

# BISHOPSGATE GOODSYARD PLOT 1 RMA

## 5.32 LEVEL 05 - TYPICAL OFFICE FLOOR

### Typical Office Floors

The typical floorplates are some of the largest floorplates in Shoreditch to meet contemporary occupiers' needs. Structure is on a 7.5 x 9m grid to help reduce embodied carbon and also to offer the most flexible solution to potential tenants.



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## 5.33 LEVEL 06 - TYPICAL OFFICE FLOORS

### Typical Office Floors

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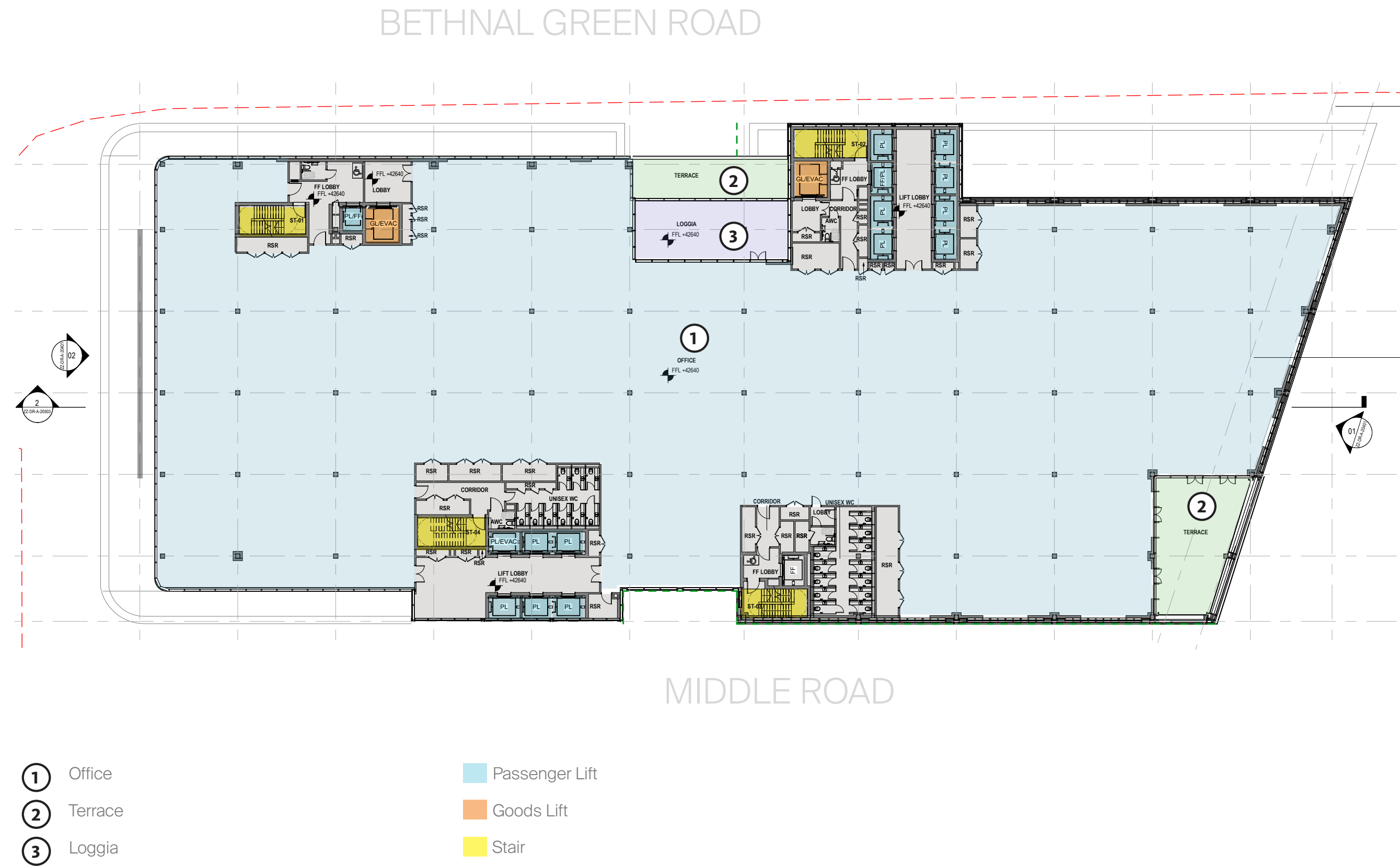
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## 5.34 LEVEL 07 - TYPICAL OFFICE FLOORS

### Typical Office Floors

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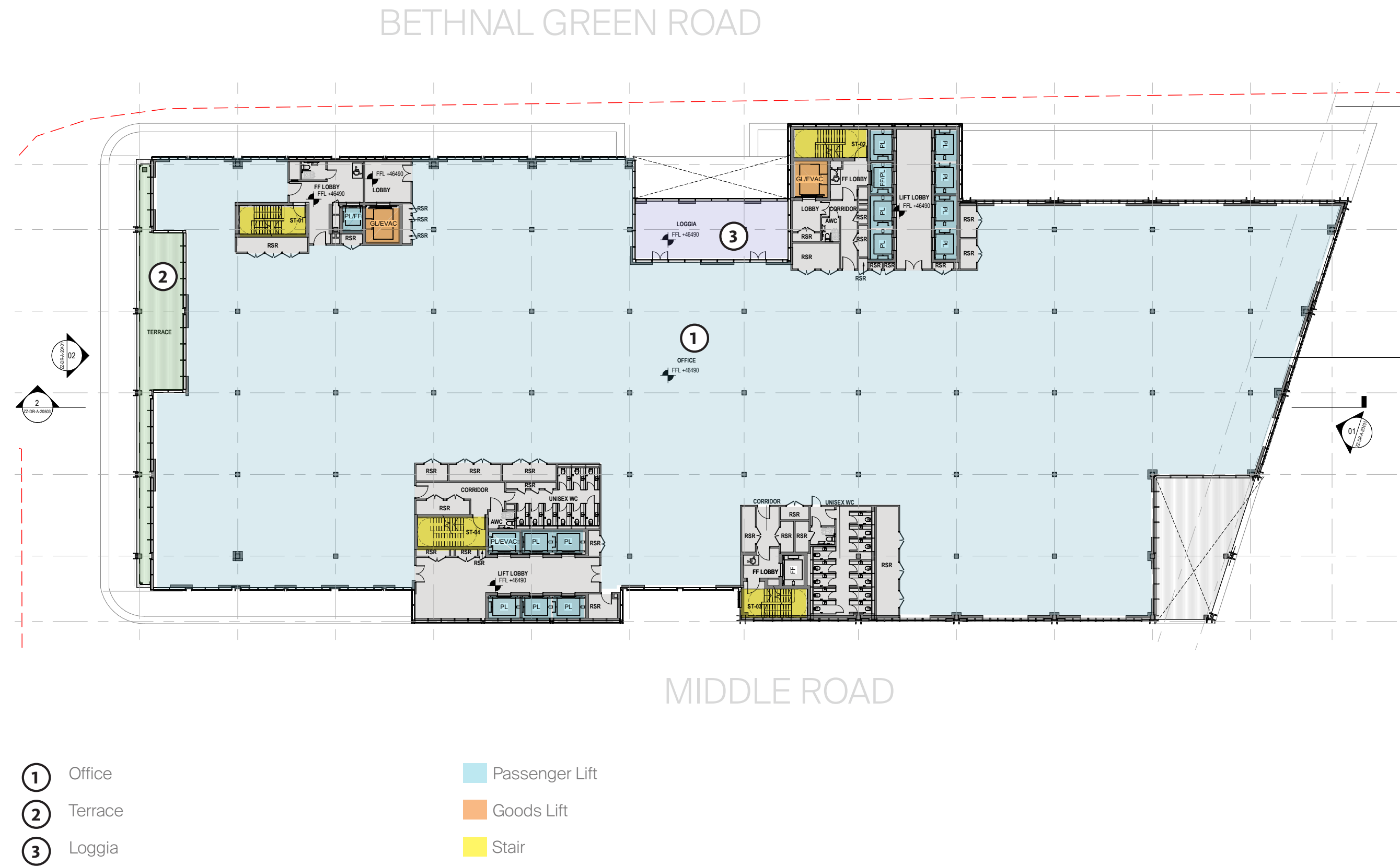
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## 5.35 LEVELS 08 - 09 - TYPICAL OFFICE FLOORS

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## 5.36 LEVELS 10 - 12 - TYPICAL OFFICE FLOORS

