



KEY

01 Access to Royal Mail Tunnels

02 Existing Royal Mail drums

03 Access to sub-basement

04 Existing beams at H/L

05 Entrance: Office

06 Reception/lobby: Offices

07 Reception/lobby: Cycle parking & facilities (Office & retail)

08 Cycle parking: Office/retail

09 Grey hatched area indicates retail dedicated cycle storage

10 Cycle store concierge

11 Disabled car parking: Office

12 Office space

13 Terrace: Office

14 Entrance: Retail

15 Retail

16 Entrance: Residential

17 Reception/lobby: Residential

18 Disabled car parking: Residential

19 Cycle parking: Residential

20 Residential

21 Wintergarden Residential

22 Residential ancillary uses

23 Lobby to residential terrace

24 Davits' store

25 Terrace: Residential

26 Entrance: Public terrace lobby

27 Public terrace lobby

28 Escape stair from public terrace

29 Lift to public terrace

30 Public terrace

31 Area designated for kiosk cart

32 BMU store

33 Entrance: Service yard

34 Entrance: UKPN / SSE premises

35 UKPN / SSE substations

36 Office accessible bay route and secondary escape from substation and residential core

37 Stair up to services gantry

38 Bins presentation area

39 Loading bay

40 Ancillary: Changing facilities / showers / lockers

41 Ancillary: Cyclists lift

42 Ancillary: Goods in

43 Ancillary: Lift lobby

44 Ancillary: Plant area

45 Ancillary: Riser

46 Ancillary: Service yard

47 Ancillary: Waste storage - Office

48 Ancillary: Waste storage - Residential

49 Ancillary: Waste storage - Retail

50 Ancillary: WCs

51 Ancillary: Estate management facilities

52 Ancillary: Store and optional showers

53 Ancillary: Plant

54 Proposed pedestrian gate

55 Proposed vehicle gate

56 Lift pit from floor above

57 Lift overrun

58 Green roof

59 Extent of opening along party wall

60 Point of control between public and private terrace

61 Balustrade

62 Platform lift

63 Privacy screen

64 BMU track

65 Soft Spot

66 Fuel inlet

67 Cycle stands

68 Area of reduced headroom, c1700mm

69 Tenant dedicated ancillary use

GA Revision to NIA (sqm)

Revision date: 20.03.17 to 21.07.17

Areas rounded up or down to 0.5 sqm

Internal layouts are indicative only

Landscape indicative only

Plant indicative only

REV	DATE	DESCRIPTION
P01	300514	PLANNING DRAFT
P02	030714	PLANNING DRAFT
P03	260814	PLANNING SUBMISSION
P04	051214	PLANNING AMENDMENT
P05	260115	PLANNING AMENDMENT
P06	080116	NMA 01
P07	080416	NMA 02
P08	281016	NMA 04
P09	050517	NMA 05
P10	291117	NMA 06

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20 m

CONSULTANTS

CLIENT:

21-31 New Oxford Street Development Ltd.

CONTRACTOR:

Laing O'Rourke

PROJECT MANAGER:

Gardiner & Theobald

STRUCTURAL ENGINEER:

Arup Structures

MECHANICAL ENGINEER:

Arup M&E

ACOUSTIC CONSULTANT:

Arup Acoustics

CLADDING CONSULTANT:

Arup Facades

COST CONSULTANT:

Arcadis

LANDSCAPE ARCHITECT:

Gillespies

NOTE

1. Do not scale from this drawing.

2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.

Report all drawing errors, omissions and discrepancies to the architect.

3. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information.

4. AHMM Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.

5. Landscape shown is indicative only. Please refer to Landscape Consultant's report for details.

LOCATION

New Oxford Street

Museum Street

High Holborn

ALFORD HALL MONAGHAN MORRIS

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job title

The Post Building

drawing title / location

Level 00 Floor - Proposed

drawn by	checked	scale	status
SR	MM	1 : 200 @ A1	PLANNING

project	drawing no.	revision
12141	PL_(00)_202	P10