

33-35 Hoxton Square, London N1 6NN

August 2008

Design & Access Statement

Amended Design



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Credits	Content	Page	Drawings	No.			
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	Table of Contents	2	Conservation Area Plan 1:1250	SK002			
			Listed Building Location Plan 1:200	SK003			
			Existing Site Layout 1:150	SK004			
			Proposed Site Layout 1:150	SK005			
Architect Zaha Hadid Architects Studio 9, 10 Bowling Green Lane London EC1R 0BQ Tel: +44 (0) 20.7253.5147 Fax: +44 (0) 20.7251.8322	Introduction	3	Demolition Plan - Ground Floor 1:150	SK006			
			Demolition Plan - First Floor 1:150	SK007			
			Demolition Plan - Second Floor 1:150	SK008			
	Existing Conditions and Context	4	Demolition Plan - Third Floor 1:150	SK009			
			Existing Drainage Configuration 1:150	SK010			
			Existing Street Elevations 1:200	SK030			
	<div>Design by Project Director Project Architect Project Team</div> <div>Zaha Hadid with Patrik Schumacher Christos Passas Dillon Lin Dimitris Akritopoulos, Irene Mennini</div>	Planning Constraints	8	Existing Site Layout 1:150	SK005		
				Site Configuration	SK031		
				Conservation Area Appraisal	SK032		
				Listed Building Impacts	SK310		
				Rights of Light, Sunlight & Daylight	SK320		
				Archaeology	SK330		
				Emplyment Protection	SK340		
				Affordable Housing	SK090		
				Fire Protection & Egress	SK100		
				Disability Discrimination Act	SK110		
				Building Regulations Part L	SK120		
Building Services / Environmental Engineer ZEF (UK) Ltd. 137-149 Goswell Road London EC1V 7ET Tel: +44 (0) 20.7253.2009 Fax: +44 (0) 20.7253.8983				Description of Proposals	11	Fourth Floor Plan 1:150	SK130
						Fourth Floor Plan 1:150	SK140
	Roof Plan 1:150	SK150					
	Section A-A’ 1:150	SK210					
	Section B-B’ 1:150	SK220					
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			Indicative Detail Section 1:60	SK400			
			Indicative Detail Section Closeup 400.1 1:20	SK400.1			
			Indicative Detail Section Closeup 400.2 1:20	SK400.2			
			Indicative Detail Section Closeup 400.3 1:20	SK400.3			
			Indicative Detail Section Closeup 400.4 1:20	SK400.4			
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View from Hoxton Square at night

The proposal seeks to replace two existing buildings on 33-34 Hoxton Square (stretching across the lot to Hoxton Street) and 35 Hoxton Square, with a new structure that will house a mix of retail, commercial offices and residential flats on the upper floors. 33-34 Hoxton Square is currently a semi-derelict office building and provides poor quality facilities. Of the 990m² of total gross external floor area there are 784m² of B1 commercial office space, 93m² of C3 residential area and 113m² of garage parking (which is part of the commercial premises). 35 Hoxton Square is a 480m² uniform factory currently under use. The structure is in poor condition.

There was a previous design for 33-34 Hoxton Square for which the owner, Kenny Schachter, has planning permission (application no. 2005/3073). Since that application was granted, the owner acquired the adjacent premises at 35 Hoxton Square. This creates a combined lot that has a rectilinear configuration, giving better flexibility for the internal programming of the development. The proposal this report describes is a completely new design in relation to the previous planning permission rather than a simple expansion of the previous design into the acquired parcel.

The proposal involves replacing the existing buildings with a single exciting new mixed-use part four, part five storey structure. This will have an art gallery (A1/B1) on the ground floor and basement that would also be suitable as retail space, commercial offices (B1), and an expansion of residential area. The gallery and commercial offices will provide a comparable replacement of employment space to the existing facilities in terms of area with the added benefit of better natural lighting, a more efficient spatial arrangement and an exciting play of space between the ground floor, basement and Hoxton Square. The existing buildings do not have basements however, soil investigations show that there was a basement in a past structure.

The proposal will have eight C3 residential flats. Three of these are larger family friendly units with three bedrooms while the rest will have two bedrooms.



View of East side of Hoxton Square with Existing Buildings

Site Description

The site is currently occupied by two buildings with frontage onto the Eastern side of Hoxton Square. Their addresses are 33-34 Hoxton Square and 35 Hoxton Square, London N1 6NN. The combined site layout is roughly a rectangle that stretches the full depth of the eastern block of the Square and also occupies 13-21 Hoxton Street. The dimensions of the site are roughly 18.7m along the street frontage and 38.7m deep. The Ordinance Survey National Grid reference for the approximate centre of the site is 533249 182720.

Adjacent properties include two Grade II listed buildings to the north on the Hoxton Square side (31 and 32 Hoxton Square), a small building at 23-25 Hoxton Street with one flat permitted a few years ago but not yet converted nor occupied and the Electricity Showrooms bar to the south of the Hoxton Street side (1-11 Hoxton Street). Located a few doors away is the Vicarage. St. Monica's Church and Primary School, several bars and restaurants, a handful of recent residential developments, some offices and the White Cube gallery make up the rest of this community.

Context

The site is located within the South Shoreditch Conservation Area, however no single architectural language predominates in the part of the Conservation Area. Edifices include small Georgian terraces, Victorian warehouses, 1950's offices and recent postmodernist residential blocks. Though there are a few notable historic structures the architectural quality of the buildings varies and some do not contribute neither to the character nor the appearance of the Conservation Area. This includes the existing buildings on application site.

The existing building on the site dates from the 1970's and is of no remarkable construction nor design quality. It presents a four-storey (ground plus three) glass and aluminium façade with a mansard roof onto Hoxton Square. The top of the roof here is approximately 12m above the street level. On the Hoxton Street side the existing building appears as a low two-storey (ground plus one) rendered façade with window punch-outs. The top of the roof here is approximately 6.5m above the street level.

Around Hoxton Square, excluding St. Monica's R.C. Primary School, the scale of buildings range from approximately 9m at the lowest (35 Hoxton Square) to approximately 20m at the highest (Lux building at 2-3 Hoxton Square). Most of the buildings on the eastern side of the square, where the proposal will be sited, are about 12m tall while those on the western side tend to be taller at 18-20m tall. In general, the topography of the entire area is quite flat with very little level changes.



White Cube Gallery



Buildings at Southwest end of Hoxton Square, including Lux Building



Buildings at Northwest end of Hoxton Square



Buildings at Northeast end of Hoxton Square



Neighbouring Grade II listed buildings at 31 & 32 Hoxton Square



The Vicarage



The Electricity Showrooms view from Old Street



View towards Old Street along Hoxton Street



Neighbouring buildings on Hoxton Street



Existing structure and neighbouring buildings on Hoxton Square

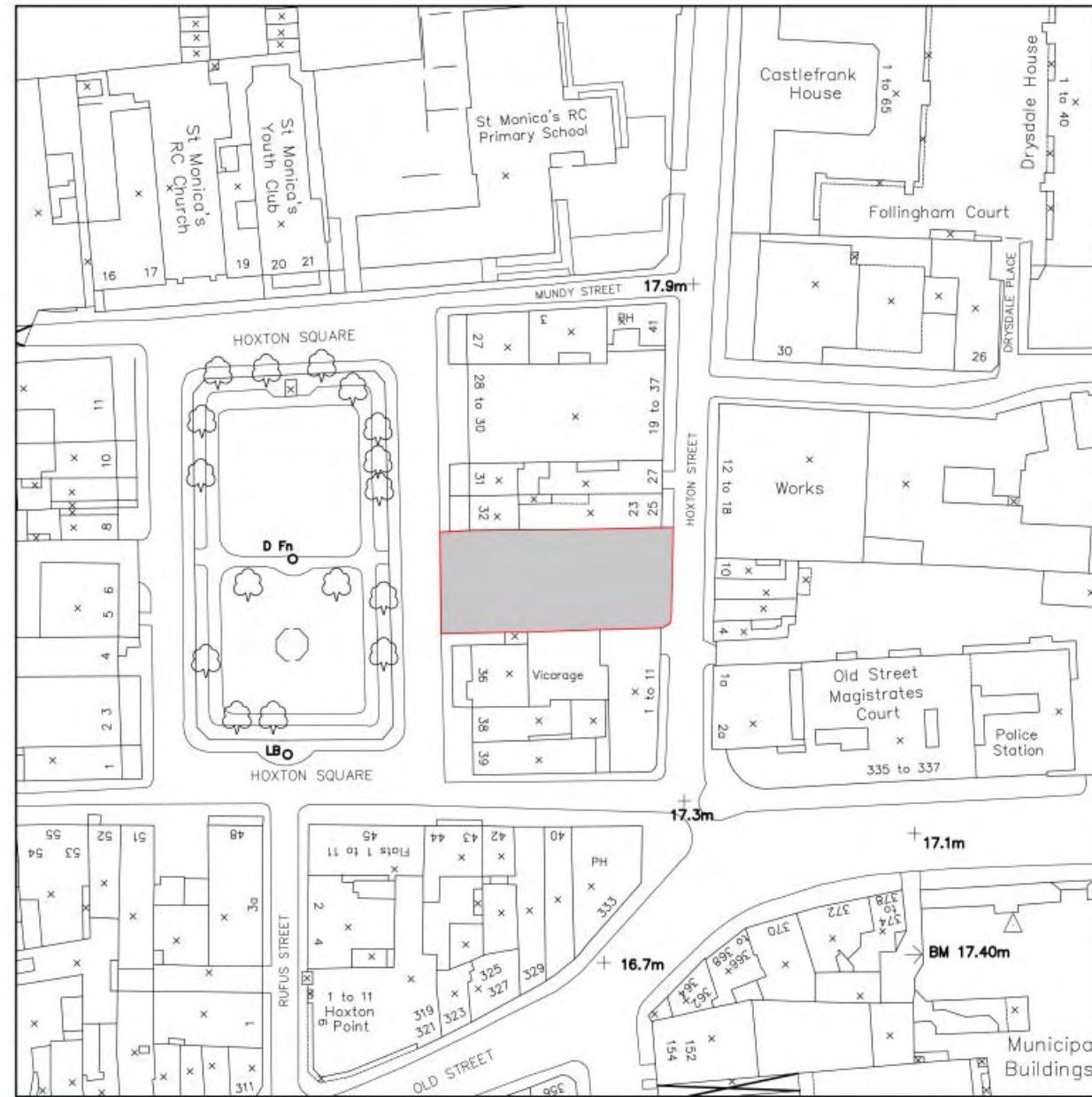


Existing structures on Hoxton Square



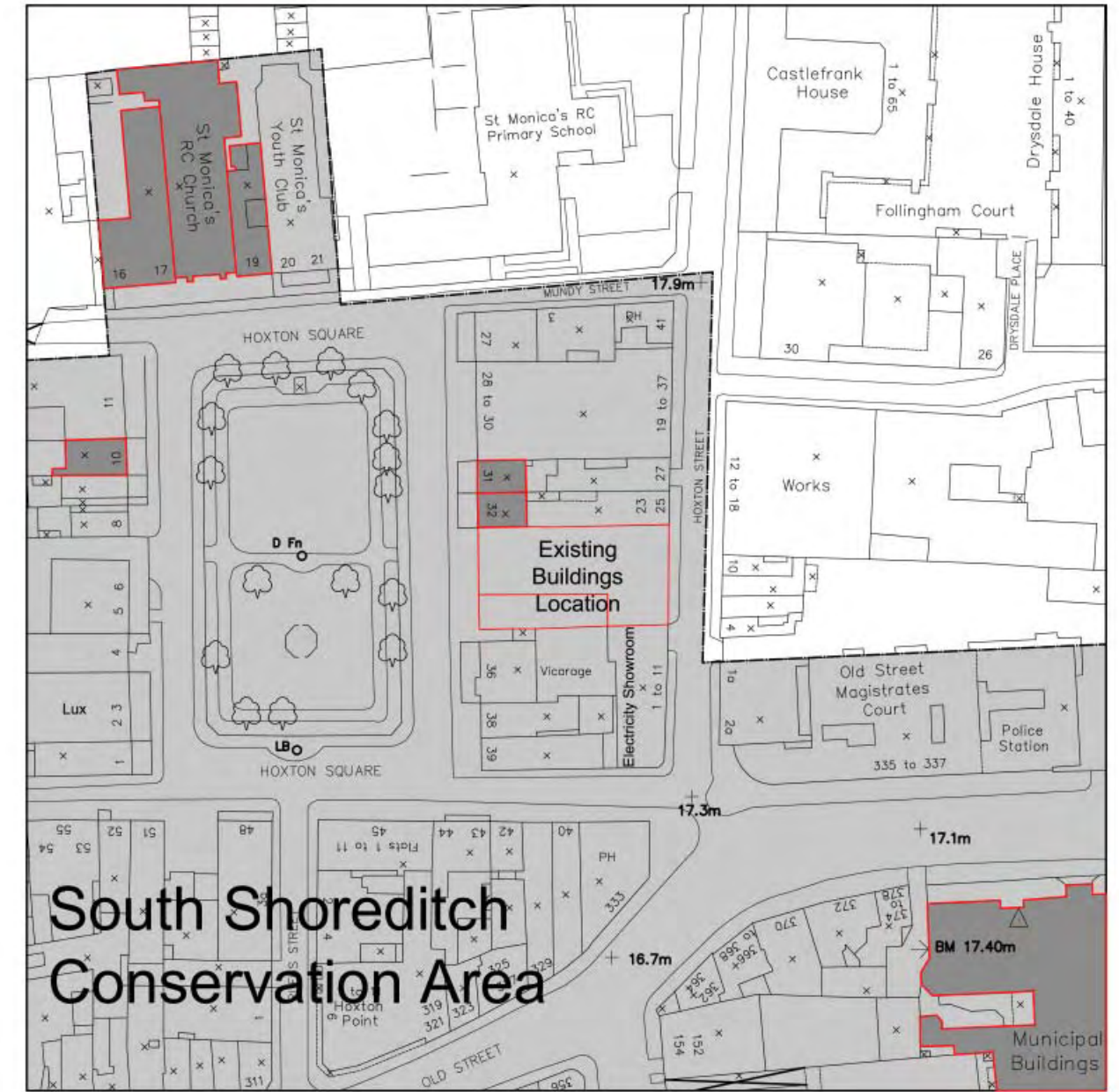
Existing structure on Hoxton Street


Location Plan 1:1250





 Site Location


Plan with South Shoreditch Conservation Area & Listed Building highlighted 1:1250

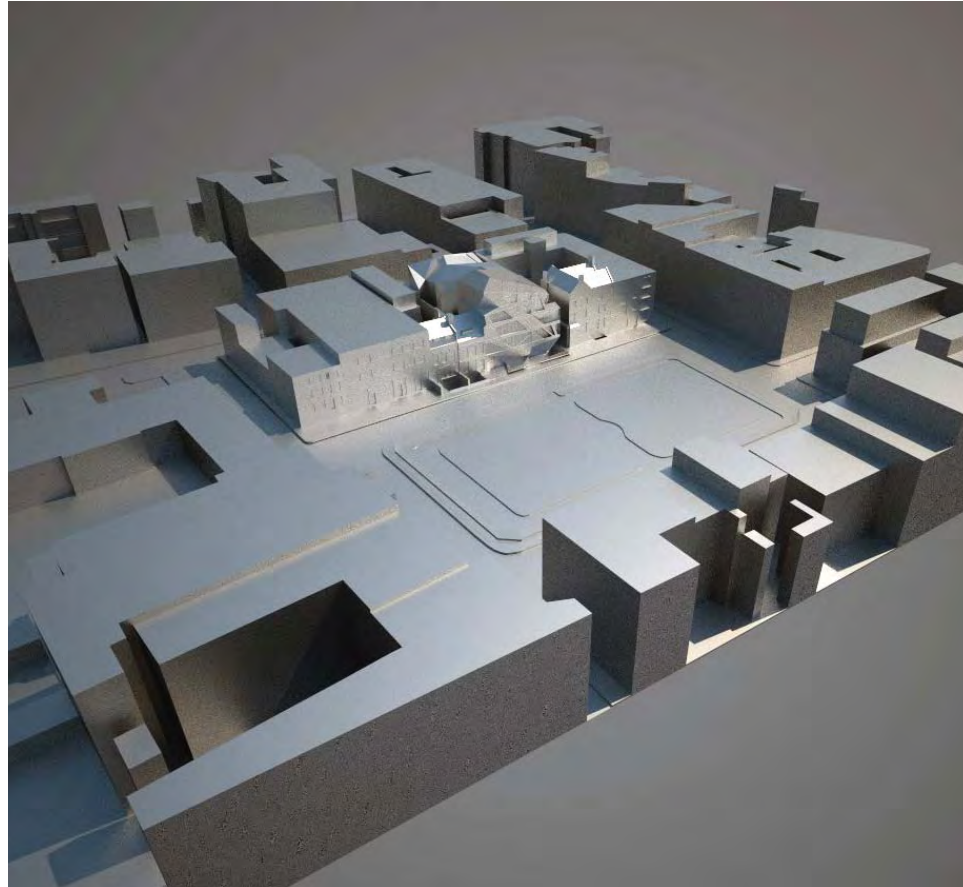


 LB Hackney South Shoreditch Conservation Area

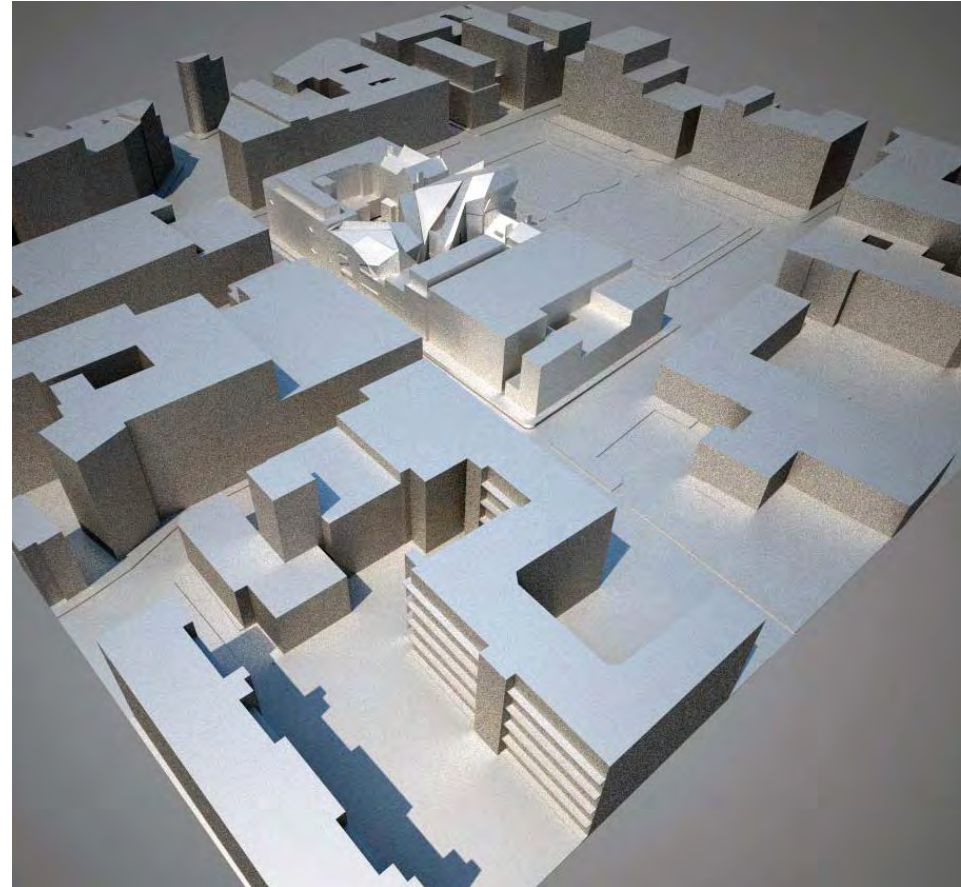
 Listed Buildings

 Conservation Area Boundaries

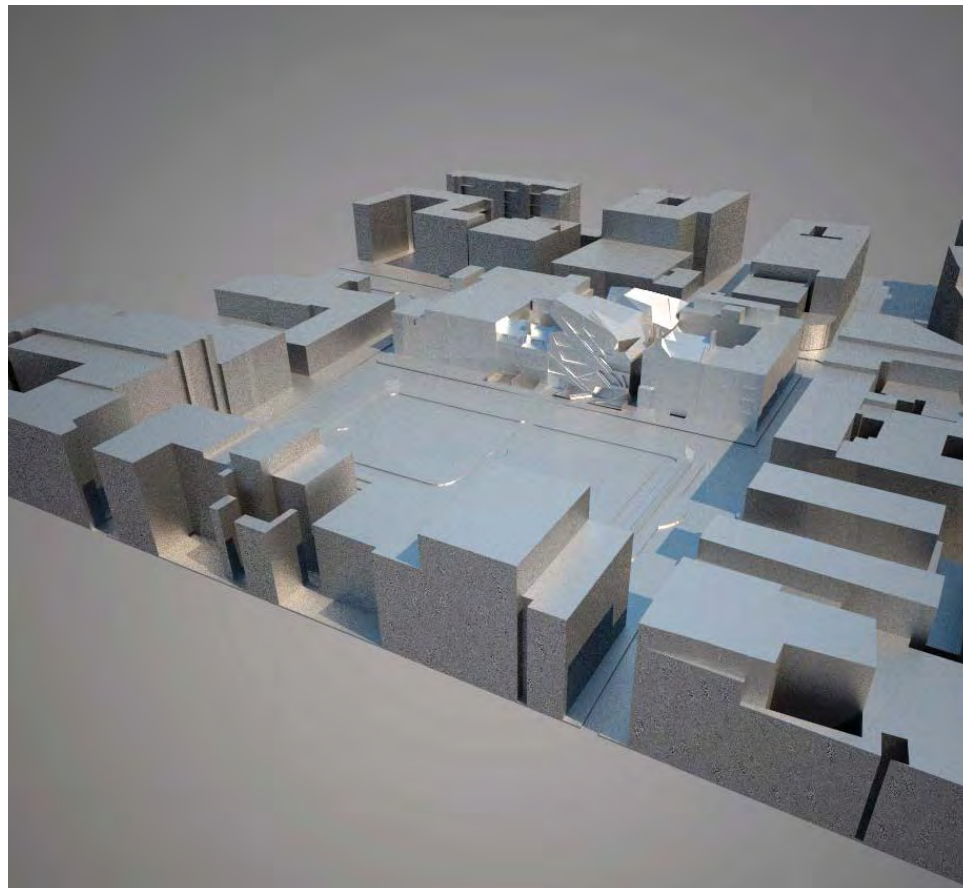
 Existing Buildings on Project Site Boundaries



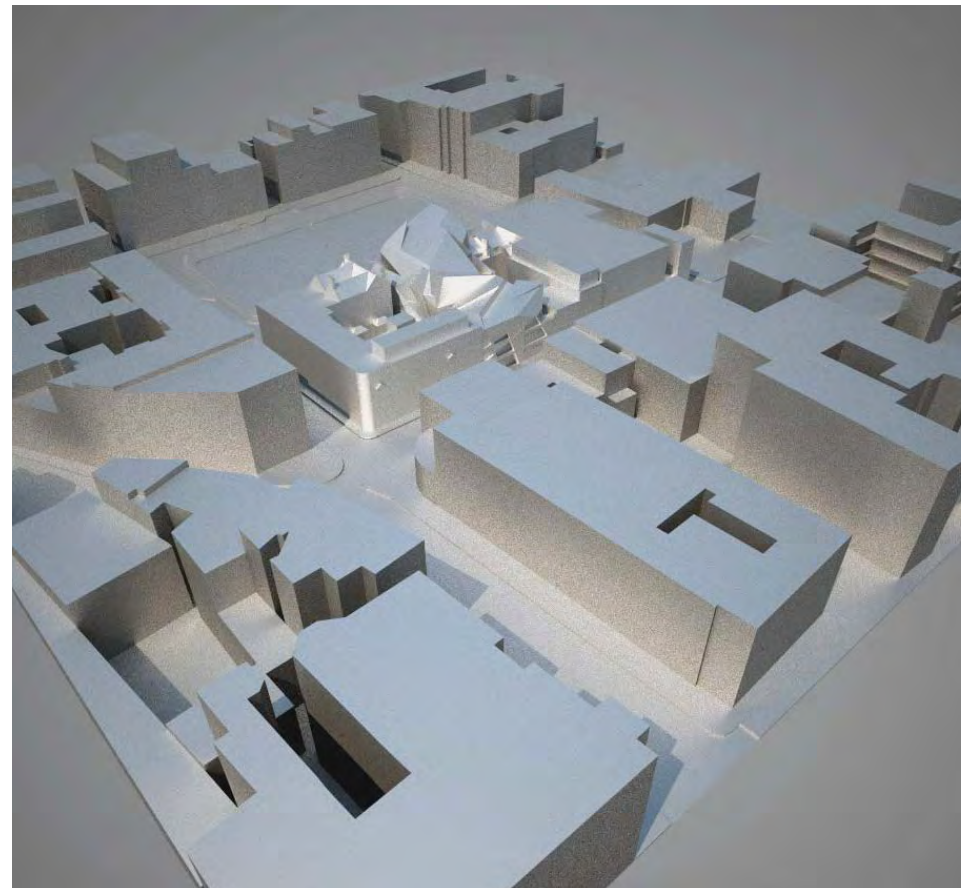
Scale Comparison - High View from Northwest corner of Hoxton Square



Scale Comparison - High View from Northeast corner of Hoxton Square



Scale Comparison - High View from Southwest corner of Hoxton Square



Scale Comparison - High View from Southeast corner of Hoxton Square

The proposal is subject to some key constraints such as planning policy, statues and easements. The designation of the Conservation Area, the presence of adjacent listed building (at 32 Hoxton Square) and the sunlight and daylight considerations present some constraints on the planning and design of the proposals. Although the area does not have a strong cohesive architectural character, the buildings around the square do not generally exceed approximately 20m in height. In the wider South Shoreditch area there are however, taller buildings. The configuration of the site also poses conditions that the design must deal with.

