

STURTS

YARD 





DESIGN AND ACCESS STATEMENT ADDENDUM 3

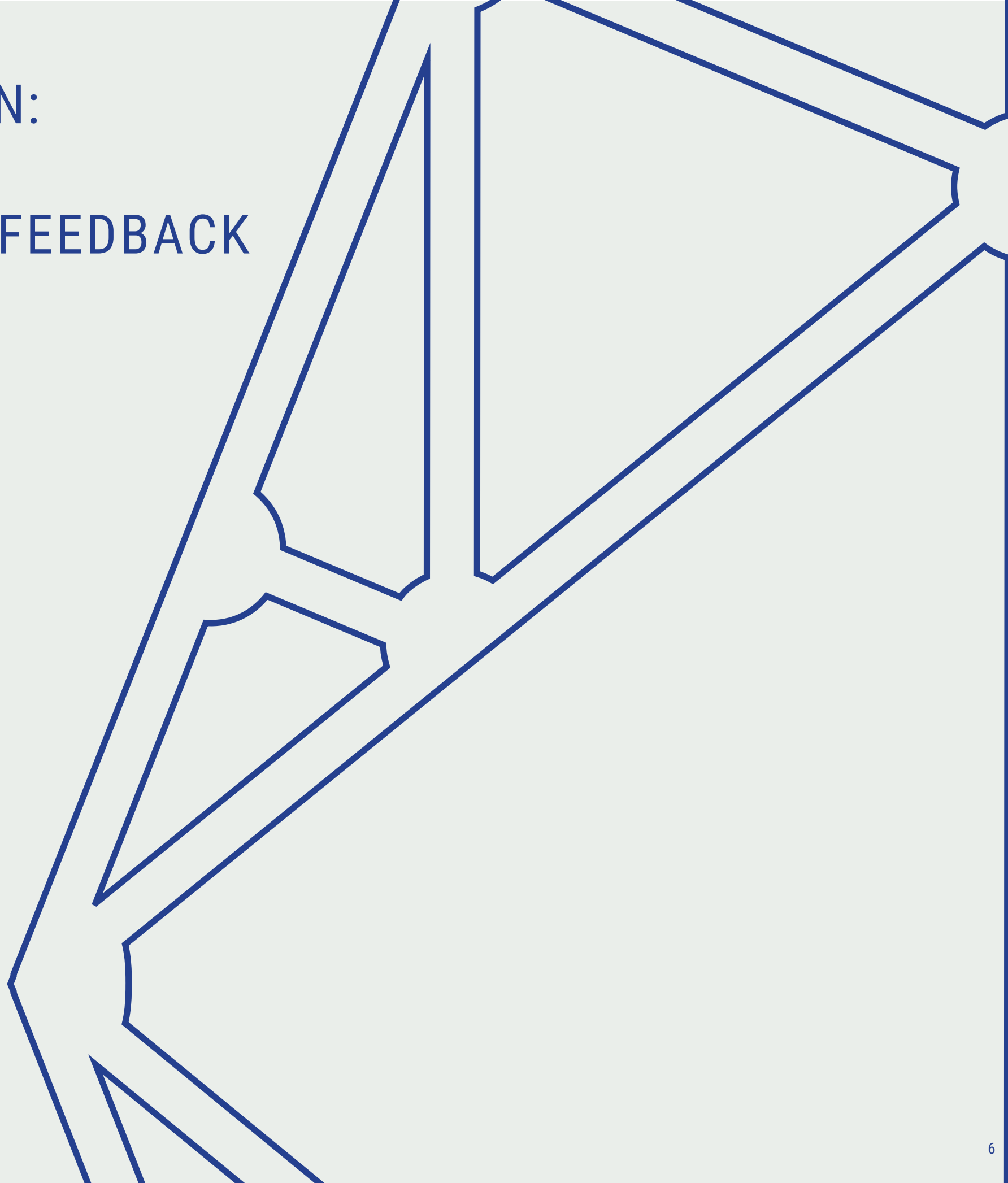
STUDIO EGRET WEST ON BEHALF OF ACCESS SELF STORAGE
STURT'S YARD, 48 EAGLE WHARF ROAD, HACKNEY, PLANNING APPLICATION

REV	DATE	DESCRIPTION	BY	CHECK
P1	21.07.21	PLANNING SUBMISSION	JT	AP
P0	21.07.08	PLANNING SUBMISSION	JT	AP

CLIENT	~	Access Self Storage
PLANNER	~	DP9
COMMUNITY CONSULTATION	~	Polity
POLITICAL CONSULTATION	~	Polity
ARCHITECT	~	Studio Egret West
LANDSCAPE ARCHITECT	~	Studio Egret West
CIVIL ENGINEER	~	Alan Baxter & Associates
STRUCTURAL ENGINEER	~	Alan Baxter & Associates
SERVICES ENGINEER	~	Foreman Roberts
ENERGY ENGINEER	~	Foreman Roberts
HERITAGE CONSULTANT	~	Alan Baxter & Associates
TRANSPORT ENGINEER	~	Alan Baxter & Associates
ACOUSTIC ENGINEER	~	SRL Technical Services
ACCESS CONSULTANT	~	Buro Happold
TOWNSCAPE	~	Peter Stewart Consultancy
ECOLOGIST/ARBORIST	~	PJC Consultancy
BREEAM	~	Foreman Roberts
PRINCIPAL DESIGNER	~	Potter Raper Partnership
DAYLIGHT/SUNLIGHT	~	EB7
ROL	~	EB7
FIRE ENGINEER	~	Bureau Veritas
APPROVED INSPECTOR	~	Bureau Veritas
QUANTITY SURVEYOR	~	Cast
VIABILITY CONSULTANT	~	DS2
WASTE CONSULTANT	~	Waterman Infrastructure & Environment Ltd
AGENT	~	Currell
VERIFIED VIEWS	~	Cityscape
CONSULTING CONTRACTOR	~	McLaren Group

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1.0 ~ DESIGN EVOLUTION:
RESPONSE TO LONDON
BOROUGH OF HACKNEY FEEDBACK
JUNE 2021



LAYOUT

COURTYARD BALCONIES

LBH DESIGN COMMENTS (24/06/21) :

Repositioning/ privacy screening/ part recessing of the balconies within the internal faces of the blocks, so that they do not directly neighbour other balconies/ windows.

Ideally balconies should be placed off living rooms and staggered to reduce the loss of daylight to those rooms. Alterations to the unit layouts to enable such changes would be welcomed.

Revised figures for the internal daylighting/ sunlight of rooms should be provided.

SEW RESPONSE:

Balcony positions within courtyards have been explored by SEW and EB7. The exercise concluded that the balconies could be staggered further apart without impacting further on the daylight/sunlight levels into units with balconies and windows. In addition to the repositioning of balconies an integrated 1800mm high frosted glazing panels have been added to the side of balconies in four locations which are in close proximity to neighbouring windows.

Recessed balconies within the courtyard have been investigated by SEW previously. Inset balconies were seen to be detrimental given their impact on the quality of layout design, daylight/sunlight within internal living spaces and their impression on the form and composition of central blocks. Inset balconies have been included on the south facing home within the courtyard of the western block where internal daylight/sunlight levels are sufficient.



Level 03 (typical upper) floor plan

Key

- Position of amended balcony
- Location of 1.8m high frosted glazed partitions

LAYOUT

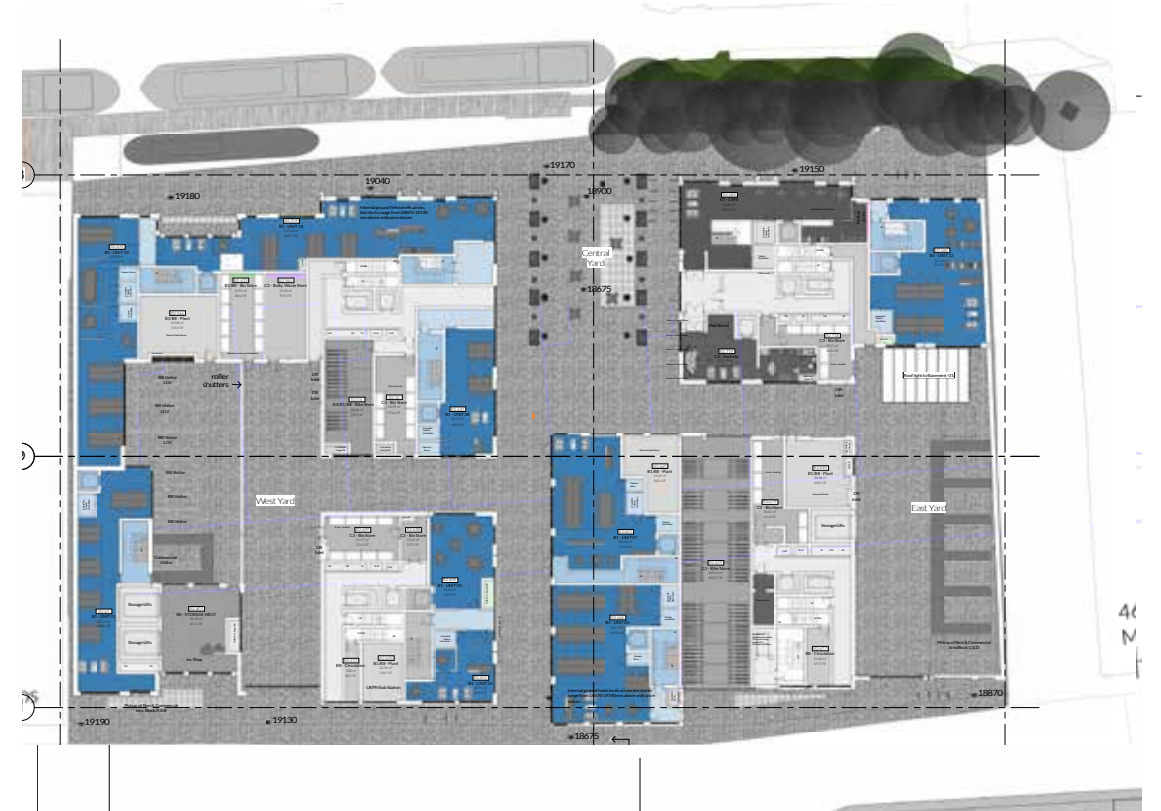
AFFORDABLE WORKSPACE PROVISION

LBH DESIGN COMMENTS (06/07/21) :

Clarification of affordable workspace location required. LBH will not accept affordable workspace in the basement.

