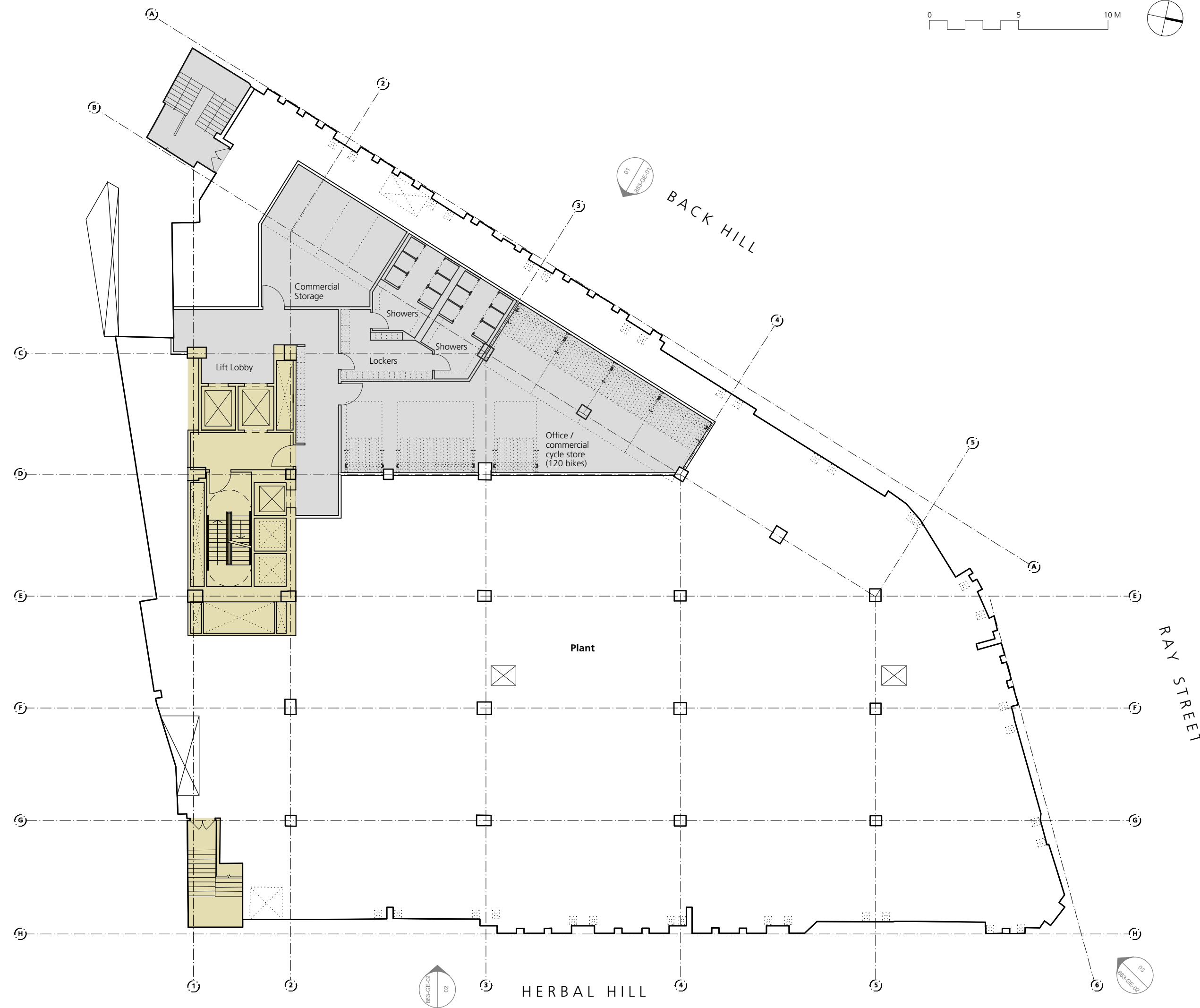


HERBAL HOUSE

Planning Amendments Document

9th June 2015

		Original Scheme	Revised Scheme
DRAWINGS			
Elevations			
<i>(863_PL_GE_01 and 02)</i>	1.01	Spandrel panels to facades lowered by 300mm	Spandrel panels retained at existing height
	1.02	Loading bay open to street.	New glazing in loading bay openings to enclose reception, with glazed entrance door
	1.03	Lift overrun to new central office core at roof level	Lift over run to office lifts removed (lifts serve up to 5th only)
	1.04	Plant enclosure to roof	Plant enclosure to roof (location amended to fit around retained lightwell)
	1.05	New double glazed units to Ground and UG windows	Crittall style glazing to Ground and UG windows
	1.06	Steel cladding within Ground Floor bay at Back Hill services entrance	New glazing within Ground Floor bay to Upper Ground reception (to match adjacent)
	1.07	New double glazed units at ground floor with glazed entrance doors and signage	New double glazed windows within existing openings
	1.08	New crittall style windows	New crittall style windows contain ventilation grill within selected crittall panes
	1.09	New ventilation louvres adjacent to south door on Herbal Hill	Ventilation louvres adjacent to south door on Herbal Hill reduced and additional panel further along HH
	1.10	Roof to stair core 2 as existing	Core 2 stair amended to allow access to the new roof level. Roof raised to accommodate headroom
	1.11	n/a	Window opening direction shown on elevations
	1.12	n/a	New Cycle wheeling ramp to Herbal Hill cycle entrance shown
	1.13	n/a	Correction to Herbal Hill elevation to show concrete upstand to 3rd floor to be removed - to accord with planning sections
	1.14	n/a	Existing perimeter brick wall indicated in elevation (not previously shown)
Sections			
<i>(863_PL_GS_01, 02, 03)</i>	2.01	Lift overrun to all lifts at 6th floor	Lift over run to office lifts removed (lifts serve up to 5th only)
	2.02	Spandrel panels to facades lowered by 300mm	Spandrel panels retained at existing height
	2.03	Existing lightwell infilled	New voids between Upper Ground and Basement level with with glazed lid to existing lightwell at 1st floor
	2.04	Triple height gallery workspace to Back Hill reception	New atrium to lower floors, between UG and Basement (revised location)
	2.05	4th floor floorplate steps back at lightwell	4th floor floorplate built out into lightwell to match floors below
	2.06	Void to top of Back Hill	Upper Ground reception with Mezzanine retained to top of Back Hill
	2.07	n/a	Detail between extension and existing perimeter wall at 5th floor shown
	2.08	n/a	New stair within existing loading bay between Ground floor and Lower Ground floor
Plans			
<i>(863_PL_GA_B, LG, 00, UG, 01, 02, 03, 04, 05, 06, RF)</i>	3.01	Plant at basement level	B1 office at basement level
	3.02	New central core with 3no/ lifts and new stair.	Existing north lift shaft retained at lower floors with new lits within. 3no. New lifts within rear riser space
	3.03	North stair removed	North stair retained
	3.04	Bike store and showers to the west of basement	Bike store and showers relocated to the east of basement
	3.05	Triple height gallery workspace to Back Hill reception	New atrium to lower floors, between UG and Basement (revised location)
	3.06	Existing goods lift removed	New goods lift within existing shaft
	3.07	Office and residential bin store at Upper Ground floor	Office and residential bin store at Ground floor and Basement
	3.08	Upper reception removed in lieu of triple height void and services entrance	Upper Ground floor entrance retained as Upper reception and services entrance
	3.09	Floors extend into rear lightwell	Existing rear lightwell retained. Openings within cheeks of lightwell to be infilled and rendered
	3.10	Existing columns removed and foundations strengthened	All existing columns retained
	3.11	Central Lightwell infilled	Central lightwell retained with new lid at First Floor Level
	3.12	A1/A3/B1 Units to Herbal Hill (Across Lower Ground, Ground, Upper Ground level)	Single A1/A3/B1 Unit to Herbal Hill at Ground level only
	3.13	Lift overrun to new central core at roof level	Lift over run to office lifts removed (lifts serve up to 5th only)
	3.14	n/a	Line of 6th floor office (to Ray Street) amended to align with Structural grid
	3.15	n/a	Disabled WC, Facilities Management and Staff Welfare rooms provided.



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Approved Scheme

NOTES:

REVISION	DATE
Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U F: 020 7033 9913 F: 020 7033 9914	
CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Basement Proposed
SCALE	1:100 @ A1 (1:200@ A3)
DATE	01.12.13
DWG No.	863-PL-GA-B2
DRAWING STATUS	Planning

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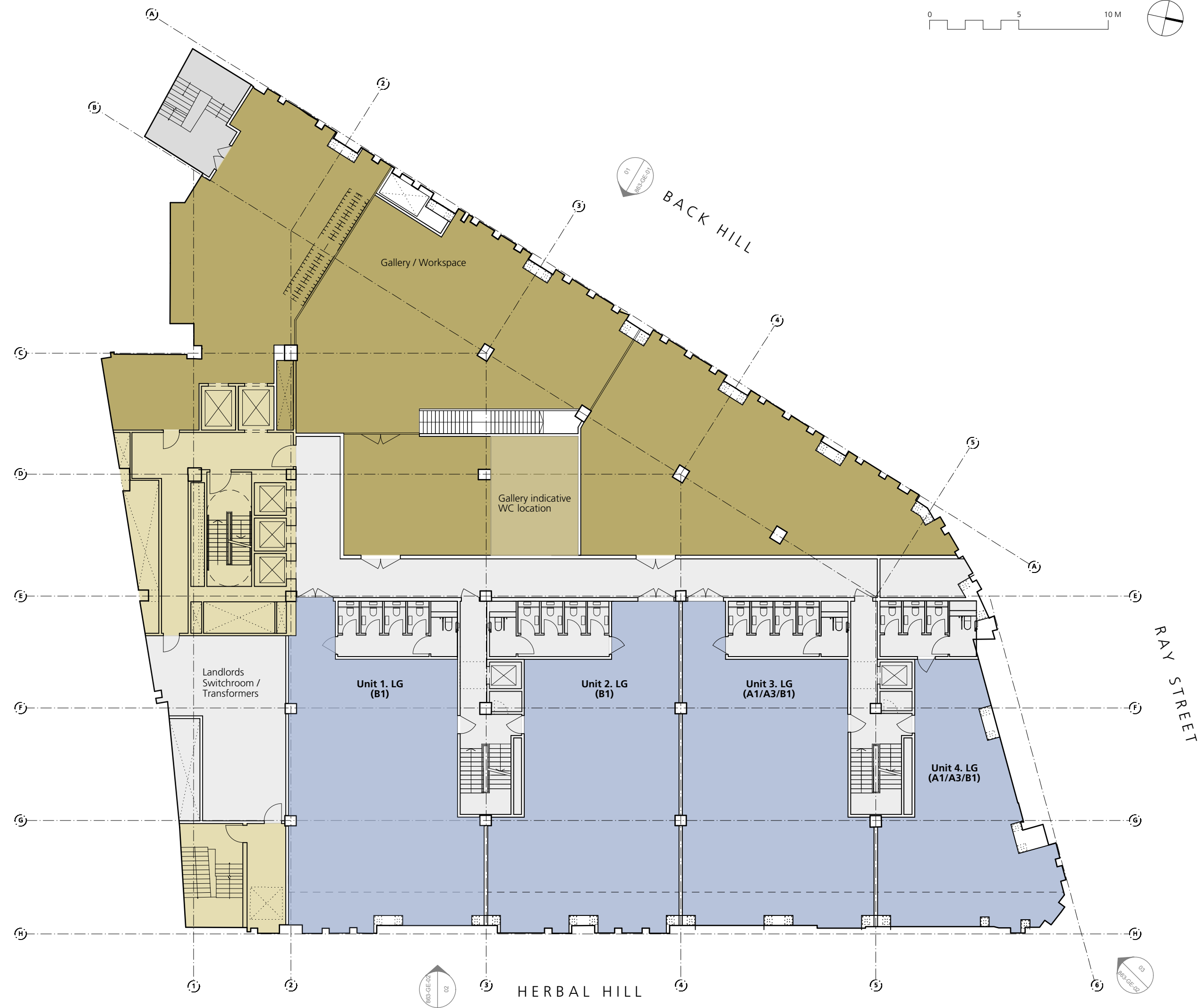
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Amended Scheme

