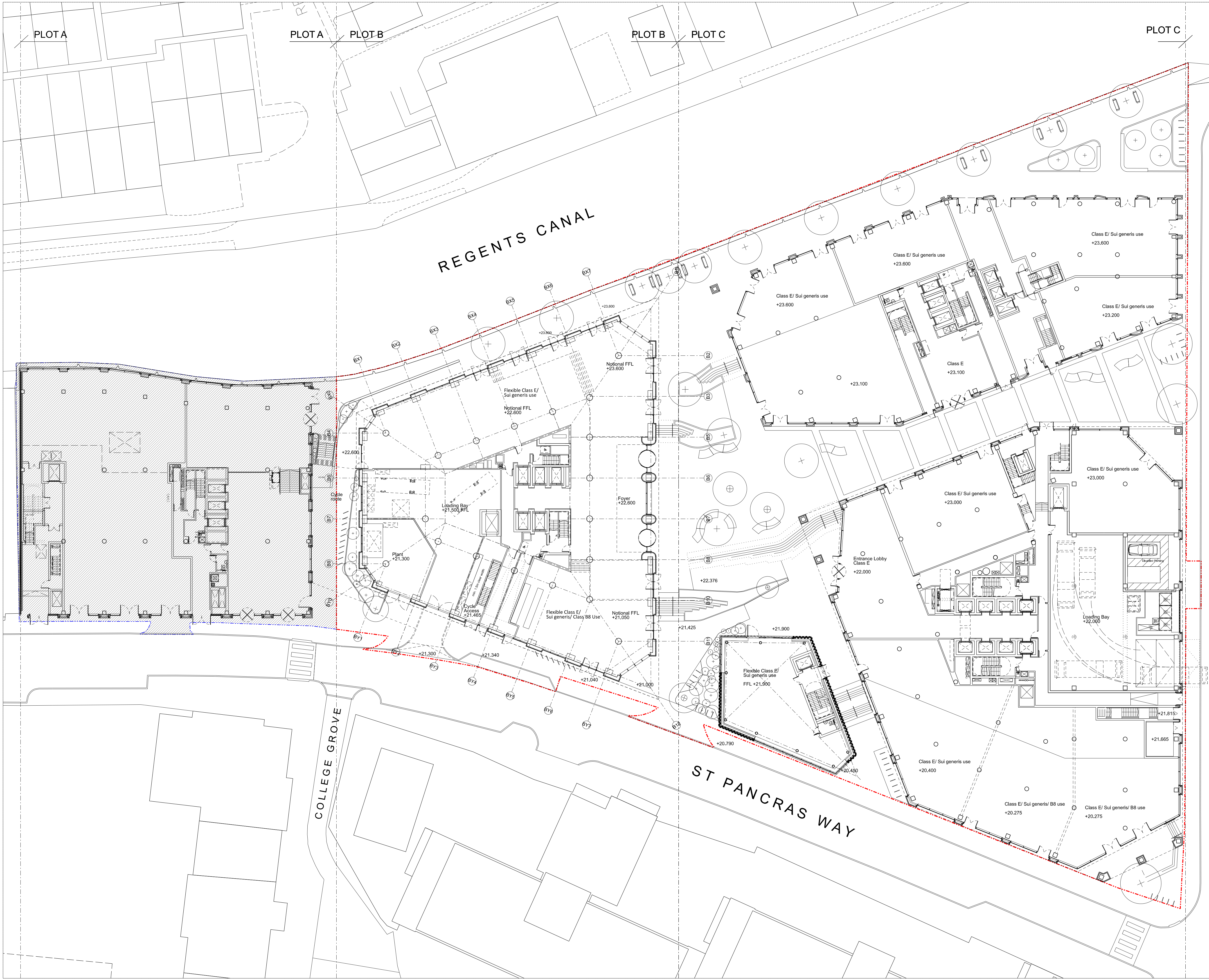




Revisions		By	Chk
\ 170130	Stage 2 GA Issue	JS	DK
A 170221	Stage 2 GA Issue	RM	DK
Plot A & C Grids Revised: Plot A & C1 core locations amended; general			
B 170322	Stage 2 GA Issue - Design Freeze	RM	DK
C 170428	Issued for Information	JS	DK
D 170526	Issued for Planning	AD	DK
E 170601	Issued for Planning	JS	DK
F 170714	Issued for Planning	AD	DK
G 170721	Use classes added	AD	DK
H 170810	Final comments from DP9 & Reef	AD	DK
J 180223	Issued for Planning	JS	SE
K 180614	Issued for Planning	DK	SE
L 190530	Draft Issue for Planning	ED	AB
M 201218	Draft Issue for Planning	MS	IW
N 210125	Issued for Planning	MS	IW
P 210513	Issued for Planning	IW	DK
Q 210730	Revised Issue for Planning	IW	DK

Notes

--- Application Boundary

Refer to Landscape Architect's drawings and report for full landscaping information



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennett's Associates' electronic information issue disclaimer - www.bennettsassociates.com/informationaldisclaimer/

Project 1603

The Ugly Brown Building

Reef Estates

Drawing Title

Proposed

Level 00 Ground Floor Plan

Drawing Number	Revision/Suitability
1603_P_100	Q

Scale @ A3	Scale @A1	Revision Date
1:500	1:250	210730
		YY MM DD

Revisions	By	Chk
\ 170601 Issued for Planning	JS	DK
A 170714 Issued for Planning	JS	DK
B 170810 Final comments from DP9 & Reef issued for Planning	AD	DK
C 180308 Issued for Planning	JS	SE
D 210730 Revised Issue for Planning	IW	DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- 1 bed
- 2 bed

PRIVATE

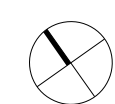
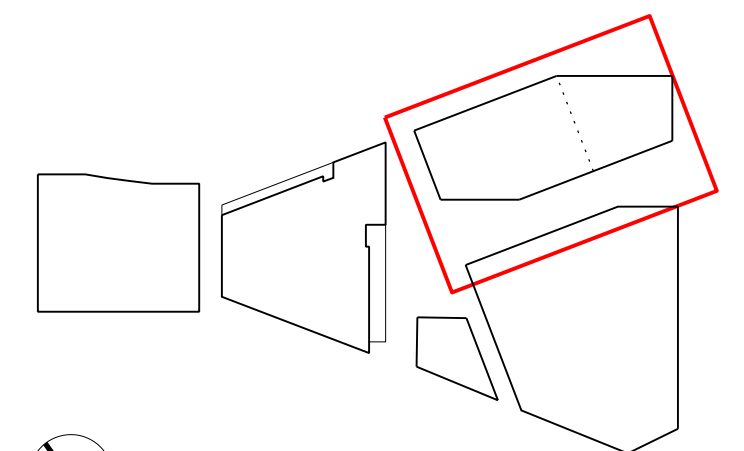
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015 Wheelchair Accessible & Adaptable Dwellings except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project Project No. 1603

