

HERBAL HOUSE

Planning Amendments - Minor Material Amendments Document

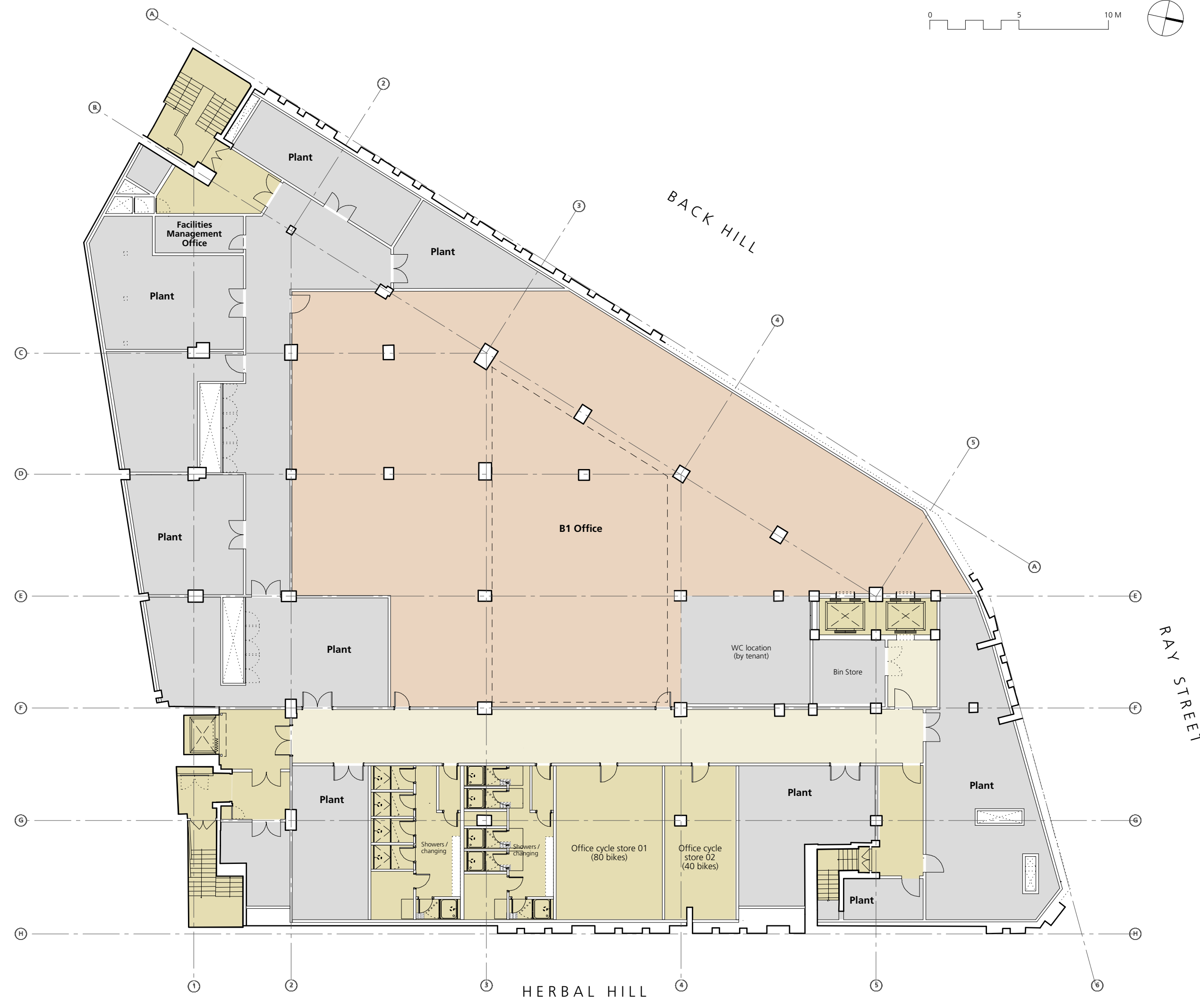
15th October 2015

SCHEDULE OF AMENDMENTS

863 - Herbal House - Outline Schedule of Changes

09.10.15 _ Revision H

		Original Scheme	Revised Scheme
DRAWINGS			
Elevations			
<i>(863_PL_GE_01, GE_02)</i>	1.01	Loading bay open to street.	New crittal style glazing to enclose loading bay with glazed entrance door to reception
	1.02	n/a	Reception Entrance Door moved across one glazing bay
	1.03	New double glazed units to Ground floor windows	New crittal style glazing to Ground floor windows
	1.04	New double glazed units to 4th floor rooflights	New crittal stye glazing to 4th floor rooflights
	1.05	n/a	Arrangement of window openings amended
Sections			
<i>(863_PL_GS_BB)</i>	2.01	Loading bay open to street.	New crittal style glazing to enclose loading bay with glazed entrance door to reception
	2.02	n/a	New Stair linking Lower Ground floor to Ground floor
Plans			
<i>(863_PL_GA_LG, 00, UG)</i>	3.01	Loading bay open to street.	New crittal style glazing to enclose loading bay with glazed entrance door to reception
	3.02	n/a	New Stair linking Lower Ground floor to Ground floor
	3.03	Void at Ground floor level	Void increased at Ground floor level



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NOTES:
**Approved Scheme,
 as Amended by
 2015/3337/P**

P2	Planning amendments	24.04.15
REVISION		DATE
Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7333 9913 F: 020 7333 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Basement Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No:	863-PL-GA-B2	REVISION P2
DRAWING STATUS	Planning	

No Change to Approved Drawing

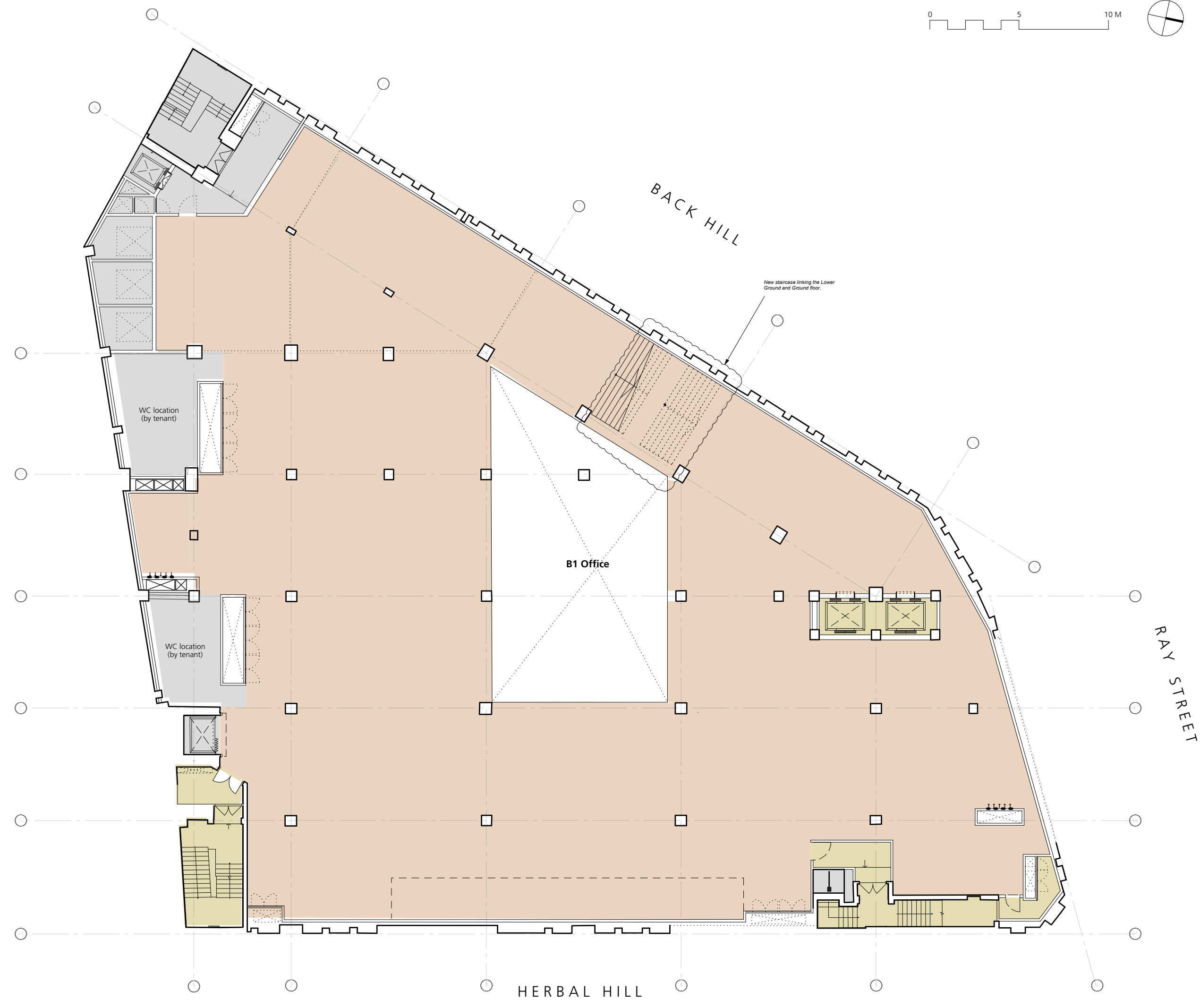


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 as Amended by
 2015/3337/P**

P2	Planning amendments	24.04.15
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	Lower Ground Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No:	863-PL-GA-LG	REVISION P2
DRAWING STATUS	Planning	