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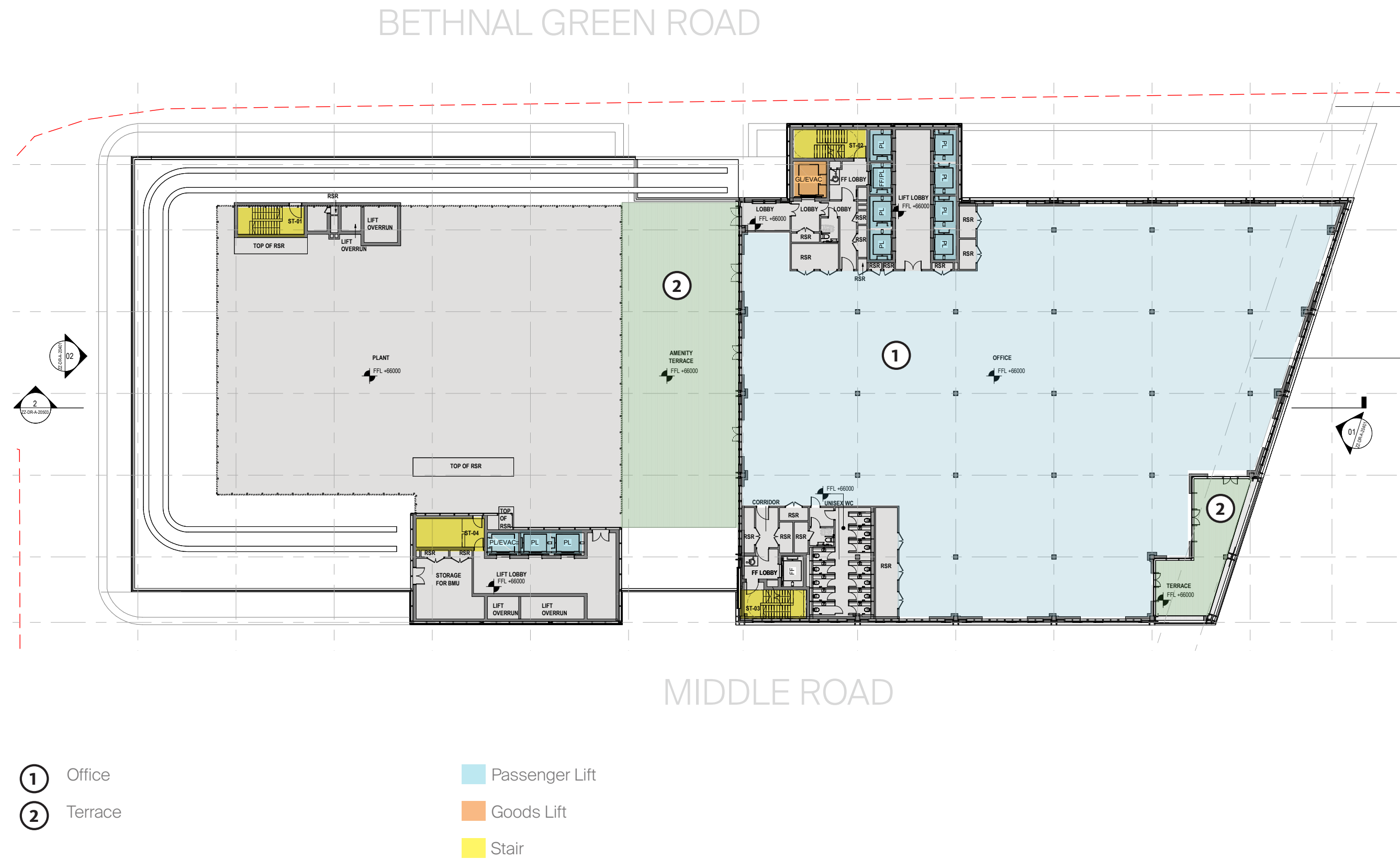
## 5.37 LEVEL 13 - ROOF TERRACE

### Main roof terrace

There is potential to configure this space as a shared terrace for all tenants or for a single tenant.

### Tenant terrace space

Non-accessible roof space will have green roof and/or PV panels



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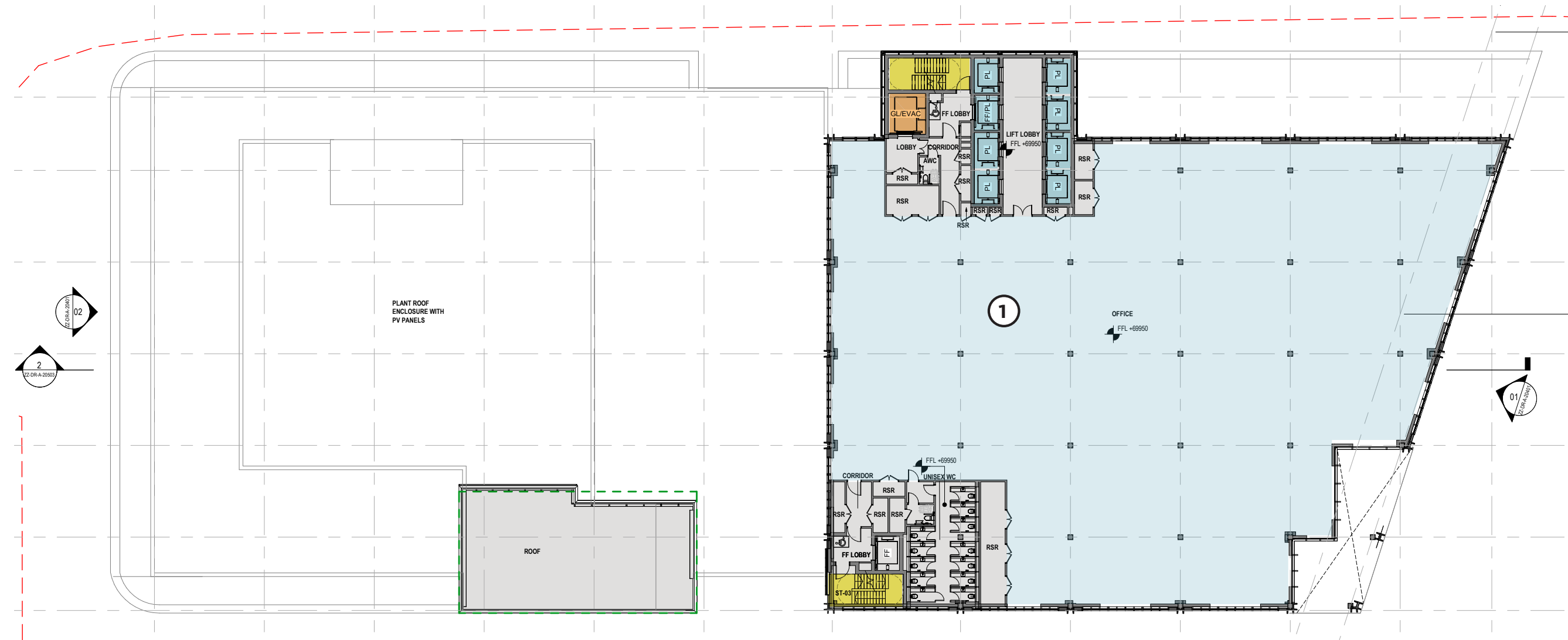
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## 5.38 LEVEL 14 - UPPER FLOORS

### Upper Office Floors

The upper office levels offer a more typical floorplate size which will be suitable for a wider range of tenants, including legal and professional services, who may not be as attracted to the deeper floorplates on levels 5-12.



① Office

- Passenger Lift
- Goods Lift
- Stair

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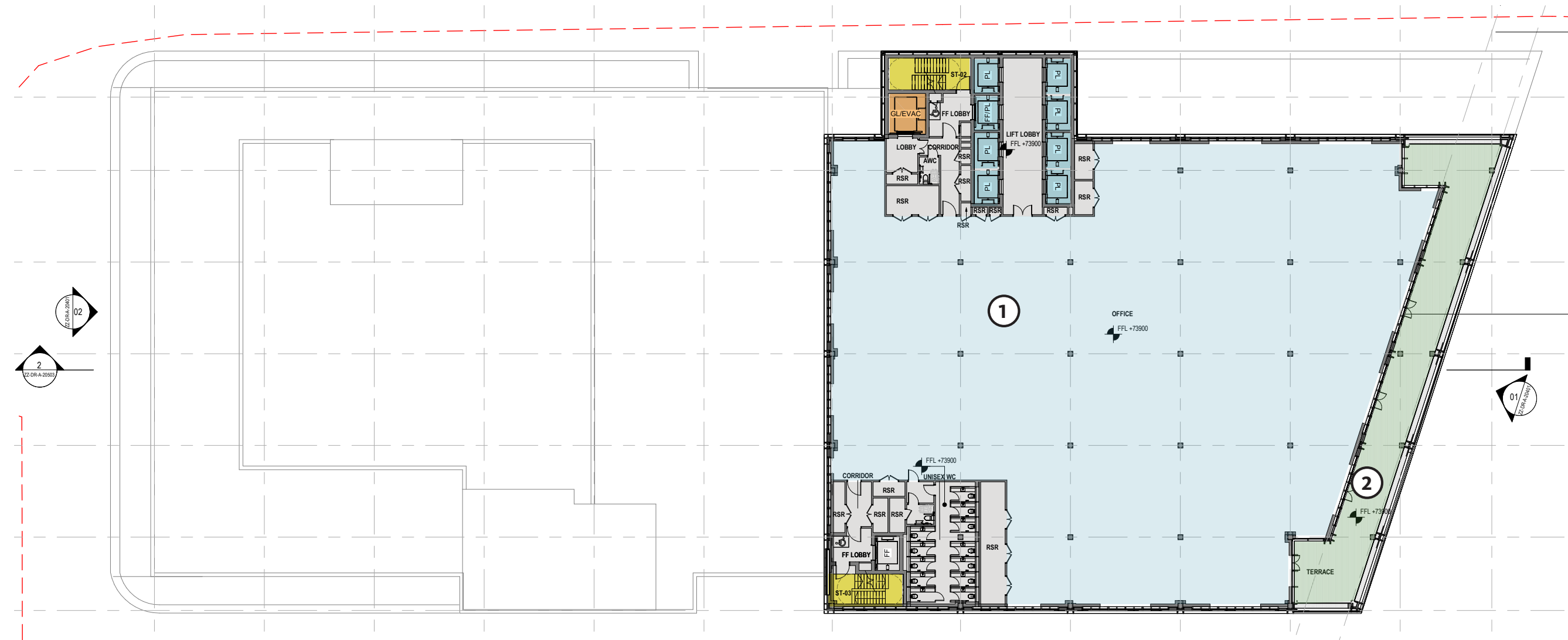
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## 5.39 LEVEL 15 - UPPER FLOORS

### Upper Office Floors

The upper office levels offer a more typical floorplate size which will be suitable for a wider range of tenants, including legal and professional services, who may not be as attracted to the deeper floorplates on levels 5-12.



