

KEY





Environment:

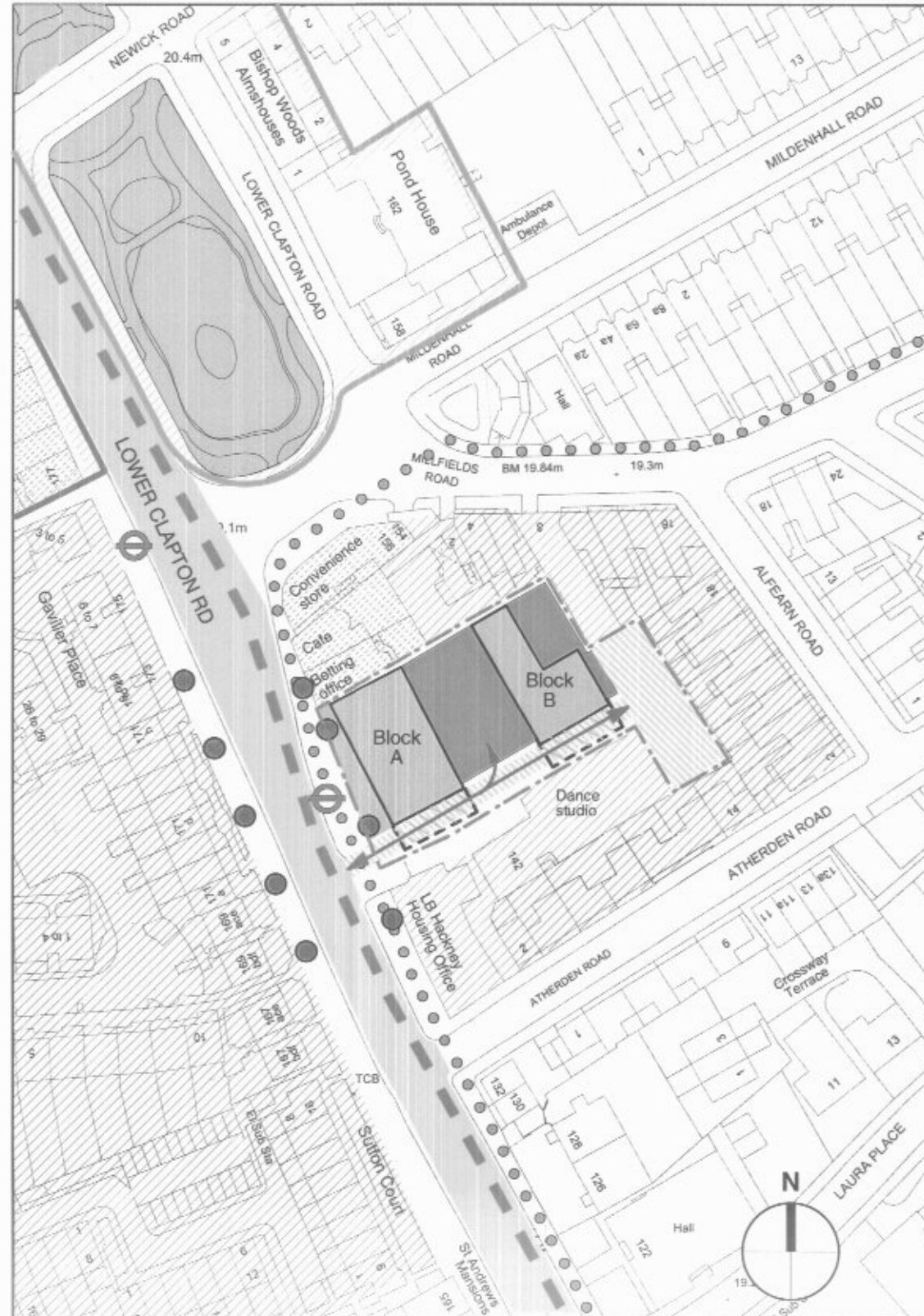
- Residential Areas adjacent to scheme 
- Mixed Use Areas adjacent to scheme 
- Commercial Areas adjacent to scheme 
- Public Amenity Space 
- Local Shopping Centre 
- Conservation Area 
- Existing Trees 

Transport:

- Secondary Road 
- Pedestrian Transport Link 
- Major Bus Route 
- Bus Stops 

Site:

- Site Boundary 
- Proposed Buildings within Scheme 
- Landscaped Courtyard & Gardens 
- Building Overhang inc. 1st-3rd Floor 
- Pedestrian & Vehicle Hardstanding for Access and Parking 
- Retention of Existing Cross Over & Vehicle Access 



| rev | date | description |
|-----|------|-------------|
| | | |

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ARCHITECTURE & URBAN PLANNING