SEW RESPONSE:

All office space at Level 00 and Level 01 is designated as potential affordable workspace at this stage with the location to be reviewed at a later stage.



Level 00 - GA plan

Office space/potential affordable workspace



Level 01 - GA plan

Office space/potential affordable workspace

LAYOUT

AFFORDABLE HOUSING PROVISION

LBH DESIGN COMMENTS (07/07/21) :

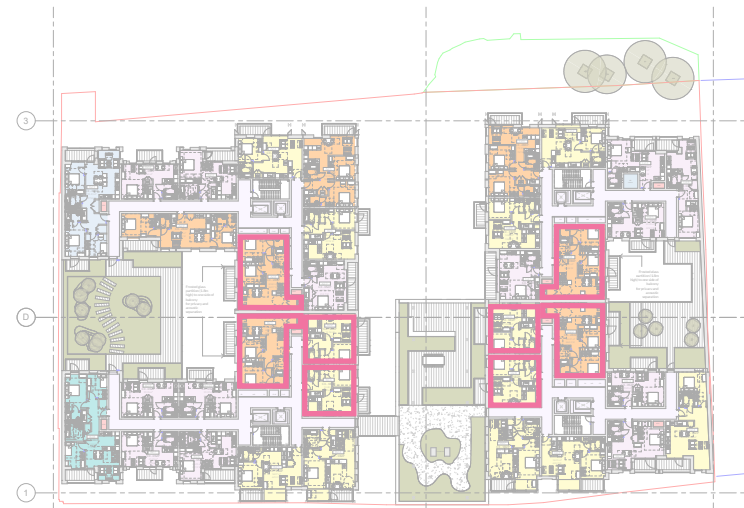
Clarification of affordable housing location required.

SEW RESPONSE:

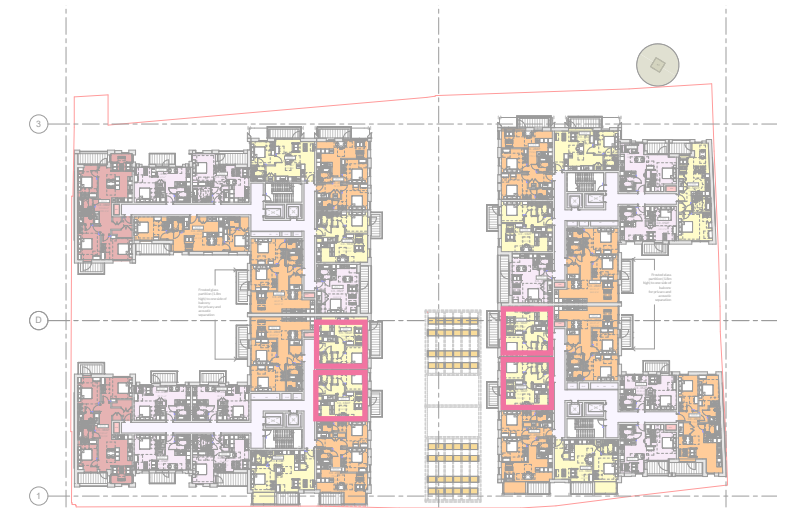
The location of affordable homes is highlighted on the adjacent plans.

Affordable Homes Provision:

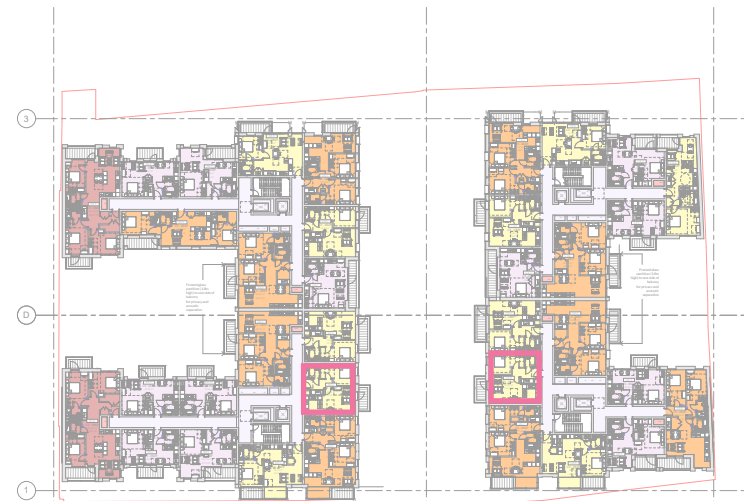
14 units split between:
 10 x 1 Beds (Hackney Living Rent)
 4 x 2 Beds (Hackney Living Rent)



Level 02 - GA plan



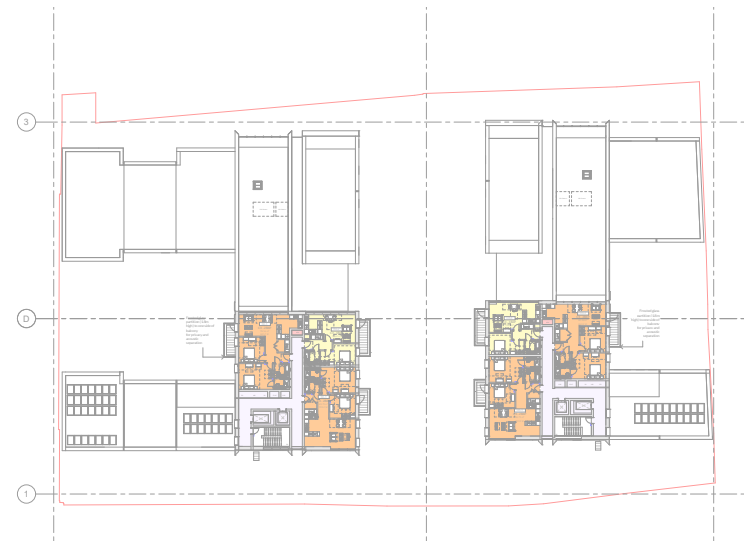
Level 03 - GA plan



Level 04 - GA plan



Level 05 - GA plan



Level 06 - GA plan

Location of affordable homes

MATERIALITY AND DETAILING

1.8M HIGH FROSTED GLASS PARTITIONS TO INTERNAL COURTYARD BALCONIES

LBH DESIGN COMMENTS (02/07/21) :

Further clarification of position and detailing of internal courtyard screens.

SEW RESPONSE:

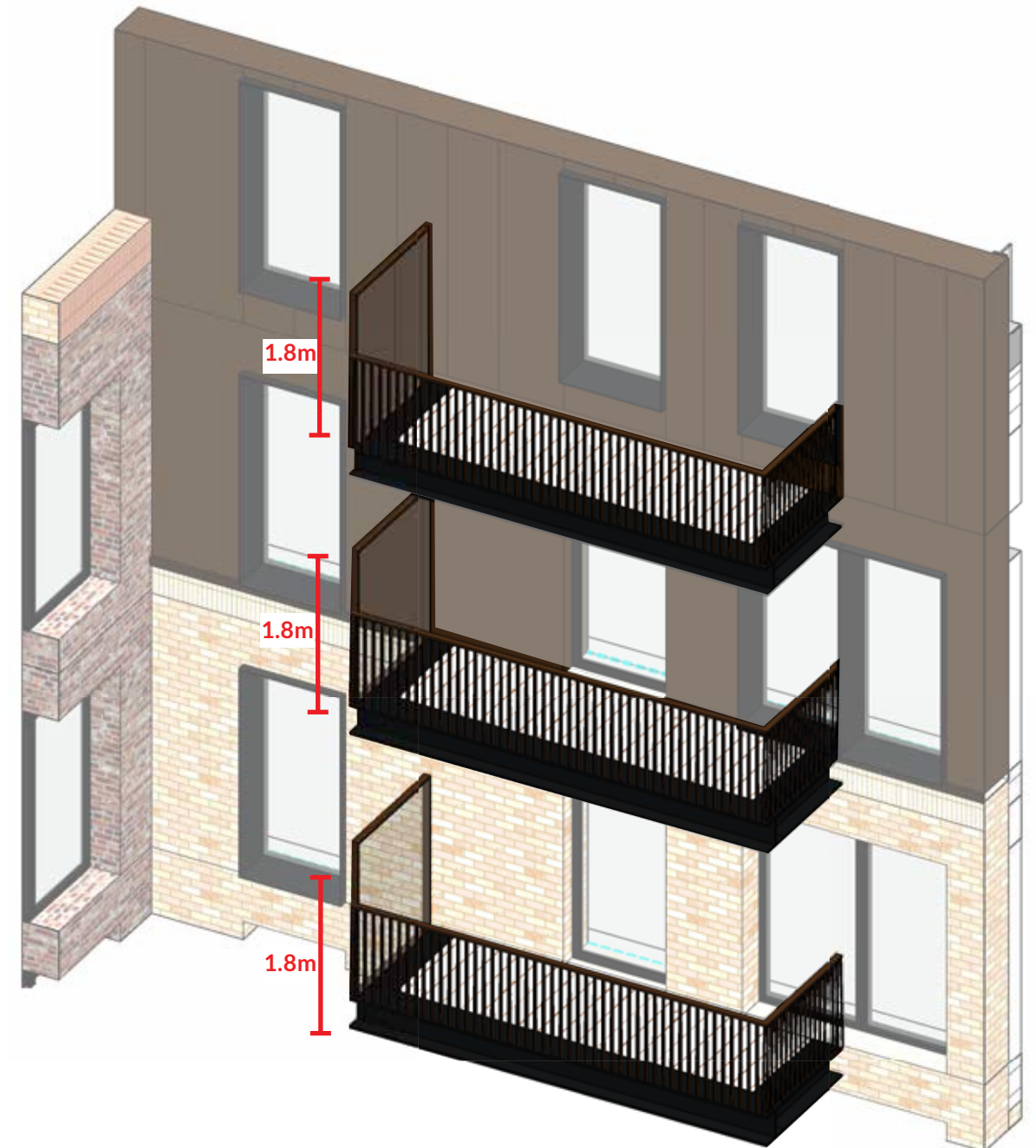
SEW have updated planning drawings to note the location of balconies with frosted glass partitions in GA plans.

The design intent is for the frosted glazed panels is to provide suitable privacy without impinging on daylight to corner windows. Panels will be integrated into the balcony design with aluminium framing to match the colour and proportions of balcony railings and balustrades.

Drawings 0276-SEW-PA-ZZ-DR-A-001308 and 0276-SEW-PA-ZZ-DR-A-001310 have been updated to describe call-out and assembly details for 1.8m high umber aluminium frames and frosted glazed screens as noted on the relevant drawings and material legend.



Precedent images: Frosted glass balcony partition with aluminium frame



Internal courtyard balconies: Frosted glass partition assembly

MATERIALITY AND DETAILING LIGHT-WELL TO BASEMENT OFFICE SPACE

LBH DESIGN COMMENTS (24/06/21) :

Provision of light-wells (rather than a roof light) for the basement office floorspace.

SEW RESPONSE:

SEW have confirmed that this is not possible owing to the vehicle tracking into courtyard space. Additional glass-bricks can be provided over the space to allow natural light into the space but would be limited. Glass-bricks in this area could be reserved as a condition.



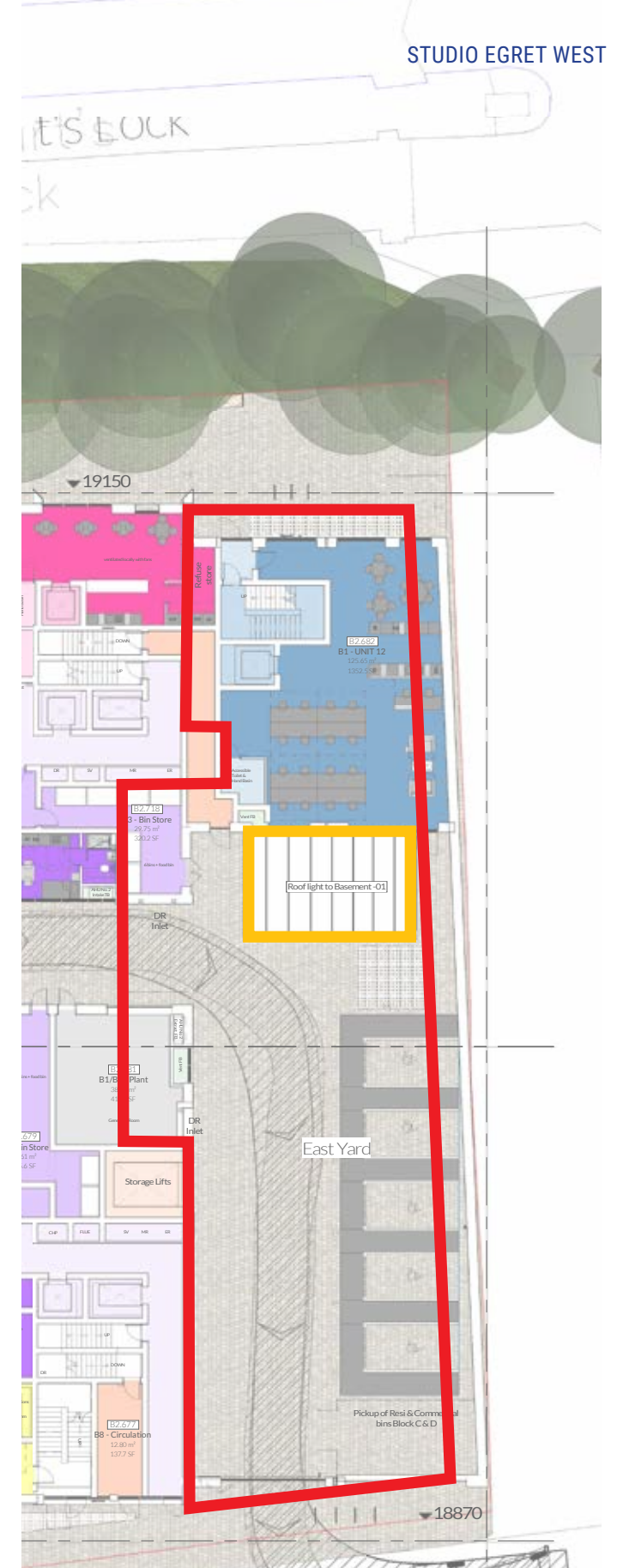
Precedent image of glass-brick system

Key

- Extents of level B1 office
- Extents of roof light



Level B1 - GA Plan



Level 00 - GA Plan with tracking overlay

LANDSCAPE DEFENSIBLE SPACE

LBH DESIGN COMMENTS (24/06/21) :

Is the provision of defensible space in front of the second floor residential windows overlooking the second floor amenity spaces adequate?

Please also provide details of what this does to the overall provision of communal amenity/play space.

SEW RESPONSE:

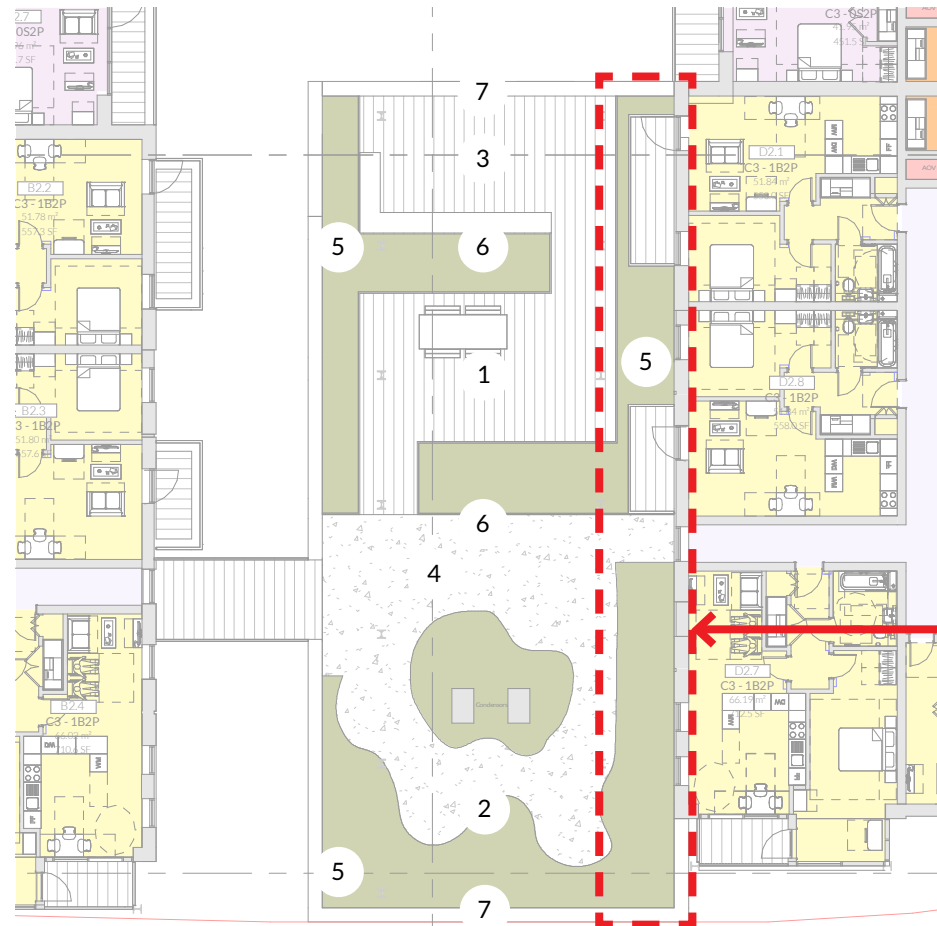
SEW believe that defensible planting is the most appropriate means to provide privacy to homes which are adjacent to communal terraces whilst simultaneously creating an attractive verdant space for people to sit, relax and eat. This approach will ensure that both private and shared terraces feel embedded in planting. The character and use of different outdoor areas will be defined by different planting types with varying densities. Defensible boundary planting is a common strategy used to help alleviate overlooking and noise concerns.