- ① Office
- ② Terrace
- Passenger Lift
- Goods Lift
- Stair

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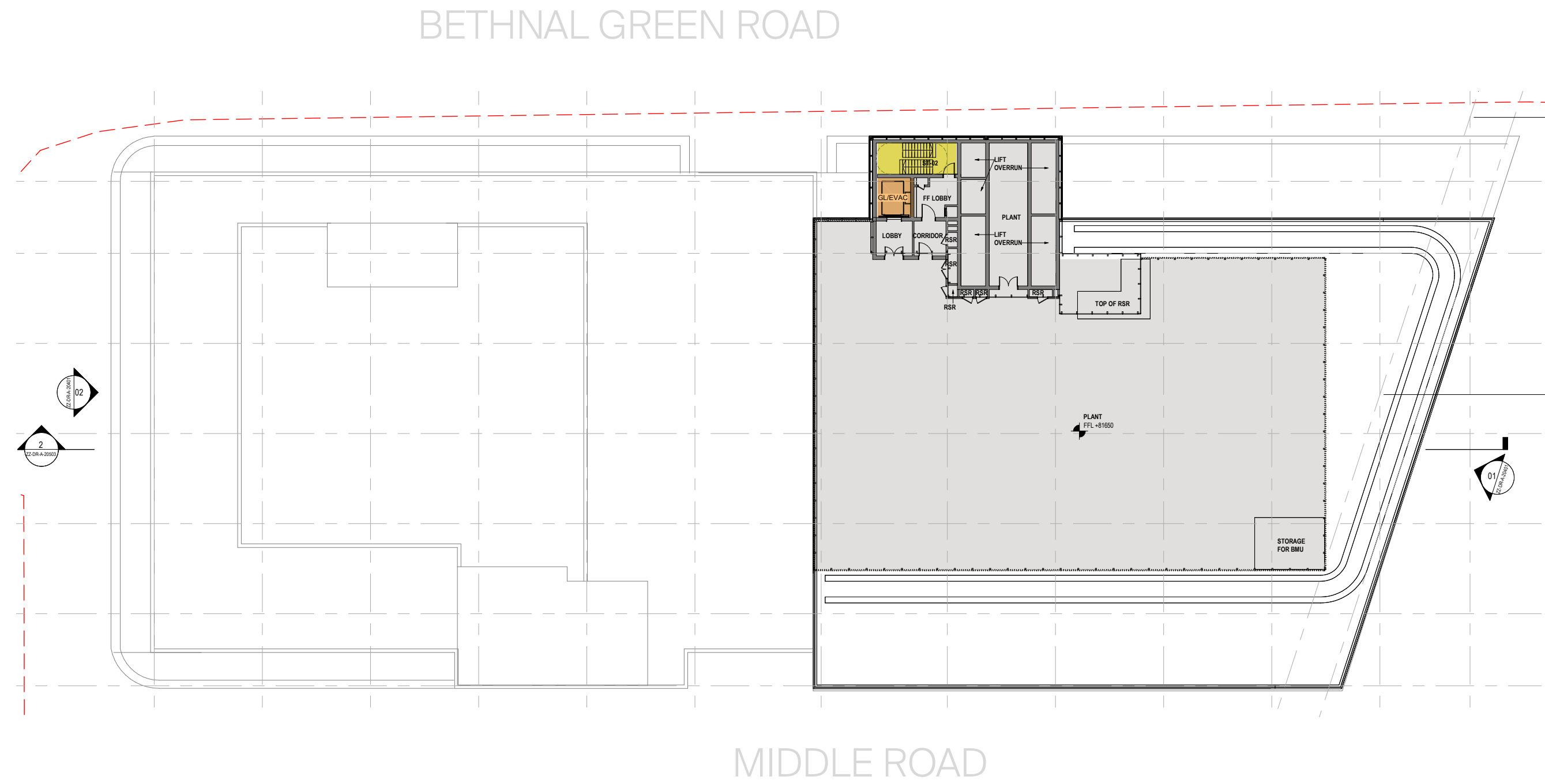


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## 5.40 LEVEL 16 - ROOF

### Roof level plant

This level maximises the amount of plant that can be accommodated within the maximum parameter. It also features a large amount of rooftop space for PV panels and/or green roof space.



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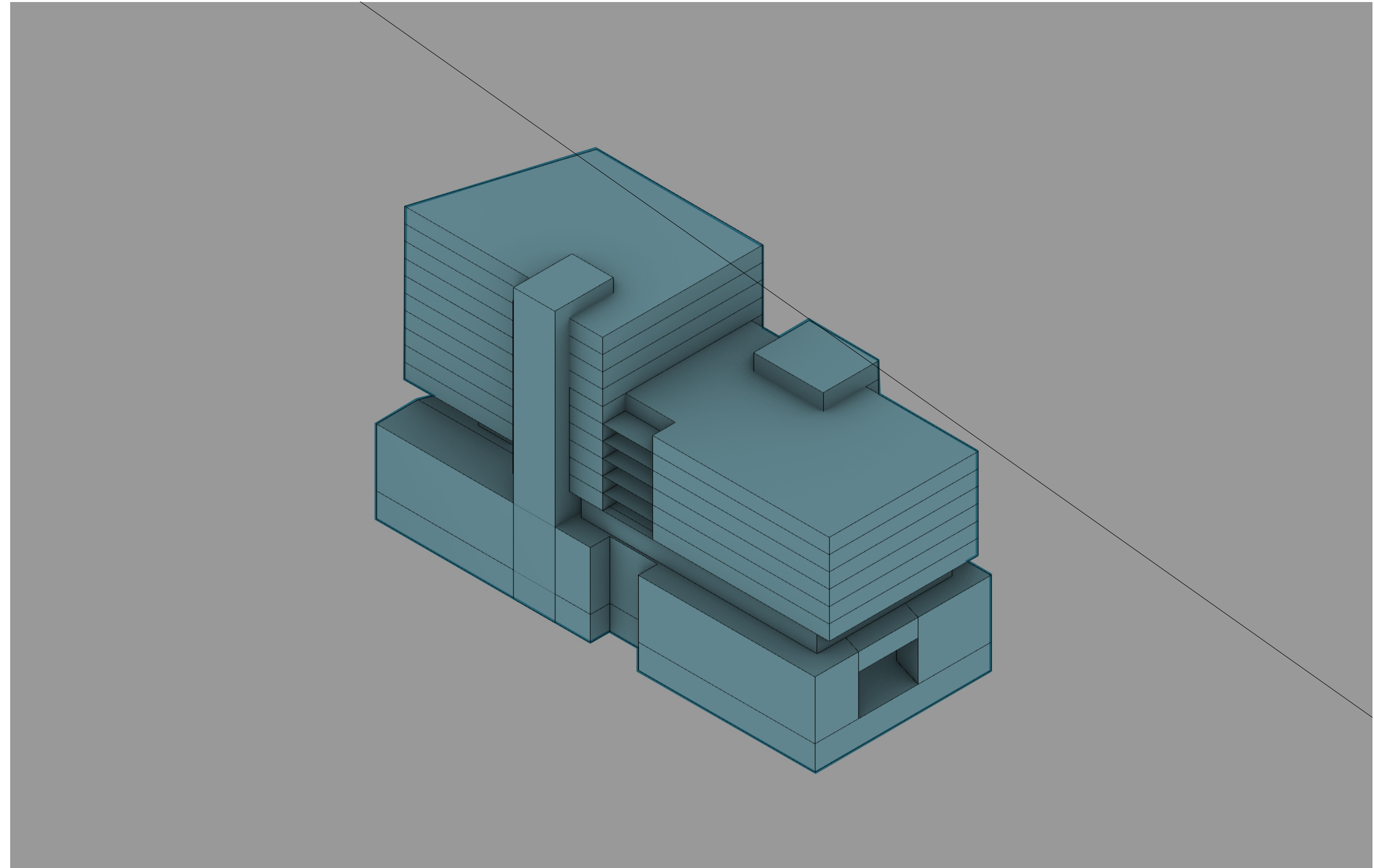
# **5.41 DESIGN GUIDE COMPLIANCE**

## 5.42 DESIGN GUIDE - MINIMUM AND MAXIMUM PARAMETER COMPLIANCE

The minimum and maximum parameters have been expressed as a massing volume but also as GEA for each use class within the proposal. Below a table sets out the Minimum and Maximum to compare against the Plot 1 proposal as designed.

For each of the use classes the current Plot 1 proposal falls comfortably within the range setout in the design parameters.

