

Notes  
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 The design in this drawing has been prepared with limited survey information and limited input from structural, services and other consultants and should be read as design intent only.

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Rev.	Date	Description	Drawn	Checked
P02	16/05/19	REVISED INTERNAL PLAN AND LANDSCAPE ARRANGEMENT	JMP	JMP
P03	28/06/19	REVISED LANDSCAPE	JMP	JMP
P04	17/04/20	REVISED LAYOUTS	JMP	JMP
P05	20/04/20	DLR SHOW/IN	JMP	JMP
P06	15/05/20	ANNOTATIONS REVISED DOORS SHOWN REVISED LANDSCAPE INFORMATION	JMP	JMP

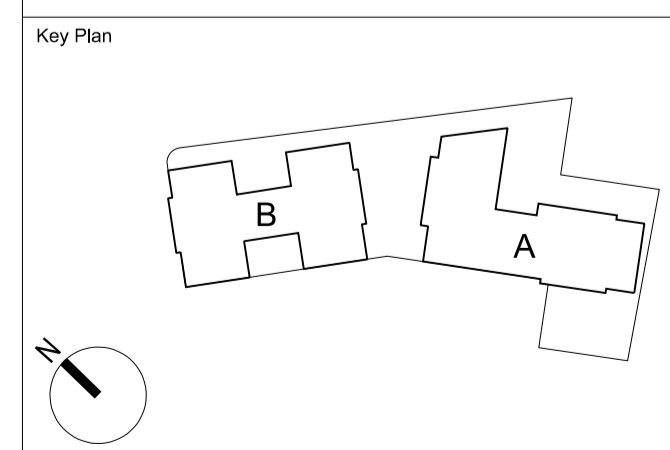
NOTE:  
 The temporary and permanent ground floor drawings have been designed to be consistent with each other where they overlap. Where the elements of the temporary and permanent ground floor drawings are inconsistent (namely the parking area to the rear of Buildings A and B), the temporary solution (if constructed) will be replaced by the permanent solution which will be constructed at the same time as Phase 2. The proposals for Phase 2 are also current consistent with the permanent solution for Phase 1. In the event that the Phase 2 proposals change as a result of further reserved matter application (RMA) discussions, resulting in the need for Phase 1 to be adjusted, this will be resolved by securing agreement from LBN through determination of a non-material or minor material amendment application(s).

The Proposals have been designed to enable TfL / LBN to construct a new cycle lane along the southside of North Woolwich Road / Dock Road. These works are not being undertaken by the Applicants but will be secured through a Section 276 Agreement. The Phase 1 drawings to be formally approved through this planning application do not show this cycle lane. They will only show the Phase 1 proposals and the any temporary Section 276 works that will be implemented ahead of the cycle lane works. Although the cycle lane will not be shown on the Phase 1 approved drawings, it is illustrated in the drawings contained within the DAS to explain how this cycle lane will be implemented in the context of the Phase 1 proposals in the future.

MAXIMUM AOD HEIGHT:  
 The maximum AOD levels of Block A and B shown include possibility for any lift overruns at roof level. These will be reconsidered in order to minimise them as much as possible during the detail and construction stages.

- Key**
- Amenity
  - Lobby
  - Service
  - Plant
  - 1B
  - 2B
  - 3B
  - Studio
  - Penthouse
  - Masterplan Site Boundary

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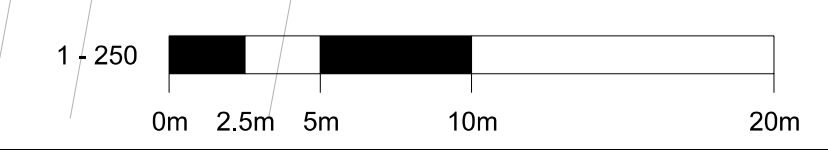
Thames Side West Masterplan  
 PHASE 1  
 FIRST FLOOR PLAN - IN EMERGING MASTERPLAN CONTEXT  
 Scale At A1: 1:250 Job Number: 2018  
 Date: 01/04/2020 Drawing: JMP  
 Drawing Status: FOR PLANNING Checked: JMP  
 Drawing Number: 2018-JMP-P1-01-ORA-A-3210 Revison: P06



Security corridor allowing access to affordable working units, creche and meeting room if required from Maker's Yard

BELL LANE

Indicative plans only, as part of outline scheme



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Rev.	Date	Description	Drawn	Checked
P01	13/12/18	REVISED ANNOTATION	JMP	JMP
P02	17/04/20	REVISED LAYOUT	JMP	JMP

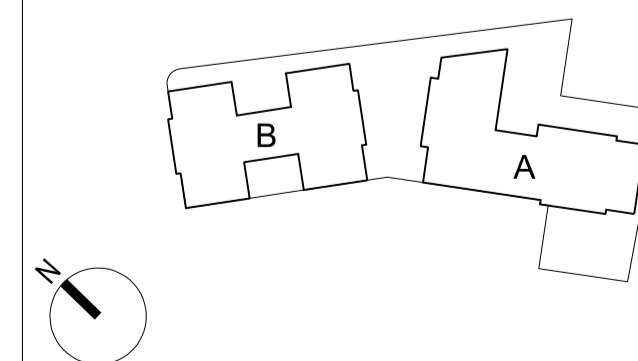


- Key**
- 1B
  - 2B
  - 3B
  - Studio
  - Penthouse

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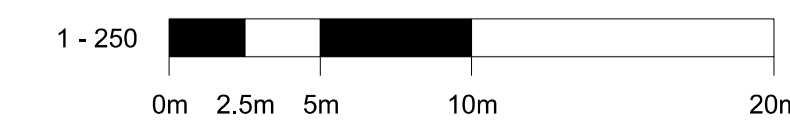
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Key Plan