In the majority of cases, private outdoor amenity spaces in front of apartment windows maintain a minimum width of 2m to provide privacy and separation for residents living adjacent to shared outdoor amenity terraces. On the eastern edge of the social terrace planted boundaries have been increased in width to ensure 2m is retained in all instances. A mixture of structural and herbaceous plant species have been specified within the planting palate to ensure that robust species can be used adjacent to windows. In the central social terrace a raised truss frame is populated with climbing plants which will provide an additional level of screening between flat windows and amenity spaces.

As illustrated on p196 of the September 2018 Design and Access statement planting is included within the play area calculation.

Sensory planting is considered part of the play strategy for younger children. As a result, the planting mix within the play space includes ornamental grasses and colourful herbaceous species.

As stated in supplementary planning guidance Shaping Neighbourhoods: Play and Informal Recreation planting should be integrated into play spaces where feasible.



- 1. Eating space
- 2. Play area
- 3. Large numbers sun deck
- 4. Main access between buildings
- 5. Boundary planting
- 6. Pergola
- 7. Perimeter wall

Width of defensible planting increased from 1.5m to 2m

Level 02 social terrace - GA plan



Precedent images for different character areas within Level 02 social terrace

LANDSCAPE CANAL EDGE

LBH DESIGN COMMENTS (19/07/21) :

The committee would benefit from details of the edge condition where the site meets the weir. Are we agreed that planters in these areas are to form a barrier in the same way a fence or wall would?

SEW RESPONSE:

The boundary between pedestrian path and lock wall will incorporate metal edged planters with integrated seating within the application boundary. The metalwork would be in a colour to match the tone of metalwork used across the building.

Planters will incorporate herbaceous native mixed hedge rows of circa 1.1m height to create an impermeable barrier between the pedestrian path within the application Site and the weir.



□ Location of herbaceous native mixed hedge rows within metal edged planters within application boundary.



Precedent images of herbaceous native mixed hedge rows within metal edged planters

ASPECT ORIENTATION OF HOMES

LBH DESIGN COMMENTS (24/06/21) :

Officers have asked for the number/proportion of single aspect units, along with their orientation.

SEW RESPONSE:

There are 69 (50%) single aspect homes in the scheme of which 16 (12%) are single aspect north facing. Details of single, corner and dual aspect homes are shown in the adjacent table and diagrams.

Please note that corner aspect homes are considered to be dual aspect.

Floor By Floor Aspect Design Change

- Single Aspect
- Corner Aspect
- Dual Aspect

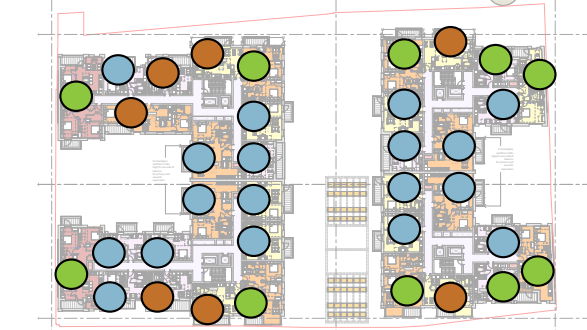
Details of the amount of single, corner and dual aspect homes

Single Aspect Homes (Northwest Facing)	Single Aspect Homes (East, South, West)	Corner Aspect Homes	Dual Aspect Homes	Total Homes Per Floor
4	14	7	10	34
4	14	7	10	34
4	14	7	10	34
4	11	4	9	28
0	0	0	6	6
16	53	25	45	139
12%	38%	18%	32%	100%
50%				