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PROJECT	Herbal House
DRAWING	Basement Proposed
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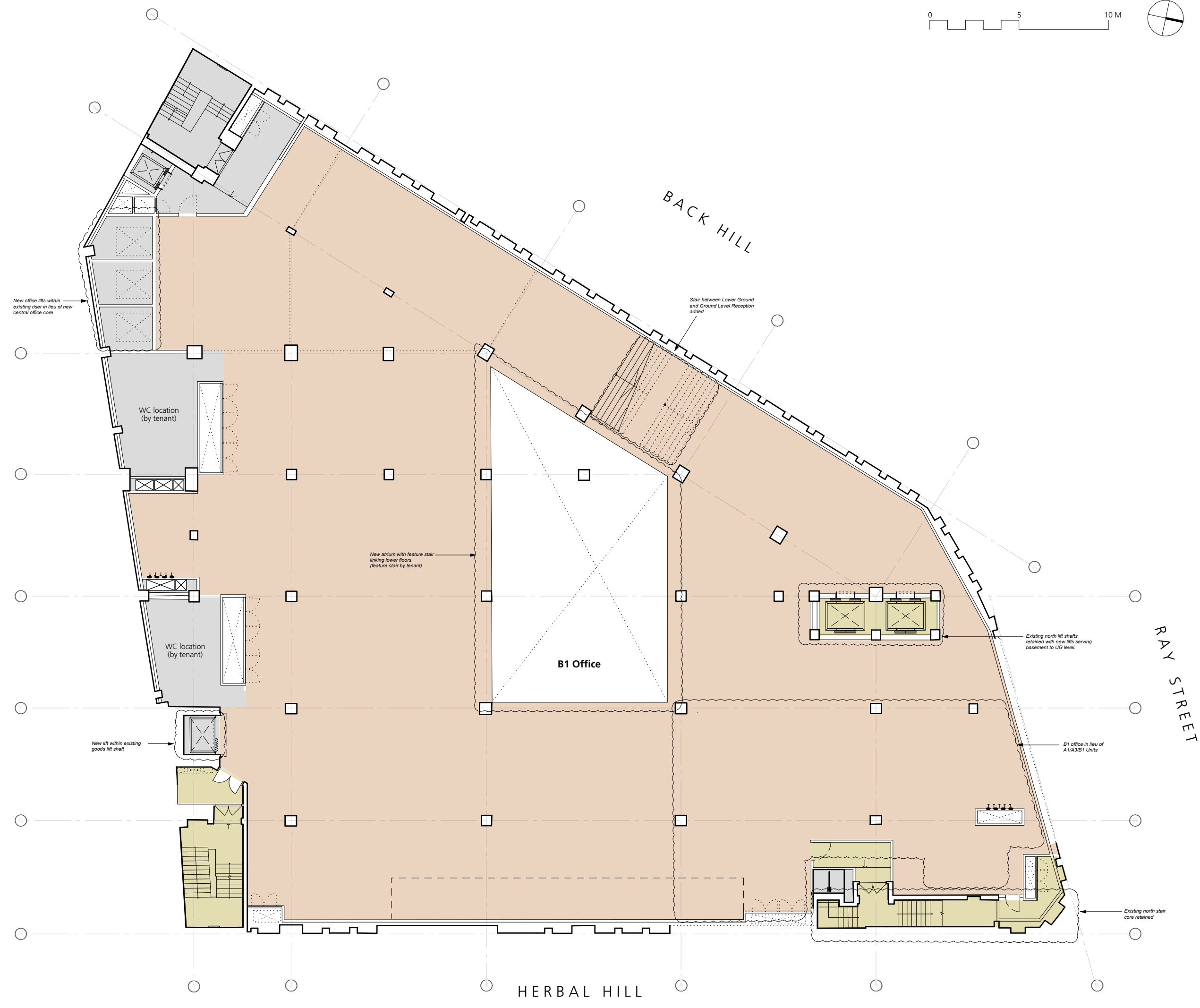
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CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Lower Ground Proposed
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01.12.13
DWG No:	863-PL-GA-LG
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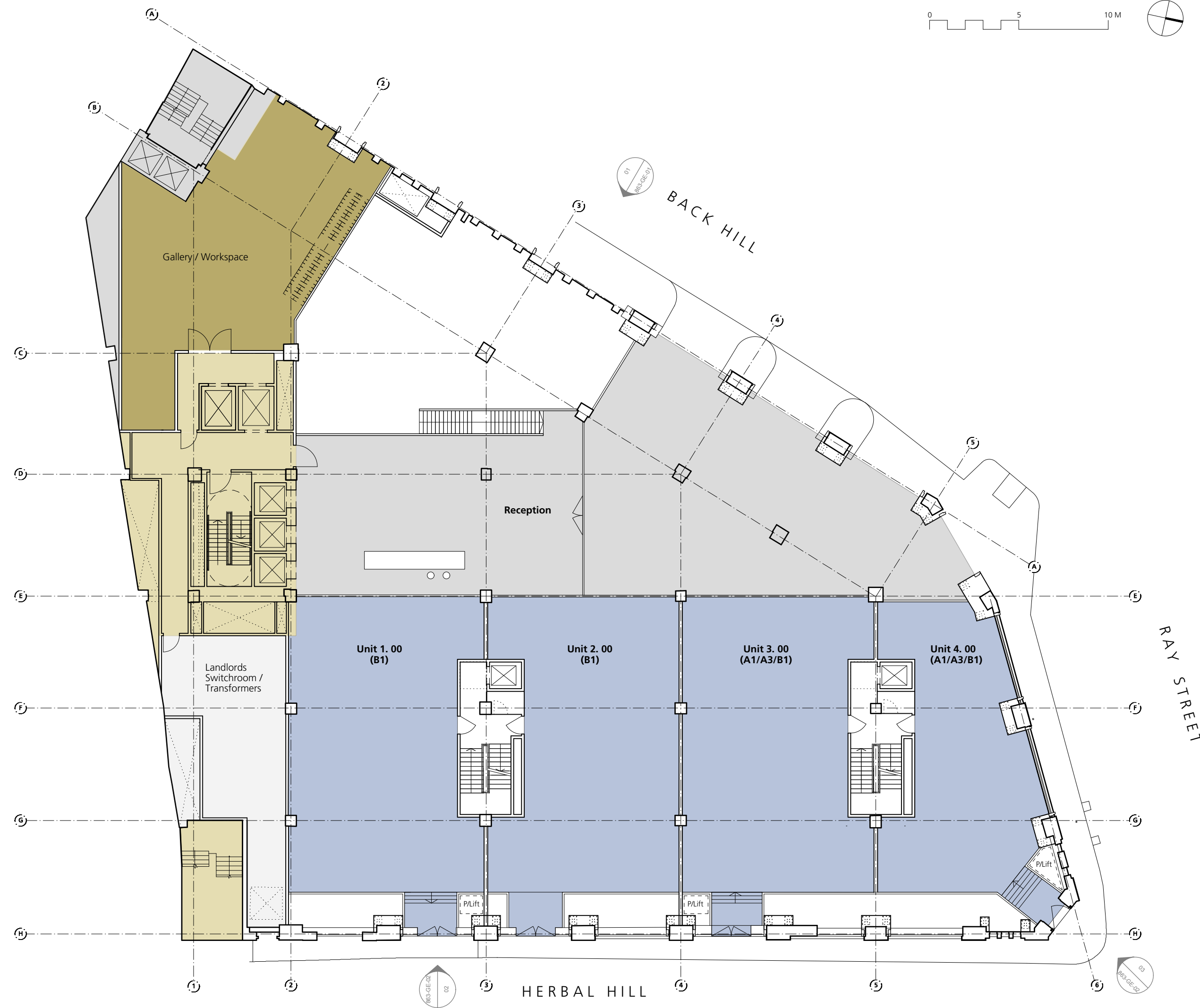
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CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Lower Ground Proposed
SCALE	1:100 @ A1 (1:200 @ A3)
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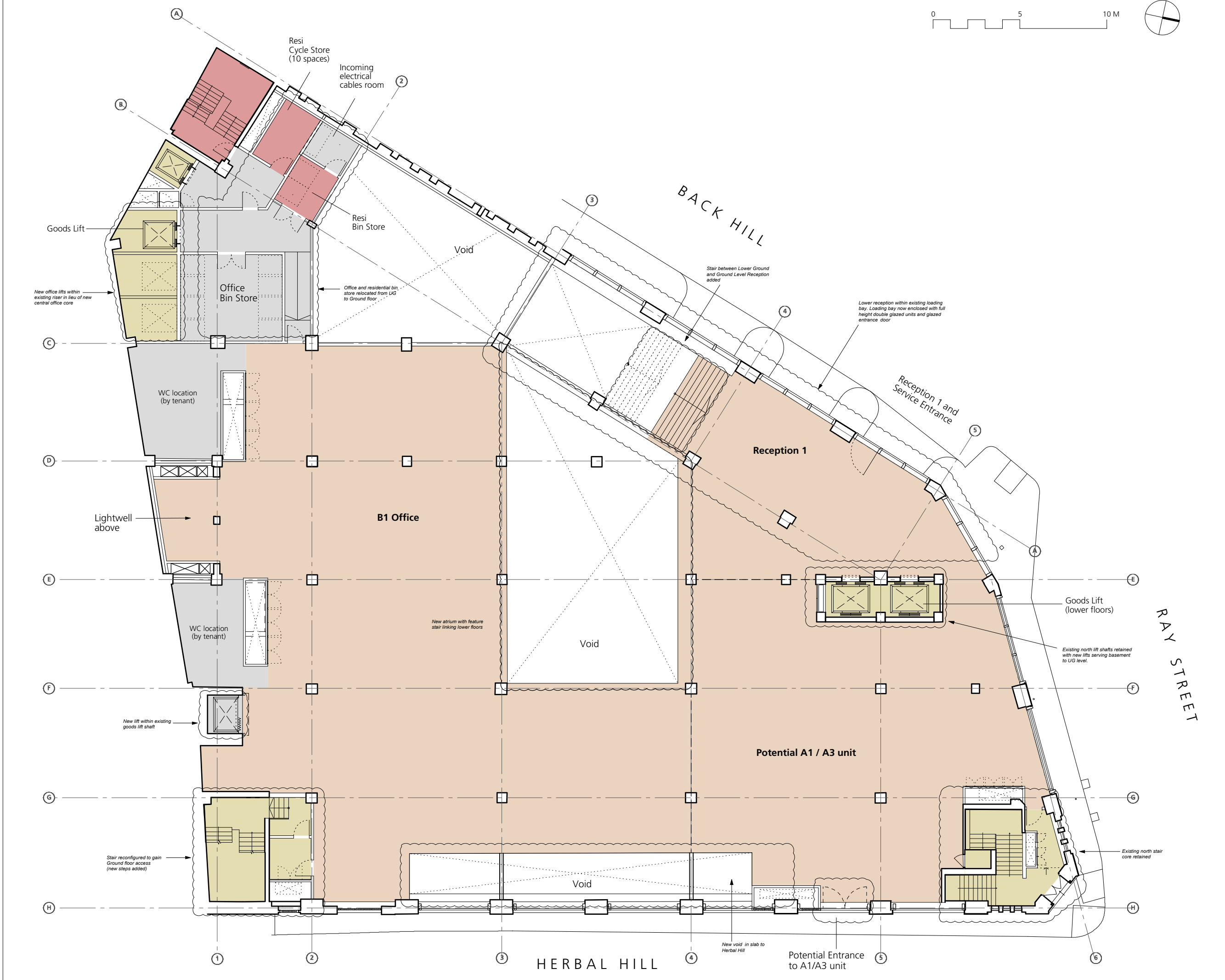


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CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Ground Proposed
SCALE	1:100 @ A1 (1:200@ A3)
DATE	01.12.13
DWG No.	863-PL-GA-00
DRAWING STATUS	Planning

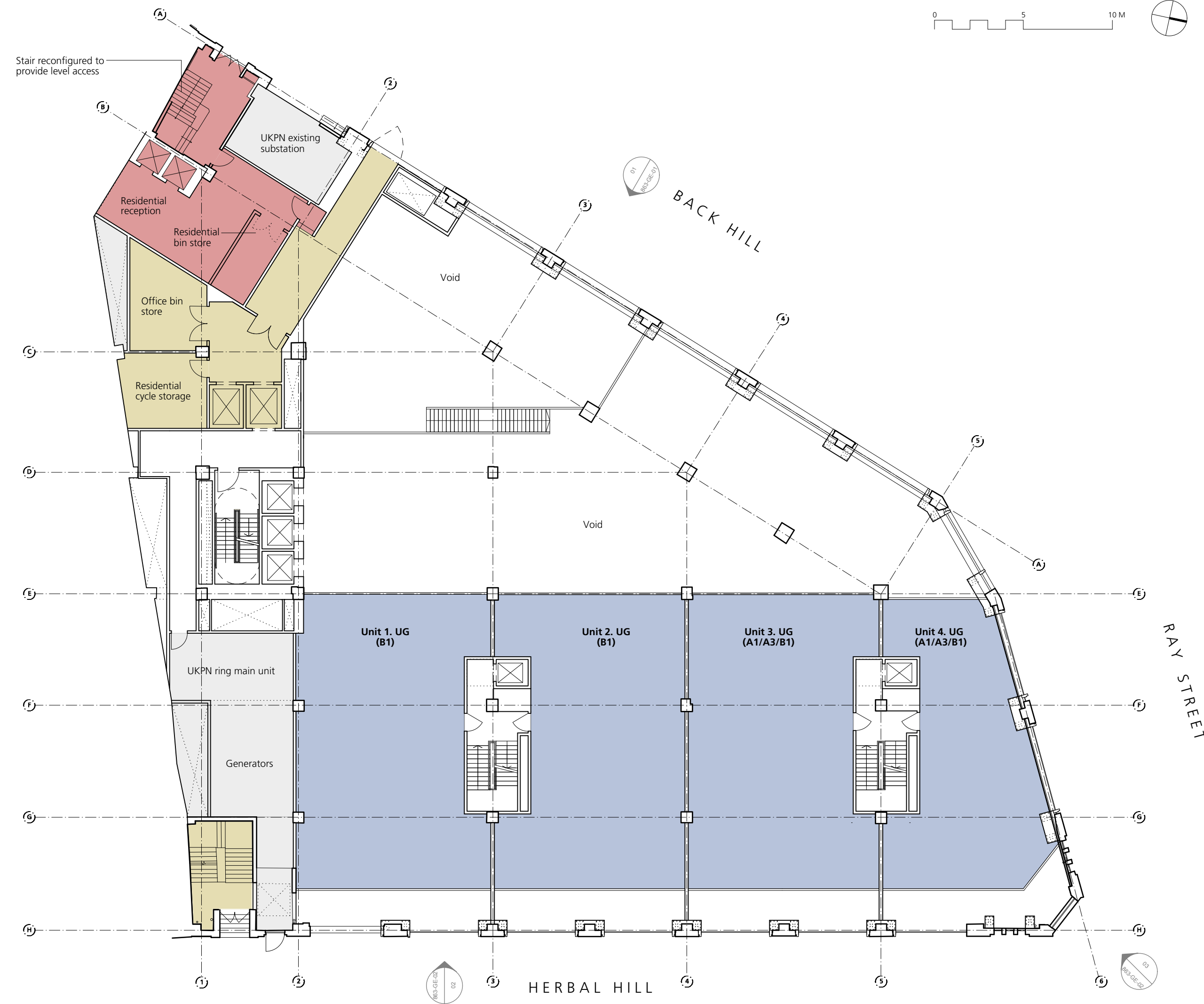


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Amended Scheme

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CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Ground Proposed
SCALE	1:100 @ A1 (1:200@ A3)
DATE	01.12.13
DWG No.	863-PL-GA-00
DRAWING STATUS	Planning



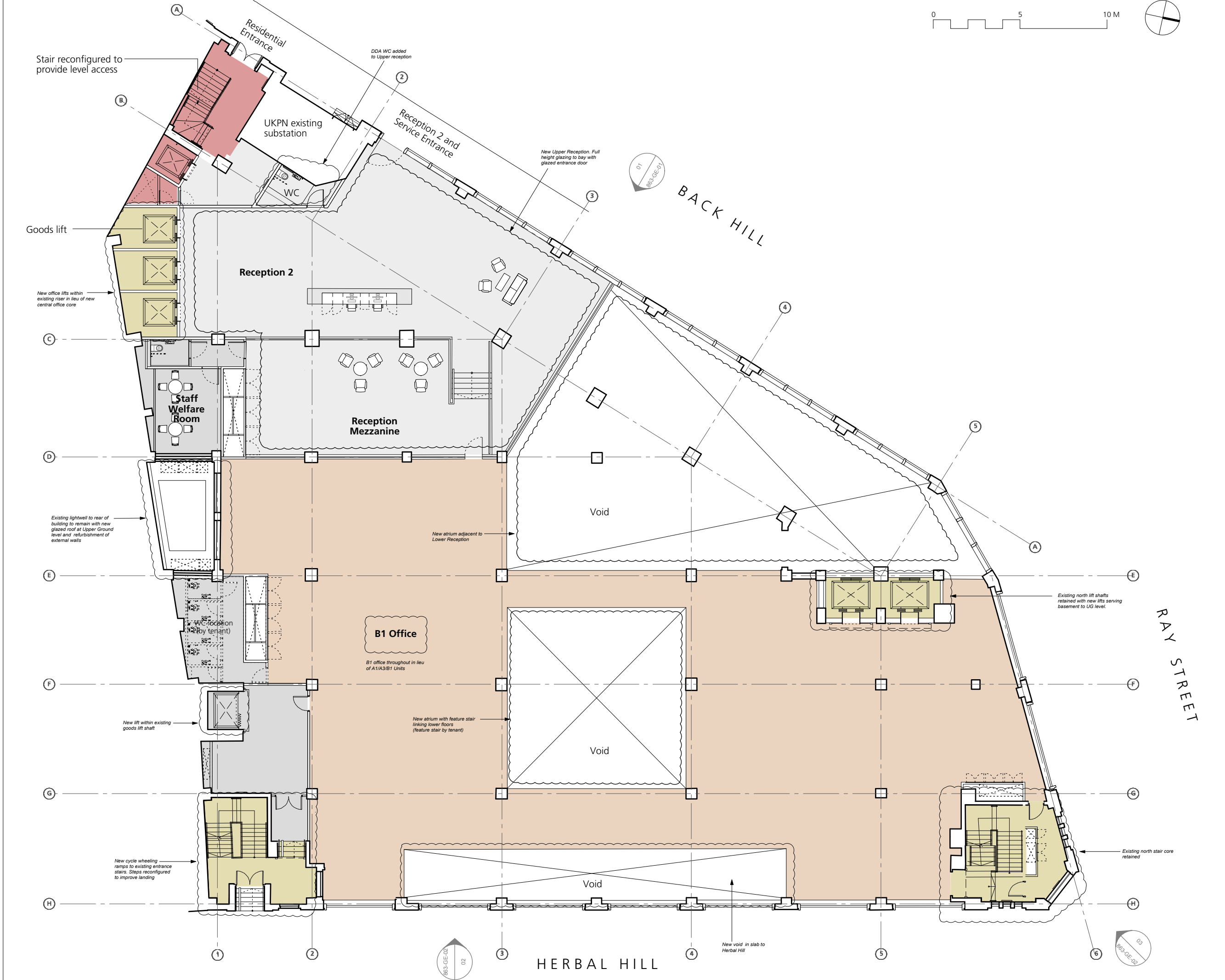
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Approved Scheme

NOTES:

P2	Issued to show bin stores	29.10.14
REVISION		DATE
Buckley Gray Yeoman		
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U F: 020 7033 9913 F: 020 7033 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Upper Ground Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No.	863-PL-GA-UG	REVISION P2
DRAWING STATUS	Planning	

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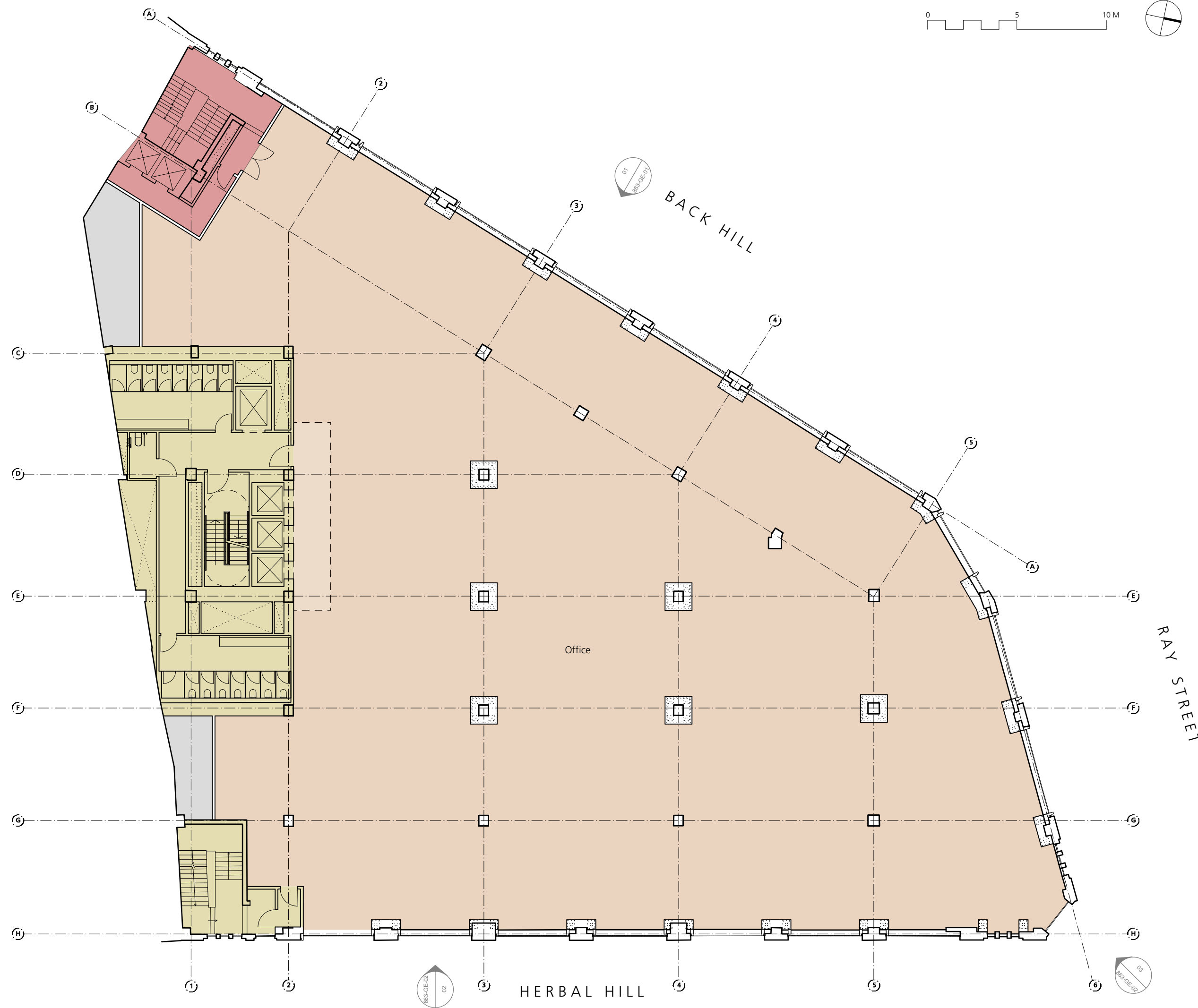
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Amended Scheme

