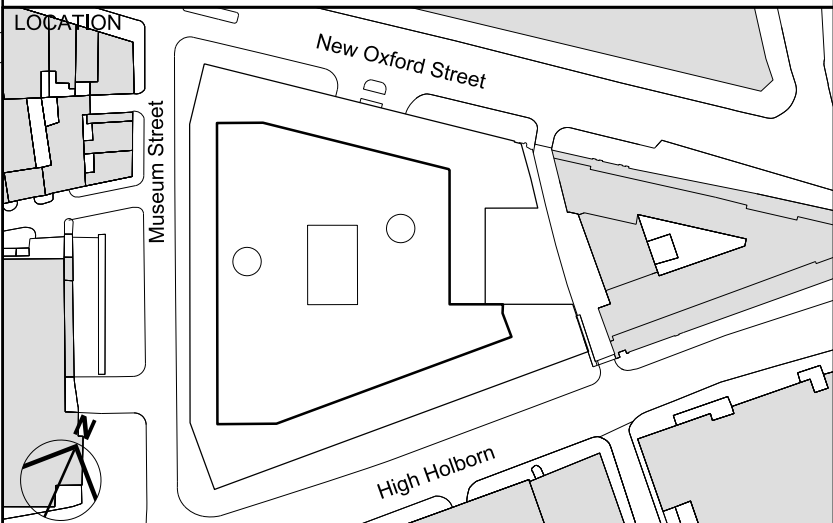




KEY / NOTES  
- - - - - Application Boundary

P04	05.12.14	PLANNING AMENDMENT
P03	26.08.14	PLANNING SUBMISSION
P02	03.07.14	PLANNING DRAFT
P01	30.05.14	PLANNING DRAFT

REV	DATE	
NOTE		
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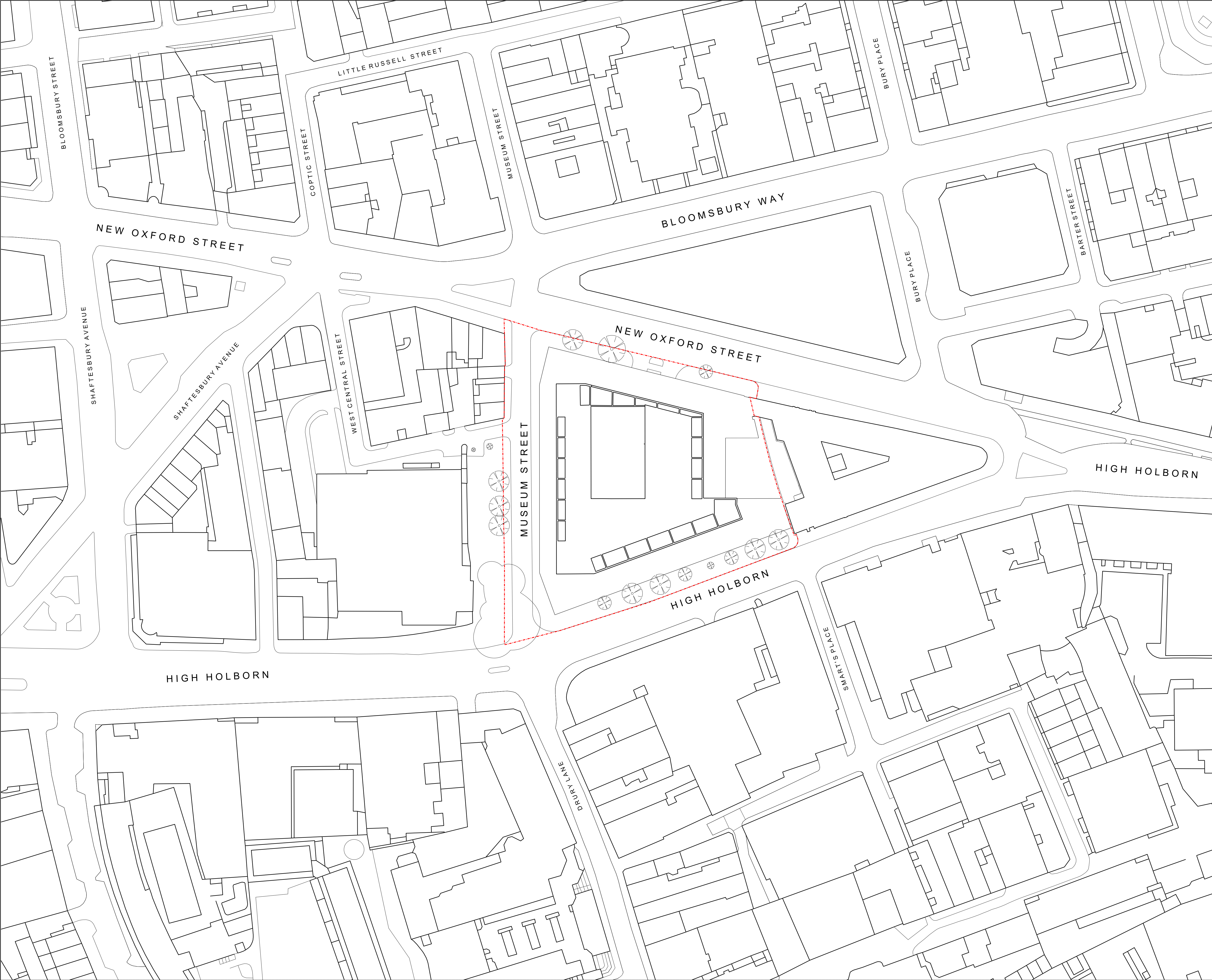
**ALLFORD HALL MONAGHAN MORRIS**  
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job title  
**21-31 New Oxford Street**

