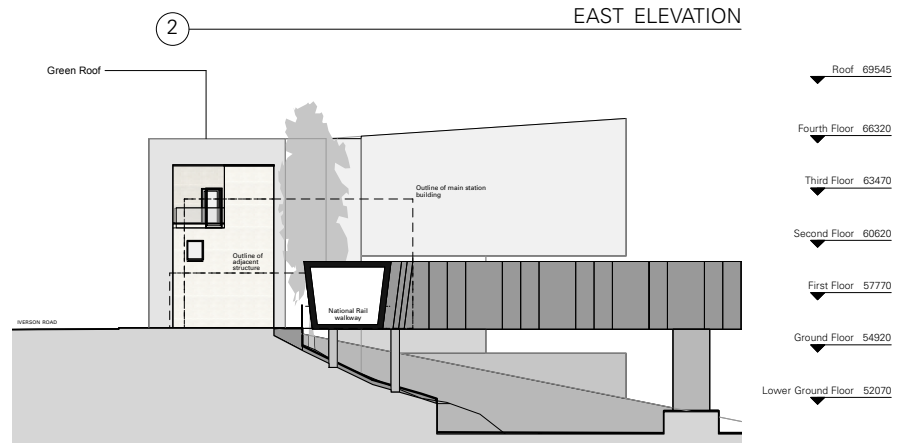
NOTES



1 EAST ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

REV	COMMENTS	DATE	CHK
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STATUS

PLANNING

Job Iverson Road

Title Elevations

Date July 2014

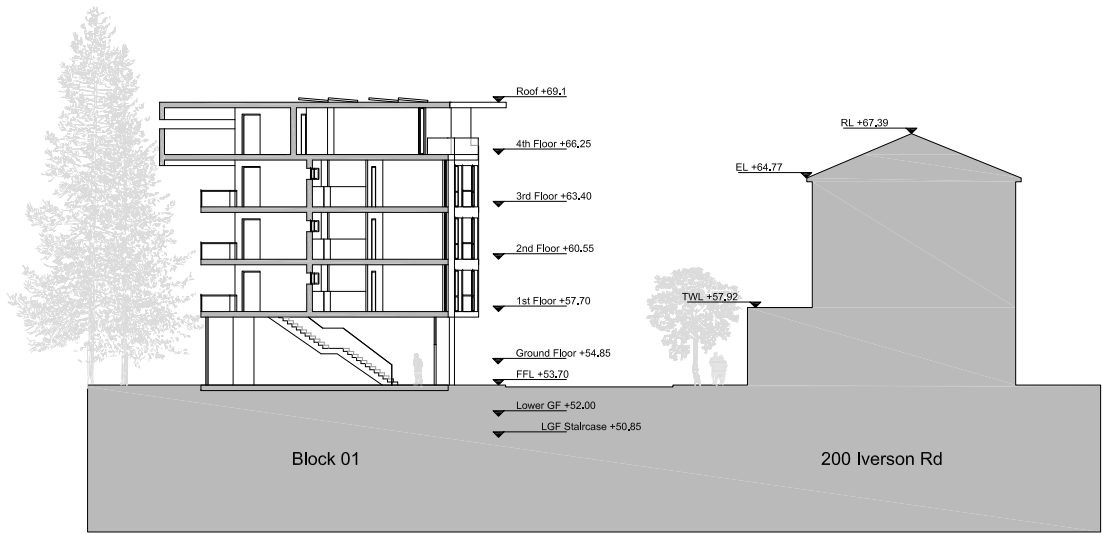
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Drawn AO