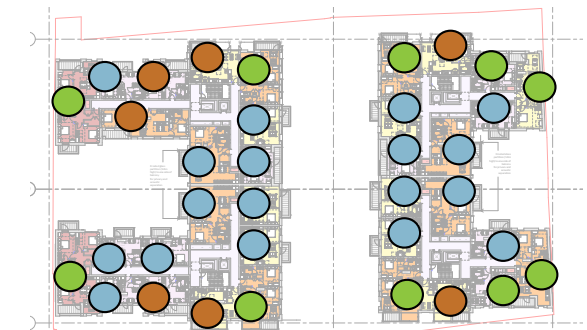
Level 02



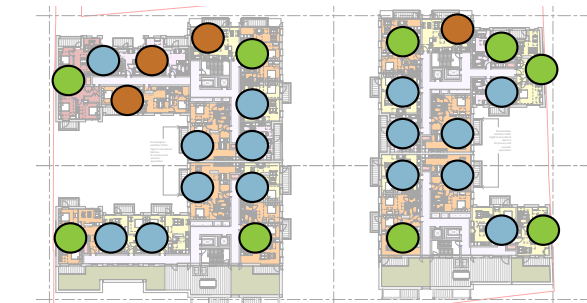
Level 03



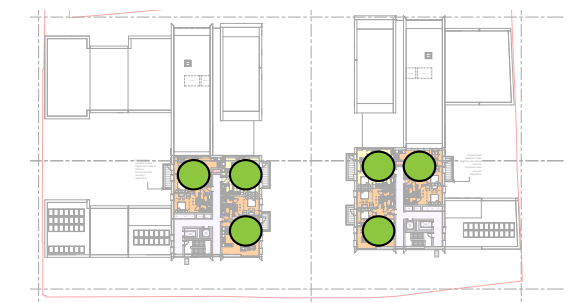
Level 04



Level 05

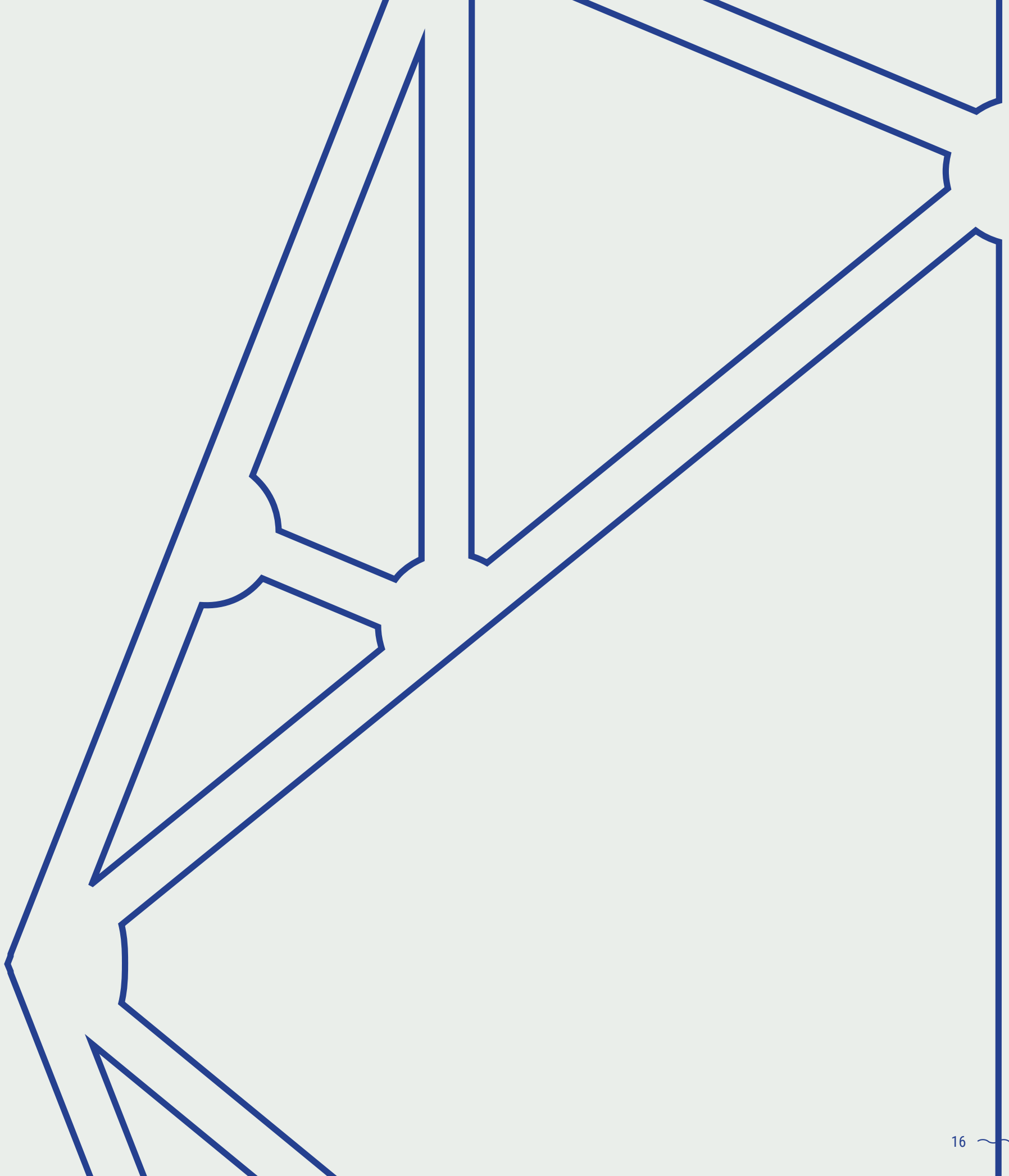


Level 06



Commercial
Cafe

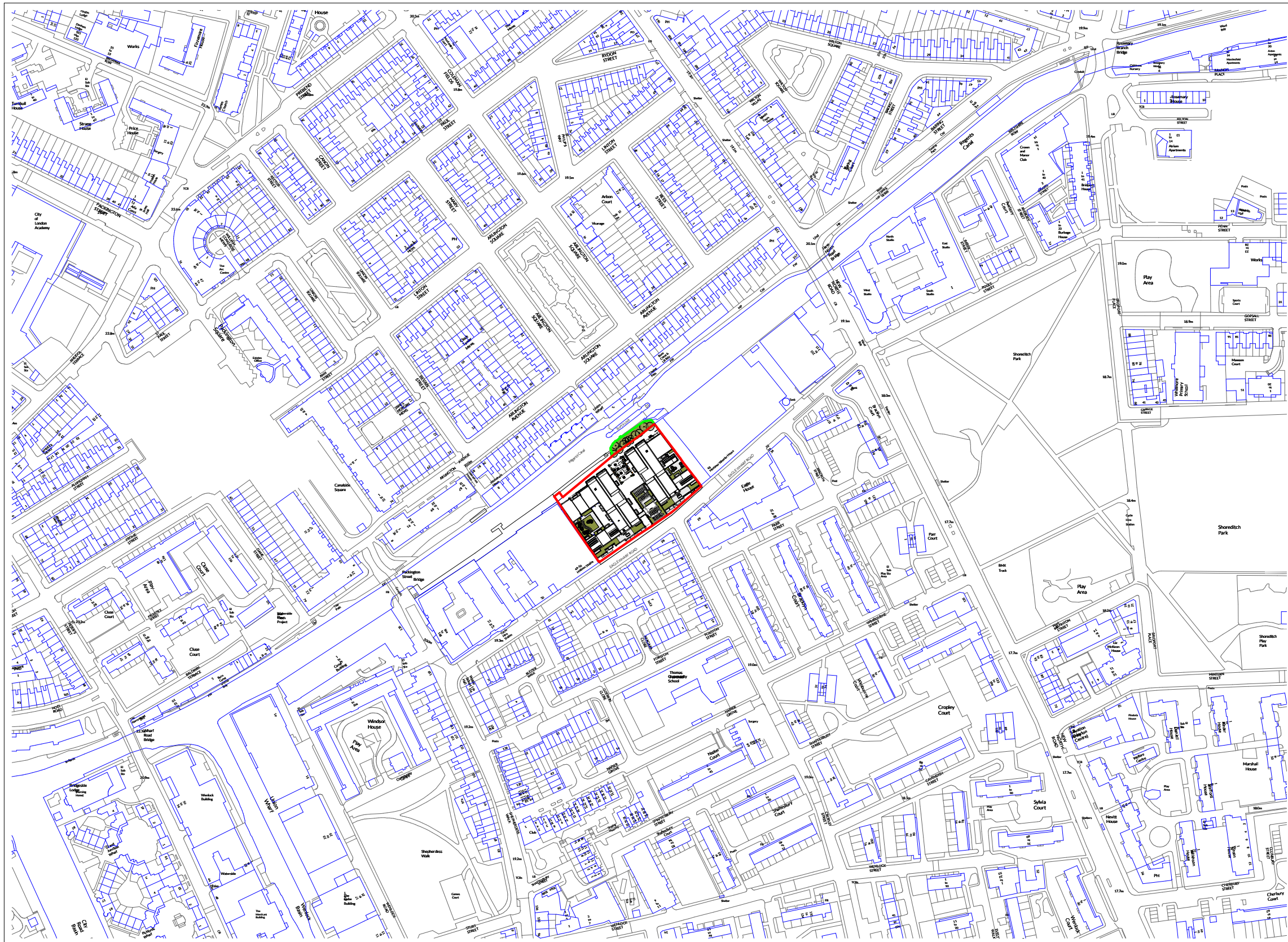
2.0 ~ APPENDICES



Floor Plans

-Colour coded to illustrate use allocation and residential mix. A1 scale general arrangement plans are submitted separately as part of the application.

Proposed Access Site - GA Plan - Level 00	0276-SEW - PA-00-DR - A-001100
Proposed Access Site - GA Plan - Level 01	0276-SEW - PA-00-DR - A-001101
Proposed Access Site - GA Plan - Level 02	0276-SEW - PA-02-DR - A-001102
Proposed Access Site - GA Plan - Level 03	0276-SEW - PA-03-DR - A-001103
Proposed Access Site - GA Plan - Level 04	0276-SEW - PA-04-DR - A-001104
Proposed Access Site - GA Plan - Level 05	0276-SEW - PA-05-DR - A-001105
Proposed Access Site - GA Plan - Level 06	0276-SEW - PA-05-DR - A-001106
Proposed Access Site - GA Plan - Roof Level	0276-SEW - PA-10-DR - A-001110



General Notes

1. This drawing is for information only and does not constitute a contract. It is subject to the terms and conditions of the contract and any amendments thereto.

2. The drawing is based on the information provided to the surveyor by the client.

3. The drawing is based on the information provided to the surveyor by the client.

4. The drawing is based on the information provided to the surveyor by the client.

5. The drawing is based on the information provided to the surveyor by the client.

6. The drawing is based on the information provided to the surveyor by the client.

7. The drawing is based on the information provided to the surveyor by the client.

8. The drawing is based on the information provided to the surveyor by the client.

9. The drawing is based on the information provided to the surveyor by the client.

10. The drawing is based on the information provided to the surveyor by the client.

- Notes**
- Planning Application Boundary
 - Area of landscaping to be removed and replaced in separate agreement
- Note: The canal edge surrounding Sturt's Lock is owned by The Canal and River Trust. Landscaping and other improvement works to the canal edge will be agreed under a section 106 agreement with the Canal and River Trust. EPC Assessments therefore only relate to areas within the client's ownership and do not cover areas within the ownership of the Canal and River Trust.
- Drawing is based on Ordnance Survey Licence No. C01000404 (StreetView/Heritage)
- For further information on this information please refer to the survey drawing from GreenPath.

PS	16.06.21	Courtyard balcony positions amended and frosted glazed partitions added. Minor window sill. Minor amendment to Level 02 landscape.	AP
P4	16.06.20	For Planning	AP
P3	10.02.20	Scale Bars Added	AP
P2	10.01.20	For Planning	AP
P1	24.07.19	For Planning	AP
PS	12.05.18	For Planning	AP
PS	12.05.18	Reason for Issue	CH

Keyplan

Scale Bar
0m 20m 40m 60m 80m 100m
1:1250

Client	
Access Storage	
Project	
0276 Sturt's Yard	
Drawing Title	
Proposed Access Site - Location Plan	
Project Number	Status
0276	For Information
Scale as A1	Date
As Indicated	02/02/17
Drawn by	Checked by
RL/NO	AP
Drawing Number	Revision
0276-SEN-PA-ZZ-DR-A-01000	PG

1 Proposed Level Roof Location Plan
1:1250



2 Level 00 FFL
1:200

- A3 - Amenity
- A3 - CAFE
- A3 - Vertical Circulation
- B1 - UNIT 01
- B1 - Unit 01 - Amenity
- B1 - Unit 01 - Vertical Circulation
- B1 - UNIT 02
- B1 - Unit 02 - Amenity
- B1 - Unit 02 - Vertical Circulation
- B1 - UNIT 03
- B1 - Unit 03 - Amenity
- B1 - Unit 03 - Vertical Circulation
- B1 - UNIT 04
- B1 - Unit 04 - Amenity
- B1 - Unit 04 - Vertical Circulation
- B1 - UNIT 05
- B1 - Unit 05 - Amenity
- B1 - Unit 05 - Vertical Circulation
- B1 - UNIT 06
- B1 - Unit 06 - Amenity
- B1 - Unit 06 - Vertical Circulation
- B1 - UNIT 07
- B1 - Unit 07 - Amenity
- B1 - Unit 07 - Vertical Circulation
- B1 - UNIT 08
- B1 - Unit 08 - Amenity
- B1 - Unit 08 - Vertical Circulation
- B1 - UNIT 10
- B1 - Unit 10 - Amenity
- B1 - Unit 10 - Vertical Circulation
- B1 - UNIT 12
- B1 - Unit 12 - Amenity
- B1 - Unit 12 - Vertical Circulation
- B1/BB - Bike Store
- B1/BB - Bin Store
- B1/BB - Plant
- B1/BB - Riser
- B1/BB - Smoke Vent
- B1/BB/C3 - Circulation
- B1/BB/C3 - Vertical Circulation
- BB - Circulation
- BB - Riser
- BB - STORAGE EAST
- BB - STORAGE WEST
- BB - Vertical Circulation
- C3 - OS2P
- C3 - 1B2P
- C3 - 2B3P
- C3 - 2B4P
- C3 - 3B4P
- C3 - 3B5P
- C3 - 3B6P
- C3 - Amenity
- C3 - Bike Store
- C3 - Bin Store
- C3 - Bulky Waste Store
- C3 - Circulation
- C3 - Risers
- C3 - Vertical Circulation

General Notes
 1. This drawing is based on the site plan submitted for the project. The owner is responsible for providing all necessary information for the design and construction of the project. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance.

