



Planning Applications Sub-Committee

PRESENTATION PACK

Date: TUESDAY, 10 SEPTEMBER 2024
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

4. 45 BEECH STREET, LONDON, EC2Y 8AD

For Decision
(Pages 3 - 120)

5. CITY OF LONDON SCHOOL FOR GIRLS, ST GILES' TERRACE, BARBICAN,
LONDON, EC2Y 8BB

For Decision
(Pages 121 - 140)

Ian Thomas CBE
Town Clerk and Chief Executive

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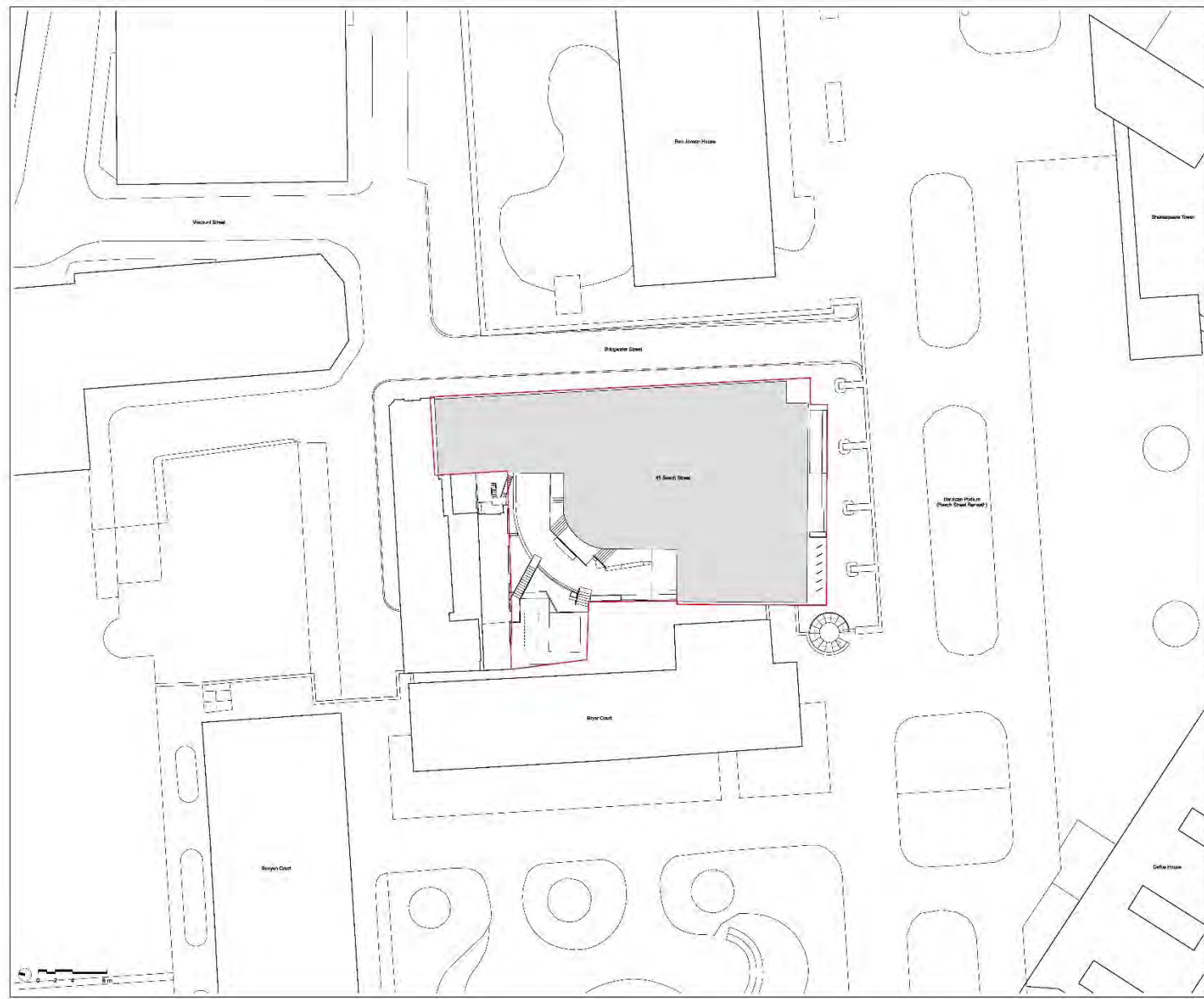
45 Beech Street, EC2Y 8AD

Planning Application Sub-Committee on 10 September 2024

45 Beech Street, EC2Y 8AD

Planning drawings – Site Plans

45 Beech Street, EC2Y 8AD



When this drawing is issued in unprinted CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents (notes & drawings) for which they are solely responsible.

The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.

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The drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further accurate survey is required once the building becomes vacant and work stop is carried out.
- Structural slab/beam locations and sizes to be confirmed following available survey.
- Party wall to Blythe Street House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Planning application boundary line

Rev.	Status	Date	Description
P00	SO	Jan 2024	PLANNING

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6091 FAX: 020 7261 6100 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

