



NOTES

This drawing is for the purposes of Planning and should not be used as a construction issue.

Please do not scale from this drawing. Dimensions are shown in millimetres. All dimensions to be checked on site.

Green line denotes demolished works.

Please consult with the architect in the event of an anomaly or conflicting information. Please also refer to the structural engineer's details and specification for structural information and the services engineer's details and manufacture drawings.

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Proposed Velo House (2021)	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)
Basement - Coffee shop/ Retail/ Storage	94.7	1019.3508	100	1076.4
GF - Coffee Shop/ Retail	82.9	892.3356	86.74	933.6694
Bin store commercial	4.7	50.5908	4.7	50.5908
Sub-total - Coffee Shop	182.3	1911.6864	191.44	2010.069
1F - Residential	90.7	976.2948	94.88	1021.288
2F - Residential	74.7	804.0708	79.05	850.8942
Sub-total - Residential	165.4	1780.3656	173.93	1872.183
GF - Bin store	8.7	93.6468	8.7	93.6468
GF - Bike store	14	150.696	14	150.696
Sub-total - Residential Shared Storage	22.7	244.3428	22.7	244.3428
Total	370.4	3936.3948	388.07	4126.595

Proposed 12 Flat Extension (2021)	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)
GF Carpark and Communal Area			304.6	
1F - Residential	221	2378.844	251	2701.764
2F - Residential	223.5	2405.754	253.5	2728.674
3F - Residential	218	2346.552	250	2691
4F - Residential	135.7	1460.6748	161.7	1740.539
5F - Residential	106.7	1148.5188	134.5	1447.758
Sub-total - Residential	904.9	9740.3436	1050.7	11309.73
Total			1355.3	

	GEA (sq m)	GEA (ft m)
Basement	168.5	1813.734
GF	203	2185.092
1F	390.4	4202.2656
2F	368	3961.152
3F	273.5	2943.954
4F	180.3	1940.7492
5F	151.4	1629.6696
Total	1735.1	18676.616

REV	BRIEF DETAILS	DATE	P.H.D. ASSOCIATES
-	Initial Issue	28-06-21	BRAEMAR HOUSE
A	Scheme reverted to retail space	28-06-21	WATER LANE
B	Parker-S100 added.	17-09-21	STANSTED, ESSEX
C	Layer issue amended.	01-10-21	CM24 8BJ
D	Car parking spaces reduced to 8 spaces	01-10-21	
E	Parker-S100 blocks removed.	07-12-21	
F	Staircase removed - Carpark Revised	14-12-21	

Project	St Johns Rd Tunbridge Wells Kent, TN4 9TN	Date	07-12-2021
Drawn By	SHD/VM/VJ	Scale	1-100 at A2
Drawing	Proposed Plan Ground Floor	Drawing Number	2117/PL/P 410 (F)