client
Groveshire

project
144-146 Lower Clapton Rd, E5

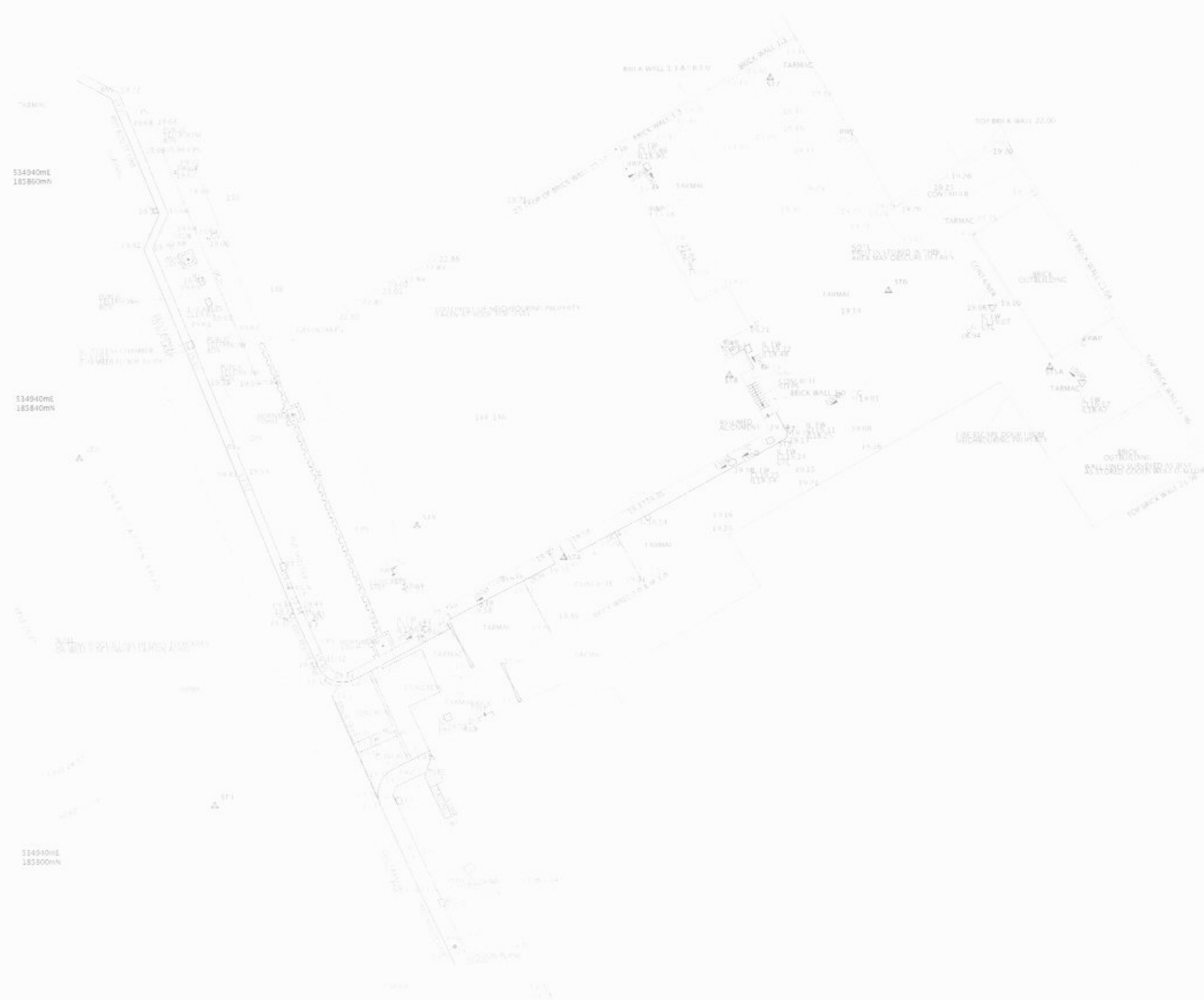
drawing
Opportunities, Constraints & Design Rational Diagram of Proposed Scheme

scale: 1:1250 @ A3
 cad file: 2787.plg
 date: Oct 03
 drawn: dk
 checked:

| project no | drawing no | revision |
|------------|------------|----------|
| 2787 | D/02 | - |

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534940mE 185840mN

534940mE 185800mN

55060mE 185800mN

55060mE 185840mN

55060mE 185820mN

Notes

- The client has advised that the drawings are for information only and are not to be used for construction purposes.
- It is the responsibility of the client to ensure that the drawings are used in accordance with the relevant building regulations and other applicable legislation.
- The drawings are based on the information provided by the client and the surveyor has not carried out any physical inspection of the site.
- The surveyor has not carried out any structural analysis or design.
- The drawings are not to be used for any other purpose without the written consent of the surveyor.