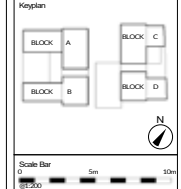
Notes
 - Planning Application Boundary
 - Area of new planting to be removed and replaced in separate agreement

Key:
 Use Class Definitions:
 A3 - Cafe
 B1 - Office
 BB - Storage
 C3 - Residential

NA Areas include only the following "unit" or "room" types:
 • B1 - UNIT 01
 • B1 - UNIT 02
 • B1 - STORAGE
 • C3 - 1B2P
 All other "unit" or "room" types are non-unit areas.

NOTE: Structural information is shown in grey and is not to be used for construction. It is provided for informational purposes only and is not a guarantee of performance.

Rev	Date	Description	By
P8	30.06.21	Courtyard balcony positions amended and frosted glass panes added. Minor window shift. Minor amendment to Level 02 landscape.	AP
P5	15.02.21	Bin quantities updated. Minor window shift.	AP
P4	16.06.20	For Planning	AP
P3	10.02.20	Scale Bars Added	AP
P2	10.01.20	For Planning	AP
P1	24.07.19	For Planning	AP
P0	12.08.18	For Planning	AP
		Rev Date	Reason for Issue



Client	
Access Storage	
Project	
0276 Sturt's Yard	
Drawing Title	
Proposed Access Site - GA Plan - Level 00	
Project Number	Status
0276	For Information
Scale at A1	Date
As Indicated	26/09/16
Drawn by	Checked by
RL/NO	AP
Drawing Number	Revision
0276-SEN-PA-00-DR-A-001100	P8



- A3 - Amenity
- A3 - CAFE
- A3 - Vertical Circulation
- B1 - UNIT 01
- B1 - Unit 01 - Amenity
- B1 - UNIT 02
- B1 - Unit 02 - Amenity
- B1 - Unit 02 - Vertical Circulation
- B1 - UNIT 03
- B1 - Unit 03 - Amenity
- B1 - Unit 03 - Vertical Circulation
- B1 - UNIT 04
- B1 - Unit 04 - Amenity
- B1 - Unit 04 - Vertical Circulation
- B1 - UNIT 05
- B1 - Unit 05 - Amenity
- B1 - Unit 05 - Vertical Circulation
- B1 - UNIT 06
- B1 - Unit 06 - Amenity
- B1 - Unit 06 - Vertical Circulation
- B1 - UNIT 07
- B1 - Unit 07 - Amenity
- B1 - Unit 07 - Vertical Circulation
- B1 - UNIT 08
- B1 - Unit 08 - Amenity
- B1 - Unit 08 - Vertical Circulation
- B1 - UNIT 10
- B1 - Unit 10 - Amenity
- B1 - Unit 10 - Vertical Circulation
- B1 - UNIT 12
- B1 - Unit 12 - Amenity
- B1 - Unit 12 - Vertical Circulation
- B1/BB - Bike Store
- B1/BB - Bin Store
- B1/BB - Plant
- B1/BB - Riser
- B1/BB - Smoke Vent
- B1/BB/C3 - Circulation
- B1/BB/C3 - Vertical Circulation
- BB - Circulation
- BB - Riser
- BB - STORAGE EAST
- BB - STORAGE WEST
- BB - Vertical Circulation
- C3 - 052P
- C3 - 182P
- C3 - 283P
- C3 - 284P
- C3 - 384P
- C3 - 385P
- C3 - 386P
- C3 - Amenity
- C3 - Bike Store
- C3 - Bin Store
- C3 - Bulky Waste Store
- C3 - Circulation
- C3 - Risers
- C3 - Vertical Circulation

General Notes

1. This drawing is for information only and is not to be used for construction purposes. It is the responsibility of the client to ensure that all necessary permissions, consents and approvals are obtained for the proposed works.

Notes

- Area of investigation to be removed and replaced in separate agreement

Use Class Definitions:

- A3 - CAFE
- B1 - Office
- BB - Storage
- C3 - Residential

N/A areas calculate only the following "area" or "gross" types:

- A3 - CAFE
- B1 - UNIT 0X
- BB - STORAGE X
- C3 - 052P

All other "area" or "gross" types are non-net area.

NOTE: Structural information is shown indicatively and not coordinate with the architectural design of the next design stage.

Rev	Date	Description	By	Check
P3	30.06.21	Courtyard balcony locations amended and frosted glazed partitions added. Minor window shift. Minor amendment to Level 02 landscaping.	AP	
P2	10.02.20	Scale Bars Added	AP	
P1	24.07.19	For Planning	AP	
P0	12.05.18	For Planning	AP	
Rev	Date	Reason for Issue	By	Check

Keyplan

Scale Bar

0m 5m 10m

Client
Access Storage

Project
0276 Sturt's Yard

Drawing Title
Proposed Access Site - GA Plan - Level 01

Project Number	Status
0276	For Information

Scale at A1	Date
As Indicated	26/09/16

Drawn by	Checked by
RL/NO	AP

Drawing Number	Revision
0276-SER-PA-01-ORA-001101	P3

1 Level 01 FFL
1 : 200



- A3 - Amenity
- A3 - CAFE
- A3 - Vertical Circulation
- B1 - Unit01 - Amenity
- B1 - Unit01 - Vertical Circulation
- B1 - Unit02
- B1 - Unit02 - Amenity
- B1 - Unit02 - Vertical Circulation
- B1 - Unit03
- B1 - Unit03 - Amenity
- B1 - Unit03 - Vertical Circulation
- B1 - Unit04
- B1 - Unit04 - Amenity
- B1 - Unit04 - Vertical Circulation
- B1 - Unit05
- B1 - Unit05 - Amenity
- B1 - Unit05 - Vertical Circulation
- B1 - Unit06
- B1 - Unit06 - Amenity
- B1 - Unit06 - Vertical Circulation
- B1 - Unit07
- B1 - Unit07 - Amenity
- B1 - Unit07 - Vertical Circulation
- B1 - Unit08
- B1 - Unit08 - Amenity
- B1 - Unit08 - Vertical Circulation
- B1 - Unit10
- B1 - Unit10 - Amenity
- B1 - Unit10 - Vertical Circulation
- B1 - Unit12
- B1 - Unit12 - Amenity
- B1 - Unit12 - Vertical Circulation
- B1/B8 - Bike Store
- B1/B8 - Bin Store
- B1/B8 - Plant
- B1/B8 - Riser
- B1/B8 - Smoke Vent
- B1/B8/C3 - Circulation
- B1/B8/C3 - Vertical Circulation
- B8 - Circulation
- B8 - Riser
- B8 - STORAGE EAST
- B8 - STORAGE WEST
- B8 - Vertical Circulation
- C3 - OS2P
- C3 - 1B2P
- C3 - 2B3P
- C3 - 2B4P
- C3 - 3B4P
- C3 - 3B5P
- C3 - 3B6P
- C3 - Amenity
- C3 - Bike Store
- C3 - Bin Store
- C3 - Bulky Waste Store
- C3 - Circulation
- C3 - Risers
- C3 - Vertical Circulation

General Notes
 This drawing must not be used to construct any part of the building without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing.

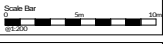
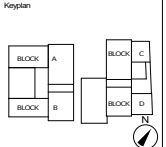
Notes
 Planning Application Boundary
 Area of landscaping to be removed and replaced in separate agreement

Note:
 Unit Class Definitions:
 A3 - Cafe
 B1 - Office
 B8 - Storage
 C3 - Residential

NA Areas calculate only the following "area" or "gross" types:
 • A3-CAFE
 • B1-UNIT01
 • B8-STORAGE
 • C3-RESID
 All other "area" or "gross" types are non-net areas.

NOTE: Structural information is shown indicatively and will coordinate with the architectural design at the next design stage.