Thames Side West Masterplan  
 PHASE 1  
 2ND-11TH FLOOR PLAN (TYPICAL)

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawn:	JMP
Drawing Status:	FOR PLANNING	Checked:	JMP
Drawing Number:	2018-JMP-P1-02-OR-A-3300	Revised:	P02



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Rev.	Date	Description	Drawn	Checked
P01	15/05/20	DOOR TO CORE 1 SHOWN REVISED LANDSCAPE INFORMATION	JMP	JMP

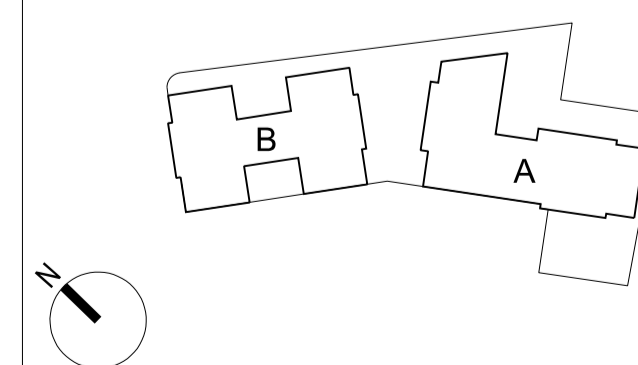


- Key**
- 1B
  - 2B
  - 3B
  - Studio
  - Penthouse

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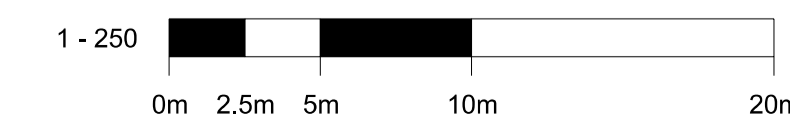
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Key Plan



Thames Side West Masterplan  
 PHASE 1  
 12TH-13TH FLOOR PLAN (TYPICAL)

Scale At A1:	1:250	Job Number:	2018
Date:	17/04/2020	Drawn:	JMP
Drawing Status:	FOR INFORMATION	Checked:	JMP
Drawing Number:	2018-JMP-P1-12-OR-A-3400	Revision:	P01



Notes

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Rev.	Date	Description	Drawn	Checked
P01	13/12/18	REVISED ANNOTATION	JMP	JMP
P02	17/04/20	REVISED LAYOUT	JMP	JMP
P03	15/05/20	ROOM TAGS REVISED REVISED LANDSCAPE INFORMATION	JMP	JMP



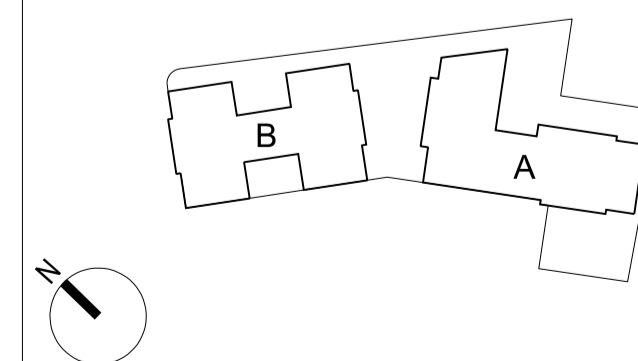
Key

- 1B
- 2B
- 3B
- Studio
- Penthouse

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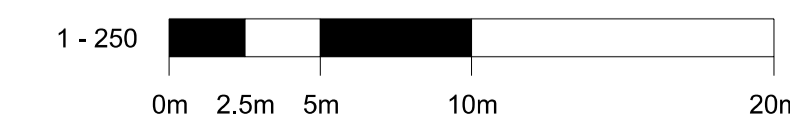
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Key Plan



Thames Side West Masterplan  
PHASE 1  
14TH FLOOR PLAN (TYPICAL)

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawn:	JMP
Drawing Status:	FOR PLANNING	Checked:	JMP
Drawing Number:	2018-JMP-P1-14-OR-A-3500	Revised:	P03



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Rev.	Date	Description	Drawn	Checked
P01	15/05/20	DOORS SHOWN TO CORES 3 & 4 REVISED LANDSCAPE INFORMATION	JMP	JMP

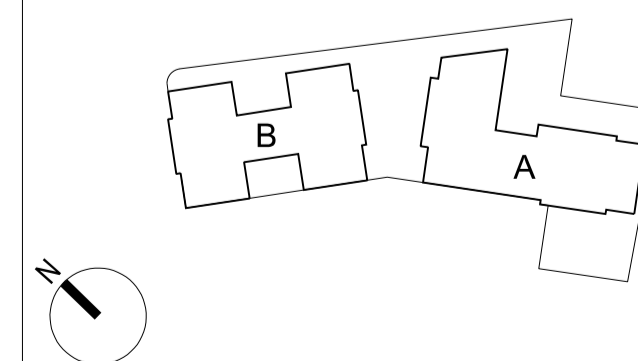


- Key**
- 1B
  - 2B
  - 3B
  - Studio
  - Penthouse

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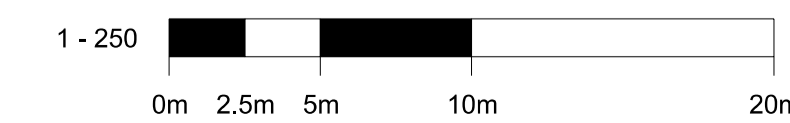
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Key Plan