The Ugly Brown Building Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Level 00 Ground Floor

Drawing Number
1603_P_130

Revision/Suitability
D

Scale @ A3
1:250

Scale @A1
1:125

Revision Date
210730
YY MM DD

REGENTS CANAL

SQUARE

GRANARY STREET





Revisions		By	Chk
\	170601	Issued for Planning	JS DK
A	170714	Issued for Planning	JS DK
B	170810	Final comments from DP9 & Reef	AD DK
C	180308	Issued for Planning	JS SE
D	210513	Issued for Planning	IW DK
E	210730	Revised issue for Planning	IW DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- Studio
- 1 bed
- 2 bed

PRIVATE

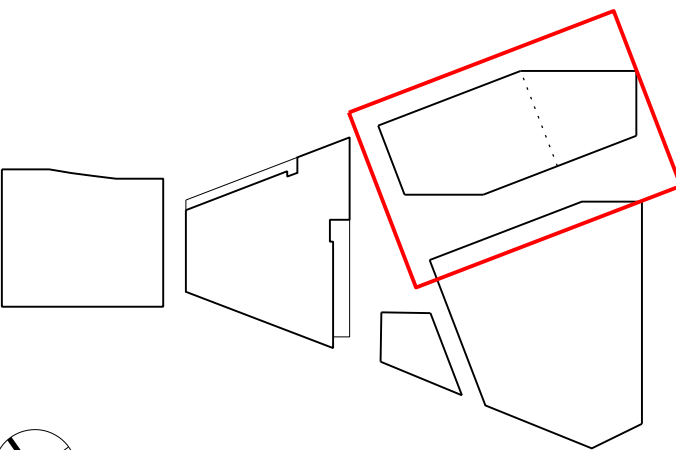
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015
Wheelchair Accessible & Adaptable Dwellings
except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project Project No. 1603

The Ugly Brown Building Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 01

Drawing Number
1603_P_131

Revision/Suitability
E

Scale @ A3
1:250

Scale @ A1
1:125

Revision Date
210730
YY MM DD





Revisions		By	Chk
\ 170601	Issued for Planning	JS	DK
A 170714	Issued for Planning	JS	DK
B 170810	Final comments from DP9 & Reef	AD	DK
C 180308	Issued for Planning	JS	SE
D 210513	Issued for Planning	IW	DK
E 210730	Revised issue for Planning	IW	DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- Studio
- 1 bed
- 2 bed

PRIVATE

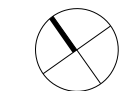
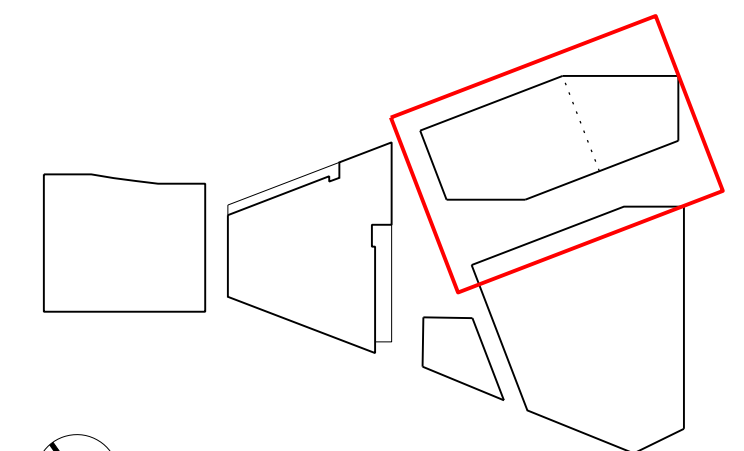
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015
Wheelchair Accessible & Adaptable Dwellings
except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project Project No. 1603

The Ugly Brown Building Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 02-03

Drawing Number
1603_P_132

Revision/Suitability
E

Scale @ A3
1:250

Scale @A1
1:125

Revision Date
210730
YY MM DD

Revisions	By	Chk
\ 170601 Issued for Planning	JS	DK
A 170714 Issued for Planning	JS	DK
B 170810 Final comments from DP9 & Reef	AD	DK
C 180308 Issued for Planning	JS	SE
D 210730 Revised Issue for Planning	IW	DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- 1 bed
- 2 bed

PRIVATE

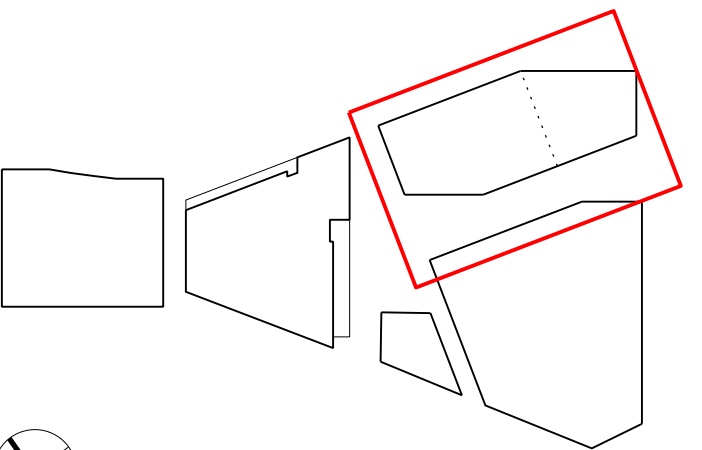
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015
Wheelchair Accessible & Adaptable Dwellings
except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/information/disclaimer/