drawing title / location  
**Location Plan**

drawn by	checked	scale	status		
GM	MM	1:1250@A1/1:2500@A3	PLANNING		
project	zone	source	classification	drawing no.	revision
12141		PL	[00]	000	P04





KEY / NOTES

Application Boundary

P0405.12.14PLANNING AMENDMENT

P0326.08.14PLANNING SUBMISSION

P0203.07.14PLANNING DRAFT

P0130.05.14PLANNING DRAFT

REVDATE

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job title

21-31 New Oxford Street

drawing title / location

Site Plan - Existing

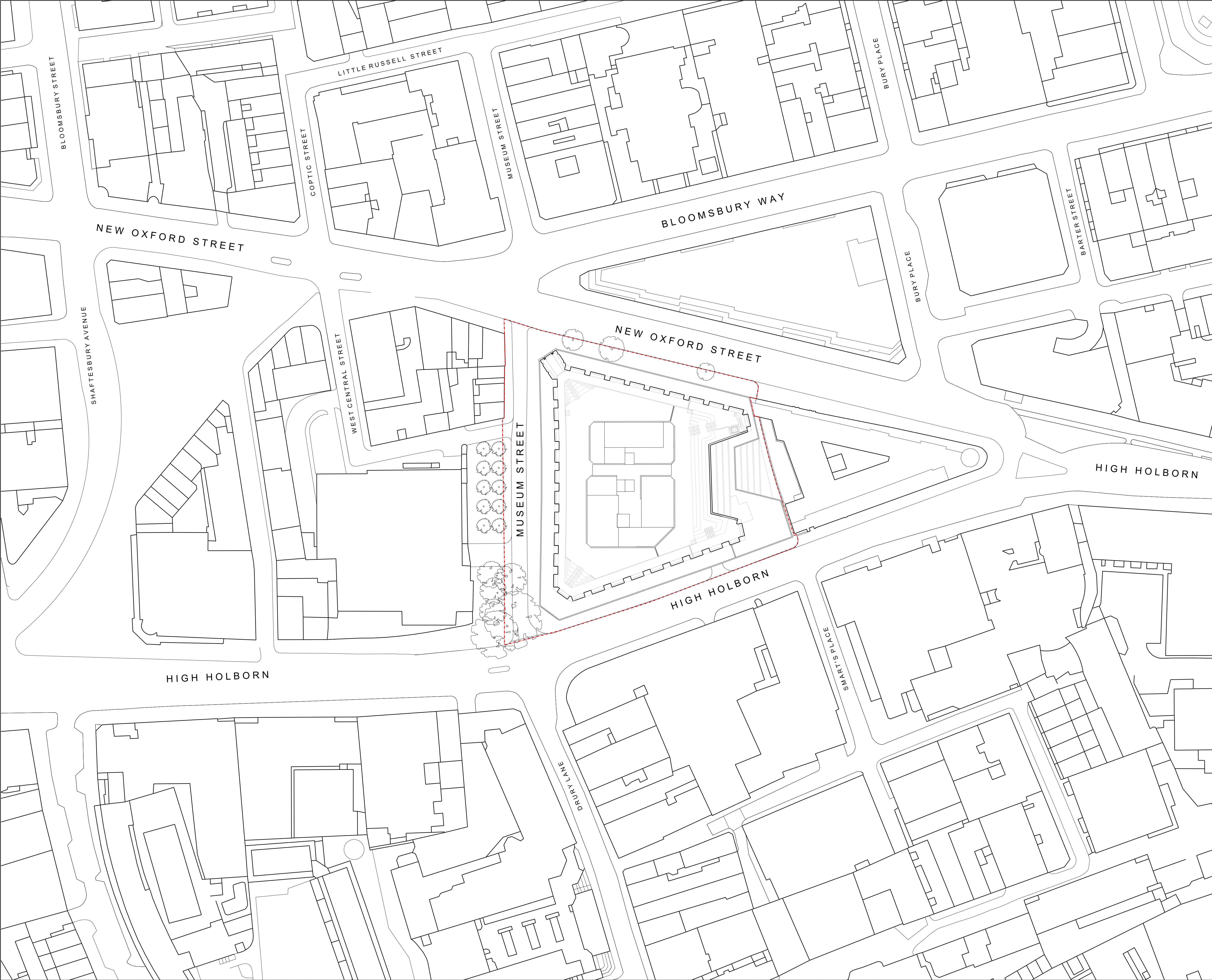
drawn bycheckedscalestatus

GMMM1:500@A1/1:1000@A3PLANNING

projectzonesourceclassificationdrawing no.revision

