A0

MIDDLE ROAD

LONDON ROAD

R3

FARTHING LANE

PLOT 8A
LOBBY

Arch V12

Arch V13

Arch V14

Arch V15

Arch V16

Arch V17

Arch V18

V19

Arch V20

Arch V34

Arch V35

Arch V36

Arch V37

Arch V38

Arch V39

PLOT 7B

Main Line

BRAITHWAITE ST

7B61(1)
7B63
7B62(2)
7B14-5
7B61(2)
7B16
7B11-3
7B64(1)
7B64(2)
7B62(1)

v12 (west 1)
v12 (west 2)
v12 (west 3)
v12 (east 1)
v12 (east 2)
v12 (east 3)
v20 (west 1)
v20 (west 2)
v20 (west 3)
v20 (west 4)
v20 (west 5)

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

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

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

Water Elec Gas

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

Zone within LBC boundary to be reinstated as jack arch

FFL +13.8m

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

5000

11.53 m

11.60 m

11.55 m

11.60 m

11.60 m

11.50 m

Extent of opening to service yard defined by highways Road safety guideance

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

3750

3750

Extent of non-listed arches between beams demolished (hatched) reinstated as existing jack arch. Extent increased and amended to accommodate revised design following statutory consultee feedback on service yard access/egress

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

11.22 m

7.91 m

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

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

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

3470

6000

Double Height to Basement

New slot window in existing opening between arches

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)

KEY

- Site Boundary
- Plot Boundary
- Plot Extents (7A - D)
- XXX 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 SFT²

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

OS MAP:
1428201 I-MM-TOPO - EXISTING SITE

PLOWMAN CRAVEN:
1S532-010T-01 (A) - 3D STREET SURVEY
1S532-010T-02 (B) - 3D SITE TOPO
1S532-010T-03 (A) - BOUNDARY
1S532-010B-01 (A) - VIADUCT STRUCTURE PLAN
1S532-010B-04 (A) - THE ORIEL
1S532-010W-02 (A) - RAILWAY CUTTING
1S532-013E-10 (A) - ACCUMULATOR PLANT
1S532-013T-01 (B) - PLANIMETRIC SURVEY
1S532-013T-05 (A) - SHOREDITCH RAIL BRIDGE
W1S532-010SM - 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
P1	14.09.2019	ISSUED FOR PLANNING	PG	KF
P2	04.02.2020	DRAWING AMENDED TO ALLOW FOR ROAD SAFETY IMPROVMENTS TO SERVICE YARD. INPUT FROM BOROUGHS & TfL	CE	KF

Drawing Status: PLANNING FOR LISTED BUILDING CONSENT
Suitability: -
Drawing No: BGY-FBA-07-00-DR-A-00_10-7B001
Rev: P2
Job Title: The Goodsyard
Job No: 3465
Drawing Title: PLOT 7B - Proposed Ground Level
Date: April 19
Scale: 1 : 100
Drawn By: CE
Checked By: KF

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