

ST JAMES QUAY  
NORWICH

RIVERSIDE LIVING AT ITS FINEST

THE  
TREMAIN & FRY  
BUILDINGS



*Computer generated image of the Tiernain Building at St James Quay*

# DISCOVER

THE NEXT CHAPTER IN THIS RIVERSIDE STORY

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**S**t James Quay is a brand new urban community that combines modern architecture with deep-rooted heritage. This landmark development is situated in one of Norwich's most sought-after locations on the River Wensum, just a short traffic-free walk into the centre of Norwich.

Choose between one, two or three bedroom apartments, all designed to the highest standards and finished with clean, contemporary interiors.

From 2018 to 2020, and more recently in 2022, Norwich has been celebrated by the Sunday Times as one of the 'Best Places to Live', and with good reason: you'll find everything you want within walking distance; independent shops, delicious restaurants, intimate theatres, and contemporary galleries. Your route into the historic city centre will take you past iconic buildings, including the picturesque Tudor Tomblard and the magnificent cathedral.



# NORWICH

A FINE CITY

Make your home at St James Quay and you'll benefit from all Norwich has to offer, from a brilliant food scene to an excellent cultural offering; all helping you to find the perfect balance between work and play.

With two universities, two cathedrals, and an impressive castle, this is a compact city with big aspirations, offering plenty to do and lots to explore. Just a ten minute walk away, you'll find independent shops, fine restaurants and eateries, and excellent bars.

Described by Thomas Fuller, an English historian, as "a city in an orchard" in 1662, Norwich is the only city in England in the centre of a National Park and is full of lovely green spaces, hidden woods, and unexpected nature. From your riverside home, you're only a short 8 minute walk\* from Mousehold Heath, 184 acres of fairytale woodland.

1. Cow Tower, 2. Thurme Windmill, Norfolk Broads 3. Royal Arcade, 4. Elm Hill, 5. Norwich Castle Gardens, \*Travel time is taken from Google Maps and is approximate.

## BUILDING

ON A RICH HERITAGE

From your contemporary riverside home, the echoes of Norwich's historic past surround you: from the first Anglo-Saxon settlement, to the street names harking back to Viking invasions. The city's history is also written on the skyline for all to see, from the proud cathedral spire to the imposing Castle Keep.

Take a short walk along the tow path and you will find the beautiful and iconic redbrick Grade I listed St James Mill. The nearby Norwich Puppet Theatre; housed in a listed 15<sup>th</sup> century church is also just a short stroll away. This melding of industry and creative passions is characteristic of Norwich; a city filled with artisans and entrepreneurs.

Delve into St James Quay's past to discover a rich history of manufacturing, Jarrold's print, publishing, and bookselling accomplishments all played a crucial part in Norwich's sterling global reputation.



1. St James Mill viewed from Whitefriars bridge, 2. 1920 - Jarrold's staff pictured at the mill, 3. Herbert Hugh Scales - Composer, Jarrold Printing Works 1946-1981 4. Early 20th Century promotional material from Jarrold, 5. Embossing blocks for Black Beauty.

# GO EXPLORE

DIVERSE & PROUDLY INDEPENDENT



Start the day off with a coffee, and maybe even a slice of cake. Coffee culture is booming in Norwich, with delicious roasts available throughout the city.

The much-loved Norwich Lanes are packed full of independent shops. It's worth wandering down the Royal Arcade for the Victorian Art Nouveau architecture alone, but you'll find plenty of gorgeous shops too.

Stroll along to St Benedict's for a spot to eat. It's a smorgasbord of delicacies, typical of the Norwich eatery scene, including local icons and Michelin guide picks. Head out for a gig, play, or comedy show, and then to round the evening off, end the night with a drink or two at one of Norwich's independent pubs or bars.

Norwich market, winner of the Best Large Outdoor Market in 2019, is a place where you can skip the supermarket and buy fresh, local, and independent: the stallholders source the best produce from miles around.



1 The Waffle House, 2. Norwich Lanes, 3. Benedicts, 4. Norwich Market, 5. Elm, 6. The Ivy.

# EXTREMELY

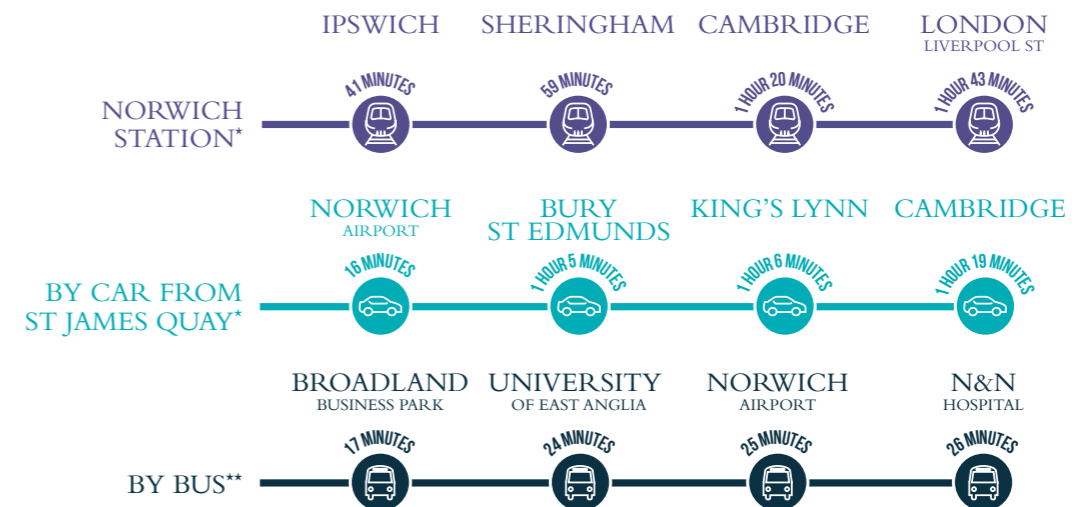
WELL CONNECTED

A leisurely riverside walk from St James Quay to Norwich train station will give access to popular destinations within a couple of hours, and a direct train to London in 1 hour 43 minutes.

Norwich International Airport is just 16 minutes by car and offers a host of international destinations including Amsterdam, popular for commuters and tourists alike.