Legend

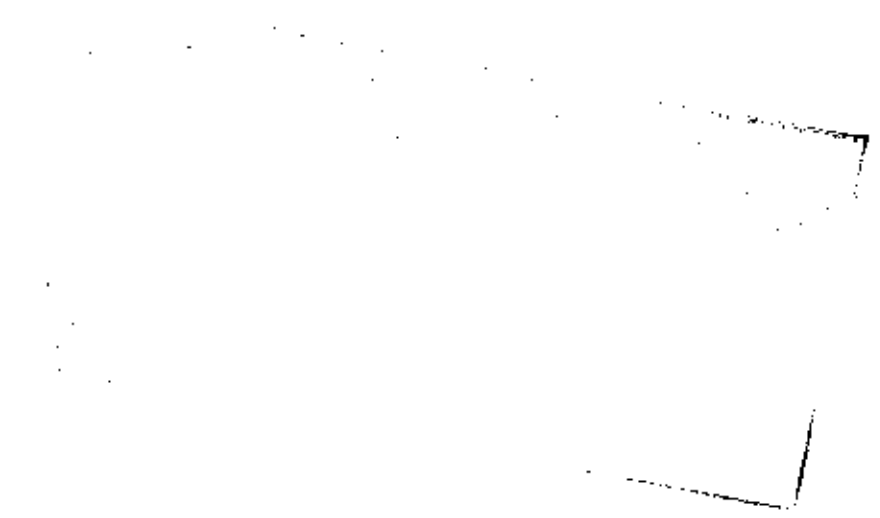
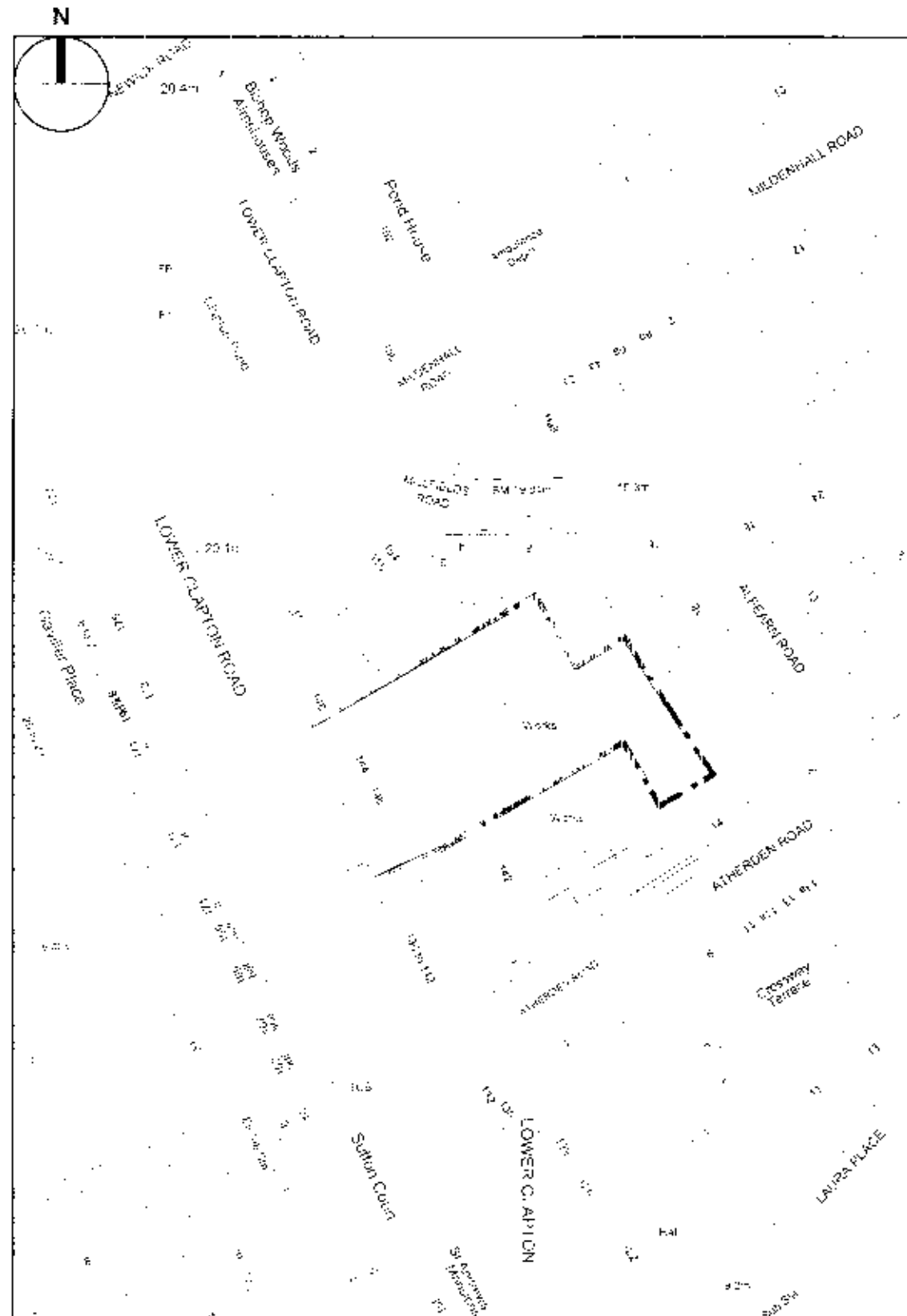
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| (Symbol) | Structure |
| (Symbol) | Foundation |
| (Symbol) | Roof |
| (Symbol) | Ground Level |
| (Symbol) | Proposed Structure |
| (Symbol) | Proposed Foundation |
| (Symbol) | Proposed Roof |
| (Symbol) | Proposed Ground Level |

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100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

534940mE 185780mN 534960mE 185780mN 54980mE 185780mN 55000mE 185780mN 55020mE 185780mN 55040mE 185780mN



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ARCHITECTURE & URBAN PLANNING

client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5

drawing
Location Plan

| | |
|-----------|-----------|
| scale: | 1:1250@A3 |
| doc file: | 2787.plg |
| date: | Sept 03 |
| drawn: | dk |
| checked: | |

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| project no | drawing no | revision |
| 2787 | PL01 | |



STREET ELEVATION 144-146 LOWER CLAPTON ROAD



REAR OF SITE. 144-146 LOWER CLAPTON ROAD

| rev | date | description |
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ARCHITECTURE & URBAN PLANNING

client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5

drawing
Site Photographs

scale: NTS@A3
 cad file: 2787/plg
 date: Sept 03
 drawn: dk
 checked:

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| 2787 | PL02 | - |



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ARCHITECTURE & URBAN PLANNING

client

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project

144-146 Lower Clapton Rd, E5

drawing

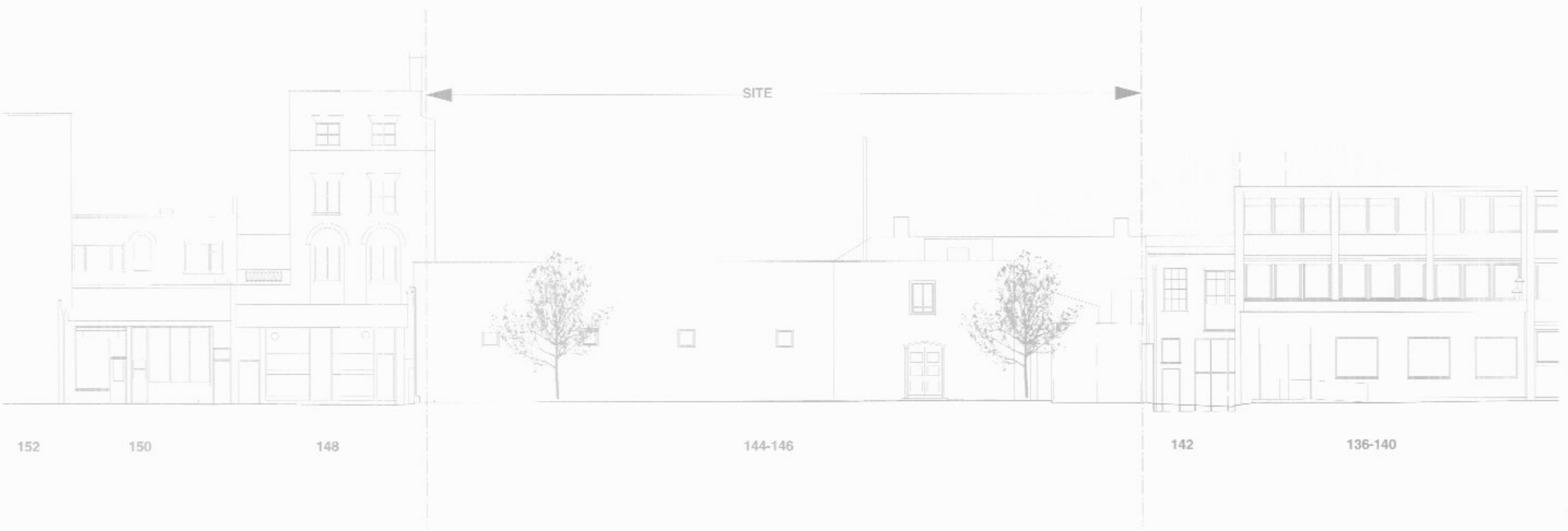
Existing Site Plan

scale: 1:500@A3
 cad file: 2787/PL
 date: Nov 03
 drawn: dk
 checked:

| project no | drawing no | revision |
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| 2787 | PL03 | - |

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LOWER CLAPTON ROAD

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client
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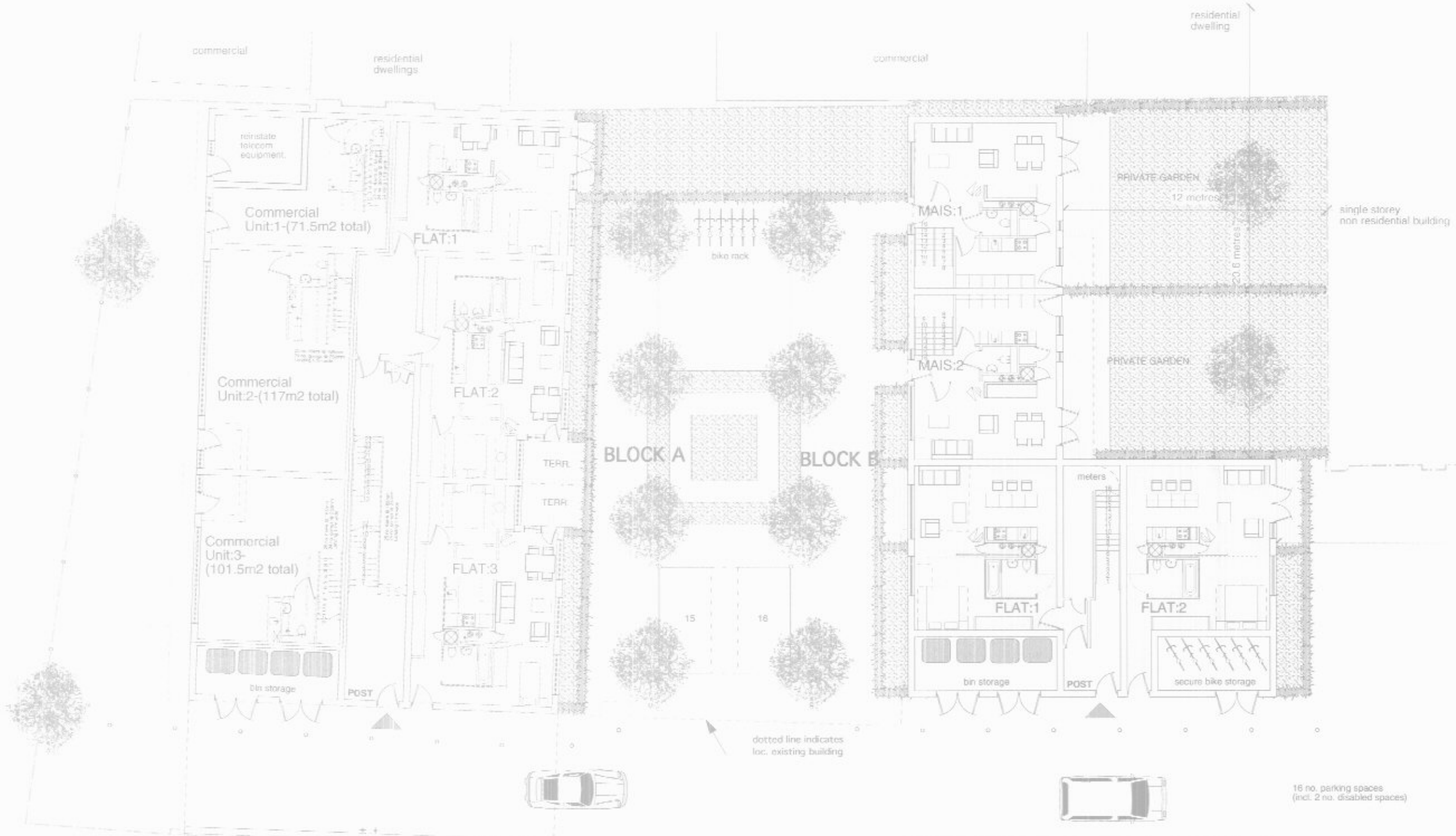
project
144-146 Lower Clapton Rd, E5