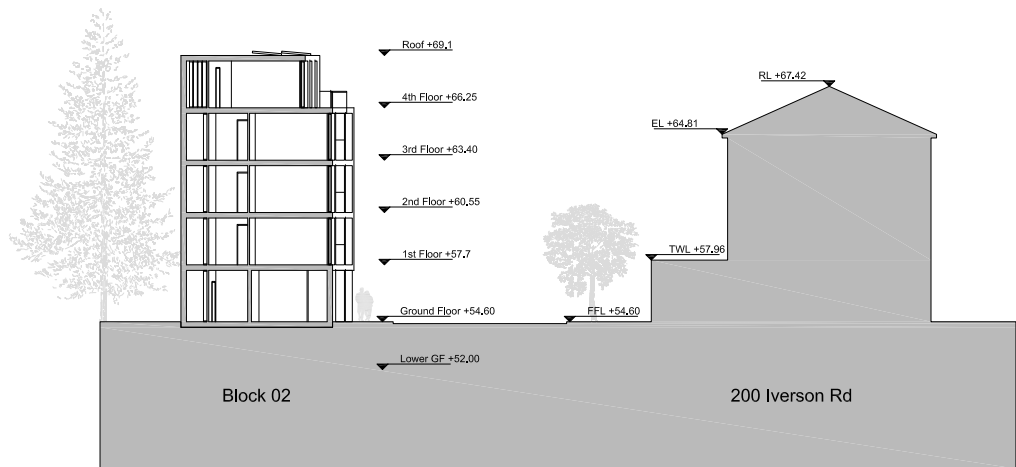
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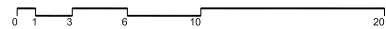
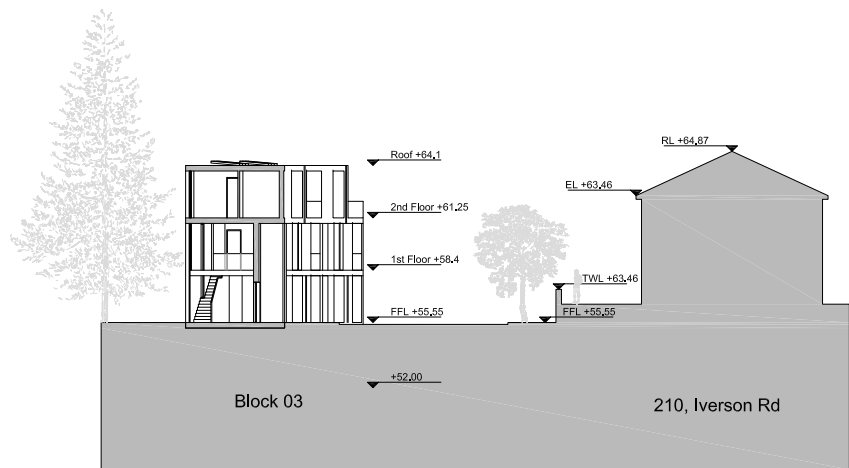
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Scale 1:200



Section B-B'  
Scale 1:200

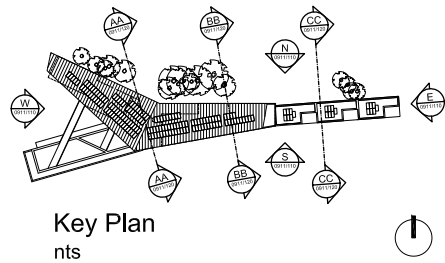


Section C-C'  
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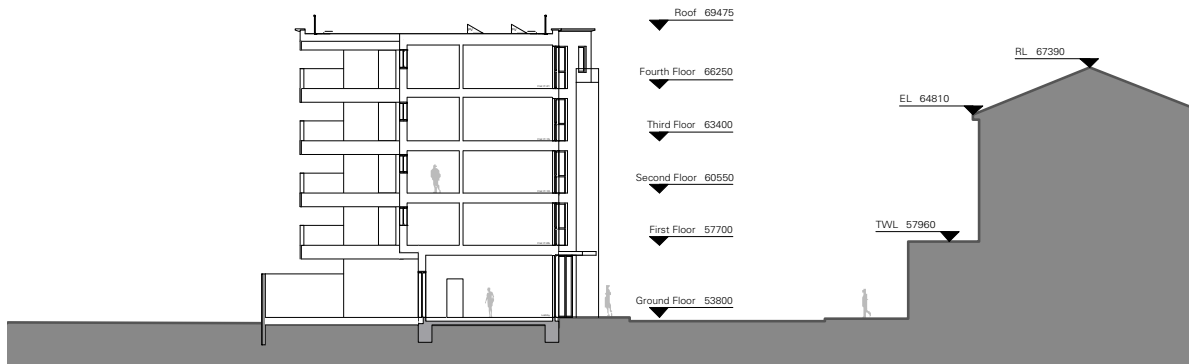