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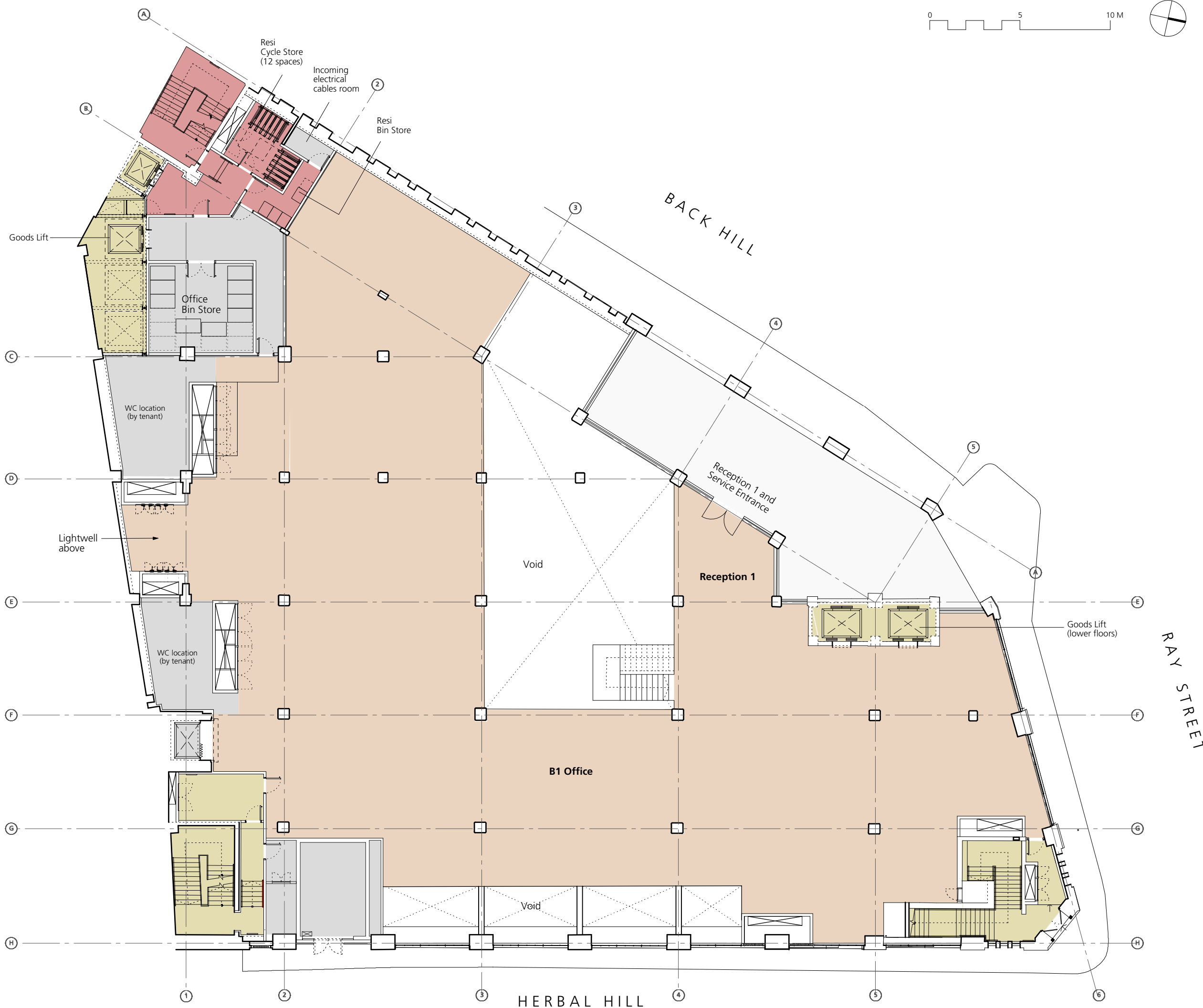


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NOTES:
Amended Scheme

P3	Planning amendments - MMA	09.10.15
P2	Planning amendments	24.04.15
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	Lower Ground Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No:	863-PL-GA-LG	REVISION P3
DRAWING STATUS	Planning	

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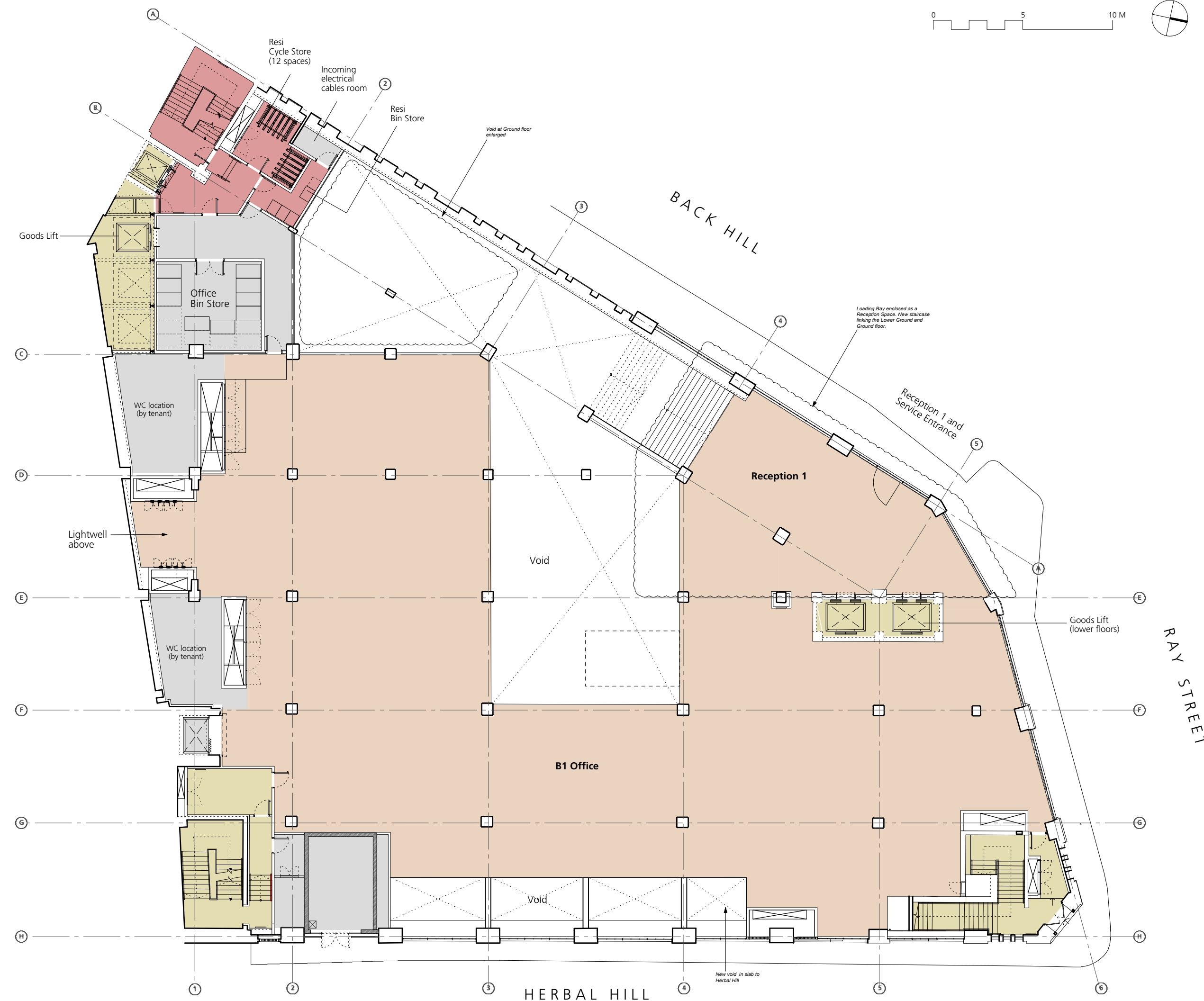
NOTES:
**Approved Scheme,
 as Amended by
 2015/3337/P**

REVISION	DATE
P6	Residential Cycle storage revised 06.10.15
P5	Residential Cycle storage revised 09.09.15
P4	A1/A3 Use class removed 26.08.15
P3	Location of B1 / A1 / A3 area clarified 17.07.15
P2	Planning amendments 24.04.15

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

CLIENT: Allied London
 PROJECT: Herbal House
 DRAWING: Ground Proposed
 SCALE: 1:100 @ A1 (1:200 @ A3)
 DATE: 01.12.13 DRAWN BY: OB
 DWG No.: 863-PL-GA-00 REVISION: P6
 DRAWING STATUS: Planning

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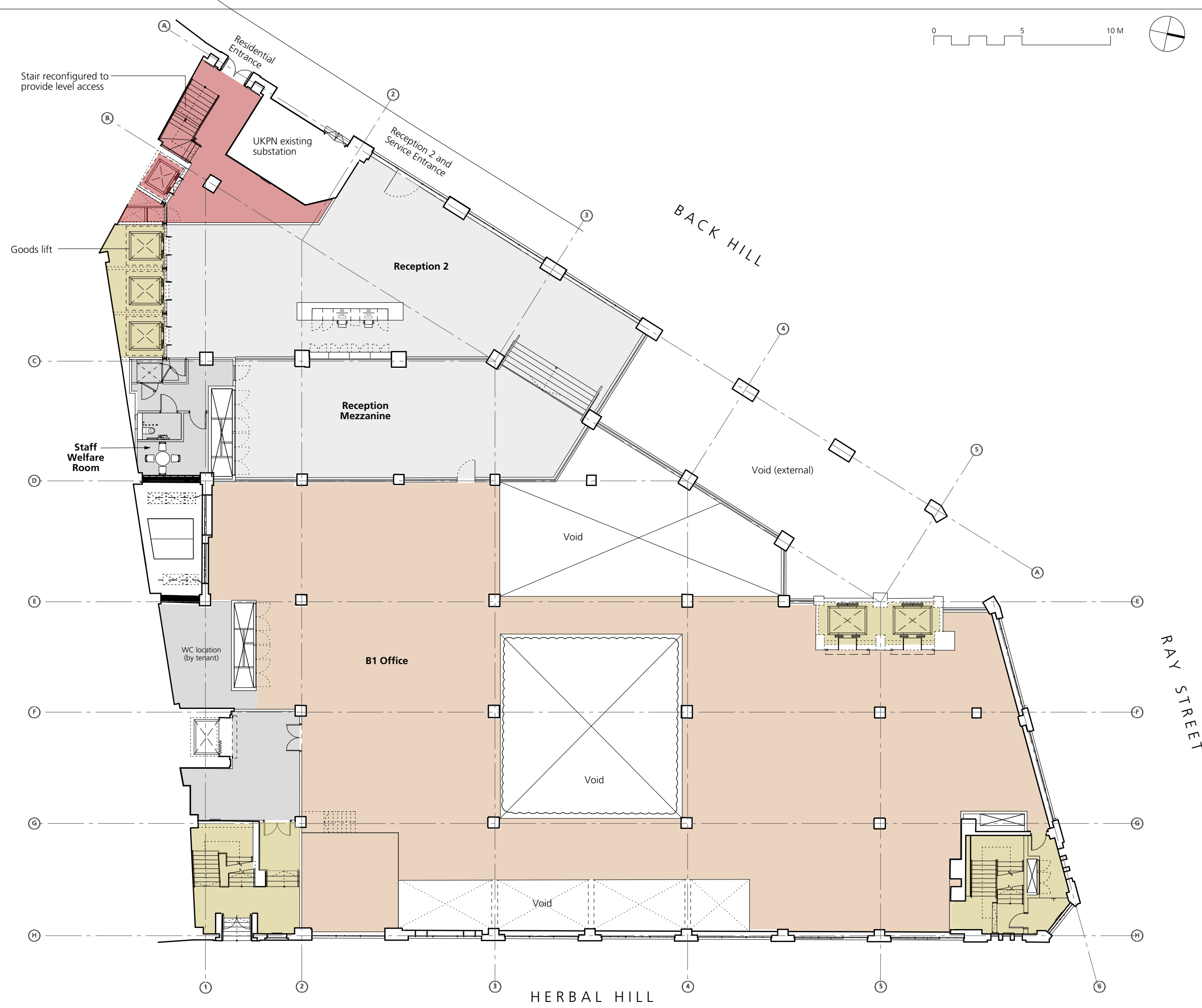
NOTES:
Amended Scheme

REVISION	DATE
P7	Planning amendments - MMA 09.10.15
P6	Residential Cycle storage revised 06.09.15
P5	Residential Cycle storage revised 09.09.15
P4	A1/A3 Use class removed 26.08.15
P3	Location of B1 / A1 / A3 area clarified 17.07.15
P2	Planning amendments 24.04.15

