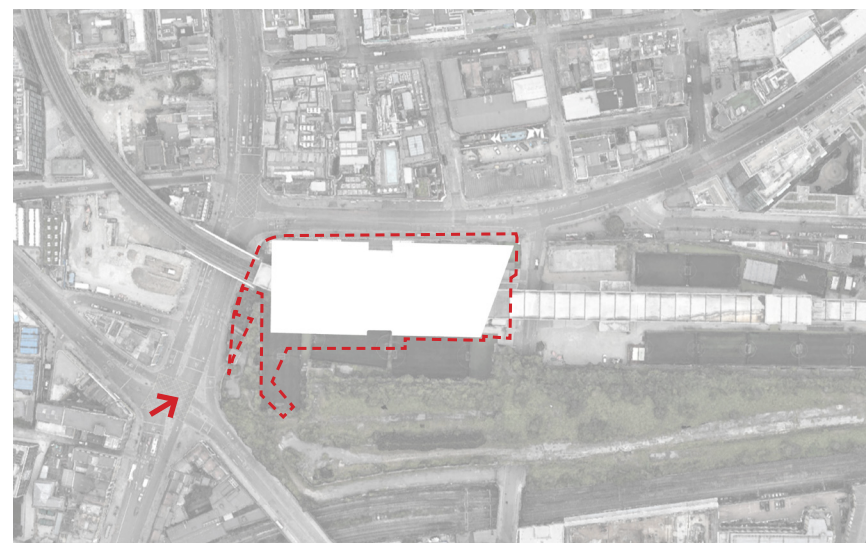


# BISHOPSGATE GOODSYARD PLOT 1 RMA

## 5.25 VISUALISATION 05

Aerial view from east of the site



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## 5.26 LAYOUTS