Design Guide Parameters	Retail GEA (sqm)	Office GEA (sqm)	Plant GEA (sqm)	Total GEA (sqm)
Design Parameter Minimum GEA	631	36,504	4,637	41,344
Design Parameter Maximum GEA	945	54,230	7,038	61,572
Plot 1 -As Designed Total GEA	<b>831</b>	<b>51,039</b>	<b>6,392</b>	<b>58,263</b>

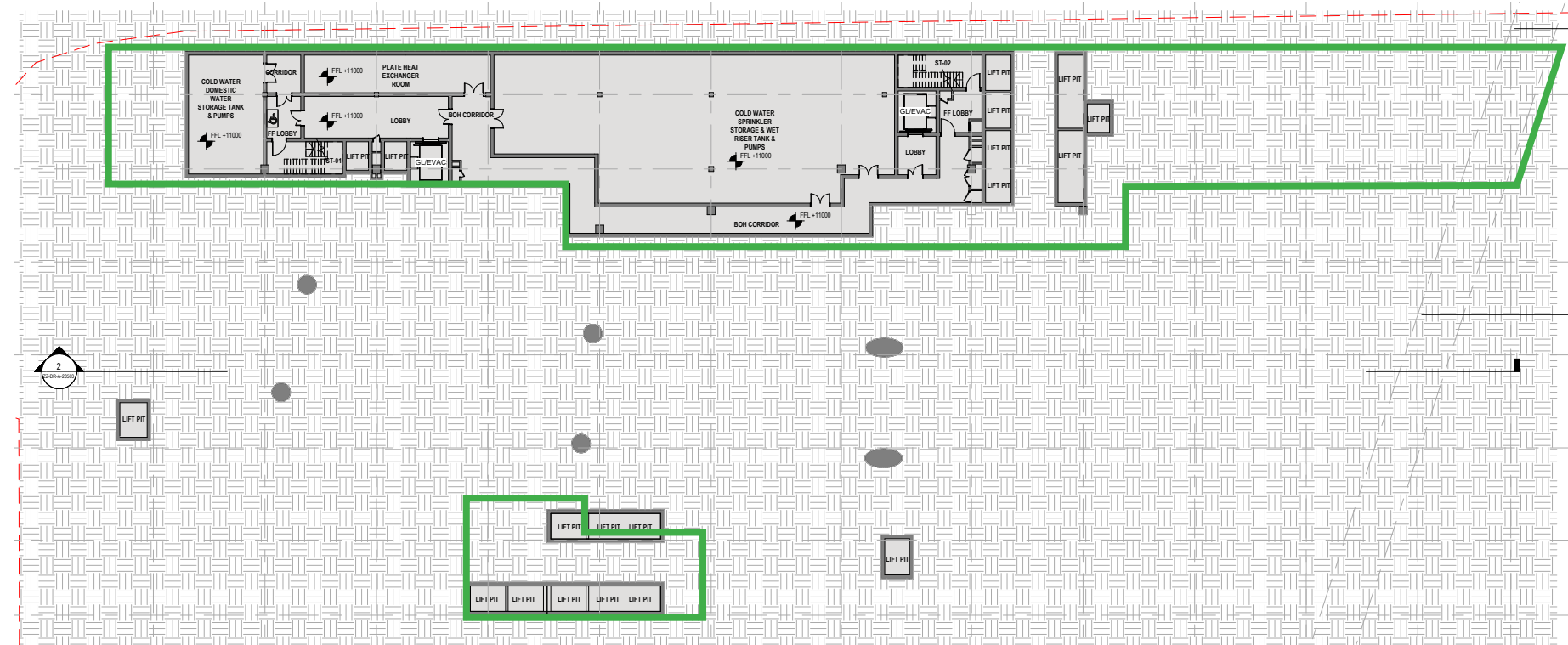


Design Guide Parameter - Minimum and Maximum Envelope with Plot 1 proposal overlaid

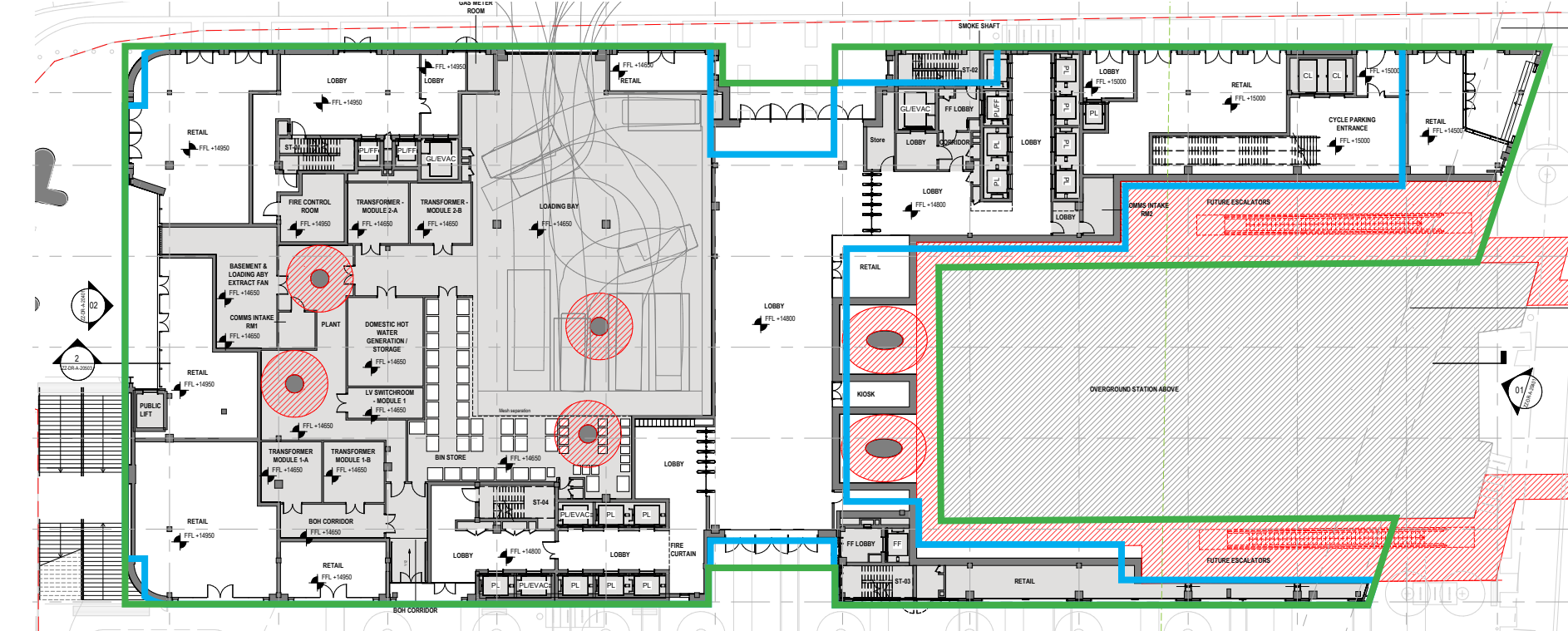
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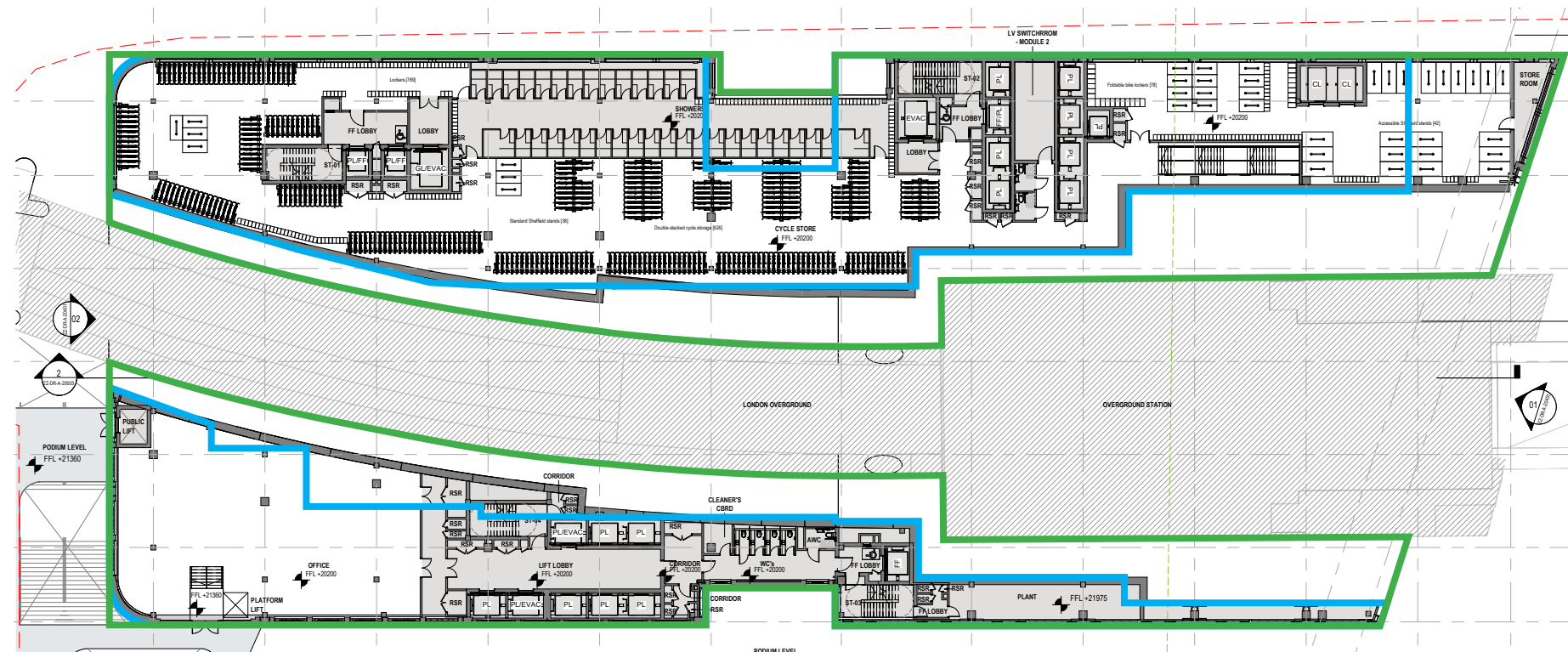
## 5.42 DESIGN GUIDE - MINIMUM AND MAXIMUM PARAMETER COMPLIANCE