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

CLIENT: Allied London
 PROJECT: Herbal House
 DRAWING: Ground Proposed
 SCALE: 1:100 @ A1 (1:200 @ A3)
 DATE: 01.12.13 DRAWN BY: OB
 DWG No.: 863-PL-GA-00 REVISION: P4
 DRAWING STATUS: Planning

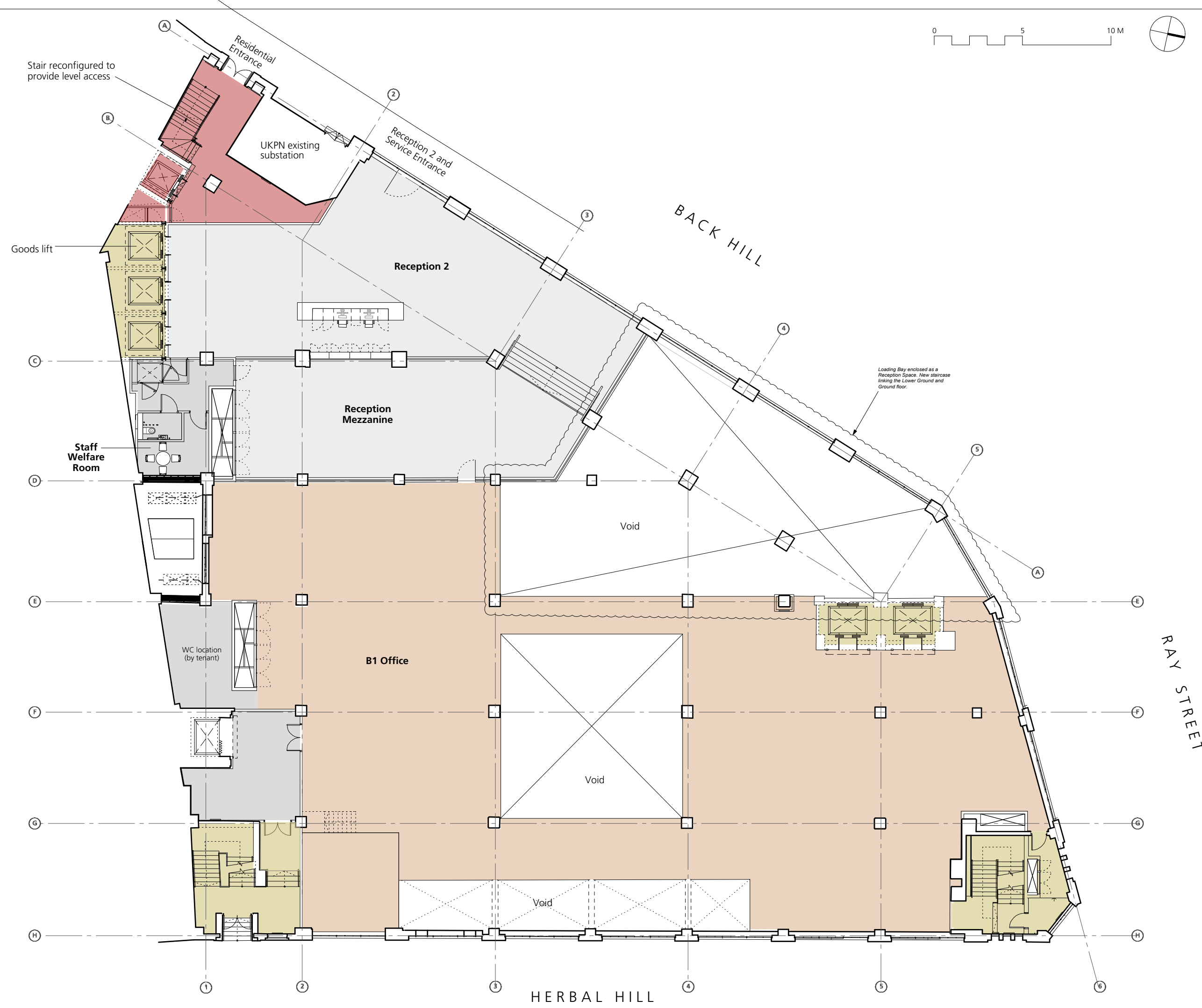
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NOTES:
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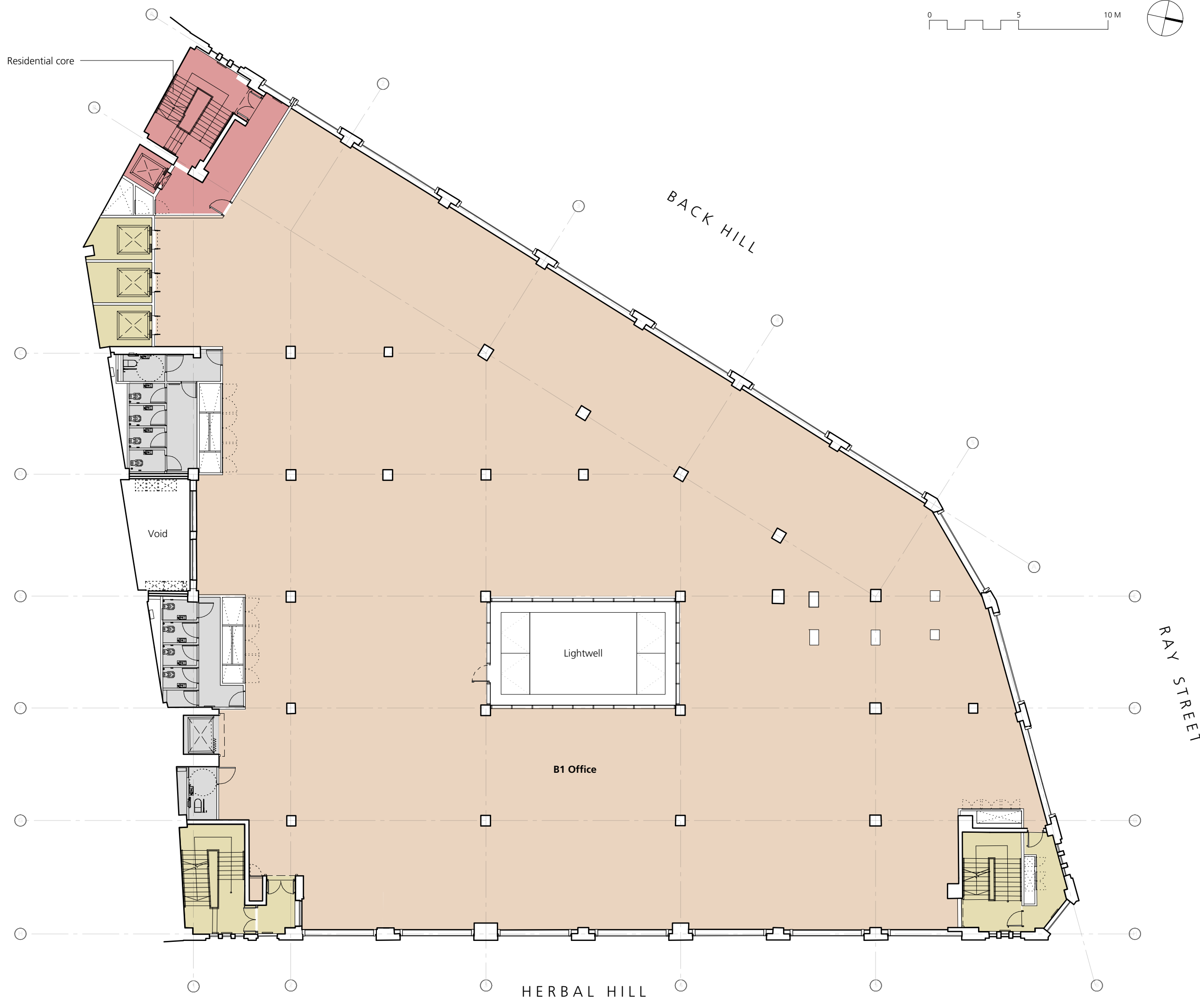
P3	Planning amendments	24.04.15
P2	Issued to show bin stores	29.10.14
REVISION	DATE	
Buckley Gray Yeoman		
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U F: 020 7033 9913 F: 020 7033 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Upper Ground Floor Proposed	
SCALE	1:100 @ 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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NOTES:
Amended Scheme

P4	Planning amendments - MMA	09.10.15
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 P4
DRAWING STATUS	Planning	



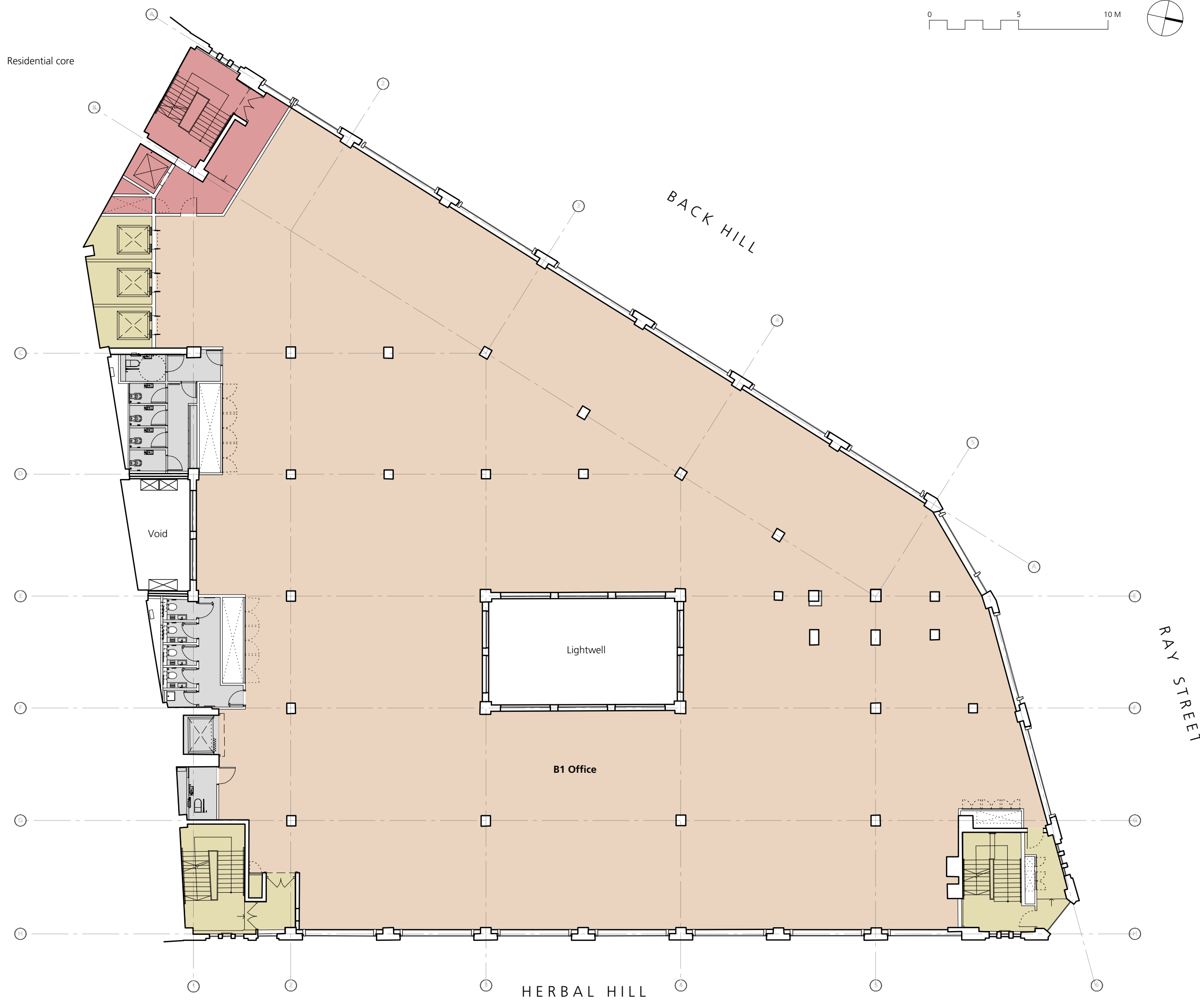
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CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	First Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No.	863-PL-GA-01	REVISION P2
DRAWING STATUS	Planning	