drawing
**Existing Elevations
 from Lower Clapton Rd**

scale: 1:200 @ A3
 cad file: 2787/PL
 date: Nov 03
 drawn: dk
 checked:

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| 2787 | PL04 | - |

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LEGEND

- 3 Bedroom / 6 Person Maisonette: 
- 2 Bedroom / 4 Person Flat: 
- 1 Bedroom / 2 Person Flat: 
- Commercial Unit: 

| | |
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| 14 | |
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ARC3 ARCHITECTURE & URBAN PLANNING

client: **GROVESHIRE**

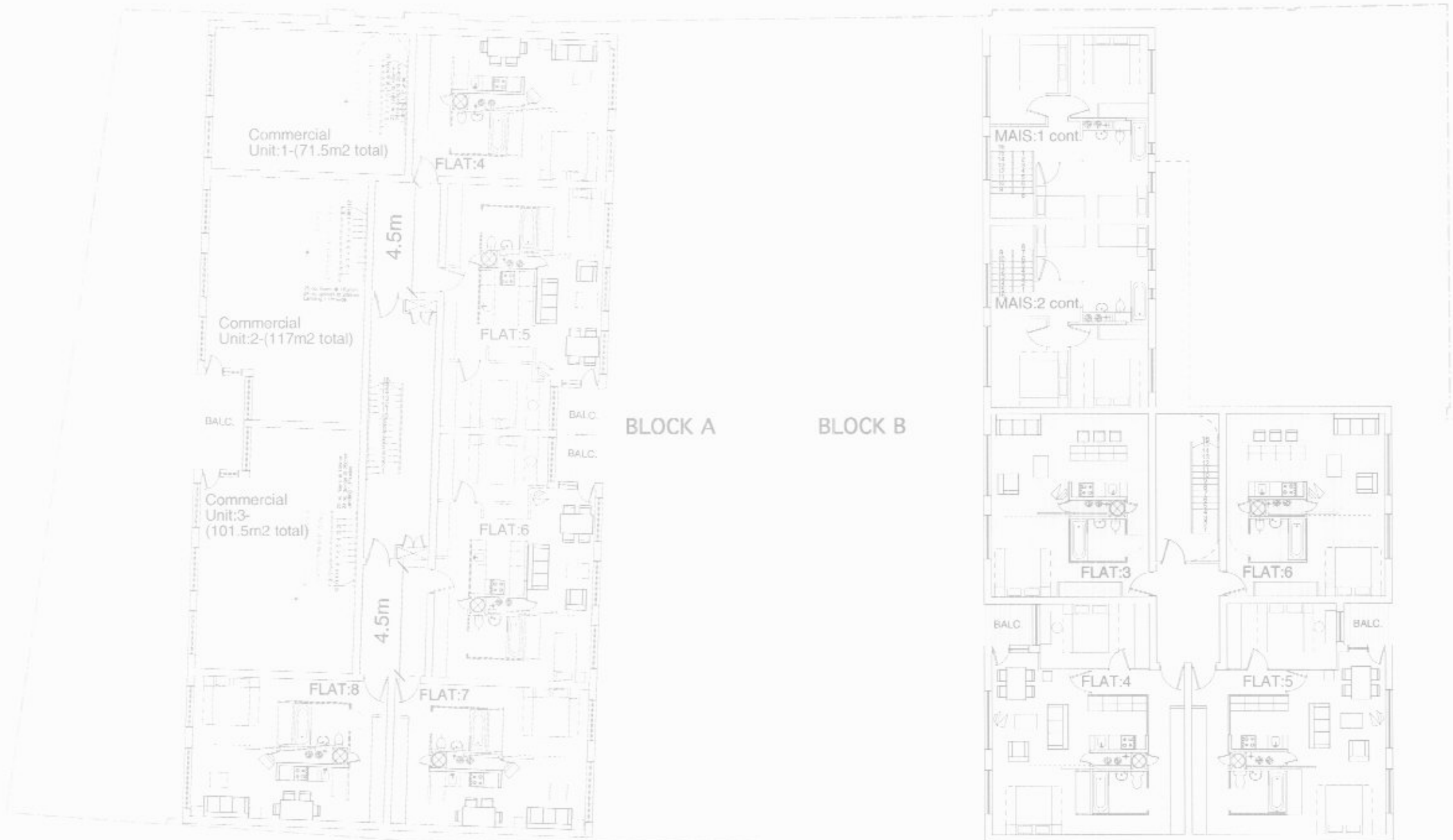
project: **144-146 Lower Clapton Rd, E5**