12141-PL[00]049P04





KEY / NOTES

Application Boundary

Plant is Indicative only  
Landscape is Indicative only

P04	05.12.14	PLANNING AMENDMENT
P03	26.08.14	PLANNING SUBMISSION
P02	03.07.14	PLANNING DRAFT
P01	30.05.14	PLANNING DRAFT

REV	DATE

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job title

21-31 New Oxford Street

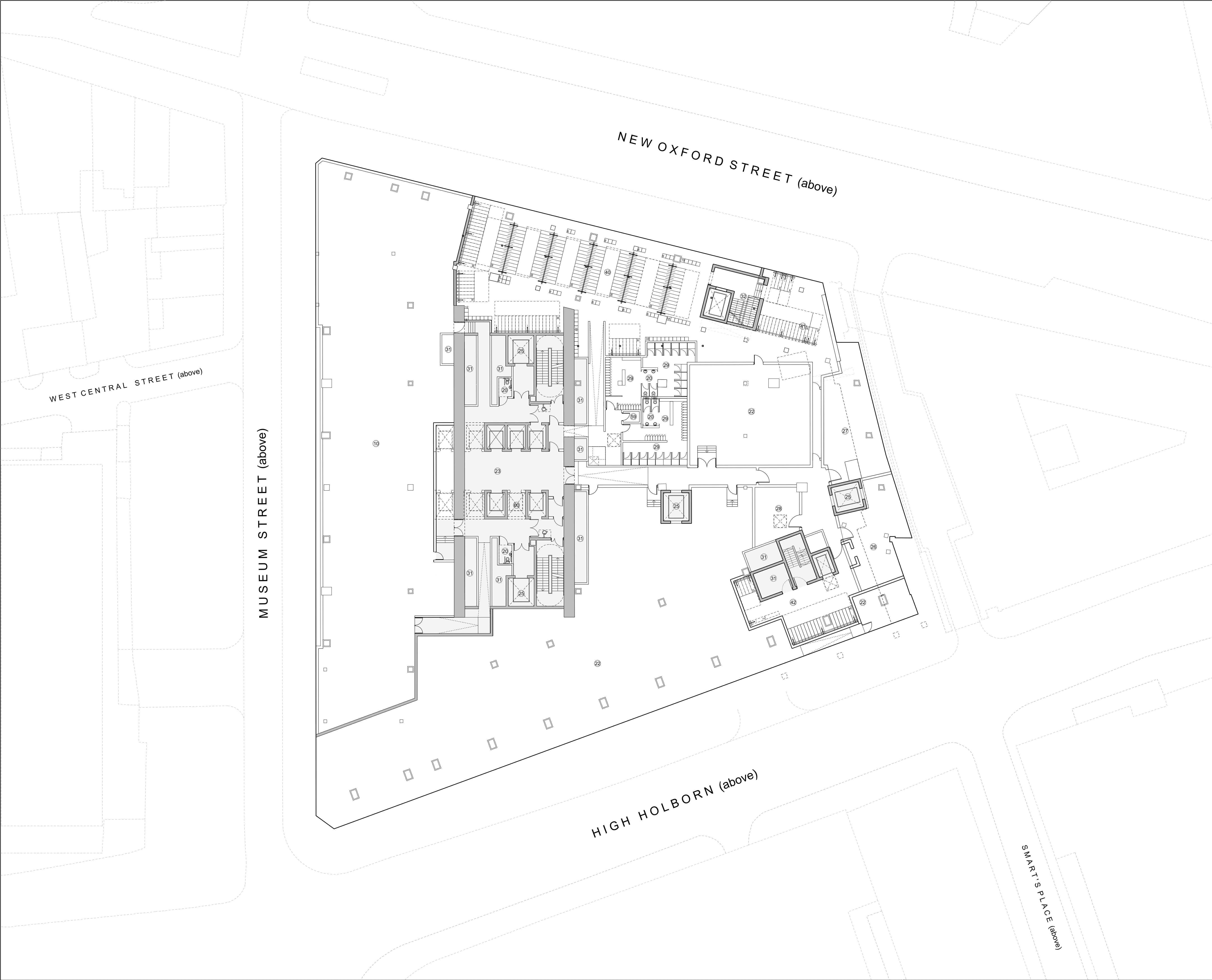
drawing title / location

Site Plan - Proposed

drawn by	checked	scale	status
GM	MM	1:500@A1/1:1000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
12141	-	PL	[00]	050	P04





NOTES

Internal layouts are indicative only.  
Landscape indicative only.  
Plant indicative only.