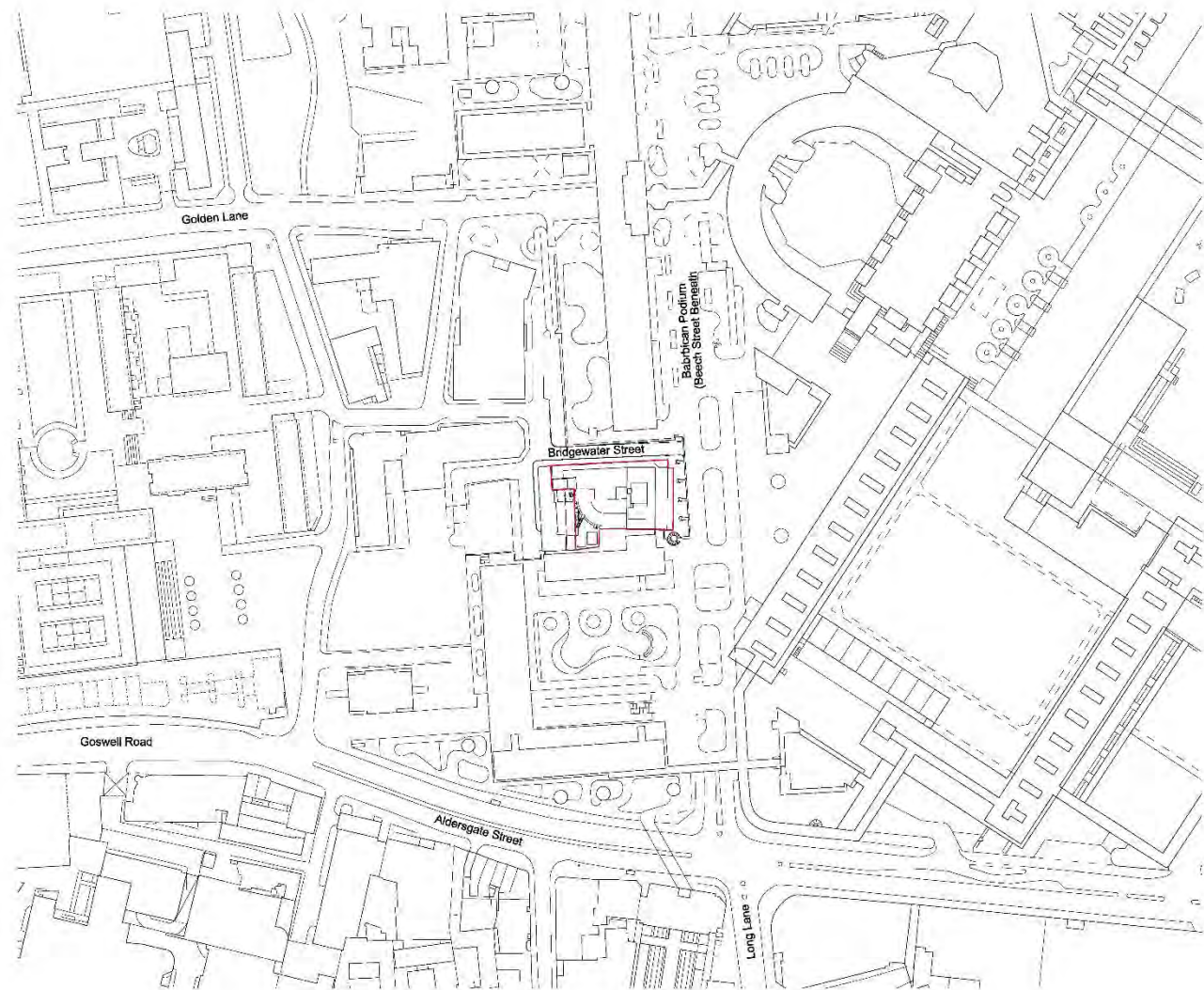
drawing title:
BLOCK PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:200@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL001

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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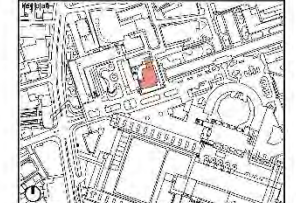
Notes:

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Key

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POD	SO	Jan 2024	PLANNING
Rev.	Status	Date	Description



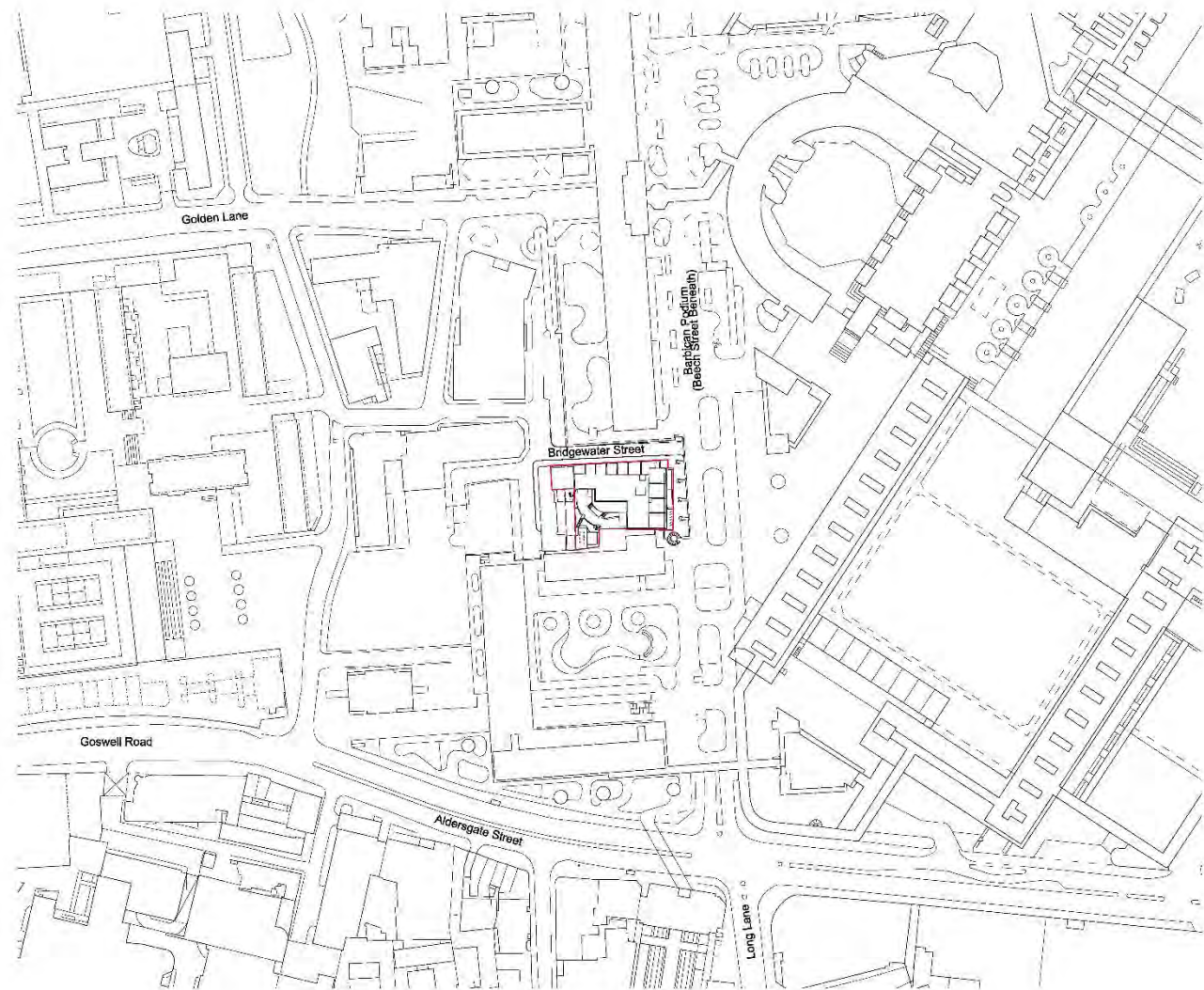
ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client: BEECH STREET (LONDON) LLP
 project name: 45 BEECH STREET
 drawing title: SITE PLAN EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:750@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL002