NOTES:

P3	Planning amendments	24.04.15
P2	Issued to show bin stores	29.10.14
REVISION		DATE
Buckley Gray Yeoman		
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U F: 020 7033 9913 F: 020 7033 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Upper Ground Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No.	863-PL-GA-UG	REVISION P3
DRAWING STATUS	Planning	

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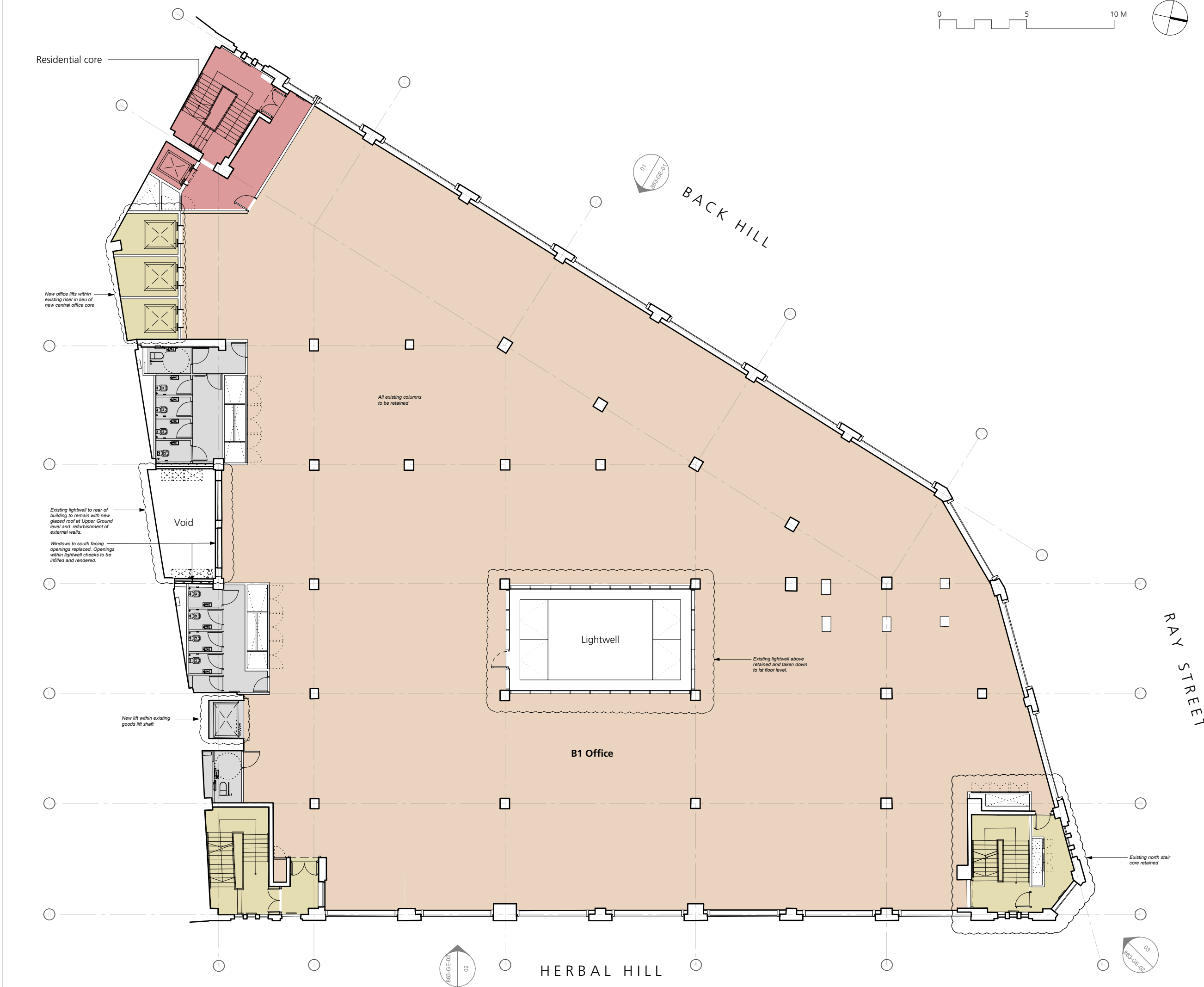
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CLIENT	Allied London
PROJECT	Herbal House
DRAWING	First Floor Proposed
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01.12.13
DWG No:	863-PL-GA-01
DRAWING STATUS	Planning

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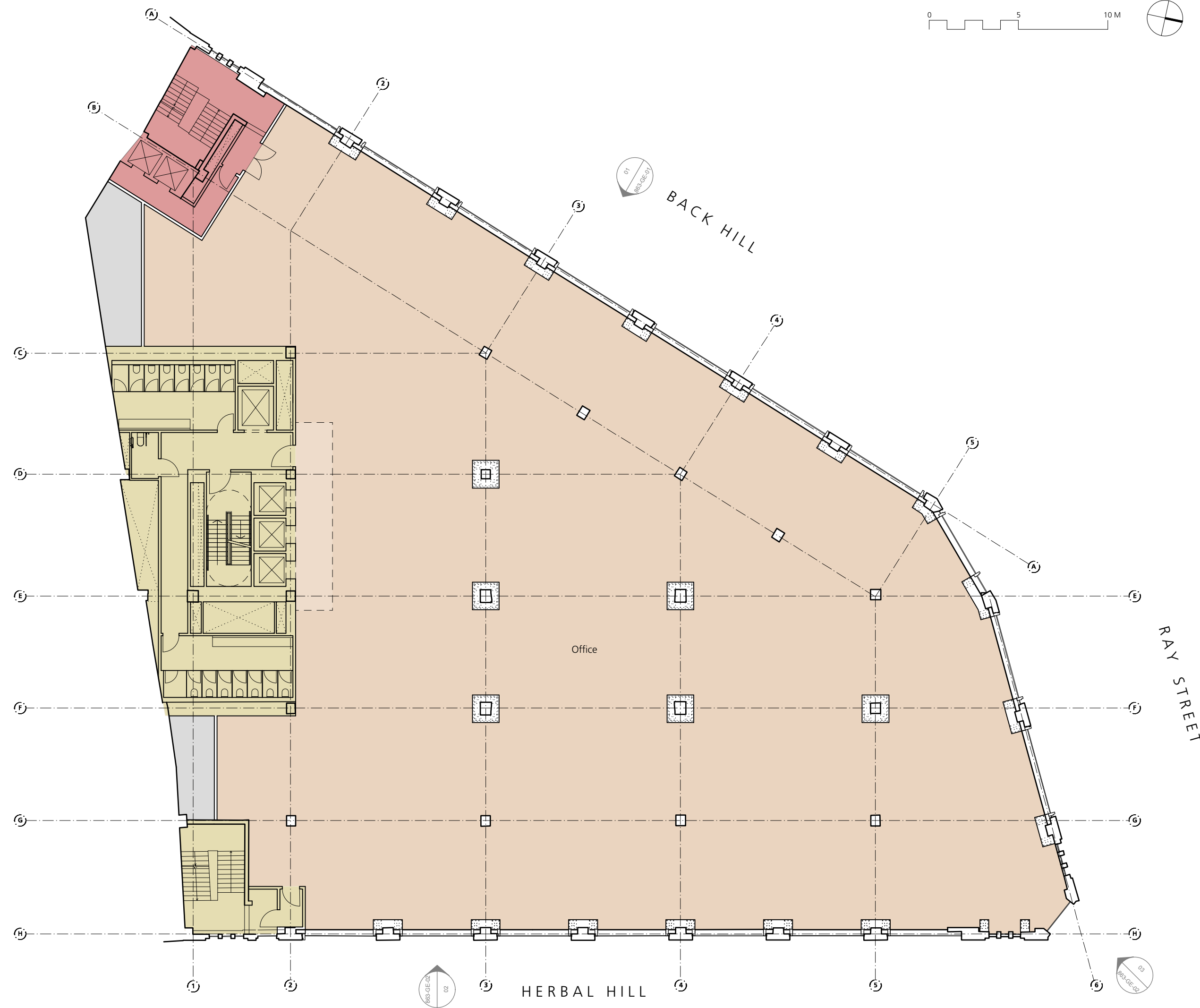
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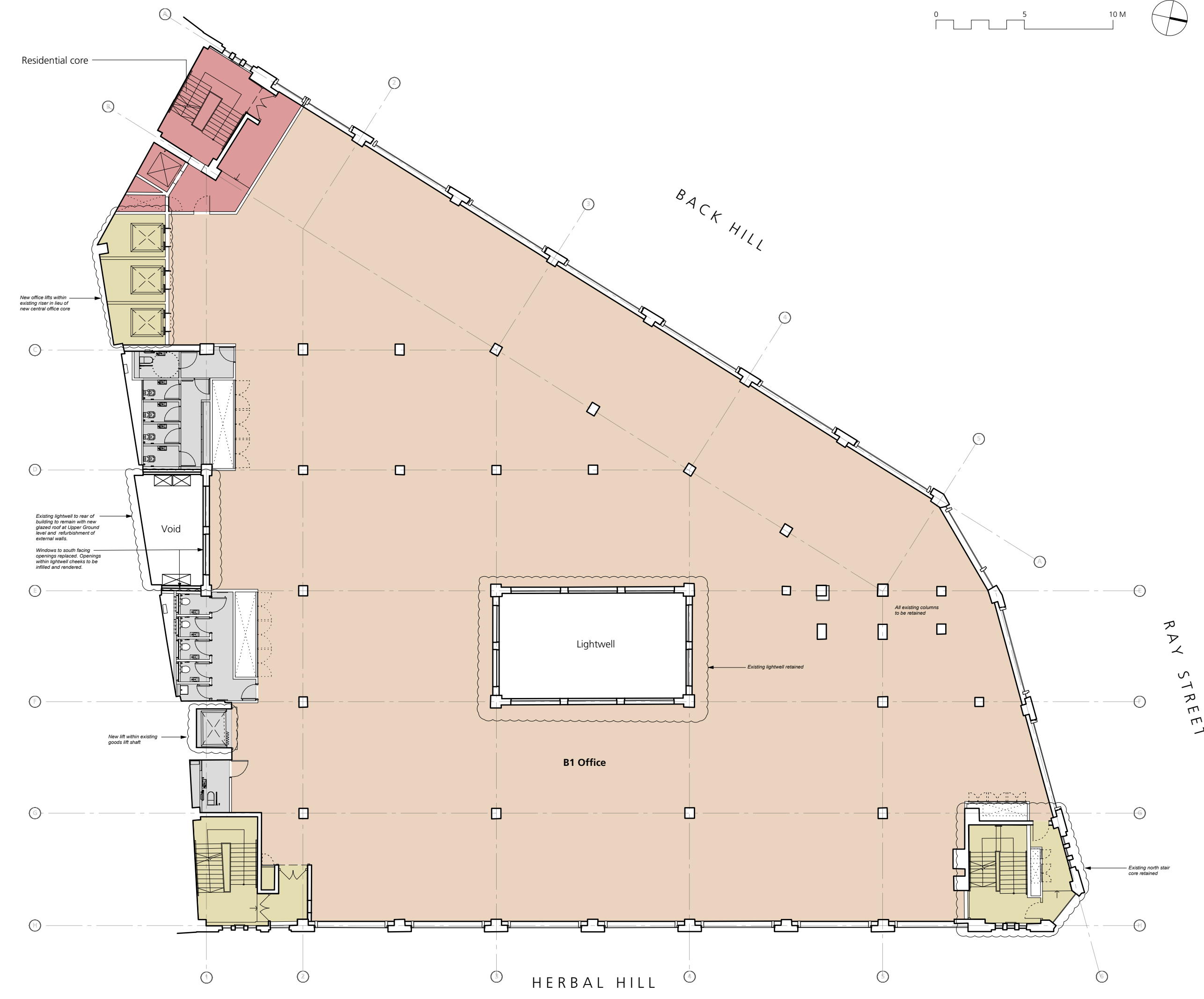
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CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Second Floor Proposed
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01.12.13
DWG No.	863-PL-GA-02
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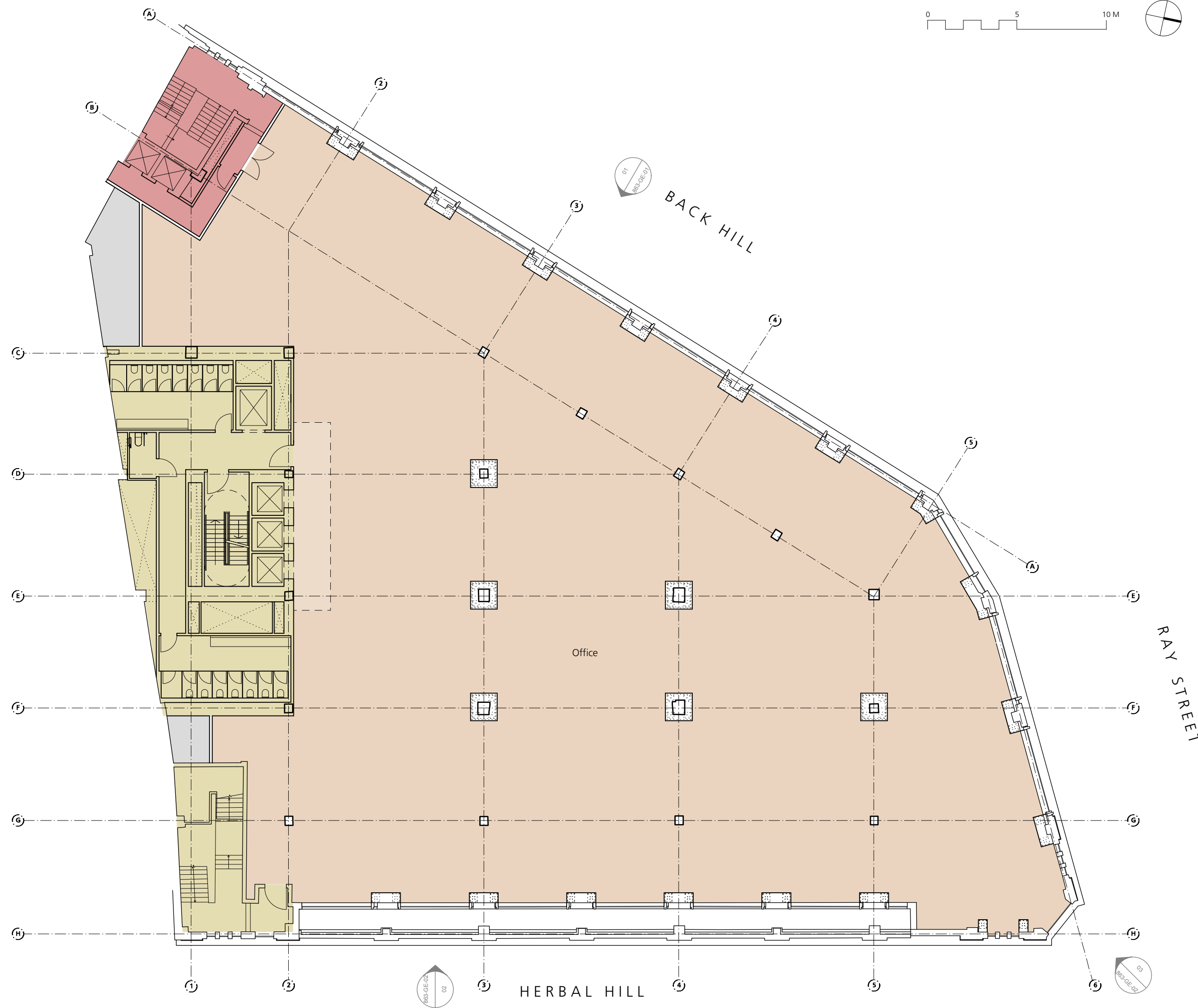
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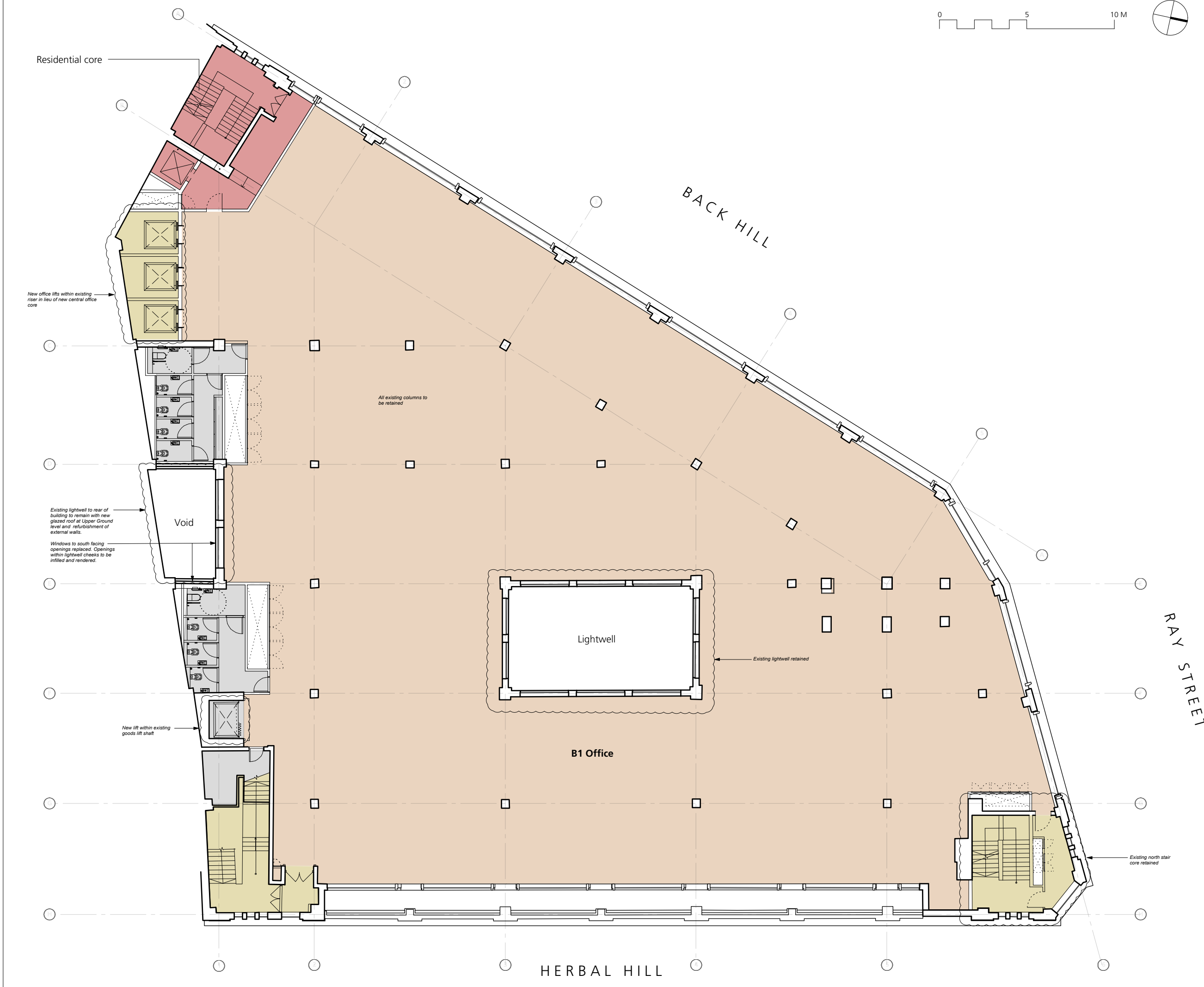
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PROJECT	Herbal House
DRAWING	Third Floor Proposed
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01.12.13
DWG No:	863-PL-GA-03
DRAWING STATUS	Planning