Thames Side West Masterplan  
 PHASE 1  
 15TH FLOOR PLAN (TYPICAL)

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawn:	JMP
Drawing Status:	FOR INFORMATION	Checked:	JMP
Drawing Number:	2018-JMP-P1-15-OR-A-3510	Revised:	P01



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Rev.	Date	Description	Drawn	Checked
P01	13/12/18	REVISED ANNOTATION	JMP	JMP
P02	17/04/20	REVISED LAYOUT	JMP	JMP
P03	15/05/20	ROOM TAGS SHOWN REVISED LANDSCAPE INFORMATION	JMP	JMP

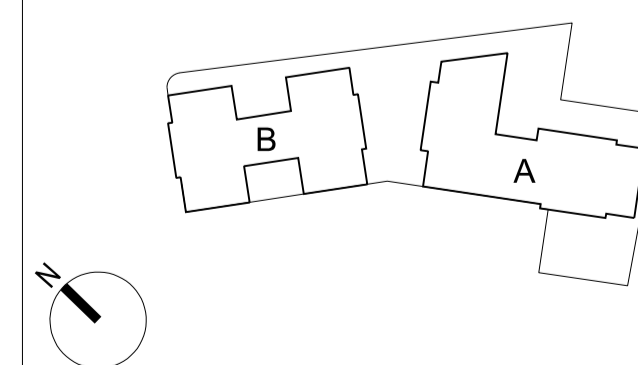


- Key**
- 1B
  - 2B
  - 3B
  - Studio
  - Penthouse

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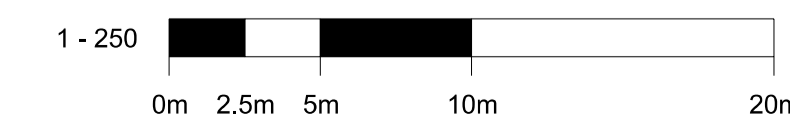
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Key Plan



Thames Side West Masterplan  
 PHASE 1  
 16TH-17TH FLOOR PLAN (TYPICAL)

Scale At A1:	1:250	Job Number:	2018
Date:	01/04/2020	Drawn:	JMP
Drawing Status:	FOR INFORMATION	Checked:	JMP
Drawing Number:	2018-JMP-P1-16-OR-A-3600	Revised:	P03



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Rev.	Date	Description	Drawn	Checked
P01	13/12/18	REVISED ANNOTATION	JMP	JMP
P02	17/04/20	REVISED LAYOUT	JMP	JMP
P03	15/05/20	REVISED LANDSCAPE INFORMATION	JMP	JMP

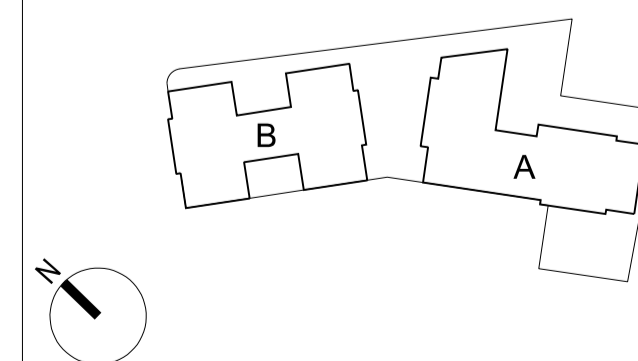


- Key**
- 1B
  - 2B
  - 3B
  - Studio
  - Penthouse

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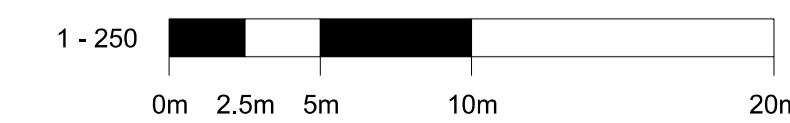
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Key Plan



Thames Side West Masterplan  
 PHASE 1  
 18TH FLOOR PLAN

Scale At A1:	1:250	Job Number:	2018
Date:	01/04/2020	Drawn:	JMP
Drawing Status:	FOR INFORMATION	Checked:	JMP
Drawing Number:	2018-JMP-P1-18-OR-A-3700	Revised:	P03



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Rev.	Date	Description	Drawn	Checked
P01	13/12/18	REVISED ANNOTATION	JMP	JMP
P02	17/04/20	REVISED LAYOUT	JMP	JMP
P03	15/05/20	REVISED LANDSCAPE INFORMATION	JMP	JMP



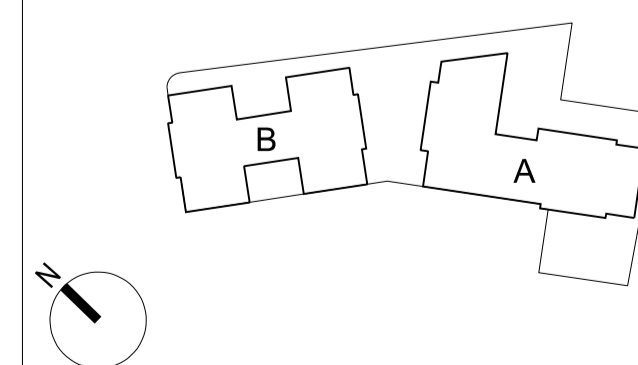
Key

- 1B
- 2B
- 3B
- Studio
- Penthouse

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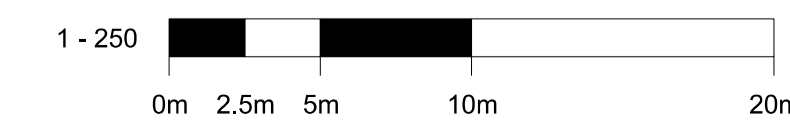
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Key Plan