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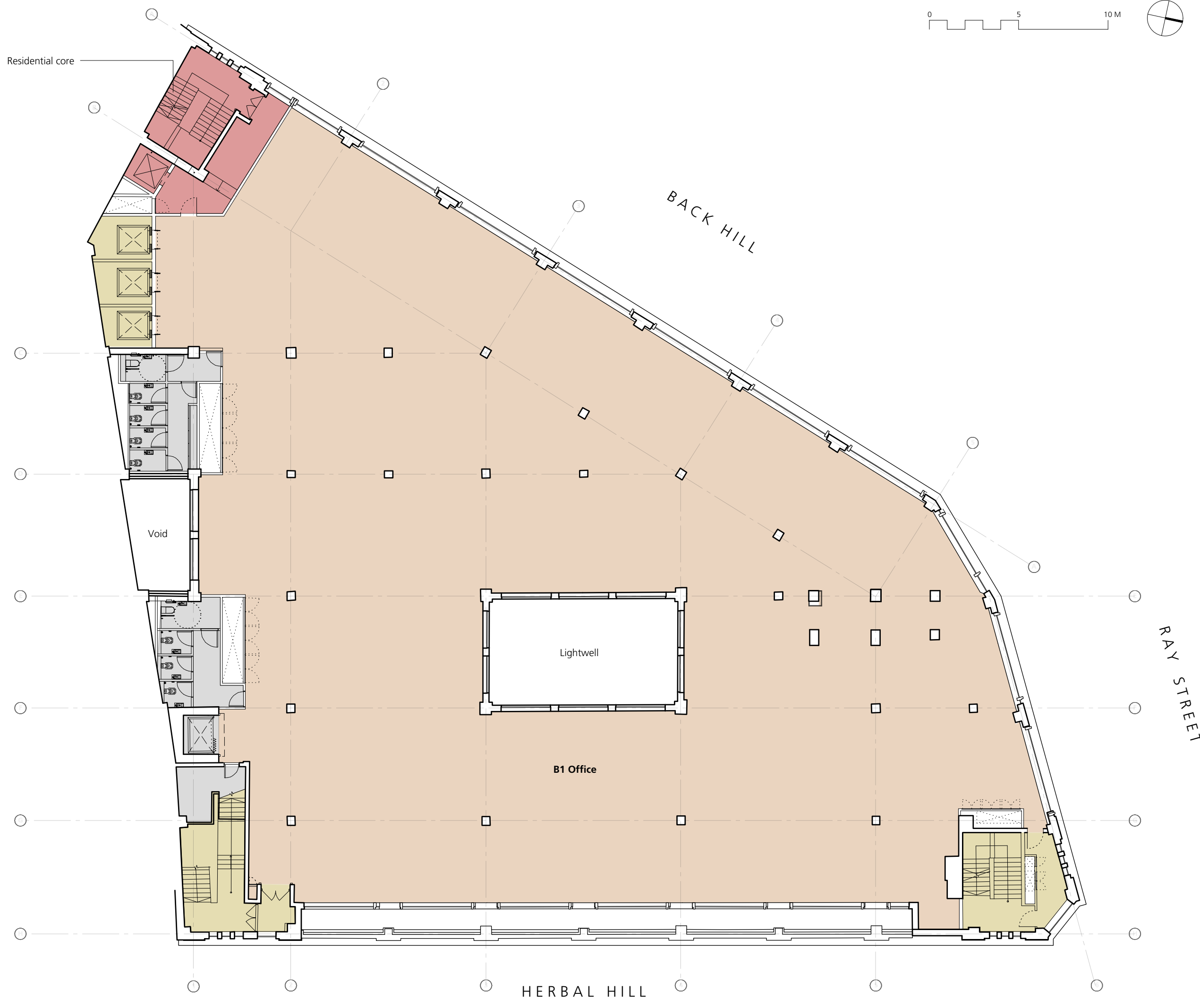
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CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Second Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No.	863-PL-GA-02	REVISION P2
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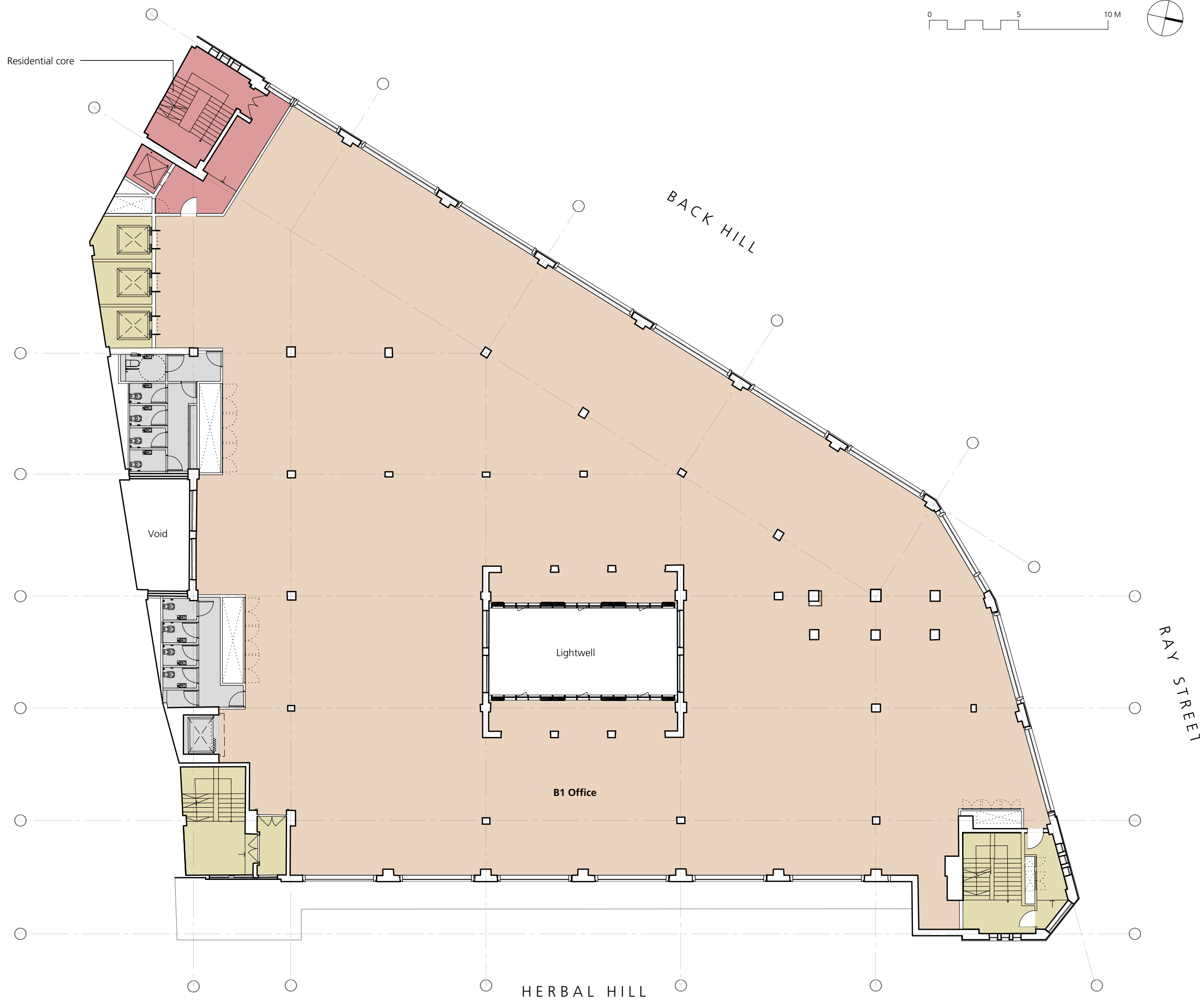


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REVISION		DATE
Buckley Gray Yeoman		
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U T: 020 7033 9913 F: 020 7033 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Third Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No.	863-PL-GA-03	REVISION P2
DRAWING STATUS	Planning	

No Change to Approved Drawing



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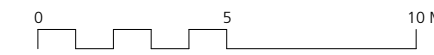
P2	Planning amendments	24.04.15
REVISION		DATE
Buckley Gray Yeoman		
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U T: 020 7333 9913 F: 020 7333 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Fourth Floor Proposed	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	01.12.13	DRAWN BY OB
DWG No.	863-PL-GA-04	REVISION P2
DRAWING STATUS	Planning	

No Change to Approved Drawing

- 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, set back from Back Hill
- 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.