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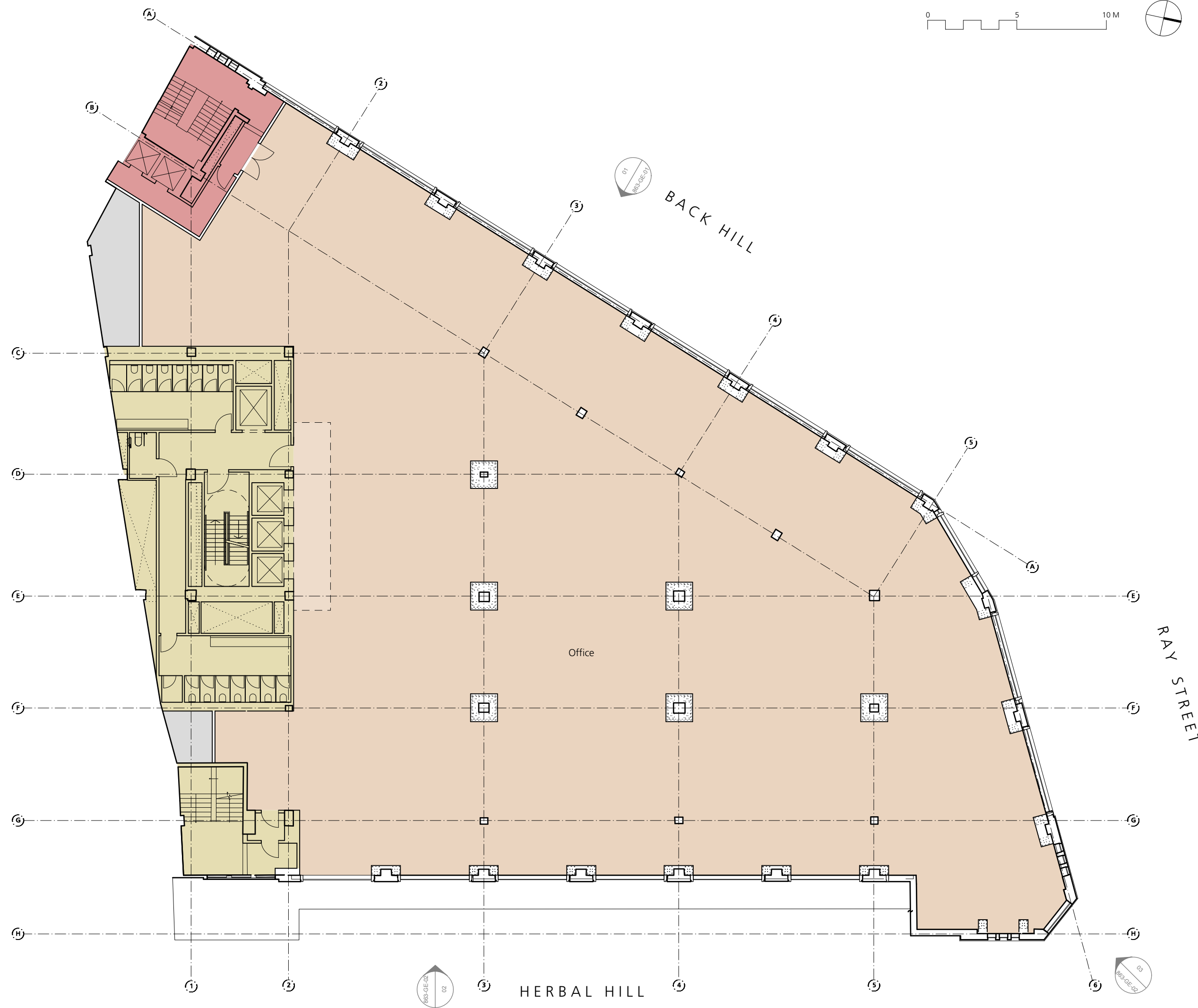
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PROJECT	Herbal House
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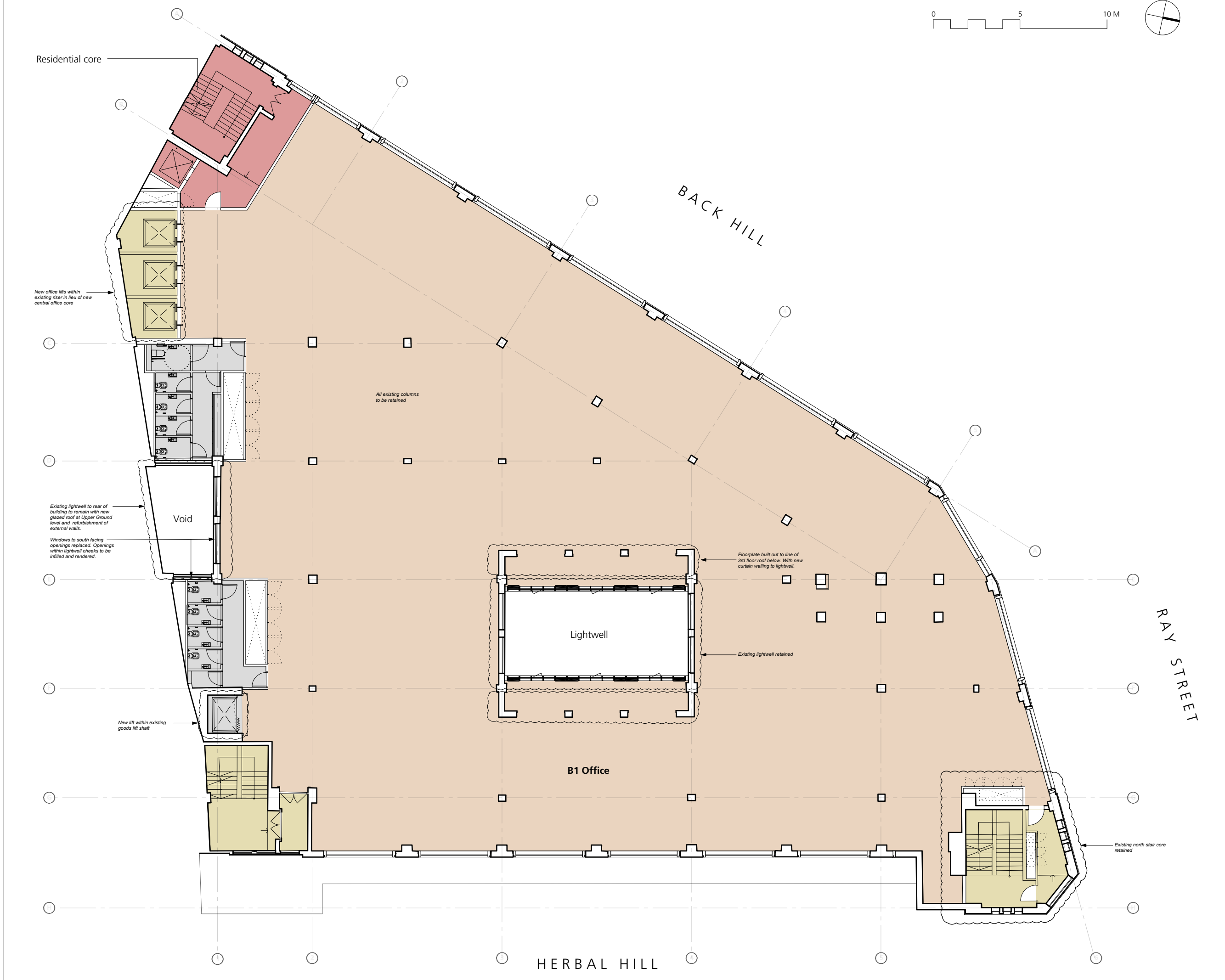
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REVISION	DATE
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CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Fourth Floor Proposed
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01.12.13
DWG No.	863-PL-GA-04
DRAWING STATUS	Planning

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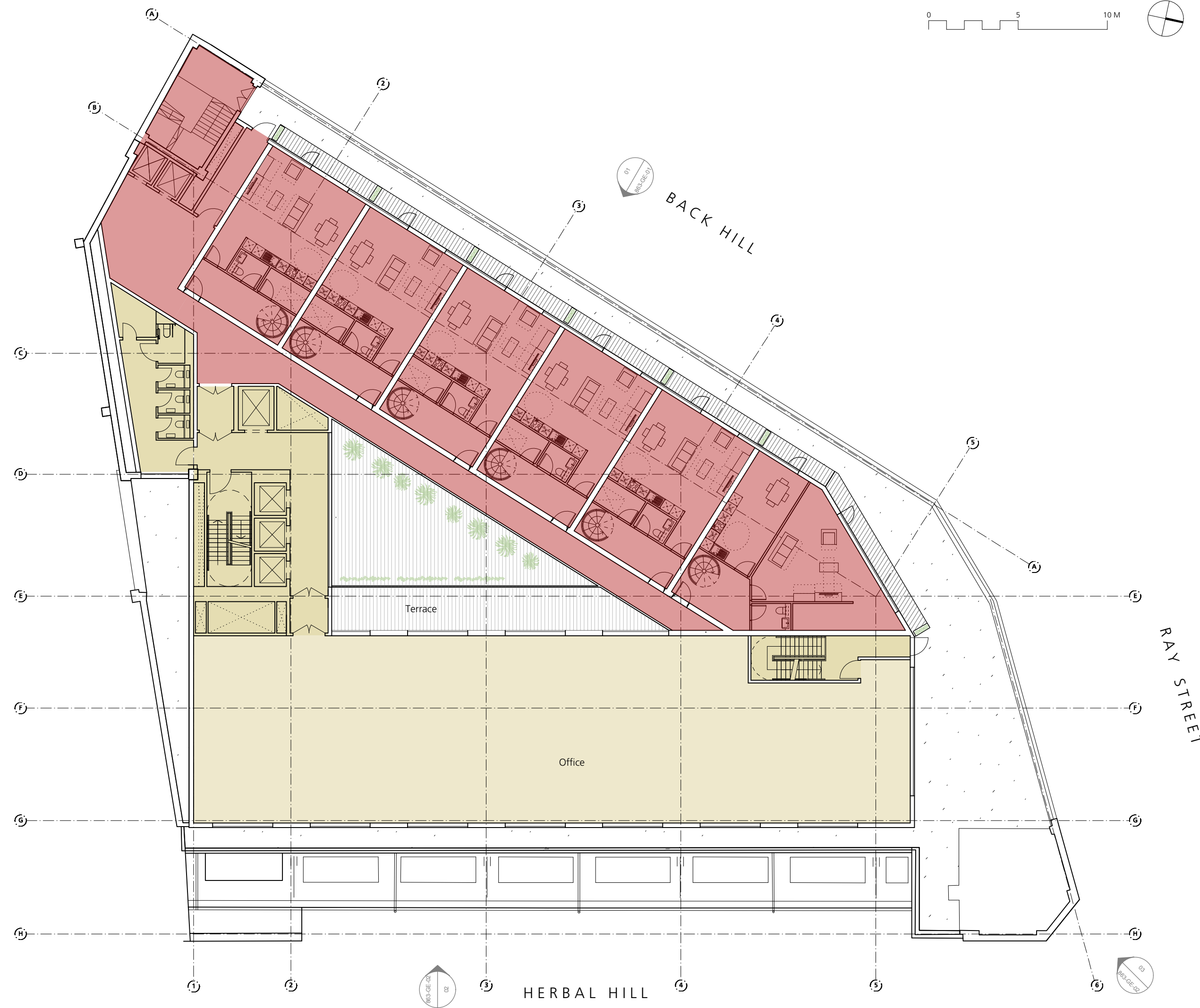
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PROJECT	Herbal House
DRAWING	Fourth Floor Proposed
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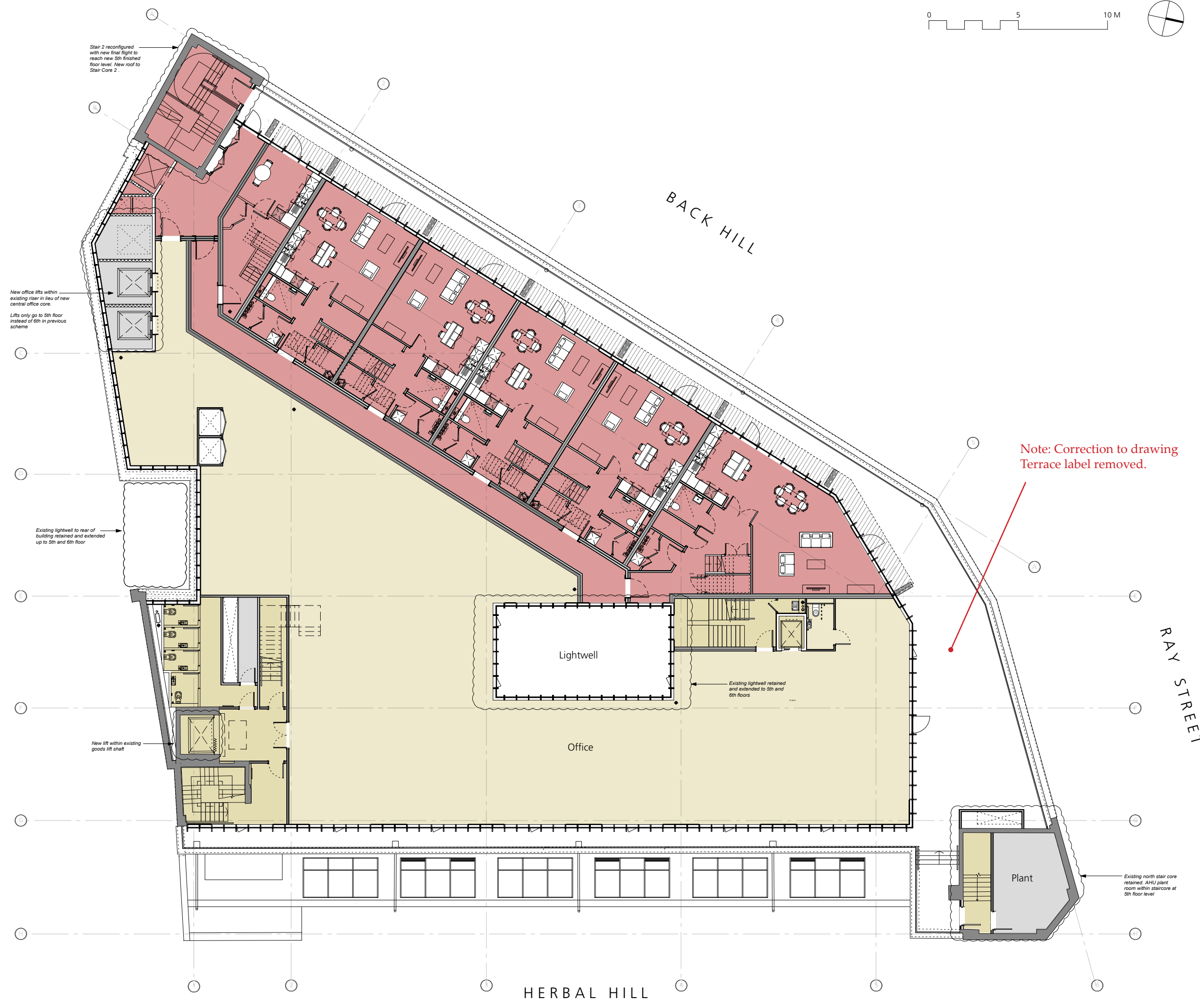
Approved Scheme