Thames Side West Masterplan  
 PHASE 1  
 19TH FLOOR PLAN

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawn:	JMP
Drawing Status:	FOR INFORMATION	Checked:	JMP
Drawing Number:	2018-JMP-P1-19-OR-A-3800	Revised:	P03



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Rev.	Date	Description	Drawn	Checked
P01	13/12/18	REVISED ANNOTATION	JMP	JMP
P02	17/04/20	REVISED LAYOUT	JMP	JMP
P03	15/05/20	REVISED LANDSCAPE INFORMATION, ANNOTATIONS	JMP	JMP

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**MAXIMUM AOD HEIGHT:**  
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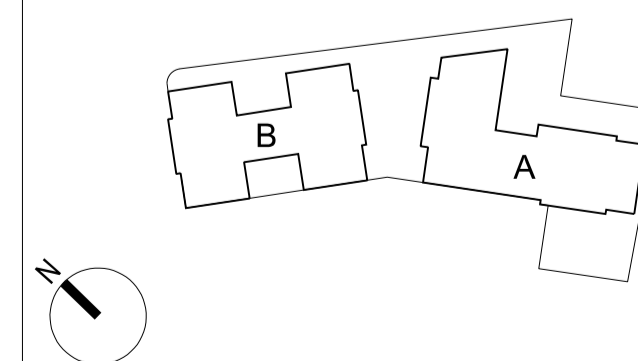


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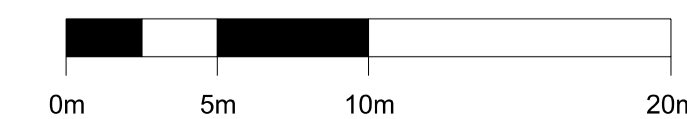
Architect  
Landscape

Key Plan



Thames Side West Masterplan  
PHASE 1  
ROOF PLAN

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawn:	JMP
Drawing Status:	FOR INFORMATION	Checked:	JMP
Drawing Number:	2018-JMP-P1-RF-DR-A-3900	Revised:	P03



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Rev.	Date	Description	Drawn	Checked
P02	16/05/19	REVISED ELEVATION	JMP	JMP
P03	28/06/19	REVISED ELEVATION	JMP	JMP
P04	17/04/20	REVISED ELEVATION	JMP	JMP
P05	15/05/20	REVISED TAGS FOR BAYS, ANNOTATIONS, LANDSCAPING/ TREES	JMP	JMP

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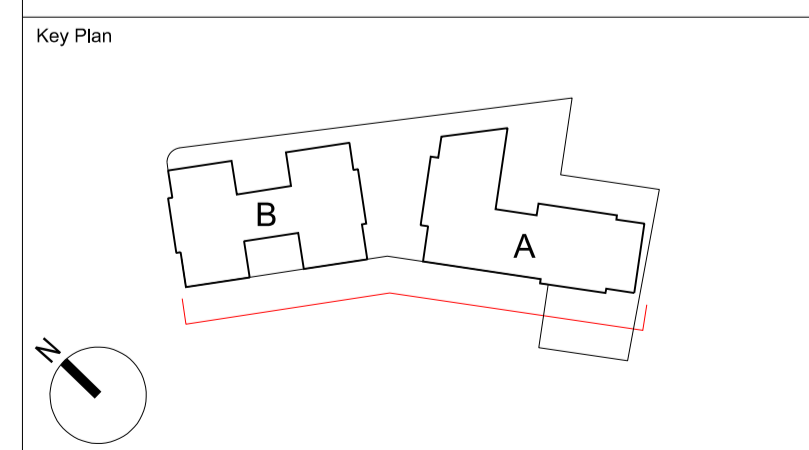
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MAXIMUM AOD HEIGHT:  
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\*Maximum building height has been set to allow for safe clearance below the London City Airport Public Safety Zone (PSZ)