Site Configuration

The fact that the site is deep and narrow is a key characteristic that raises challenges to the design and layout of the proposal. The narrowness of the site, along with a height constraint means that there is a limit to the number of individual units that the site can accommodate, as each unit will need street frontage. The depth of the site means that these units will stretch deep into the interior of the block and natural light access becomes a significant element of the design. The distribution of the units, internal layouts and the provision of a courtyard and light wells respond to deep and narrow nature of the site.

Whereas the previous design for 33-34 Hoxton Square was constrained by a relatively deep but narrow site, the combined site now gives a more balanced site proportion. The street frontages can now accommodate two units across (previously the width on Hoxton Square was too narrow for two units). Depth of site is still a concern. As such light wells play a very important role in the design.

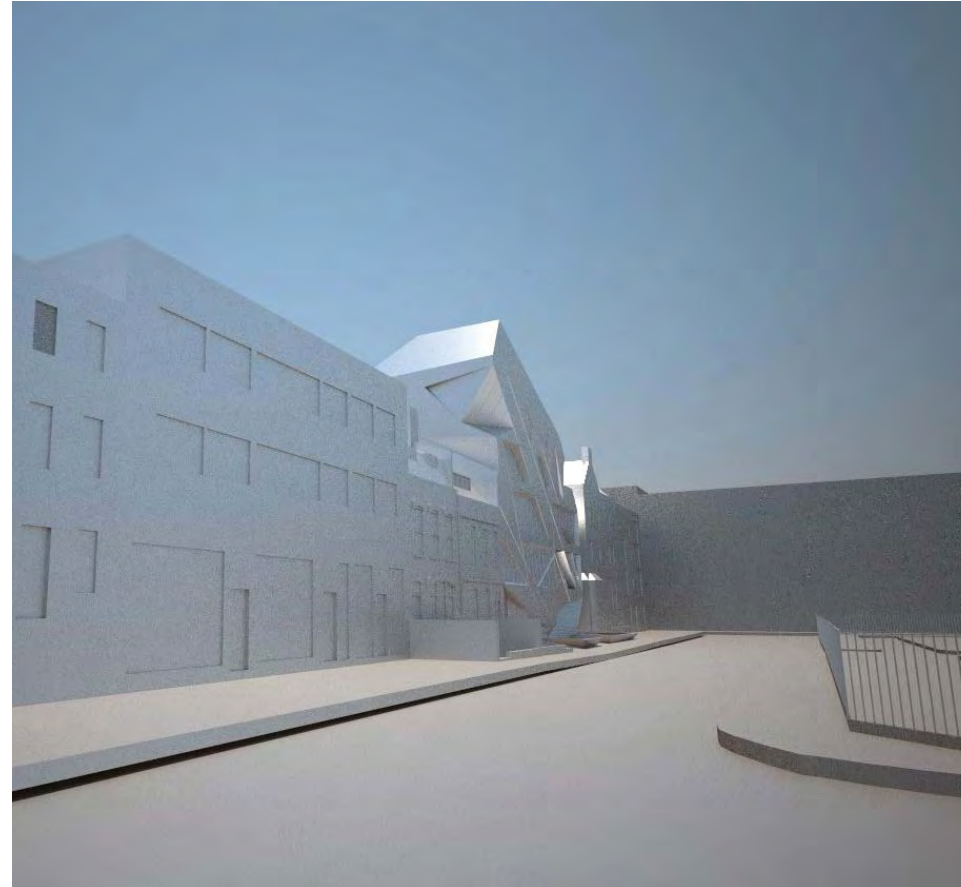
Conservation Area Appraisal

The site is within the boundaries of the South Shoreditch Conservation Area. This area centres on Shoreditch Triangle and has a distinct industrial character owing to its history as a centre for various trades including garment and furniture production. There is a good stock of warehouses that have since been converted to housing, offices or entertainment venues. Industrial elements such as projecting wall cranes and cathead beams are commonly seen on some of the older buildings.

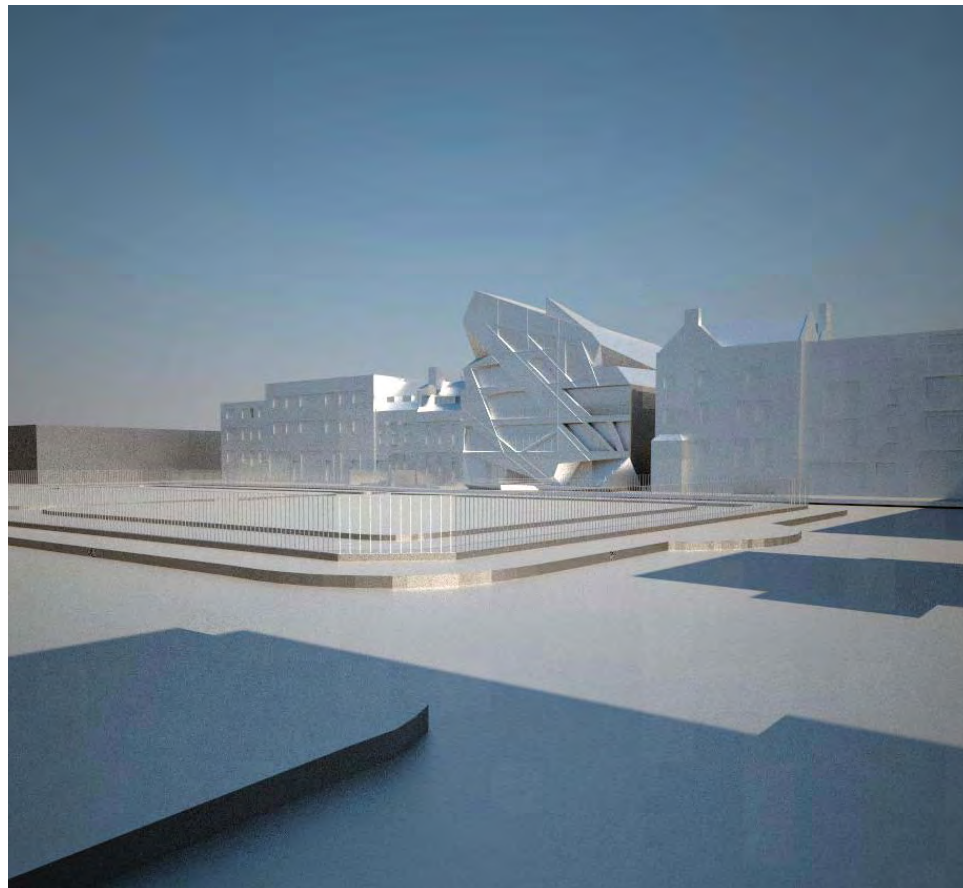
This character of Hoxton Square is a mix of architectural styles from different periods. As such there is not a dominant architectural language that necessitates adhering to. Buildings range from three to five stories with the exception of St. Monica's Roman Catholic Primary School, which is only two stories tall. On the Eastern side of the Square there is a pair of Georgian terraces, both Grade II listed, at 31 and 32 Hoxton Square as well as the distinctive Vicarage at 36 Hoxton Square. The rest of the buildings on the Eastern side, including the exiting structure on the proposal site,



Scale Comparison - Street View from Northwest corner of Hoxton Square



Scale Comparison - Street View from Northeast corner of Hoxton Square



Scale Comparison - Street View from Southwest corner of Hoxton Square



Scale Comparison - Street View from Southeast corner of Hoxton Square

are more modern additions that are not particularly architecturally remarkable. One the Southern side of the Square the White Cube gallery stands out with its mix of a contemporary addition on top of a neo-traditional building. The other buildings on this side are mostly from within the last century and modern adaptations of traditional architecture. The Western side of the Square contains the tallest buildings on the Square, which are a mix of modern buildings that adhere to traditional proportions, modern adaptations of traditional styles and late Victorian warehouses. The northern side of the Square has mostly late Victorian buildings in particular St. Monica's RC Church. St. Monica's RC Primary School from the early 70's unfortunately dilutes the "street wall" of the north edge as it steps back away from the dominant building line and is a low structure that does not continue the feel of enclosure on the Square.

Listed Building Impacts

The proposal is immediately adjacent to a Grade II listed building (32 Hoxton Square). While the proposal owes a duty of care to all of its adjacent neighbours, particular attention must be paid to the impact both construction will have to the structure of the listed neighbour as well as the contextual impact the design will have in the long term. In construction terms, the construction of the proposal will impact the party wall that the existing structure shares with the neighbour. A party wall survey will be necessary to record the existing condition of that party wall as well as to determine detailed plans for construction. Nevertheless, the strategy that has been taken for this proposal is to keep off the existing party wall in structural terms and to build a separate structural wall next to it. This will keep the structural load of the proposed building off of the party wall to minimise the impact to the listed neighbour. In addition, 32 Hoxton Square has a basement, which means the necessity of underpinning of the party wall will be minimised.

Rights of Light, Sunlight & Daylight

BRE guidelines for the respect of Sunlight, Daylight and Rights of Light of the neighbours have also been taken into account within the design. In addition to these considerations for existing neighbouring windows and opening, Sunlight and Daylight considerations were respected for an extension for 23-25 Hoxton Street, which is unbuilt but has planning permission. In May-June 2007 Gordon Ingram Associates, a respected specialist consult in this field, carried out a revised survey and study to produce a maximum envelope for the proposals. The main proposed building mass stays within this maximum envelope. The balustrade preventing people from falling into the lower front area, which also act as public seating, would be the only structure outside of this envelope (as the maximum envelope takes the building line as one boundary). However, this would not impinge on any neighbouring concessions for Sunlight, Daylight and Rights of Light.



Hoxton Square elevation - no scale



Hoxton Street elevation - no scale

Archaeology

The Museum of London Archaeological Service (MoLAS) carried out an archaeological survey in parallel to a soil investigation during the summer of 2006. This was done for 33-34 Hoxton Square. The findings led to the recommendation that a watching brief be in place during excavation works. In consultation with English Heritage, MoLAS has extended this recommendation to cover 35 Hoxton Square.

Employment Protection

Employment protection policies are in place for this site. The policy is to resist reductions in employment floorspace. As such, any existing employment area must be shown to have been equitably replaced either in terms of floorspace or ability to hold workers. The proposals provide an equitable replacement of floorspace for employment.

Affordable Housing

The proposed development provides for eight residential flats (C3) and is therefore under the ten flats threshold for Affordable Housing requirements.

Fire Protection & Egress

Approved Documents B (Fire Safety) - Volume 1: Dwellinghouses (2006 Edition) and *Approved Documents B (Fire Safety) - Volume 2: Buildings other than Dwellinghouses (2006 Edition)* applies to the proposal. Due to its limited height and floorspace, Section 20 of the London Building Acts does not apply. The design proposals in this document broadly comply with fire egress requirements and make possible for relevant fire safety codes to be complied with in the details.

Disability Accommodation

Disability Discrimination Act (DDA) 2005 applies to this development. Wheelchair access has been provided throughout the building and *Approved Document M: Access to and Use of Buildings 2004 Edition* has been broadly complied with in these design proposals. More specific accommodation are described in the Disability Access section below in the Description of Proposals. In addition, Lifetime Homes criteria have been addressed in the three larger residential units.

Building Regulations Part L

Part L of the Building Regulations, governing conservation of fuel and power has a considerable impact on the development of the design.



View from Hoxton Square

Concept & Vision

The formal concept for the design is a prism that mediates between interior and exterior influences. The form is based on the cutting away at the massing with wedges respecting the sunlight, daylight and rights of light requirements of the neighbouring properties and wedges generated by views between the interior of the building and exterior of the building. The shape of the building as well as the openings are defined by the relationship of the building to its neighbours and the relationship of the interior rooms to exterior sources of views and light.

The design also reintroduces the lower front area on Hoxton Square. This is an element already existing at the adjacent Grade II listed buildings and at the Vicarage. It is therefore resurrecting a historical element that had become largely absent from the Square. The front area stretches for 15m with a footbridge connecting the public walkway to the ground floor entrance of the gallery. Public seating lines the voids thus activating the space as a public area as well as doubling as a balustrade. Formally, these seating elements are like extensions of the geometries of the building, thus tying the building and public space together. The gallery can also open onto the front area thereby connecting the realm of the Square with the realm of the gallery.

Demolition

With the exception of party walls and some boundary walls, the proposal calls for the complete demolition of the two existing buildings on the site. It has been formally acknowledged as part of the earlier permitted scheme that Nos. 33-34 Hoxton Square make neither a positive nor neutral contribution to the qualities of the Conservation Area and the contribution of No. 35 is of the same calibre.

South Shoreditch Urban Design Guidelines

The South Shoreditch Urban Design Guidelines seek to preserve the character of the South Shoreditch area and a number of guidelines are noted here:

- Maintenance of flat frontage
- Maintenance of 3-5 stories height
- Keeping frontage width to 8-20 metres
- Termination of the roof
- Not being predominately horizontal nor vertical in the grain of the elevation
- Maintaining human scale

The proposal respects all of these guidelines as demonstrated below.



View from Hoxton Square at night

The building mass is brought up to the existing building lines for the vast majority of the frontage surface. Any deviation from this is a conscious design decision meant to improve the relationship between the Square and the building. For example the inward folding of the ground and basement frontage creates a mediating space between the building interior and the Square. This inward folding does not detract from the general characteristic of the building coming right up to the building line.

The proposal is part 4, part 5 storeys tall on Hoxton Square and 3 storeys tall on Hoxton Street. This is in keeping with the 3-5 storey height guideline.

The building width with regards to street frontage is 18.4m on Hoxton Square and 18.7m on Hoxton Street. This is within the 8-20m width guideline.

The roof is pitched and leaves no doubt that there will be no further development on top of the proposal. This is in keeping with the guideline of terminating the roof.

The facade treatment strikes a balance between horizontal and vertical. This is done by striking a balance between the height of the building against some strong horizontal treatments. Some of these horizontal lines pick up on neighbouring cornice lines, particularly those of the Grade II listed building on 32 Hoxton Square. This ties the building into the scale and visual elements already existing in the Square. Much of the grain is at a diagonal which creates a dynamic visual movement that is neither horizontal nor vertical.

The human scale is maintained by the grain of the facade which is broken down into bands that correspond to human height.

Party Walls & Boundary Walls

The intention is to not add any additional structural loads to the existing party walls. Any load bearing elements needed in proximity to these areas would have new parallel structure. Existing boundary walls may or may not be demolished in whole or in part depending on the findings of a party wall survey, ability to agree access permission with the adjoining owners and construction feasibility. A full party wall survey has not yet been carried out although a preliminary inspection has been made.

Excavation

The existing structures do not have basements whereas the new structure would. Previous structures on the site have had basements. The neighbours at 32 Hoxton Square and 1-11 Hoxton Street both have basements, thus minimising the need for underpinning along the boundaries with these building.



Street View from Hoxton Square

Massing

The overall massing is a cutting away of a block by three primary influences. These are:

Neighbouring light considerations - the massing avoids intruding upon the sunlight, daylight and rights of light easements of the neighbouring buildings. These easements were calculated by Gordon Ingram Associates and the design stays within a maximum envelope that they had provided.

Internal light wells - Light wells were cut into the massing to provide natural lighting into the interior of the site. The two light wells on the north side extend all the way down to the basement floor level. The light well on the south side extends to the ground floor level then becomes a skylight into the basement. These light wells were sculpted to avoid any surfaces that would have a flat on view into the neighbours. Instead the surfaces are angled so that fenestration on them would be at an angle to the adjacent properties.

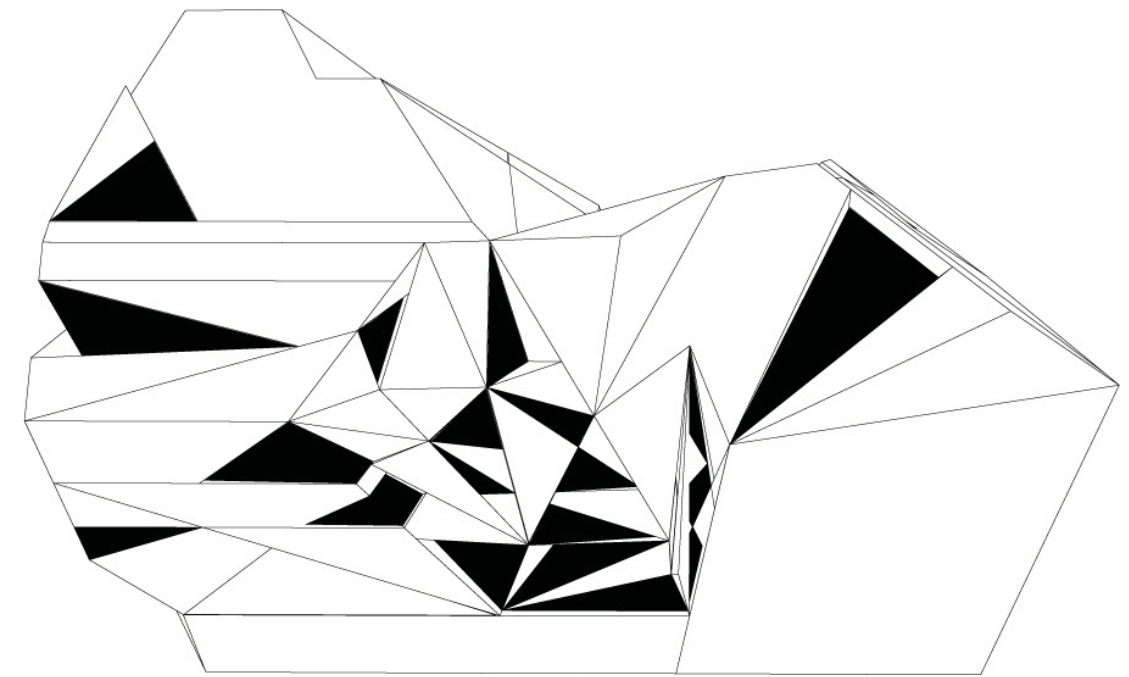
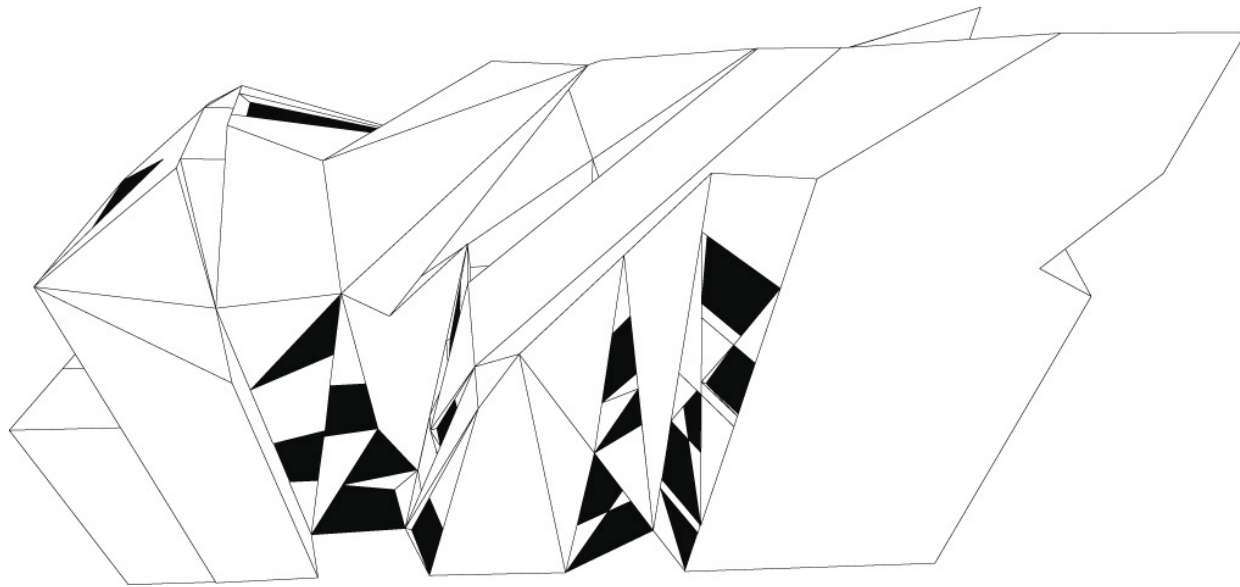
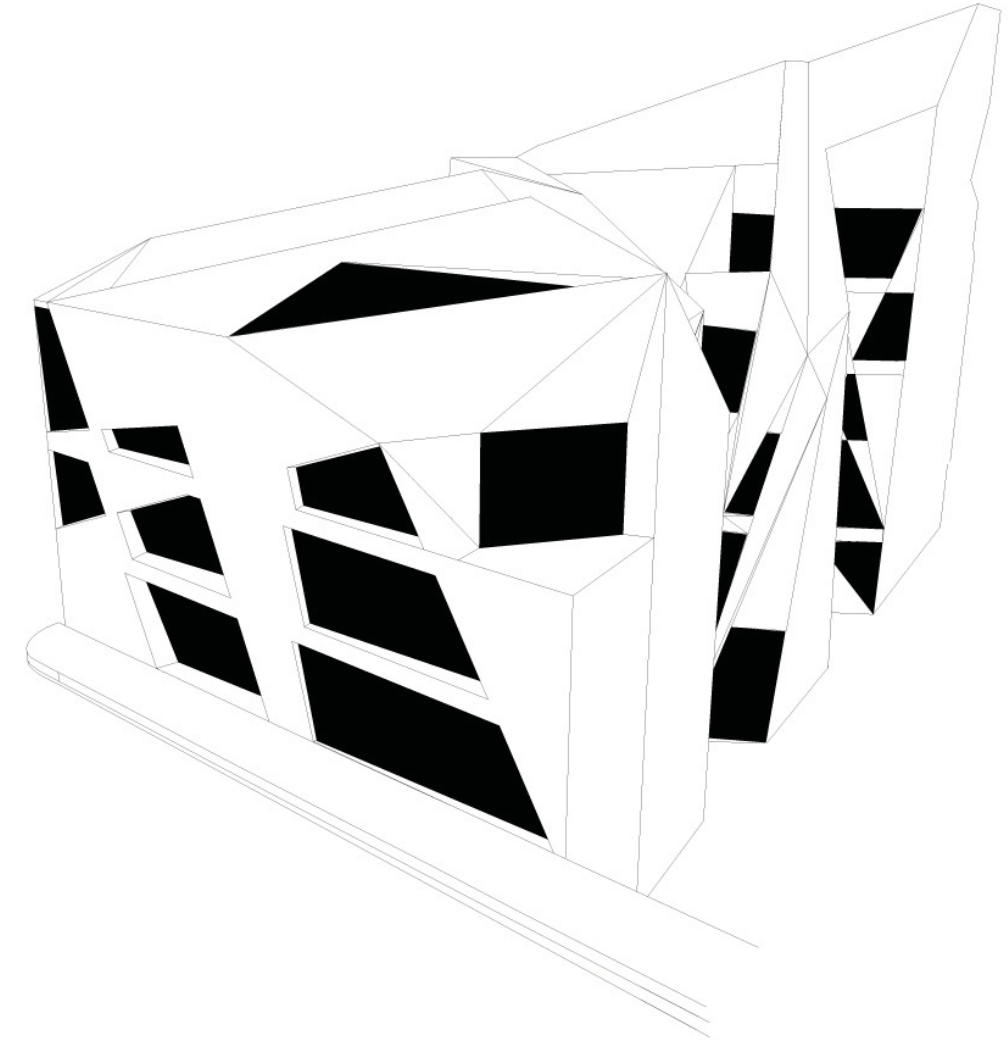
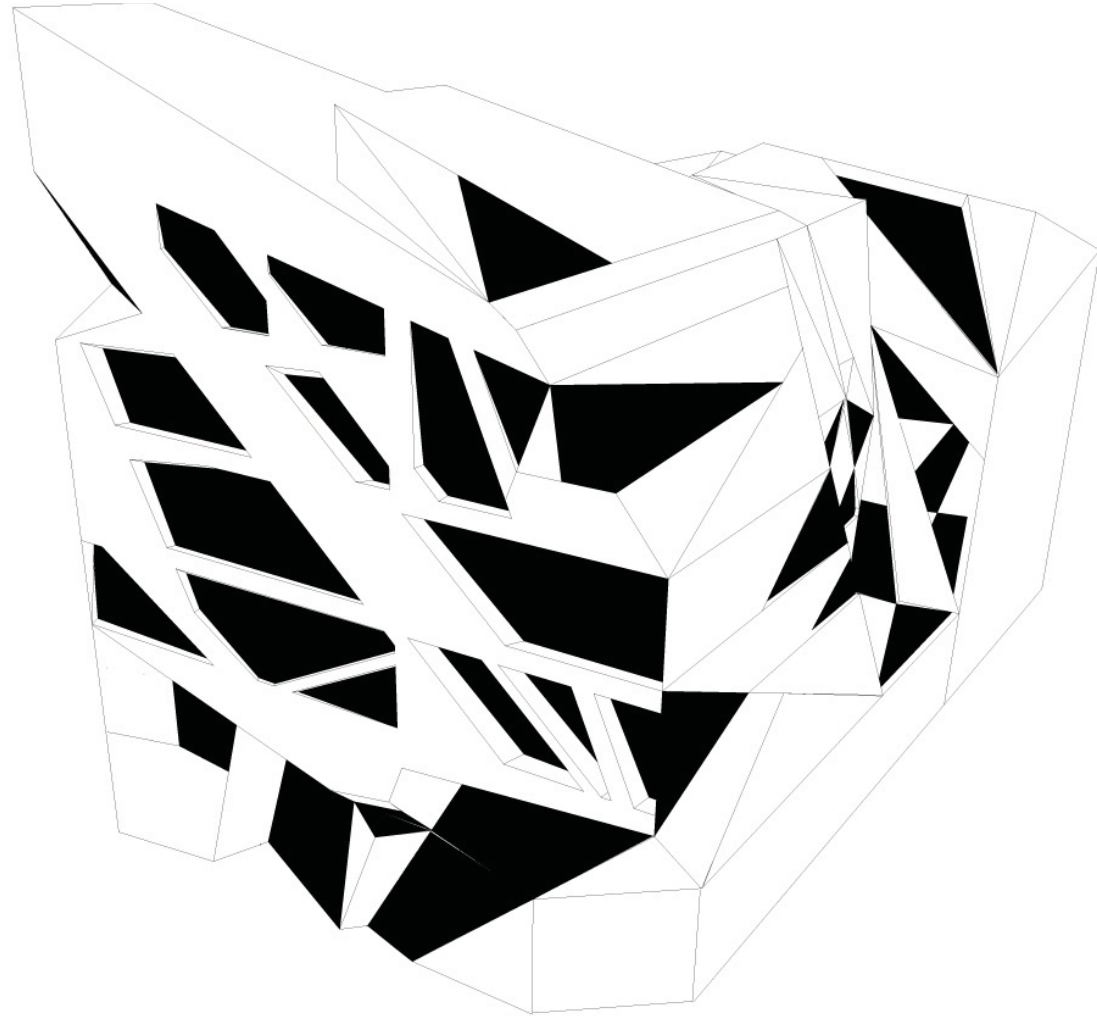
Maximum height on the Square - The building does not exceed the height of the tallest building presently on the Square, which is 20m tall above the street level. The tallest peak of the proposal is also at 20m above the street level. The average height of the frontage is within 20% of the mean height of the buildings fronting the Square.