NOTES:
 P1 Planning - Notes amended (terrace removed) 04/11/14
 P2 Planning - Unit layouts 07/07/14

REVISION	DATE
P4	Planning amendments 24/04/15
P3	Planning - notes amended 04/11/14
P2	Planning - Unit layouts 07/07/14

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6UJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: Allied London
 PROJECT: Herbal House
 DRAWING: Fifth Floor Proposed
 SCALE: 1:100 @ A1 (1:200 @ A3)
 DATE: 01.12.13 DRAWN BY: OB
 DWG No.: 863-PL-GA-05 REVISION: P3
 DRAWING STATUS: Planning



GENERAL NOTES:
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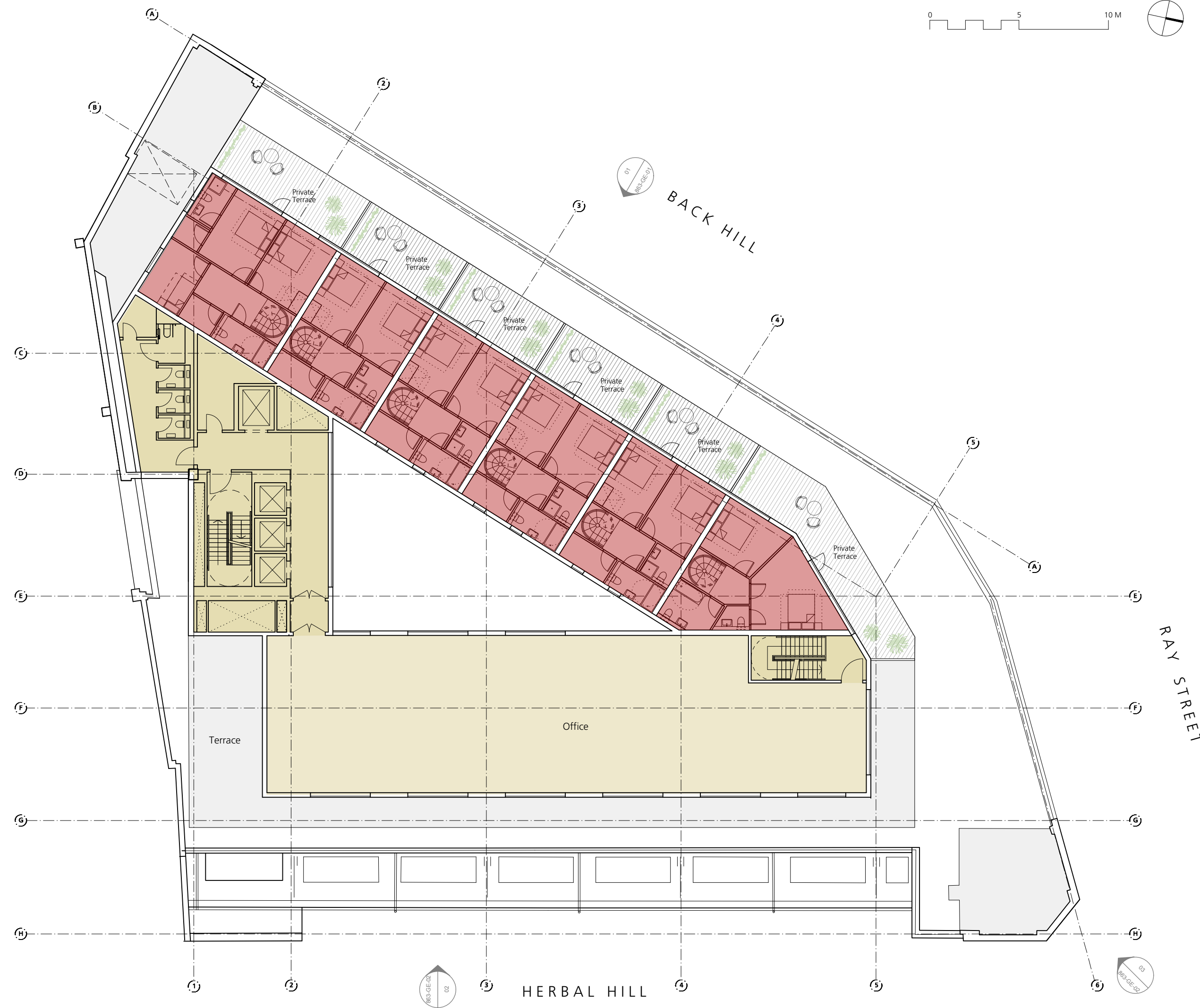
Amended Scheme

NOTES:
 P4 Planning amendments 24/04/15
 P3 Planning - notes amended 04/11/14
 P2 Planning - Unit layouts 07/07/14

REVISION	DATE
P4	Planning amendments 24/04/15
P3	Planning - notes amended 04/11/14
P2	Planning - Unit layouts 07/07/14

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6UJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: Allied London
 PROJECT: Herbal House
 DRAWING: Fifth Floor Proposed
 SCALE: 1:100 @ A1 (1:200 @ A3)
 DATE: 01.12.13 DRAWN BY: OB
 DWG No.: 863-PL-GA-05 REVISION: P4
 DRAWING STATUS: Planning



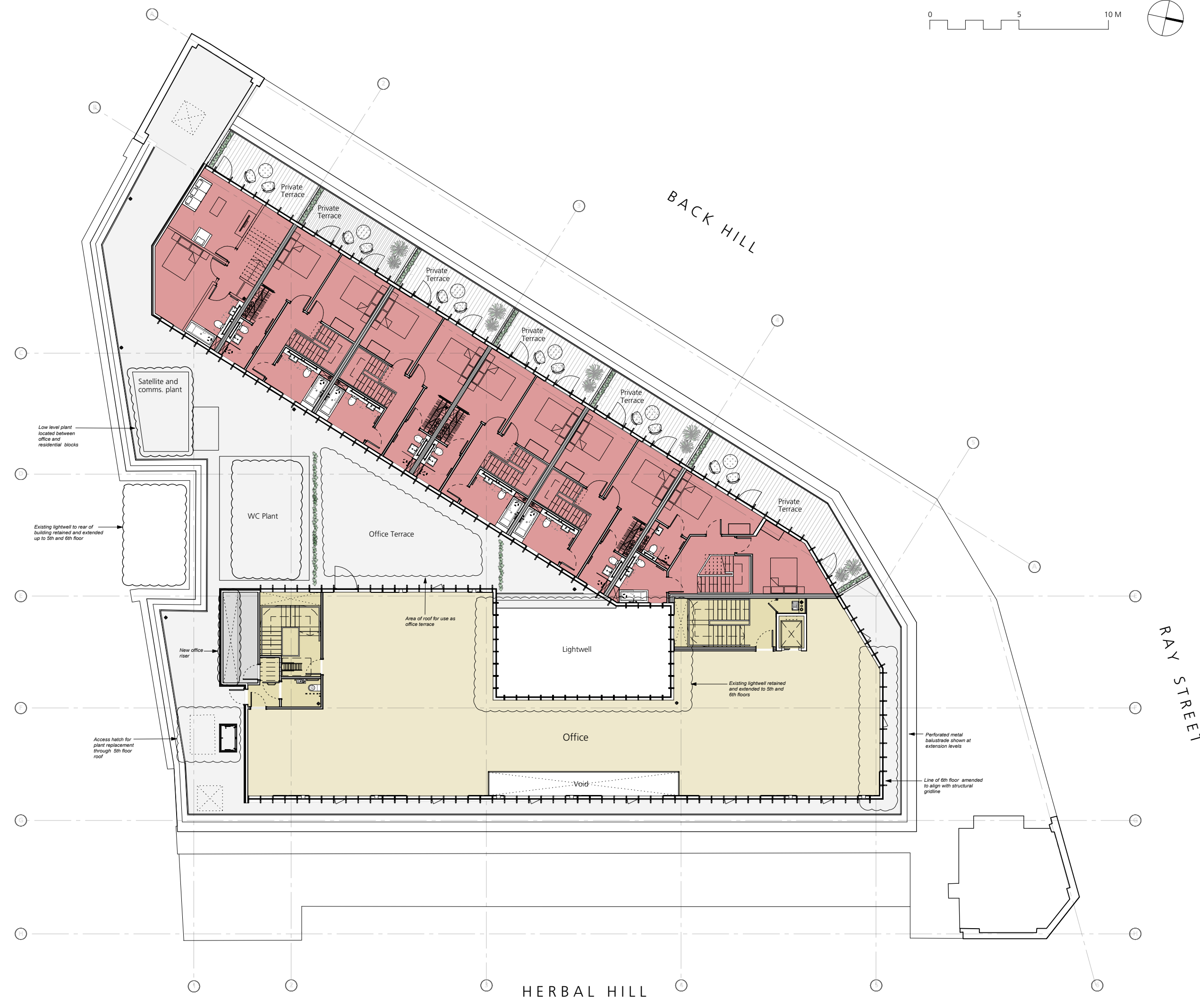
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Approved Scheme

NOTES:

P1	Planning - Office terrace removed	31/10/14
P2	Planning - Unit layouts	07/07/14
REVISION		DATE
Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JU T: 020 7033 9913 F: 020 7033 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Sixth Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No:	863-PL-GA-06	REVISION P3
DRAWING STATUS	Planning	

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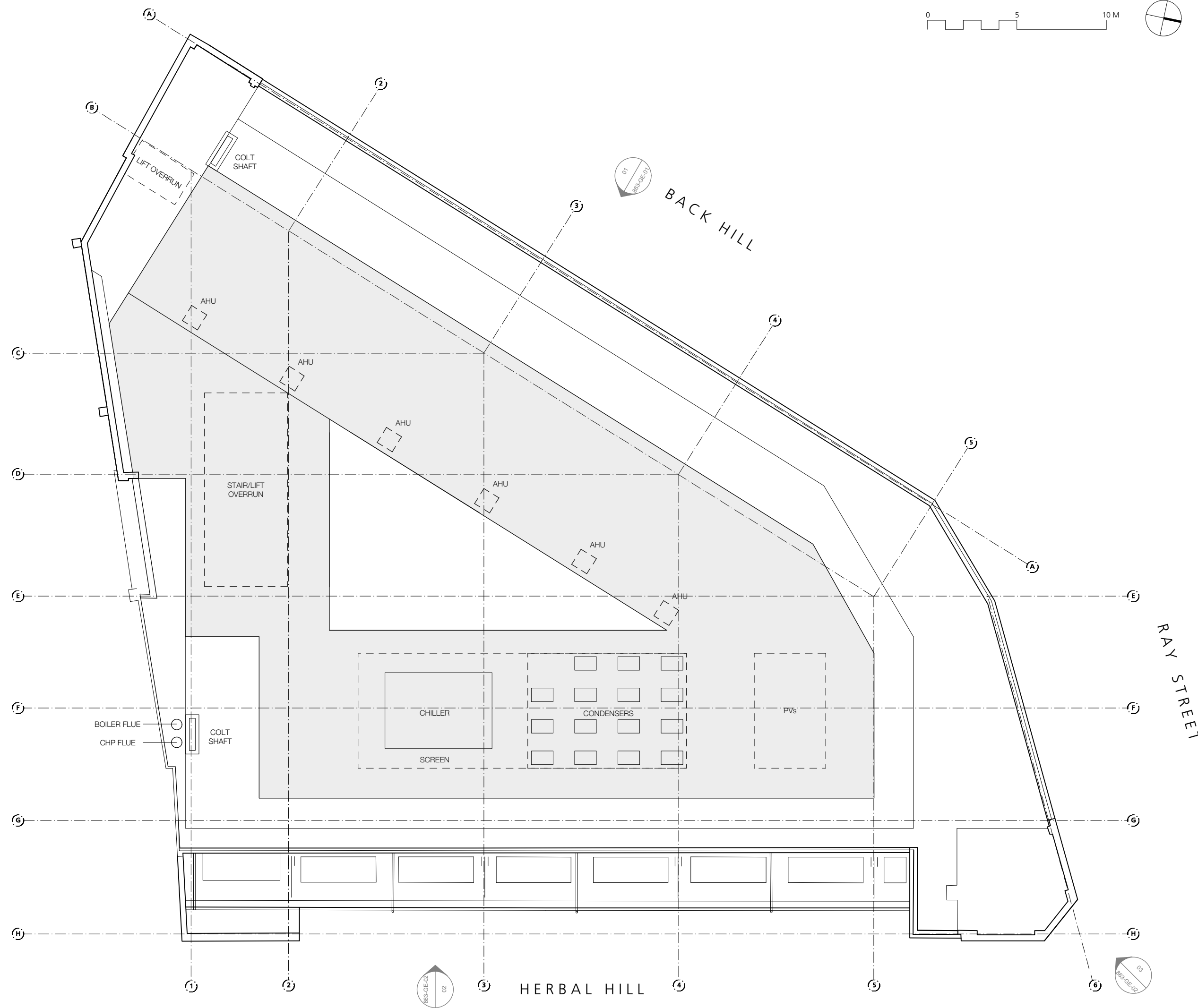
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Amended Scheme

NOTES:

P4	Planning amendments	24/04/15
P3	Planning - Office terrace removed	31/10/14
P2	Planning - Unit layouts	07/07/14
REVISION		DATE
Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JU T: 020 7033 9913 F: 020 7033 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Sixth Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No:	863-PL-GA-06	REVISION P4
DRAWING STATUS	Planning	

