

---

# APPENDIX 11.0

IN RELATION TO THE LEVELS CLAUSE IN THE SECTION 106.

---

Key

'Ground Floor' Level

Internally: finished floor level of 17.60m above ordnance datum

Externally: varies - 17.50 to 17.60m AOD allowing for drainage falls no greater than 1:40 and 'level' access to suit ADP-M at thresholds.

'Upper Ground' Level

Internally: finished floor level of 18.95m above ordnance datum

'Lower Ground' Level

Externally: finished floor level of 16.10m above ordnance datum with drainage falls at no greater than 1:40 and 'level' access to suit ADP-M at thresholds.

Internally: finished floor level to non-resi at 14.30m above ordnance datum level

New Pavement

Existing crossovers filled to extend existing pavement to same level. Approx AOD levels shown.

Entranceway

Fall in landscape from site level to existing back of pavement level at approx 1:27

Proposed Level

Proposed landscape level identifying approximate location and height above Ordnance Datum level.

Existing Level

Existing landscape level identifying approximate location and height above Ordnance Datum level as provided by independent dimensional survey company.

This drawing is prepared for the purposes of a planning application and to show design intent only. The information contained herein must not be used for costing, construction, engineering or any other purposes without agreement in writing from Waugh Thistleton Architects Ltd.

NOTES

REV	NOTES	DATE	CHK
A	General Revisions incorporating design changes	13/12/16	

**WAUGH  
THISTLETON  
ARCHITECTS**

77 LEONARD STREET LONDON EC2A 4QS  
+44 (0) 2076135727 WAUGHTHISTLETON.COM

STATUS	
Job	277A Gray's Inn Road
Title	Public Realm Plan Proposed Landscape / Entrance Levels
Date	December 2016
Scale	1:200/400 @ A1/A3
Drawn	JY

1\_529-A-PL-050

Key

'Public Realm'

Publicly accessible shared surface for cycles and pedestrians with vehicular access for servicing restricted by drop down ballards operated by on-site 24hr concierge.

UKPN will hold a key for maintenance access to substation.

Private Amenity

Open outdoor space at a half level lower than the public realm accessed exclusively through locked private residential demises. Where adjacent to public realm a balustrade is provided. There is no direct access from the public realm.

Private Residential Demise

Private homes with direct access from the public realm via a traditional lockable front door.

UKPN Access

Access to substation steps is regulated by a 2.4m high gate / fence with dual locking to allow key access by UKPN and the landlord only.

Residential Core

Access by electronic key fob for residents of specific core only. 24 hour concierge holds key for access for fire personnel + tradespersons by prior arrangement.

Residential Refuse Store

Access by electronic key fob for residents served by that store - may extend to more than one core / residential demise. Concierge is also a key holder to present refuse at the boundary for collection.

Concierge

24hr staffed concierge office with public access

B1 Office

Access by electronic key fob and / or lever lock and / or intercom system to tenant's specification. Access defined by tenant.

Removable Bollard

Moving bollard operated by on site 24hr concierge.

A

Lighting Column

B

Wall Lighting

Door Entry

Audio / Video door entry system to specific core, access granted by tennant.

CCTV

Closed circuit television camera to residential entrance cores.

This drawing is prepared for the purposes of a planning application and to show design intent only. The information contained herein must not be used for costing, construction, engineering or any other purposes without agreement in writing from Waugh Thistleton Architects Ltd.

NOTES

REV	NOTES	DATE	CHK
A	General Revisions	03/02/15	
B	General Revisions incorporating design changes	13/12/16	

**WAUGH  
THISTLETON  
ARCHITECTS**

77 LEONARD STREET LONDON EC2A 4QS  
+44 (0) 2076135727 WAUGHTHISTLETON.COM

STATUS	
Job	277A Gray's Inn Road
Title	Public Realm Plan
	Proposed Access Plan
Date	December 2016
Scale	1:200/400 @ A1/A3
Drawn	JY

PLANNING

1\_529-A-PL-051