Façade

Just as the overall massing mediates the relationship of the building to its neighbours, the façade is also defined by its performance of mediating between the interior and exterior. The cut outs respond to interior rooms' needs for views and light from the outside. Glazed areas will have operable elements to allow occupants to control their environment. The lines on the façade, both expressed and implied, also pick up on cornice lines of the neighbouring buildings, particularly from the Grade II listed building at 32 Hoxton Square. The street elevations stay within the building lines. Some areas recede into the building to create balcony or terrace areas. On the ground floor, the geometries fold deep into the interior of the building, sometimes as walls that extend far into the gallery or continuing as voids between the ground floor and basement. These geometries also extend down into the basement front area as well as define the public seating.

Cladding Material

The façade cladding material will predominately be of reflective stainless steel and thin frame glass. This continues throughout all four elevations. The exception to this would be any existing party wall and boundary walls that are retained. The roof would also employ a reflective metal cladding, although we wish the choice



Formal studies of fenestration composition



Street View along Hoxton Square

of material and system to be subject to further review and final agreement pursuant to a condition.

Programme & Layout

The proposed building will contain a gallery, offices and residential flats within a part four, part five storey and basement structure.

Access to the units is provided by two cores, except for the ground floor gallery which has an on street primary access. Core A, accessible from Hoxton Square primarily serves the residential units. Occupants and visitors would come through the residential lobby to reach this core. This core also serves the plant room at the basement level and provides an additional emergency fire egress for the basement. Access to the basement has been detailed so that occupants of the upper floors do not unintentionally continue down to the basement should they need to escape from the building. Core B is accessed from Hoxton Street and the commercial lobby located on the southeast corner of the building. This core serves the basement and the two commercial B1 units on the first and second floors. The ground floor can also be accessed from the commercial lobby.

The gallery is kept to the ground floor and basement, which are tied together by internal voids. These voids also extend to the exterior front area thereby creating a visual, programmatic and tectonic connection between the public realm of Hoxton Square and the building. A stair that pierces the largest of these voids provide a circulation route between the two levels. The basement maintains fire egress routes through both cores with the access to Core A alarmed to prevent unauthorised access to the residential area. The ground floor of the gallery is primarily accessed directly from Hoxton Square with a foot bridge spanning over the sunken front area. Commercial units 2 and 3 are accessible from Core B.

The eight residential units are located on the upper floors of the building and all accessible from Core A with all corridors being 1500mm wide to allow for wheelchair users to turn at any part of the common areas. Flats 1, 2 and 3 are on the first floor. Flats 4, 5 and 6 are located on the second floor. Flat 7 is located on the third floor and Flat 8 is a duplex located on both the third and fourth floor. Three larger family friendly flats are provided, these being flats 1, 4 and 8.

Outdoor Amenities

Both the gallery and the residential flats provide outdoor amenities. In the case of the gallery, these are the sunken front area providing an outdoor area for the basement as well as public seating on the ground floor around the front area and on the foot bridge that connects the street to the gallery's main entrance. Balconies and



Street View along Hoxton Street

terraces make up the outdoor amenities for flats 4, 5, 7 and 8. All other flats have “French” balconies in which a connection to the outside is provided by a set of sliding doors with a glass balustrade on the inside as a fall and arrest system. The sliding glass doors would be flush with the rest of the glazing surface when closed, providing a seamless appearance. They would retract inwards as they are drawn open. Commercial Unit 2 also has a “French” balcony.

Disability Access

The proposal seeks inclusiveness for people with disabilities. This includes people with reduced mobility, impaired vision or hearing, mental disabilities, mental health issues and the wheelchair bound. All premises will be accessible via wheelchair.

Three of the eight (37.5%) of the flats will also conform to the Lifetime Homes criteria. Each provide a bedroom with en suite bathrooms large enough to accommodate wheelchair access. These coincide with the three bedroom units, which are flats 1, 4 and 8. Lifetime Homes adherence for these flats is demonstrated in the Appendix.

Energy & Sustainability

A Sustainability Framework, Energy Assessment and Environmental Systems description has been produced by ZEF (UK) Ltd. for this proposal. The assessment shows that the proposal will be able to pass Part L of the Building Regulations. Just as important as heating considerations are cooling considerations and strategies have been developed to avoid fan coil units as these have a high energy consumption. Natural ventilation by means of providing a high degree of operability with the fenestration has been a key consideration in the design. In addition, the shape of the roof actually assists natural cooling as the CFD modeling demonstrates. While the design is not yet at an advanced stage in terms of engineering, several strategies have been identified in the assessment that will play a central role in the sustainability considerations of the design. For example, eco-concrete and eco-cement with its ability to actually sequester carbon from the atmosphere can find applications in the proposal. Gray water recycling and heat pumps are other potential high profile measures that can be adopted while numerous low profile measures such as allowing for recycling bins in the waste stores have already found their way into the design.

Waste Collection & Recycling

Waste containment rooms are located near the lobbies and adjacent to street access. Waste removal crews can access these facilities directly from the street and do not need to enter the building. Residents can enter the residential waste containment



Street View along Hoxton Street towards Old Street

room from within the residential lobby. Commercial occupants would use the street access for the commercial waste containment room.

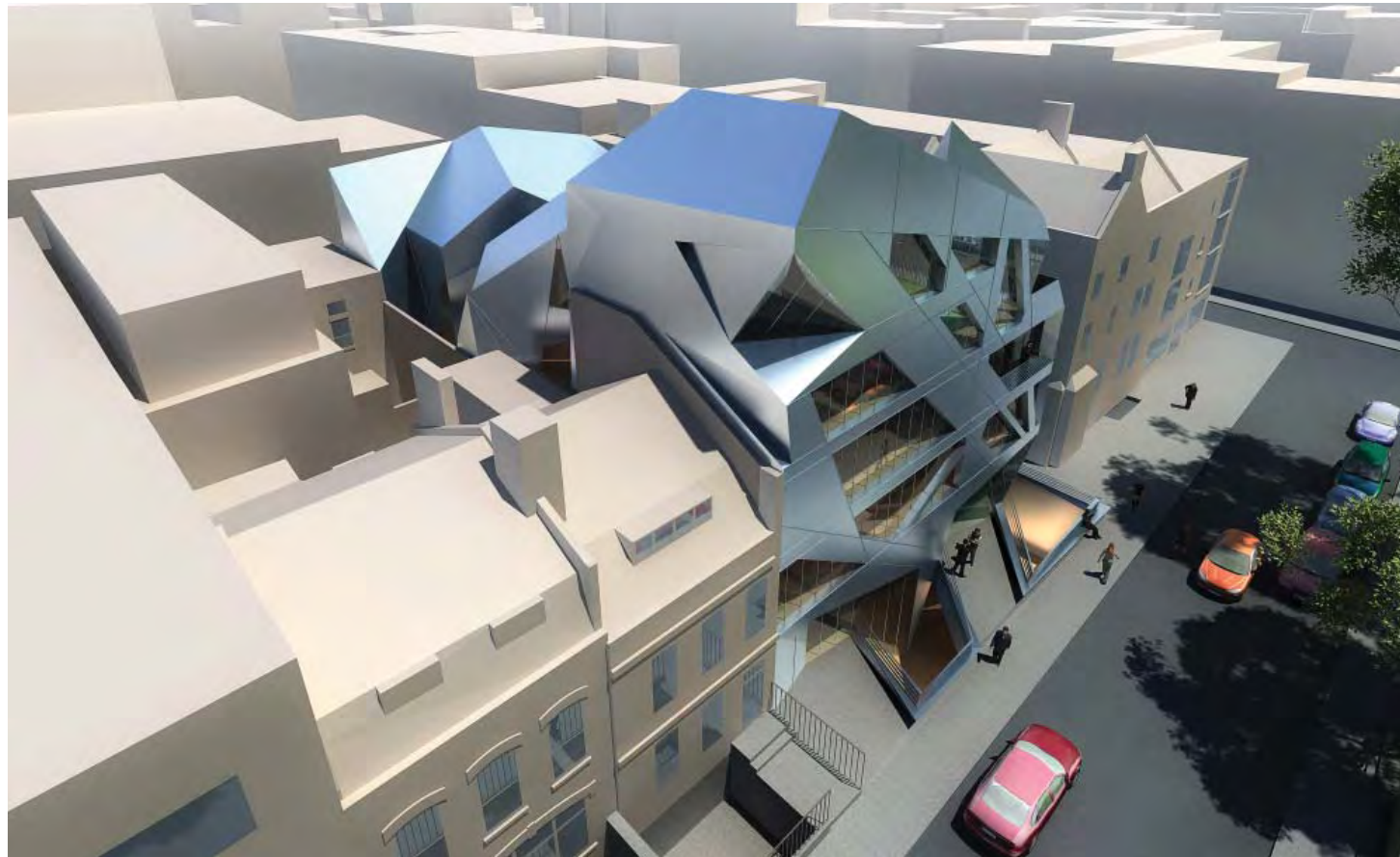
In a consultation with LB Hackney's Waste Collection Services the sizing of waste containment facilities is based on Westminster or Islington guidance. The capacities this scheme meets or exceeds are 250 litres per 5-6 residents, 2.5m³ per 1000m² of commercial office space and 5m³ per 1000m² of retail. Planning of the spaces are based on standard 1100 litre Eurobin containers. At 2200 litres capacity over two Eurobins the residential waste containers can serve up to 52 residents which is more than adequate. An additional Eurobin for recycling has been allowed for in excess of the guidance. At 17m³ the commercial waste containment area is three times larger than guidance calls for however, the sizing is based on having one Eurobin for waste and a second Eurobin for recycling.

Vehicular & Bicycle Parking

No vehicular parking will be provided. The current parking facilities at the front area and in the garage of 33-34 Hoxton Square will be eliminated. Entrances to the building are within a few steps of the street. A bicycle storage area is provided for residents within the residential lobby to promote sustainable transport. This is expected to be a welcomed amenity given the type of residents who would be looking to reside in this area.

Conclusion

The proposal will add a modern, innovative and architecturally exciting addition to Hoxton Square while respecting the existing urban massing and density of the Conservation Area. It will replace two structures that make no positive contribution to the area with a distinct and visually dynamic building that will enhance the character of the Square. It will provide a public art gallery that will contribute to the artistic life of the area, representing its optimism and dynamism. The eastern side of the Square will be recharged with the kind of vibrance that the western side currently enjoys more. The change in the balance of use from predominantly commercial to a mix of commercial, retail and residential will better respond to the current demands of the area as Shoreditch continues its transformation into a vibrant mixed-use community for all to enjoy.



Bird's Eye View of Northwest corner



Bird's Eye View of Northeast corner



Bird's Eye View of Southwest corner



Bird's Eye View of Southeast corner

[illegible]

HOXTON SQUARE

HOXTON STREET

FLAT 3 - 2 BEDROOM (C3)
116m² / 1249ft² GIA

FLAT 2 - 2 BEDROOM (C3)
108m² / 1162ft² GIA

FLAT 1 - 3 BEDROOM (C3)
189m² / 2034ft² GIA

COMMERCIAL UNIT 2 (B1)
84m² / 904ft² GIA

Rooms and Features:
 - Dining Area w/ Open Plan Kitchen
 - Bathroom
 - Bedroom
 - Ensuite Bathroom
 - WC
 - Riser
 - Walk-in Closet (Wheelchair Accessible)
 - Bedroom (Wheelchair Accessible)
 - Main Living Area w/ Open Plan Kitchen
 - Flush Setting Sliding Glass Doors w/ Glass Balustrade Inside
 - Existing Party Wall to be Confirmed by Party Wall Survey
 - Extension (Planning Consent Granted)
 - Courtyard
 - Gates
 - Level Markers: +15.20, +15.80, +16.80, +16.90, +16.91, +17.11, +17.19, +17.22, +17.27, +17.28, +17.29, +17.35, +17.36, +17.37, +17.38, +17.43, +17.44, +17.48, +17.54, +17.57, +17.65, +17.75, +17.85, +17.99, +18.15

Dimensions:
 - 1058.07cm, 696.27cm, 3578.73cm, 260.50cm, 741.40cm, 822.49cm, 1148.28cm, 1868.45cm, 716.21cm, 1162.07cm, 1129.28cm, 1221.03cm, 300.57cm, 526.81cm, 300.83cm, 372.88cm, 121.83cm, 250.01cm, 1872.95cm

Other Labels:
 - Area
 - Courtyard
 - Extension (Planning Consent Granted)
 - Existing Party Wall to be Confirmed by Party Wall Survey
 - Flush Setting Sliding Glass Doors w/ Glass Balustrade Inside
 - Riser
 - Walk-in Closet (Wheelchair Accessible)
 - Bedroom (Wheelchair Accessible)
 - Ensuite Bathroom (Suitable for Wheelchair Accessibility)
 - WC
 - Bathroom
 - Bedroom
 - Dining Area w/ Open Plan Kitchen
 - Main Living Area w/ Open Plan Kitchen
 - Gates
 - Level Markers: +15.20, +15.80, +16.80, +16.90, +16.91, +17.11, +17.19, +17.22, +17.27, +17.28, +17.29, +17.35, +17.36, +17.37, +17.38, +17.43, +17.44, +17.48, +17.54, +17.57, +17.65, +17.75, +17.85, +17.99, +18.15

North Arrow

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 Zaha Hadid Architects, 10 Bowling Green Lane, London EC1R 0BQ, United Kingdom, tel:+44(0)20.7253.5147, fax:+44(0)20.7251.8322
 PROJECT NO. 1115
 33-35 HOXTON SQUARE, LONDON N1 6NN
 DRAWING NO. A_SK110
 REV. A
 DATE 12.08.2008
 SCALE 1:150
 DRAWING TITLE FIRST FLOOR PLAN

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[illegible][illegible]

HOXTON SQUARE

HOXTON STREET

FLAT 3 - 2 BEDROOM (C3)
116m² / 1249ft² GIA

FLAT 2 - 2 BEDROOM (C3)
108m² / 1162ft² GIA

FLAT 1 - 3 BEDROOM (C3)
189m² / 2034ft² GIA

COMMERCIAL UNIT 2 (B1)
84m² / 904ft² GIA

Rooms and Features:
DINING AREA W/ OPEN PLAN KITCHEN, BATHROOM, BEDROOM, ENSUITE BATHROOM, WC, CL., RISER, WALK-IN CLOSET (WHEELCHAIR ACCESSIBLE), ENSUITE BATHROOM (SUITABLE FOR WHEELCHAIR ACCESSIBILITY), MAIN LIVING AREA W/ OPEN PLAN KITCHEN, FLUSH SETTING SLIDING GLASS DOORS W/ GLASS BALUSTRADE INSIDE, EXISTING PARTY WALL TO BE CONFIRMED BY PARTY WALL SURVEY, COURTYARD, EXTENSION (PLANNING CONSENT GRANTED).

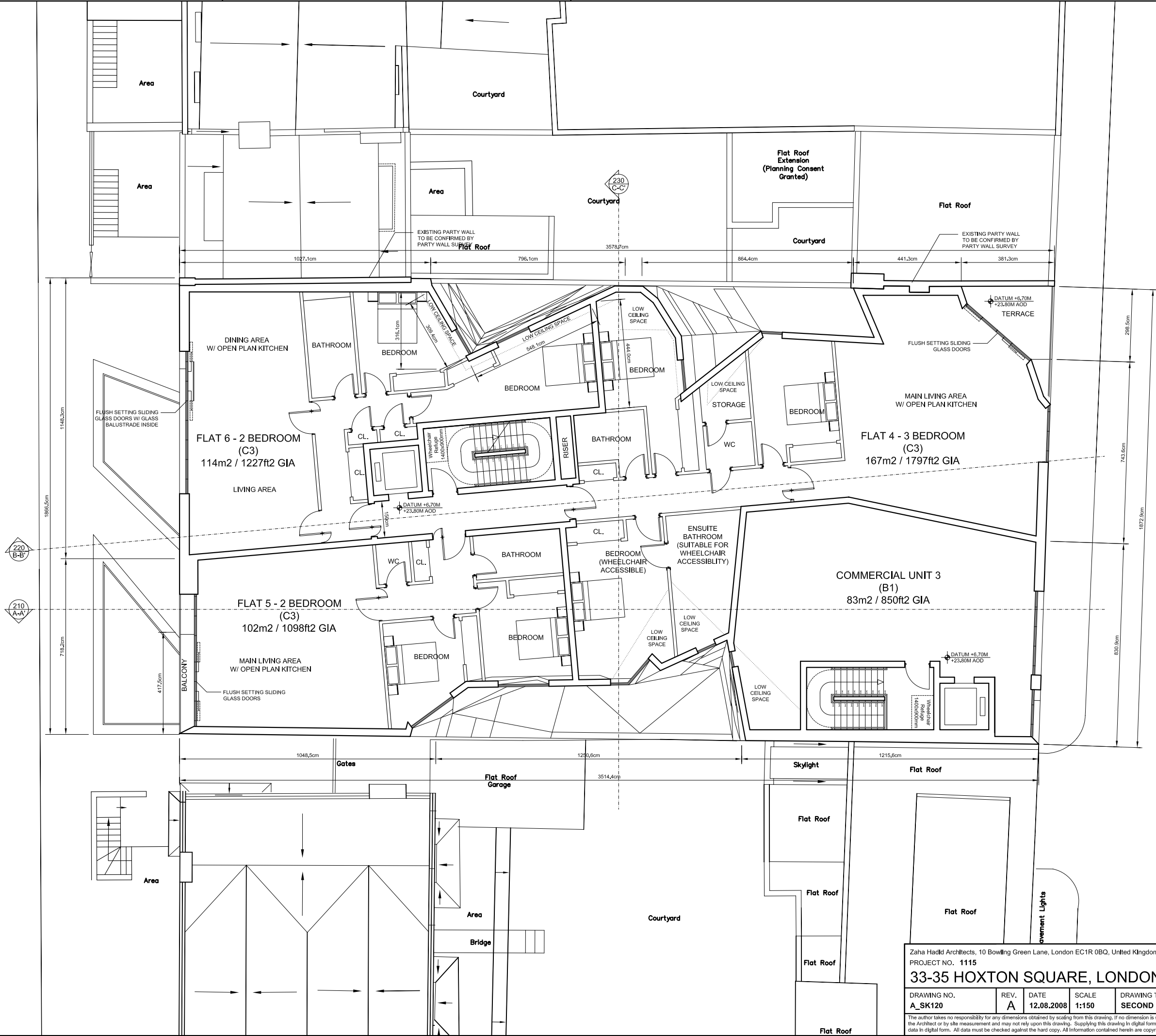
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PROJECT NO. 1115
33-35 HOXTON SQUARE, LONDON N1 6NN
DRAWING NO. A_SK110
REV. A
DATE 12.08.2008
SCALE 1:150
DRAWING TITLE FIRST FLOOR PLAN

HOXTON SQUARE

HOXTON STREET



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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