Project Project No. 1603

The Ugly Brown Building Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 04

Drawing Number
1603_P_134

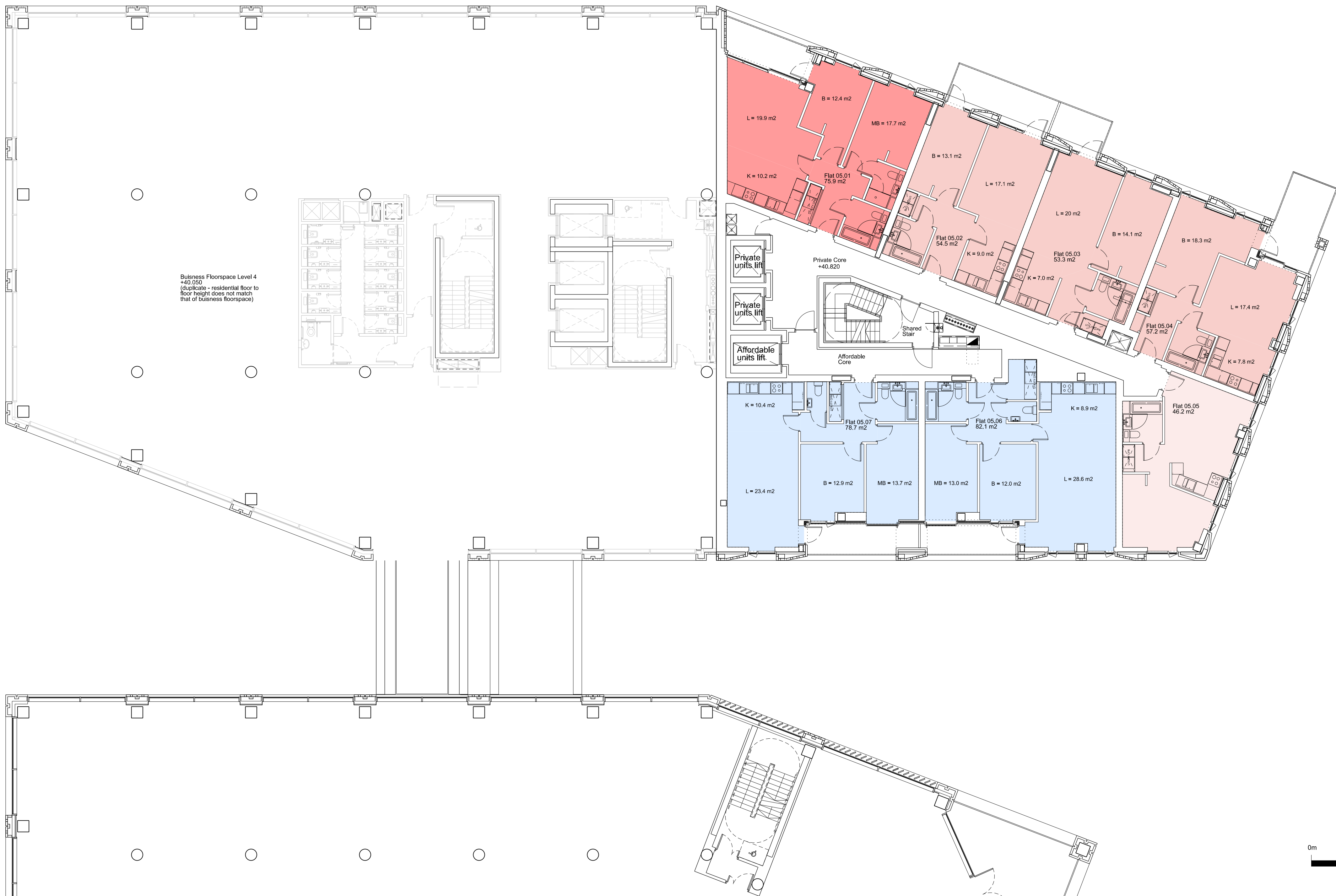
Revision/Suitability
D

Scale @ A3
1:250

Scale @A1
1:125

Revision Date
210730
YY MM DD





Business Floorspace Level 4
+40.050
(duplicate - residential floor to
floor height does not match
that of business floorspace)

Revisions		By	Chk
A	170601 Issued for Planning	JS	DK
B	170714 Issued for Planning	JS	DK
C	170810 Final comments from DP9 & Reef	AD	DK
D	180308 Issued for Planning	JS	SE
E	210730 Revised issue for Planning	IW	DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- 1 bed
- 2 bed

PRIVATE

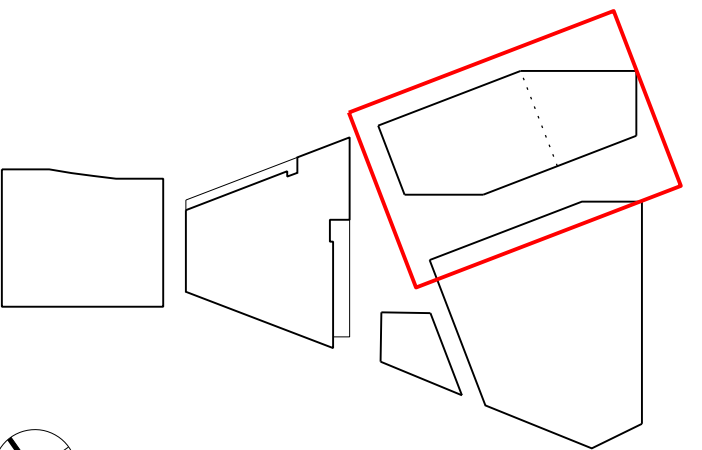
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015
Wheelchair Accessible & Adaptable Dwellings
except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project Project No. 1603