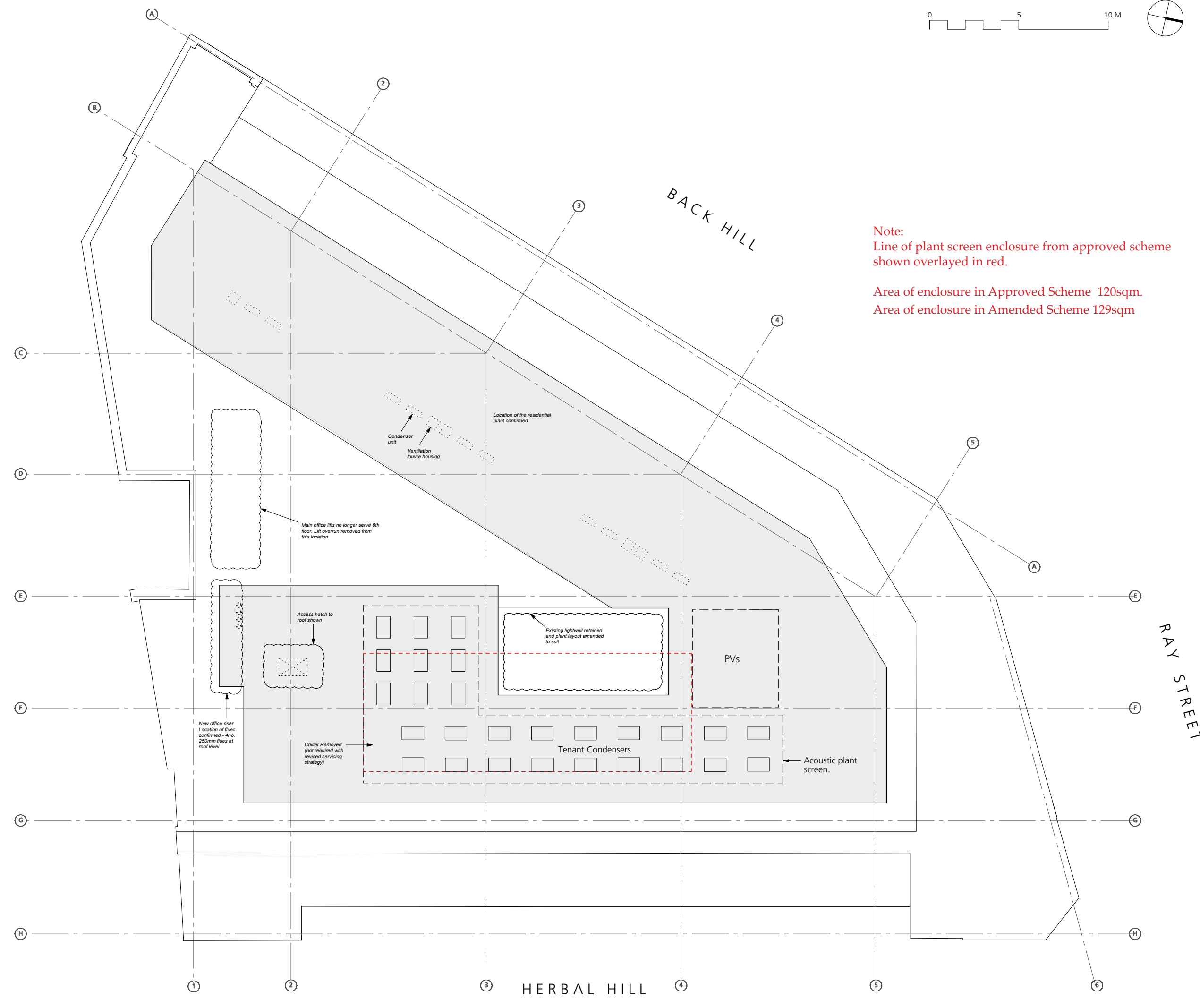
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NOTES:
Approved Scheme

REVISION	DATE
Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6UJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Proposed Roof Plan
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01.12.13
DWG No:	863-PL-GA-RF
DRAWING STATUS	Planning



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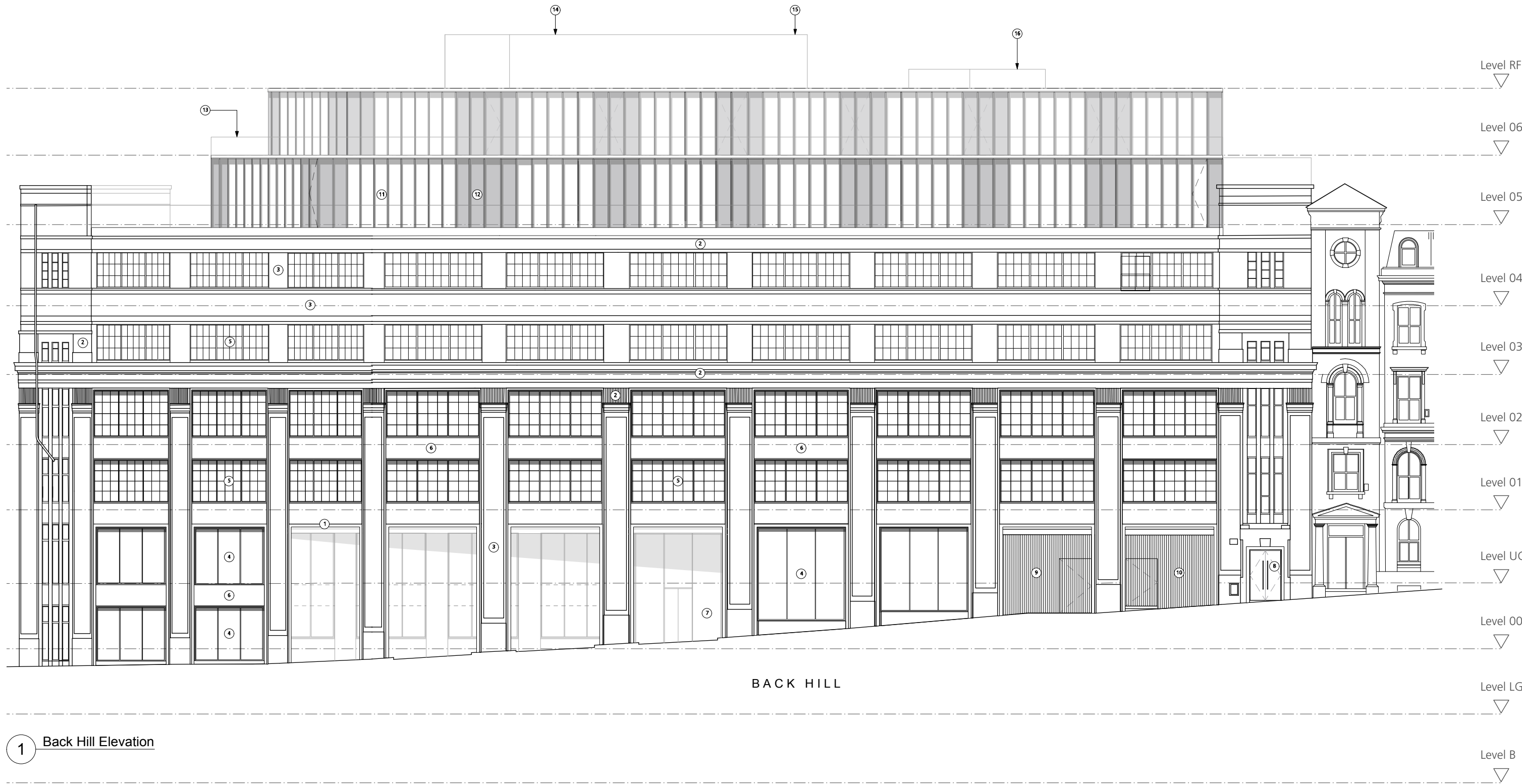
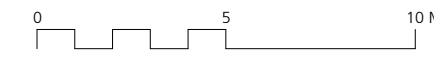
NOTES:
Amended Scheme

Note:
 Line of plant screen enclosure from approved scheme shown overlaid in red.
 Area of enclosure in Approved Scheme 120sqm.
 Area of enclosure in Amended Scheme 129sqm

REVISION	DATE
Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6UJ T: 020 7033 9913 F: 020 7033 9914	
CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Proposed Roof Plan
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	01.12.13
DWG No:	863-PL-GA-RF
DRAWING STATUS	Planning

- 1 New metal clad frame surround to existing brick bays
- 2 Existing stone detailing (repaired where necessary and cleaned)
- 3 Existing brick (repaired where necessary and cleaned)
- 4 New double glazed units
- 5 New critical style glazing
- 6 Spandrel panels to be lowered by 300mm
- 7 New full height glazing with entrance door to main reception set back from Back Hill
- 8 New metal and glass entrance door (grade level access to residential lobby)

- 9 New metal cladding with access door (to service entrance)
- 10 New metal cladding with access door (to existing substation) with concealed ventilation louvre at high level
- 11 New unitised curtain wall system (translucent glass)
- 12 New solid elements faced with patinated metal panel with solid backing to act as solar shading
- 13 New perforated metal balustrade
- 14 New acoustic screen surrounding new chiller units on roof (set back from edge of building)
- 15 New acoustic screen surrounding new condenser unit on roof (set back from edge of building)
- 16 Lift overrun



BACK HILL

1 Back Hill Elevation

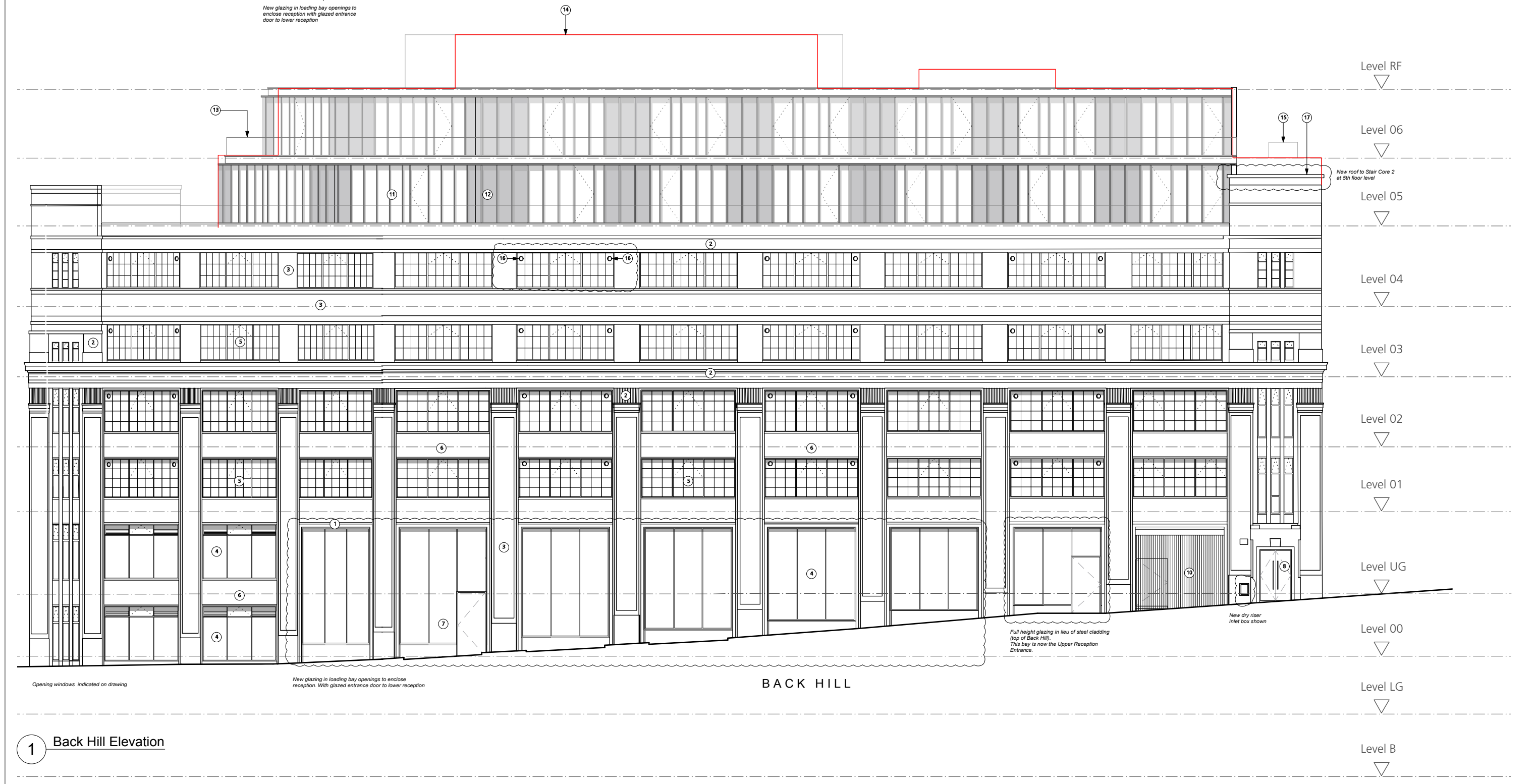
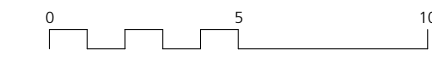
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DRAWING NOTES:
 Approved Scheme

DRAWING		Back Hill Elevation Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-e-e-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	01.12.13	DRAWN BY	OB	CLIENT	
DWG No.	860-PL-GE-01	REVISION	P1	Allied London	
DRAWING STATUS	Planning	PROJECT		Herbal House	
STATUS	REVISION	DATE	<small>Information contained on this drawing is the copyright of Buckley Gray Yeoman and is not to be reproduced without their permission.</small>		

- 1 New metal clad frame surround to existing brick bays
- 2 Existing stone detailing (repaired where necessary and cleaned)
- 3 Existing brick (repaired where necessary and cleaned)
- 4 New double glazed units
- 5 New critical style glazing
- 6 New metal spandrel (height as existing)
- 7 New full height glazing with entrance door to main reception within existing loading bay
- 8 New metal and glass entrance door (grade level access to residential lobby)
- 9 New full height glazing with entrance door to Upper reception
- 10 New metal cladding with access door (to existing substation) with concealed ventilation louvre at high level
- 11 New unitised curtain wall system (translucent glass)
- 12 New solid elements faced with patinated metal panel with solid backing to act as solar shading
- 13 New perforated metal balustrade
- 14 New acoustic screen surrounding tenant plant on roof (set back from edge of building, not visible from public highway)
- 15 Lift overrun
- 16 Proposed ventilation grills set within critical window panes

- 17 Core 2 roof raised, walls infilled with reclaimed brick to match existing
- 18 Core 2 stair amended to allow access to the new roof level. Roof raised to accommodate headroom