GA KEY

01 Entrance: Office

02 Entrance: Retail

03 Entrance: Residential

04 Entrance: Cycle-Parking & Facilities (Office and Retail)

05 Entrance: Service Yard

06 Entrance: UKPN

07 Reception/Lobby: Office

08 Reception/Lobby: Residential

09 Reception/Lobby: Cycle-Parking & Facilities (Office and Retail)

10 Retail

11 Office: Office Space

12 Office: Building Management

13 Residential

17 Residential: Storage and other ancillary uses

20 Ancillary: WC / Washroom

21 Ancillary: Building Staff Facilities

22 Ancillary: Plant

23 Ancillary: Lift Lobby

24 Ancillary: Service Bay

25 Ancillary: Goods In

26 Ancillary: Waste Storage - Office

27 Ancillary: Waste Storage - Retail

28 Ancillary: Waste Storage - Residential

29 Ancillary: Changing Facilities/Showers/Lockers

30 Ancillary: Plant (external)

31 Ancillary: Riser

32 Ancillary: Cyclist Lift

40 Cycle Parking: Office

41 Cycle Parking: Retail

42 Cycle Parking: Residential

43 Disabled Car Parking: Office

44 Disabled Car Parking: Residential

45 Loading Bay

46 Dunn's Passage

47 Proposed Vehicle Gates

48 Proposed Pedestrian Gate

49 Wintergarden: Office

50 Wintergarden: Residential

51 Terrace: Office

52 Terrace: Residential

53 Boiler Flues

54 Rooftop Plant

55 BMU Store

56 Photovoltaic Panels

57 Royal Mail Cable Route

58 UKPN Substations

59 Access to Royal Mail tunnels

60 Potential Access to Royal Mail cable route

61 Existing Royal Mail drums

62 Building Maintenance Unit Track

63 Balustrade

64 Existing Hoarding

65 Satellite dishes

66 Extent of opening along party wall is indicative only and will be subject to a party wall agreement with the neighbouring property.