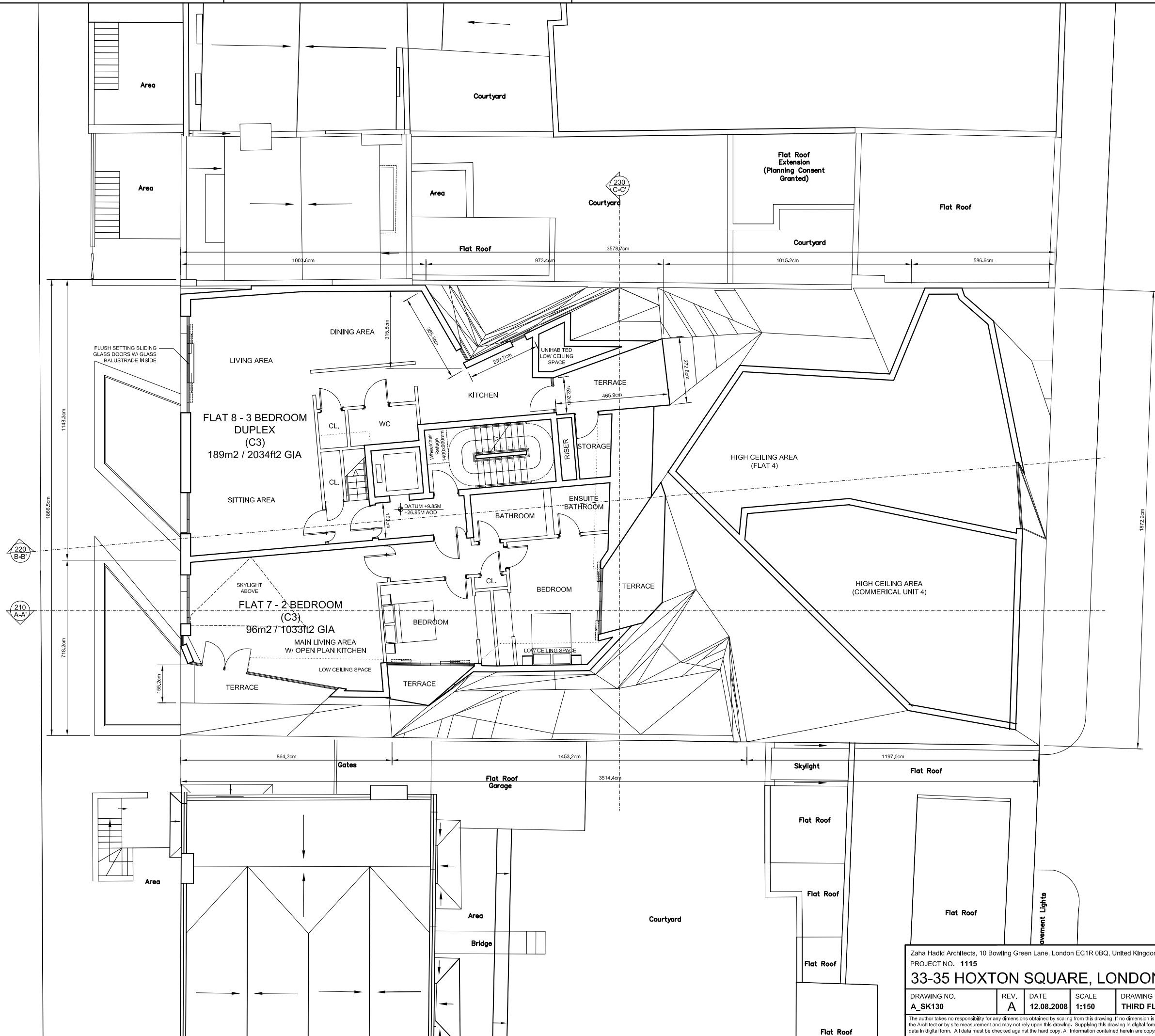
DRAWING NO. A_SK120	REV. A	DATE 12.08.2008	SCALE 1:150	DRAWING TITLE SECOND FLOOR PLAN
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N

HOXTON SQUARE

HOXTON STREET



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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

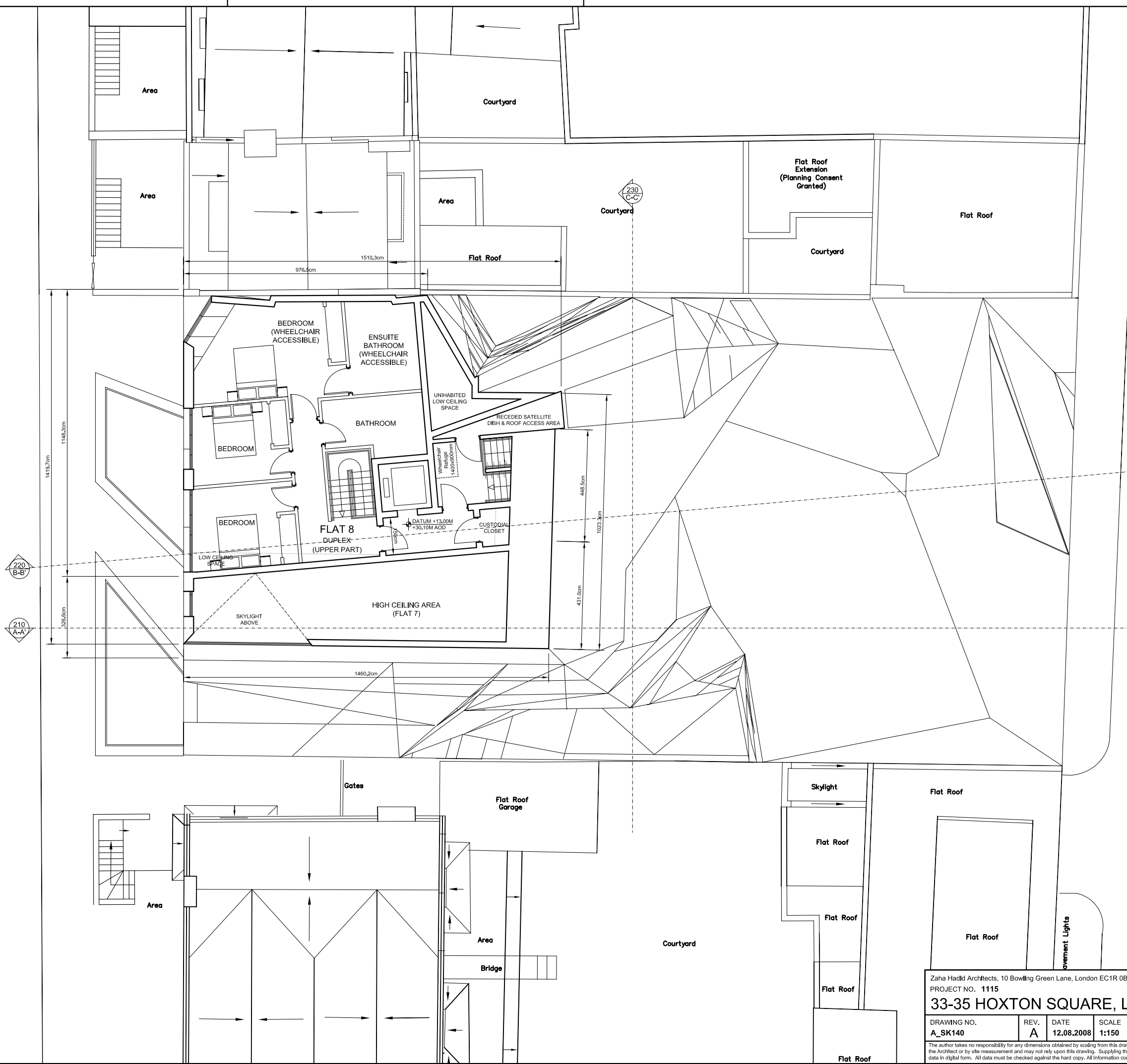
DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK130	A	12.08.2008	1:150	THIRD FLOOR PLAN

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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK140	A	12.08.2008	1:150	FOURTH FLOOR PLAN

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HOXTON SQUARE

HOXTON STREET



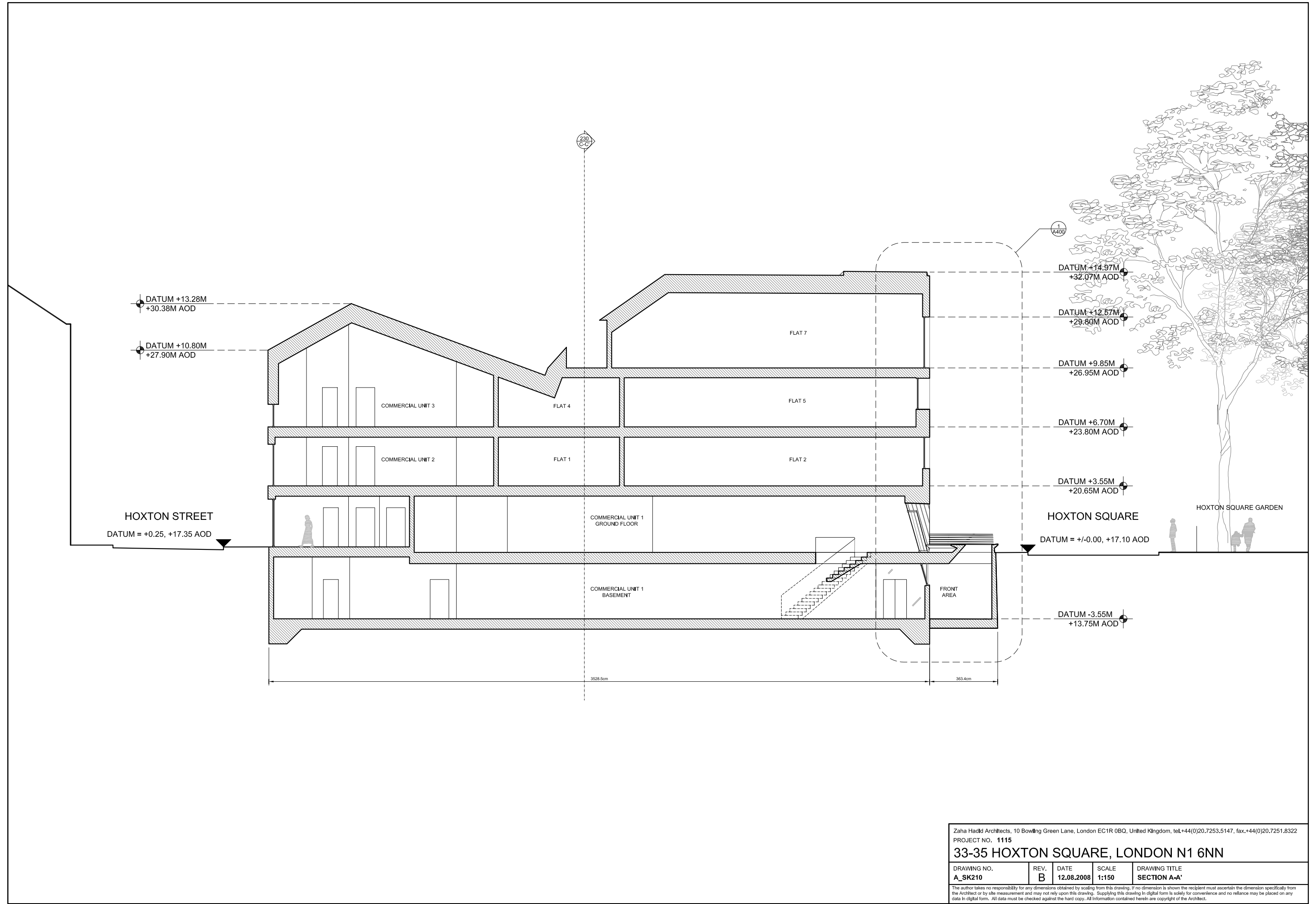
Zaha Hadid Architects, 10 Bowling Green Lane, London EC1R 0BQ, United Kingdom, tel.+44(0)20.7253.5147, fax.+44(0)20.7251.8322
PROJECT NO. 1115

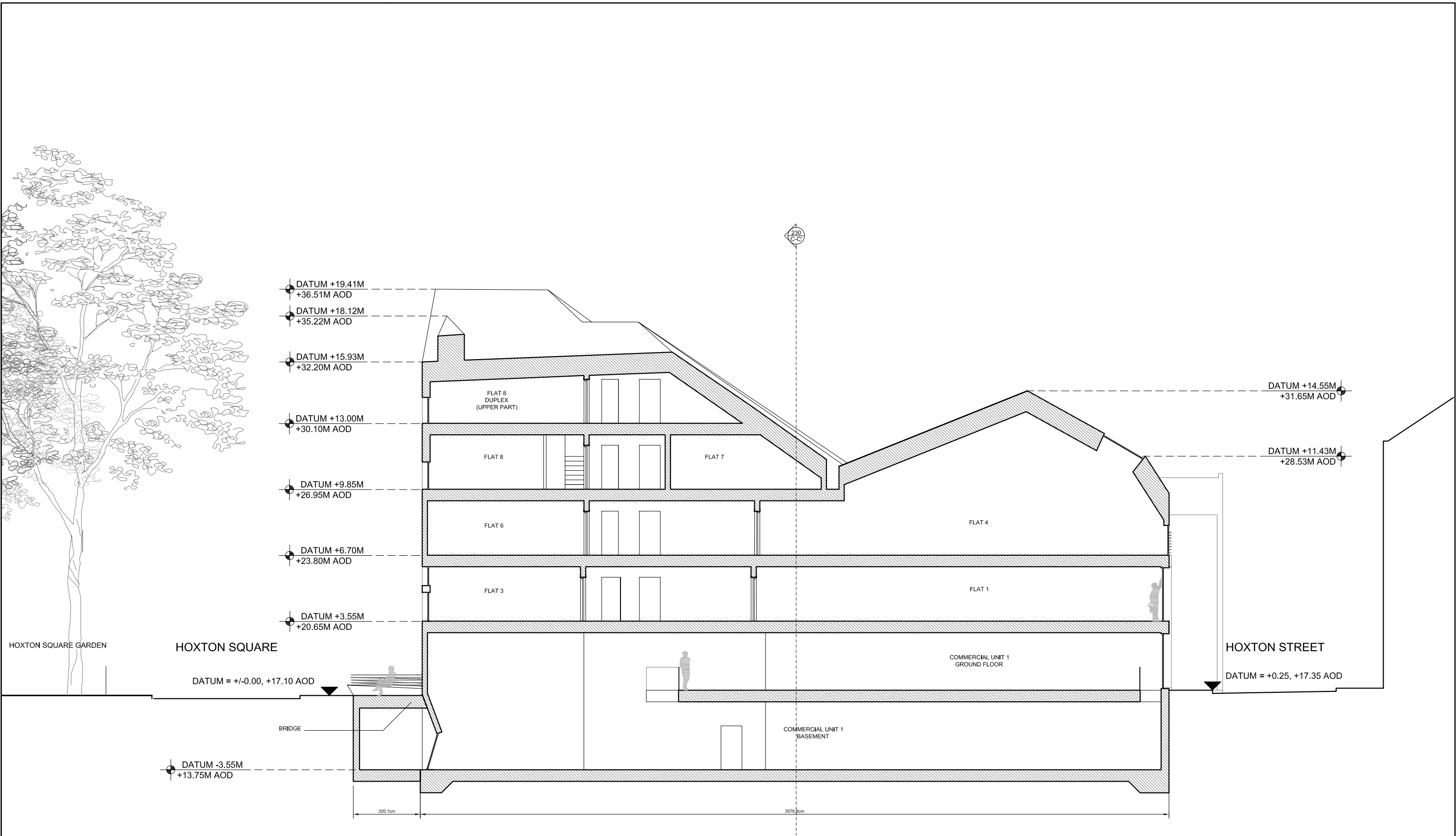
33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK150	B	12.08.2008	1:150	ROOF PLAN

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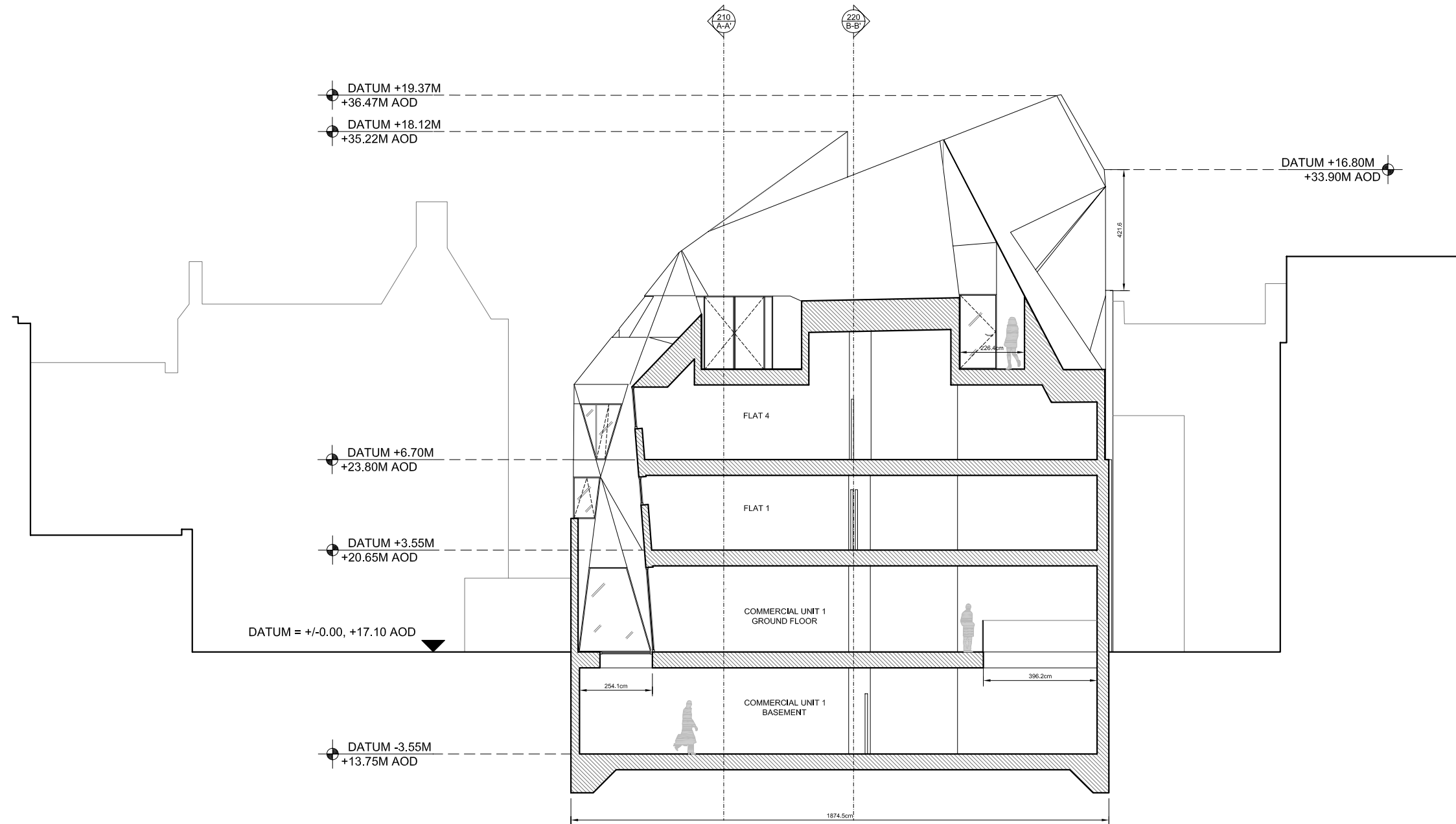


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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK220	B	12.08.2008	1:150	SECTION B-B'

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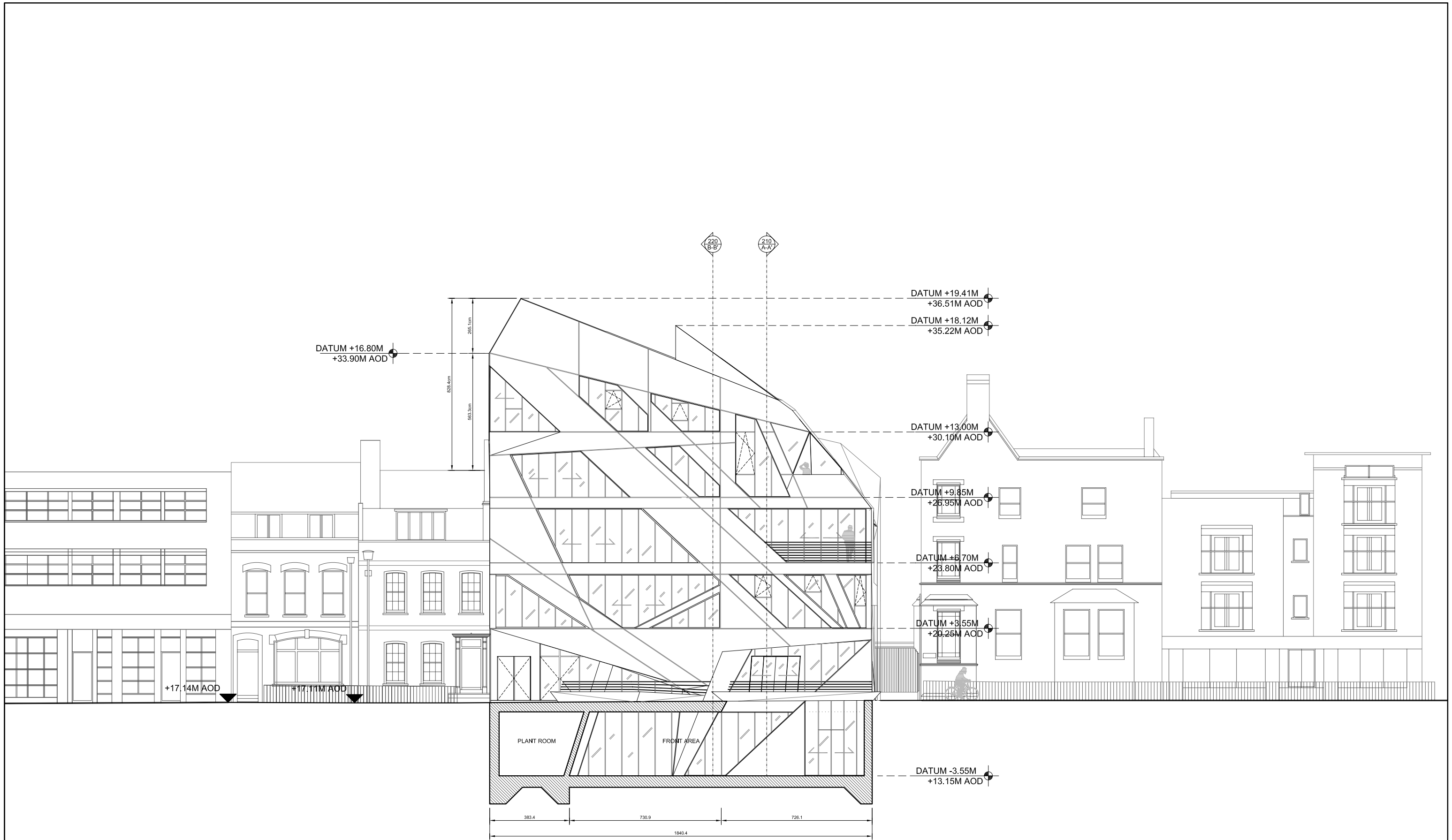


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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK230	B	12.08.2008	1:150	SECTION C-C'