BACK HILL

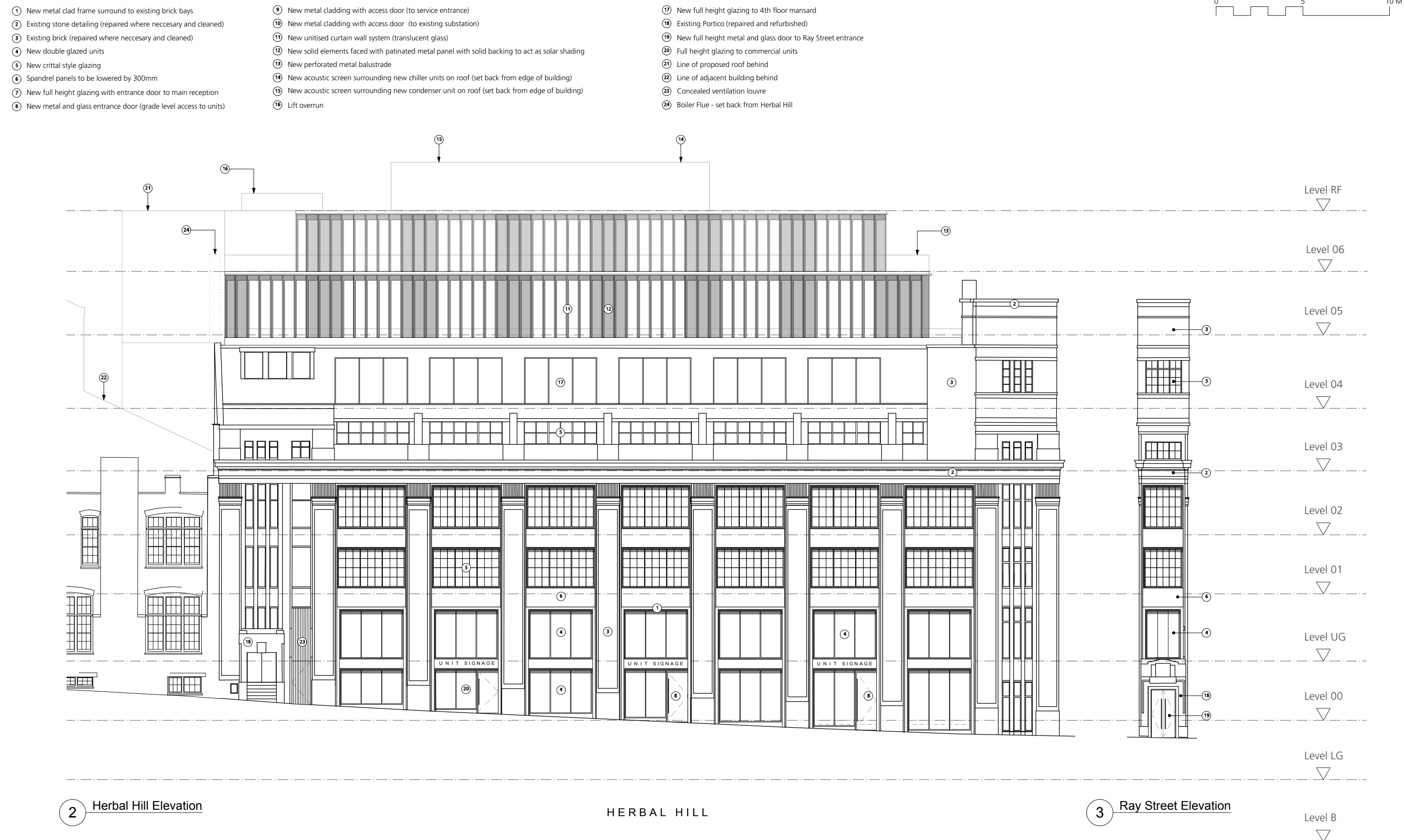
1 Back Hill Elevation

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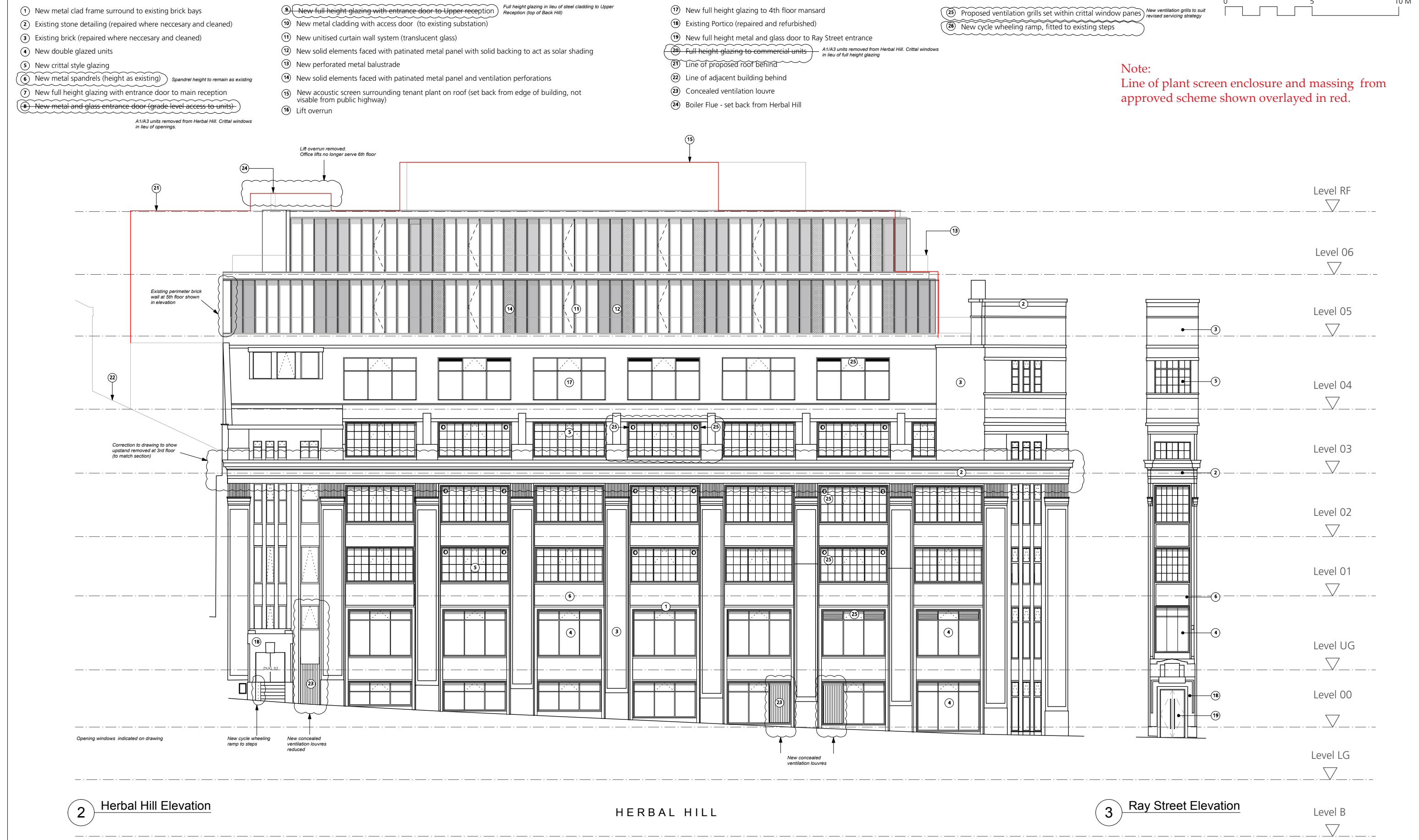
DRAWING NOTES:
 Amended Scheme

DRAWING		Back Hill Elevation Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-e-e-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	01.12.13	DRAWN BY	OB	CLIENT	
DWG No.	860-PL-GE-01	REVISION	P2	Allied London	
DRAWING STATUS	Planning	PROJECT		Herbal House	
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Note:
 Line of plant screen enclosure and massing from approved scheme shown overlaid in red.

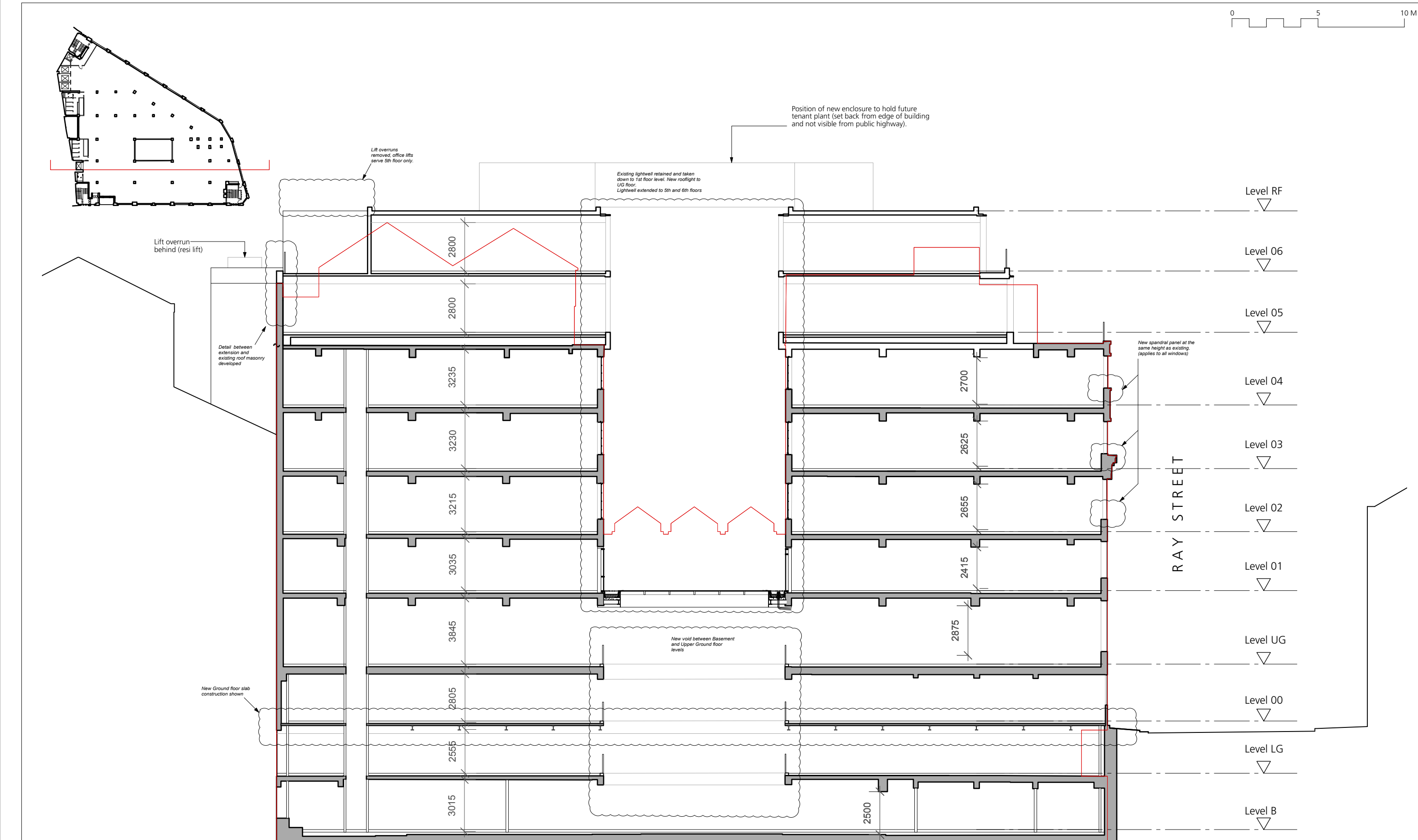
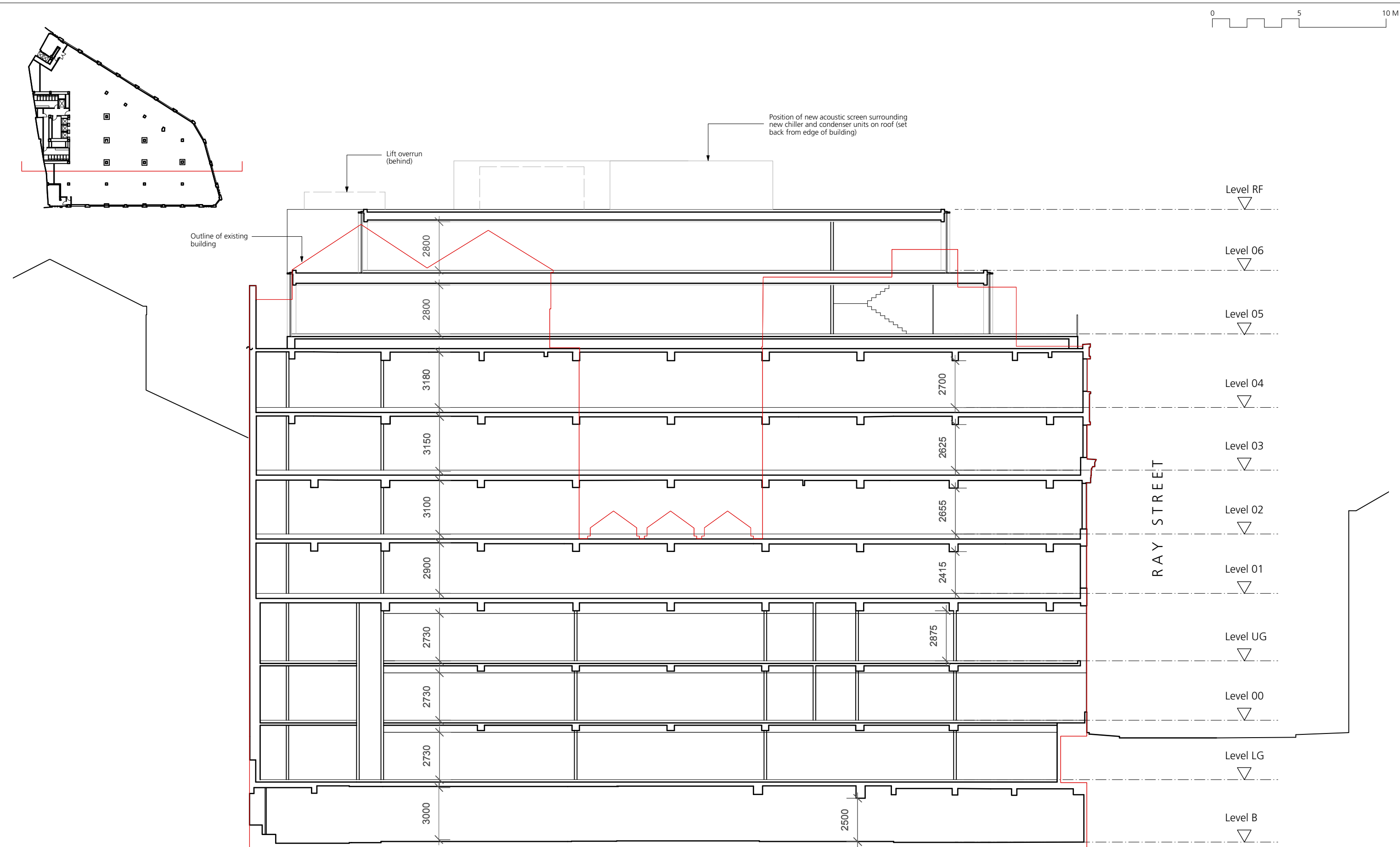


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					Herbal Hill Elevation Proposed	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U U. 020 7933 9913 F. 020 7933 9914
					SCALE	1:100 @ A1 (1:200 @ A3)
					DATE	01.12.13
					DRAWING FILE REF	863_A-e-x-Building
					DRAWN BY	OB
					DWG No.	860-PL-GE-02
					REVISION	P1
					CLIENT	Allied London
					DRAWING STATUS	Planning
					PROJECT	Herbal House
					STATUS	REVISION
					DATE	



Note:
Line of plant screen enclosure and massing from approved scheme shown overlaid in red.

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					Herbal Hill Elevation Proposed	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U U. 020 7933 9913 F. 020 7933 9914
					SCALE	1:100 @ A1 (1:200 @ A3)
					DATE	01.12.13
					DRAWING FILE REF	863_A-e-x-Building
					DRAWN BY	OB
					DWG No.	860-PL-GE-02
					REVISION	P2
					CLIENT	Allied London
					DRAWING STATUS	Planning
					PROJECT	Herbal House
					STATUS	REVISION
					DATE	