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45 Beech Street, EC2Y 8AD



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Key

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POD	SO	Jan 2024	PLANNING
Rev.	Status	Date	Description
1	Issue		

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

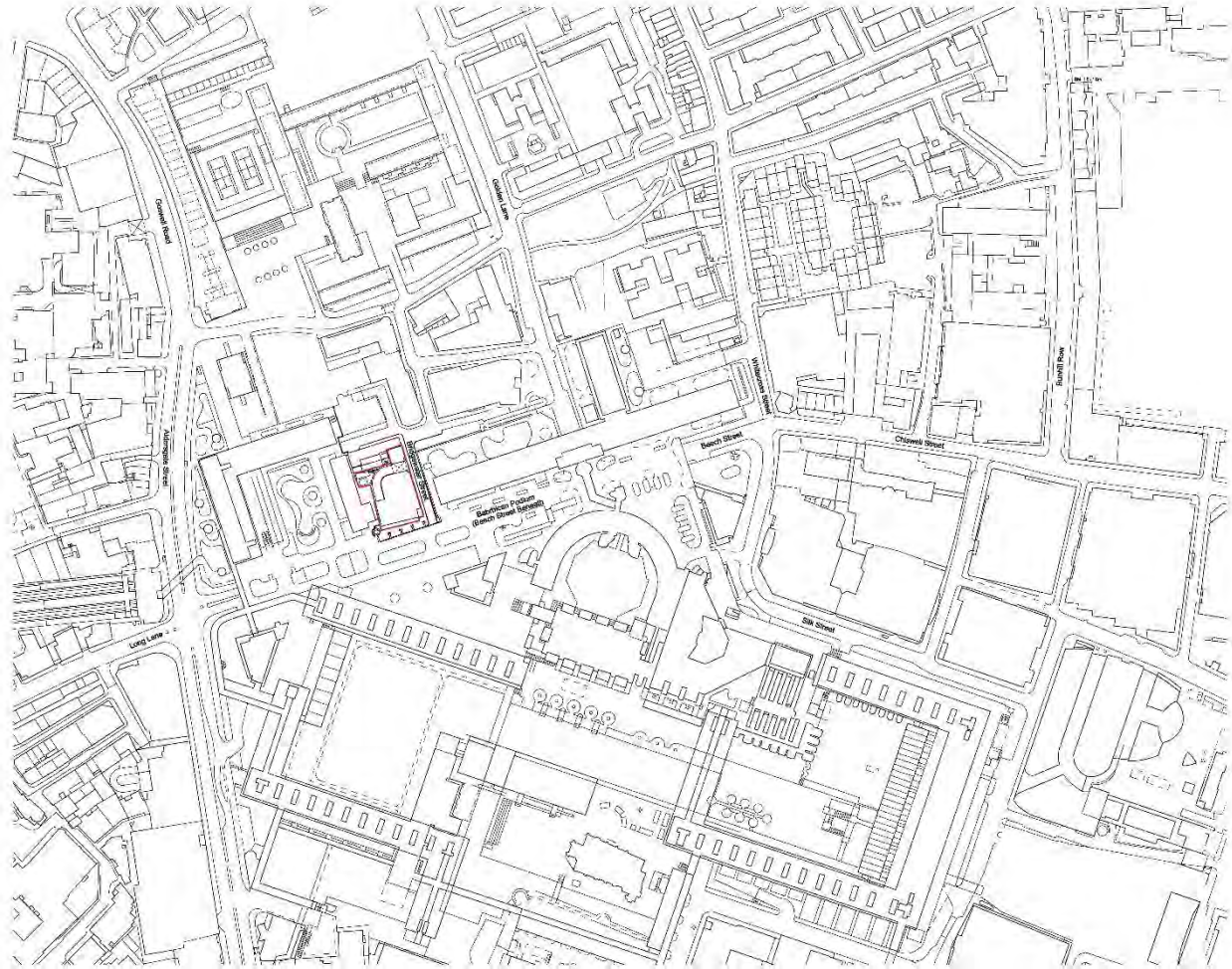
drawing title:
SITE PLAN PROPOSED

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:750@A1		PL	SO	P00

project	originator	volumes	sheet no.	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL003

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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The drawings show the general arrangements together with the outline plans of proposed elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

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Rev	Status	Date	Description

ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
MORELANDS, 5-23 CAD STREET, LONDON EC2Y 8AD
TEL: 020 7261 6291 FAX: 020 7261 6102 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

drawing title:
SITE LOCATION PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:1250@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL004

Alford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD

Planning drawings - Existing



Notes:

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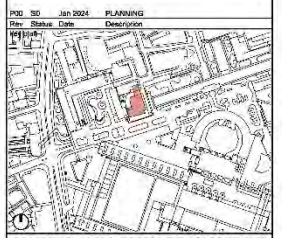
The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information. Any reliance from this drawing other than to the local planning authority solely for the purposes of the planning application to which it relates.

