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ADDRESS
Unit 12, 5 Durham
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PROJECT
Kilburn Arches
CLIENT
Transport for London

DRAWING TITLE
Existing Ground Floor
Plan: Kilburn Mews West

DRAWING NUMBER
2108-S3-X-111--

DRAWN/
CHECKED
EP / CM

SCALE
1:100@A1
1:200@A3

STATUS
Stage 3

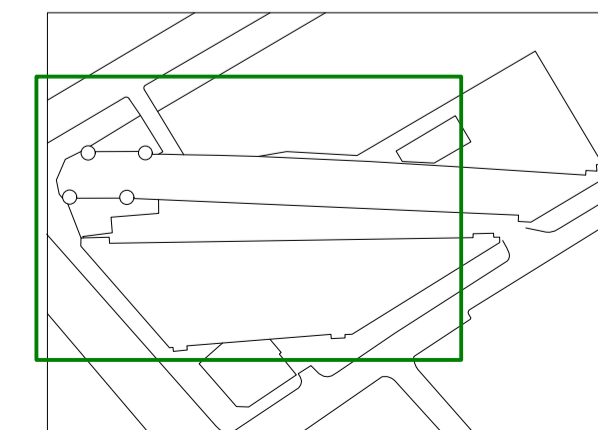
CREATION DATE
07.07.2022

NOTES

1. Co-ordinates, levels, dimensions and discrepancies to be reported to the architect immediately.
2. This drawing is to be read in conjunction with all other Engineers' drawings, details and specification.
3. For site information and dimensions please refer to commissioned measured survey.
4. All drawings to be read in conjunction with architectural specification.
5. Do not scale from these drawings. Use figured dimensions only. All dimensions in mm.
6. Definition of legal title and boundaries is outside of the architects scope and any line would need to be reviewed and confirmed by client.

Notes

1. Existing retail units infill below and adjacent to railway bridge
2. Shipping container converted into retail unit infilling westernmost entrance to site
3. Rear stair (4) serving as fire egress (non-compliant)
4. Existing pedestrian & vehicular access from Maygrove Road
5. Existing yard, tarmac surfacing in poor condition
6. Existing rear access to arches (assumed)
7. 2-storey infill building beneath bridge
8. 2-storey structure with canopy
9. Existing internal fit-out including floors, partitions, linings, finishes and services to be removed.
10. Existing location to store bins
11. Extension to 2a Maygrove Road abuts railway structure
12. High level billboard owned by TfL
13. Brick wall blocks access to Kilburn High Road
14. External yard with non-compliant structure above



— Project Site Boundary.

Revision

DR1	Draft Planning Set	08/07/2022
DR2	Draft Planning Set	15/07/2022
DR3	Planning draft updates	05/08/2022
-	PLANNING	19/08/2022