1 Back Hill Elevation

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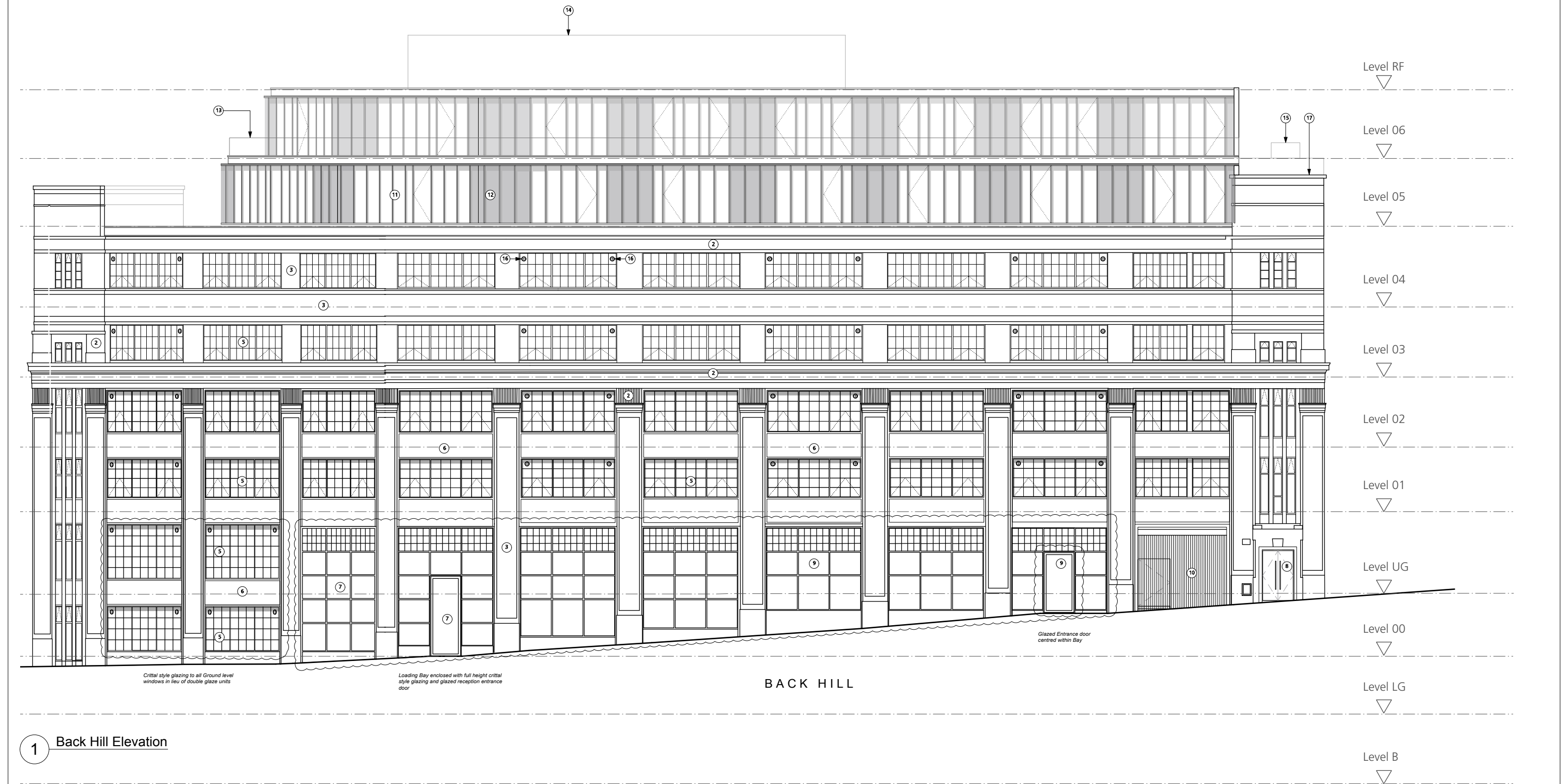
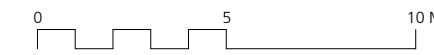
P2	Planning amendments	24.04.15
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DRAWING		Back Hill Elevation Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-e-E-x-Building	Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914	
DATE	01.12.13	DRAWN BY	OB		
DWG No.	860-PL-GE-01	REVISION	P2	CLIENT	Allied London
DRAWING STATUS	Planning	PROJECT	Herbal House		

- 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 critical style glazing with glazed entrance door to Reception
- 8 New metal and glass entrance door (grade level access to residential lobby)

- 9 New critical style glazing with glazed 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.



1 Back Hill Elevation

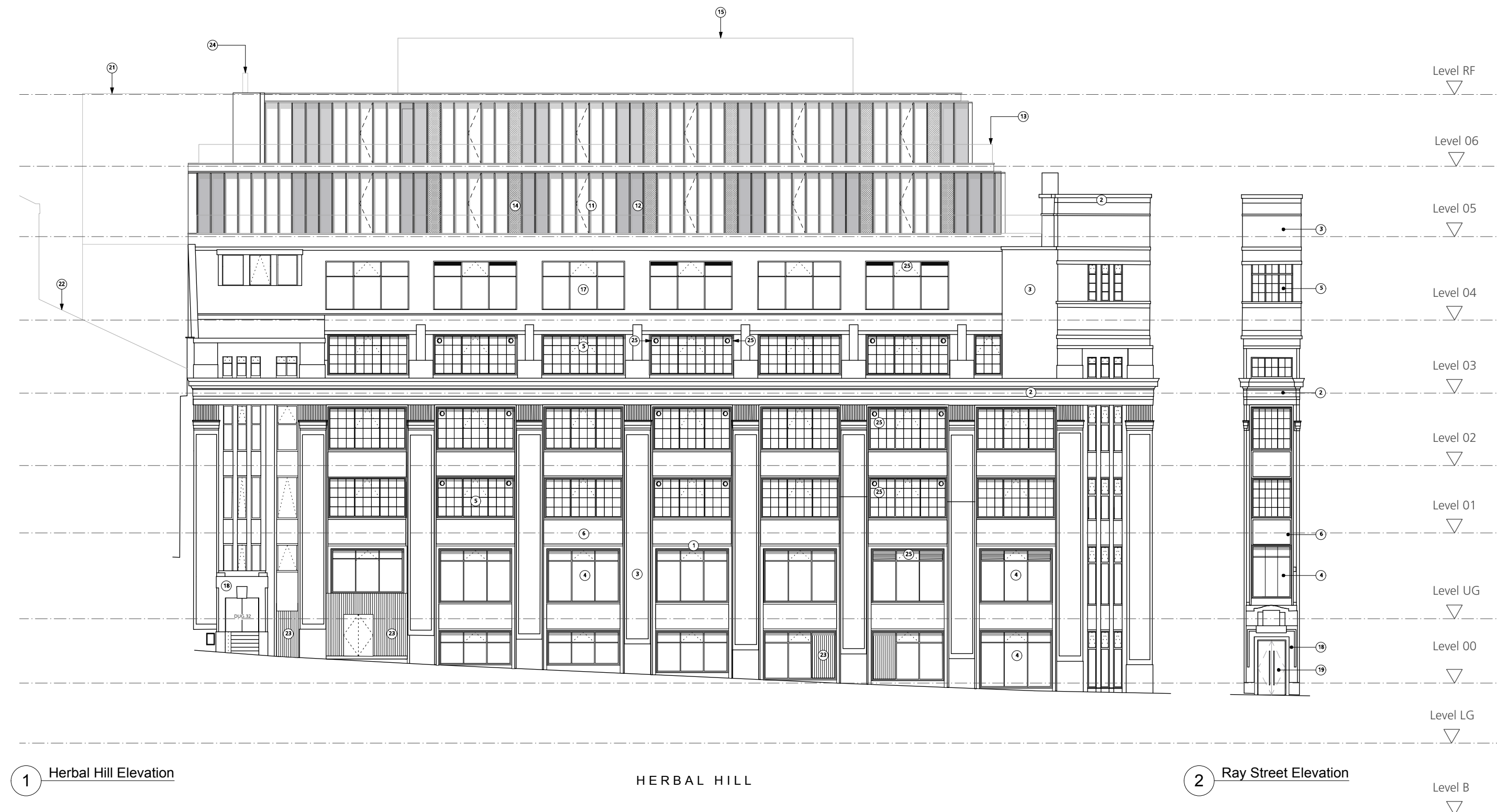
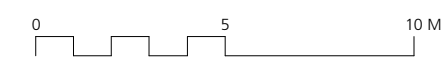
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DRAWING NOTES:
Amended Scheme

P3	Planning amendments - MMA	09.10.15
P2	Planning amendments	24.04.15

DRAWING		Back Hill Elevation Proposed		Buckley Gray Yeoman	
SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-e-E-x-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		
DWG No.	860-PL-GE-01	REVISION	P3	CLIENT	Allied London
DRAWING STATUS	Planning	PROJECT	Herbal House		

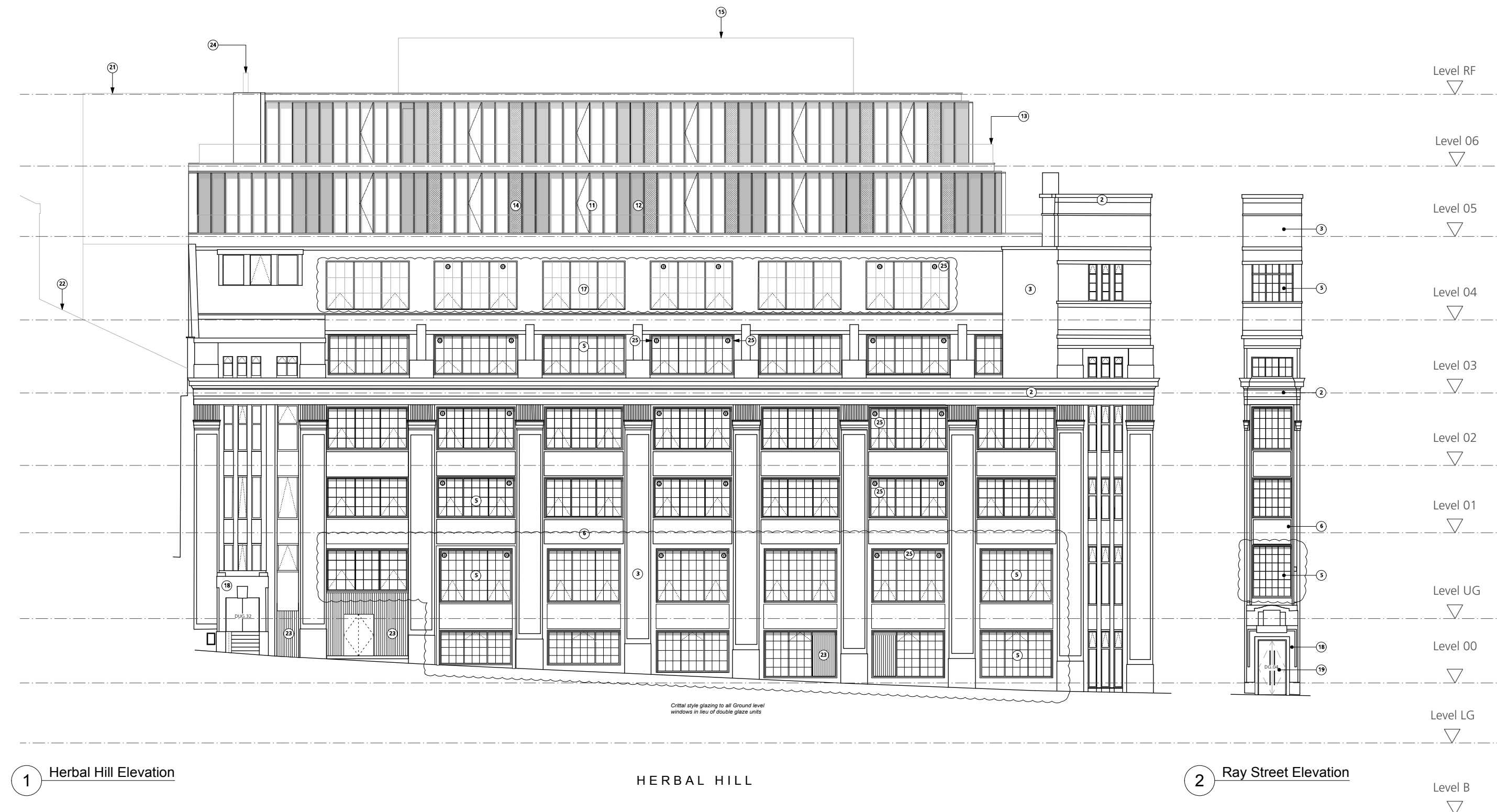
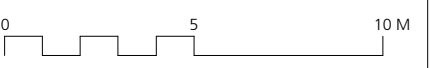
- 1 New metal clad frame surround to existing brick bays
- 2 Existing stone detailing (repaired where necessary and cleaned)
- 3 Existing brick (repaired where necessary and cleaned)
- 4 New double glazed units
- 5 New crittal style glazing
- 6 New metal spandrels (height as existing)
- 7 New full height glazing with entrance door to main reception
- 8 Not used
- 9 Not Used
- 10 New metal cladding with access door (to existing substation)
- 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 solid elements faced with patinated metal panel and ventilation perforations
- 15 New acoustic screen surrounding tenant plant on roof (set back from edge of building, not visible from public highway)
- 16 Lift overrun
- 17 New full height glazing to 4th floor mansard
- 18 Existing Portico (repaired and refurbished)
- 19 New full height metal and glass door to Ray Street entrance
- 20 Not used
- 21 Line of proposed roof behind
- 22 Line of adjacent building behind
- 23 Concealed ventilation louvre
- 24 Boiler Flue - set back from Herbal Hill
- 25 Proposed ventilation grills set within crittal window panes
- 26 New cycle wheeling ramp, fitted to existing steps



