A0

7A62(2) 7A13-4 7A15-6 7A61(2)

7A61(1)

Existing section of listed boundary wall retained

Existing listed gate to be re-instated and restored to original working order & condition

Existing listed gate posts & winding mechanism to be retained & restored to original working order

Oriel structure above to be stabalised made good & restored to original condition for re-use

Existing listed gates to be re-instated and restored to original working order & condition

New shop fronts into existing cross arches
Ref: A-00_10-01 drawing series for shopfront details

New shop fronts in existing arches
Ref: Struct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

Party Walls between tenancies connected to listed structure - Generallyplasterboard partitions providing 1 hour compartmentation

7A11

7A12

7A62(1)

7A62(2) 7A13-4 7A15-6 7A61(2)

SHOREDITCH HIGH STREET

COMMERCIAL STREET

PLOT 7A

FFL +14.7m

G1 3.77 m

G2 4.27 m

G3 4.21 m

Arch G4

Arch G5

Arch G6

Unit A4
755 ft²
3.69 m

Unit A5
800 ft²
4.26 m

Unit A6
1070 ft²
4.34 m

Arch G7

FFL +14.6m

Arch G8

Arch G9

Arch V1
FFL +14.9m

Arch R1

Arch V2
FFL +14.7m
FFL +15.0m
4.46 m

Unit A7
1130 ft²
B2
4.45 m

g6 (south 1) g6 (south 2) g6 (south 3) g6 (south 4)

Water Elec Gas

Water Elec Gas

V2 (north 2)

V2 (north 1)

New shop fronts into front & rear of existing arches
Ref: A-00_10-01 drawing series for shopfront details

Unit A1
90 ft²

Unit A2
160 ft²

New shop fronts into front & rear of existing arches
Ref: A-00_10-01 drawing series for shopfront details

Unit A3
225 ft²

Existing brick piers & arches to be repaired & made good
Ref: Struct. Engineers details & spec.

Finished floor levels to areas of public realm to be retained as existing (subject to line and level)
Level thresholds to all units
TBC by Spacehub

Incoming services routed generally from King Street and located centrally against party wall to each unit - indicative only M&E Engineer to confirm

New shop fronts in existing arches
Ref: Struct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

Existing brick piers & arches to be repaired & made good
Ref: Struct. Engineers details & spec.

New shop fronts into existing cross arches
Ref: A-00_10-01 drawing series for shopfront details

Existing arches V1, V2, B2 subject to further survey to determine levels & condition

New brick cavity wall within existing arch

New shop fronts in existing arches
Ref: Struct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

Listed boundary wall retained

Demolish existing section of wall to accomodate proposed service access

Railway parapet wall retained

PLOT 1

PLOT 2

PLOT 3
EXHIBITION SPACE

MIDDLE ROAD

8-Track Reserve (below)

Suburban Line (below)

Main Line (below)

PLOT 3

+14.70_FFL_

R5
VOID

KEY

- Site Boundary
- Plot Boundary
- Plot Extents (7A - D)
- XXXX Sections & Elevations Drawing Prefix: A-00-10
- Grade II Listed Structures
- Structure within the setting of Listed Elements
- Area Outside Scope of Application

STRUCTURAL INTERVENTIONS

- New Brick Facing Walls
- New Plasterboard Partitions
- New Horizontal Openings through Existing Brick Piers
- New Vertical Openings through Existing Structure
- Existing Structure to be Removed

NOTES:
DRAWING RELATES TO PLOT 7 ONLY - OTHER PLOTS ARE FOR ILLUSTRATIVE PURPOSES
ALL GIA AREAS APPROX. BASED ON SURVEYS & ROUNDED DOWN TO NEAREST 5ft²

REFER TO **SPACEHUB** DRAWINGS FOR SITE-WIDE PUBLIC REALM & LANDSCAPING

OS MAP:
14282011-MM-TOPO - EXISTING SITE

PLOWMAN CRAVEN:
15532-010T-01 (A) - 3D STREET SURVEY
15532-010T-02 (B) - 3D SITE TOPO
15532-010T-03 (A) - BOUNDARY
15532-010B-01 (A) - VIADUCT STRUCTURE PLAN
15532-010B-04 (A) - THE ORIEL
15532-010W-02 (A) - RAILWAY CUTTING
15532-013E-10 (A) - ACCUMULATOR PLANT
15532-013T-01 (B) - PLANIMETRIC SURVEY
15532-013T-05 (A) - SHOREDITCH RAIL BRIDGE
W15532-010SM - 3D ARCH SURVEY

WSP:
24710359-S-2001(E) - CONSTRAINTS

FOR DETAIL OF ARCHES REFER TO:
KMH HERITAGE STATEMENT & **ALAN BAXTER** CONDITION SURVEY

0m 1 2 3 4 5 7.5 10m

N

Do not scale this drawing
Do not derive dimensions from digital media

Rev	Date		Drawn By	Checked By

Rev	Date	Revision Notes	Drawn By	Checked By

Rev	Date	Revision Notes	Drawn By	Checked By

Drawing Status: PLANNING FOR APPROVAL
Suitability: -
Drawing No: BGY-FBA-00-00-DR-A-00_10-7A001
Rev: P1

Job Title: The Goodsyard
Job No: 3465

Drawing Title: PLOT 7A - Proposed Ground Floor Plan

Date: April 19
Scale: 1 : 100
Drawn By: PG
Checked By: KF

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