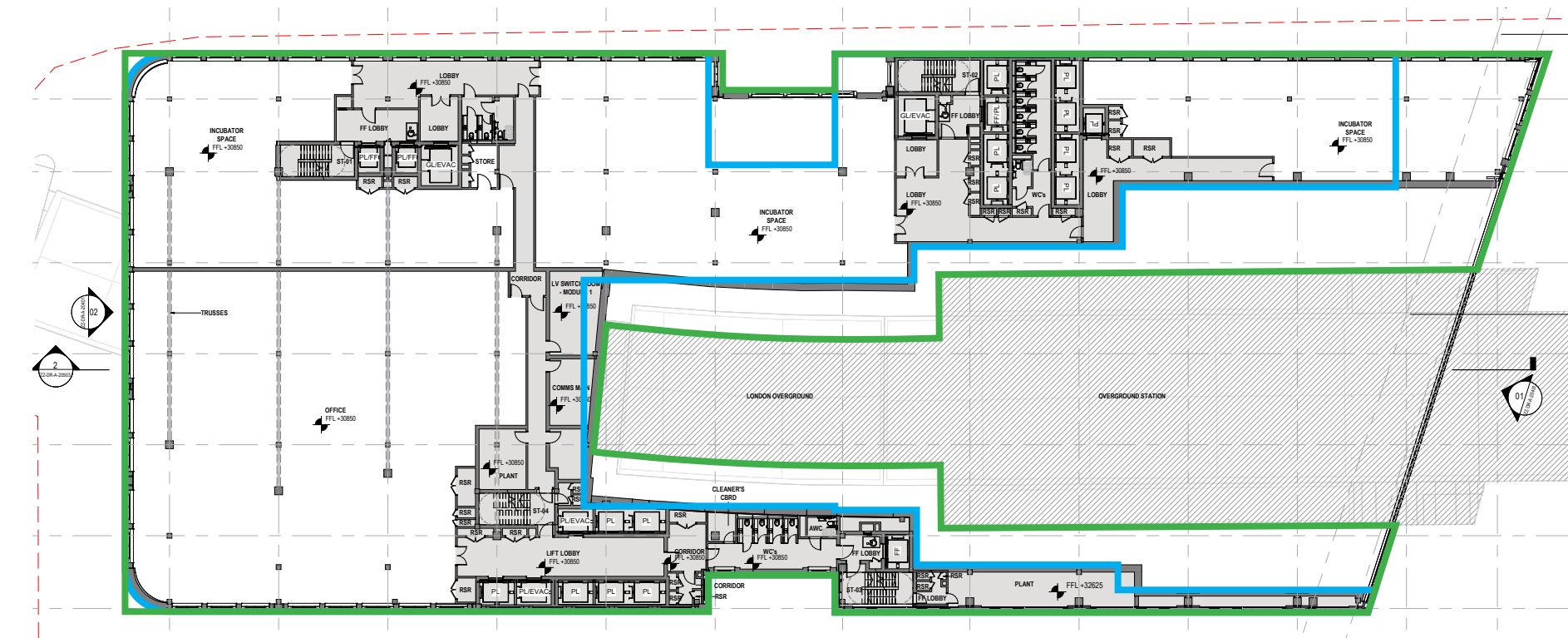
Basement (no minimum parameter as it is above this level)



Ground Floor



Level 1



Level 4

— Minimum parameter  
— Maximum parameter

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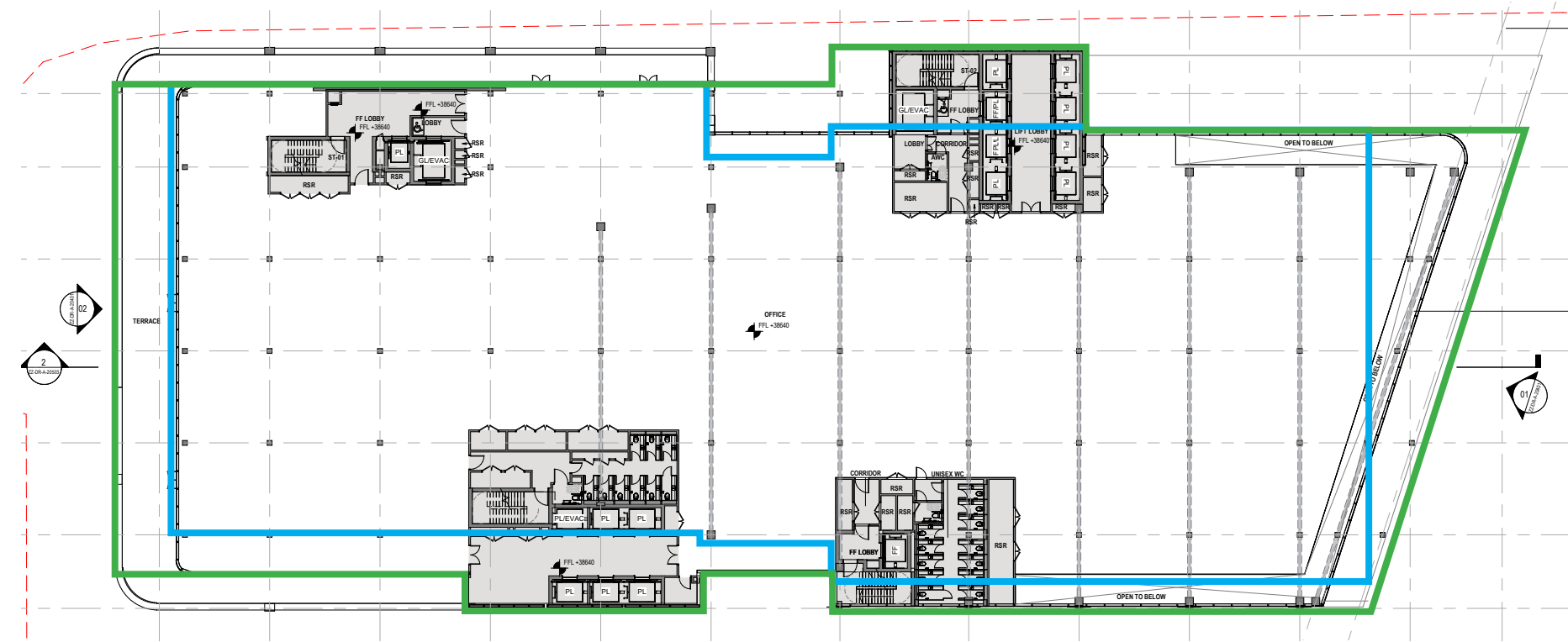
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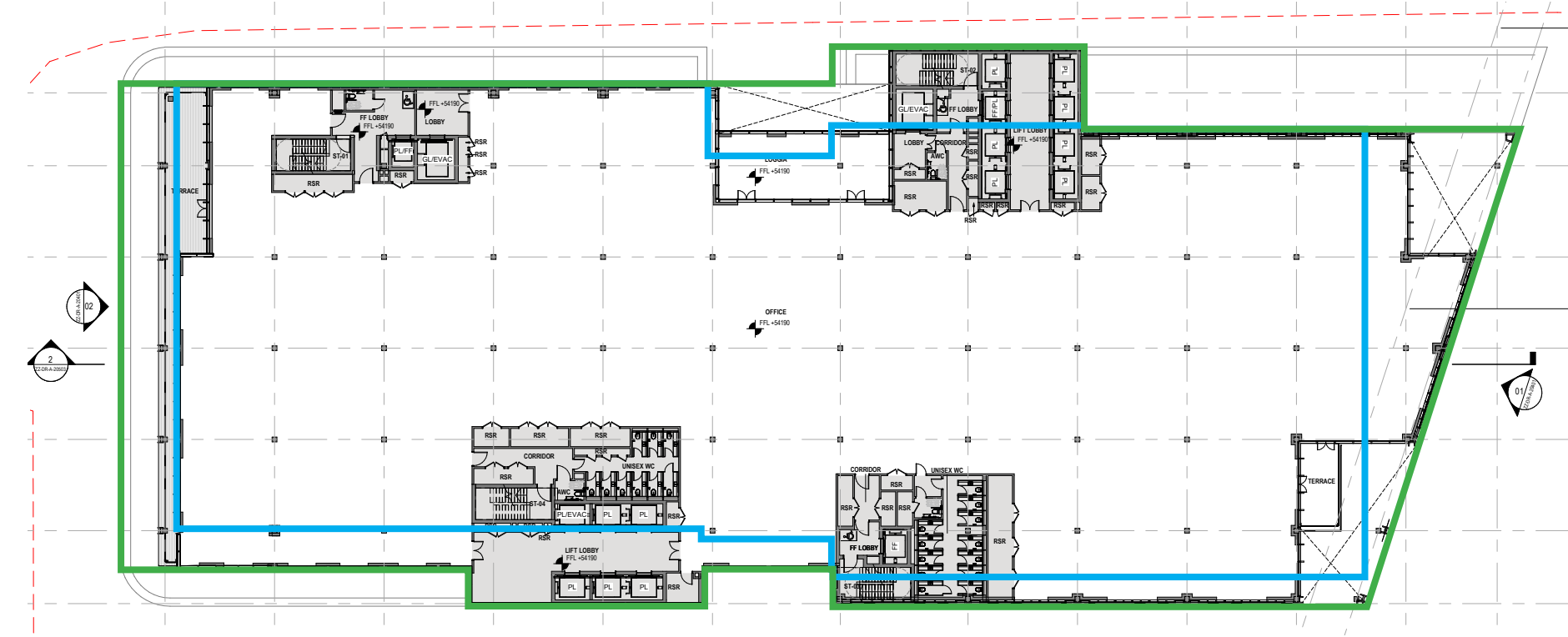
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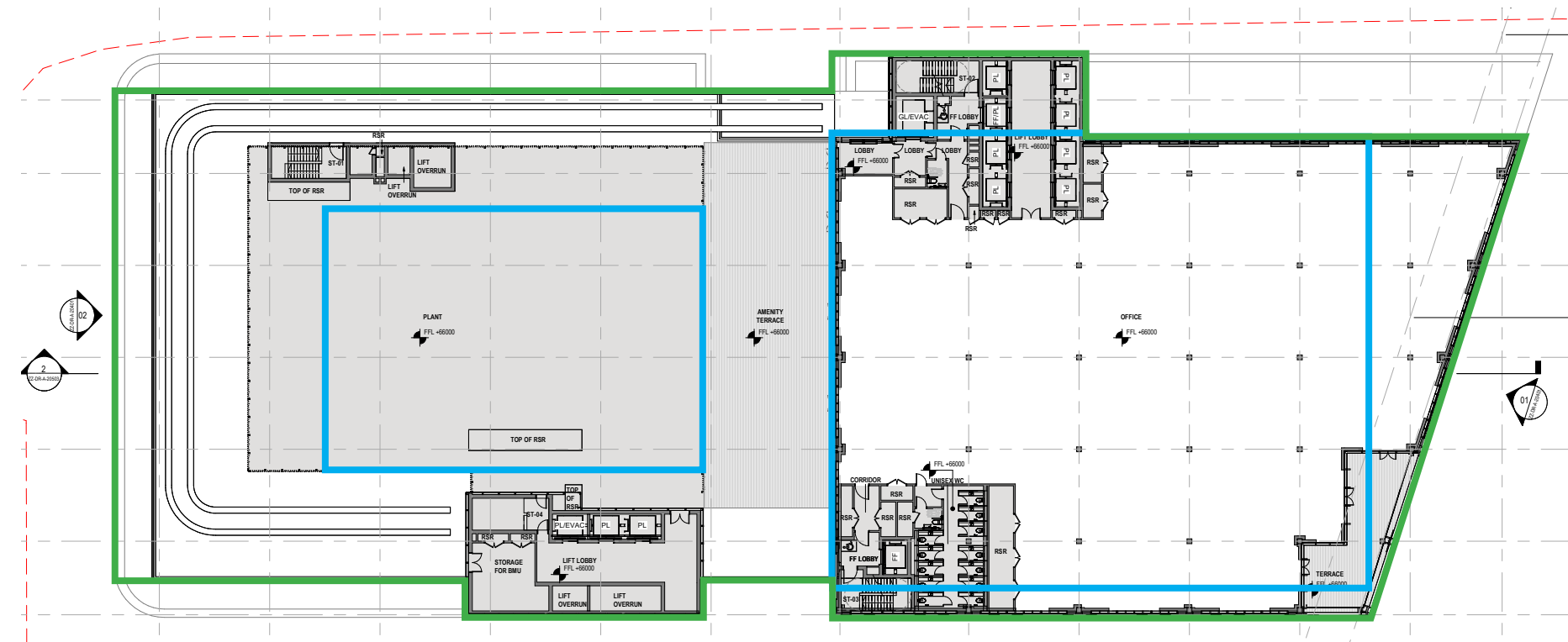
5.42 DESIGN GUIDE - MINIMUM AND MAXIMUM PARAMETER COMPLIANCE