67 Public terrace lobby entrance

68 Public terrace lobby

69 Escape stair from the public terrace

70 Lift to the public terrace

71 Kiosk

72 Platform lift

73 Point of control between public and private terrace

0 1 2 5 10m

P04 05.12.14 PLANNING AMENDMENT

P03 26.08.14 PLANNING SUBMISSION

P02 03.07.14 PLANNING DRAFT

P01 30.05.14 PLANNING DRAFT

REV DATE

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job title

21-31 New Oxford Street

drawing title / location

Level B1 Floor - Proposed

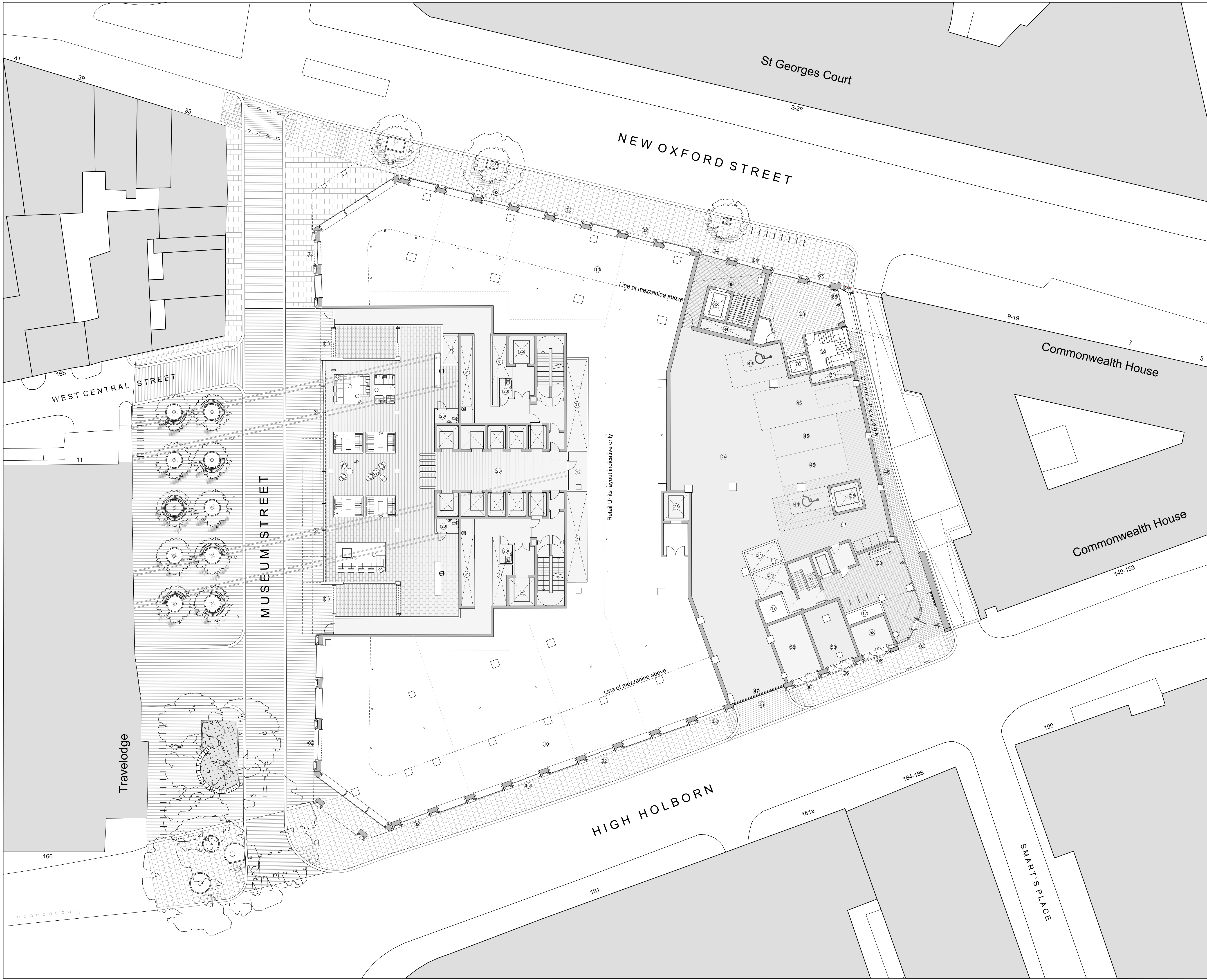
drawn by checked scale status

GM MM 1:200@A1/1:400@A3 PLANNING

project zone source classification drawing no. revision

12141 - PL [00] 200 P04





NOTES

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GA KEY

01 Entrance: Office  
02 Entrance: Retail  
03 Entrance: Residential  
04 Entrance: Cycle-Parking & Facilities (Office and Retail)  
05 Entrance: Service Yard  
06 Entrance: UKPN  
07 Reception/Lobby: Office  
08 Reception/Lobby: Residential  
09 Reception/Lobby: Cycle-Parking & Facilities (Office and Retail)  
10 Retail  
11 Office: Office Space  
12 Office: Building Management  
13 Residential  
  
17 Residential: Storage and other ancillary uses

20 Ancillary: WC / Washroom  
21 Ancillary: Building Staff Facilities  
22 Ancillary: Plant  
23 Ancillary: Lift Lobby  
24 Ancillary: Service Bay  
25 Ancillary: Goods In  
26 Ancillary: Waste Storage - Office  
27 Ancillary: Waste Storage - Retail  
28 Ancillary: Waste Storage - Residential  
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30 Ancillary: Plant (external)  
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40 Cycle Parking: Office  
41 Cycle Parking: Retail  
42 Cycle Parking: Residential  
43 Disabled Car Parking: Office  
44 Disabled Car Parking: Residential  
45 Loading Bay  
46 Dunn's Passage  
47 Proposed Vehicle Gates  
48 Proposed Pedestrian Gate  
49 Wintergarden: Office  
50 Wintergarden: Residential  
51 Terrace: Office  
52 Terrace: Residential  
53 Boiler Flues  
54 Rooftop Plant  
55 BMU Store  
56 Photovoltaic Panels  
57 Royal Mail Cable Route  
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67 Public terrace lobby entrance  
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70 Lift to the public terrace  
71 Kiosk  
72 Platform lift  
73 Point of control between public and private terrace