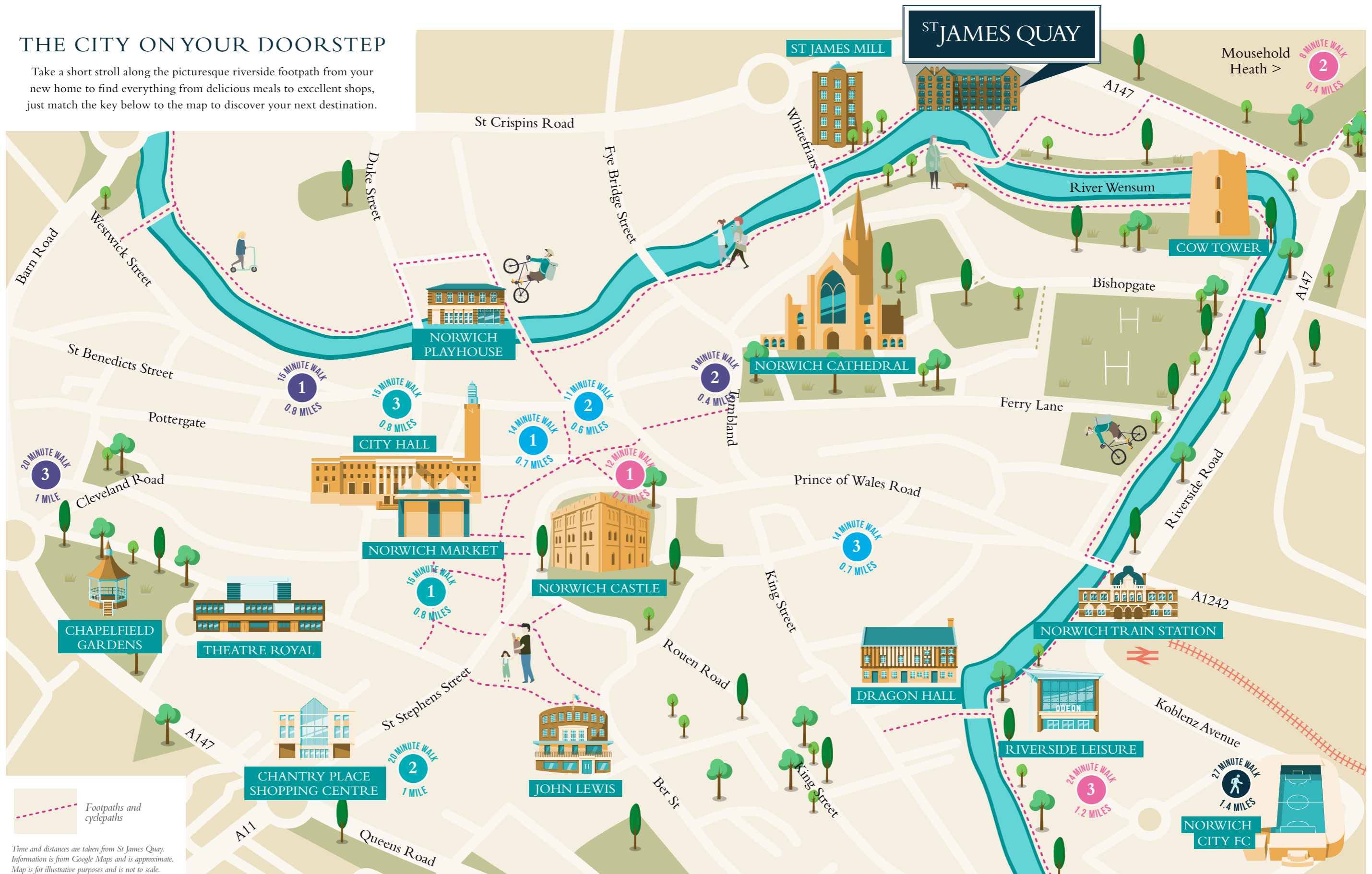
1. Norwich Bus Station, 2. Norwich Train Station, 3. Norwich Airport.



\*Travel times are taken from Google Maps & greateranglia.co.uk and are approximate. \*\*Bus times are taken from nearest serving bus stop to St James Quay.

# THE CITY ON YOUR DOORSTEP

Take a short stroll along the picturesque riverside footpath from your new home to find everything from delicious meals to excellent shops, just match the key below to the map to discover your next destination.



- FANCY A NICE MEAL OUT?**
- 1 Benedicts**  
9 St Benedicts Street, NR2 4PE
  - 2 Shiki**  
6 Tombland, NR3 1HE
  - 3 Roger Hickmans**  
79 Upper St Giles St, NR2 1AB

- FANCY A DAY OUT IN THE CITY?**
- 1 Norwich Castle**  
24 Castle Meadow, NR1 3JU
  - 2 Mousehold Heath**  
Gurney Road
  - 3 Riverside Entertainment**  
Koblenz Avenue, NR1 1WT

- FANCY A SPOT OF SHOPPING?**
- 1 Norwich Market**  
1 Market Place, NR2 1ND
  - 2 Chantry Place Shopping Centre**  
40-46 St Stephens St, NR1 3SH
  - 3 Norwich Lanes** - A series of alleyways, courtyards and open spaces - [norwichlanes.co.uk](http://norwichlanes.co.uk)

- FANCY NICE DRINKS OUT?**
- 1 The Wine Bar at Jarrold**  
1-11 London Street, NR2 1JF
  - 2 Cosy Club**  
45-51 London St, NR2 1HX
  - 3 Rooftop Gardens**  
The Union Building, 51-59 Rose Ln, NR1 1BY

BARRACK ST

BARRACK ST

FUTURE PHASES

PRINTWORKS DRIVE

PRINTWORKS DRIVE

PHASE TWO

PHASE ONE

THE FRY BUILDING

THE TOWNHOUSES

THE PULLMAN BUILDING

THE MAISONNETTES

THE TOWNHOUSES

THE SEWELL BUILDING

THE TREMAIN BUILDING

PLAY AREA & GARDEN

PLAY AREA

PLAY AREA

JARROLD'S PRINT FACTORY

RIVER WENSUM

### SITE PLAN

- THE FRY BUILDING  
- APARTMENTS 154-169
- THE TREMAIN BUILDING  
- APARTMENTS 170-216
- PREVIOUSLY RELEASED  
HOUSES & APARTMENTS
- FUTURE PHASE OF  
HOUSES & APARTMENTS
- REMAINS OF CITY WALL

*Site plan is indicative only and may be subject to change*



# SPECIFICATION

SLEEK & CONTEMPORARY



*Interior image represents phase one show apartment*



Interior image represents phase one show apartment

## KITCHEN

- Gloss units with soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## EN-SUITE & SHOWER ROOM

- Low profile shower tray with glass shower door
- Framed feature mirror to match vanity tops (to en-suite only)
- Large format wall and floor tiles
- Heated chrome towel rail

## BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Framed feature mirror to match vanity tops (where no en-suite)
- Large format wall and floor tiles
- Heated chrome towel rail

## DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- Timber internal staircase with carpeted treads and risers to duplex apartments
- White painted flush internal doors with contemporary satin stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Amtico flooring to lobby, hall and kitchen/living/dining room
- Carpet to bedrooms plus stairs and landing to duplex apartments
- Large format tiles to bathroom, en-suite and shower room

## HEATING & WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom, en-suite and shower room
- Gas fired combi boiler to apartments in Fry Building
- Heating via communal heating plant to apartments in Tremain Building

## ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom, en-suite and shower room
- Pendant fittings to lobby, hall, all bedrooms and landing to duplex apartments
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom, en-suite and shower room
- TV, BT and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door (where accessed off communal area)
- External lighting to balcony
- Hard-wired smoke and heat detectors and carbon monoxide detectors where boiler present
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Porcelain tiles to balcony

## COMMUNAL AREAS

- Fob controlled access system to communal entrance lobby
- Lift access to all floors (Tremain Building only)
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby where applicable

## PARKING

- Parking spaces available to purchase with selected apartments
- Allocated electric car charging points for communal use

## CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity-filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff/red/grey/brown facing bricks with metal effect cladding and grey roof tiles
- Aluminium rain-water goods

## GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

An annual Estate Charge will be payable by all residents on the estate, which will cover the costs of the management and maintenance of the estate wide communal areas and facilities, including the public open spaces, play area and private estate roads. The Estate Charges are split equally across all properties on the development.

A block Management Company has been formed at St James Quay and will be responsible for the management and maintenance of the shared services and the internal and external communal areas of the of the apartment blocks. All leaseholders will automatically be made members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.