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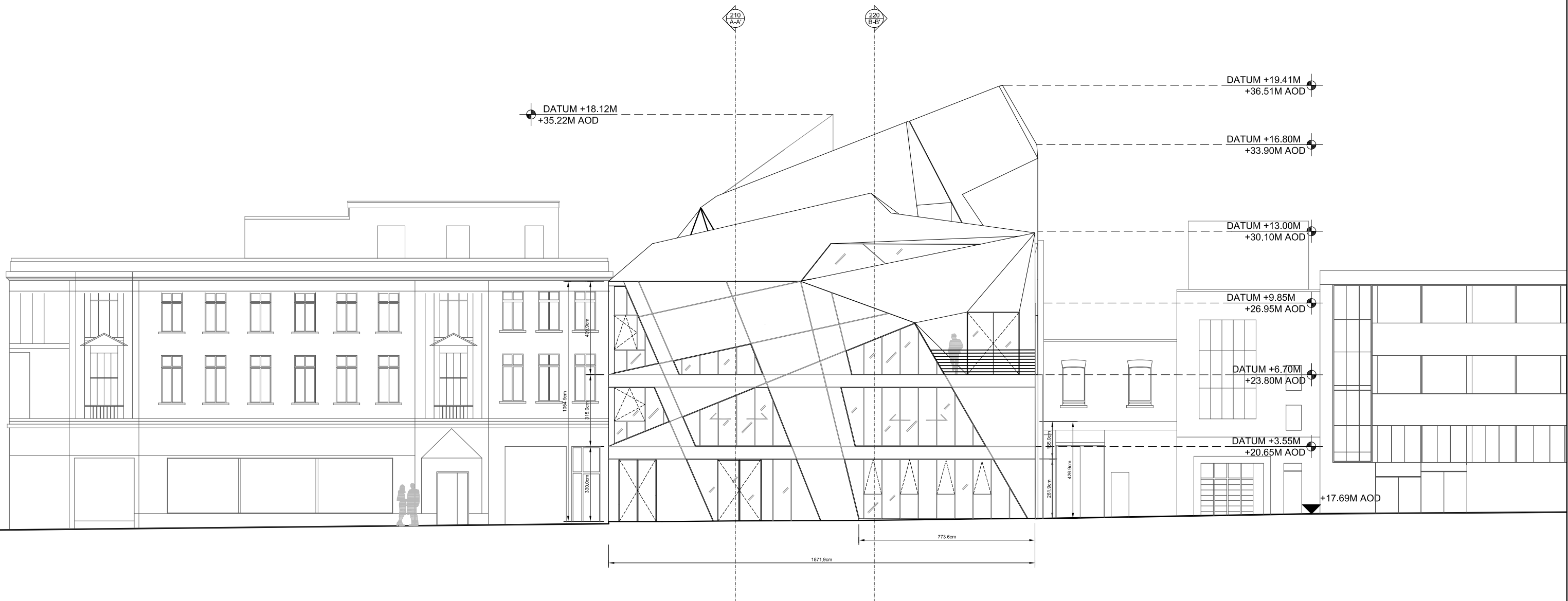
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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK310	B	12.08.2008	1:150	HOXTON SQUARE ELEVATION

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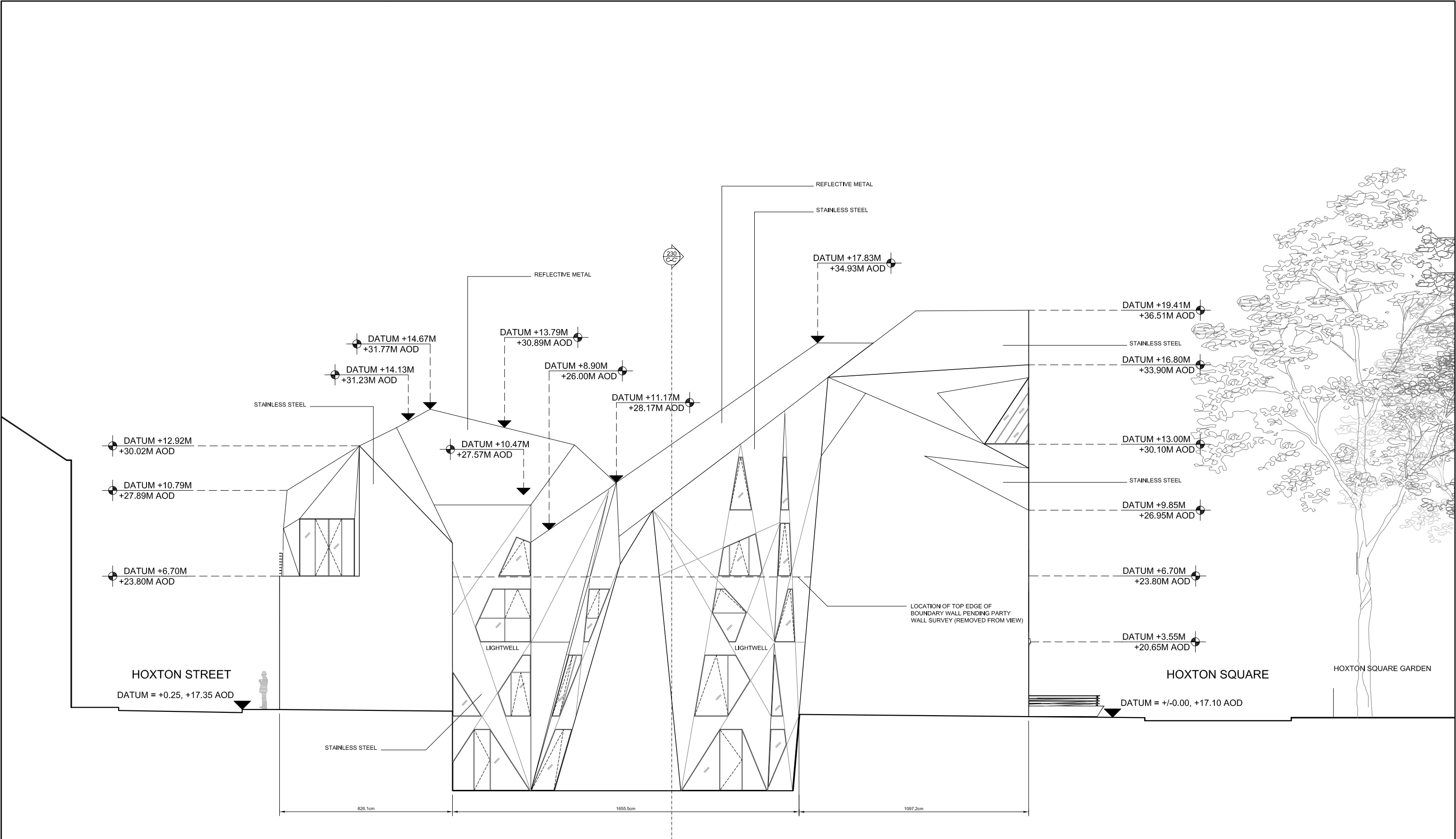
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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK320	D	14.08.2008	1:150	HOXTON STREET ELEVATION

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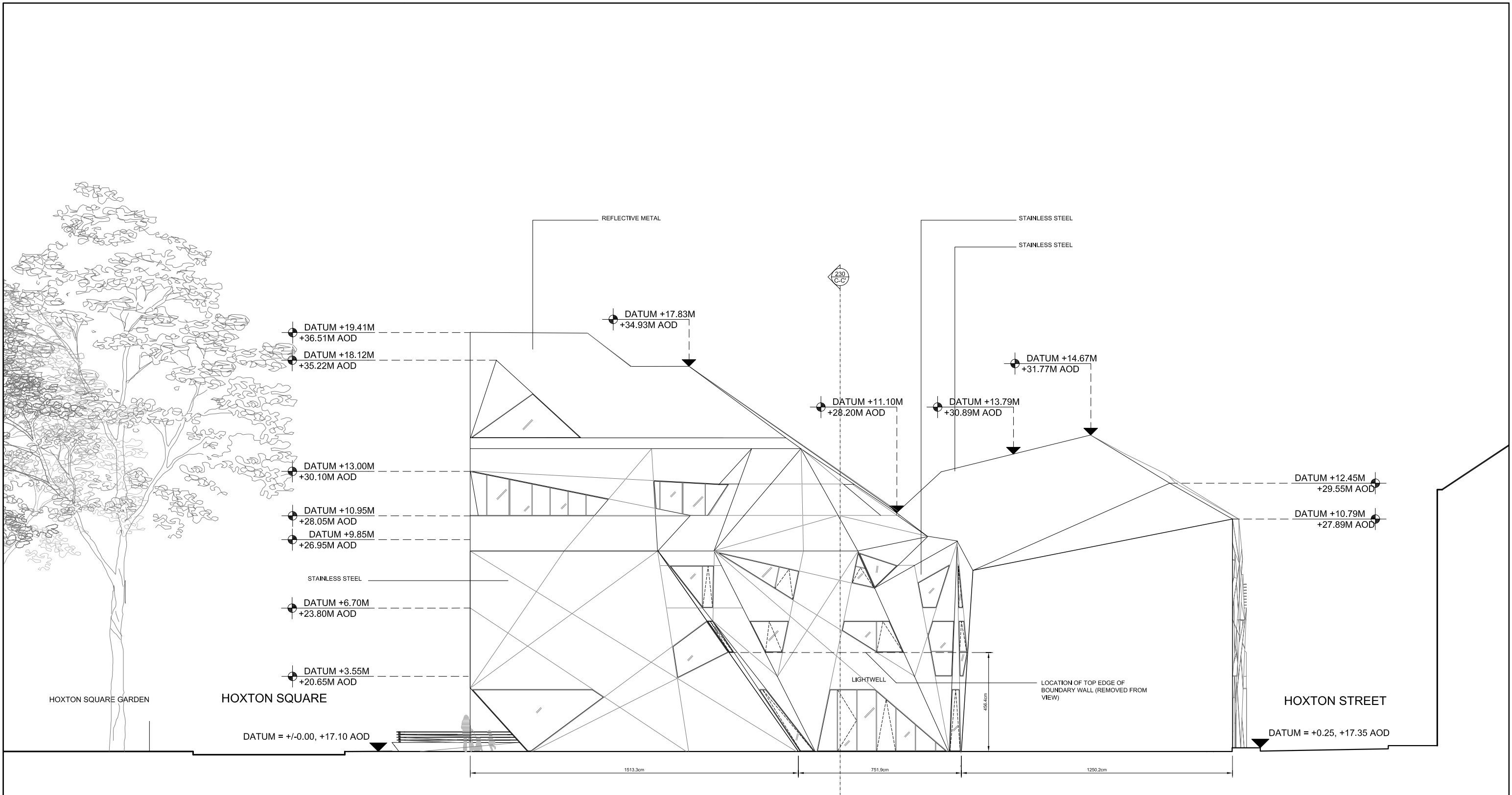


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PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO. A_SK330	REV. B	DATE 12.08.2008	SCALE 1:150	DRAWING TITLE NORTH ELEVATION
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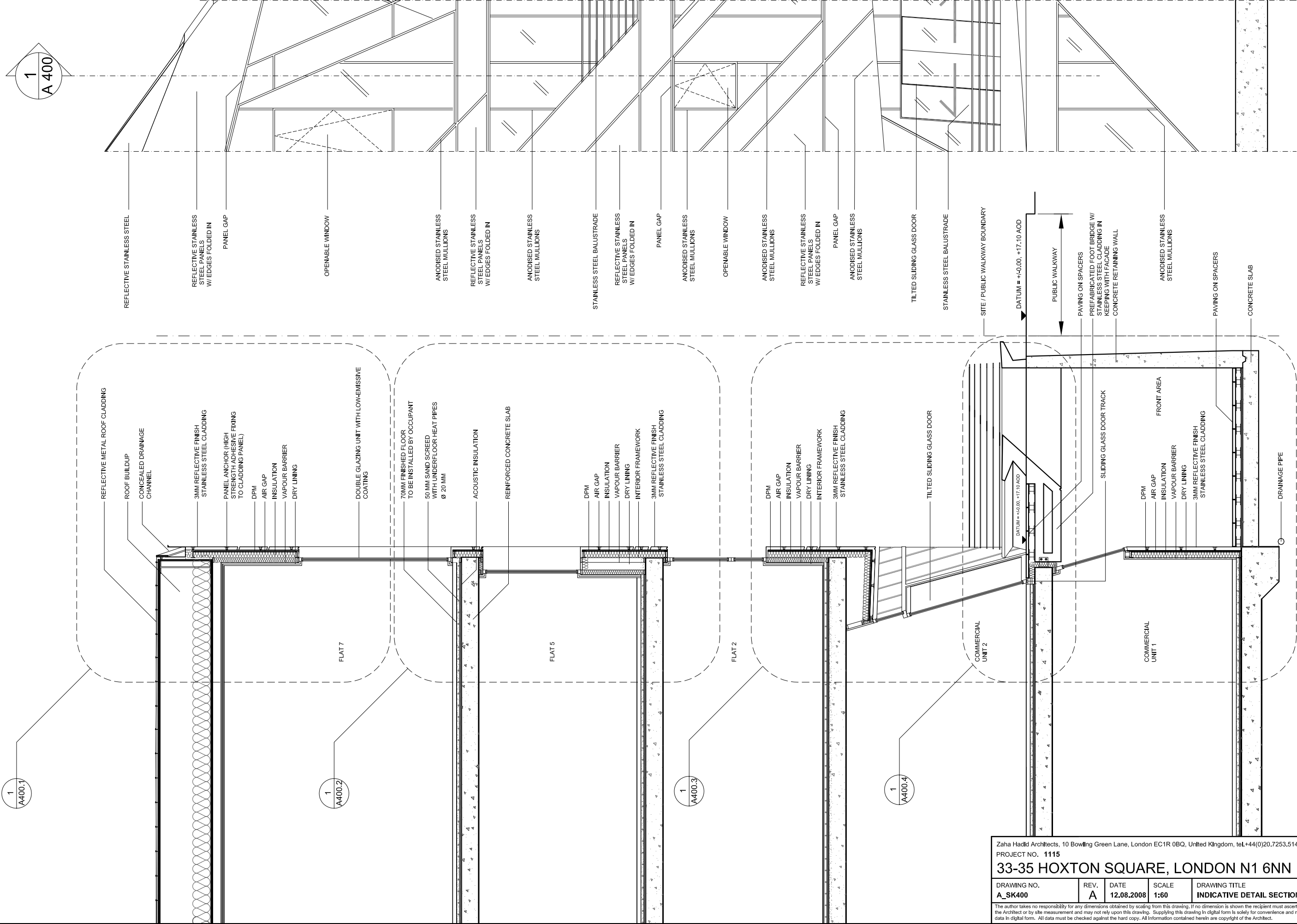
Zaha Hadid Architects, 10 Bowling Green Lane, London EC1R 0BQ, United Kingdom, tel.+44(0)20.7253.5147, fax.+44(0)20.7251.8322

PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK340	B	12.08.2008	1:150	SOUTH ELEVATION

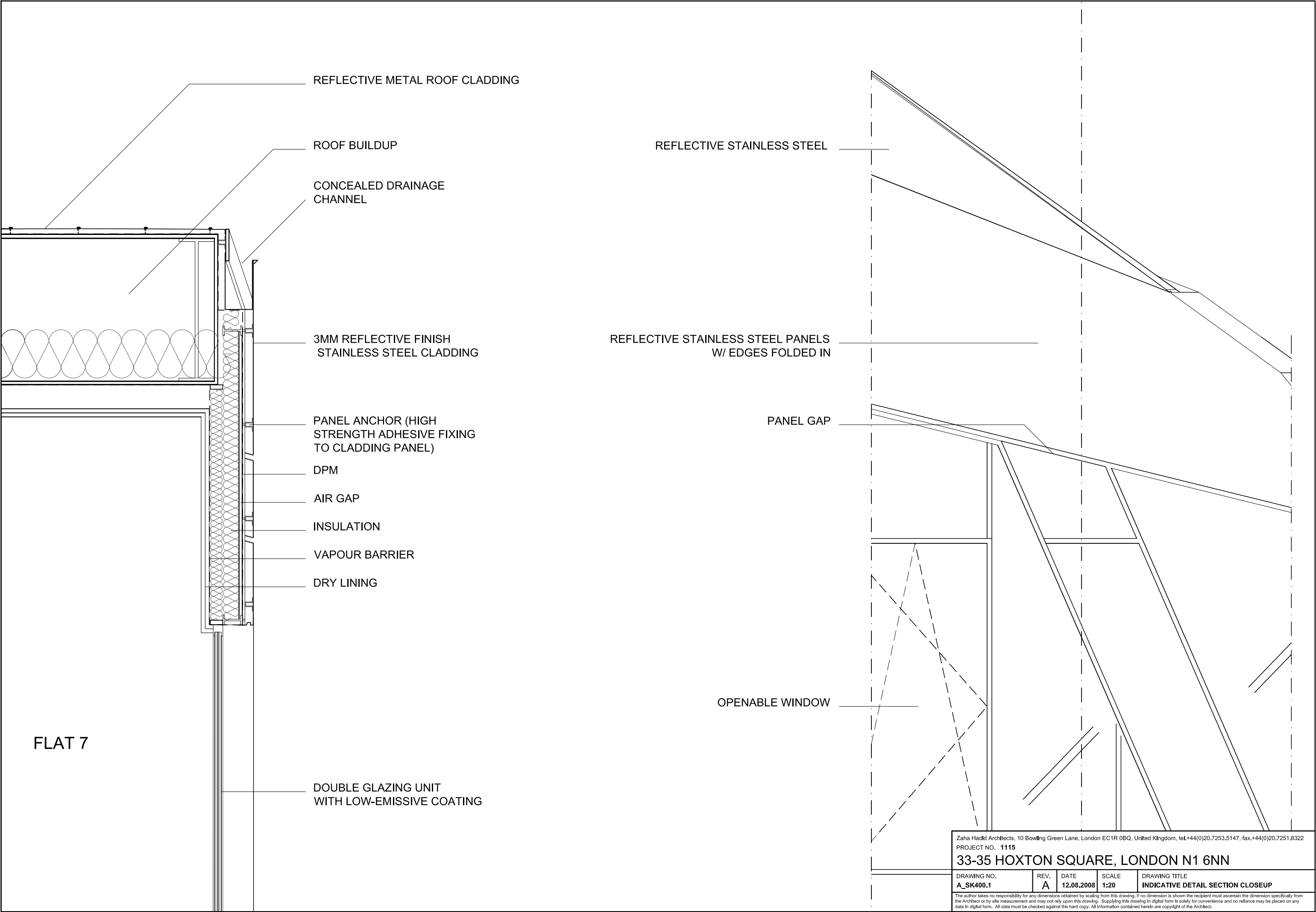
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PROJECT NO. 1115
33-35 HOXTON SQUARE, LONDON N1 6NN

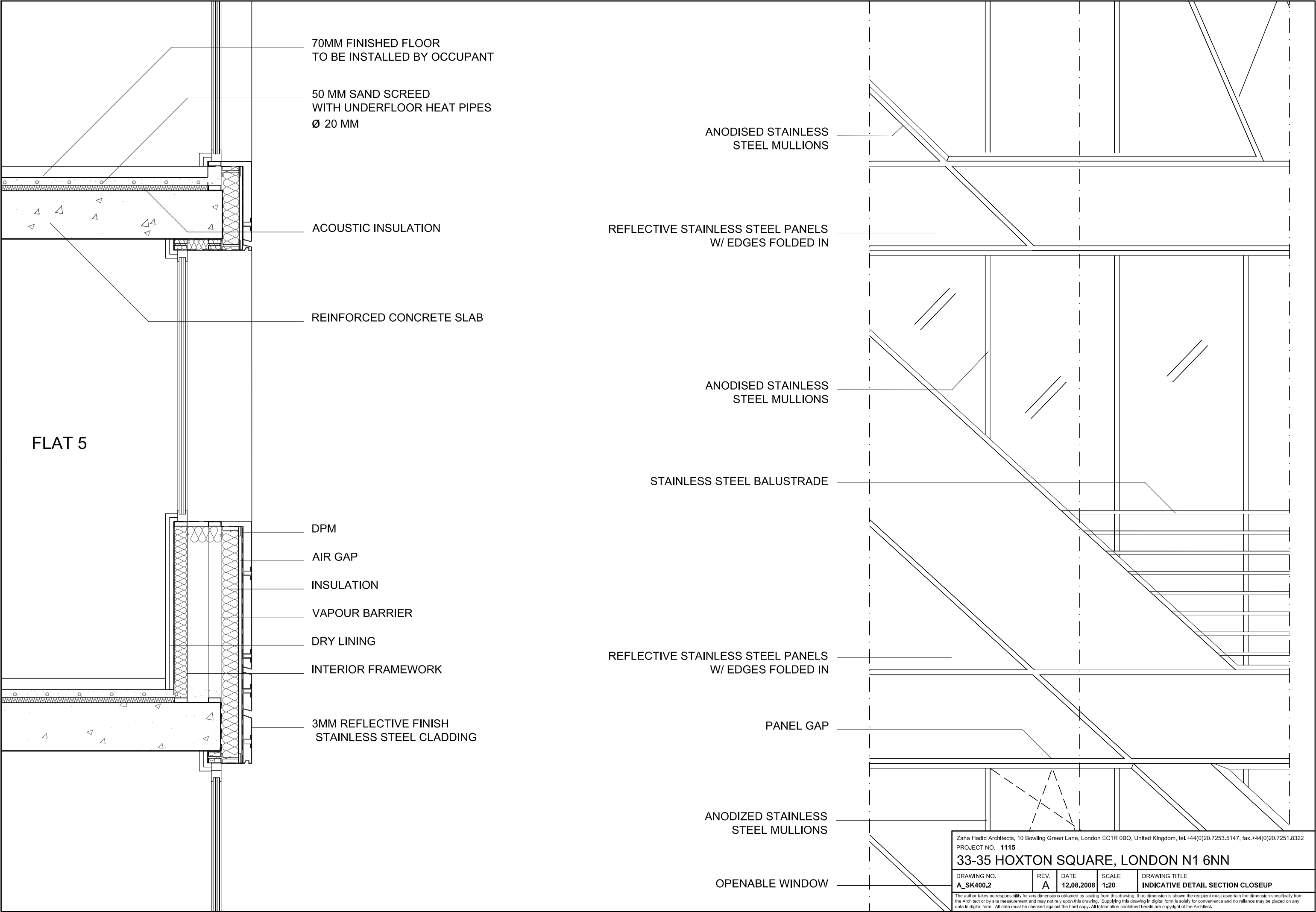
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A_SK400	A	12.08.2008	1:60	INDICATIVE DETAIL SECTION

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FLAT 7

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PROJECT NO. 1115				
33-35 HOXTON SQUARE, LONDON N1 6NN				
DRAWING NO. A_SK400.1	REV. A	DATE 12.08.2008	SCALE 1:20	DRAWING TITLE INDICATIVE DETAIL SECTION CLOSEUP
The author takes no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Architect or by site measurement and may not rely upon this drawing. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on any data in digital form. All data must be checked against the hard copy. All information contained herein are copyright of the Architect.				