# BISHOPSGATE GOODSYARD PLOT 1 RMA

## 5.27 GROUND FLOOR

### Office Lobby and Arrival Sequence

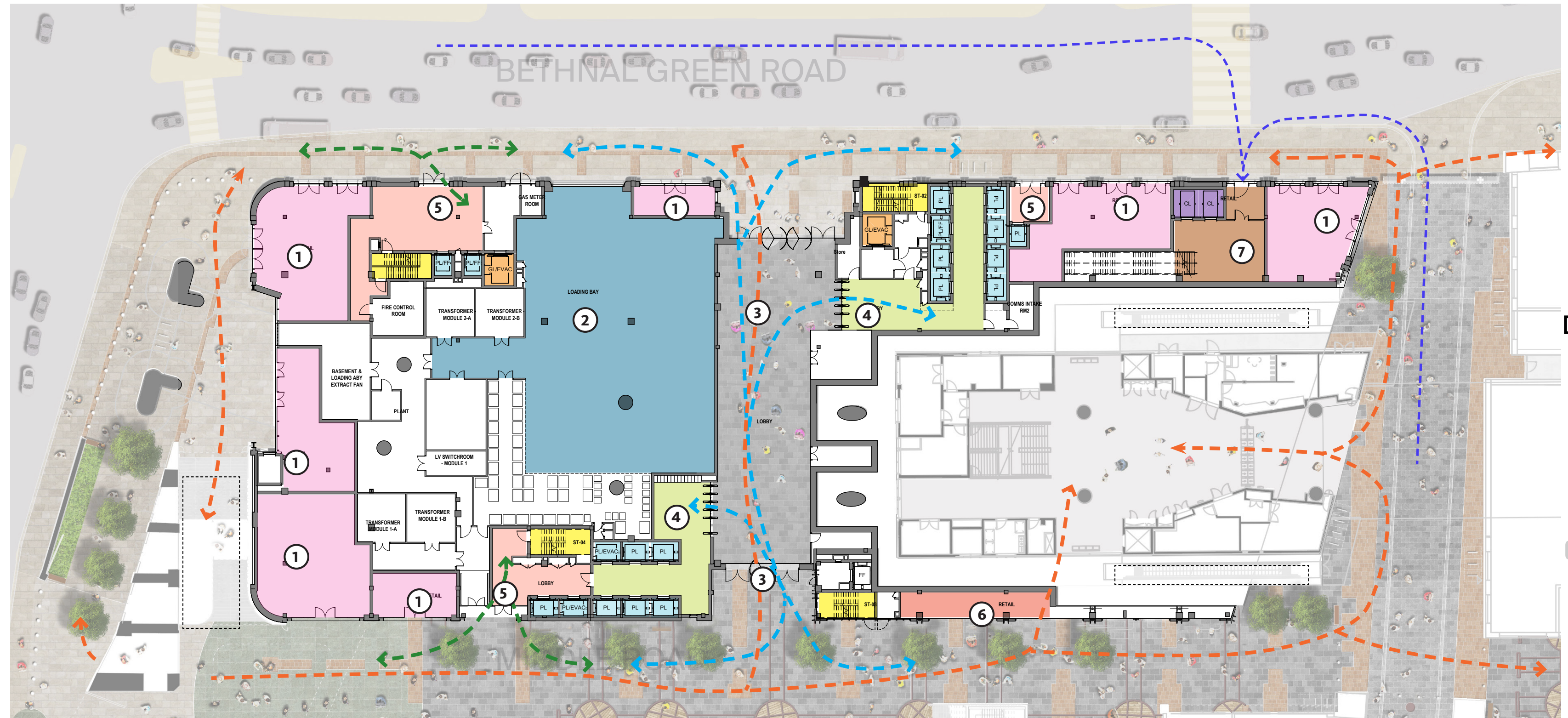
The two main lobbies are connected by an engaging thoroughfare that forms a public connection between Bethnal Green Road and Middle Road.