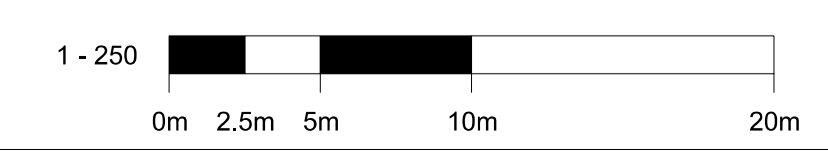
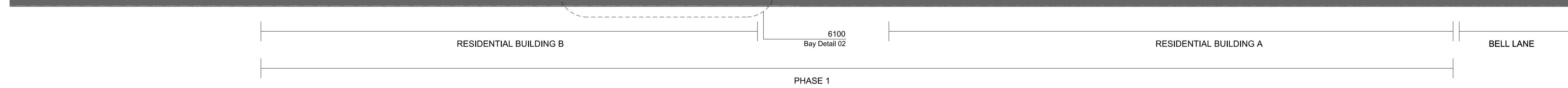
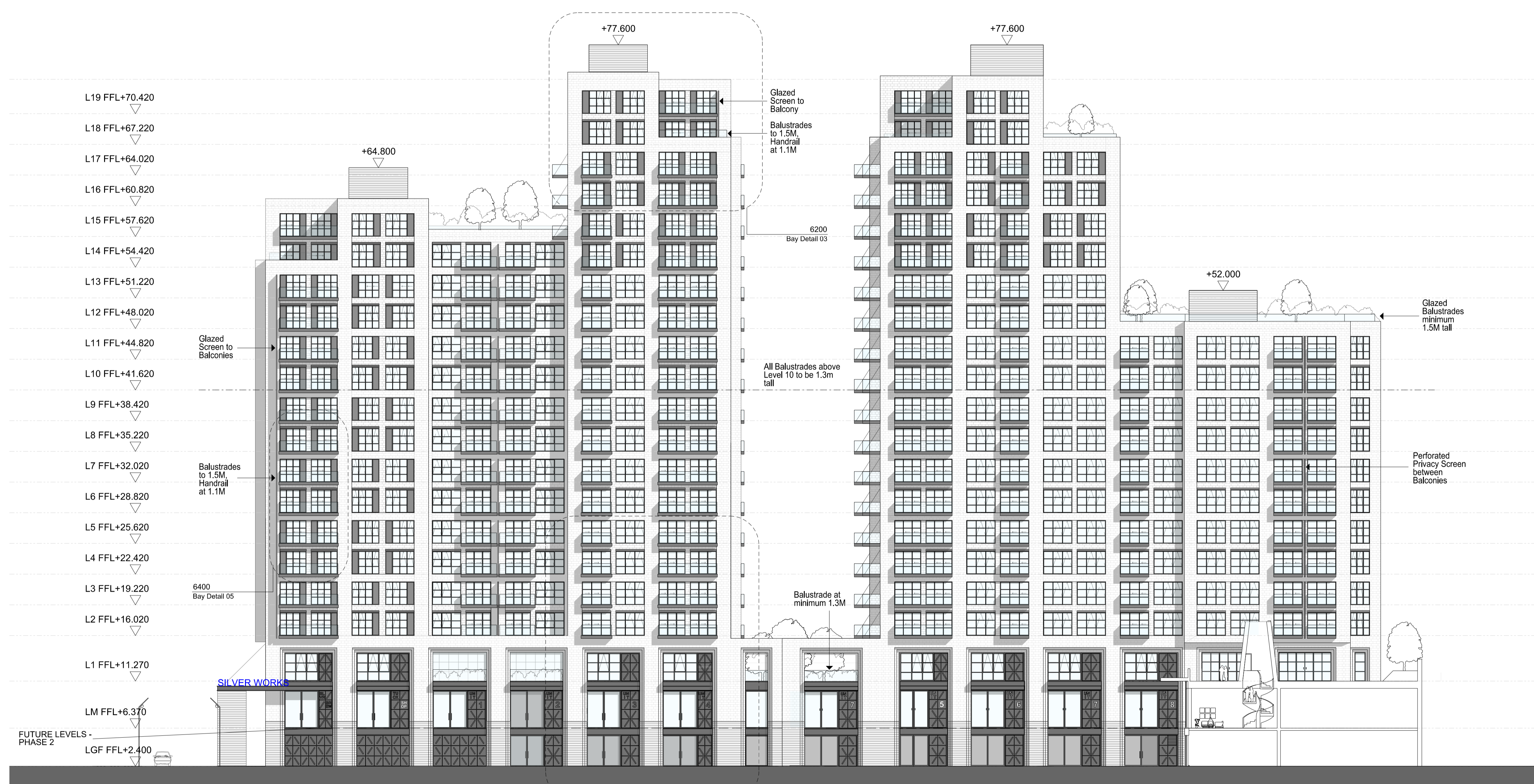
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Architect  
 Landscape



Thames Side West Masterplan  
 PHASE 1  
 SOUTH-WEST ELEVATION

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawing:	JMP
Drawing Status:	FOR PLANNING	Checked:	JMP
Drawing Number:	2018-JMP-P1-SW-DR-A-400	Revised:	P05



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P03	28/06/19	REVISED ELEVATION	JMP	JMP
P04	17/04/20	REVISED ELEVATION	JMP	JMP
P05	15/05/20	REVISED LANDSCAPING/ TREES, ANNOTATIONS	JMP	JMP

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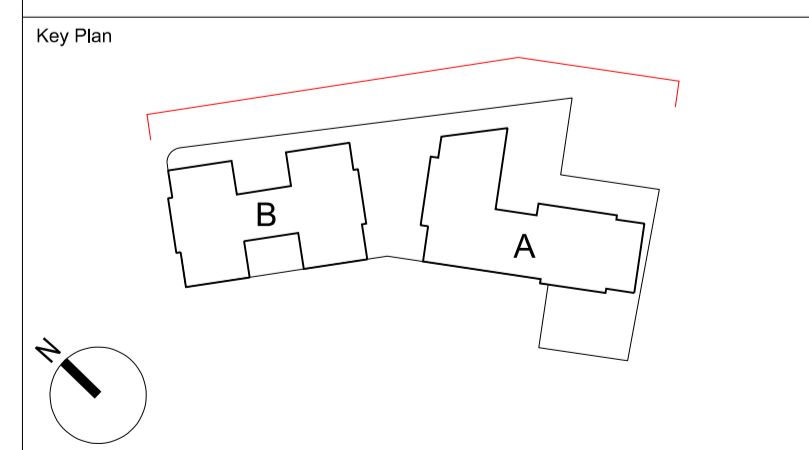
The Proposals have been designed to enable TfL / LBN to construct a new cycle lane along the southside of North Woolwich Road / Dock Road. These works are not being undertaken by the Applicants but will be secured through a Section 278 Agreement. The Phase 1 drawings to be formally approved through this planning application do not show this cycle lane. They will only show the Phase 1 proposals and the any temporary Section 278 works that will be implemented ahead of the cycle lane works. Although the cycle lane will not be shown on the Phase 1 approved drawings, it is illustrated in the drawings contained within the DAS to explain how this cycle lane will be implemented in the context of the Phase 1 proposals in the future.