drawing: **Proposed: Ground Floor Plans & Landscaping Blocks A & B**

scale: 1:200 @ A3
 cad file: 2787/PL
 date: Nov 03
 draw'n: dk
 check'd:

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|------------|------------|----------|
| project no | drawing no | revision |
| 2787 | PL05 | - |

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LEGEND

| | |
|----------------------------------|--|
| 3 Bedroom / 6 Person Maisonette: | |
| 2 Bedroom / 4 Person Flat: | |
| 1 Bedroom / 2 Person Flat: | |
| Commercial Unit: | |

| rev | date | description |
|-----|------|-------------|
| | | |

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ARCHITECTURE & URBAN PLANNING

client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5


drawing
**Proposed:
 First Floor Plans
 Blocks A & B**


scale: 1:200 @ A3
 cad file: 2787/PL
 date: Nov 03
 drawn: dk
 checked:

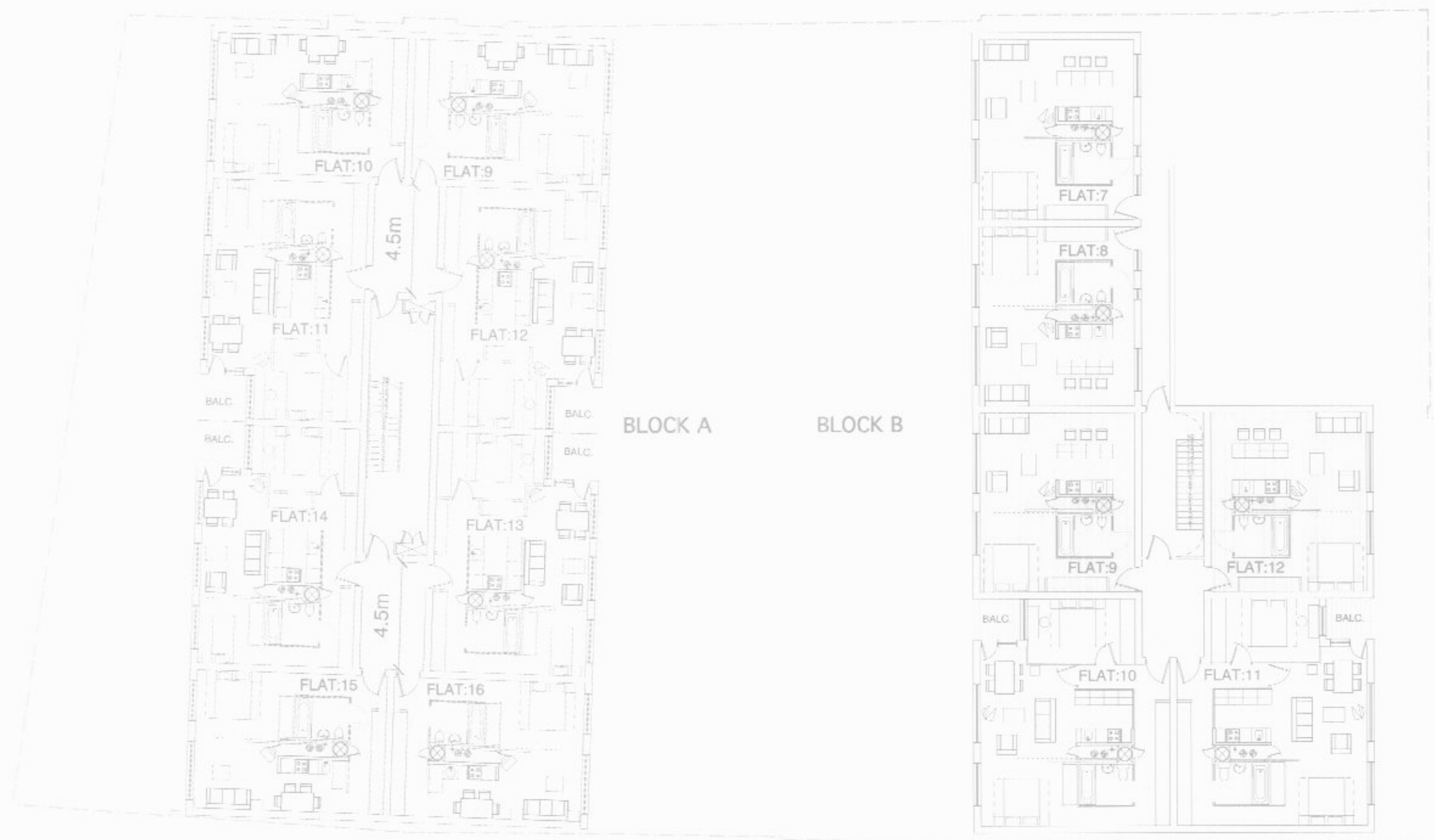
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| 2787 | PL06 | - |