1 Herbal Hill Elevation HERBAL HILL 2 Ray Street Elevation

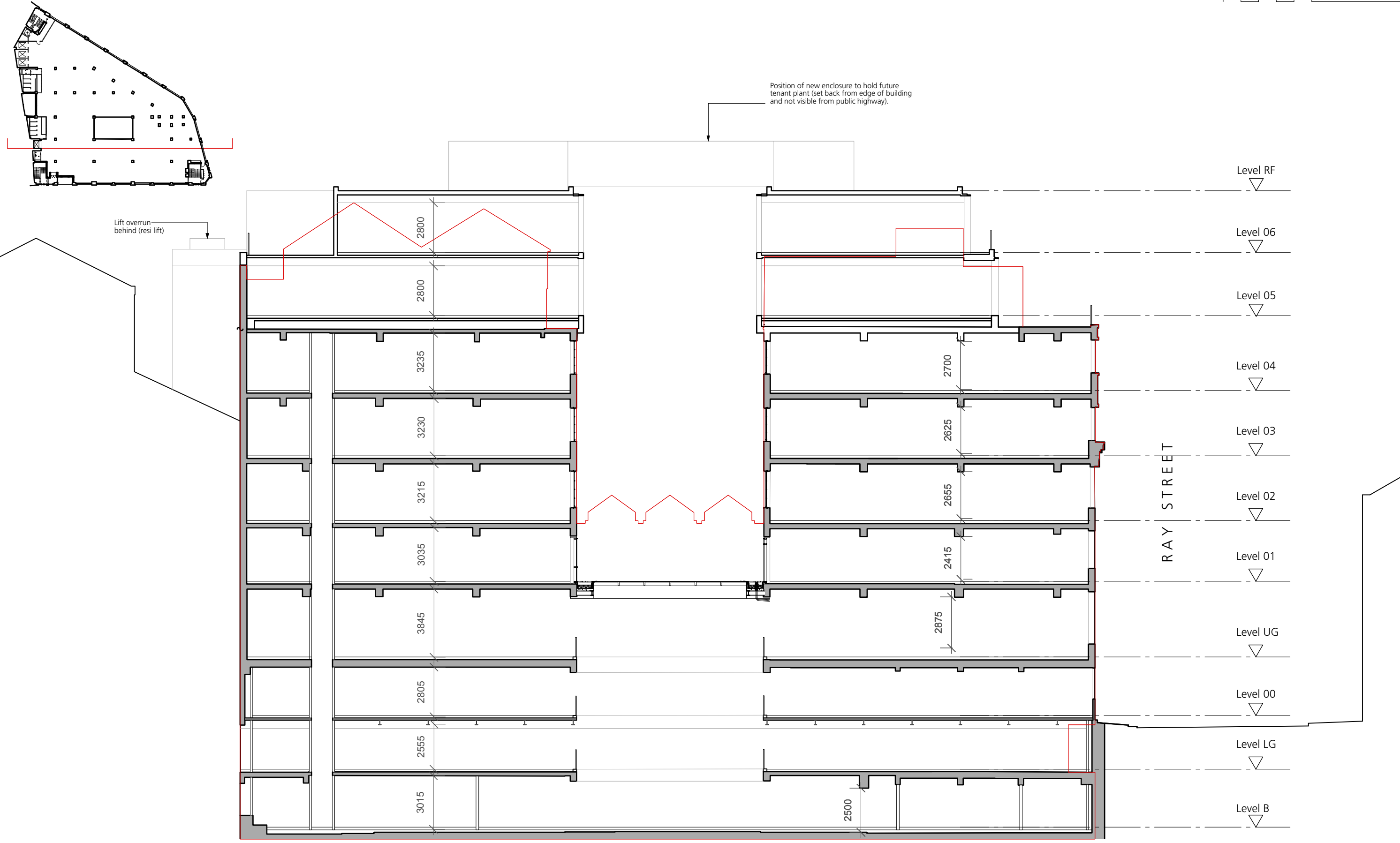
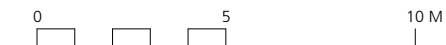
DRAWING NOTES: All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings. Size of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions. Size of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions. This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information. All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details. Any discrepancies between information shown on this drawing and any other contract information or manufacturer/suppliers recommendations is to be brought to the attention of the Architect. DO NOT SCALE FROM THIS DRAWING.	DRAWING NOTES: Approved Scheme, as Amended by 2015/3337/P	P2 Planning amendments 20.03.15	DRAWING Herbal Hill Elevation Proposed	Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7933 9913 F: 020 7933 9914
			SCALE 1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF 863_A-e-e-Building
			DATE 01.12.13	DRAWN BY OB
			DWG No. 860-PL-GE-02	REVISION P2
			DRAWING STATUS Planning	PROJECT Herbal House

- 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~~ Crittal style glazing to all Ground level windows in lieu of double glaze units
- 5 New crittal style glazing
- 6 New metal spandrels (height as existing)
- 7 New full height crittal style glazing with entrance door to main reception
- 8 Not used
- 9 New full height crittal style glazing with entrance door to Upper reception
- 10 New metal cladding with access door (to existing substation)
- 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 solid elements faced with patinated metal panel and ventilation perforations
- 15 New acoustic screen surrounding tenant plant on roof (set back from edge of building, not visible from public highway)
- 16 Lift overrun
- 17 New crittal style glazing to 4th floor mansard
- 18 Existing Portico (repaired and refurbished)
- 19 New external/solid timber door to Ray Street entrance
- 20 Not used
- 21 Line of proposed roof behind
- 22 Line of adjacent building behind
- 23 Concealed ventilation louvre
- 24 Boiler Flue - set back from Herbal Hill
- 25 Proposed ventilation grills set within crittal window panes
- 26 New cycle wheeling ramp, fitted to existing steps



1 Herbal Hill Elevation HERBAL HILL 2 Ray Street Elevation

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			SCALE 1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF 863_A-e-e-Building
			DATE 01.12.13	DRAWN BY OB
			DWG No. 860-PL-GE-02	REVISION P3
			DRAWING STATUS Planning	PROJECT Herbal House



No Change to Approved Drawing

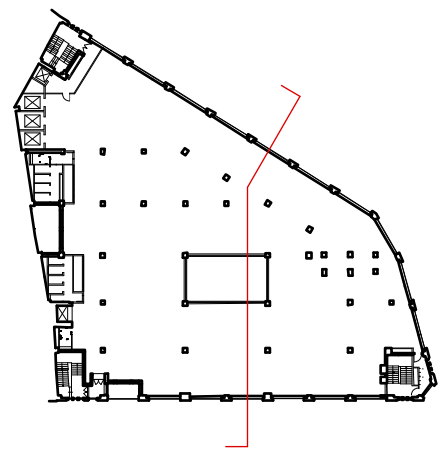
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DRAWING NOTES:
**Approved Scheme,
 as Amended by
 2015/3337/P**