MAXIMUM AOD HEIGHT:  
The maximum AOD levels of Block A and B shown include possibility for any lift overruns at roof level. These will be reconsidered in order to minimise them as much as possible during the detail and construction stages.

\*Maximum building height has been set to allow for safe craneage below the London City Airport Public Safety Zone (PSZ)

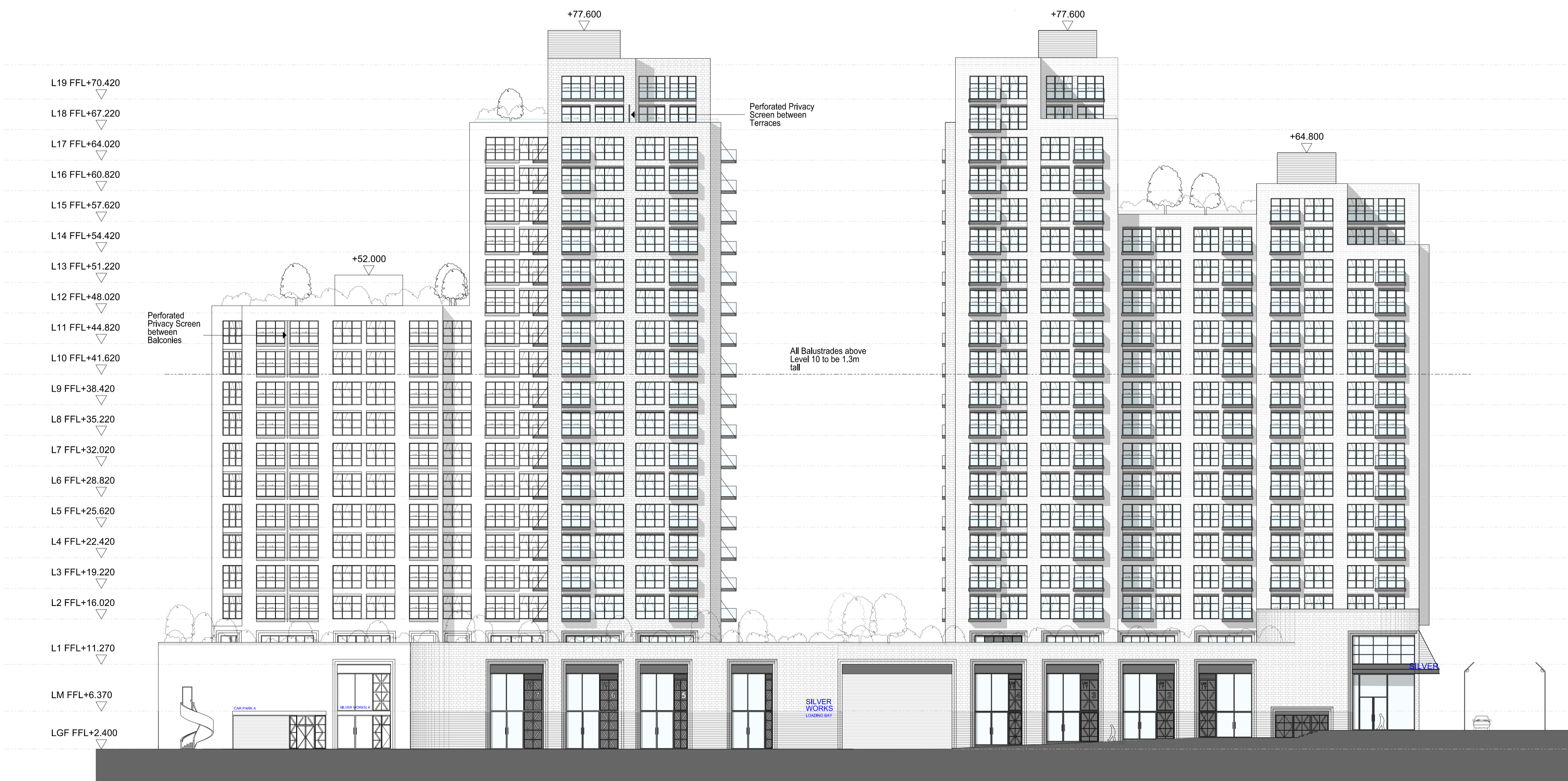
**JOHN McASLAN + PARTNERS**  
 7-9 William Road  
 London NW11 3ER  
 T +44 (0)20 7313 6000  
 F +44 (0)20 7313 6001  
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Architect  
 Landscape

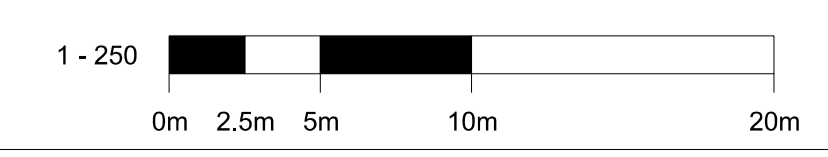
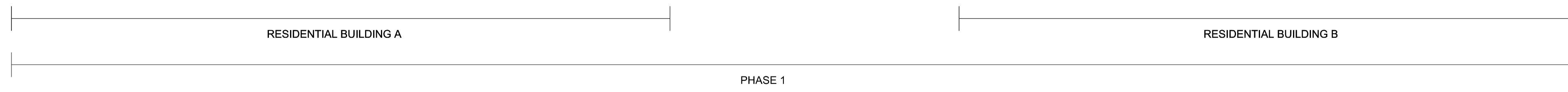