Smaller lobbies to levels 2-4 are separated from the main lobby and can be accessed directly from Middle Road and Bethnal Green Road.

### Ground floor retail

Active frontage has been maximised despite the large amount of plant and back of house space required on this level. Ground floor is crafted with various retail spaces of unique character that form an engaging and welcoming retail experience.

Different building users are provided with different entrance experiences promoting an active frontage around the whole building.



- ① Retail
  - ② Loading Bay
  - ③ Public Connection
  - ④ Main Receptions
  - ⑤ Incubator Reception
  - ⑥ Retail with potential future Overground Entrance
  - ⑦ Cycle Park Lobby
- Passenger Lift
  - Goods Lift
  - Cycle Store Lift
  - Stair
  - Incubator Users
  - Office Users
  - Public Access
  - Cycle Store Access

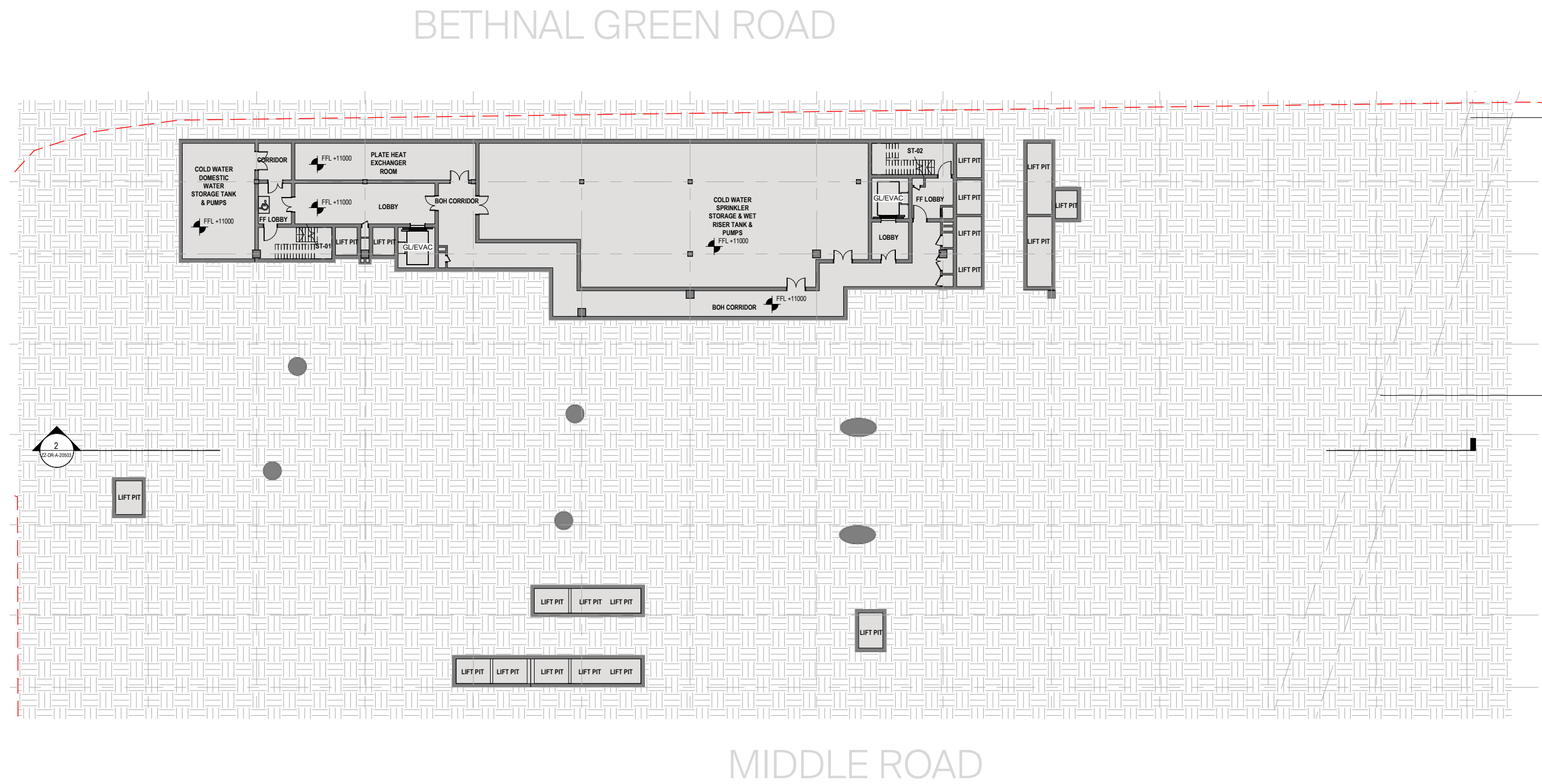
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## 5.28 BASEMENT

### Basement level

Basement construction is minimised to comply with the maximum parameter and TFL structural guidelines, and to minimise embodied carbon. On this level are tanks and other plant, with a goods corridor to serve the goods lift in the north-eastern core.