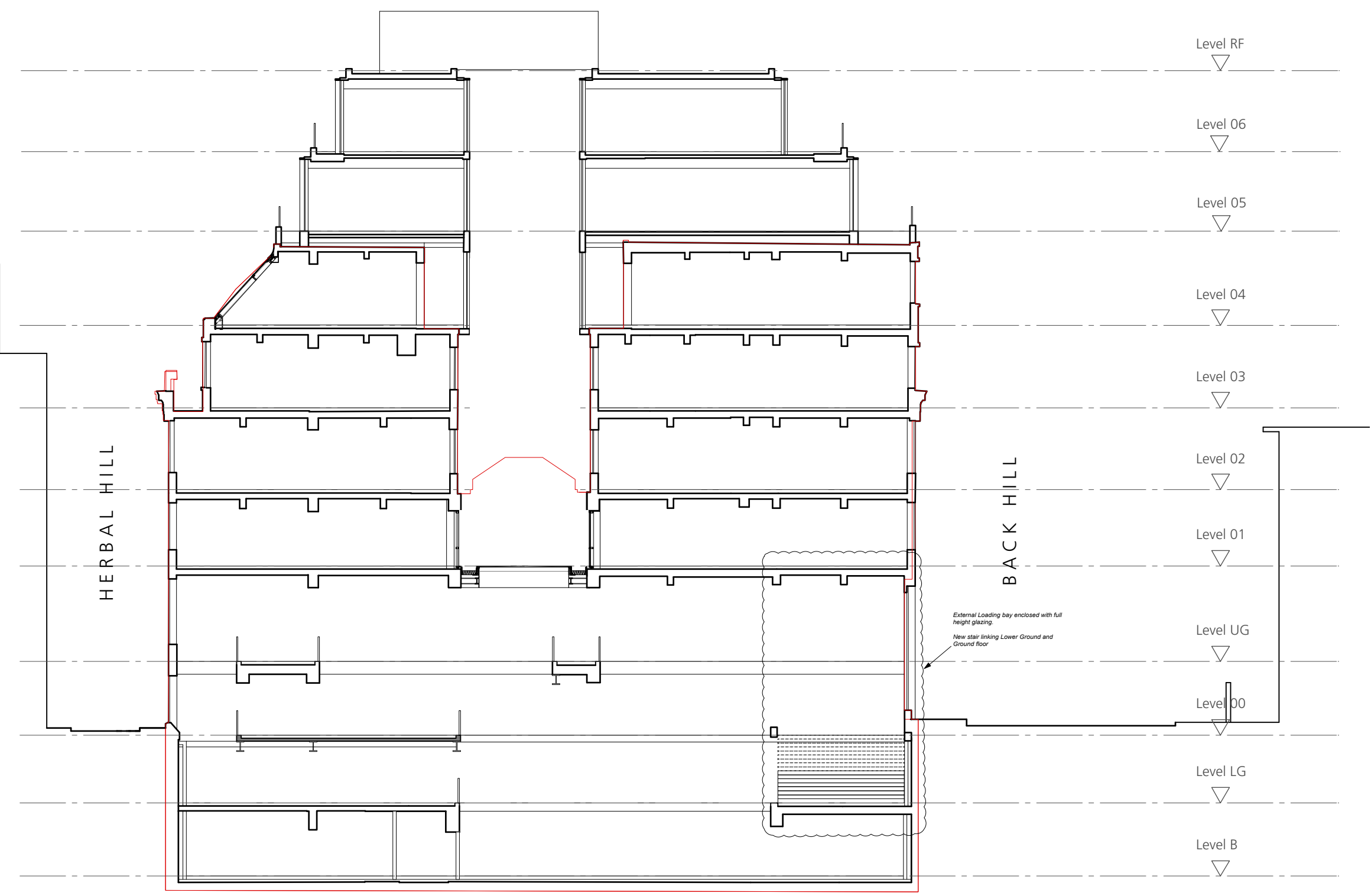
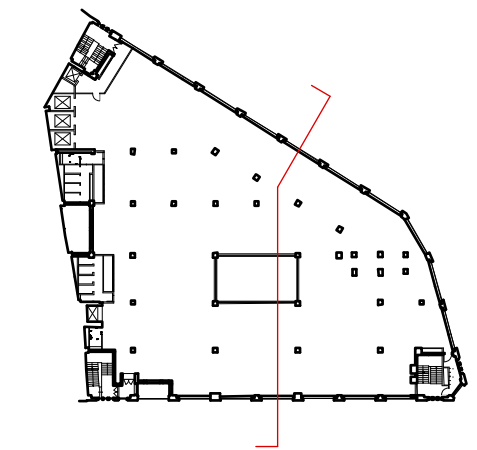
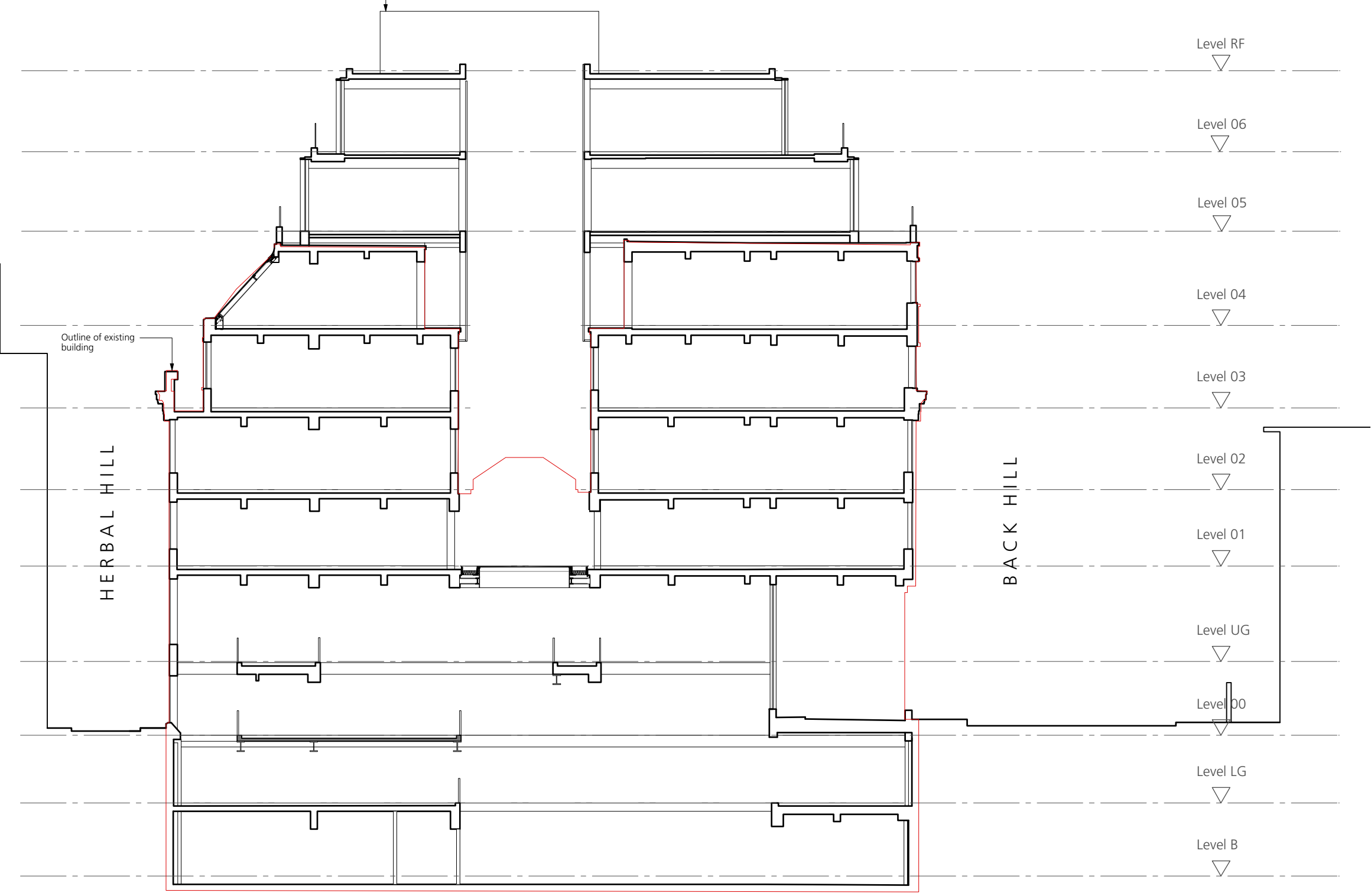
STATUS	REVISION	DATE
P2	Planning amendments	24.04.15

DRAWING Section AA Proposed		DRAWING FILE REF 863_A-s-AA-Building	
SCALE 1:100 @ A1 (1:200 @ A3)	DRAWN BY OB	REVISION P2	CLIENT Allied London
DATE 20.01.14	DRAWING STATUS Planning	PROJECT Herbal House	

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 36 Shoreditch High Street
 London E1 6JL T: 020 7933 9913 F: 020 7033 9914



Position of new enclosure to hold future tenant plant (set back from edge of building and not visible from public highway).



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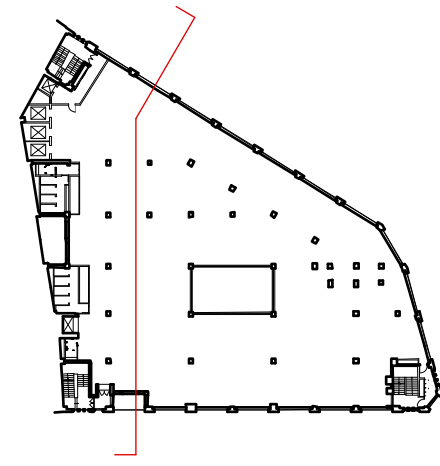
DRAWING NOTES:
**Approved Scheme,
 as Amended by
 2015/3337/P**

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

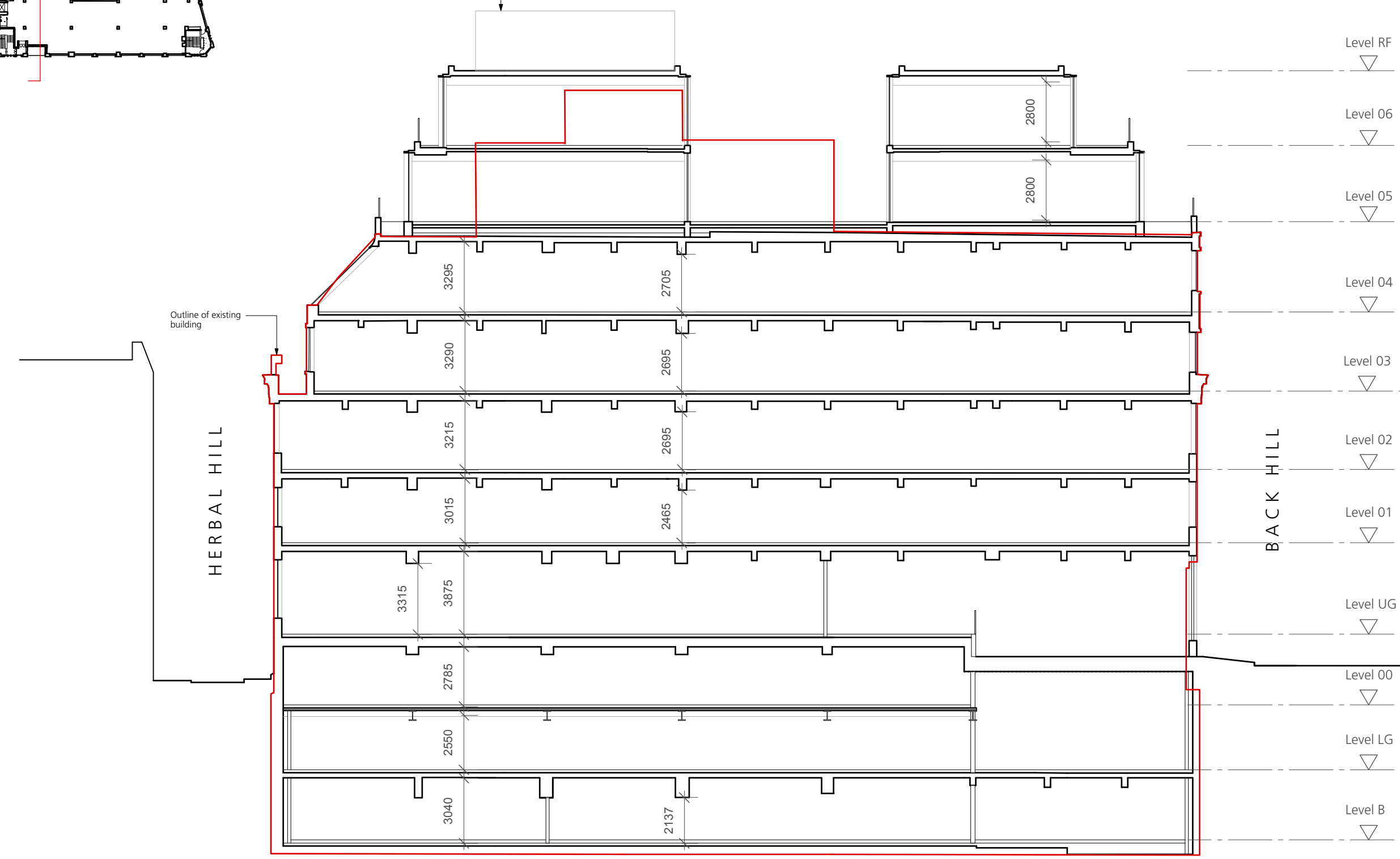
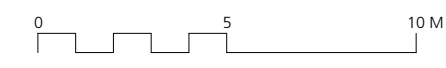
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DRAWING NOTES:
Amended Scheme

P3	Planning amendments - MMA	20.01.15	DRAWING		Section BB Proposed		Buckley Gray Yeoman Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914
			SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	863_A-x-S-BB-Building	
			DATE	20.01.14	DRAWN BY	OB	
			DWG No.	863-PL-GS-BB	REVISION	P3	
DRAWING STATUS			Planning	CLIENT	Allied London	PROJECT	Herbal House



Position of new enclosure to hold future tenant plant (set back from edge of building and not visible from public highway).