Interior image represents phase one show apartment



# TREMAIN BUILDING

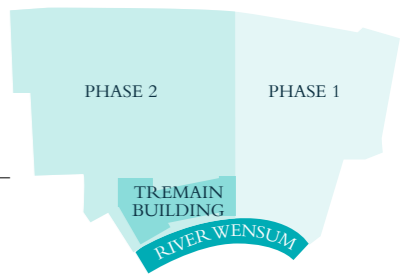
FOUR FLOORS OF MODERN ONE, TWO & THREE  
BEDROOM APARTMENTS WITH COMMERCIAL SPACE ON  
THE GROUND FLOOR, INCLUDING A MUSEUM & CAFÉ



*Indicative computer generated image of the Tremain building at St James Quay*

# TREMAIN BUILDING

## GROUND FLOOR



# TREMAIN BUILDING

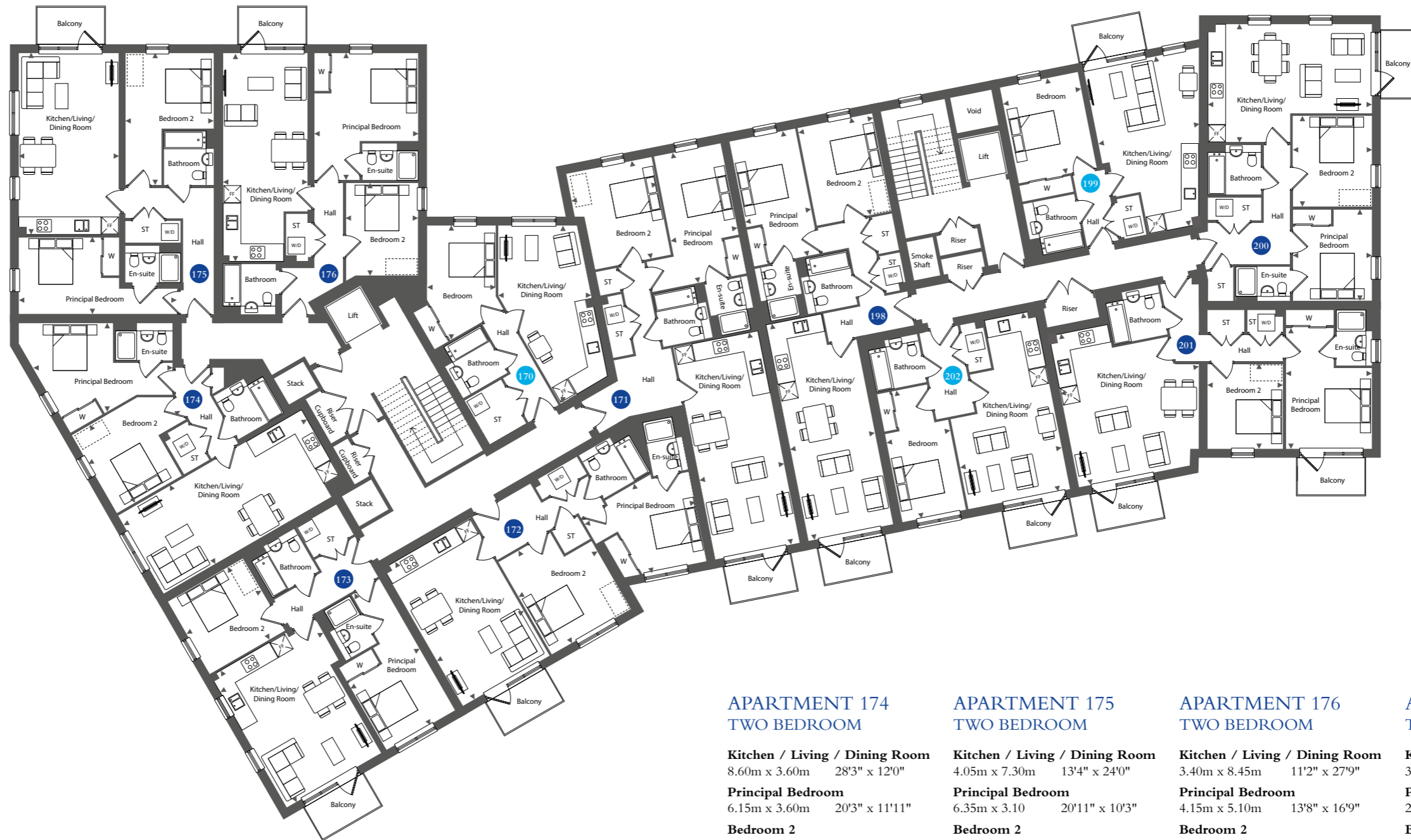
PHASE 2

PHASE 1

TREMAIN BUILDING

RIVER WENSUM

## FIRST FLOOR



### APARTMENT 170 ONE BEDROOM

**Kitchen / Living / Dining Room**  
3.65m x 7.45m 12'1" x 24'7"

**Bedroom**  
2.80m x 4.65m 9'3" x 15'3"

### APARTMENT 171 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.55m 11'4" x 28'2"

**Principal Bedroom**  
2.70m x 5.35m 9'0" x 17'8"

**Bedroom 2**  
3.45m x 4.00m 11'5" x 13'1"

### APARTMENT 172 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.40m 13'4" x 21'0"

**Principal Bedroom**  
4.60m x 3.60m 15'2" x 11'10"

**Bedroom 2**  
3.65m x 4.25m 12'1" x 14'1"

### APARTMENT 173 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.75m x 6.15m 15'8" x 20'3"

**Principal Bedroom**  
3.20m x 6.15m 10'7" x 20'3"

**Bedroom 2**  
3.45m x 3.30m 11'6" x 10'11"

### APARTMENT 174 TWO BEDROOM

**Kitchen / Living / Dining Room**  
8.60m x 3.60m 28'3" x 12'0"

**Principal Bedroom**  
6.15m x 3.60m 20'3" x 11'11"

**Bedroom 2**  
4.30m x 3.60m 14'2" x 11'10"

### APARTMENT 175 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 7.30m 13'4" x 24'0"

**Principal Bedroom**  
6.35m x 3.10m 20'11" x 10'3"

**Bedroom 2**  
3.55m x 5.30m 11'9" x 17'6"

### APARTMENT 176 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.45m 11'2" x 27'9"

**Principal Bedroom**  
4.15m x 5.10m 13'8" x 16'9"

**Bedroom 2**  
2.85m x 3.75m 9'5" x 12'4"

### APARTMENT 198 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.80m 11'4" x 28'11"

**Principal Bedroom**  
2.75m x 5.10m 9'0" x 16'11"

**Bedroom 2**  
3.00m x 3.95m 10'0" x 13'1"

### APARTMENT 199 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.75m x 6.95m 15'8" x 22'10"

**Bedroom**  
3.10m x 3.95m 10'2" x 13'0"

### APARTMENT 200 TWO BEDROOM

**Kitchen / Living / Dining Room**  
6.65m x 4.75m 21'9" x 15'7"

**Principal Bedroom**  
3.20m x 3.75m 10'5" x 12'3"

**Bedroom 2**  
3.20m x 3.65m 10'5" x 11'11"

### APARTMENT 201 TWO BEDROOM

**Kitchen / Living / Dining Room**  
5.65m x 6.05m 18'7" x 19'11"

**Principal Bedroom**  
3.45m x 4.90m 11'6" x 16'1"

**Bedroom 2**  
3.05m x 3.45m 10'0" x 11'4"