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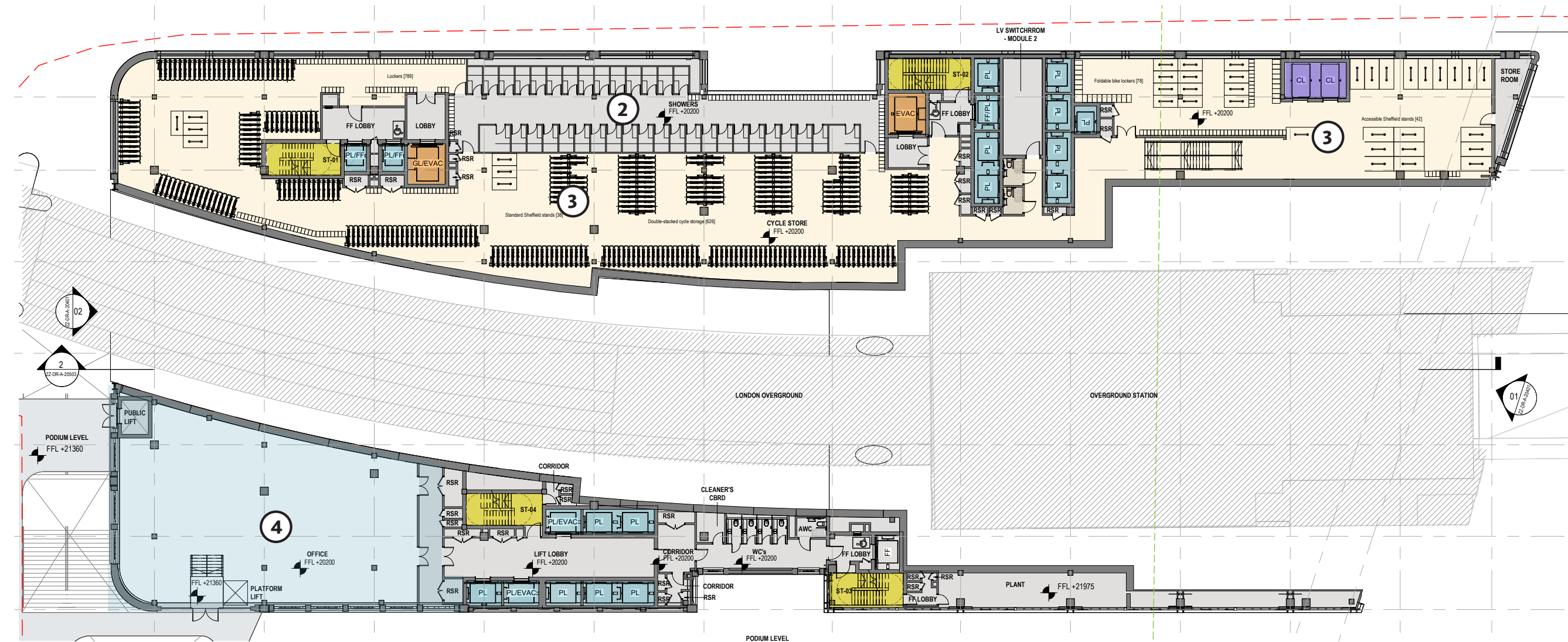
## 5.29 LEVEL 01 - END OF TRIP

### End Of Trip

The cycle park is accessed from Bethnal Green Road via two cycle lifts and a dedicated stair that extends from ground to first floor. The proposed layout meets London Plan Cycling Requirements in terms of overall number of spaces and the mix of types of parking. At ground floor there are foldable bike lockers are at Ground Level near the lobby.

### Incubator Offices

Incubator offices are accessed from a dedicated reception space from Middle Road.



- ① Cycle Parking lobby at ground floor
- ② Shower and Changing Area
- ③ Cycle Parking
- ④ Incubator Office
- Passenger Lift
- Goods Lift
- Cycle Store Lift
- Stair
- ← Cycle Users