The Ugly Brown Building Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 05

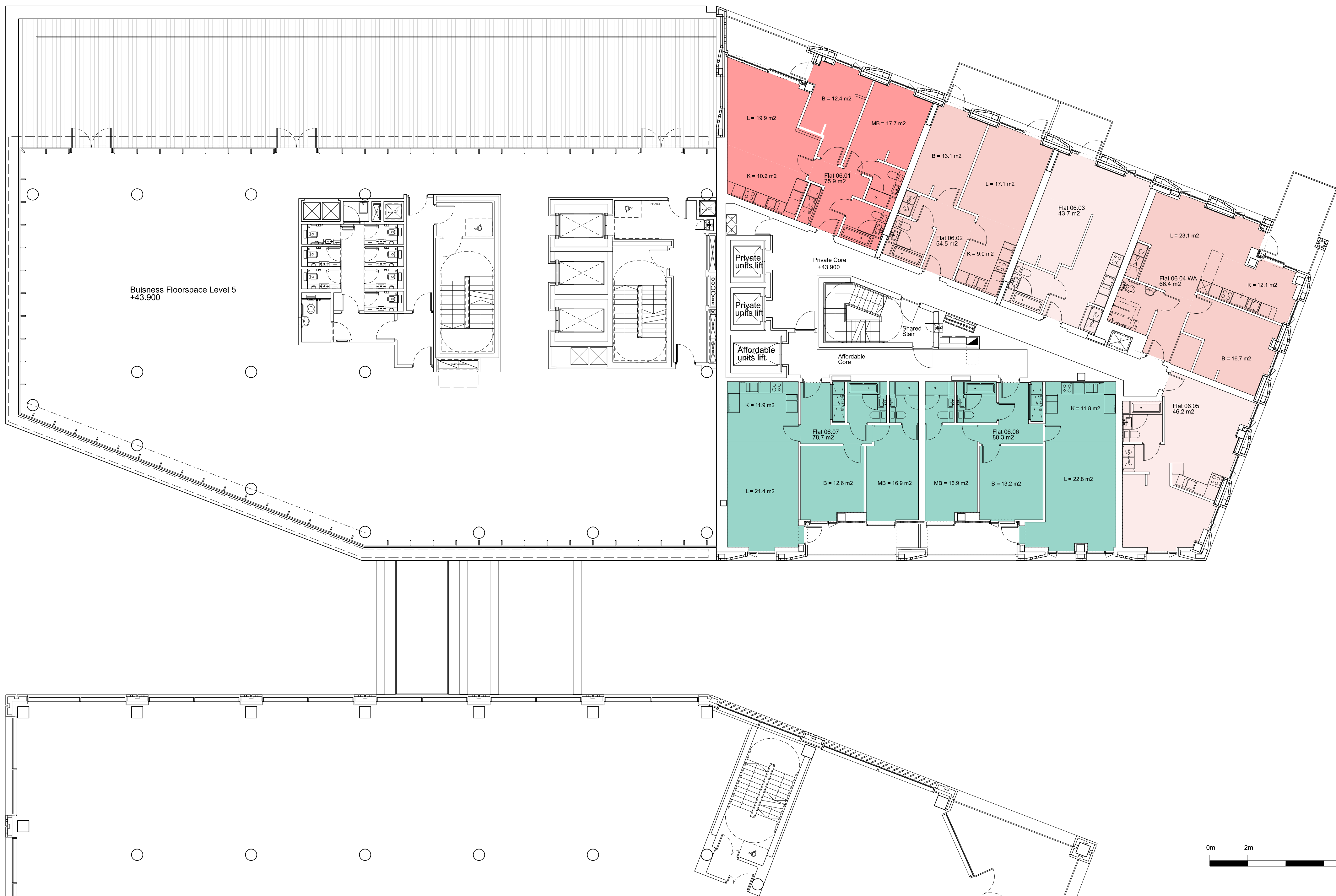
Drawing Number
1603_P_135

Revision/Suitability
D

Scale @ A3
1:250

Scale @A1
1:125

Revision Date
210730
YY MM DD



Revisions	By	Chk
\ 170601 Issued for Planning	JS	DK
A 170714 Issued for Planning	JS	DK
B 170810 Final comments from DP9 & Reef	AD	DK
C 180308 Issued for Planning	JS	SE
D 210730 Revised Issue for Planning	IW	DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- 1 bed
- 2 bed

PRIVATE

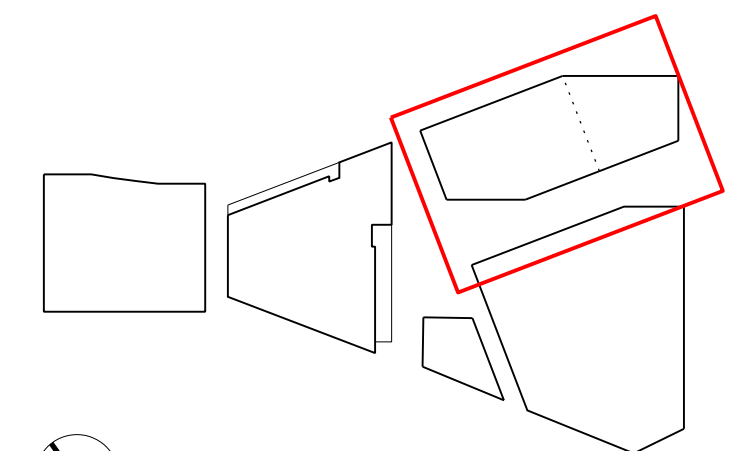
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015
Wheelchair Accessible & Adaptable Dwellings
except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project 1603
The Ugly Brown Building
Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 06

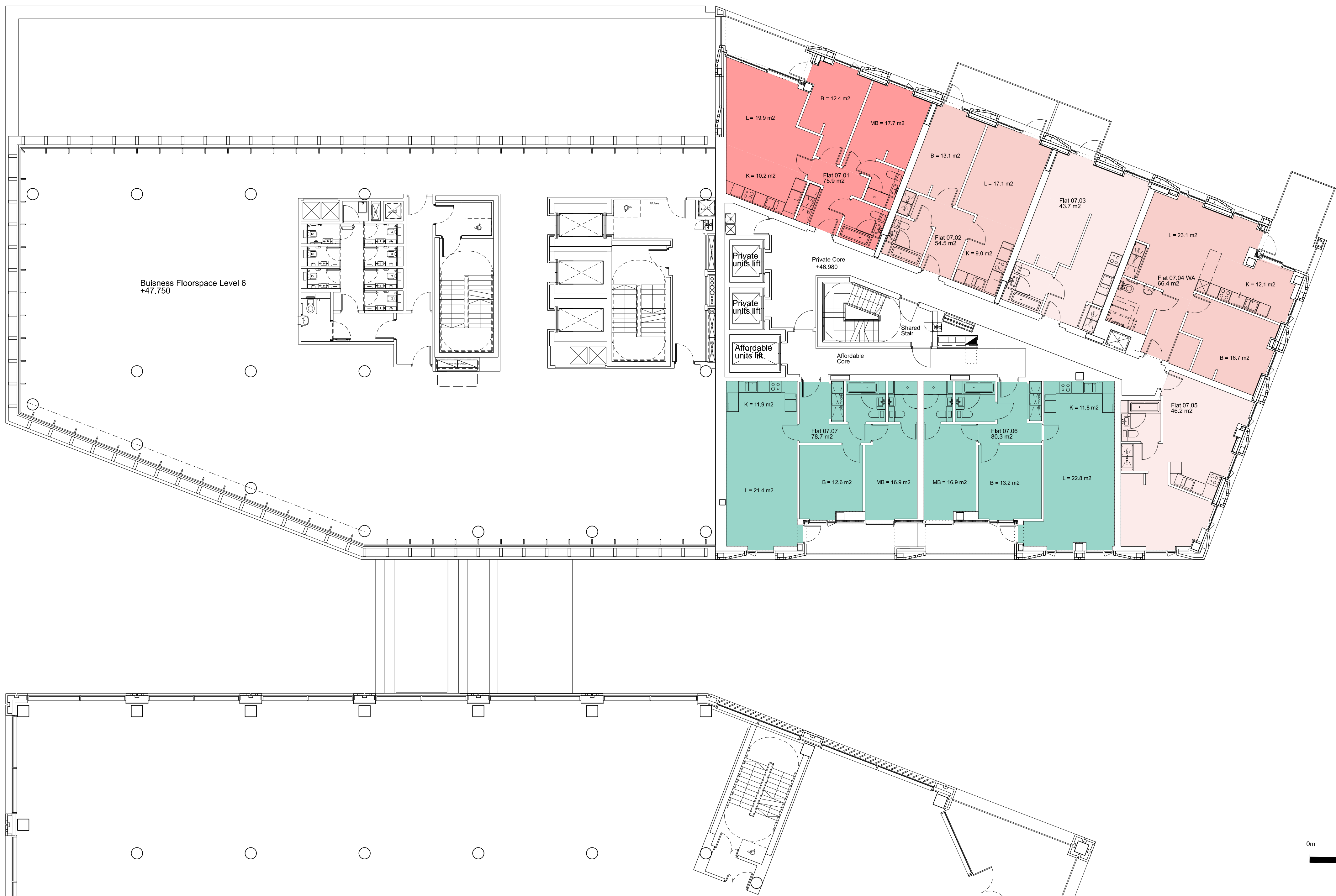
Drawing Number
1603_P_136

Revision/Suitability
D

Scale @ A3
1:250

Scale @ A1
1:125

Revision Date
210730
YY MM DD



Revisions		By	Chk
A	170601 Issued for Planning	JJS	DK
B	170714 Issued for Planning	JS	DK
C	170810 Final comments from DP9 & Reef issued for Planning	AD	DK
D	180308 Issued for Planning	JS	SE
E	180328 Issued for Planning	JS	DK
F	210730 Revised issue for Planning	WJ	DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- 1 bed
- 2 bed