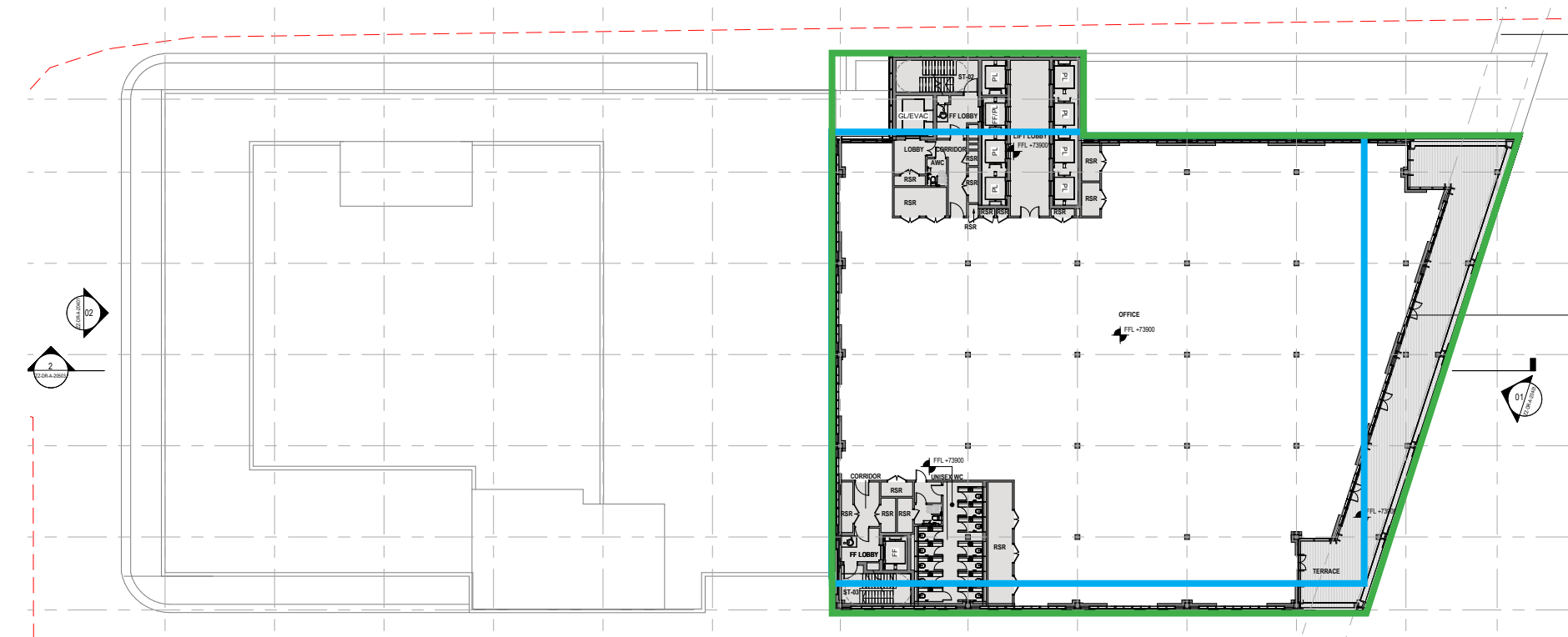
Level 6



Levels 10



Level 12



Level 15

— Minimum parameter  
— Maximum parameter

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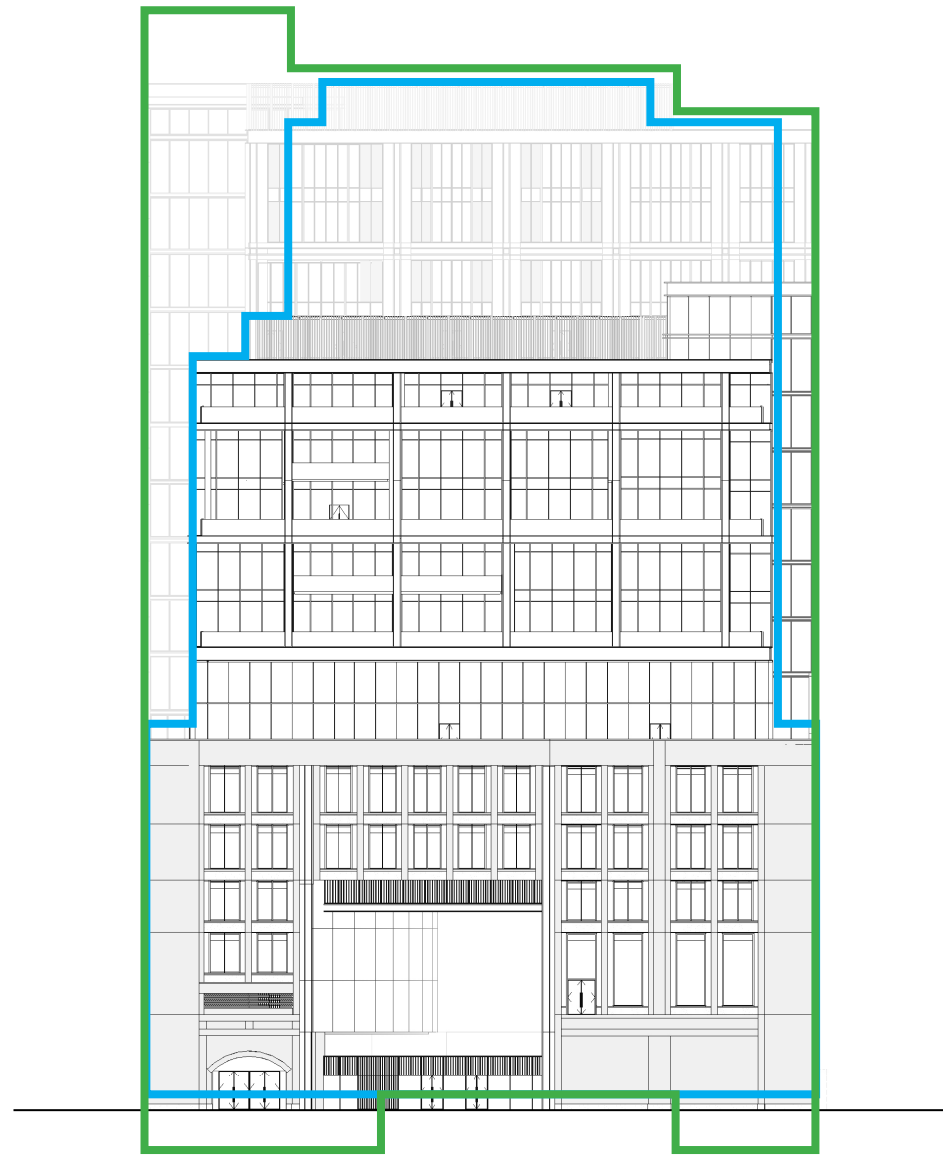
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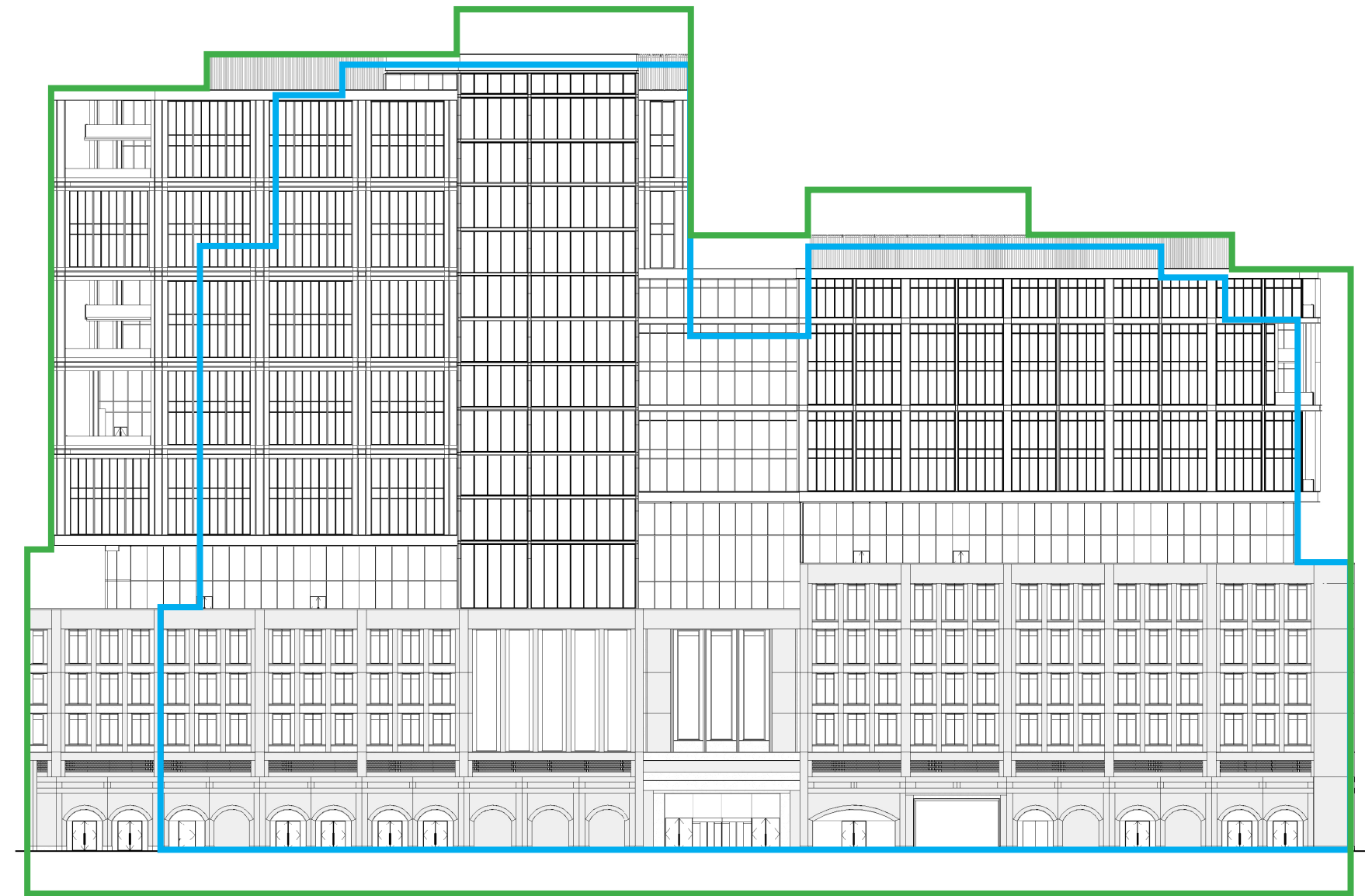
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## 5.42 DESIGN GUIDE - MINIMUM AND MAXIMUM PARAMETER COMPLIANCE



West Elevation



North Elevation

— Minimum parameter  
— Maximum parameter

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## 5.43 DESIGN GUIDE - DESIGN PRINCIPLE CHECKLIST

Throughout the development of the design, the design team have been careful to ensure that design principles set out in the Design Guide have been adhered to.

Clause	Description	design guide	compliant
4.4.1	<b>Use and Quantum</b> : Plot 1 will be a multi-layered, mixed use building made up of retail and office uses	page 14	✓
4.4.2	<b>Quantum of Uses</b> : The maximum and minimum areas by use class as identified on page 78.	page 78	✓
4.4.3	<b>The Ground Level</b> : The Ground floor level will be predominantly Retail (A uses), with servicing / ancillary, and Office (B1 use). An internal service yard is to be provided to support the building activities.	page 52	✓
4.4.4	<b>Plinth Levels</b> : Smaller scale, single aspect office space shall straddle either side of the London Overground.	page 54	✓
4.4.5	<b>Upper Levels</b> : The typical upper office plans should be double aspect and designed to be as open and flexible as possible. The design should allow the opportunity for atria spaces within the plan and particularly in the 'link' section between the east and west blocks.	page 56	✓
4.4.5	<b>Scale and Massing</b> : The building should respond to the influences of the Tea Building, in particular the parapet level at the junction with Shoreditch High Street. The top of the plinth level should not be at a lower level to the Tea Building parapet on the western block.	page 22, 80	✓
4.4.8	<b>Scale and Massing</b> : The building must have an urban design relationship with the Tea Building and not detract from the prominent corner of the Tea Building on the approach from the south.	page 80	✓
4.4.8	<b>Scale and Massing</b> : The building should not appear as continuous in length along the street. The 'link' between the blocks should not be solid at street level and should not appear in the same building line.	page 82	✓
4.4.9	<b>Constraints and Influences</b> : The building has to respect TFL constraints - The 2m exclusion zone in plan/section; Allow for exit/entrance to the station; Avoid the restriction zones associated with the structural footings; An additional zone will be left either side of the station entrance to allow further expansion of the station capacity with external escalators.	page 20, 21	✓

