

#### Communal external space

Accessible shared surface for cycles, pedestrians and vehicular access for servicing, restricted by steel gates operated by electric release button activated by residents and concierge.

#### Private Amenity

Open outdoor space at a half level lower than the common external space, accessed exclusively through locked private residential demises. Where adjacent to communal area a balustrade is provided.



#### Private Residential Demise

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



## Private Residential Flat

Private homes with access via a secure communal core from the public realm. Secured via a lockable front door and residential core measured detailed elsewhere.

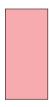


## UKPN Access

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

### Concierge

Daily hours staffed concierge office with public access.



## **Residential** Core

Access by electronic key fob for residents of that core, property management also holds key for access by fire personnel or trade persons by previous arrangement.



#### Residential Refuse Store

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



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



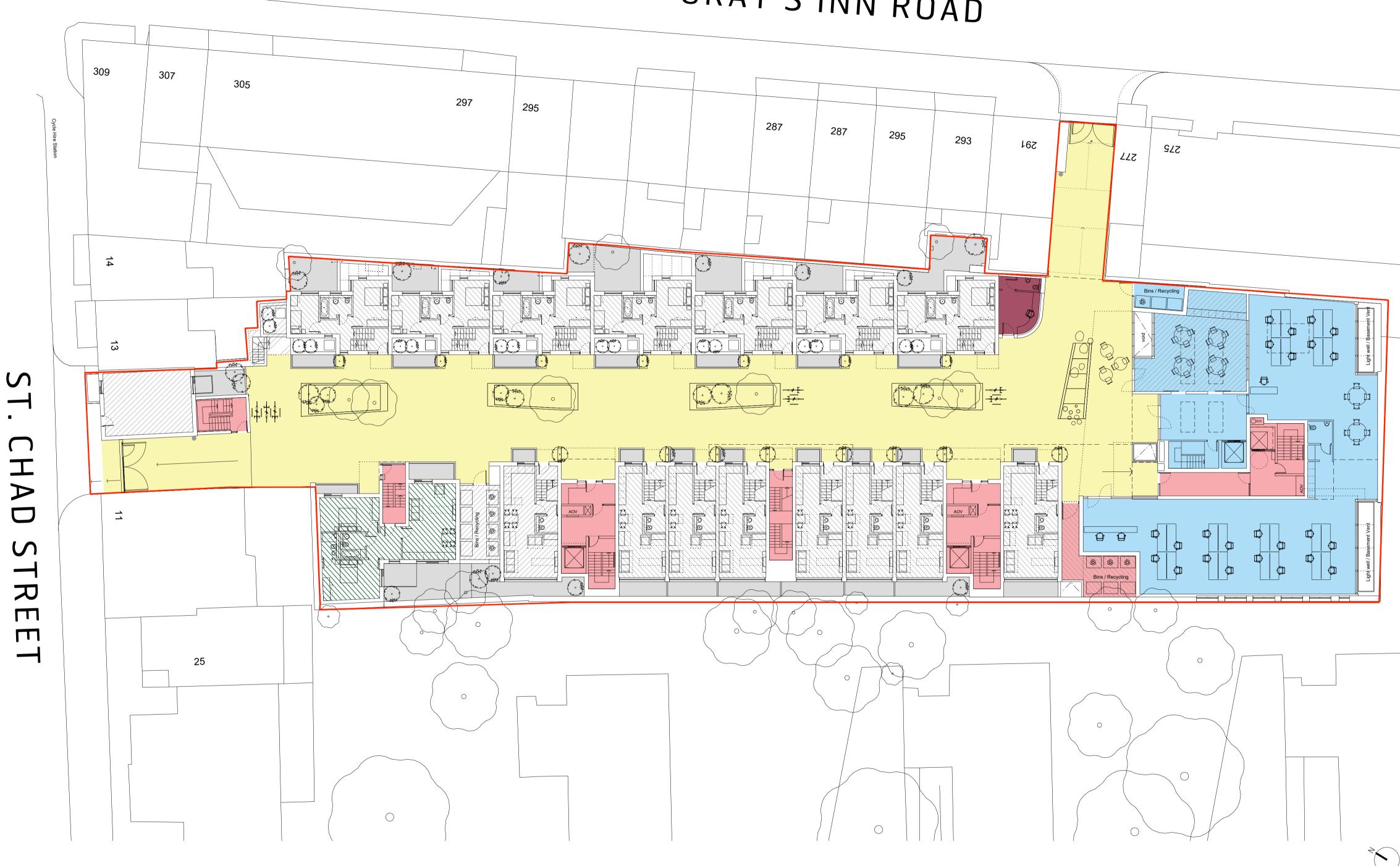
# 🖊 A3 Cafe'

Access open to public during operating hours defined by tenant / planning consent. Locking arrangements across B1 office to be defined by agreement between tenants.



Pedestrian / Vehicular Gates

Site Boundary



0 2 4 6 8 10m

Note:

⊓10m

GRAY'S INN ROAD

REV. AMENDMENT BY: DATE Amendments on the public real now VN 12.11.19

Communal external space

**Brooks Murray Architects** The Arts Building, Morris Place, N4 3JG



Avon Group JOB:

Hand Axe Yard London WC1X 8QF DRAWING TITLE: Proposed Access Plan

scale: 1:200@A1 / 1:40	0@A3	
DATE: October 2019		
status: PLANNING		
DRAWING NUMBER: 1244.03 - 100	rev: A	issued by: VN

DRAWING CODE XXXX-BMA-XX-XX-DR-A-XXXXXX-00