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Key



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6291 FAX: 020 7261 6102 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

drawing title:
BASEMENT FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	B1	DR	A	PL090

45 Beech Street, EC2Y 8AD



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POD	SO	Jan 2024	PLANNING
Rev.	Status	Date	Description
1	Issue		

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 6100 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

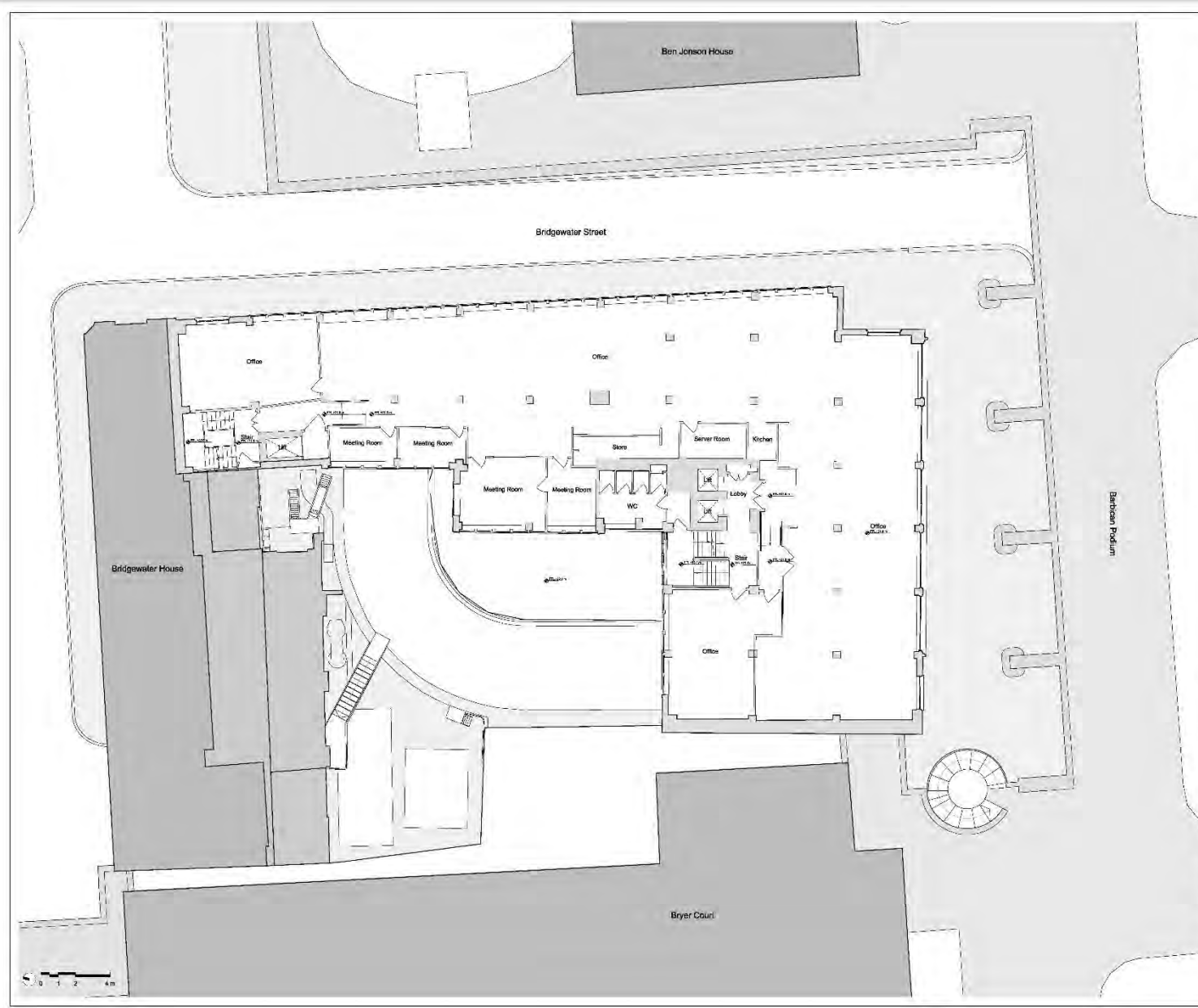
project name:
45 BEECH STREET

drawing title:
GROUND FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	GF	DR	A	PL100

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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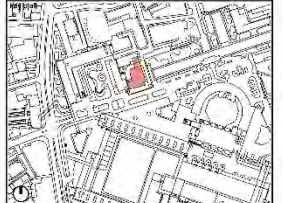
The drawing shows the general arrangement together with the nominal sizes of specified elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

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Key

POD	NO	Date	Description
	01	Jan 2024	PLANNING



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC4V 3WJ
 TEL: 020 7261 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