Thames Side West Masterplan  
PHASE 1  
NORTH-EAST ELEVATION

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawn:	JMP
Drawing Status:	FOR PLANNING	Checked:	JMP
Drawing Number:	2018-JMP-P1-NE-DR-A-4200	Revised:	P05



- L19 FFL+70.420
- L18 FFL+67.220
- L17 FFL+64.020
- L16 FFL+60.820
- L15 FFL+57.620
- L14 FFL+54.420
- L13 FFL+51.220
- L12 FFL+48.020
- L11 FFL+44.820
- L10 FFL+41.620
- L9 FFL+38.420
- L8 FFL+35.220
- L7 FFL+32.020
- L6 FFL+28.820
- L5 FFL+25.620
- L4 FFL+22.420
- L3 FFL+19.220
- L2 FFL+16.020
- L1 FFL+11.270
- LM FFL+6.370
- LG FFL+2.400



Notes  
 Do not scale from this drawing.  
 All dimensions are to be checked on site and any discrepancies noted in writing to the Project Manager. All dimensions are in millimeters unless noted otherwise.  
 The design in this drawing has been prepared with limited survey information and limited input from structural, services and other consultants and should be read as design intent only.

Key risk items on the design shown include but are not limited to DLR railway lines adjacent to the site, PSZ height restrictions, existing ground conditions due to the industrial nature of the existing site, ongoing Silver Town Tunnel works by TfL, proposed Underground lines below the site, high level transport infrastructure, and future arrangement of road networks adjacent to the site.

Rev.	Date	Description	Drawn	Checked
P02	16/05/19	REVISED ELEVATION	JMP	JMP
P03	28/06/19	REVISED ELEVATION	JMP	JMP
P04	17/04/19	REVISED ELEVATION	JMP	JMP
P05	15/05/20	REVISED TAGS FOR BAYS, ANNOTATIONS	JMP	JMP

NOTE:  
 The temporary and permanent ground floor drawings have been designed to be consistent with each other where they overlap. Where the elements of the temporary and permanent ground floor drawings are inconsistent (namely the parking area to the rear of Buildings A and B), the temporary solution (if constructed) will be replaced by the permanent solution which will be constructed at the same time as Phase 2. The proposals for Phase 2 are also current consistent with the permanent solution for Phase 1. In the event that the Phase 2 proposals change as a result of further reserved matter application (RMA) discussions, resulting in the need for Phase 1 to be adjusted, this will be resolved by securing agreement from LBN through determination of a non-material or minor material amendment application(s).

The Proposals have been designed to enable TfL / LBN to construct a new cycle lane along the southside of North Woolwich Road / Dock Road. These works are not being undertaken by the Applicants but will be secured through a Section 276 Agreement. The Phase 1 drawings to be formally approved through this planning application do not show this cycle lane. They will only show the Phase 1 proposals and the any temporary Section 276 works that will be implemented ahead of the cycle lane works. Although the cycle lane will not be shown on the Phase 1 approved drawings, it is illustrated in the drawings contained within the DAS to explain how this cycle lane will be implemented in the context of the Phase 1 proposals in the future.

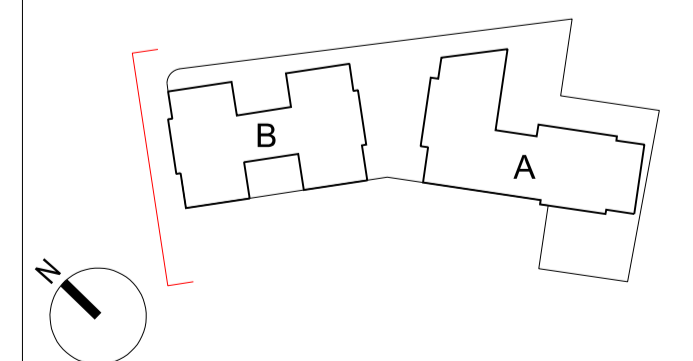
MAXIMUM AOD HEIGHT:  
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\*Maximum building height has been set to allow for safe crainage below the London City Airport Public Safety Zone (PSZ)