0 1 2 5 10m

P04	05.12.14	PLANNING AMENDMENT
P03	26.08.14	PLANNING SUBMISSION
P02	03.07.14	PLANNING DRAFT
P01	30.05.14	PLANNING DRAFT

REV	DATE

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job title

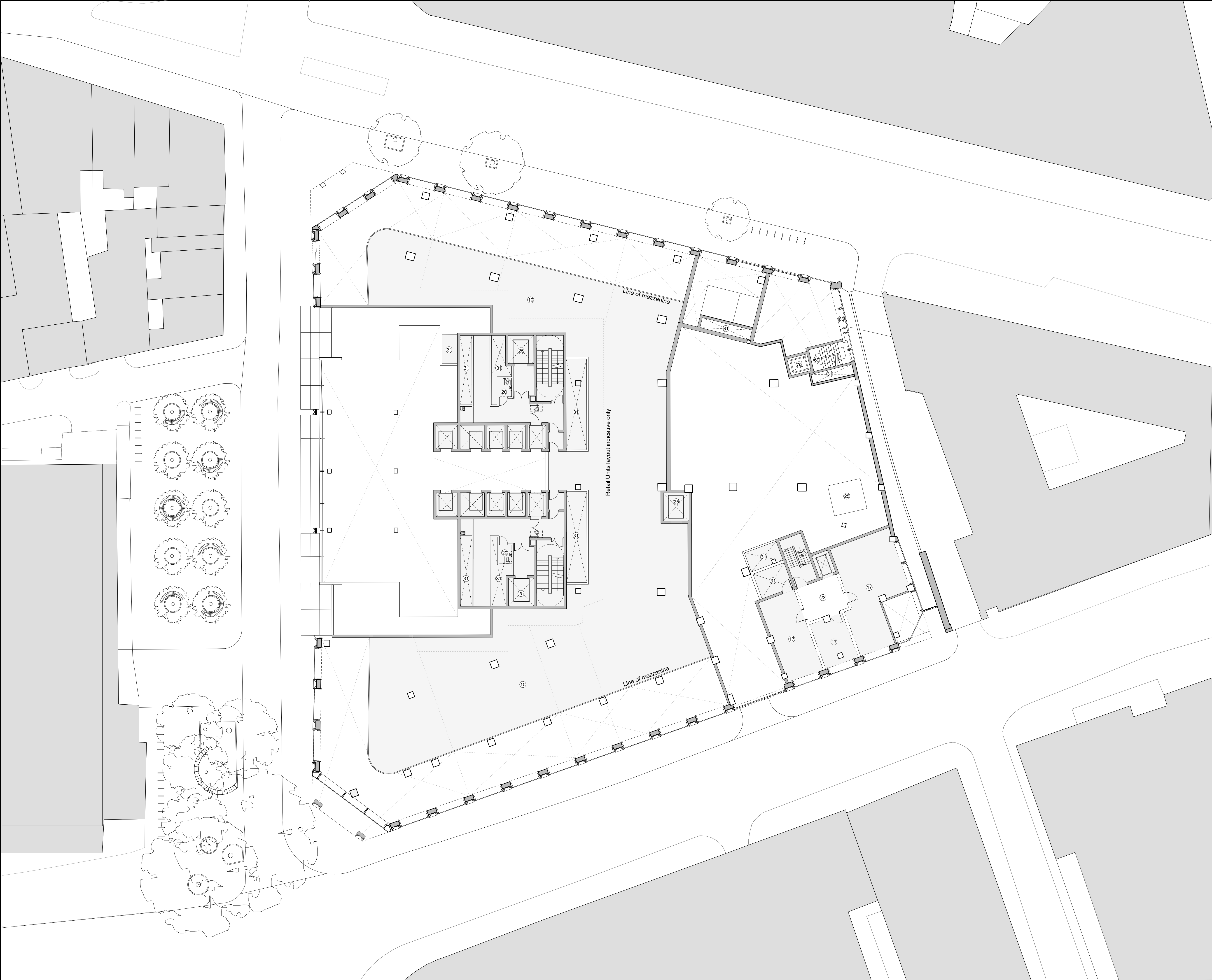
21-31 New Oxford Street

drawing title / location

Level 00 Floor - Proposed

drawn by	checked	scale	status		
GM	MM	1:200@A1/1:400@A3	PLANNING		
project	zone	source	classification	drawing no.	revision
12141	-	PL	[00]	202	P04





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P04 05.12.14 PLANNING AMENDMENT

P03 26.08.14 PLANNING SUBMISSION

P02 03.07.14 PLANNING DRAFT

P01 30.05.14 PLANNING DRAFT

REV

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job title

21-31 New Oxford Street

drawing title / location

Level 0M Mezzanine Floor - Proposed

drawn by

checked

scale

status

GM

MM

1:200@A1/1:400@A3

PLANNING

project

zone

source

classification

drawing no.