PRIVATE

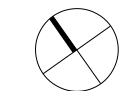
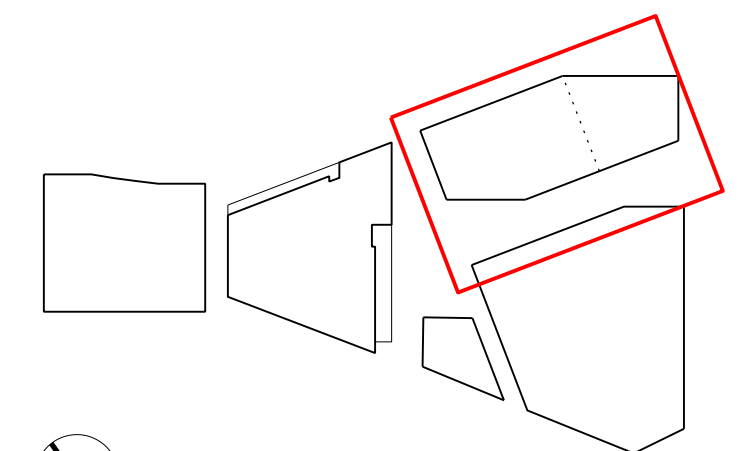
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015 Wheelchair Accessible & Adaptable Dwellings except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project 1603 Project No. 1603

The Ugly Brown Building Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 07

Drawing Number
1603_P_137

Revision/Suitability
E

Scale @ A3
1:250

Scale @A1
1:125

Revision Date
210730
YY MM DD



Revisions		By	Chk
\ 170601	Issued for Planning	JS	DK
A 170714	Issued for Planning	JS	DK
B 170810	Final comments from DP9 & Reef	AD	DK
C 180308	Issued for Planning	JS	SE
D 210730	Revised issue for Planning	IW	DK

Notes

AFFORDABLE - SOCIAL

- 2 bed
- 3 bed

AFFORDABLE - INTERMEDIATE

- 1 bed
- 2 bed

PRIVATE

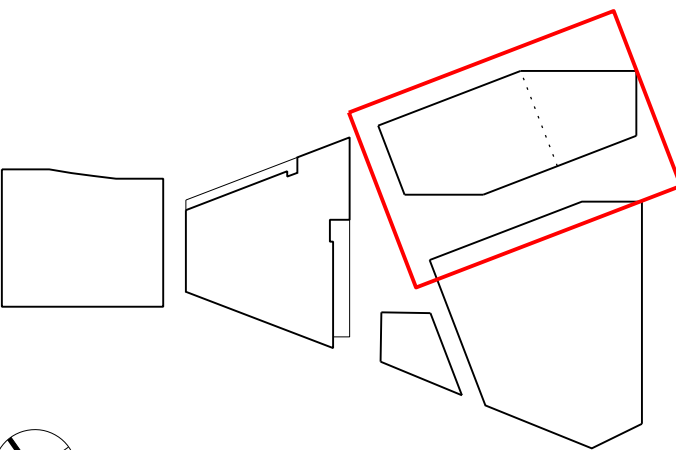
- Studio
- 1 bed
- 2 bed

ANNOTATIONS

- L Living Room
- K Kitchen
- MB Master Bedroom
- B Bedroom

All units designed to AD Part M Vol1, M4(2) 2015
Wheelchair Accessible & Adaptable Dwellings
except where noted:

- WU AD Part M4(3) Wheelchair User Accessible Dwelling
- WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/information/disclaimer/