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LEGEND

2 Bedroom /
4 Person Flat: 

1 Bedroom /
2 Person Flat: 



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ARCHITECTURE & URBAN PLANNING

client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5

drawing
**Proposed:
 Second Floor Plans
 Blocks A & B**

scale: 1:200 @ A3
 cad file: 2787/PL
 date: Nov 03
 drawn: dk
 checked:

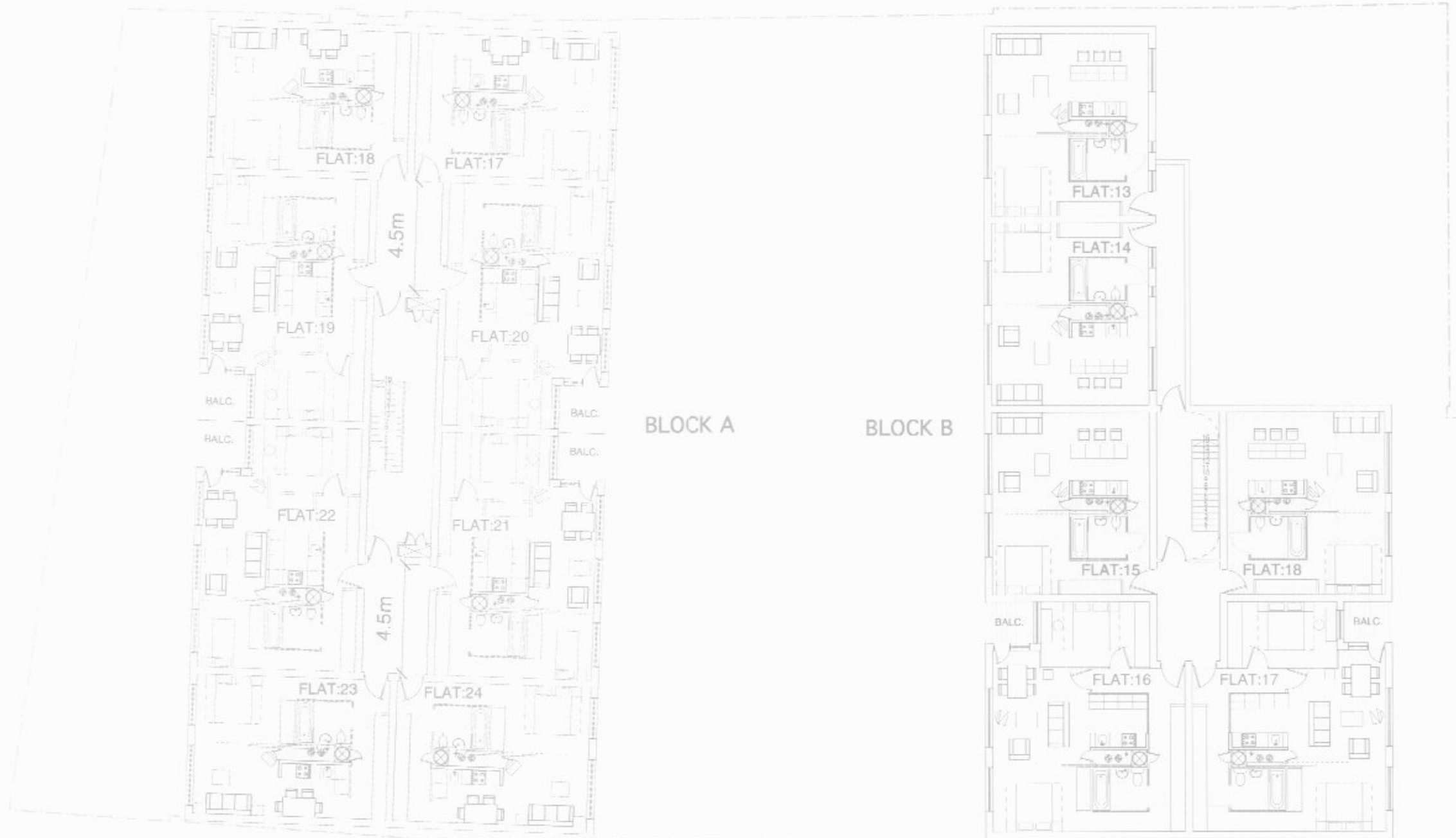
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LEGEND

2 Bedroom /
4 Person Flat: 

1 Bedroom /
2 Person Flat: 



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ARCHITECTURE & URBAN PLANNING

client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5

drawing
**Proposed:
 Third Floor Plans
 Blocks A & B**

scale: 1:200 @ A3
 coord file: 2787/PL
 date: Nov 03
 drawn: dk
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| 2787 | PL08 | - |

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Building A; proposed elevation to Lower Clapton Road



Building A; proposed rear elevation

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ARCHITECTURE & URBAN PLANNING

client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5

drawing
**Proposed Elevations:
 Block A**

scale: 1:200 @ A3
 cad file: 2787/PL
 date: Nov 03
 drawn: dk
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| 2787 | PL09 | - |



Building B; proposed elevation to central courtyard

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| 1 | 11/03/23 | Issue for client review |
| 2 | 11/03/23 | Issue for client review |
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| 98 | 11/03/23 | Issue for client review |
| 99 | 11/03/23 | Issue for client review |
| 100 | 11/03/23 | Issue for client review |