### APARTMENT 202 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.20m x 7.25m 13'11" x 23'10"

**Bedroom**  
2.75m x 5.15m 9'0" x 16'11"

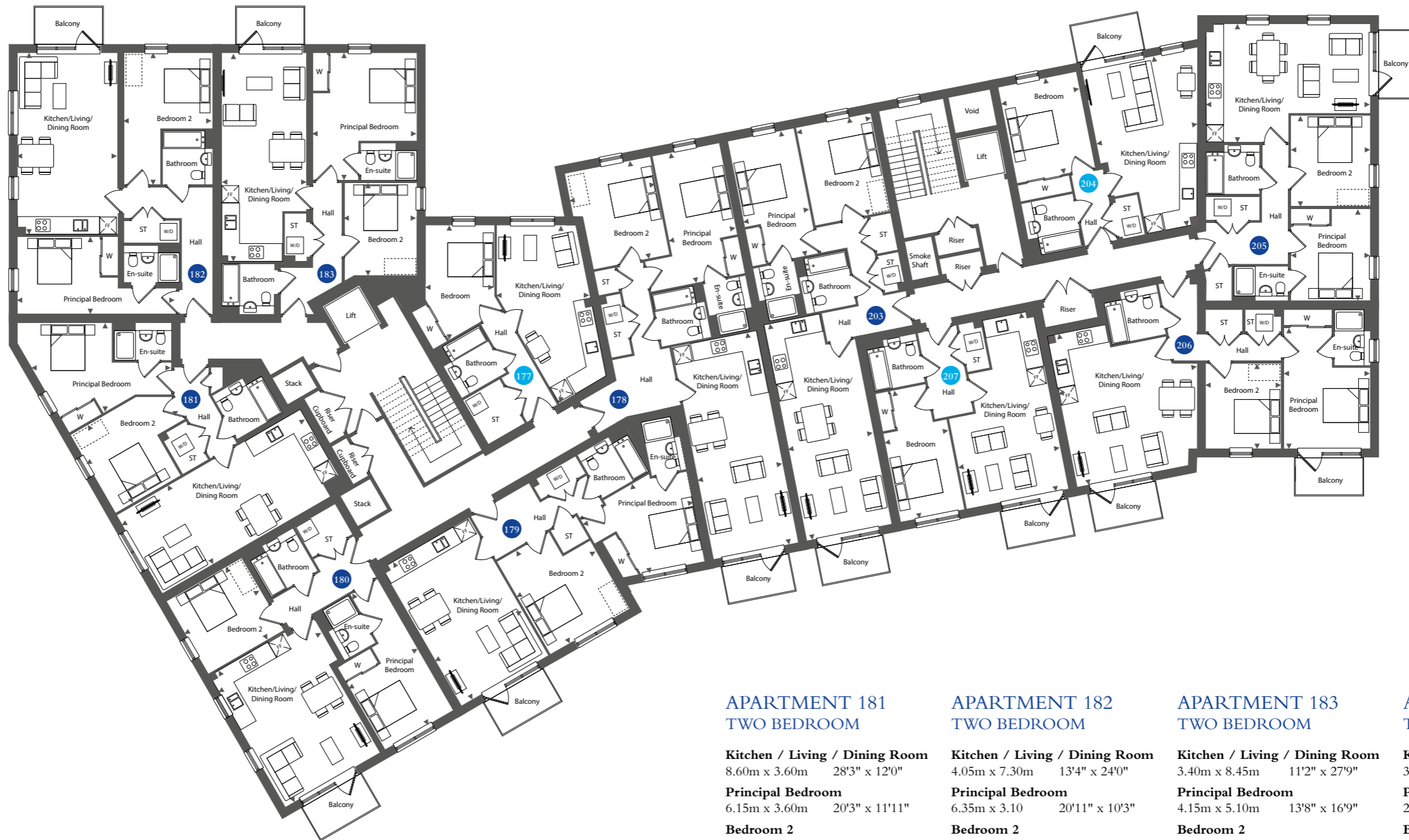
# TREMAIN BUILDING

PHASE 2

PHASE 1

TREMAIN BUILDING  
RIVER WENSUM

## SECOND FLOOR



### APARTMENT 177 ONE BEDROOM

**Kitchen / Living / Dining Room**  
3.65m x 7.45m    12'1" x 24'7"

**Bedroom**  
2.80m x 4.65m    9'3" x 15'3"

### APARTMENT 178 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.55m    11'4" x 28'2"

**Principal Bedroom**  
2.70m x 5.35m    9'0" x 17'8"

**Bedroom 2**  
3.45m x 4.00m    11'5" x 13'1"

### APARTMENT 179 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.40m    13'4" x 21'0"

**Principal Bedroom**  
4.60m x 3.60m    15'2" x 11'10"

**Bedroom 2**  
3.65m x 4.25m    12'1" x 14'1"

### APARTMENT 180 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.75m x 6.15m    15'8" x 20'3"

**Principal Bedroom**  
3.20m x 6.15m    10'7" x 20'3"

**Bedroom 2**  
3.45m x 3.30m    11'6" x 10'11"

### APARTMENT 181 TWO BEDROOM

**Kitchen / Living / Dining Room**  
8.60m x 3.60m    28'3" x 12'0"

**Principal Bedroom**  
6.15m x 3.60m    20'3" x 11'11"

**Bedroom 2**  
4.30m x 3.60m    14'2" x 11'10"

### APARTMENT 182 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 7.30m    13'4" x 24'0"

**Principal Bedroom**  
6.35m x 3.10m    20'11" x 10'3"

**Bedroom 2**  
3.55m x 5.30m    11'9" x 17'6"

### APARTMENT 183 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.45m    11'2" x 27'9"

**Principal Bedroom**  
4.15m x 5.10m    13'8" x 16'9"

**Bedroom 2**  
2.85m x 3.75m    9'5" x 12'4"

### APARTMENT 203 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.80m    11'4" x 28'11"

**Principal Bedroom**  
2.75m x 5.10m    9'0" x 16'11"

**Bedroom 2**  
3.00m x 3.95m    10'0" x 13'1"

### APARTMENT 204 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.75m x 6.95m    15'8" x 22'10"

**Bedroom**  
3.10m x 3.95m    10'2" x 13'0"

### APARTMENT 205 TWO BEDROOM

**Kitchen / Living / Dining Room**  
6.65m x 4.75m    21'9" x 15'7"

**Principal Bedroom**  
3.20m x 3.75m    10'5" x 12'3"

**Bedroom 2**  
3.20m x 3.65m    10'5" x 11'11"

### APARTMENT 206 TWO BEDROOM

**Kitchen / Living / Dining Room**  
5.65m x 6.05m    18'7" x 19'11"

**Principal Bedroom**  
3.45m x 4.90m    11'6" x 16'1"

**Bedroom 2**  
3.05m x 3.45m    10'0" x 11'4"

### APARTMENT 207 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.20m x 7.25m    13'11" x 23'10"

**Bedroom**  
2.75m x 5.15m    9'0" x 16'11"

# TREMAIN BUILDING

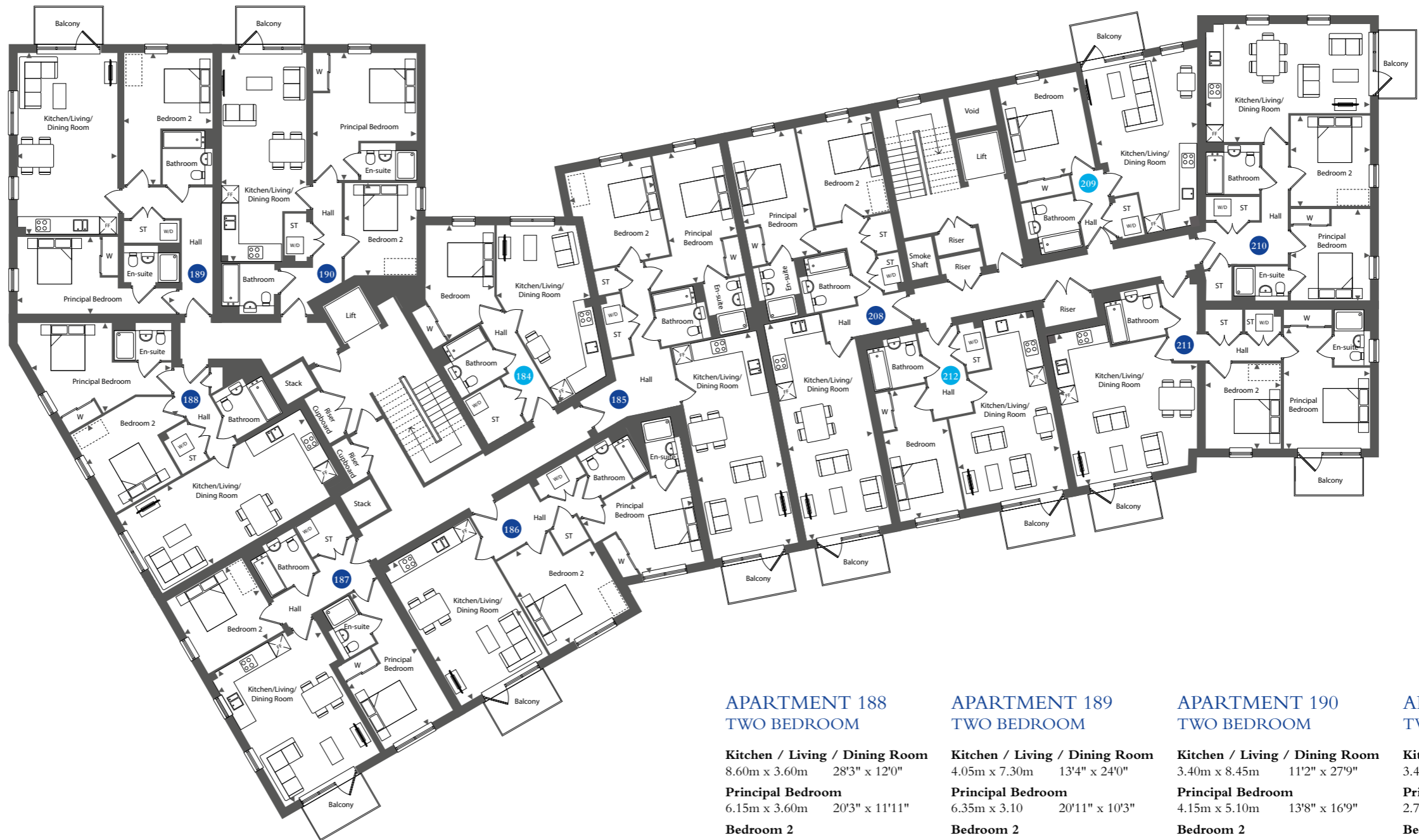
PHASE 2