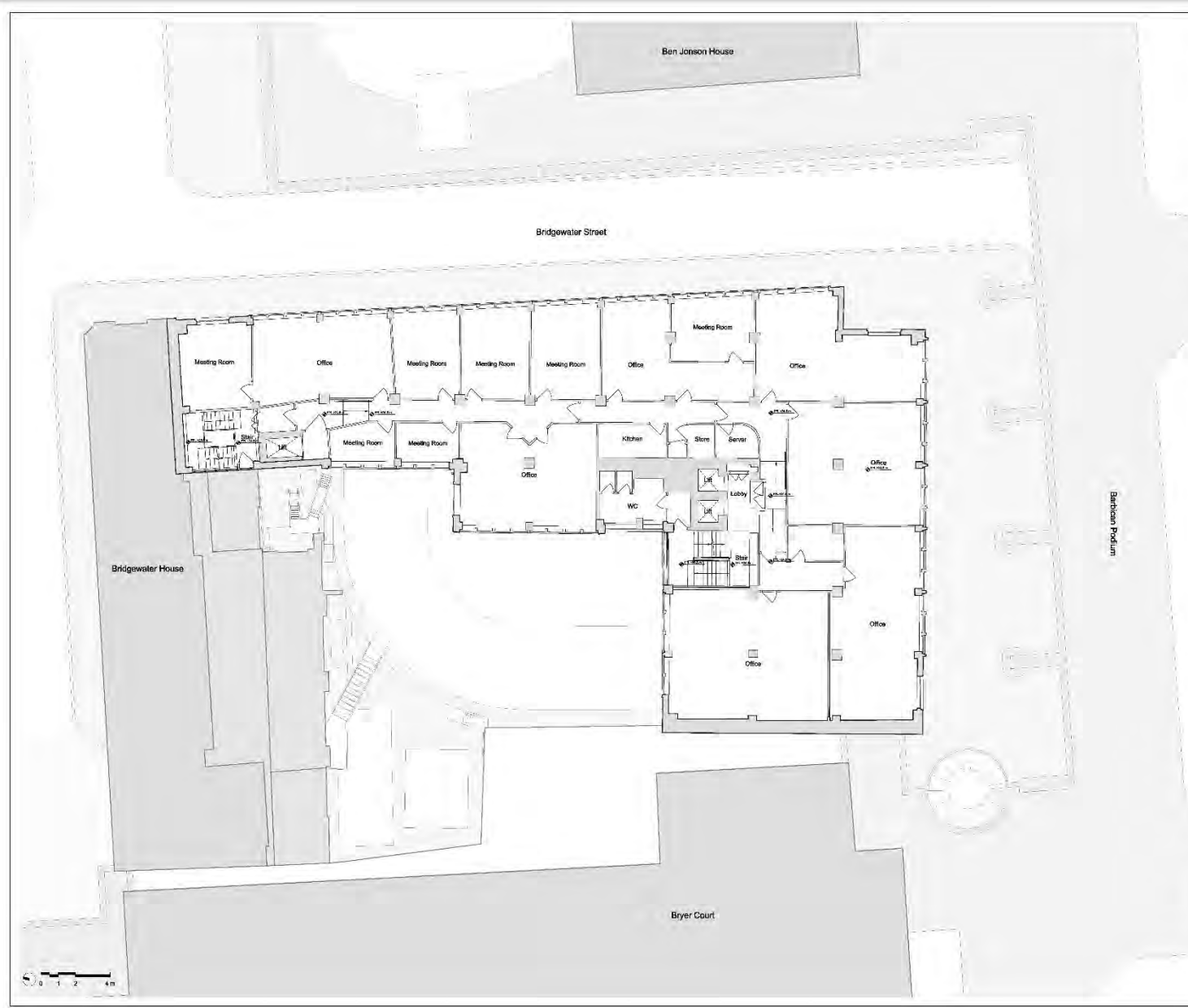
client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **LEVEL 01 FLOOR PLAN - EXISTING**

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	S0	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	01	DR	A	PL101

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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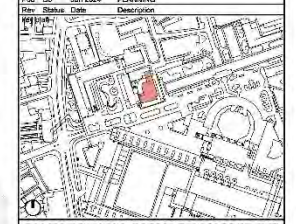
Notes:

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Key

POD SO Jan 2024 PLANNING

Rev.	Status	Date	Description
1	Issue		



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET

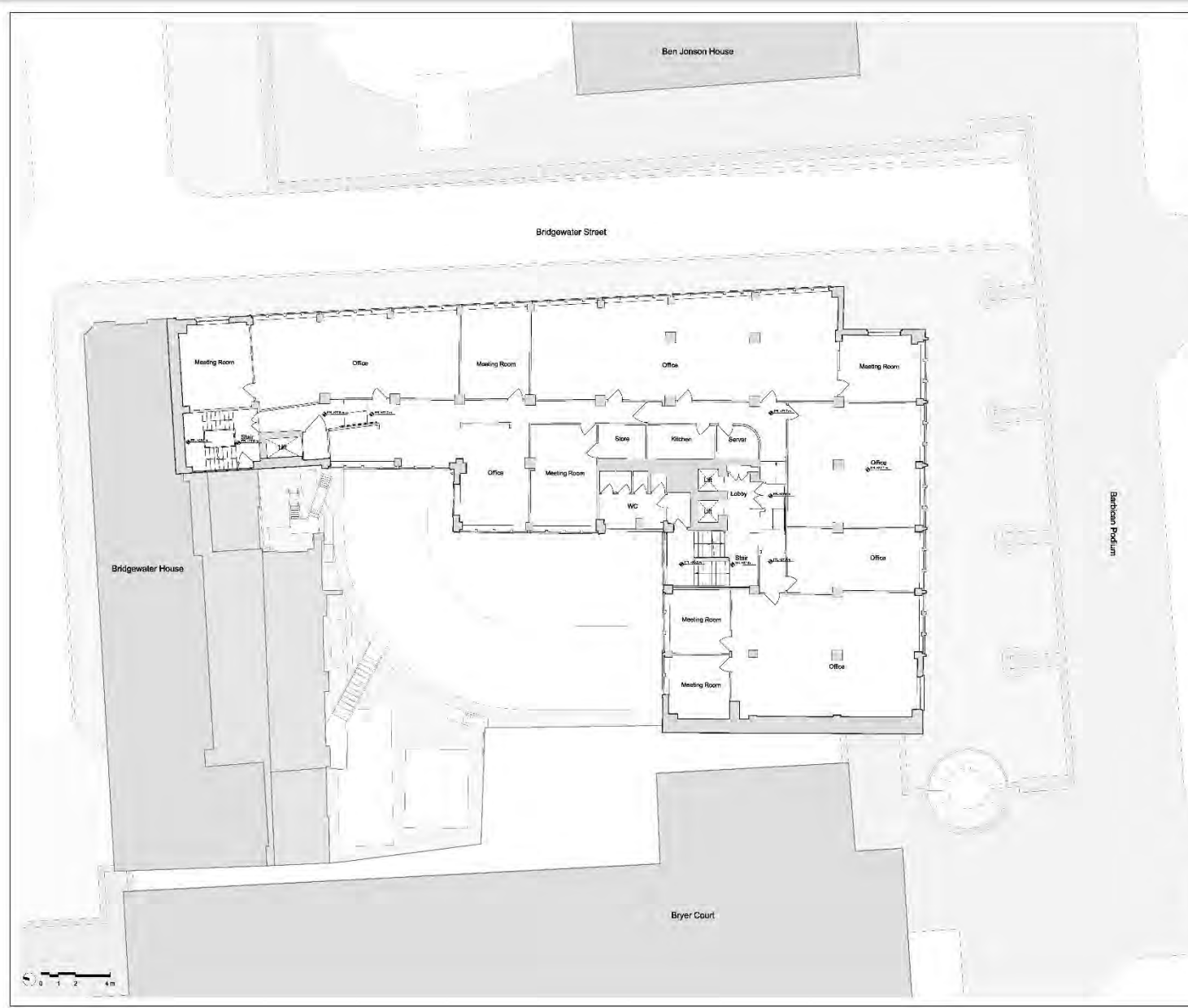
drawing title:
 LEVEL 02 FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	02	DR	A	PL102