FLAT 5

70MM FINISHED FLOOR
TO BE INSTALLED BY OCCUPANT

50 MM SAND SCREED
WITH UNDERFLOOR HEAT PIPES
Ø 20 MM

ACOUSTIC INSULATION

REINFORCED CONCRETE SLAB

DPM

AIR GAP

INSULATION

VAPOUR BARRIER

DRY LINING

INTERIOR FRAMEWORK

3MM REFLECTIVE FINISH
STAINLESS STEEL CLADDING

ANODISED STAINLESS
STEEL MULLIONS

REFLECTIVE STAINLESS STEEL PANELS
W/ EDGES FOLDED IN

ANODISED STAINLESS
STEEL MULLIONS

STAINLESS STEEL BALUSTRADE

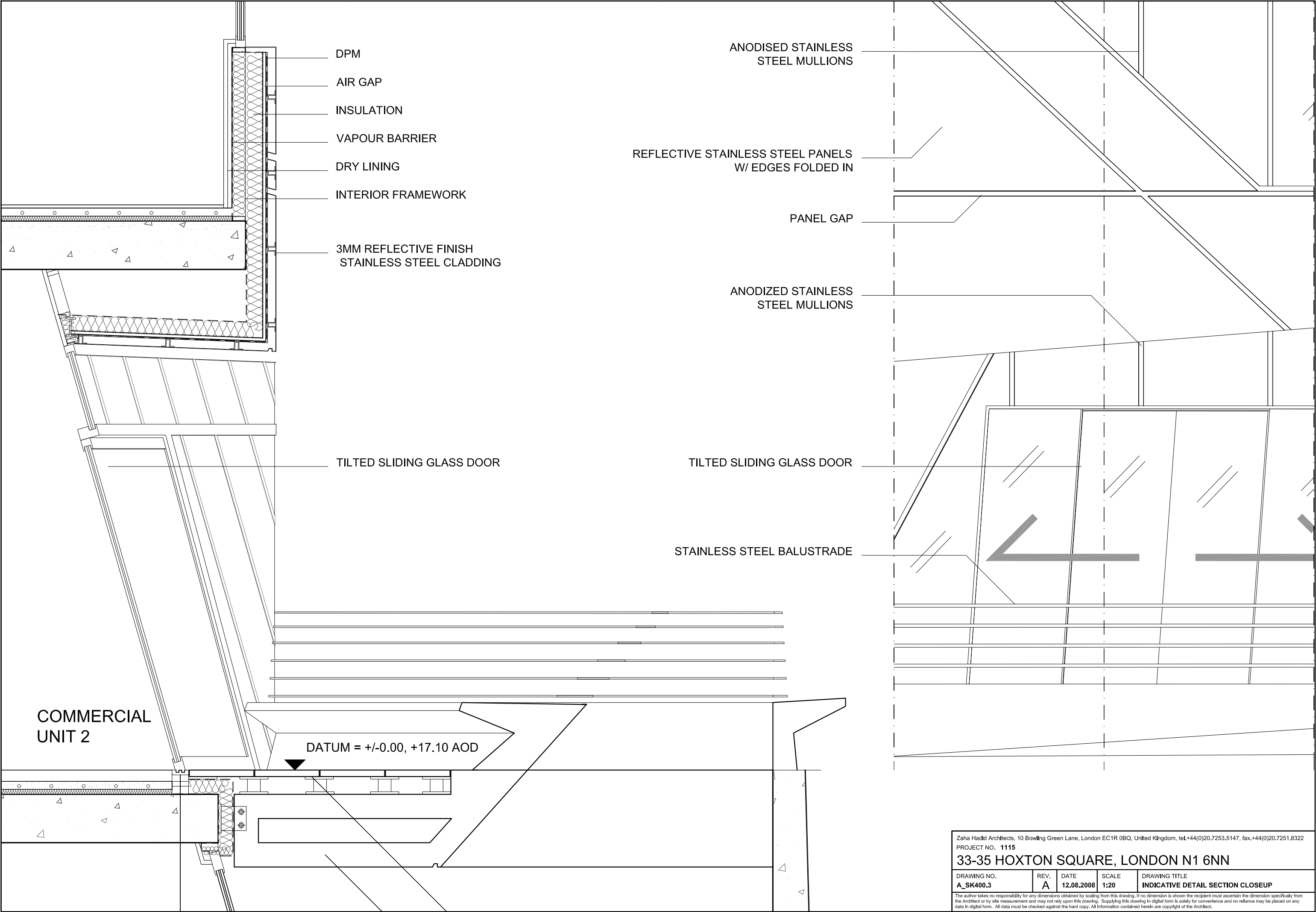
REFLECTIVE STAINLESS STEEL PANELS
W/ EDGES FOLDED IN

PANEL GAP

ANODIZED STAINLESS
STEEL MULLIONS

OPENABLE WINDOW

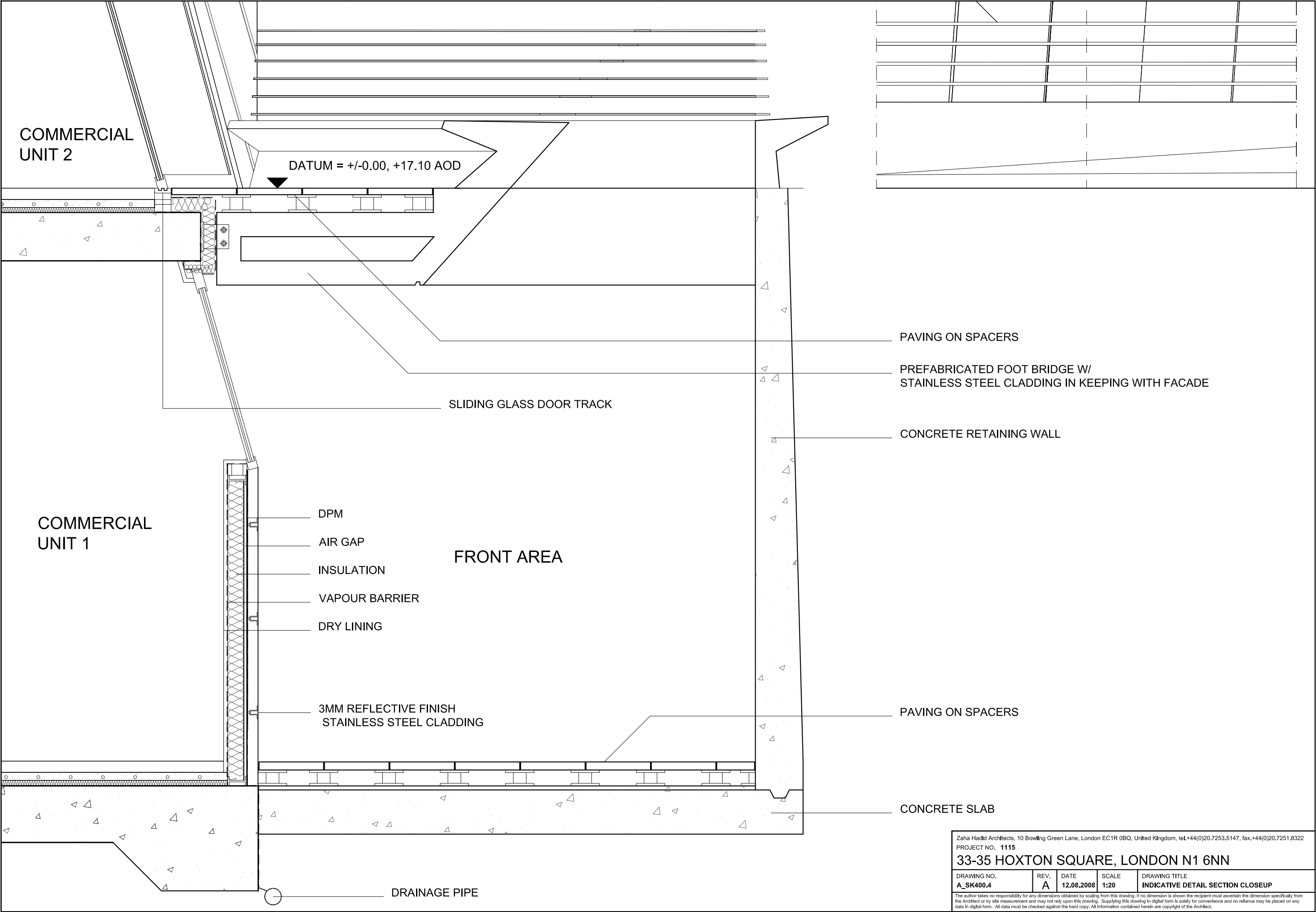
Zaha Hadid Architects, 10 Bowling Green Lane, London EC1R 0BQ, United Kingdom, tel.+44(0)20.7253.5147, fax.+44(0)20.7251.8322				
PROJECT NO. 1115				
33-35 HOXTON SQUARE, LONDON N1 6NN				
DRAWING NO. A_SK400.2	REV. A	DATE 12.08.2008	SCALE 1:20	DRAWING TITLE INDICATIVE DETAIL SECTION CLOSEUP
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COMMERCIAL
UNIT 2

DATUM = +/-0.00, +17.10 AOD

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PROJECT NO. 1115				
33-35 HOXTON SQUARE, LONDON N1 6NN				
DRAWING NO. A_SK400.3	REV. A	DATE 12.08.2008	SCALE 1:20	DRAWING TITLE INDICATIVE DETAIL SECTION CLOSEUP
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COMMERCIAL
UNIT 2

DATUM = +/-0.00, +17.10 AOD

PAVING ON SPACERS

PREFABRICATED FOOT BRIDGE W/
STAINLESS STEEL CLADDING IN KEEPING WITH FACADE

CONCRETE RETAINING WALL

SLIDING GLASS DOOR TRACK

COMMERCIAL
UNIT 1

DPM

AIR GAP

INSULATION

VAPOUR BARRIER

DRY LINING

FRONT AREA

3MM REFLECTIVE FINISH
STAINLESS STEEL CLADDING

PAVING ON SPACERS

CONCRETE SLAB

DRAINAGE PIPE

Zaha Hadid Architects, 10 Bowling Green Lane, London EC1R 0BQ, United Kingdom, tel.+44(0)20.7253.5147, fax.+44(0)20.7251.8322

PROJECT NO. 1115

33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK400.4	A	12.08.2008	1:20	INDICATIVE DETAIL SECTION CLOSEUP

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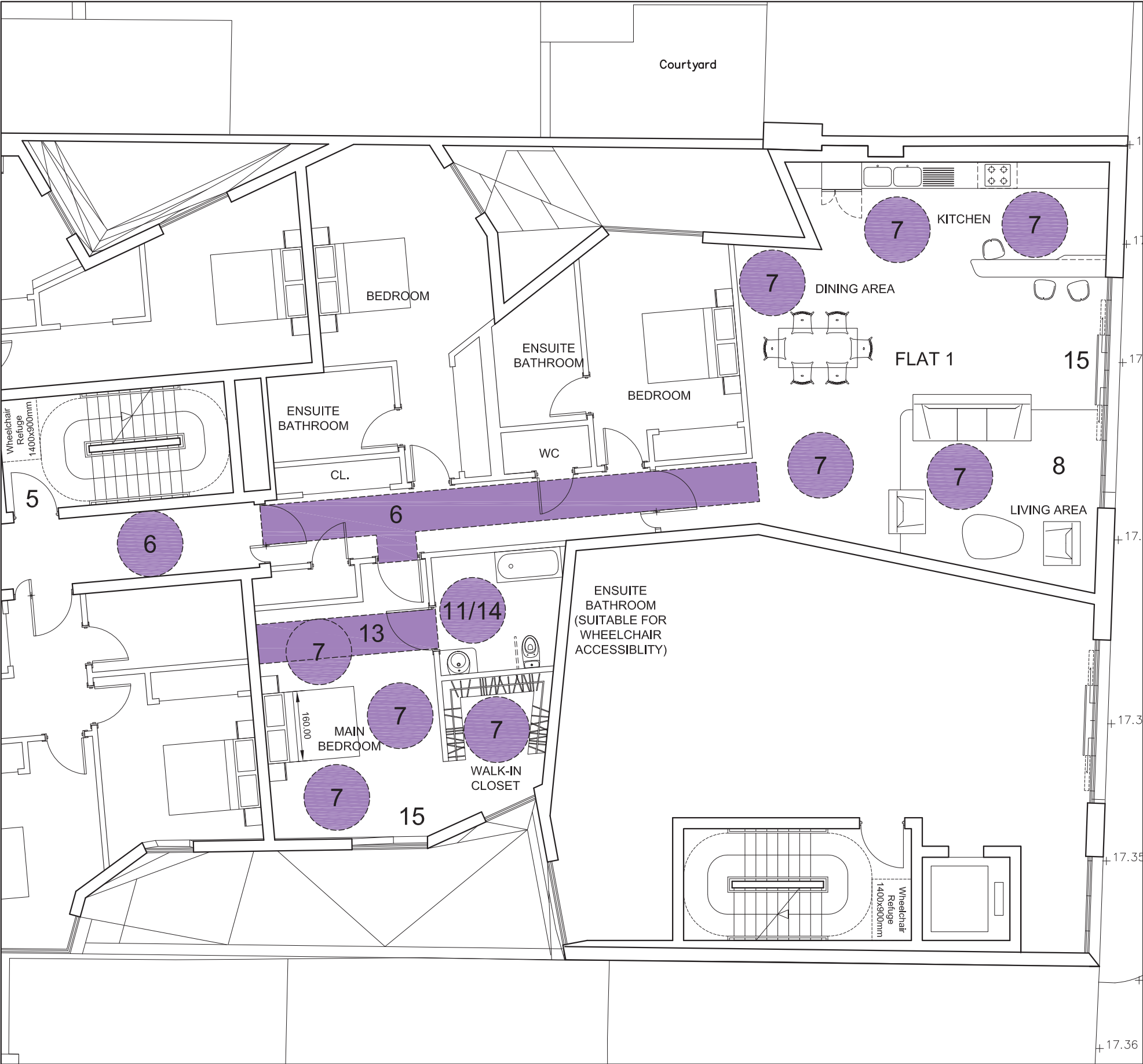
Ground floor Resident's Entrance 1:100

Three of the residential flats in this development conform to the sixteen criteria of Lifetime Homes Standards. These are flats 1, 4 and 8, which are also the three family friendly flats of three bedrooms each.

The Lifetime Homes criteria are as follows:

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width
2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.
3. The approach to all entrances should be level or gently sloping.
4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.
5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.
6. The width of internal doorways and hallways should conform to Part M, except that when approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.
7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
8. The living room should be at entrance level.
9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.
10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.
11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.
12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.
13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.
14. The bathroom should be designed for ease of access to the bath, WC & wash basin.
15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.
16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

Source: www.lifetimehomes.org.uk

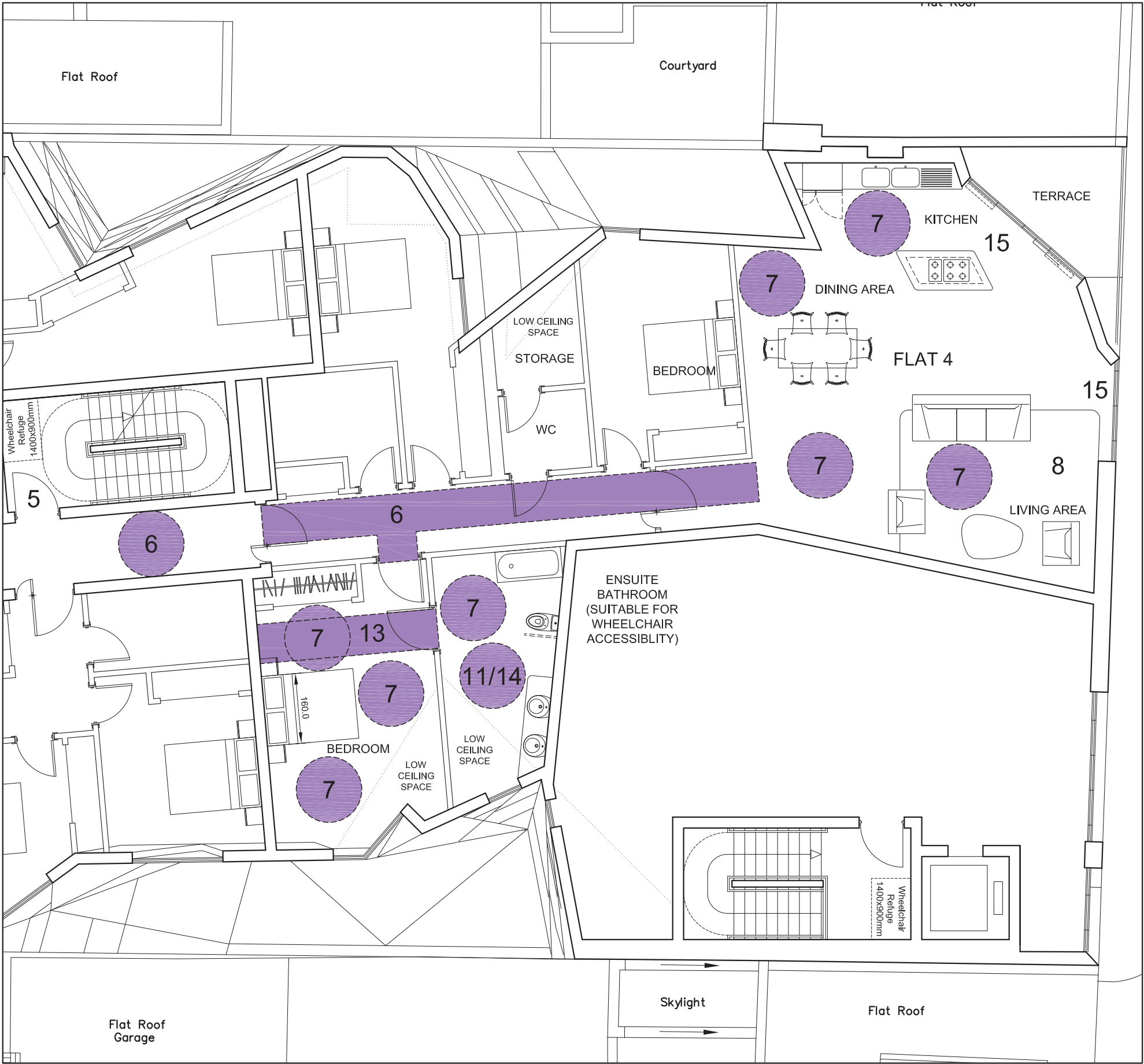


Residential Flat 1 1:100

Below are point by point explanations of how each flat and the common entrance conform to the standards. Note that fixture and furnishing layouts shown in the diagrams show one of many possibilities for layout in order to demonstrate conformity with the Lifetime Homes standards. However, final layout of the flats are subject to change in subsequent design phases and furnishing arrangements are of course the responsibility of the occupants. The layouts assume that the beds being used are 1600mm wide to ensure that large beds can be used.

- Residential (Common) Entrance** (see diagram on previous page)
- 1. Not Applicable as there is no parking facilities provided
 - 2. Not Applicable as there is no parking facilities provided however, the common entrance is as close to on street parking as possible with no significant grade difference along the route.
 - 3. No significant grade difference on approach to entrance
 - 4. Threshold is level; illumination will be addressed at detail design; covering over entrance would however either violate the building line or require a deeper recess resulting in an undesirable security risk.
 - 5. Fire escape stairs serve as communal stairs and is easily accessible throughout the building.
 - 6. Ample space is provided between entrance and lift. Ramp conforms to Part M.
 - 7 - 16. Not applicable in this area of the building

- Flat 1** (see diagram on this page)
- 1. Not Applicable
 - 2. Not Applicable
 - 3. Not Applicable
 - 4. Not Applicable
 - 5. Fire escape stairs serve as communal stairs and is easily accessible throughout the building.
 - 6. 900mm clear doorways are provided. Hallways are 1500mm wide allowing a wheelchair user to potentially turn anywhere along the hall.
 - 7. Ample turning spaces provided in main living areas, main bedroom, ensuite bathroom to the main bedroom and walk-in closet.
 - 8. Living room is on same level as entrance.
 - 9. Not applicable
 - 10. Ensuite bathroom of the main bedroom is at same level as entrance.
 - 11. Handrails can be adapted to the space.
 - 12. Not applicable
 - 13. Space for hoist is provided. Provision for possible hoist in structural load calculations will be made at detail design.
 - 14. Ensuite bathroom of main bedroom is spacious enough for wheelchair access and turning.



Residential Flat 4 1:100

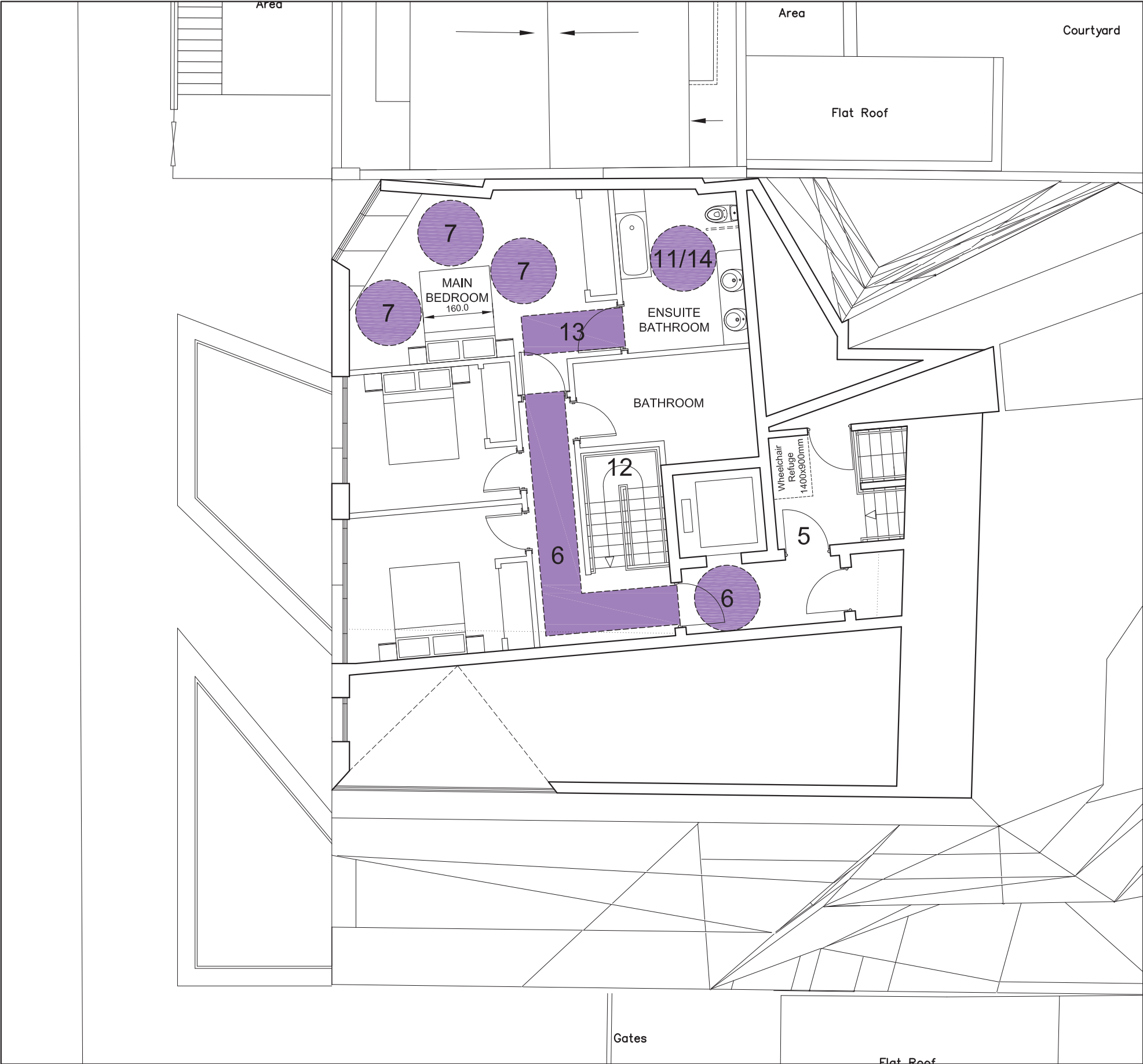
15. Living room glazing is full floor to ceiling.
16. Location of switches, sockets, ventilation and service controls will be addressed at detail design and will conform to the standards.
- Flat 4** (see diagram on this page)
- 1. Not Applicable
 - 2. Not Applicable
 - 3. Not Applicable
 - 4. Not Applicable
 - 5. Fire escape stairs serve as communal stairs and is easily accessible throughout the building.
 - 6. 900mm clear doorways are provided. Hallways are 1500mm wide allowing a wheelchair user to potentially turn anywhere along the hall.
 - 7. Ample turning spaces provided in main living areas, main bedroom, ensuite bathroom to the main bedroom and walk-in closet.
 - 8. Living room is on same level as entrance.
 - 9. Not applicable
 - 10. Ensuite bathroom of the main bedroom is at same level as entrance.
 - 11. Handrails can be adapted to the space.
 - 12. Not applicable
 - 13. Space for hoist is provided. Provision for possible hoist in structural load calculations will be made at detail design.
 - 14. Ensuite bathroom of main bedroom is spacious enough for wheelchair access and turning.
 - 15. Living room glazing is full floor to ceiling. Threshold to terrace will be level.
 - 16. Location of switches, sockets, ventilation and service controls will be addressed at detail design and will conform to the standards.