PHASE 1

TREMAIN BUILDING

RIVER WENSUM

## THIRD FLOOR



### APARTMENT 184 ONE BEDROOM

**Kitchen / Living / Dining Room**  
3.65m x 7.45m 12'1" x 24'7"

**Bedroom**  
2.80m x 4.65m 9'3" x 15'3"

### APARTMENT 185 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.55m 11'4" x 28'2"

**Principal Bedroom**  
2.70m x 5.35m 9'0" x 17'8"

**Bedroom 2**  
3.45m x 4.00m 11'5" x 13'1"

### APARTMENT 186 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.40m 13'4" x 21'0"

**Principal Bedroom**  
4.60m x 3.60m 15'2" x 11'10"

**Bedroom 2**  
3.65m x 4.25m 12'1" x 14'1"

### APARTMENT 187 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.75m x 6.15m 15'8" x 20'3"

**Principal Bedroom**  
3.20m x 6.15m 10'7" x 20'3"

**Bedroom 2**  
3.45m x 3.30m 11'6" x 10'11"

### APARTMENT 188 TWO BEDROOM

**Kitchen / Living / Dining Room**  
8.60m x 3.60m 28'3" x 12'0"

**Principal Bedroom**  
6.15m x 3.60m 20'3" x 11'11"

**Bedroom 2**  
4.30m x 3.60m 14'2" x 11'10"

### APARTMENT 189 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 7.30m 13'4" x 24'0"

**Principal Bedroom**  
6.35m x 3.10m 20'11" x 10'3"

**Bedroom 2**  
3.55m x 5.30m 11'9" x 17'6"

### APARTMENT 190 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.45m 11'2" x 27'9"

**Principal Bedroom**  
4.15m x 5.10m 13'8" x 16'9"

**Bedroom 2**  
2.85m x 3.75m 9'5" x 12'4"

### APARTMENT 208 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.40m x 8.80m 11'4" x 28'11"

**Principal Bedroom**  
2.75m x 5.10m 9'0" x 16'11"

**Bedroom 2**  
3.00m x 3.95m 10'0" x 13'1"

### APARTMENT 209 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.75m x 6.95m 15'8" x 22'10"

**Bedroom**  
3.10m x 3.95m 10'2" x 13'0"

### APARTMENT 210 TWO BEDROOM

**Kitchen / Living / Dining Room**  
6.65m x 4.75m 21'9" x 15'7"

**Principal Bedroom**  
3.20m x 3.75m 10'5" x 12'3"

**Bedroom 2**  
3.20m x 3.65m 10'5" x 11'11"

### APARTMENT 211 TWO BEDROOM

**Kitchen / Living / Dining Room**  
5.65m x 6.05m 18'7" x 19'11"

**Principal Bedroom**  
3.45m x 4.90m 11'6" x 16'1"

**Bedroom 2**  
3.05m x 3.45m 10'0" x 11'4"

### APARTMENT 212 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.20m x 7.25m 13'11" x 23'10"

**Bedroom**  
2.75m x 5.15m 9'0" x 16'11"

# TREMAIN BUILDING

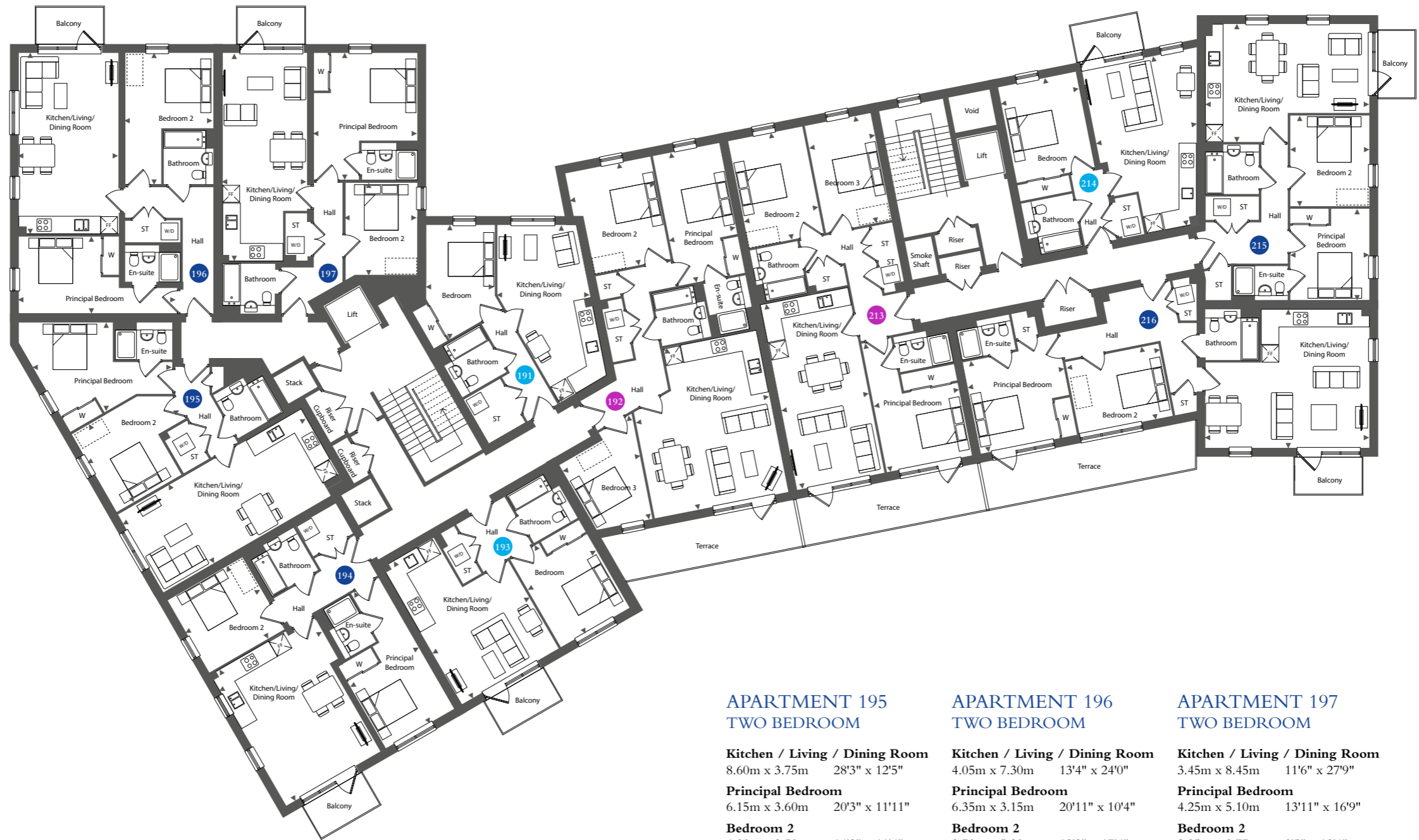
PHASE 2

PHASE 1

TREMAIN BUILDING

RIVER WENSUM

## FOURTH FLOOR



### APARTMENT 195 TWO BEDROOM

**Kitchen / Living / Dining Room**  
8.60m x 3.75m 28'3" x 12'5"  
**Principal Bedroom**  
6.15m x 3.60m 20'3" x 11'11"  
**Bedroom 2**  
4.30m x 3.50m 14'2" x 11'6"