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



notes

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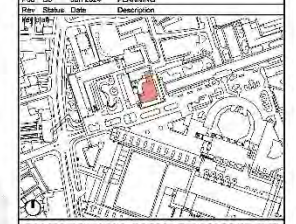
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Rev	Status	Date	Description



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 6100 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

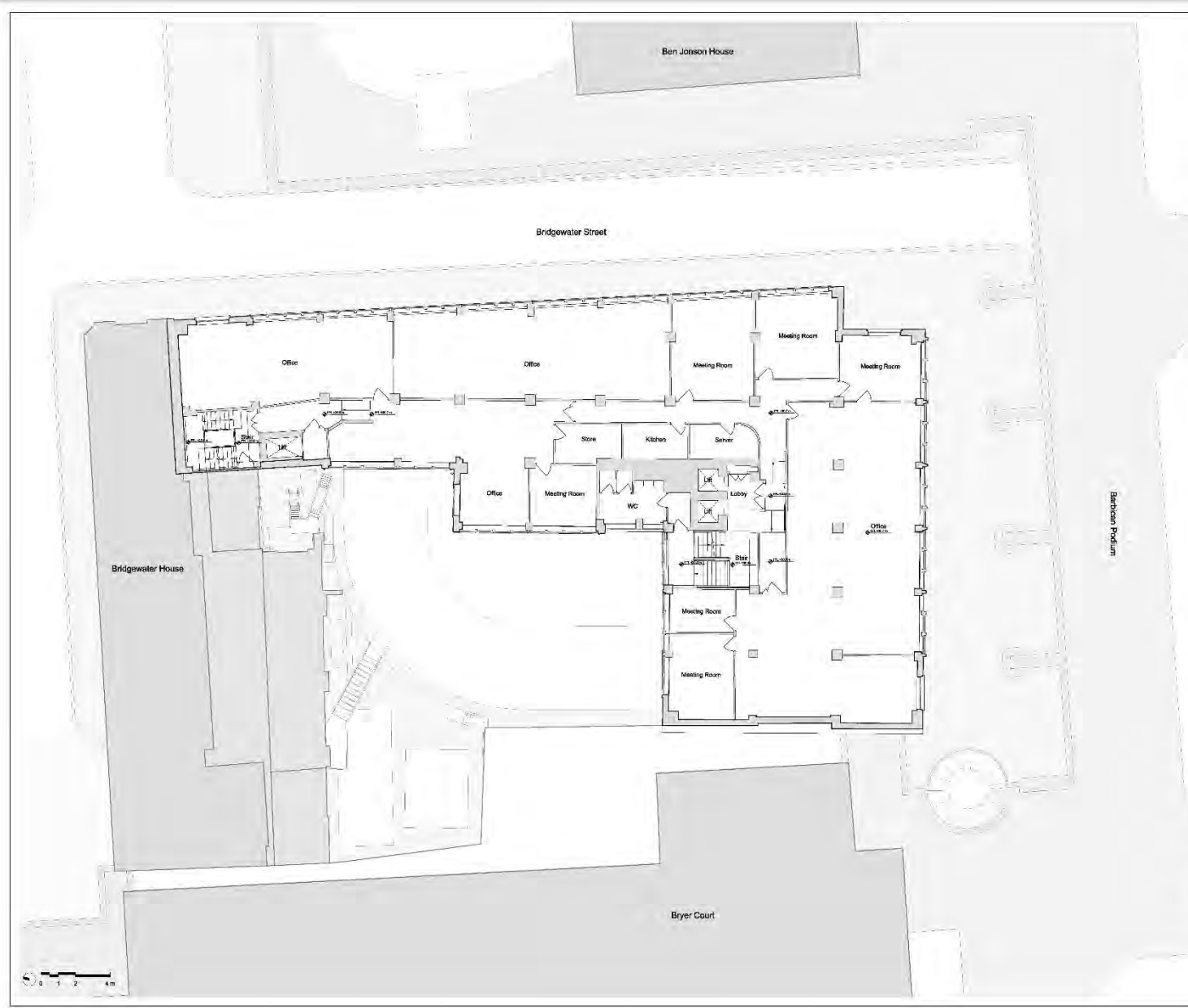
project name:
 45 BEECH STREET
 drawing title:
 LEVEL 03 FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	03	DR	A	PL103

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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Rev.	Status	Date	Description
1	Issue		

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 6100 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET
 drawing title:
 LEVEL 04 FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	04	DR	A	PL104

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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The drawings show the general arrangement together with the nominal sizes of specified elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

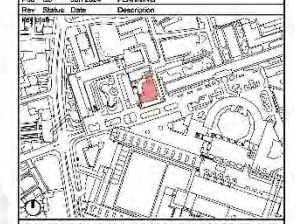
Notes:

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- Further structure survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/beam locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