Residential Flat 8 entrance level 1:100

Flat 8 (see diagram on this page and next)

1. Not Applicable
2. Not Applicable
3. Not Applicable
4. Not Applicable
5. Fire escape stairs serve as communal stairs and is easily accessible throughout the building.
6. 900mm clear doorways are provided. Common hallways (outside of the flat) are 1500mm wide allowing a wheelchair user to potentially turn anywhere along the hall. Internal hallways vary between 1200mm to 1500mm.
7. Ample turning spaces provided in main living areas, main bedroom, ensuite bathroom to the main bedroom and walk-in closet.
8. Living room is on same level as entrance.
9. There is ample space on the entrance level for a bed to be placed in addition to typical furnishings.
10. Wheelchair accessible WC provided at same level as entrance. This can be expanded into adjacent closet area to provide a shower.
11. Handrails can be adapted to the space.
12. Internal stair can be fitted with stairlift.
13. Space for hoist is provided. Provision for possible hoist in structural load calculations will be made at detail design.
14. Ensuite bathroom of main bedroom is spacious enough for wheelchair access and turning.
15. Living room glazing is full floor to ceiling.
16. Location of switches, sockets, ventilation and service controls will addressed at detail design and will conform to the standards.



Residential Flat 8 upper level 1:100

Hoxton Square, London N1 6NN

Area Schedules

Revision: A

date: 12 August 2008

Existing GEA (Combined 33-34 & 35 Hoxton Square)

Floor	GEA (m2)	Commercial GEA (m2)	Residential GEA (m2)	GEA (ft2)	Commercial GEA (ft2)	Residential (ft2)
Ground Floor	643.51	641.82	1.69	6,927	6,909	18
First Floor	614.73	612.96	1.77	6,617	6,598	19
Second Floor	173.18	171.99	1.19	1,864	1,851	13
Third Floor	132.15	0.00	132.15	1,422	0	1,422
Total	1,563.57	1,426.77	136.80	16,830	15,358	1,473

New GEA (measured at Finished Floor Level; incl. terraces and balconies)

Floor	GEA (m2)	Commercial GEA (m2)	Residential GEA (m2)	GEA (ft2)	Commercial GEA (ft2)	Residential (ft2)
Basement	725.1	682.6	42.5	7,805	7,348	457
Ground Floor	565.0	466.0	99.0	6,082	5,016	1,066
First Floor	616.0	117.3	498.7	6,631	1,263	5,368
Second Floor	598.7	116.5	482.2	6,444	1,254	5,190
Third Floor	341.0		341.0	3,671	0	3,671
Fourth Floor	174.4		174.4	1,877	0	1,877
Total	3,020.2	1,382.4	1,637.8	32,509	14,880	17,629

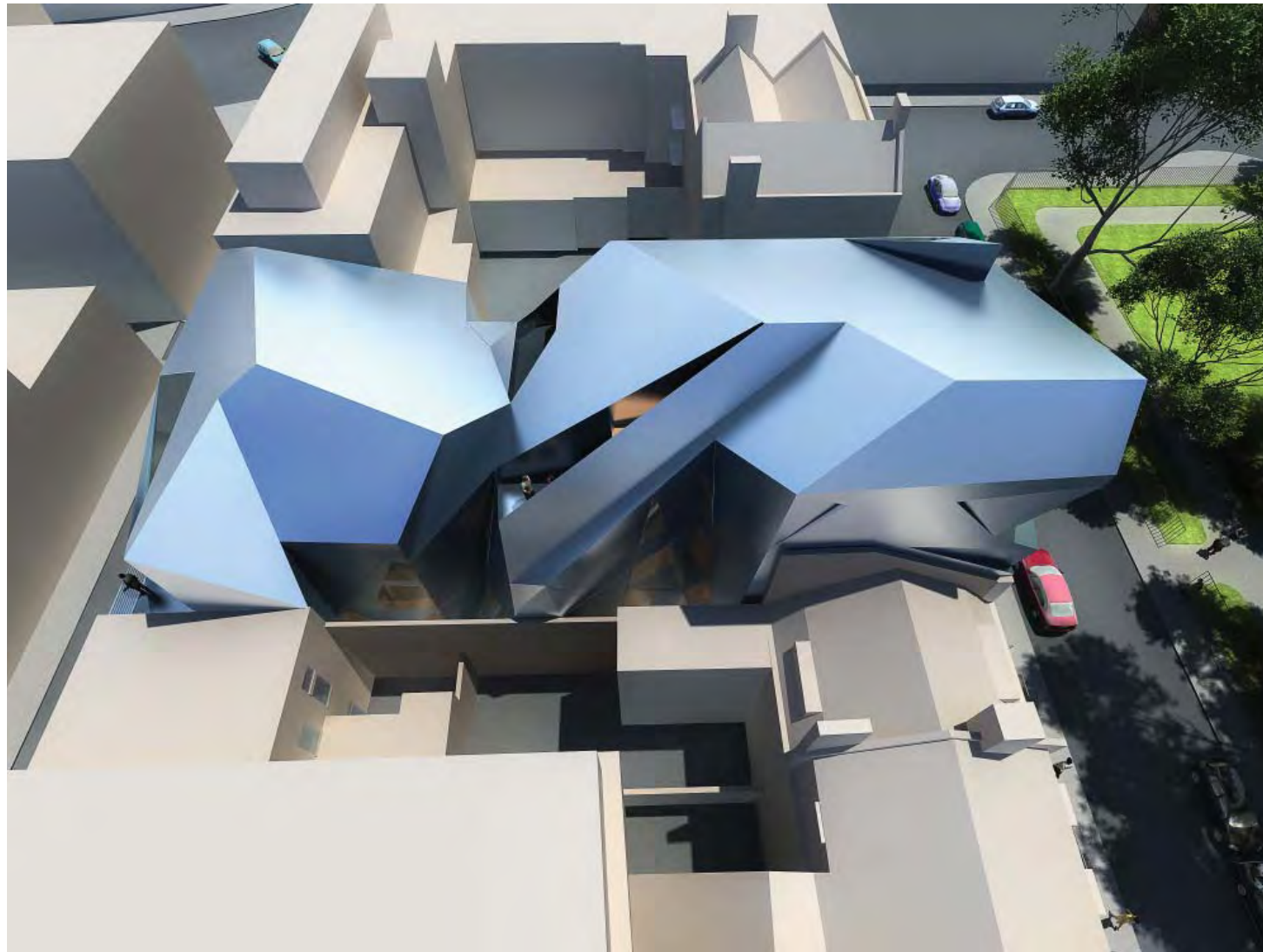
Commercial GIA

Floor	GIA (m2)	GIA (ft2)	Balc/Terr/Low Area	Balc/Terr/Low Area
Commercial Unit 1 B	484.0	5,210	54.0	581
Commercial Unit 1 GF	350.0	3,767		0
Commercial Unit 2	84.0	904		0
Commercial Unit 3	83.0	893	4.8	52
Total	1,001.0	10,775	58.8	633

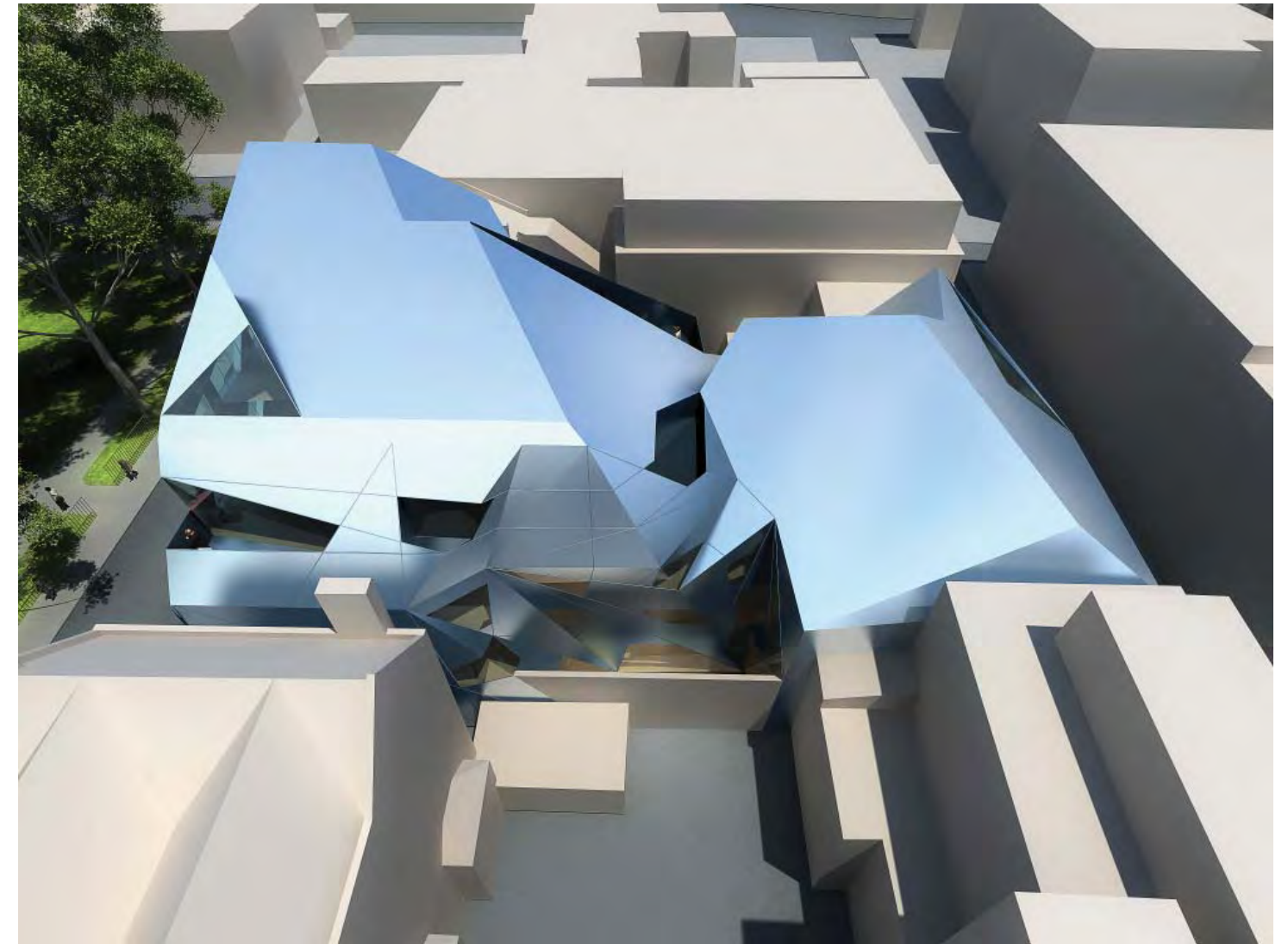
Existing Commercial Net Usable (approximation): 962m2 / 10,362ft2

Residential GIA

Floor	GIA (m2)	GIA (ft2)	Balc/Terr/Low Area	Balc/Terr/Low Area
Residential Flat 1	189.0	2,034	0.0	0
Residential Flat 2	108.0	1,163	0.0	0
Residential Flat 3	116.0	1,249	0.0	0
Residential Flat 4	167.0	1,798	17.8	192
Residential Flat 5	102.0	1,098	0.0	0
Residential Flat 6	114.0	1,227	0.0	0
Residential Flat 7	96.0	1,033	20.2	217
Residential Flat 8	189.0	2,034	9.1	98
Total	1081.0	11,636	47.1	507



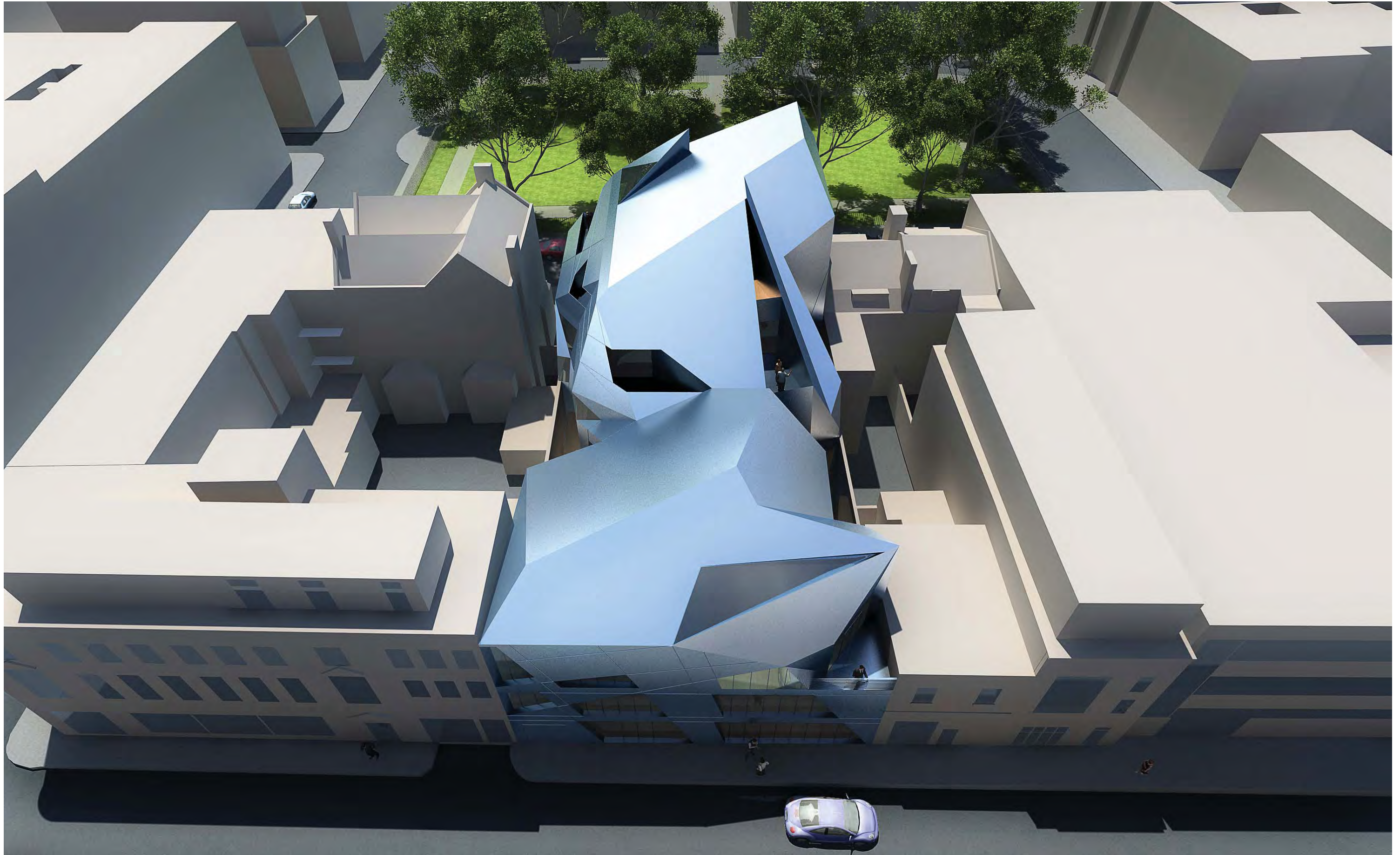
Bird's Eye View of North side of proposal



Bird's Eye View of South side of proposal



Bird's Eye View from Hoxton Square



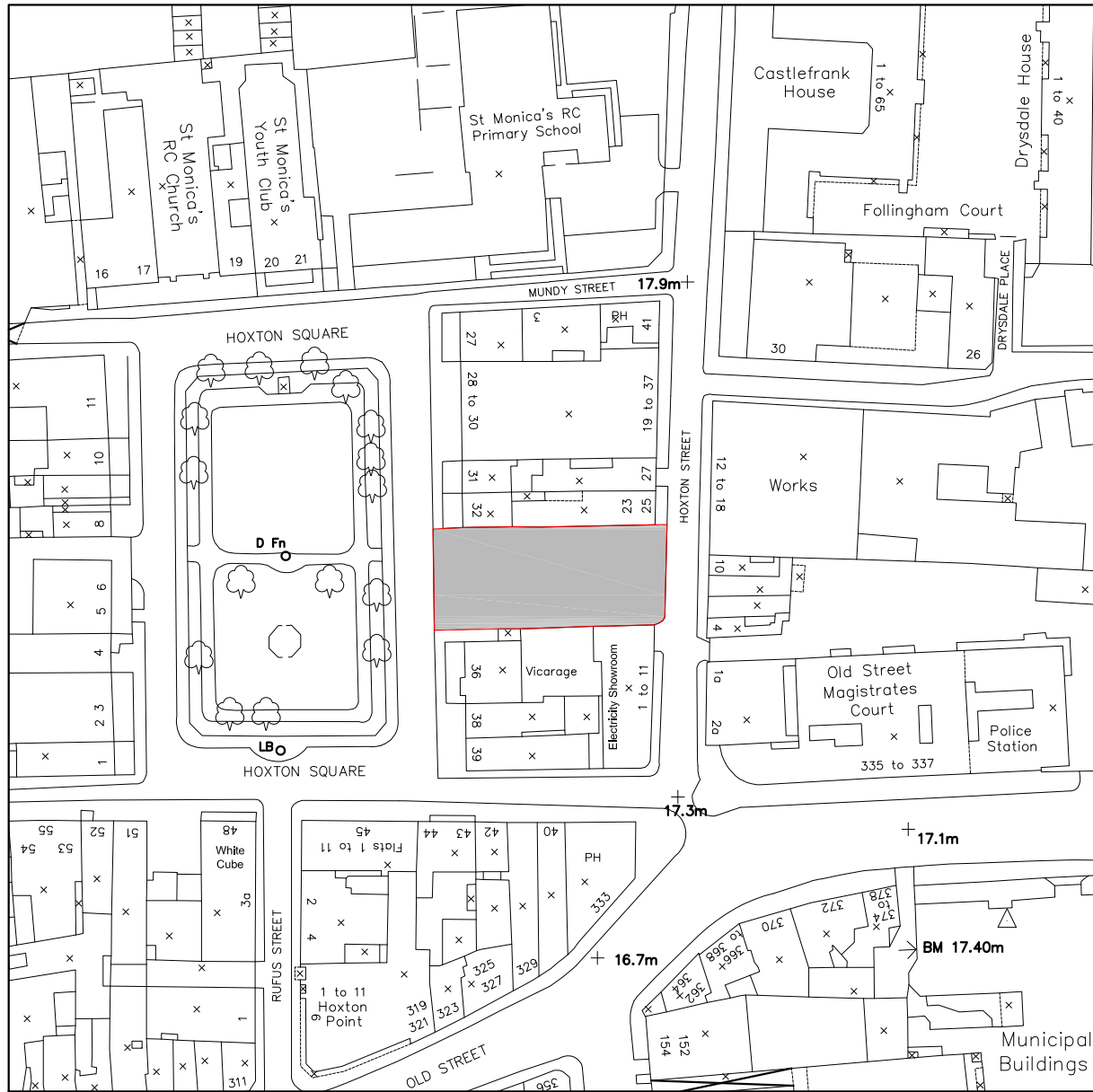
Bird's Eye View from East



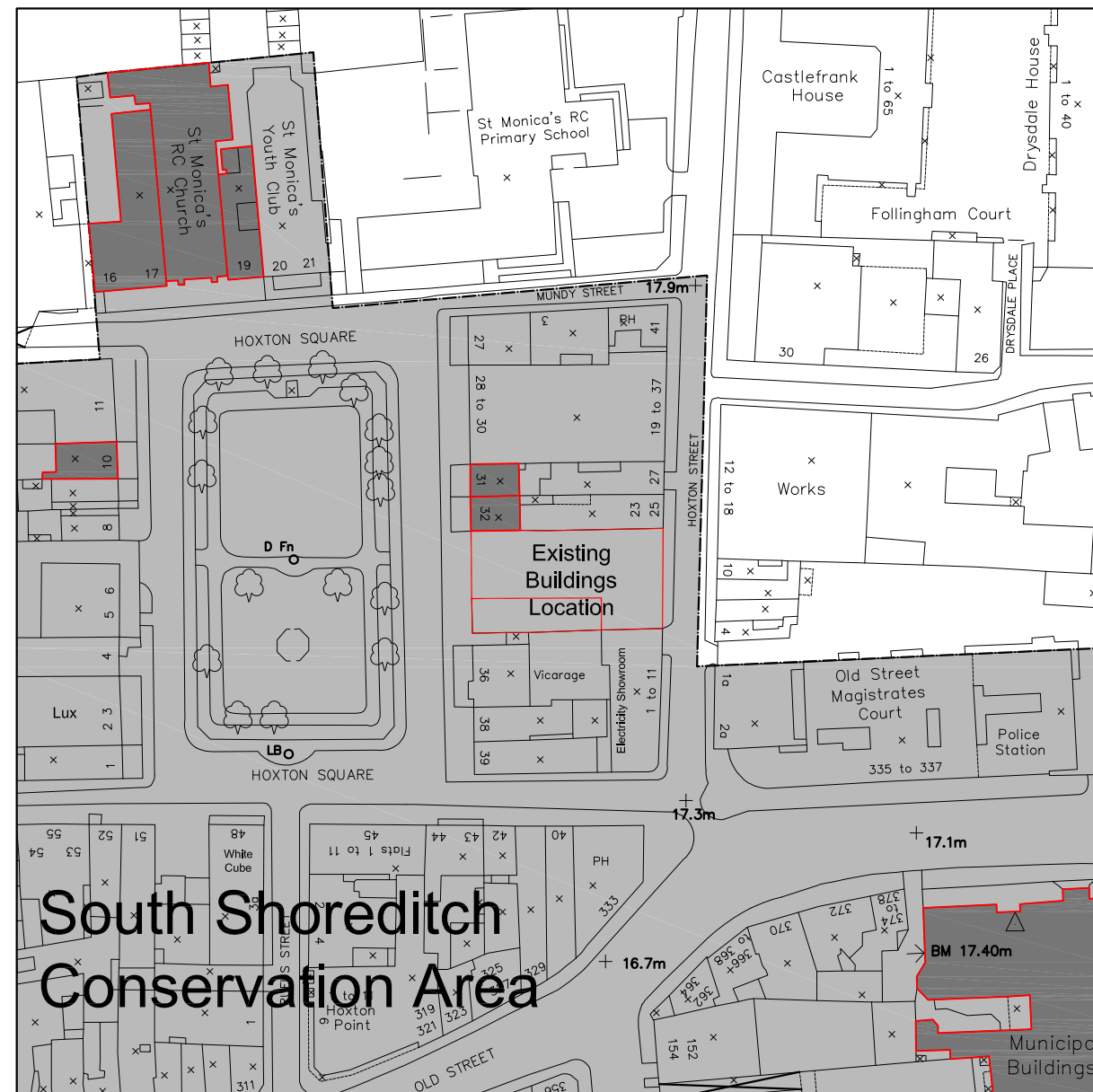
Artistic Impression of view from Hoxton Square with foreground trees ghosted



Artistic Impression of view from Old Street towards Hoxton Street



Site Location



- LB Hackney South Shoreditch Conservation Area
- Listed Buildings
- Conservation Area Boundaries
- Existing Buildings on Project Site Boundaries