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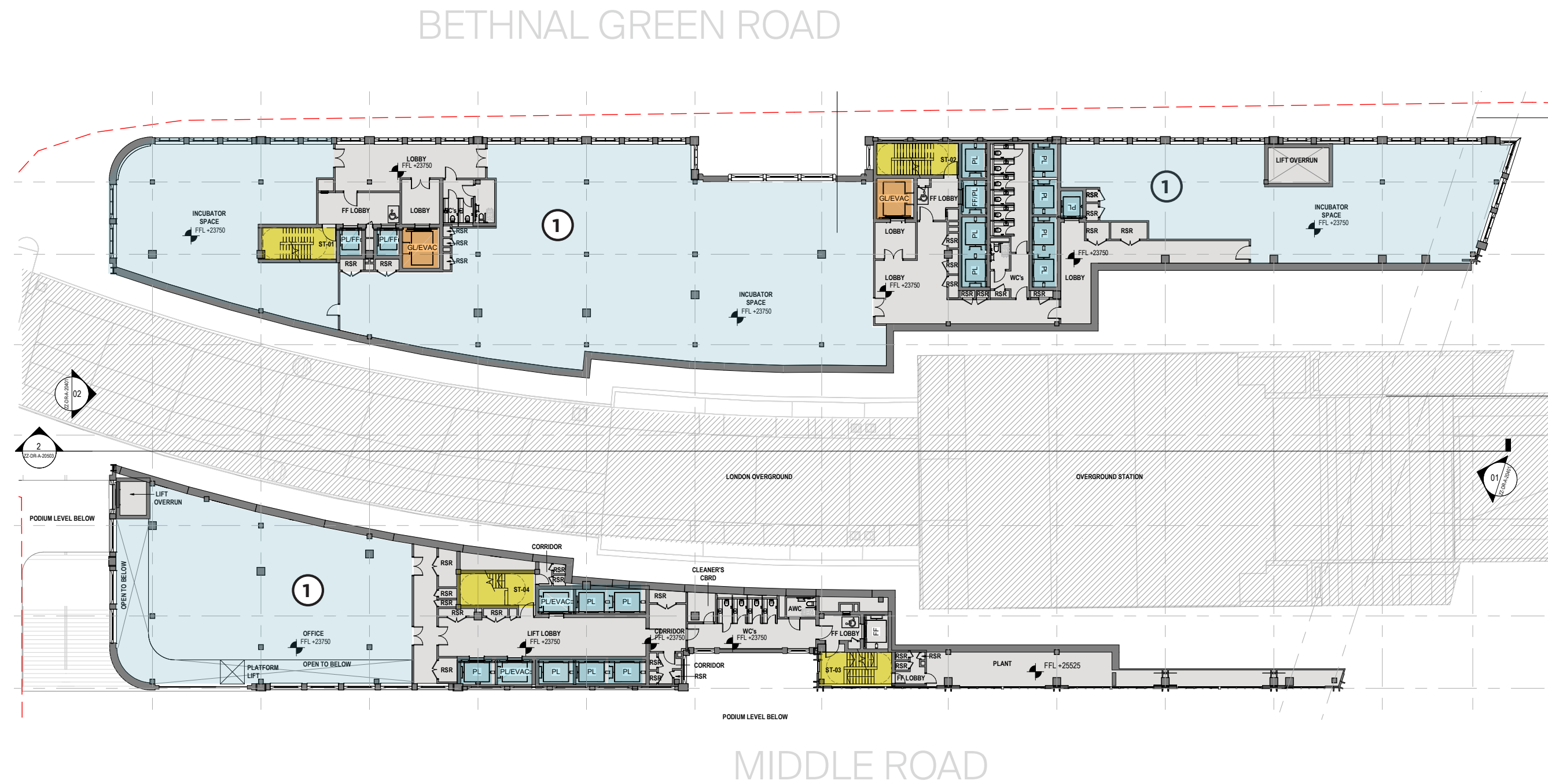
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## 5.30 LEVELS 02 - 03 - INCUBATOR SPACES

### 'Incubator' spaces

The lower levels of the building accommodate smaller, single aspect office floorspace which includes the affordable workplace provision. These 'incubator' spaces have independent access from the upper levels.