Building B; proposed rear elevation

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ARCHITECTURE & URBAN PLANNING

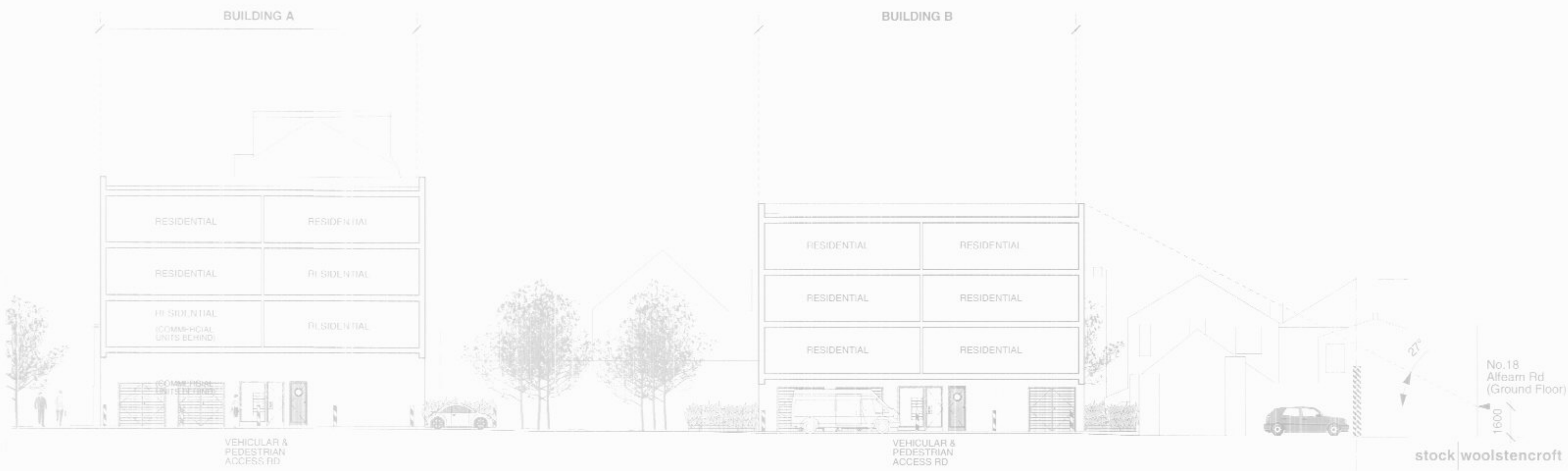
client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5

drawing
**Proposed Elevations:
 Block B**

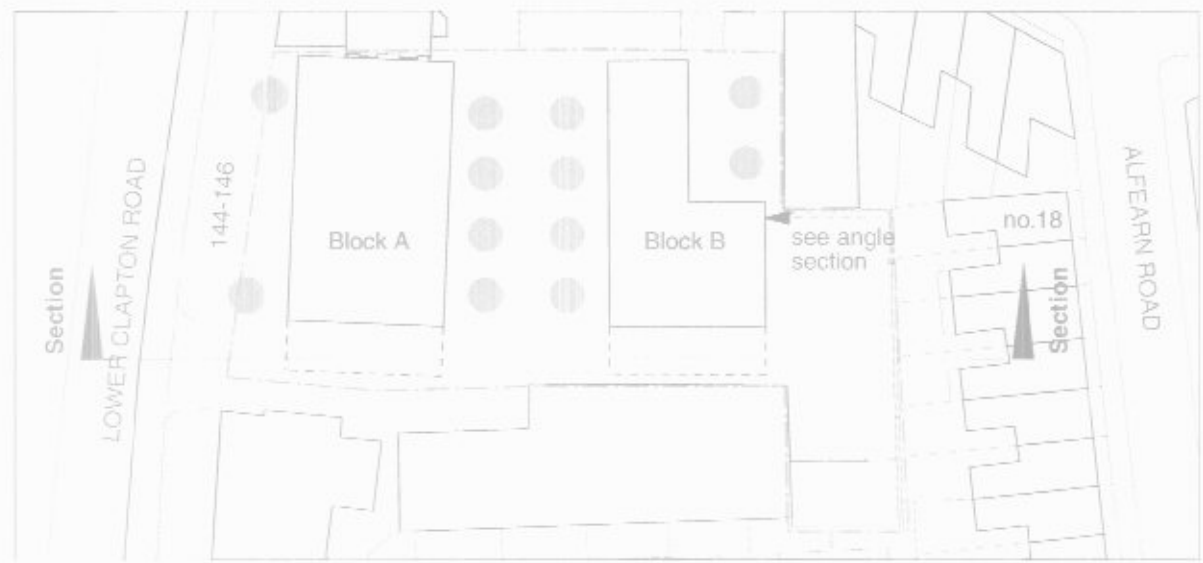
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 date: Nov 03
 drawn: dk
 checked:

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|------------|------------|----------|
| 2787 | PL10 | - |



Buildings A & B; proposed sections

**Site Plan
not to scale**



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ARCHITECTURE & URBAN PLANNING

client
GROVESHIRE

project
144-146 Lower Clapton Rd, E5

drawing
Section through Site & Blocks A & B

scale: 1:200 @ A3
 cad file: 2787/PL
 date: Nov 03
 drawn: dk
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| 2787 | PL11 | - |

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