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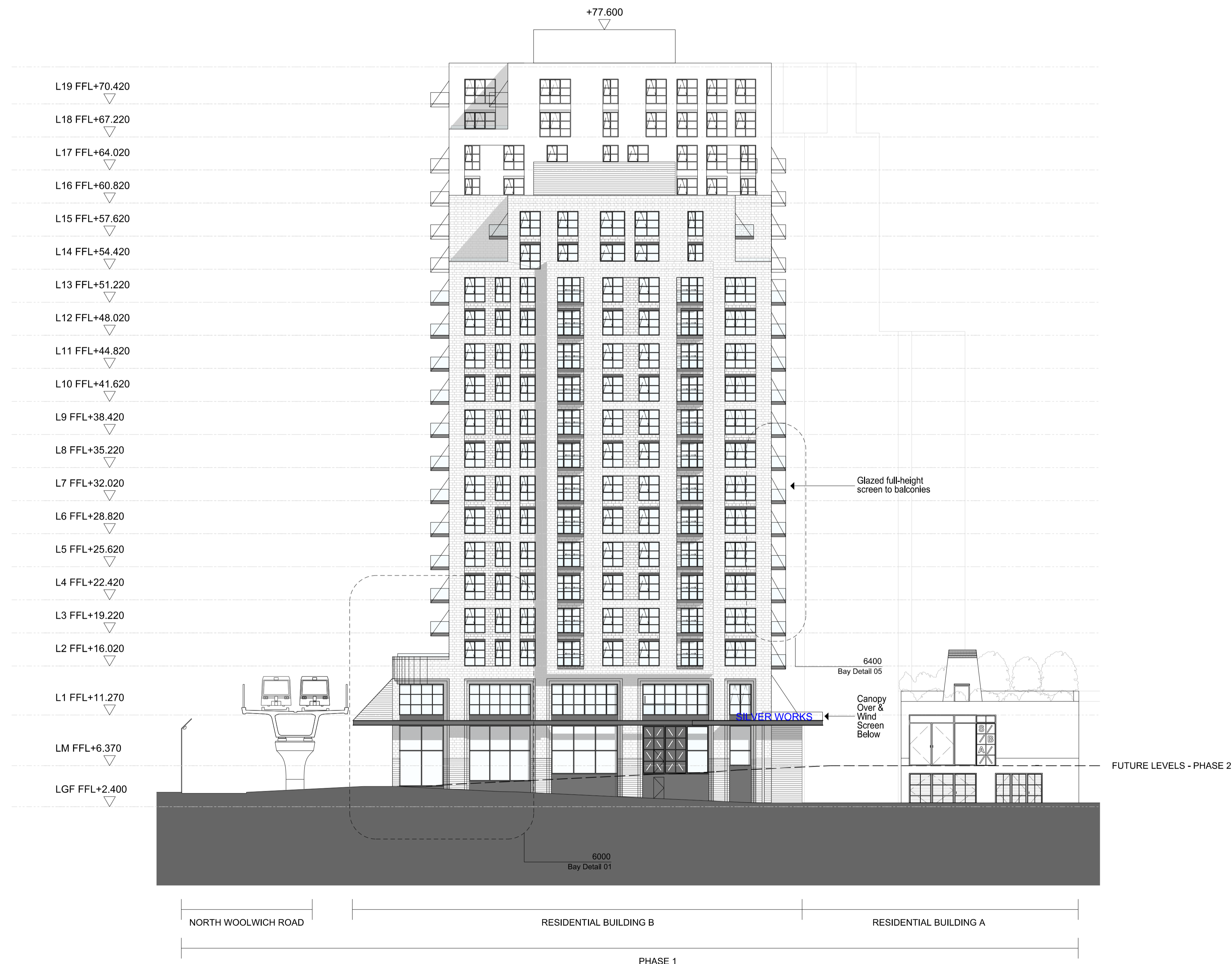
7-9 William Road  
 London NW1 3ER  
 T +44 (0)20 7313 6000  
 F +44 (0)20 7313 6001  
 www.mcaslan.co.uk

Key Plan



Thames Side West Masterplan  
 PHASE 1  
 NORTH-WEST ELEVATION

Scale At A1:	1:250	Job Number:	2018
Date:	31/03/2020	Drawing:	JMP
Drawing Status:	FOR PLANNING	Checked:	JMP
Drawing Number:	2018-JMP-P1-NW-DR-A-4300	Revised:	P05



Notes  
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Key risk items on the design shown include but are not limited to DLR railway lines adjacent to the site, PSZ height restrictions, existing ground conditions due to the industrial nature of the existing site, ongoing Silver Town Tunnel works by TfL, proposed Underground lines below the site, high level transport infrastructure, and future arrangement of road networks adjacent to the site.

Rev.	Date	Description	Drawn	Checked
P02	16/05/19	REVISED ELEVATION	JMP	JMP
P03	28/06/19	REVISED ELEVATION	JMP	JMP
P04	17/04/20	REVISED ELEVATION	JMP	JMP
P05	15/05/20	REVISED LANDSCAPING TREES, ANNOTATIONS	JMP	JMP

NOTE:  
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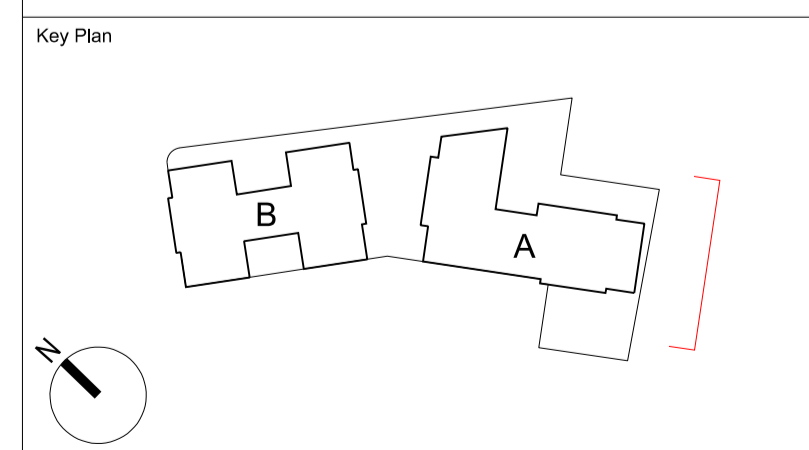
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Architect  
 Landscape



Thames Side West Masterplan  
 PHASE 1  
 SOUTH-EAST ELEVATION

Scale At A1:	1:250	Job Number:	2018
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Drawing Status:	FOR PLANNING	Checked:	JMP
Drawing Number:	2018-JMP-P1-SE-DR-A-4400	Revised:	P05