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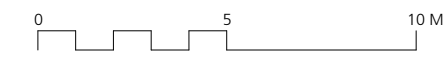
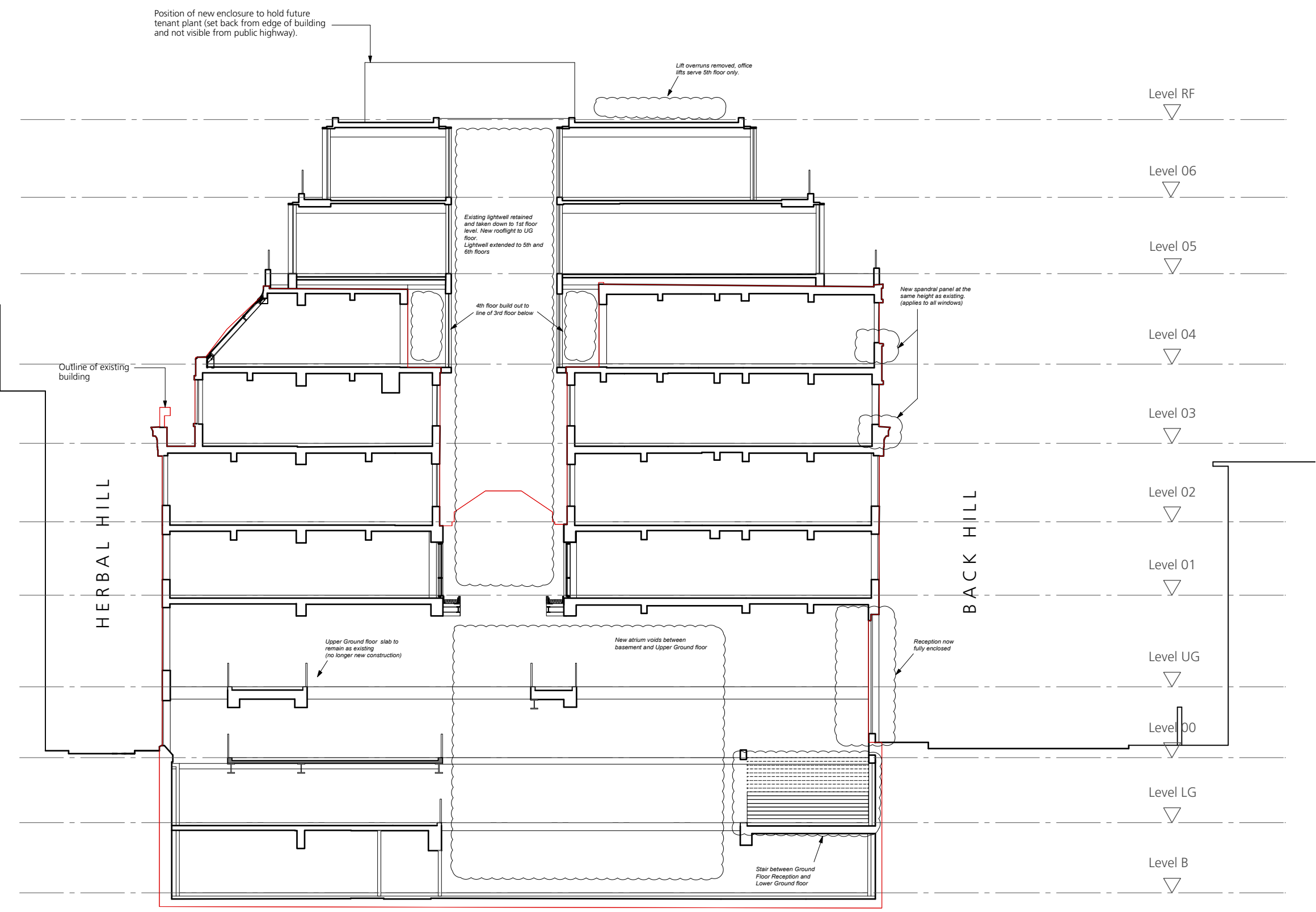
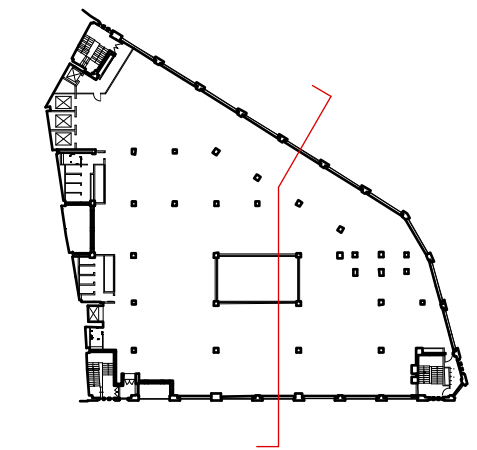
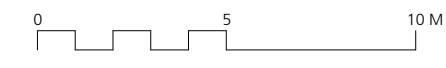
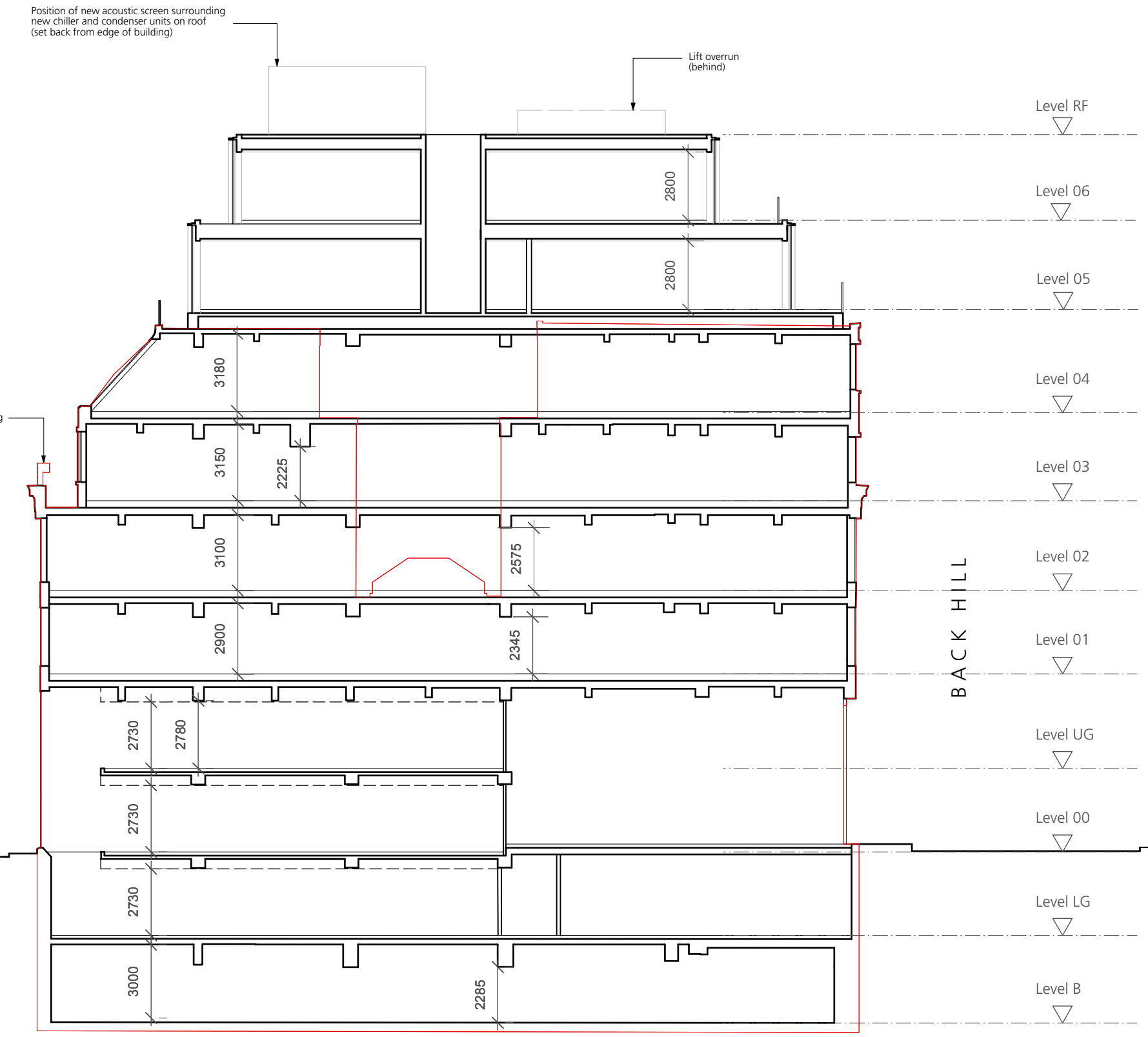
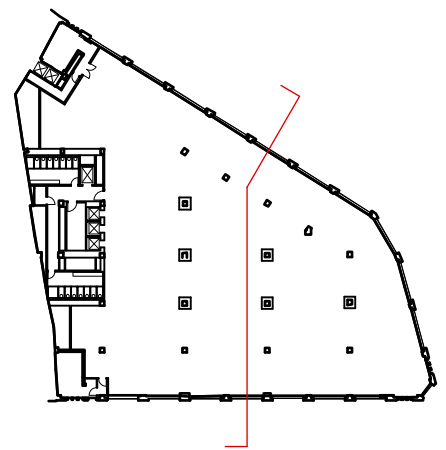
DRAWING NOTES:
 Approved Scheme

DRAWING		Section AA Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-s-AA-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	20.01.14	DRAWN BY	OB		
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DRAWING STATUS	Planning			PROJECT	Herbal House
STATUS	REVISION	DATE			

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DRAWING NOTES:
 Amended Scheme

DRAWING		Section AA Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-s-AA-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	20.01.14	DRAWN BY	OB		
DWG No.	863-PL-GS-AA	REVISION	P2	CLIENT	Allied London
DRAWING STATUS	Planning			PROJECT	Herbal House
STATUS	REVISION	DATE	24.04.15		



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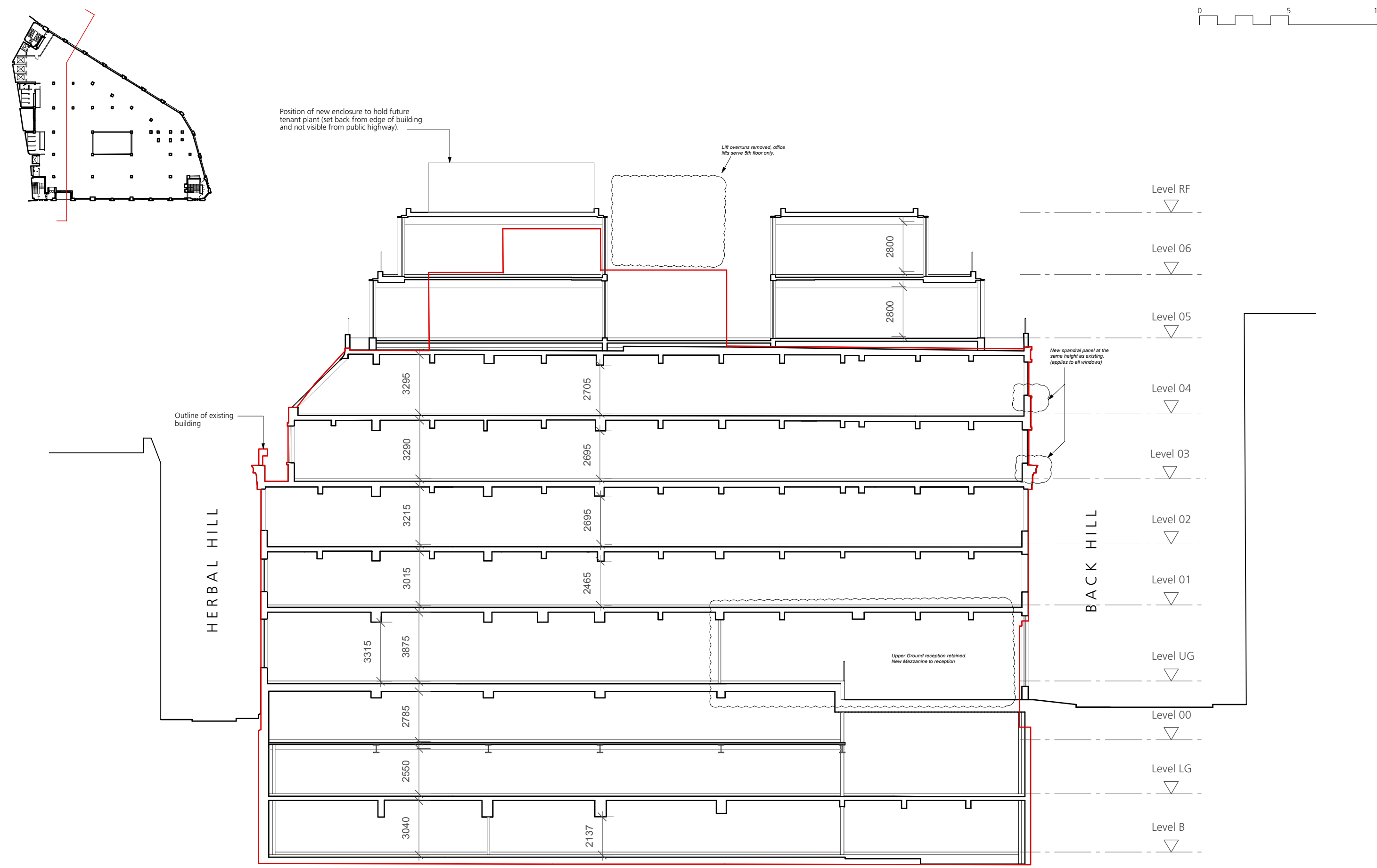
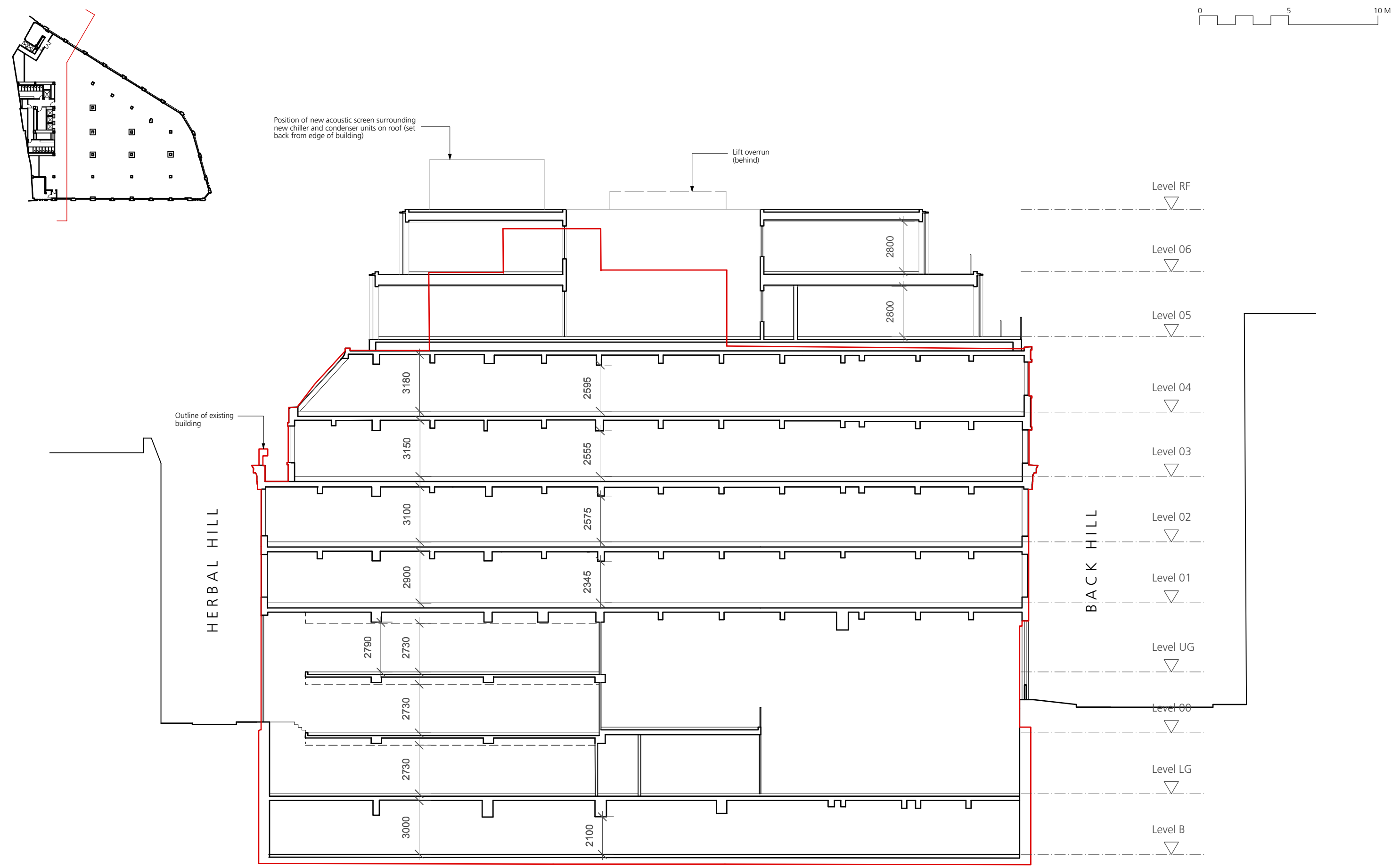
DRAWING NOTES:
Approved Scheme

DRAWING		Section BB Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-s-BB-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	20.01.14	DRAWN BY	OB	Client	
DWG No.	863-PL-GS-BB	REVISION	P1	Allied London	
DRAWING STATUS	Planning	PROJECT		Herbal House	
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DRAWING NOTES:
Amended Scheme

DRAWING		Section BB Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-s-BB-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	20.01.14	DRAWN BY	OB	Client	
DWG No.	863-PL-GS-BB	REVISION	P2	Allied London	
DRAWING STATUS	Planning	PROJECT		Herbal House	
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DRAWING NOTES:
Approved Scheme

DRAWING		Section CC Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-s-C-C-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	20.01.14	DRAWN BY	OB		
DWG No.	863-PL-GS-CC	REVISION	P1	CLIENT	Allied London
DRAWING STATUS	Planning			PROJECT	Herbal House
STATUS	REVISION	DATE			

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DRAWING NOTES:
Amended Scheme

DRAWING		Section CC Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-s-C-C-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	20.01.14	DRAWN BY	OB		
DWG No.	863-PL-GS-CC	REVISION	P2	CLIENT	Allied London
DRAWING STATUS	Planning			PROJECT	Herbal House
STATUS	REVISION	DATE			

2.0 HERBAL HOUSE
AREAS

3.0 HERBAL HOUSE AREAS

863 HERBAL HOUSE 80615 Planning Response Area Schedule REVISION F

AREA BY FLOOR

	NIA Existing (sqm)	NIA Approved (sqm)	NIA Amended (sqm)	GIA Existing (sqm)	GIA Approved (sqm)	GIA Amended (sqm)	GEA Existing (sqm)	GEA Approved (sqm)	GEA Amended (sqm)
B2	N/A	N/A	595	1675	1675	1675	1780	1780	1780
Lower Ground	1530	1070	1230	1700	1700	1540	1765	1765	1540
Ground	581	885	976	716	1310	1316	840	1360	1405
Upper Ground	1339	590	640	1477	1120	1275	1628	1150	1374
First	1476	1410	1419	1677	1760	1659	1814	1840	1754
Second	1443	1410	1410	1605	1760	1605	1752	1840	1750
Third	1407	1355	1355	1605	1700	1605	1707	1775	1705
Fourth	1345	1295	1300	1505	1640	1560	1599	1695	1630
Fifth	N/A	775	890	420	1085	1160	574	1145	1215
Sixth	N/A	590	570	N/A	755	655	N/A	810	710
Total (sqm)	9121	9380	10385	12380	14505	14050	13459	15160	14863

Note - Ground Floor NIA includes 145sqm reception area

BREAKDOWN OF FIFTH AND SIXTH FLOOR

	Office Approved NIA (sqm)	Office Amended NIA (sqm)	Resi Approved NIA (sqm)	Resi Amended NIA (sqm)
Fifth	400	545	375	345
Sixth	275	265	315	305
Total (sqm)	675	810	690	650

RESIDENTIAL BREAKDOWN GEA

	GEA Approved (sqm)	GEA Amended (sqm)
Upper Ground (lobby)	110	124*
Fifth	520	490
Sixth	335	330
Shared Stair	28	17
Total (sqm)	993	961

* Figure includes the Residential stair and lobby at UG and the Residential stair and lobby, bins store and bikes at Ground floor

SHARED WEST STAIR BREAKDOWN

	GEA Approved (sqm)	GEA Amended (sqm)
Ground	N/A	N/A
Upper Ground	25	N/A
First	55	60
Second	55	60
Third	55	60
Fourth	55	60
Fifth	30	N/A
Total (sqm)	275	240

AREA BY USE CLASS

	GEA Approved (sqm)	GEA Amended (sqm)
Whole Building	15160	14863
Less Residential	993	960
B1 Office (or flexible B1)	14167	13903

	GIA Approved (sqm)	GIA Amended (sqm)
Whole Building	14505	14050
Less Residential	835	780
B1 Office (or flexible B1)	13670	13270

Note:

The apparent increase in GEA of B1 floor space from the previous scheme is due to a number of factors:

- The reduction of flexible A1/A3/B1 and A1/B1 units.

- The retention of the existing stair cores and lifts creating a more efficient floorplate, in lieu of a new large central core.

- Taking the central lightwell down to the basement level to create an area of usable office space (the basement was previously allocated entirely for plant, bikes and storage).