\* Please refer to the Design Guide May 2020 for the relevant clause number of the design principles.

Clause	Description	design guide	compliant
4.4.14	<b>Articulated Form</b> : The building shall consist of 3 key elements, namely, a plinth with a defined base relating to the existing Boundary Wall on Sclater Street, a body and a link.	page 32	✓
4.4.10	<b>Heritage Interfaces</b> : The Plot parameter is set back from the identified heritage features (minimum 7.3m) to the west of the Plot. The building will address the increased public realm and provide animation to the street edge whilst respecting the adjacent listed structures.	page 26	✓
4.4.11	<b>Maximum and Minimums</b> : The building shall not exceed the maximum and minimum parameter extents in both vertical and horizontal direction.	page 81	✓
4.4.12	<b>Station Square</b> : Increased public space will be provided at the north east corner of the Plot. This will be achieved by either: Building to the minimum parameter extents; a cantilevered recess; or a colonnade		✓
4.4.13	<b>Set-Backs</b> : Setbacks shall be the following minimum sizes and accord to the parameter extents (North-3m;South-1m;East-3m;West-3m).	page 81	✓
4.4.14	<b>Articulated Form</b> : Both blocks should have dissimilar elements of their composition, namely plinth, body and crown.	page 32	✓
4.4.14	<b>Articulated Form</b> : The building must articulate a set back between plinth and body on all sides of the block and should not align the two elements, revealing break out space from the office use and defining the shoulder height of the plinth. A set back must be included on the western facade.	page 32, 81	✓
4.4.14	<b>Articulated Form</b> : If the building vertical circulation core is located at the perimeter of the plan it should not be solid in appearance.	page 69	✓
4.4.14	<b>Articulated Form</b> : If a crown is utilised, it shall be achieved by a shift in the fenestration arrangement and/or by a compositional shift in massing within the parameters, such that the top of the building has a lighter architectural expression than the main body.		N/A
4.4.14	<b>Articulated Form</b> : Any proposal that restricts the opportunity for roof terraces at upper levels shall not be supported.		✓
4.4.16	<b>Plinth Base</b> : The plinth shall incorporate a base and shall not be solid in appearance at street level, contributing to the animation of the ground plane on all sides.	page 77	✓
4.4.16	<b>Plinth Base</b> : The base of the plinth should touch the ground with consideration of the scale of the existing boundary wall to Sclater Street.	page 33, 36, 37	✓

