MIDDLE ROAD

FARTHING LANE

CYGNET LANE

LONDON ROAD

R3

Main Line

PLOT 7C

Unit C1
1725 ft²

Unit C5
1960 ft²

Unit C8
1930 ft²

Unit C10
1955 ft²

Unit C13
1990 ft²

Unit C2
1825 ft²

Unit C6
1720 ft²

Unit C9
1615 ft²

Unit C11
1415 ft²

Unit C14
1195 ft²

Unit C3
675 ft²
V21

Unit C4
195 ft²

Unit C7
195 ft²

Unit C12
195 ft²

Unit C15
195 ft²

Arch V20

Arch V22
FFL +13.8m

Arch V23
FFL +13.8m

Arch V24
FFL +13.8m

Arch V25
FFL +13.8m

Arch V26
FFL +13.8m

Arch V27

10.51 m

10.53 m

10.44 m

10.47 m

10.47 m

7.88 m

3750

3000

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

Retain existing Ocular openings thoughout

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

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

Water Elec Gas

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

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

Free standing small kiosk type retail units to South side of London Road
Ref: A-00_10-01 drawing series for details

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

Kiosk type units serviced via service trench formed at boundary edge to park level above

v20 (east 1)
v20 (east 2)
v20 (east 3)
v27 (west 1)
v27 (west 2)

7C61(1)
7C62(2)
7C13-4
7C61(2)
7C11-2
7C63(2)
7C63(1)
7C63(2)
7C62(1)
7C62(2)
7C13-4
7C61(2)

KEY

- Site Boundary
- Plot Boundary
- Plot Extents (7A - D)
- Sections & Elevations Drawing Prefix: A-00-10 (XXXX)
- 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	Revision Notes	Drawn By	Checked By

Drawing Status: PLANNING FOR APPROVAL
Suitability: -
Drawing No: BGY-FBA-00-00-DR-A-00_10-7C001 Rev: P1
Job Title: The Goodsyard
Job No: 3465
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Drawing Title: PLOT 7C - Proposed Ground Level
Date: April 19
Scale: 1 : 100
Drawn By: PG
Checked By: KF

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