No Change to Approved Drawing

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DRAWING NOTES:
**Approved Scheme,
 as Amended by
 2015/3337/P**

STATUS	REVISION	DATE
P2	Planning amendments	24.04.15

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

2.0 HERBAL HOUSE
AREAS

3.0 HERBAL HOUSE AREAS

863 HERBAL HOUSE 09.10.15 Planning Response Area Schedule - MMA REVISION J PLANNING

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	595	595	1675	1675	1675	1780	1780	1780
Lower Ground	1530	1242	1235	1700	1540	1540	1765	1540	1540
Ground	581	935	935	716	1320	1316	840	1400	1452
Upper Ground	1339	668	668	1477	1305	1305	1628	1414	1414
First	1476	1419	1419	1677	1659	1659	1814	1754	1754
Second	1443	1410	1410	1605	1605	1605	1752	1750	1750
Third	1407	1355	1355	1605	1605	1605	1707	1705	1705
Fourth	1345	1300	1300	1505	1560	1560	1599	1630	1630
Fifth	N/A	890	890	420	1160	1160	574	1215	1215
Sixth	N/A	570	570	N/A	655	655	N/A	710	710
Total (sqm)	9121	10384	10377	12380	14084	14080	13459	14898	14950

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

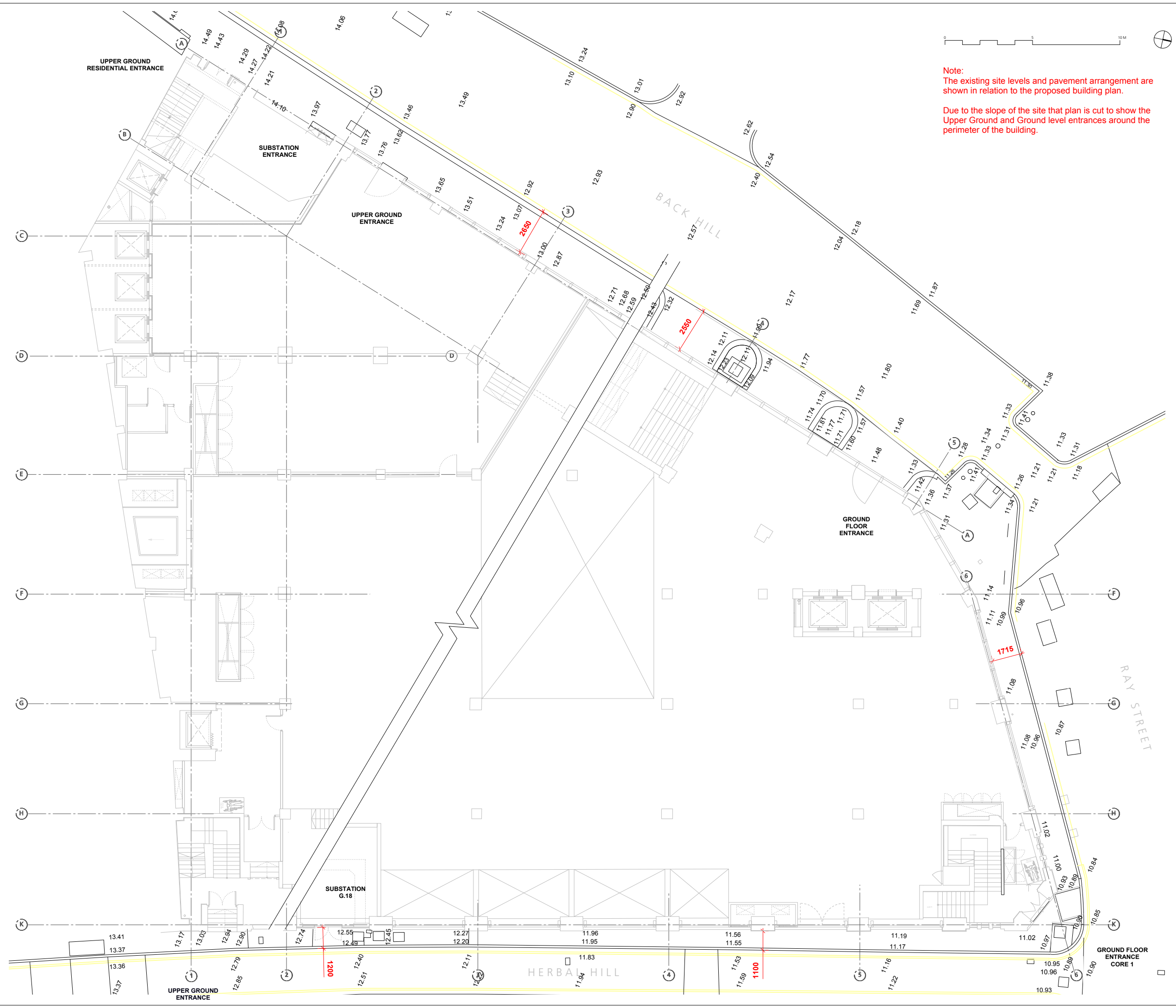
	GEA Approved (sqm)	GEA Amended (sqm)
Ground	N/A	N/A
Upper Ground	25	N/A
First	55	60
Second	55	60
Third	55	60
Fourth	55	60
Fifth	30	N/A
Total (sqm)	275	240

AREA BY USE CLASS

	GEA Approved (sqm)	GEA Amended (sqm)
Whole Building	14898	14950
Less Residential	960	960
B1 Office (or flexible B1)	13938	13990

	GIA Approved (sqm)	GIA Amended (sqm)
Whole Building	14084	14080
Less Residential	780	780
B1 Office (or flexible B1)	13304	13300

3.0 HERBAL HOUSE
HIGHWAYS PLANS



Note:
 The existing site levels and pavement arrangement are shown in relation to the proposed building plan.
 Due to the slope of the site that plan is cut to show the Upper Ground and Ground level entrances around the perimeter of the building.

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 NOTES:

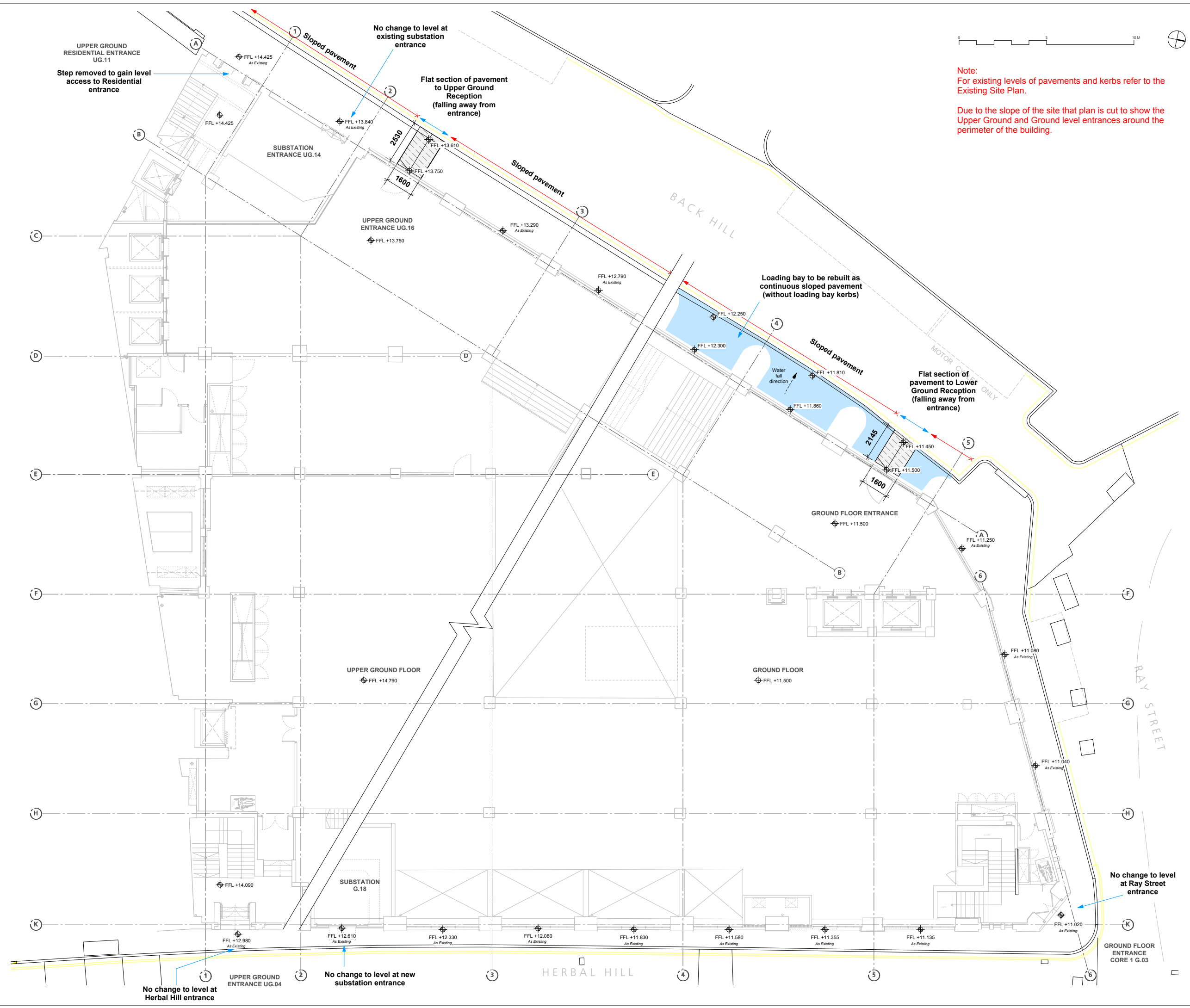
P1	Issued for Information	30.07.15
REVISION		DATE
Buckley Gray Yeoman		
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U T: 020 7033 9913 F: 020 7033 9914		
CLIENT	Allied London	
PROJECT	Herbal House	
DRAWING	Existing Site	
SCALE	1:100 @ A1 (1:200 @ A3)	
DATE	July 2015	DRAWN BY GC
DWG No:	863_GA-20	REVISION P1
DRAWING STATUS	FOR INFORMATION	

3.1 EXISTING SITE LEVELS HIGHWAYS PLANS

The plans 863-GA-20-P2 and 863-GA-21-P2 were issued to The London Borough of Camden on the 30.07.15 for the purpose of discharging the S106 Pre-commencement Condition.

The plans were approved and the Condition was discharged on the 27.08.15.

3.1 PROPOSED SITE LEVELS HIGHWAYS PLANS



Note:
For existing levels of pavements and kerbs refer to the Existing Site Plan.
Due to the slope of the site that plan is cut to show the Upper Ground and Ground level entrances around the perimeter of the building.

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NOTES:

Issued for information: Additional levels added	26.07.15
P1	26.07.15
REVISION	DATE
Buckley Gray Yeoman	
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6U T: 020 7333 9913 F: 020 7333 9914	
CLIENT	Allied London
PROJECT	Herbal House
DRAWING	Proposed Site
SCALE	1:100 @ A1 (1:200 @ A3)
DATE	July 2015
DWG No:	863_GA-21
DRAWING STATUS	FOR INFORMATION

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