Project Project No. 1603

The Ugly Brown Building Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 08

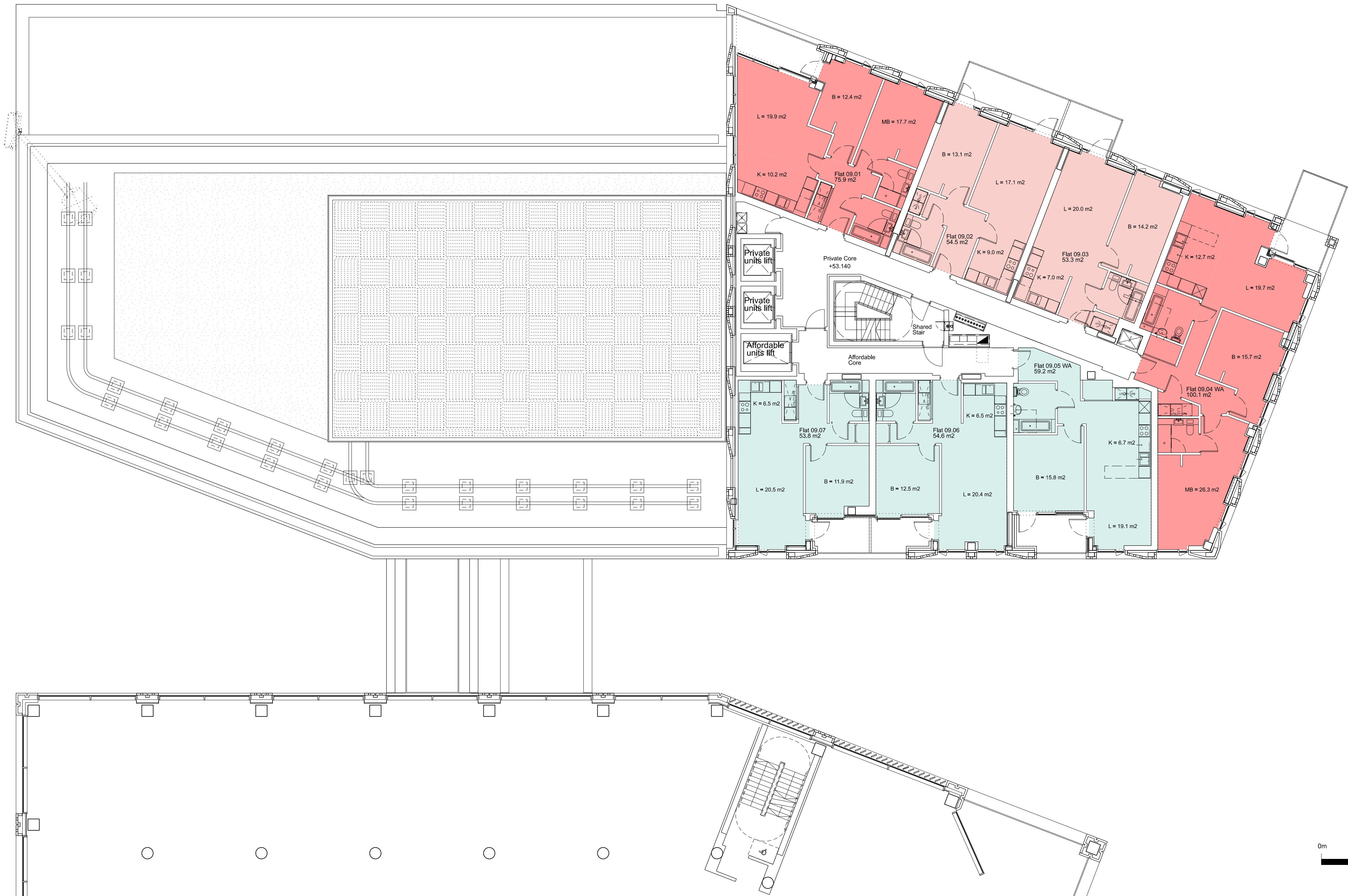
Drawing Number
1603_P_138

Revision/Suitability
D

Scale @ A3
1:250

Scale @A1
1:125

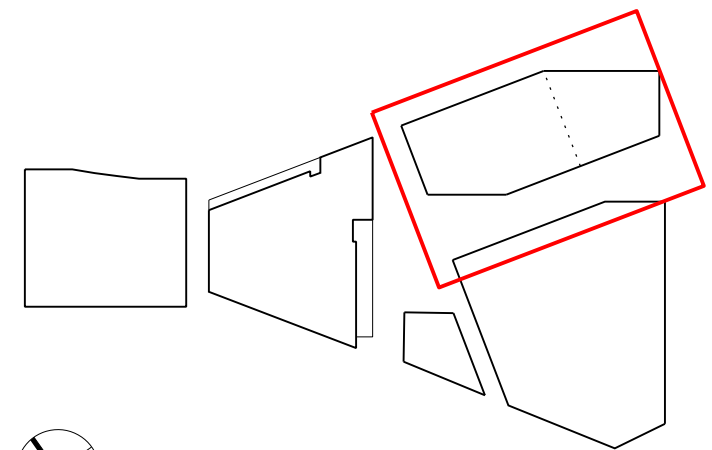
Revision Date
210730
YY MM DD



Revisions		By	Chk
\	170601	Issued for Planning	JJS
A	170714	Issued for Planning	DK
B	180308	Issued for Planning	DK
C	180328	Issued for Planning	SE
D	210730	Revised Issue for Planning	DK

Notes

- AFFORDABLE - SOCIAL**
- 2 bed
 - 3 bed
- AFFORDABLE - INTERMEDIATE**
- 1 bed
 - 2 bed
- PRIVATE**
- Studio
 - 1 bed
 - 2 bed
- ANNOTATIONS**
- L Living Room
 - K Kitchen
 - MB Master Bedroom
 - B Bedroom
- All units designed to AD Part M Vol1, M4(2) 2015 Wheelchair Accessible & Adaptable Dwellings except where noted:
- WU AD Part M4(3) Wheelchair User Accessible Dwelling
 - WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennett's Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project 1603