- ① Incubator Office
- Passenger Lift
- Goods Lift
- Stair

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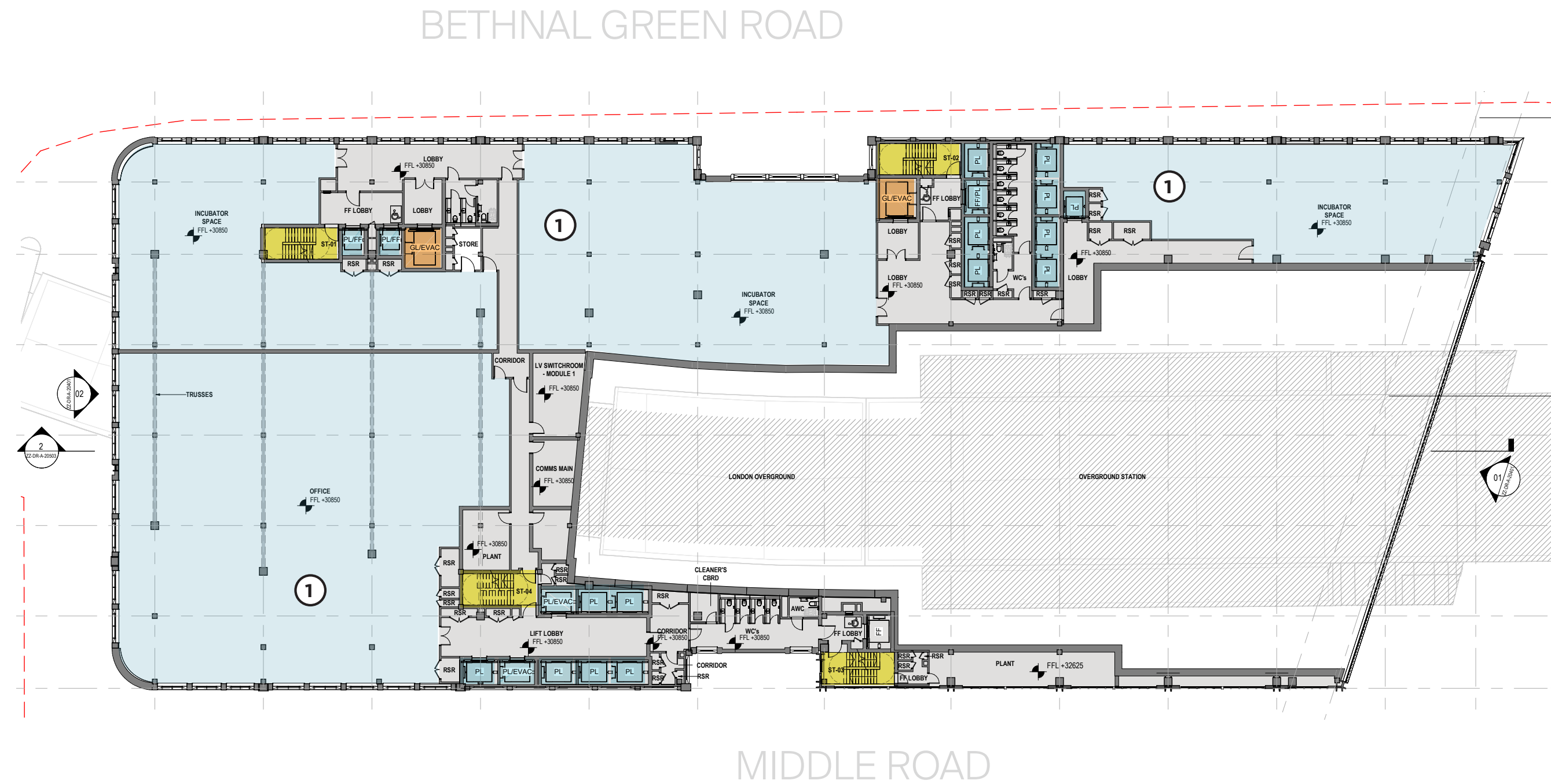
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## 5.31 LEVEL 04 - INCUBATOR SPACES

### 'Incubator' spaces

The lower levels of the building accommodate smaller, single aspect office floorspace which includes the affordable workplace provision. These 'incubator' spaces have independent access from the upper levels.



- ① Incubator Office
- Passenger Lift
- Goods Lift
- Stair

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