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#### NOTES



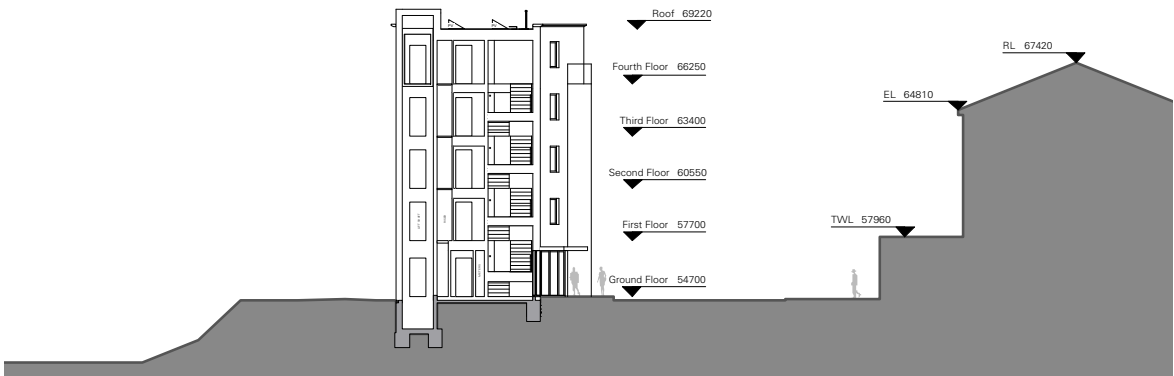
rev	amendments	date	by
	<b>dexter moren associates</b> architecture urban design interior design creative media www.dextermoren.co.uk email@dextermoren.com	57d jamestown road london nw1 7db UK	
	project 163 Iverson Road West Hampstead NW6		
	client Winbush Properties Ltd		
	drawing title Sections AA, BB & CC		
	drawing status Planning		
	scale 1:200 @ A1 1:400 @ A3	date 12.12.11	drawn by JM
	checked by HL		
	job no. 0911	drawing no. PL-120	revision



Block 01

1

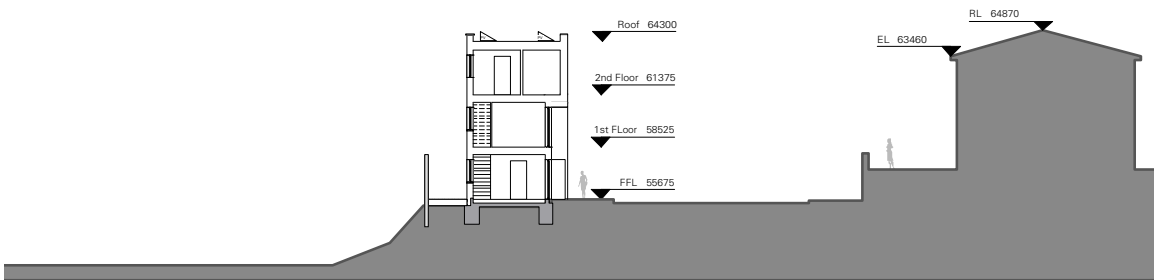
SECTION AA



Block 02

2

SECTION BB



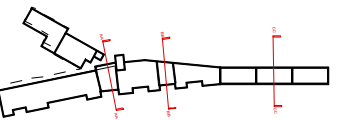
Block 03

3

SECTION AA

Drawing not to be scaled. All dimensions to be verified on site before commencing work. Any discrepancies to be reported to designers. Read drawings in conjunction with relevant information. All building work is to comply with current Building Regulations and British Standards.

NOTES



REV	COMMENTS	DATE	CHK
STATUS			

PLANNING

Job Iverson road  
Title Section AA, BB, CC  
Date JULY 2014  
Scale 1:200@A1 1:400@A3  
Drawn AO

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163 Iverson Rd.  
GIA Schedule. Rev B.

Unit Matrix

Level	Block 01						Block 02			Block 03		
Ground/Lower Area (m²)	G.01 109	G.02 103	G.03 99	G.04 99			G.05 72	G.06 66▲		G.07 127	G.08 127	G.09 127
Unit Size	3b/5p	3b/5p	2b/4p	2b/4p			2b/3p	2b/3p		2b/4p	2b/4p	2b/4p
First Area (m²)	1.01 70	1.02 70	1.03 70	1.04 42▲	1.05 70▲		1.06 78	1.07 79				
Unit Size	2b/4p	2b/4p	2b/4p	Studio	2b/4p		3b/4p	3b/4p				
Second Area (m²)	2.01 70	2.02 70	2.03 70	2.04 42	2.05 70		2.06 78	2.07 79				
Unit Size	2b/4p	2b/4p	2b/4p	Studio	2b/4p		3b/4p	3b/4p				
Third Area (m²)	3.01 70	3.02 70	3.03 70	3.04 42	3.05 67	3.06 74	3.07 78	3.08 79				
Unit Size	2b/4p	2b/4p	2b/4p	Studio	2b/4p	2b/4p	3b/4p	3b/4p				
Fourth Area (m²)	4.01 67	4.02 71	4.03 75				4.04 68	4.05 50▲				
Unit Size	2b/4p	2b/4p	3b/4p				2b/3p	1b/2p				
Total GIA	1660 m²						725 m²			381 m²		
Total Units	23						10			3		