### APARTMENT 196 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 7.30m 13'4" x 24'0"  
**Principal Bedroom**  
6.35m x 3.15m 20'11" x 10'4"  
**Bedroom 2**  
3.70m x 5.30m 12'3" x 17'6"

### APARTMENT 197 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.45m x 8.45m 11'6" x 27'9"  
**Principal Bedroom**  
4.25m x 5.10m 13'11" x 16'9"  
**Bedroom 2**  
2.85m x 3.75m 9'5" x 12'4"

### APARTMENT 191 ONE BEDROOM

**Kitchen / Living / Dining Room**  
3.65m x 7.45m 12'1" x 24'7"  
**Bedroom**  
2.80m x 4.65m 9'3" x 15'3"

### APARTMENT 192 THREE BEDROOM

**Kitchen / Living / Dining Room**  
5.45m x 6.60m 18'0" x 21'9"  
**Principal Bedroom**  
2.70m x 5.35m 9'0" x 17'8"  
**Bedroom 2**  
3.45m x 4.20m 11'5" x 13'10"  
**Bedroom 3**  
3.30m x 4.25m 10'10" x 14'0"

### APARTMENT 193 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 6.40m 14'11" x 21'0"  
**Bedroom**  
3.20m x 4.10m 10'6" x 13'7"

### APARTMENT 194 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.90m x 6.15m 16'2" x 20'3"  
**Principal Bedroom**  
3.35m x 6.15m 11'1" x 20'3"  
**Bedroom 2**  
3.65m x 3.35m 12'0" x 11'1"

### APARTMENT 213 THREE BEDROOM

**Kitchen / Living / Dining Room**  
3.60m x 7.55m 11'11" x 24'11"  
**Principal Bedroom**  
3.45m x 5.25m 11'5" x 17'4"  
**Bedroom 2**  
3.10m x 4.40m 10'3" x 14'5"  
**Bedroom 3**  
2.65m x 4.40m 8'8" x 14'5"

### APARTMENT 214 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.85m x 6.95m 16'0" x 22'10"  
**Bedroom**  
3.15m x 3.95m 10'5" x 13'0"

### APARTMENT 215 TWO BEDROOM

**Kitchen / Living / Dining Room**  
6.65m x 4.75m 21'10" x 15'7"  
**Principal Bedroom**  
3.15m x 3.75m 10'6" x 12'4"  
**Bedroom 2**  
3.15m x 3.65m 10'6" x 12'1"

### APARTMENT 216 TWO BEDROOM

**Kitchen / Living / Dining Room**  
6.65m x 5.60m 18'5" x 21'10"  
**Principal Bedroom**  
4.00m x 4.05m 13'2" x 13'4"  
**Bedroom 2**  
3.80m x 2.90m 12'6" x 9'7"