POD SO Jan 2024 PLANNING

Rev.	Status	Date	Description
1	Issue	2024	PLANNING



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

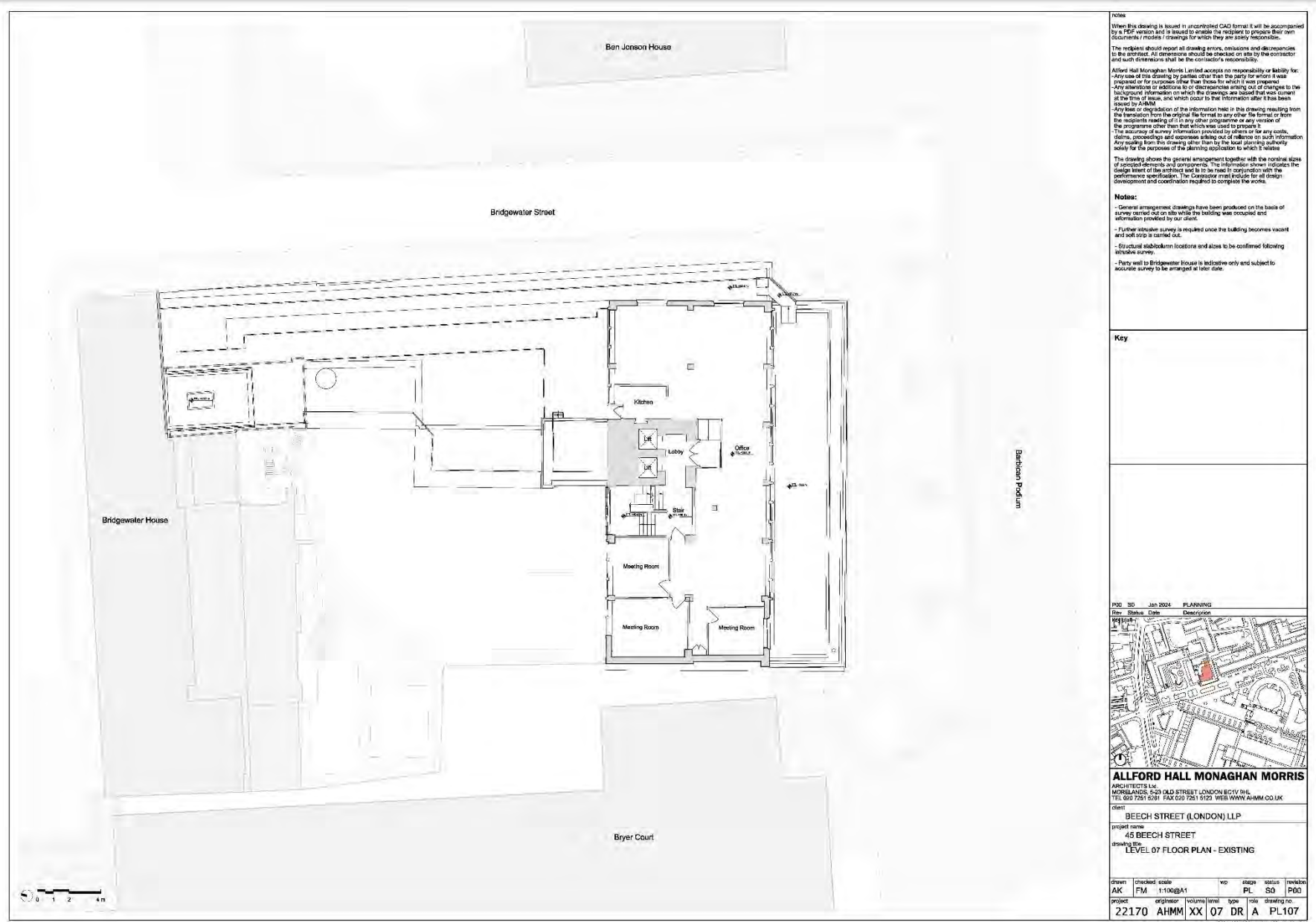
client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET
 drawing title:
 LEVEL 05 FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	05	DR	A	PL105

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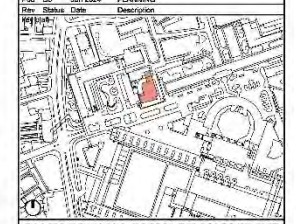
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POD SO Jan 2024 PLANNING