07	07/21	Courtyard balcony positions amended and frosted glazed partitions added. Minor window shift. Minor amendments to Level 02 landscape.	AP
04	15/02/21	Rev quantities updated. Minor window shift.	AP
03	16/06/20	For Planning	AP
02	03/02/20	Scale Bars Added	AP
01	24/07/19	For Planning	AP
00	12/05/18	For Planning	AP
	Rev Date	Reason for Issue	CH



1 Level 02 FFL
 1 : 200

Client Access Storage	
Project 0276 Sturt's Yard	
Drawing Title Proposed Access Site - GA Plan - Level 02	
Project Number 0276	Status For Information
Scale at A1 As Indicated	Date 30/11/16
Drawn by RL/NO	Checked by AP
Drawing Number 0276-SEW-PA-02-DR-A-001102	Revision 02



1 Level 03 FFL
1 : 200

- A3 - Amenity
- A3 - CAFE
- A3 - Vertical Circulation
- B1 - UNIT 01
- B1 - Unit 01 - Amenity
- B1 - UNIT 02
- B1 - Unit 02 - Amenity
- B1 - UNIT 03
- B1 - Unit 03 - Amenity
- B1 - UNIT 04
- B1 - Unit 04 - Amenity
- B1 - UNIT 05
- B1 - Unit 05 - Amenity
- B1 - UNIT 06
- B1 - Unit 06 - Amenity
- B1 - UNIT 07
- B1 - Unit 07 - Amenity
- B1 - UNIT 08
- B1 - Unit 08 - Amenity
- B1 - UNIT 10
- B1 - Unit 10 - Amenity
- B1 - UNIT 12
- B1 - Unit 12 - Amenity
- B1/BB - Bike Store
- B1/BB - Bin Store
- B1/BB - Plant
- B1/BB - Riser
- B1/BB - Smoke Vent
- B1/BB/C3 - Circulation
- B1/BB/C3 - Vertical Circulation
- BB - Circulation
- BB - Riser
- BB - STORAGE EAST
- BB - STORAGE WEST
- BB - Vertical Circulation
- C3 - OS2P
- C3 - 1B2P
- C3 - 2B3P
- C3 - 2B4P
- C3 - 3B4P
- C3 - 3B5P
- C3 - 3B6P
- C3 - Amenity
- C3 - Bike Store
- C3 - Bin Store
- C3 - Bulky Waste Store
- C3 - Circulation
- C3 - Risers
- C3 - Vertical Circulation

General Notes

1. This drawing shall not be used to construct any part of the building unless it is accompanied by the relevant contract documents and specifications. It is the responsibility of the contractor to ensure that the building is constructed in accordance with the contract documents and specifications.

Notes

- Planning Application Boundary
- Area of free-standing to be removed and replaced in separate agreement

Rev

Rev	Date	Description	By
P0	07/07/21	Courtyard balcony positions amended and frosted glazed partitions added. Minor window shift. Minor amendments to Level 02 landscape.	AP
P4	15/02/21	Bin quantities updated. Minor window shift.	AP
P5	16/06/20	For Planning	AP
P2	01/02/20	Scale Bars Added	AP
P1	24/07/19	For Planning	AP
P0	12/05/18	For Planning	AP
Rev	Date	Reason for Issue	CH

Keyplan

Scale Bar

0m 5m 10m

Client
Access Storage

Project
0276 Sturt's Yard

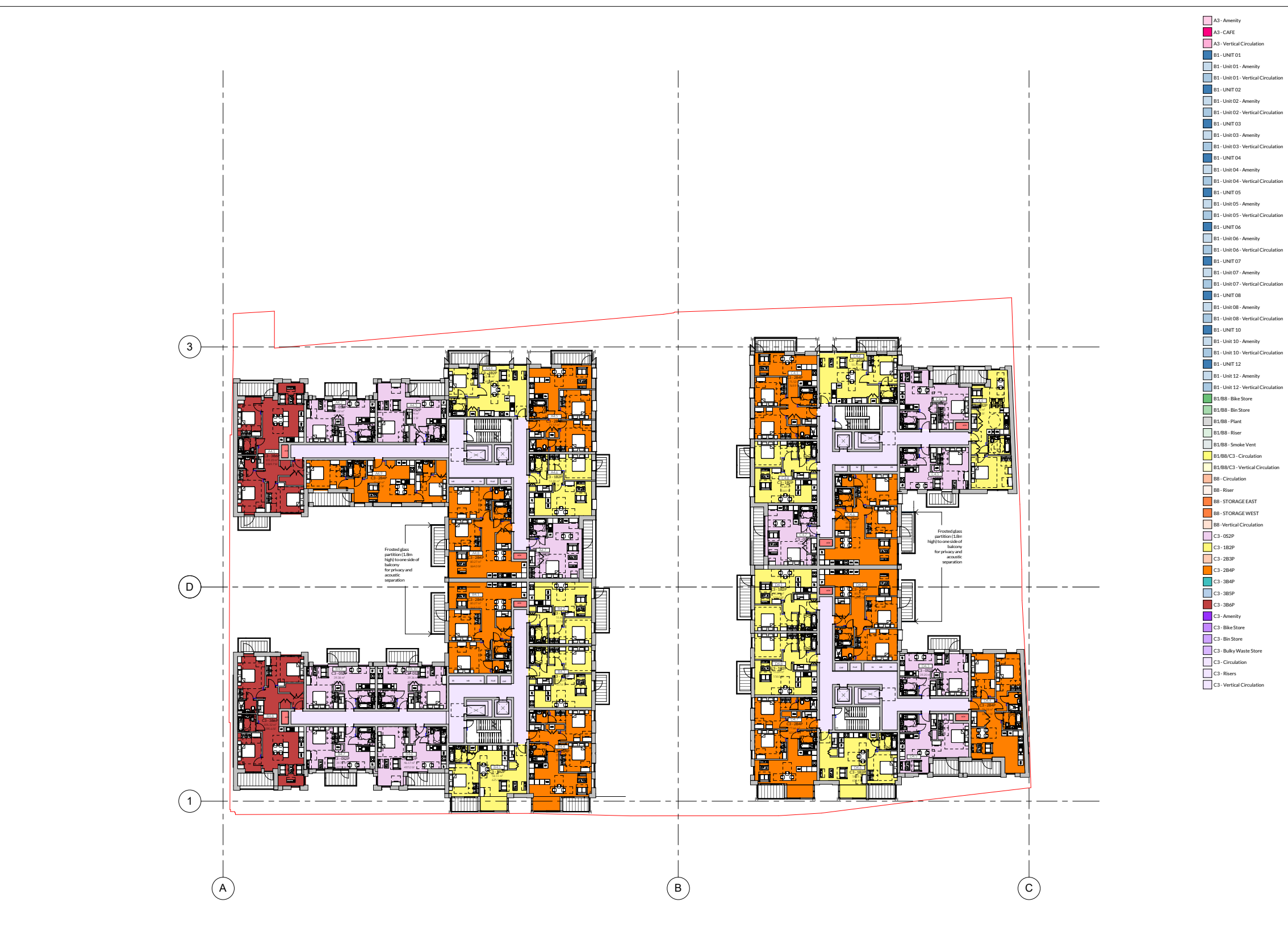
Drawing Title
Proposed Access Site - GA Plan - Level 03

Project Number	Status
0276	For Information

Scale at A1	Date
As Indicated	30/11/16

Drawn by	Checked by
RL/NO	AP

Drawing Number	Revision
0276-SHW-PA-03-DR-A-001103	P0



1 Level 04 FFL
1:200

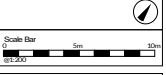
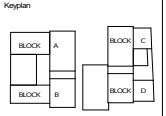
- A3 - Amenity
- A3 - CAFE
- B1 - Vertical Circulation
- B1 - UNIT 01
- B1 - Unit 01 - Amenity
- B1 - Unit 01 - Vertical Circulation
- B1 - UNIT 02
- B1 - Unit 02 - Amenity
- B1 - Unit 02 - Vertical Circulation
- B1 - UNIT 03
- B1 - Unit 03 - Amenity
- B1 - Unit 03 - Vertical Circulation
- B1 - UNIT 04
- B1 - Unit 04 - Amenity
- B1 - Unit 04 - Vertical Circulation
- B1 - UNIT 05
- B1 - Unit 05 - Amenity
- B1 - Unit 05 - Vertical Circulation
- B1 - UNIT 06
- B1 - Unit 06 - Amenity
- B1 - Unit 06 - Vertical Circulation
- B1 - UNIT 07
- B1 - Unit 07 - Amenity
- B1 - Unit 07 - Vertical Circulation
- B1 - UNIT 08
- B1 - Unit 08 - Amenity
- B1 - Unit 08 - Vertical Circulation
- B1 - UNIT 10
- B1 - Unit 10 - Amenity
- B1 - Unit 10 - Vertical Circulation
- B1 - UNIT 12
- B1 - Unit 12 - Amenity
- B1 - Unit 12 - Vertical Circulation
- B1/B8 - Bike Store
- B1/B8 - Bin Store
- B1/B8 - Plant
- B1/B8 - Riser
- B1/B8 - Smoke Vent
- B1/B8/C3 - Circulation
- B1/B8/C3 - Vertical Circulation
- B8 - Circulation
- B8 - Riser
- B8 - STORAGE EAST
- B8 - STORAGE WEST
- B8 - Vertical Circulation
- C3 - 052P
- C3 - 182P
- C3 - 2B3P
- C3 - 2B4P
- C3 - 3B4P
- C3 - 3B5P
- C3 - 3B6P
- C3 - Amenity
- C3 - Bike Store
- C3 - Bin Store
- C3 - Bulky Waste Store
- C3 - Circulation
- C3 - Risers
- C3 - Vertical Circulation

General Notes
 1. This drawing is for the use of the architect and is not to be used for construction purposes.
 2. The architect is not responsible for the accuracy of the information provided by the client.
 3. The architect is not responsible for the accuracy of the information provided by the client.
 4. The architect is not responsible for the accuracy of the information provided by the client.
 5. The architect is not responsible for the accuracy of the information provided by the client.