# FRY BUILDING

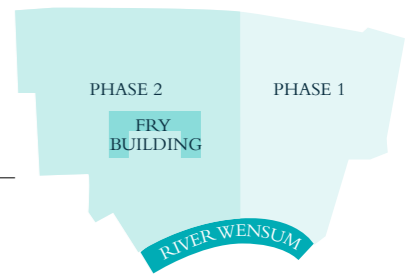
A SELECTION OF ONE & TWO BEDROOM APARTMENTS  
AND TWO BEDROOM DUPLEXES



*Indicative computer generated image of the Fry Building at St James Quay*

# FRY BUILDING

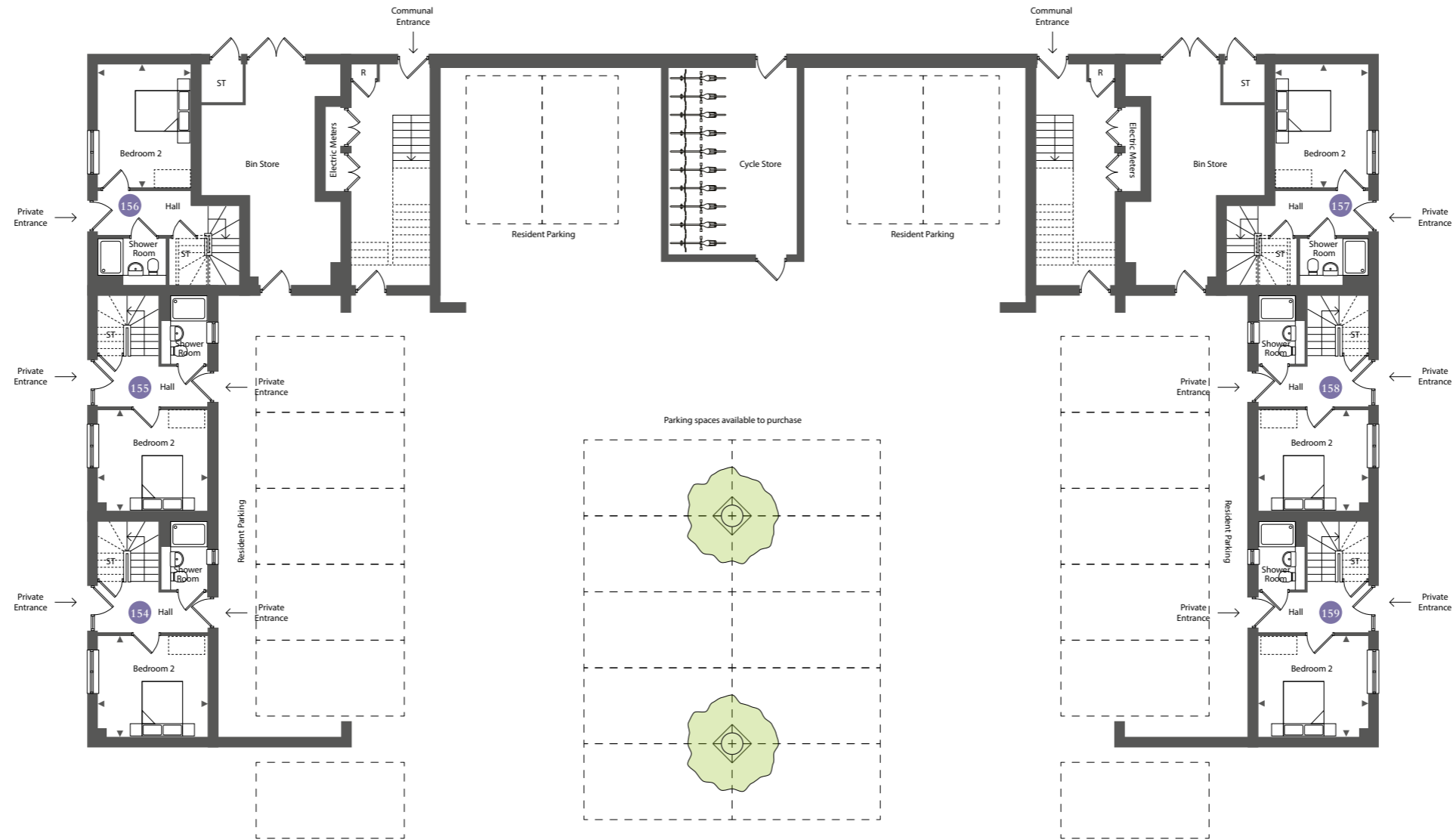
## GROUND FLOOR



PRINTWORKS DRIVE

TYPESETTERS WAY

TYPESETTERS WAY



DUPLEX 154  
TWO BEDROOM

**Bedroom 2**  
3.55m x 3.35m 11'8" x 11'0"

DUPLEX 155  
TWO BEDROOM

**Bedroom 2**  
3.55m x 3.35m 11'8" x 11'0"

DUPLEX 156  
TWO BEDROOM

**Bedroom 2**  
3.00m x 4.00m 9'11" x 13'3"

DUPLEX 157  
TWO BEDROOM

**Bedroom 2**  
3.00m x 4.00m 9'11" x 13'3"

DUPLEX 158  
TWO BEDROOM

**Bedroom 2**  
3.55m x 3.35m 11'8" x 11'0"

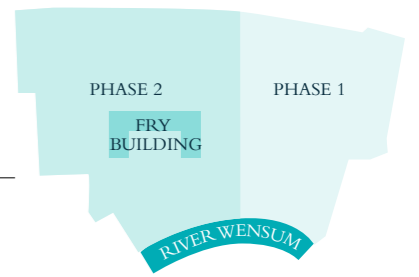
DUPLEX 159  
TWO BEDROOM

**Bedroom 2**  
3.55m x 3.35m 11'8" x 11'0"



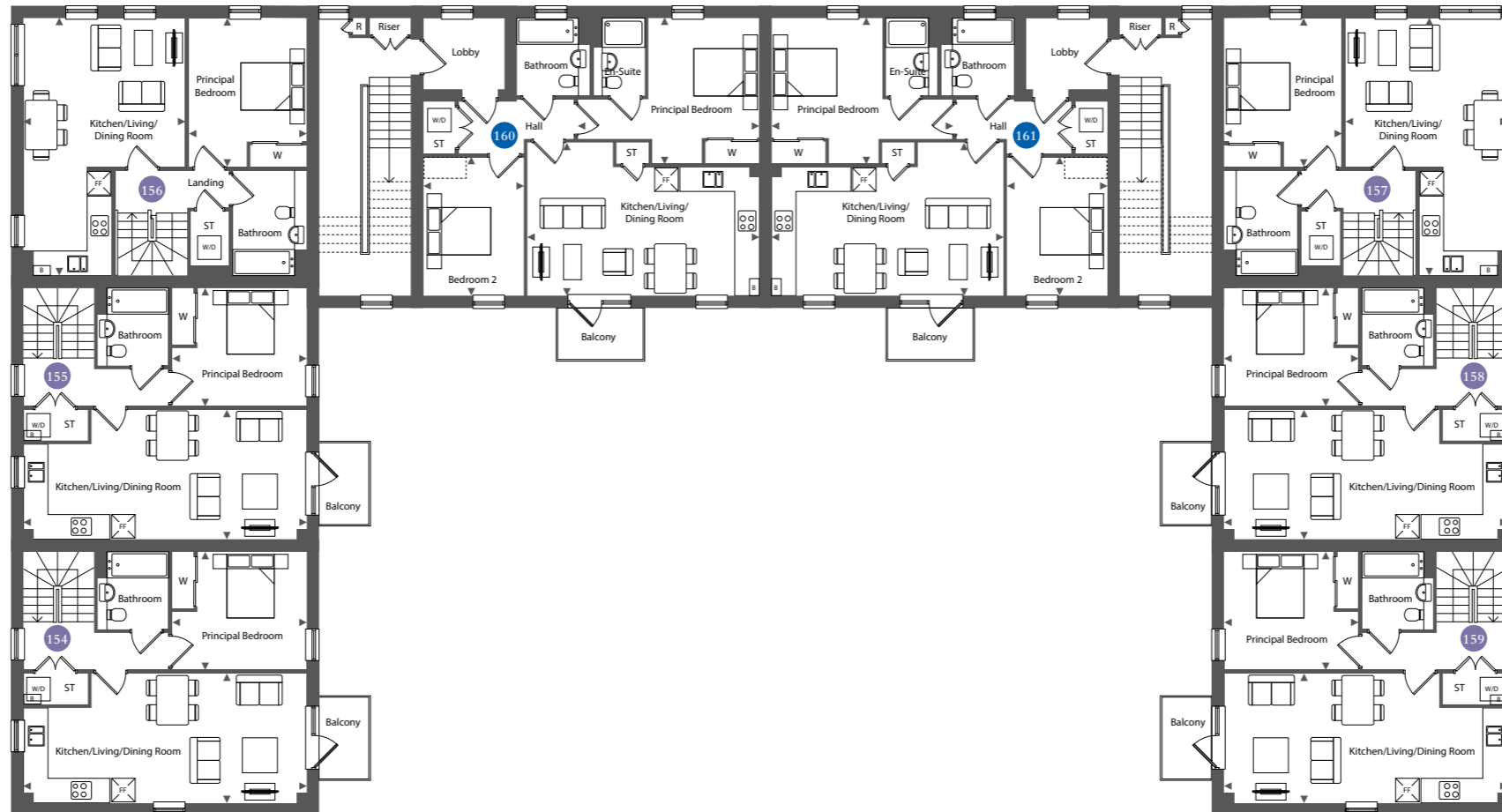
# FRY BUILDING

## FIRST FLOOR



PRINTWORKS DRIVE

TYPESETTERS WAY



TYPESETTERS WAY

### DUPLEX 154 TWO BEDROOM

**Kitchen / Living / Dining Room**  
7.85m x 3.65m 25'11" x 12'1"  
**Principal Bedroom**  
3.70m x 3.30m 12'2" x 10'11"

### DUPLEX 155 TWO BEDROOM

**Kitchen / Living / Dining Room**  
7.85m x 3.65m 25'11" x 12'1"  
**Principal Bedroom**  
3.70m x 3.30m 12'2" x 10'11"

### DUPLEX 156 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 7.20m 14'10" x 23'8"  
**Principal Bedroom**  
3.25m x 4.15m 10'8" x 13'7"

### DUPLEX 157 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 7.20m 14'10" x 23'8"  
**Principal Bedroom**  
3.25m x 4.15m 10'8" x 13'7"

### DUPLEX 158 TWO BEDROOM

**Kitchen / Living / Dining Room**  
7.85m x 3.65m 25'11" x 12'1"  
**Principal Bedroom**  
3.70m x 3.30m 12'2" x 10'11"

### DUPLEX 159 TWO BEDROOM

**Kitchen / Living / Dining Room**  
7.85m x 3.65m 25'11" x 12'1"  
**Principal Bedroom**  
3.70m x 3.30m 12'2" x 10'11"

### APARTMENT 160 TWO BEDROOM

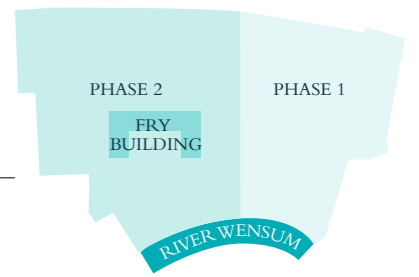
**Kitchen / Living / Dining Room**  
6.50m x 4.30m 21'5" x 14'1"  
**Principal Bedroom**  
4.05m x 3.10m 13'5" x 10'3"  
**Bedroom 2**  
2.80m x 3.90m 9'3" x 12'10"