36

▲ Wheelchair Accessible Unit

Affordable Housing provision colour key

- Social Rented\_70% of Affordable units
- Shared ownership\_30% of Affordable units

	Block 01			
Level:	GIA	GEA	Amenities	Circulation
Lower GF				
sqm	222	254	266	30
Ground Floor				
sqm	188	228	11	135
First				
sqm	322	368	37	86
Second				
sqm	322	368	37	86
Third				
sqm	393	450	27	105
Fourth				
sqm	213	243	152	56
TOTAL	1660	1911	530	498

	Block 02			
Level:	GIA	GEA	Amenities	Circulation
Ground				
sqm	136	160	15	66
First				
sqm	157	184	15	46
Second				
sqm	157	184	15	46
Third				
sqm	157	184	15	46
Fourth				
sqm	118	139	39	44
TOTAL	725	851	99	248

Block 03	House 1			House 2			House 3		
Level:	GIA	GEA	Amenities	GIA	GEA	Amenities	GIA	GEA	Amenities
Lower Ground									
sqm									
Ground									
sqm	48	58		48	58		48	58	
First									
sqm	44	58		44	58		44	58	
Second									
sqm	35	50	11.5	35	50	11.5	35	50	11.5
Third									
sqm									
Fourth									
sqm									
TOTAL	127	166	11.5	127	166	11.5	127	166	11.5

163 Iverson Road  
area schedules and  
tenure mix. Revision B

163 Iverson Road

Area Schedule Rev A  
Non Material Amendment  
31 July 2014  
1-475-X-02-140801

Level	Private (Block 01)						Social (Block 02)		Houses (Block 03)		
Ground/Lower	P-01	P-02	P-03	P-04			S-01	S-02	H-01	H-02	H-03
Area m²	100	99	106	108			71 ♦	68 ♦	128	128	129
Unit Size	2b/4p	3b/5p	3b/4p	3b/5p			2b/3p	2b/3p	2b/4p	2b/4p	2b/4p
First	P-05	P-06	P-07	P-08	P-09		S-03	S-04			
Area m²	45 ♦	71	69	72 ♦	71 ♦		77	79			
Unit Size	Studio	2b/4p	2b/4p	2b/4p	2b/4p		3b/4p	3b/4p			
Second	P-10	P-11	P-12	P-13	P-14		S-05	S-06			
Area m²	46	72	70	73	71		77	79			
Unit Size	Studio	2b/4p	2b/4p	2b/4p	2b/4p		3b/4p	3b/4p			
Third	P-15	P-16	P-17	P-18	P-19	P-20	S-05	S-06			
Area m²	46	73	70	73	71	76	78	80			
Unit Size	Studio	2b/4p	2b/4p	2b/4p	2b/4p	2b/4p	3b/4p	3b/4p			
Fourth	P-21	P-22	P-23				S-07	S-08			
Area m²	77	76	76				67	52 ♦			
Unit Size	2b/4p	2b/4p	2b/4p				2b/3p	1b/2p			
Total NIA	1711 m²						730 m²		385 m²		
Total Units	23						10		3		36

				Block 1		Block 2		Block 3			
♦ Wheelchair Accessible Unit				studio	3	studio	0	studio	0	3	
				1bed	0	1bed	1	1bed	0	1	
				2bed	17	2bed	3	2bed	3	20	
Affordable Housing provision				3bed	3	3bed	6	3bed	0	9	

Block 01					Block 02				
Level	NIA	GEA	Amenities	Circulation	Level	NIA	GEA	Amenities	Circulation
Lower Ground	221	263	70	0	Ground	139	192	13	31
Ground	192	377	254	166	First	156	203	13	31
First	328	446	29	86	Second	157	203	13	31
Second	332	446	29	86	Third	158	205	13	31
Third	409	539	36	94	Fourth	119	145	33	31
Fourth	230	297	37	47	TOTAL	730 m²	948 m²	86 m²	157 m²
TOTAL	1711 m²	2368 m²	455 m²	479 m²					

Block 03	House 01			House 02			House 03			
Level	NIA	GEA	Amenities	NIA	GEA	Amenities	NIA	GEA	Amenities	
Ground	48	59	25	48	59	22	49	61	15	
First	40	60		40	60		40	62		
Second	39	50	10	39	50	10	40	50	11	
TOTAL	128 m²	168 m²	35 m²	128 m²	170 m²	32 m²	129 m²	173 m²	25 m²	



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