Notes
 - - - Planning Application Boundary
 - - - Area of investigation to be reviewed and replaced in separate agreement

Rev
 01 15.02.21 Rev quantities updated; Minor window shift.
 02 16.06.20 For Planning.
 03 10.02.20 Scale Bars Added.
 04 24.07.19 For Planning.
 05 12.08.18 For Planning.
 Rev Date Reason for Issue

Rev	Date	Description	By
01	15.02.21	Rev quantities updated; Minor window shift.	AP
02	16.06.20	For Planning.	AP
03	10.02.20	Scale Bars Added.	AP
04	24.07.19	For Planning.	AP
05	12.08.18	For Planning.	AP



Client Access Storage	
Project 0276 Sturt's Yard	
Drawing Title Proposed Access Site - GA Plan - Level 04	
Project Number 0276	Status For Information
Scale at A1 As Indicated	Date 10/03/16
Drawn by RL/NO	Checked by AP
Drawing Number 0276-SEW-PA-04-DR-A-001104	Revision PG



1 Level 05 FFL
1:200

- A3 - Amenity
- A3 - CAFE
- A3 - Vertical Circulation
- B1 - UNIT 01
- B1 - Unit 01 - Amenity
- B1 - Unit 01 - Vertical Circulation
- B1 - UNIT 02
- B1 - Unit 02 - Amenity
- B1 - Unit 02 - Vertical Circulation
- B1 - UNIT 03
- B1 - Unit 03 - Amenity
- B1 - Unit 03 - Vertical Circulation
- B1 - UNIT 04
- B1 - Unit 04 - Amenity
- B1 - Unit 04 - Vertical Circulation
- B1 - UNIT 05
- B1 - Unit 05 - Amenity
- B1 - Unit 05 - Vertical Circulation
- B1 - UNIT 06
- B1 - Unit 06 - Amenity
- B1 - Unit 06 - Vertical Circulation
- B1 - UNIT 07
- B1 - Unit 07 - Amenity
- B1 - Unit 07 - Vertical Circulation
- B1 - UNIT 08
- B1 - Unit 08 - Amenity
- B1 - Unit 08 - Vertical Circulation
- B1 - UNIT 10
- B1 - Unit 10 - Amenity
- B1 - Unit 10 - Vertical Circulation
- B1 - UNIT 12
- B1 - Unit 12 - Amenity
- B1 - Unit 12 - Vertical Circulation
- B1/BB - Bike Store
- B1/BB - Bin Store
- B1/BB - Plant
- B1/BB - Riser
- B1/BB - Smoke Vent
- B1/BB/C3 - Circulation
- B1/BB/C3 - Vertical Circulation
- BB - Circulation
- BB - Riser
- BB - STORAGE EAST
- BB - STORAGE WEST
- BB - Vertical Circulation
- C3 - 052P
- C3 - 1B2P
- C3 - 2B3P
- C3 - 2B4P
- C3 - 3B4P
- C3 - 3B5P
- C3 - 3B6P
- C3 - Amenity
- C3 - Bike Store
- C3 - Bin Store
- C3 - Bulky Waste Store
- C3 - Circulation
- C3 - Risers
- C3 - Vertical Circulation

General Notes
 1. This drawing must be read in conjunction with the other drawings in this set.
 2. The information on this drawing is for informational purposes only and does not constitute a contract.
 3. All dimensions are in millimeters unless otherwise stated.
 4. All work shall be in accordance with the applicable building codes and standards.
 5. All work shall be in accordance with the applicable fire codes and standards.

Notes
 - - - Planning Application Boundary
 - - - Area of responsibility to be coordinated and resolved in separate agreement

Rev

Rev	Date	Description	By	App
P0	07/07/21	Courtyard balcony positions amended and frosted glazed partitions added. Minor window shift. Minor amendments to Level 02 landscape.	AP	AP
P4	15/02/21	Rev quantities updated. Minor window shift.	AP	AP
P5	16/06/20	For Planning	AP	AP
P2	01/02/20	Scale Bars Added	AP	AP
P1	24/07/19	For Planning	AP	AP
P0	12/05/18	For Planning	AP	AP
Rev	Date	Reason for Issue	By	App

Keyplan

Scale Bar
 0 5m 10m
 1:200

Client
 Access Storage

Project
 0276 Sturt's Yard

Drawing Title
 Proposed Access Site - GA Plan - Level 05

Project Number	Status
0276	For Information

Scale at A1	Date
As Indicated	10/03/16

Drawn by	Checked by
RL:NO	AP

Drawing Number	Revision
0276-SHW-PA-05-DR-A-001105	PG



- A3 - Amenity
- A3 - CAFE
- A3 - Vertical Circulation
- B1 - UNIT 01
- B1 - Unit 01 - Amenity
- B1 - Unit 01 - Vertical Circulation
- B1 - UNIT 02
- B1 - Unit 02 - Amenity
- B1 - Unit 02 - Vertical Circulation
- B1 - UNIT 03
- B1 - Unit 03 - Amenity
- B1 - Unit 03 - Vertical Circulation
- B1 - UNIT 04
- B1 - Unit 04 - Amenity
- B1 - Unit 04 - Vertical Circulation
- B1 - UNIT 05
- B1 - Unit 05 - Amenity
- B1 - Unit 05 - Vertical Circulation
- B1 - UNIT 06
- B1 - Unit 06 - Amenity
- B1 - Unit 06 - Vertical Circulation
- B1 - UNIT 07
- B1 - Unit 07 - Amenity
- B1 - Unit 07 - Vertical Circulation
- B1 - UNIT 08
- B1 - Unit 08 - Amenity
- B1 - Unit 08 - Vertical Circulation
- B1 - UNIT 10
- B1 - Unit 10 - Amenity
- B1 - Unit 10 - Vertical Circulation
- B1 - UNIT 12
- B1 - Unit 12 - Amenity
- B1 - Unit 12 - Vertical Circulation
- B1/BB - Bike Store
- B1/BB - Bin Store
- B1/BB - Plant
- B1/BB - Riser
- B1/BB - Smoke Vent
- B1/BB/C3 - Circulation
- BB - Circulation
- BB - Riser
- BB - STORAGE EAST
- BB - STORAGE WEST
- BB - Vertical Circulation
- C3 - OS2P
- C3 - 1B2P
- C3 - 2B3P
- C3 - 2B4P
- C3 - 3B4P
- C3 - 3B5P
- C3 - 3B6P
- C3 - Amenity
- C3 - Bike Store
- C3 - Bin Store
- C3 - Bulky Waste Store
- C3 - Circulation
- C3 - Risers
- C3 - Vertical Circulation

General Notes

1. This drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing.

Notes

--- Planning Application Boundary

--- Area of fire/starting to be removed and replaced in separate agreement

Note:
Use Class Definitions:
A3 - Cafe
B1 - Office
BB - Storage
C3 - Residential

N/A areas calculate only the following "room" or "room" types:
• A3-CAFE
• B1-UNIT01
• B1-UNIT02
• B1-STORAGE X
• C3-OS2P
All other "room" or "room" types are non rent areas.

NOTE: Structural information is shown indicatively and will coordinate with the architectural design at the next design stage.

Rev	Date	Description	By
P4	07.07.21	Courtyard balcony partitions amended and frosted glazed partitions added. Minor window sill. Minor amendments to Level 02 landscape.	AP
P3	15.02.21	Bin quantities updated. Minor window shift.	AP
P2	10.02.20	Scale Bars Added	AP
P1	24.07.19	For Planning	AP
P0	12.08.18	For Planning	AP
Rev	Date	Reason for Issue	CH

Keyplan

Scale Bar

0 5m 10m

Client
Access Storage

Project
0276 Sturt's Yard

Drawing Title
Proposed Access Site - GA Plan - Level 06

Project Number	Status
0276	For Information

Scale at A1	Date
As Indicated	10/03/16

Drawn by	Checked by
RL/NO	AP

Drawing Number	Revision
0276-SEW-PA-06-DR-A-001106	P4

1 Level 06 FFL
1 : 200



General Notes
 The drawing shall be used to submit applications for planning and building control. It is the responsibility of the applicant to ensure that the drawing is accurate and that it complies with all applicable regulations, standards and codes of practice. The drawing shall be used to submit applications for planning and building control.

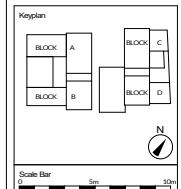
Notes
 - - - - - Planning Application Boundary
 - - - - - Area of Remediation to be replaced/Improved

Notes
 Use Class Definitions:
 A1 - Cafe
 B1 - Office
 B2 - Storage
 C3 - Residential

Notes shall calculate only the following "area" or "room" types:
 • A1 - CAFE
 • B1 - OFFICE
 • B2 - STORAGE
 • C3 - RESIDENTIAL
 All other "area" or "room" types are non-residential.

NOTE: Structural information is shown indicatively and will coordinate with the architectural design of the next design stage.

16	30.06.21	Courtyard balcony locations amended and limited glazed partitions added. Minor window shift. Minor amendment to Level 02 landscape.	AP
15	21.10.20	For Planning	AP
14	16.06.20	For Planning	AP
13	10.02.20	Scale Bars Added	AP
12	10.01.20	For Planning	AP
11	24.07.19	For Planning	AP
10	12.05.18	For Planning	AP
Rev	Date	Reason for Issue	CH



Client	
Access Storage	
Project	
0276 Sturt's Yard	
Drawing Title	
Proposed Access Site - GA Plan - Roof Level	
Project Number	Status
0276	For Information
Scale as Indicated	Date
As Indicated	02/03/17
Drawn by	Checked by
RL/NO	AP
Drawing Number	Revision
0276-SEN-PA-10-DR-A-00110	1/0

1 Level Roof
 1:200