The Ugly Brown Building

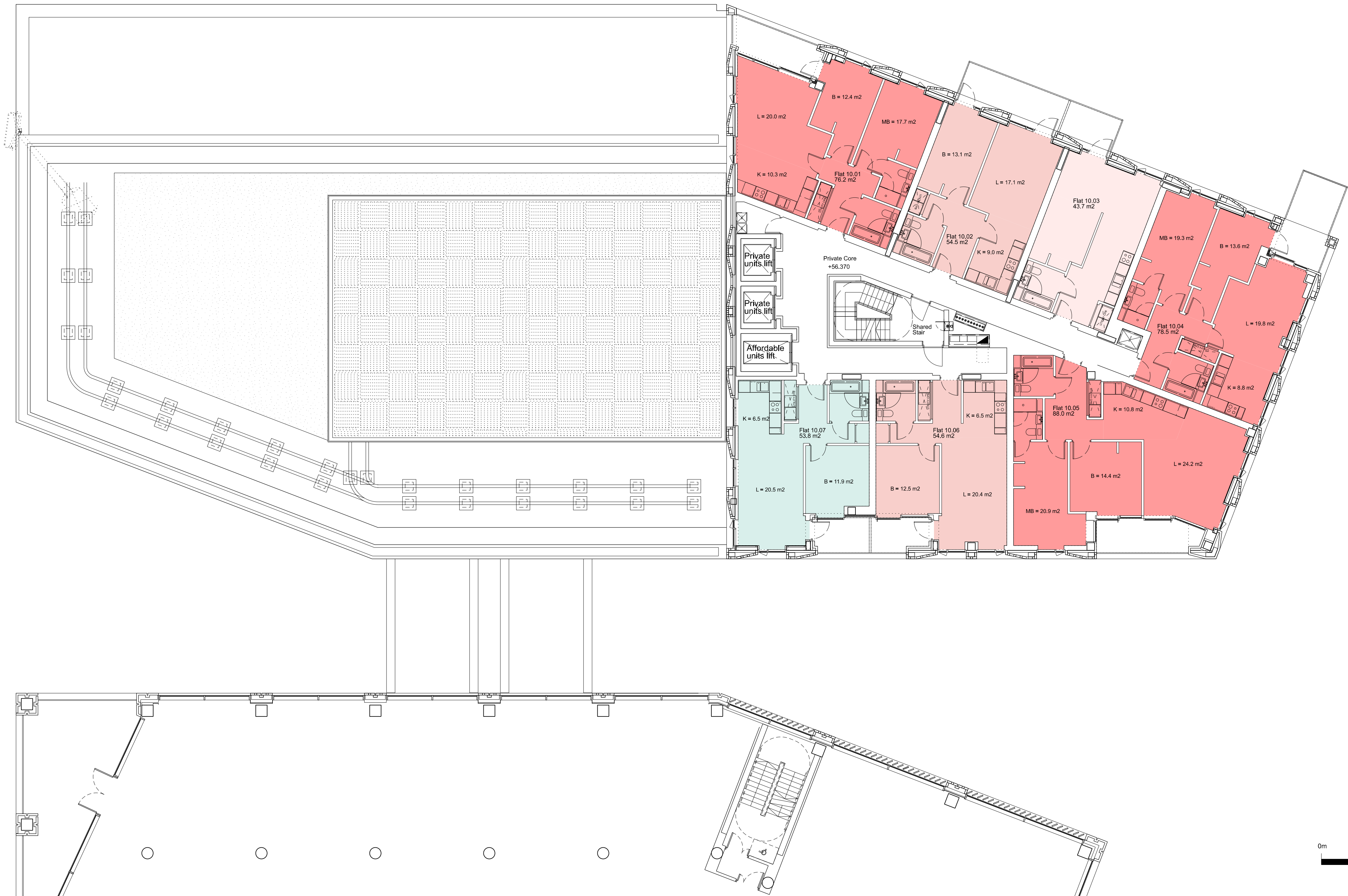
Reef Estates

Drawing Title

Proposed Residential Tenure Plan

Residential Level 09

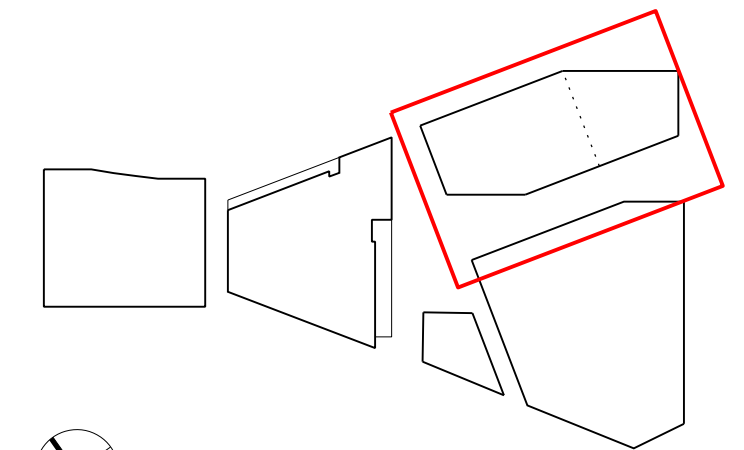
Drawing Number	Revision/Suitability
1603_P_139	D
Scale @ A3	Revision Date
1:250	210730
Scale @ A1	YY MM DD
1:125	



Revisions			By	Chk
\	170601	Issued for Planning	JJS	DK
A	170714	Issued for Planning	DK	SE
B	180308	Issued for Planning	DK	DK
C	180328	Issued for Planning	DK	DK
D	210730	Revised Issue for Planning	IW	DK

Notes

- AFFORDABLE - SOCIAL**
- 2 bed
 - 3 bed
- AFFORDABLE - INTERMEDIATE**
- 1 bed
 - 2 bed
- PRIVATE**
- Studio
 - 1 bed
 - 2 bed
- ANNOTATIONS**
- L Living Room
 - K Kitchen
 - MB Master Bedroom
 - B Bedroom
- All units designed to AD Part M Vol1, M4(2) 2015 Wheelchair Accessible & Adaptable Dwellings except where noted:
- WU AD Part M4(3) Wheelchair User Accessible Dwelling
 - WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com

For Bennett's Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

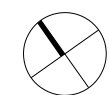
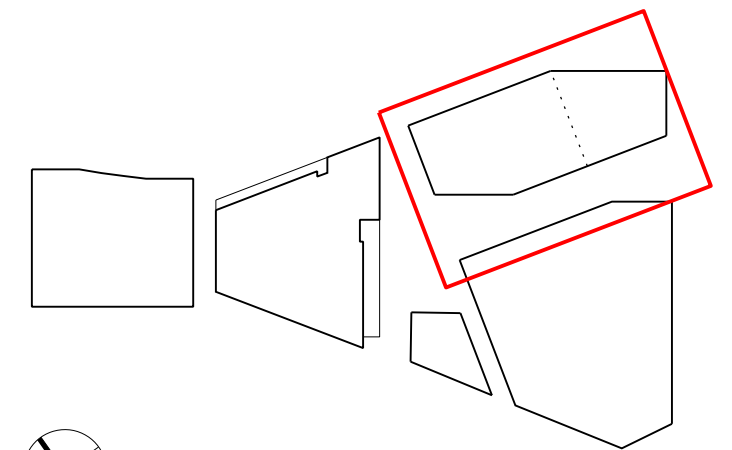
Project 1603
The Ugly Brown Building
Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 10

Drawing Number	Revision/Suitability
1603_P_140	D
Scale @ A3 1:250	Revision Date 210730 YY MM DD
Scale @ A1 1:125	

Notes

- AFFORDABLE - SOCIAL
- 2 bed
 - 3 bed
- AFFORDABLE - INTERMEDIATE
- 1 bed
 - 2 bed
- PRIVATE
- Studio
 - 1 bed
 - 2 bed
- ANNOTATIONS
- L Living Room
K Kitchen
MB Master Bedroom
B Bedroom
- All units designed to AD Part M Vol1, M4(2) 2015
Wheelchair Accessible & Adaptable Dwellings
except where noted:
- WU AD Part M4(3) Wheelchair User Accessible Dwelling
WA AD Part M4(3) Wheelchair Adaptable Dwelling



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com
For Bennett's Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