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Clause	Description	design guide	compliant
4.4.16	<b>Plinth Base</b> : Shop frontages will be fully glazed, within a masonry surround, with a consistent head detail where signage can be mounted.	page 35	✔
4.4.16	<b>Plinth Base</b> : Signage should be located in a consistent position on each shop front, but allow for a variety of designs on a common background. It should be visible from short and long distance and respond to unit use.	page 35	✔
4.4.17	<b>Plinth</b> : The plinth expression will be of robust masonry material in keeping with the historic wall and context.	page 33, 34, 38	✔
4.4.18	<b>Body</b> : The body element shall not be articulated as heavy in appearance and should have a clear fenestration distinction from the plinth upon which it sits. The body element shall integrate circulation cores where appropriate.	page 69, 71	✔
4.4.18	<b>Body</b> : Any external circulation core should not be expressed as a vertical solid but should be integrated into the architecture of its relevant block to minimise its impact from the street.	page 58, 71	✔
4.4.18	<b>Body</b> : The body element shall not appear flat or offer no depth or shading within its fenestration layout.	page 44, 45	✔
4.4.19	<b>Link</b> : Any link design that does not ensure a compositional split between the east and west blocks shall not be supported.	page 82	✔
4.4.19	<b>Link</b> : Any link design that does not ensure a compositional split between the east and west blocks shall not be supported.	page 82	✔
4.4.20	<b>Crown</b> : Should a crown be utilised, it shall not appear heavy in appearance. Any crown design that is not integrated into the building composition shall not be supported.		✔
4.4.20	<b>Crown</b> : Areas of roof mounted plant should be set well back and wrapped in a screen to limit visibility of the equipment.	page 80	N/A
4.4.21	<b>Service Access</b> : The service access into Plot 01 from Bethnal Green Road will be visually integrated into the proposed architecture.	page 35	✔
4.4.21	<b>Service Access</b> : The service access will be coordinated with the buildings structural grid and composition.	page 35, 52	✔
4.4.22	<b>Materiality</b> : The building will utilise a hierarchy of materials supporting the building composition.	page 38, 47	✔
4.4.22	<b>Materiality</b> : Changes in material must relate to building composition and/or architectural elements.	page 65, 66, 67, 68	✔

Clause	Description	design guide	compliant
4.4.22	<b>Materiality - Plinth</b> : The plinth and base of the building should be clad in masonry or high quality pre-cast concrete and portray a sense of solidity. Additional details, such as horizontal banding between ground and first floor, should be deployed to further emphasise links between the building and its context.	page 35, 36, 38	✔
4.4.22	<b>Materiality - Plinth</b> : Glazed openings shall be set back at an appropriate depth from the outer face to ensure a layered and visually interesting high quality facade.	page 43, 44, 67, 69	✔
4.4.22	<b>Materiality - Body</b> : The materiality of the body should have a visual commonality with the plinth. If a change in material is promoted it should have a similar colour palette	page 47	✔
4.4.22	<b>Materiality - Crown</b> : Should a crown be utilised the materiality should reduce the impact of the massing at the top of the building and appear lighter against the sky utilising visually lightweight materials and glazing.		N/A
4.4.24	<b>Pedestrian Access</b> : The primary building entrance should be integrated within the link between the building blocks and should be highly visible.	page 34, 35	✔
4.4.24	<b>Pedestrian Access</b> : The primary building entrance should not detract from retail opportunity along Bethnal Green Road.	page 35	✔
4.4.24	<b>Pedestrian Access</b> : The design should not preclude the opportunity for individual entrances to smaller office spaces within the plinth.	page 35	✔
4.4.25	<b>Service Access</b> : Plot 1 will be serviced at grade from within a dedicated service yard accessed via Bethnal Green Road.	page 52	✔
4.4.26	<b>Plant Strategy</b> : Roof mounted plant should be set well back and wrapped in a screen to limit visibility of the equipment.	page 57	✔
4.4.27	<b>MEP</b> : The building shall align with the SUDS attenuation strategy, which allows for the site to come forward in phases and supports a specific catchment area.		✔
4.4.27	<b>MEP</b> : Substations and LV rooms will be located at ground level with suitable access.	page 52	✔
4.4.28	<b>Maintenance Access</b> : Plot 1 is to support a roof mounted Building Maintenance Unit (BMU) access strategy and ensure that a 1.5m suspended access emergency landing zone is provided at grade.		✔
4.4.29	<b>Cycle Storage</b> : Plot 1 is to provide short stay and long stay spaces as defined by the Traffic Assessment. Long stay cycle storage is to be located within the building.	page 53	✔
4.4.29	<b>Cycle Storage</b> : Visitor cycle storage will be positioned externally within the public realm.	page 53	✔

\* Please refer to the Design Guide May 2020 for the relevant clause number of the design principles.

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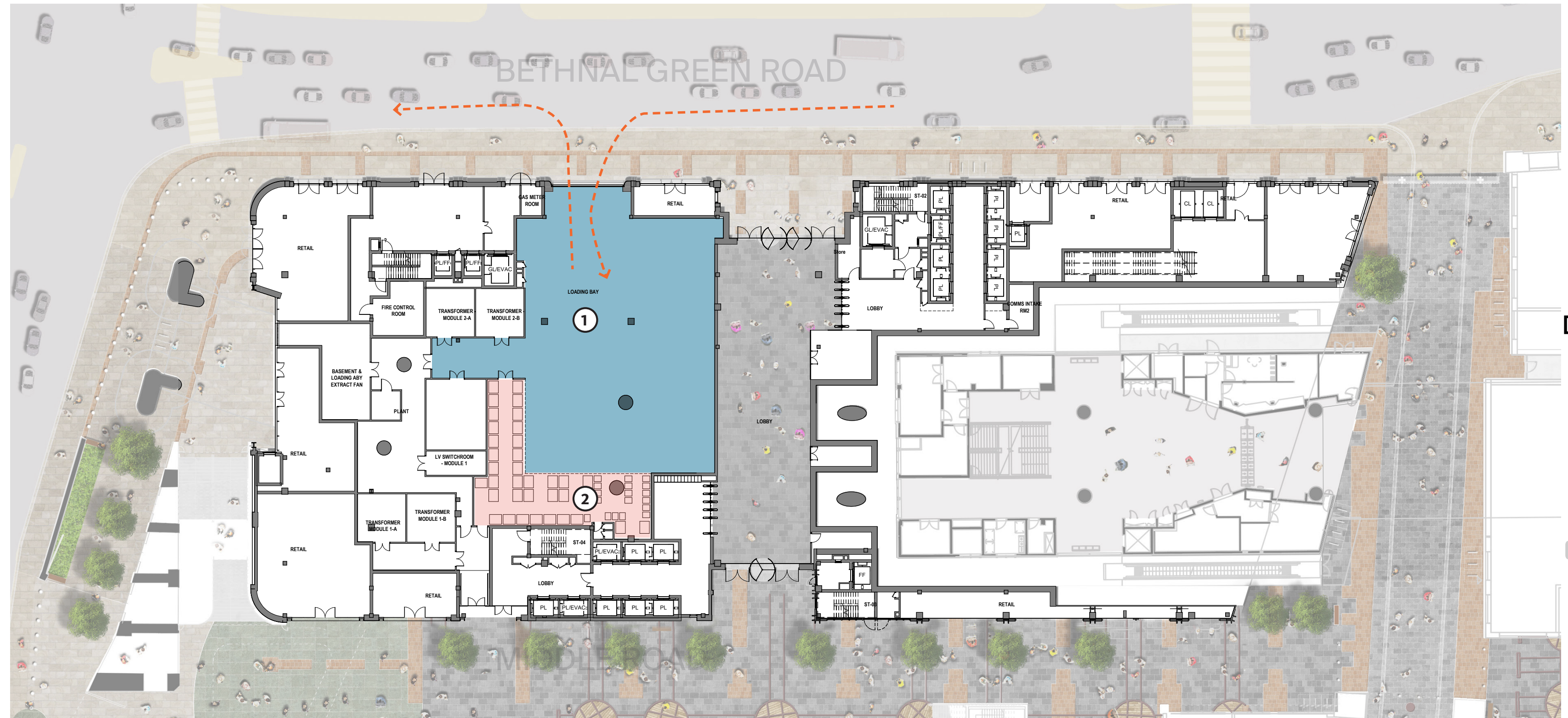
# **5.44 SERVICING STRATEGY**

## 5.45 GROUND FLOOR SERVICING

### Loading bay and servicing

The building is serviced via a loading bay which is accessed from Bethnal Green Road to the north of the site. This access point was determined in the Design Guide as a safe location set back from the main junction between Bethnal Green Road and Shoreditch High Street.

The loading strategy is designed to separate goods and waste traffic from front of house uses such as the retail and office lobbies.



- ① Loading Bay
- ② Refuse Store

← Service Vehicle movement

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