Grade II
Listed Buildings

Existing Building
on Project Site

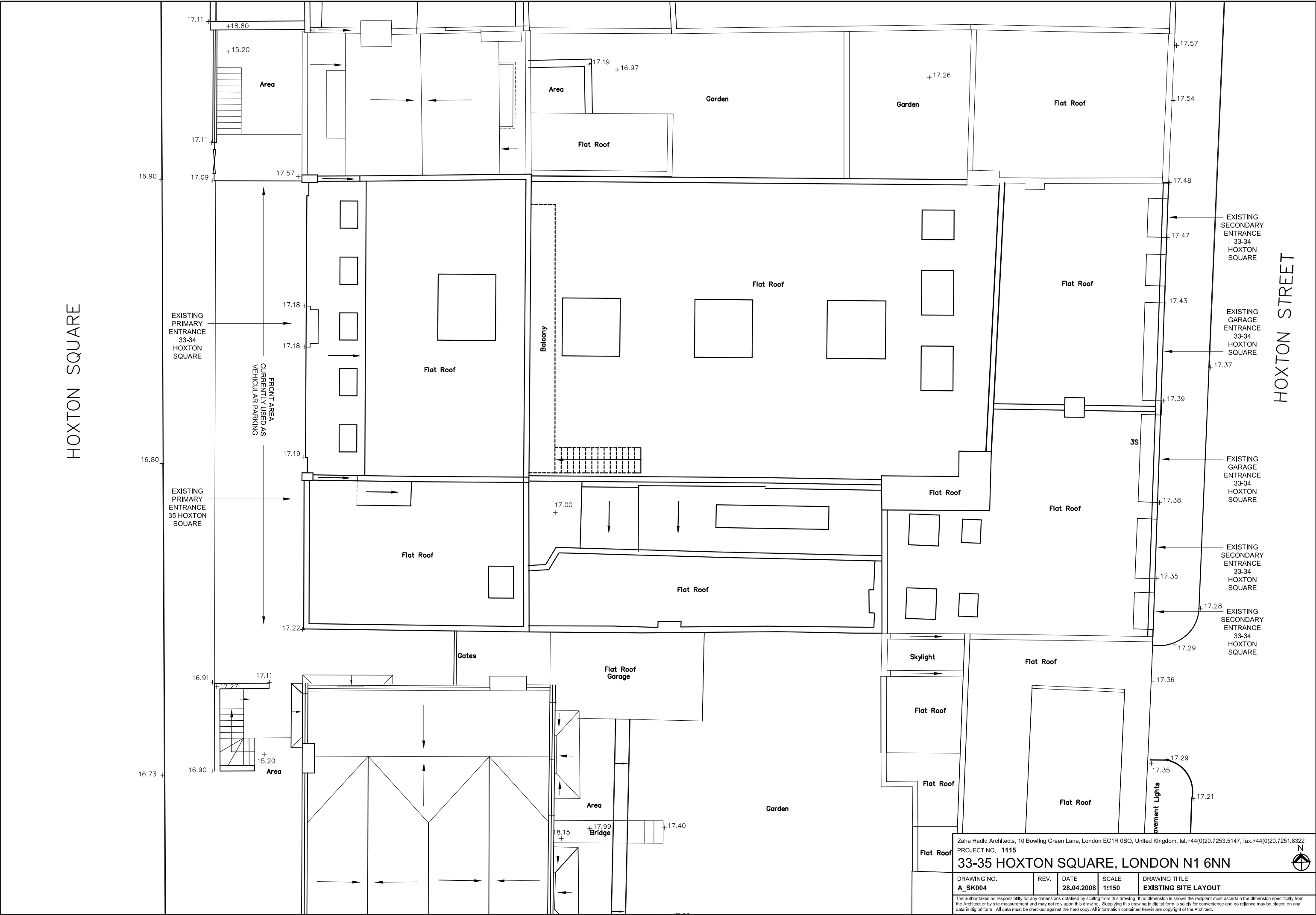
Listed Buildings

Existing Building on Project Site Boundaries

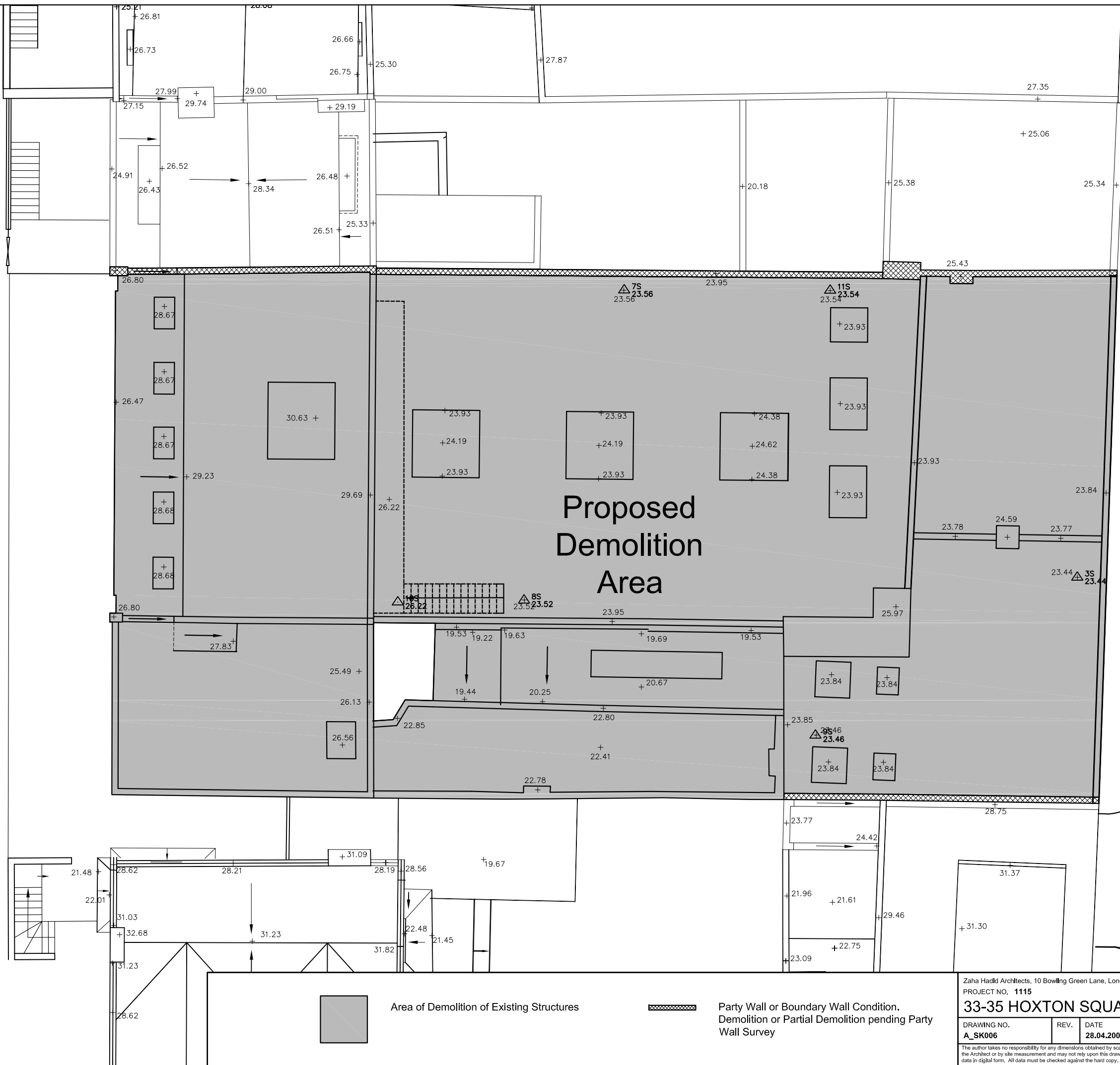
Zaha Hadid Architects, 10 Bowling Green Lane, London EC1R 0BQ, United Kingdom, tel. +44(0)20.7253.5147, fax. +44(0)20.7251.8322
PROJECT NO. 1115
33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO. A_SK003	REV.	DATE 28.04.2008	SCALE 1:200	DRAWING TITLE LISTED BUILDINGS LOCATION PLAN
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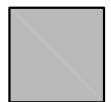
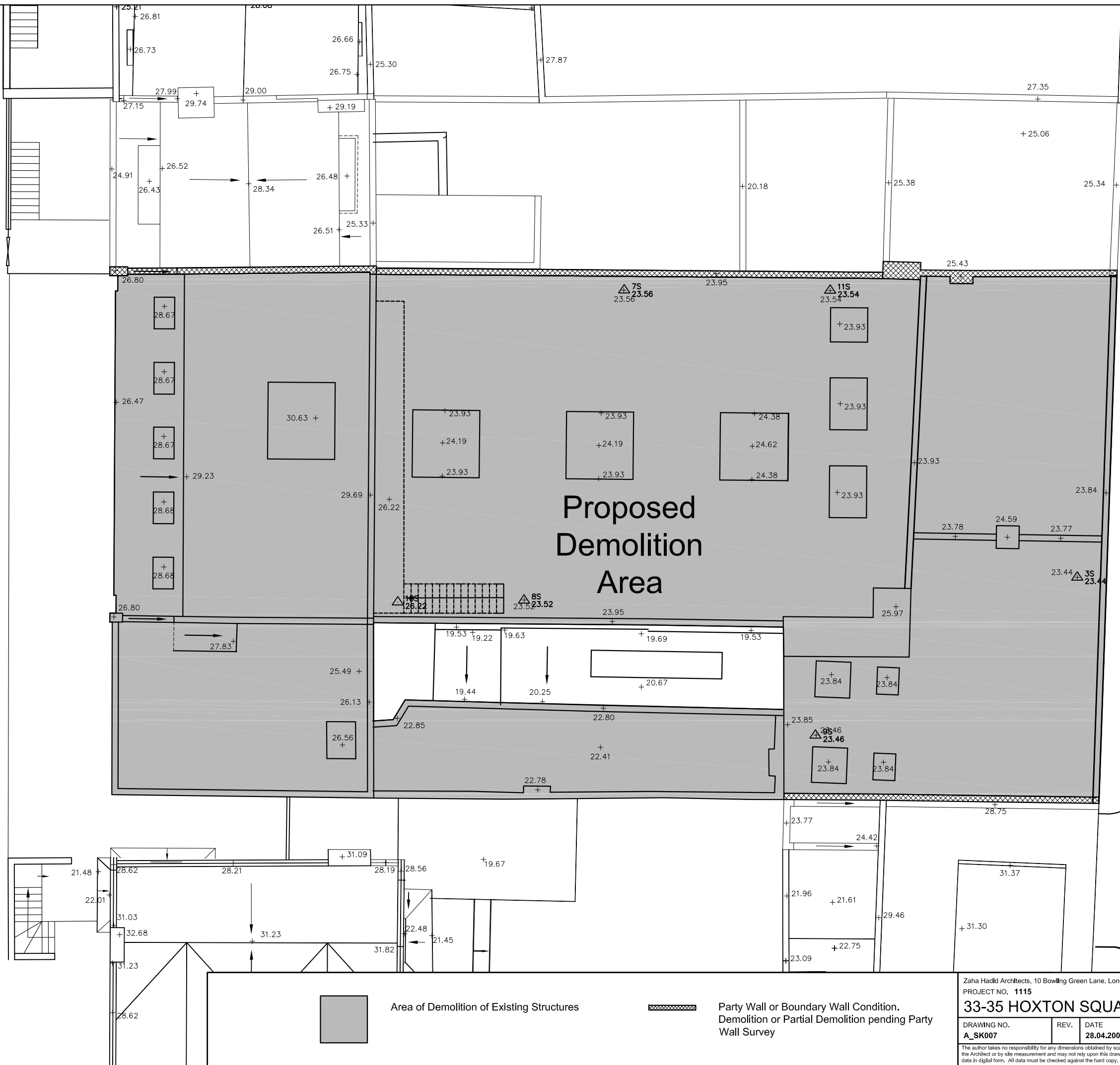


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DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK006		28.04.2008	1:150	DEMOLITION PLAN - GROUND FLOOR

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Area of Demolition of Existing Structures



Party Wall or Boundary Wall Condition.
Demolition or Partial Demolition pending Party
Wall Survey

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DRAWING NO.
A_SK007

REV.

DATE
28.04.2008

SCALE
1:150

DRAWING TITLE
DEMOLITION PLAN - FIRST FLOOR

N

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HOXTON SQUARE

HOXTON STREET

GROUND FLOOR PLAN
UNDERLAY

DISCLAIMER:
THIS DRAWING IS TO PROVIDE A GENERAL UNDERSTANDING OF THE DRAINAGE CONFIGURATION AS DISCERNABLE IN THE DRAINAGE SURVEY HELD AT LONDON BOROUGH OF HACKNEY'S PLANNING FILES. IT IS NOT BASED ON A DETAILED SURVEY OF EXISTING CONDITIONS BENEATH EXISTING STRUCTURE. THIS DRAWING IS NOT TO BE TAKEN AS A MEASURED DRAWING.

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DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK010		13.06.2008	1:150	EXISTING DRAINAGE CONFIGURATION

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Hoxton Square Elevation (West)

HOXTON SQUARE



Hoxton Street Elevation (East)

HOXTON STREET

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DRAWING NO.
A_SK030

REV.

DATE
28.04.2008

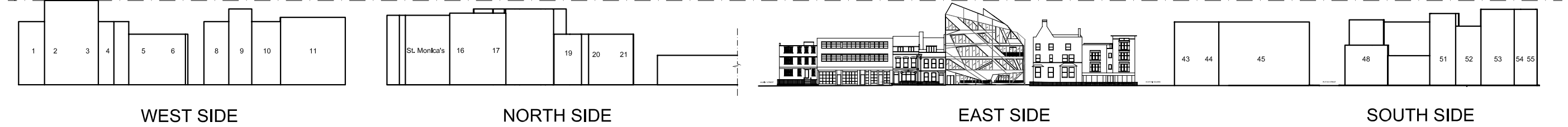
SCALE
1:200

DRAWING TITLE
EXISTING STREET ELEVATIONS

N

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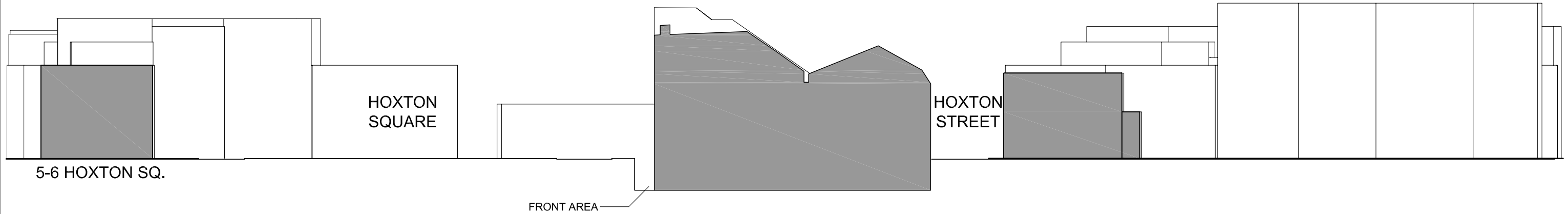
20m ABOVE STREET LEVEL



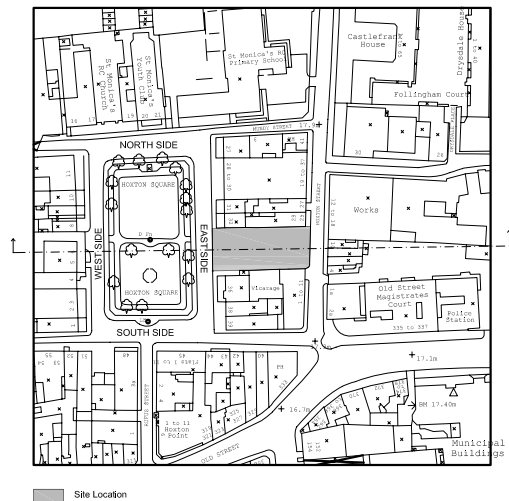
This drawing compares the height and breadth of the proposal to other buildings on Hoxton Square. Please note that the heights shown of the majority of the other buildings are based on visual estimates not on measured surveys. The height of 2-3 Hoxton Square at 20m above street level was noted by LB Hackney.

FRONTAGE SCALE COMPARISON
1 : 1000

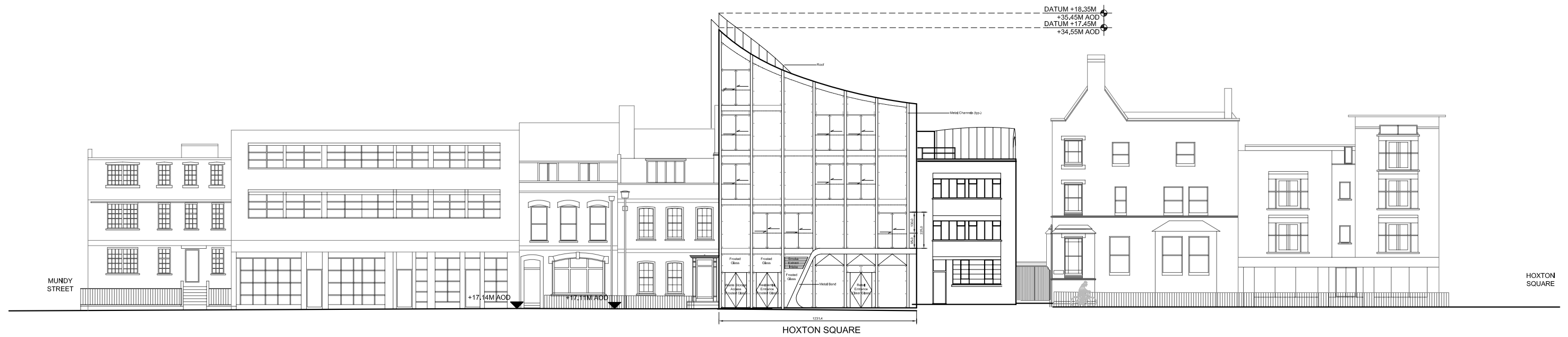
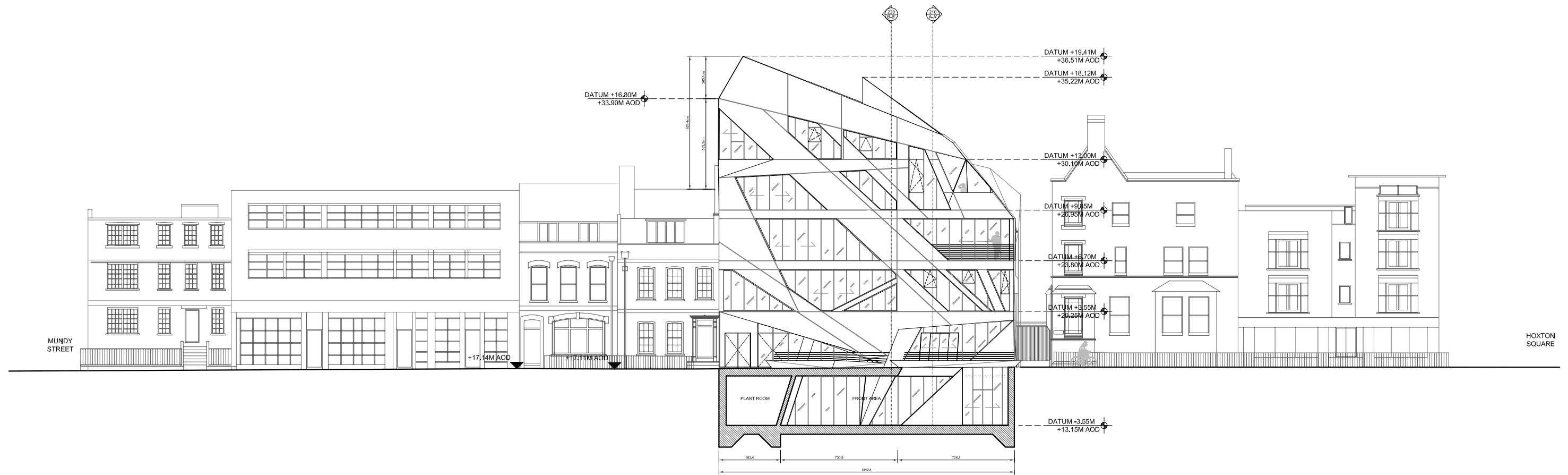
PROPOSED SCHEME



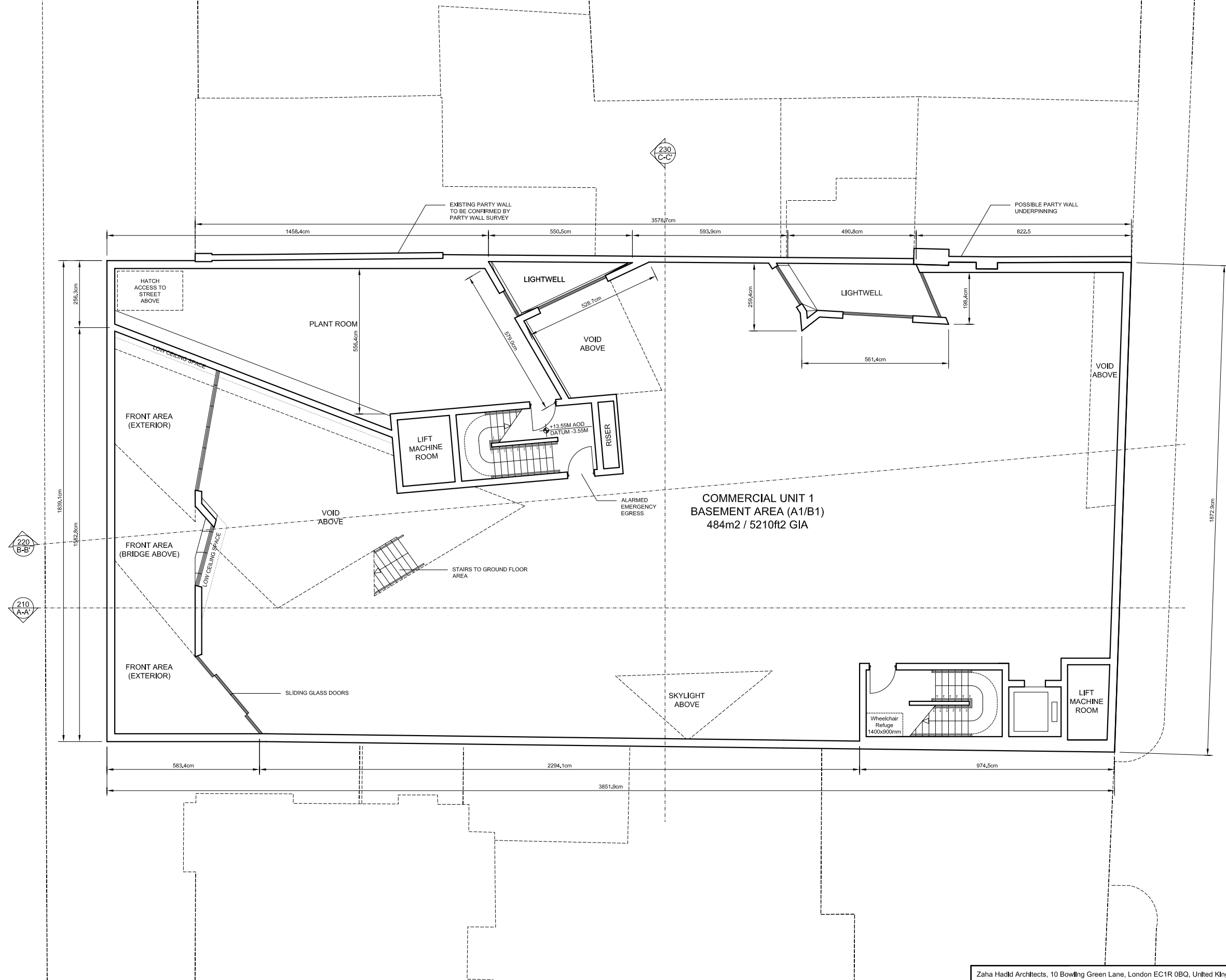
HOXTON SQUARE SECTION SCALE COMPARISON
1 : 500



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PROJECT NO. 1115				
33-35 HOXTON SQUARE, LONDON N1 6NN				
DRAWING NO. A_SK031	REV. B	DATE 12.08.2008	SCALE VARIES	DRAWING TITLE HOXTON SQUARE SCALE COMPARISON
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PROJECT NO. 1115				
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DRAWING NO. A_SK032	REV. B	DATE 12.08.2008	SCALE 1:250	DRAWING TITLE HOXTON SQ ELEV COMPARISON W/ PREV SCHEME
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PROJECT NO. 1115



33-35 HOXTON SQUARE, LONDON N1 6NN

DRAWING NO.	REV.	DATE	SCALE	DRAWING TITLE
A_SK090	A	12.08.2008	1:150	BASEMENT FLOOR PLAN

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HOXTON SQUARE

HOXTON STREET
OPEN TO BELOW

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PROJECT NO. 1115					
33-35 HOXTON SQUARE, LONDON N1 6NN					
DRAWING NO. A_SK100	REV. B	DATE 12.08.2008	SCALE 1:150	DRAWING TITLE GROUND FLOOR PLAN	

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