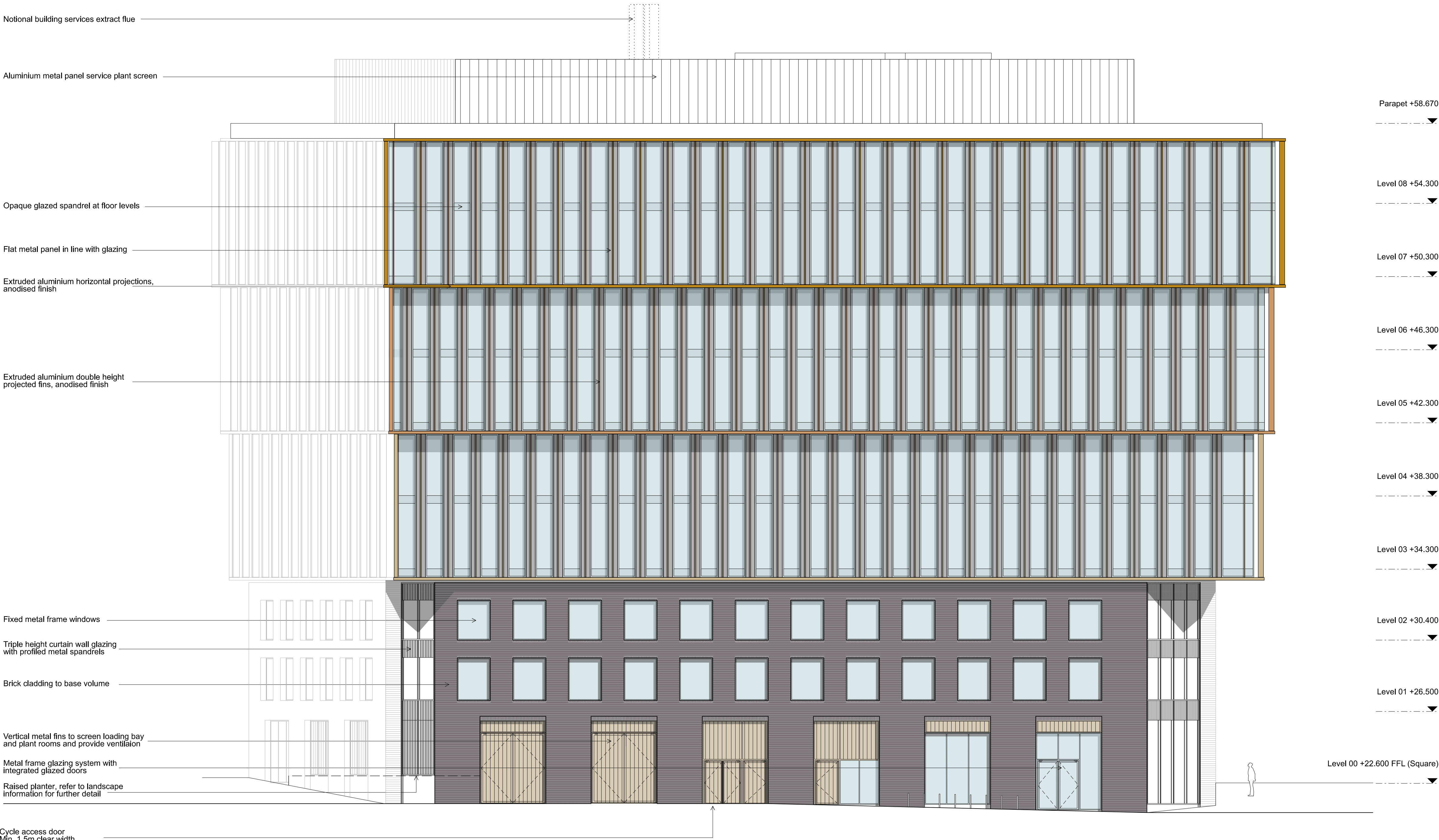
Project 1603
Project No. 1603
The Ugly Brown Building
Reef Estates

Drawing Title
Proposed Residential Tenure Plan
Residential Level 11

Drawing Number
1603_P_141
Revision/Suitability
D

Scale @ A3
1:250
Scale @ A1
1:125
Revision Date
210730
YY MM DD





Parapet +58.670

Level 08 +54.300

Level 07 +50.300

Level 06 +46.300

Level 05 +42.300

Level 04 +38.300

Level 03 +34.300

Level 02 +30.400

Level 01 +26.500

Level 00 +22.600 FFL (Square)

Level -01 +17.400 SSL/FFL

Level -02 +13.400 SSL/FFL

PEDESTRIAN ROUTE

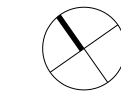
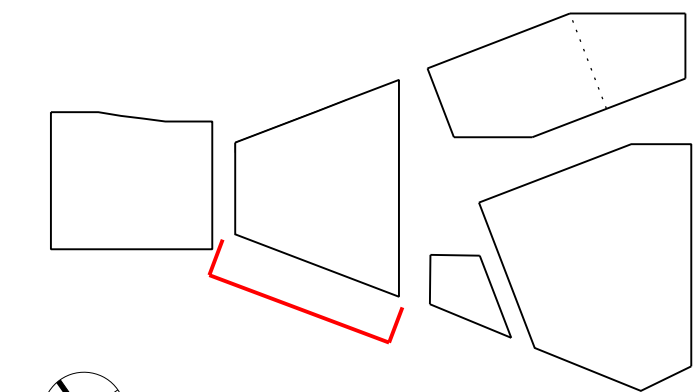
BUILDING B

THE SQUARE



Revisions			By	Chk
\	170428	Issued for Information	AD	DK
A	170505	Further Detail Added	AD	DK
B	170526	Issued for Planning	AD	DK
C	170714	Issued for Planning	JS	DK
D	180308	Issued for Planning	JS	SE
E	180328	Issued for Planning	JS	SE
F	190530	Draft Issue for planning	ED	AB
G	201218	Draft Issue for planning	MS	IW
H	210125	Issued for planning	MS	IW
J	210513	Issued for Planning	IW	DK
K	210730	Revised issue for Planning	IW	DK

Notes



BENNETTS ASSOCIATES

1 Rawstorne Place, London EC1V 7NL
T +44(0)207 5203300 • www.bennettsassociates.com
E mail@bennettsassociates.com
For Bennetts Associates' electronic information issue disclaimer -
www.bennettsassociates.com/informationaldisclaimer/

Project 1603 Project No. 1603

The Ugly Brown Building
Reef Estates

Drawing Title
Building B
Proposed West Elevation

Drawing Number
1603_P_324

Revision/Suitability
K

Scale @ A3
1 : 250

Scale @ A1
1 : 125

Revision Date
210730
YY MM DD

issued by	project	date
Iain Wilson	1603 Ugly Brown Building	30/07/2021
issued to	company	method of issue
Jason Russell	Reef Estates	Email
Mike Moon	DP9	Email
issue purpose	comments	
Information	Revised issue for planning	

document no	rev	document title	document format
-------------	-----	----------------	-----------------

Plans

1603_P_100	Q	Proposed Level 00 Ground Floor Plan	PDF
1603_P_130	D	Proposed Residential Tenure Plan, Level 00 Ground Floor	PDF
1603_P_131	E	Proposed Residential Tenure Plan, Residential Level 01	PDF
1603_P_132	E	Proposed Residential Tenure Plan, Residential Level 02-03	PDF
1603_P_134	D	Proposed Residential Tenure Plan, Residential Level 04	PDF
1603_P_135	D	Proposed Residential Tenure Plan, Residential Level 05	PDF
1603_P_136	D	Proposed Residential Tenure Plan, Residential Level 06	PDF
1603_P_137	E	Proposed Residential Tenure Plan, Residential Level 07	PDF
1603_P_138	D	Proposed Residential Tenure Plan, Residential Level 08	PDF
1603_P_139	D	Proposed Residential Tenure Plan, Residential Level 09	PDF
1603_P_140	D	Proposed Residential Tenure Plan, Residential Level 10	PDF
1603_P_141	D	Proposed Residential Tenure Plan, Residential Level 11	PDF

Elevations

1603_P_324	K	Building B, Proposed West Elevation	PDF
------------	---	-------------------------------------	-----