### APARTMENT 161 TWO BEDROOM

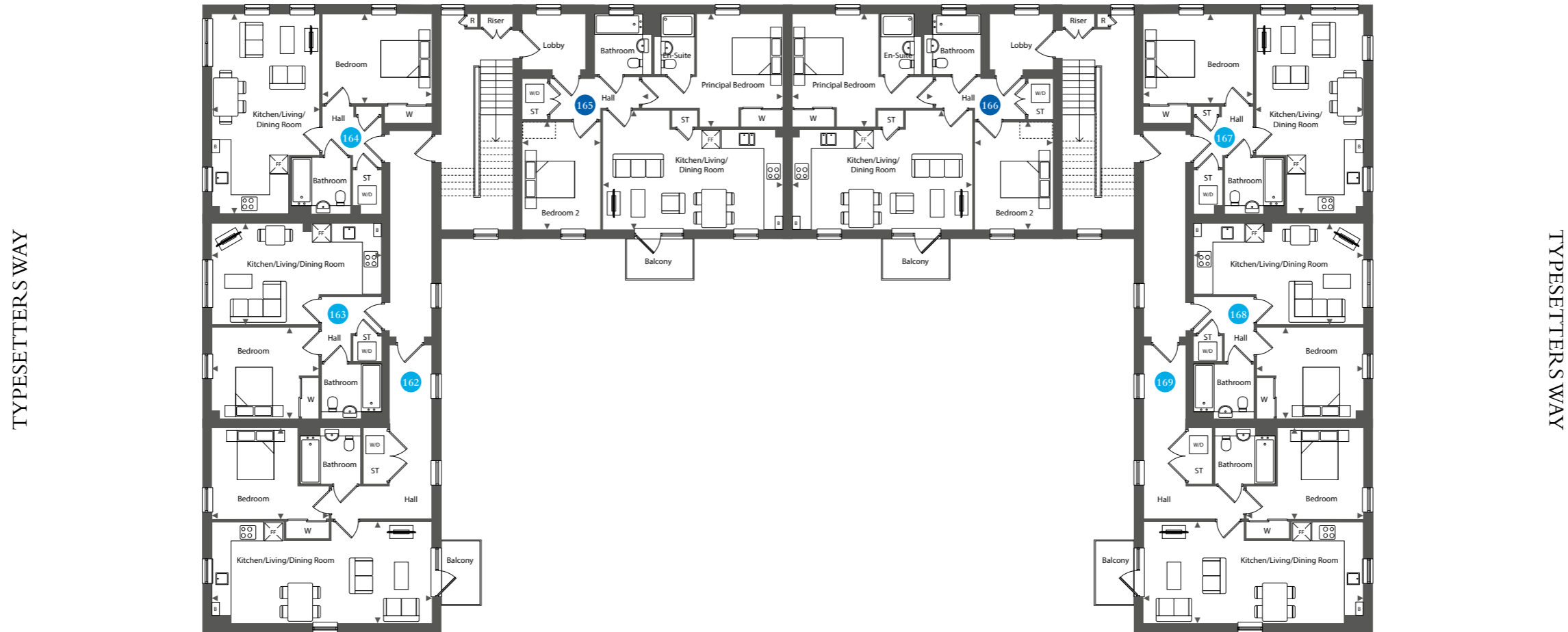
**Kitchen / Living / Dining Room**  
6.50m x 4.30m 21'5" x 14'1"  
**Principal Bedroom**  
4.05m x 3.10m 13'5" x 10'3"  
**Bedroom 2**  
2.80m x 3.90m 9'3" x 12'10"

# FRY BUILDING

## SECOND FLOOR



PRINTWORKS DRIVE



### APARTMENT 162 ONE BEDROOM

**Kitchen / Living / Dining Room**  
7.85m x 3.70m    25'11" x 12'3"

**Bedroom**  
3.25m x 3.05m    10'8" x 10'1"

### APARTMENT 163 ONE BEDROOM

**Kitchen / Living / Dining Room**  
6.10m x 3.65m    20'1" x 12'0"

**Bedroom**  
3.80m x 3.30m    12'7" x 10'11"

### APARTMENT 164 ONE BEDROOM

**Kitchen / Living / Dining Room**  
3.80m x 7.20m    12'7" x 23'8"

**Bedroom**  
3.90m x 3.15m    12'11" x 10'5"

### APARTMENT 165 TWO BEDROOM

**Kitchen / Living / Dining Room**  
6.50m x 4.30m    21'2" x 14'1"

**Principal Bedroom**  
4.05m x 3.10m    13'5" x 10'3"

**Bedroom 2**  
2.80m x 3.90m    9'3" x 12'10"

### APARTMENT 166 TWO BEDROOM

**Kitchen / Living / Dining Room**  
6.50m x 4.30m    21'2" x 14'1"

**Principal Bedroom**  
4.05m x 3.10m    13'5" x 10'3"

**Bedroom 2**  
2.80m x 3.90m    9'3" x 12'10"

### APARTMENT 167 ONE BEDROOM

**Kitchen / Living / Dining Room**  
3.80m x 7.20m    12'7" x 23'8"

**Bedroom**  
3.90m x 3.15m    12'11" x 10'5"

### APARTMENT 168 ONE BEDROOM

**Kitchen / Living / Dining Room**  
6.10m x 3.65m    20'1" x 12'0"

**Bedroom**  
3.80m x 3.30m    12'7" x 10'11"

### APARTMENT 169 ONE BEDROOM

**Kitchen / Living / Dining Room**  
7.85m x 3.70m    25'11" x 12'3"

**Bedroom**  
3.25m x 3.05m    10'8" x 10'1"

# ABOUT HILL

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the south, delivering both private for sale and affordable homes.

Now in its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of schemes ranging from landmark, mixed-use regeneration schemes and inner-city apartments to homes in rural communities.

Employing over 750 staff, the company operates from five strategically located regional offices, with its head office based in Waltham Abbey.

Hill anticipates completing over 2,800 homes in 2022 and has a controlled land bank with planning consent of over 4000 units. Around half of the development portfolio is in joint venture to deliver a range of mixed tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations and private clients.

Hill has won over 460 industry awards in the past 23 years, including Best Medium Housebuilder at the Housebuilder Awards in 2020 and 2021. Hill also won Best Home, Best Sustainable Development and Best Medium Housebuilder at the WhatHouse? Awards 2021 and has won WhatHouse? Housebuilder of the Year twice. In conjunction with Building with Nature, Hill was awarded a 2021 Housing Design Award for its highly sustainable Knights Park development in Eddington, Cambridge. In addition, Hill has been awarded the 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past five years.

The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15m pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Facebook & Instagram

@CreatedByHill



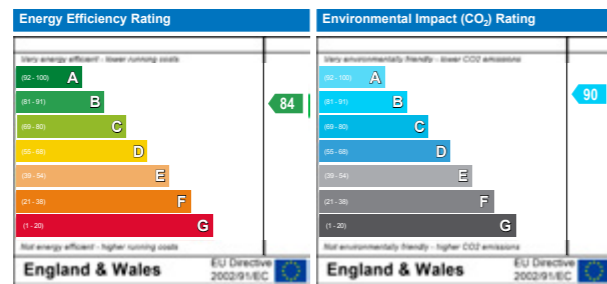
1. Knights Park (Cambridge), 2. Mosaics (Oxford), 3. St James Quay (Norwich), 4. The Gale (Hemel Hempstead), 5. Marleigh (Cambridge), 6. Fish Island Village (Hackney Wick)

# HOW TO FIND US



Map is for illustrative purposes and is not to scale.

## PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. EPC shown is an average across all apartments in Phase two. Please consult your sales negotiator for plot specific ratings.



Every care has been taken with the preparation of this brochure. The details, descriptions and measurements contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, specifications and measurements are taken from drawings which were correct at the time of print and are not drawn to scale. Computer generated images and landscaping may have been enhanced and are therefore representative only. Interior images represent the show apartment from phase one at St James Quay. Details correct at time of going to print. September 2022.