revision

12141

-

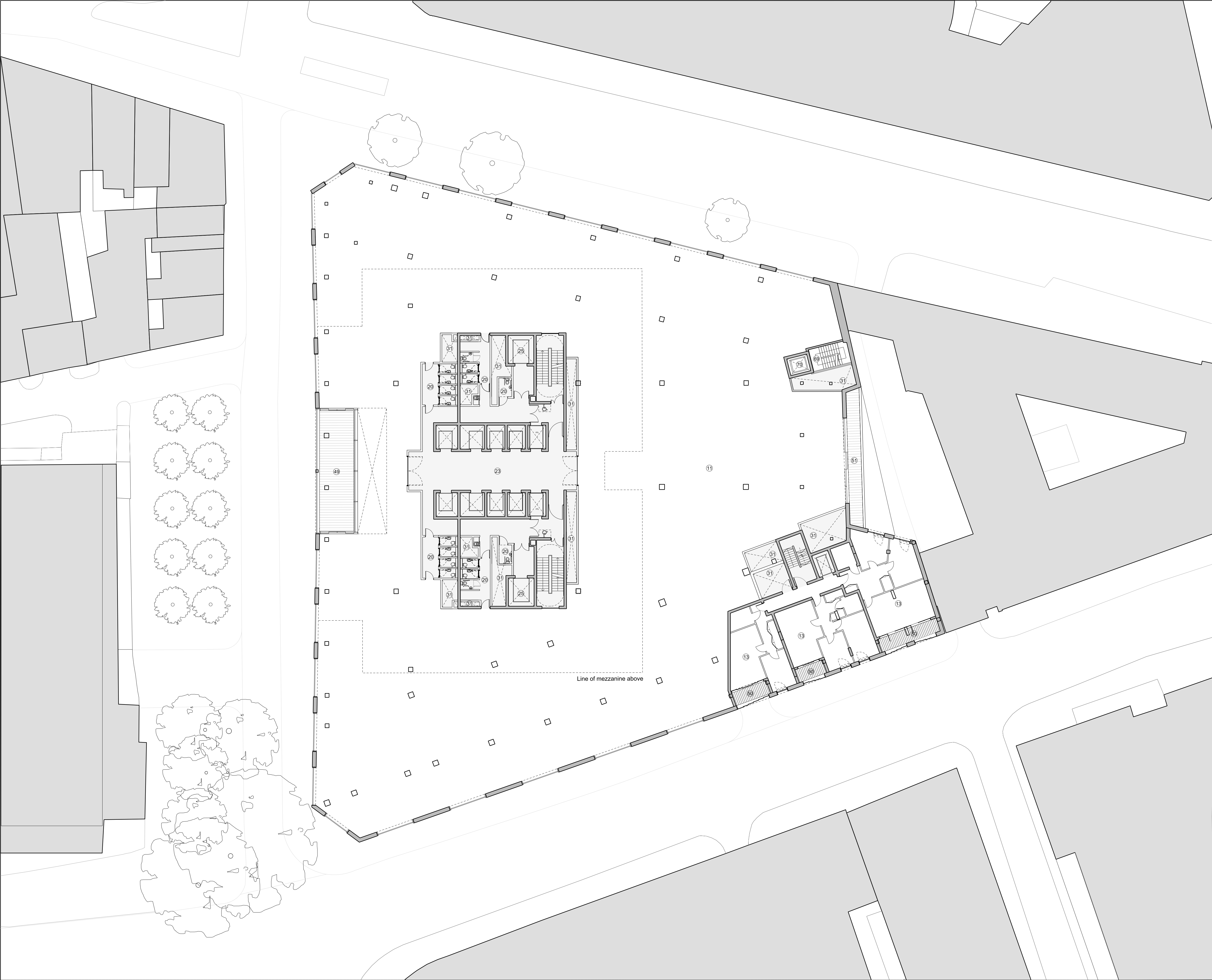
PL

[00]

203

P04





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0 1 2 5 10m

P04	05.12.14	PLANNING AMENDMENT
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job title

21-31 New Oxford Street

drawing title / location

Level 1 Floor - Proposed

drawn by	checked	scale	status		
GM	MM	1:200@A1/1:400@A3	PLANNING		
project	zone	source	classification	drawing no.	revision
12141	-	PL	[00]	204	P04