A0

MIDDLE ROAD

PLOT 8A LOBBY

Arch V12

Unit B1
3710 ft²

Unit B2
1325 ft²

Unit B5
2035 ft²

Unit B7
2115 ft²

PLOT 7B

Unit B10
2140 ft²

Unit B13
2825 ft²

New shop fronts in existing arches to all units along Braithwaite Arches
Ref: Stuct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

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

Extent of existing pool tank to be raised flush with surrounding slab

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

Party Walls between tennancies connected to listed structure - Generally plasterboard partitions providing 1 hour compartmentation

Incoming services routed generally from Braithwaite Arches and located along rear wall to each unit - indicative only M&E Engineer to confirm

Water Elec Gas

Partial demolition of barrel vault to allow service vehicle access Struct. Engineer to confirm detail

Arch V13 | Arch V14 | Arch V15 | Arch V16 | Arch V17 | Arch V18

Unit B3 1985 ft² | Unit B6 1935 ft² | Unit B8 1895 ft² | Unit B11 1890 ft² | Unit B14 1850 ft²

FFL +13.8m

11.53 m | 11.60 m | 11.55 m | 11.60 m | 11.60 m | 11.50 m

V19

Arch V20

FARTHING LANE

New shop front opening through existing brick wall -steel structure surround clad in concrete to provide continuous 75mm coverage
Ref: Stuct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

New slot windows through existing viaduct piers below arch springing point - steel structure surround clad in concrete to provide continuous 75mm coverage
Ref: Stuct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

New shop fronts in existing arches to all units along London Road
Ref: Stuct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

LONDON ROAD

R3

11.22 m

7.91 m

Unit B16
600 ft²

New brick jamb

Retain existing Ocular openings thoughout

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

Ballustrade detail by Landscape Architect

Existing hydraulic accumulator plant

Units to the south of London Road serviced via service trench formed at boundary edge to park level above

BRAITHWAITE STREET

Arch V34

Lift & public stairs to comply with App Docs Part K&M Ref: Spacehub drawings design & spec. of handrail

Arch V35
Unit B4
1030 ft²

Arch V36

Unit B9
885 ft²
Arch V37

Unit B12
670 ft²
Arch V38

Unit B15
445 ft²
Arch V39

Double Height to Basement

New slot window in existing opening between arches

New opening through existing viaduct pier -steel structure surround clad in concrete to provide continuous 75mm coverage
Ref: Stuct. Engineers details
Ref: A-00_10-01 drawing series for shopfront details

New slot window in existing opening between arches

New brick cavity wall within existing arches V37, 38 & 39 & form openings for new inward opening windows with outer metal blinds for solar shading & secondary barrier to railway during window cleaning (TBC with Network Rail)

Existing brickwork generally to be repaired & made good Ref: Struct. Engineers spec. for description of works & Network Rail to agree method Spec.
TBC with M&E Engineer

New inward opening windows with outer metal blinds for solar shading & secondary barrier to railway during window cleaning (TBC with Network Rail)

New inward opening windows with outer metal blinds for solar shading & secondary barrier to railway during window cleaning (TBC with Network Rail)

Main Line

KEY

- Site Boundary
- Plot Boundary
- Plot Extents (7A - D)
- 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:
1428201 I-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	Revision Notes	Drawn By	Checked By
Rev	Date	Revision Notes	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_10-7B001 Rev: P1
Job Title: The Goodsyard		Job No: 3465	© Drawing & Design Copyright of:
Drawing Title: PLOT 7B - Proposed Ground Level			FAULKNERBROWNS ARCHITECTS
Date: April 19	Scale: 1 : 100	Drawn By: PG	Checked By: KF

FaulknerBrowns LLP
Dobson House
Northumbrian Way
Killingworth
Newcastle upon Tyne
NE12 6QW
T+44(0)191 2683007
F+44(0)191 2478132