Rev	Status	Date	Description
1	Issue	2024	PLANNING



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

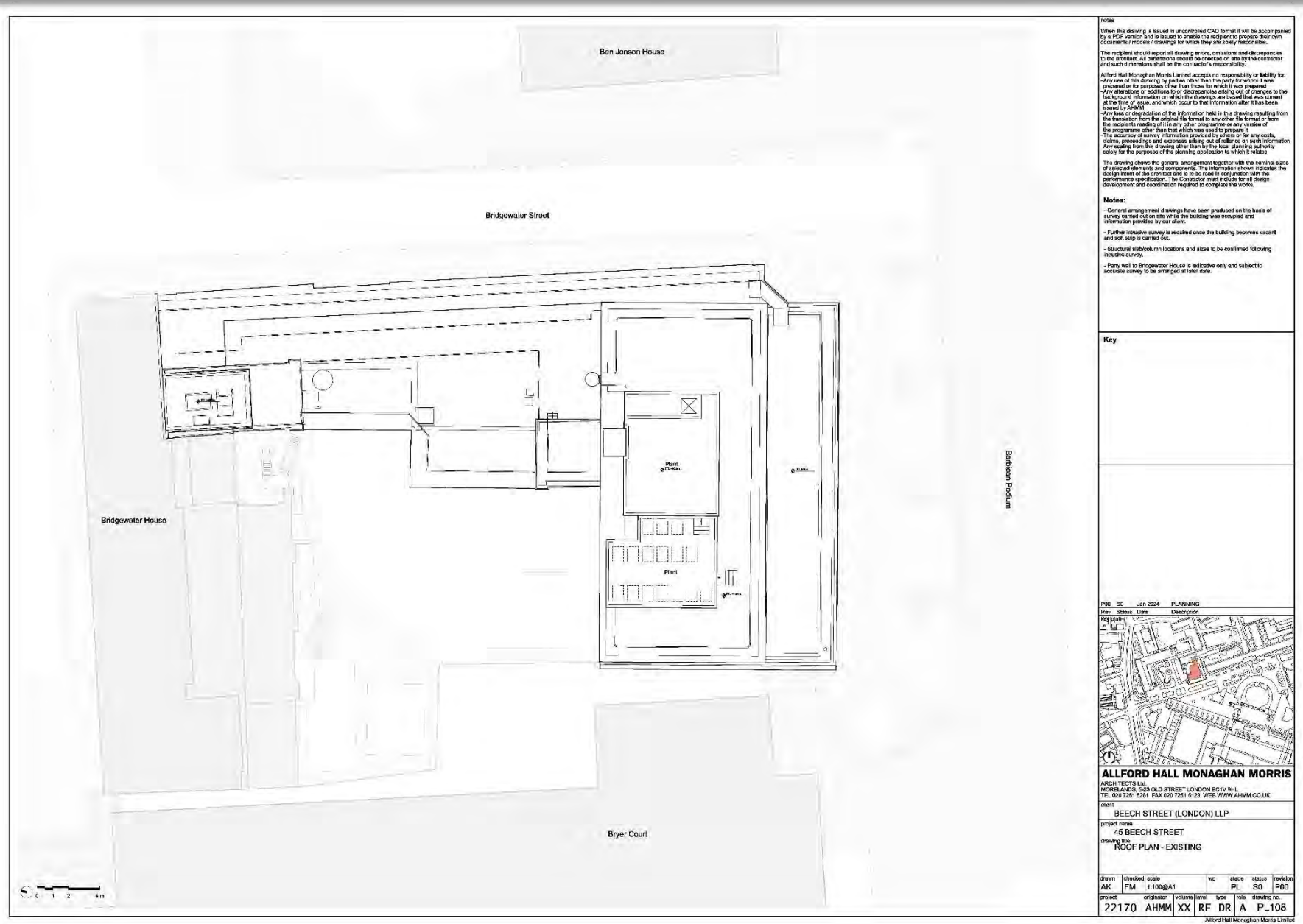
project name:
 45 BEECH STREET

drawing title:
 LEVEL 07 FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	07	DR	A	PL107

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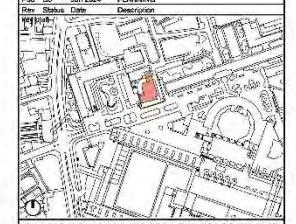
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Key

POD SO Jan 2024 PLANNING

Rev	Status	Date	Description
1	Issue	2024	PLANNING



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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client
 BEECH STREET (LONDON) LLP

project name
 45 BEECH STREET

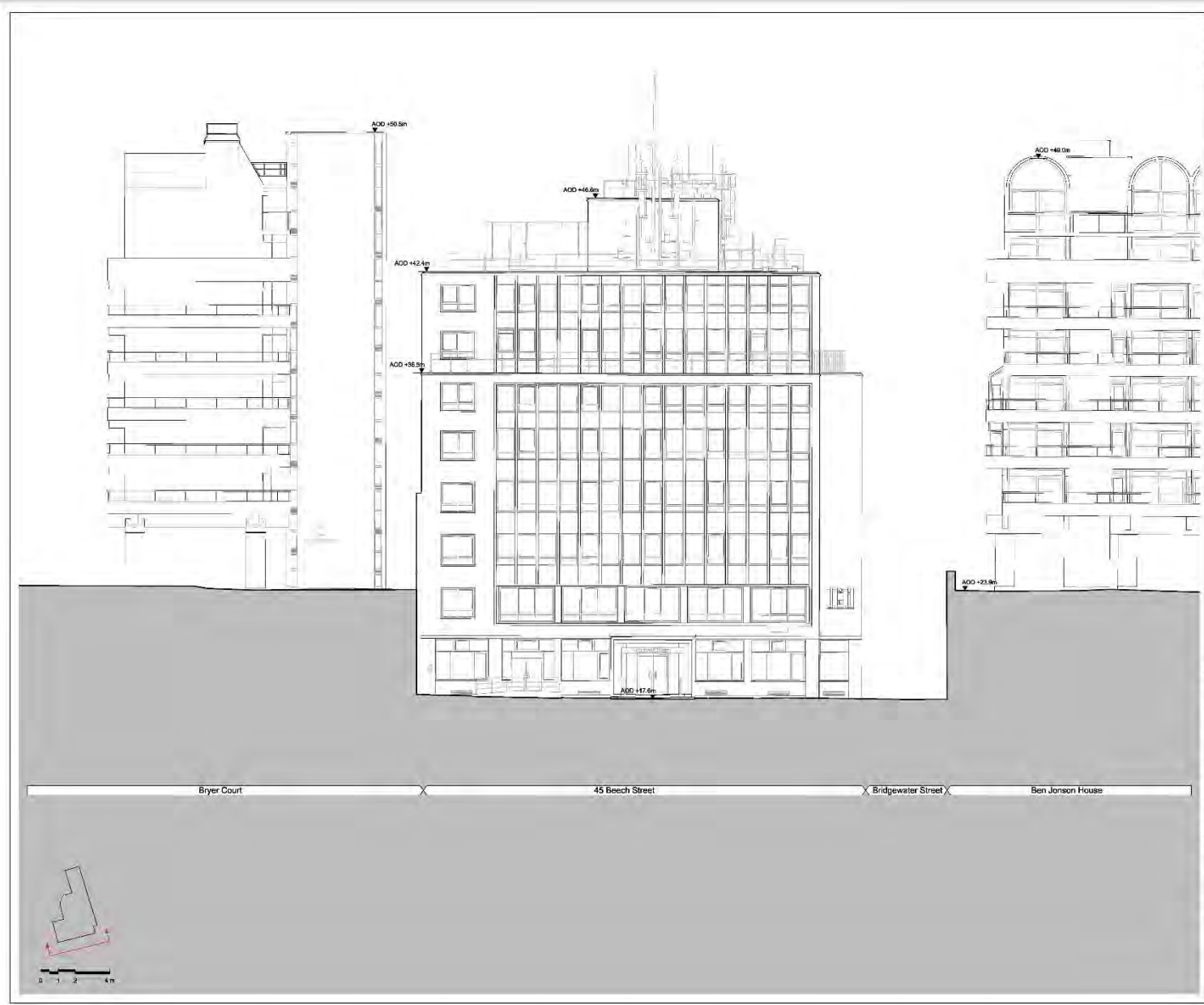
drawing title
 ROOF PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL108

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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Key

POD	SO	Jan 2024	PLANNING
Rev.	Status	Date	Description
1	Issue		

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET, LONDON EC2Y 8AD, UK
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

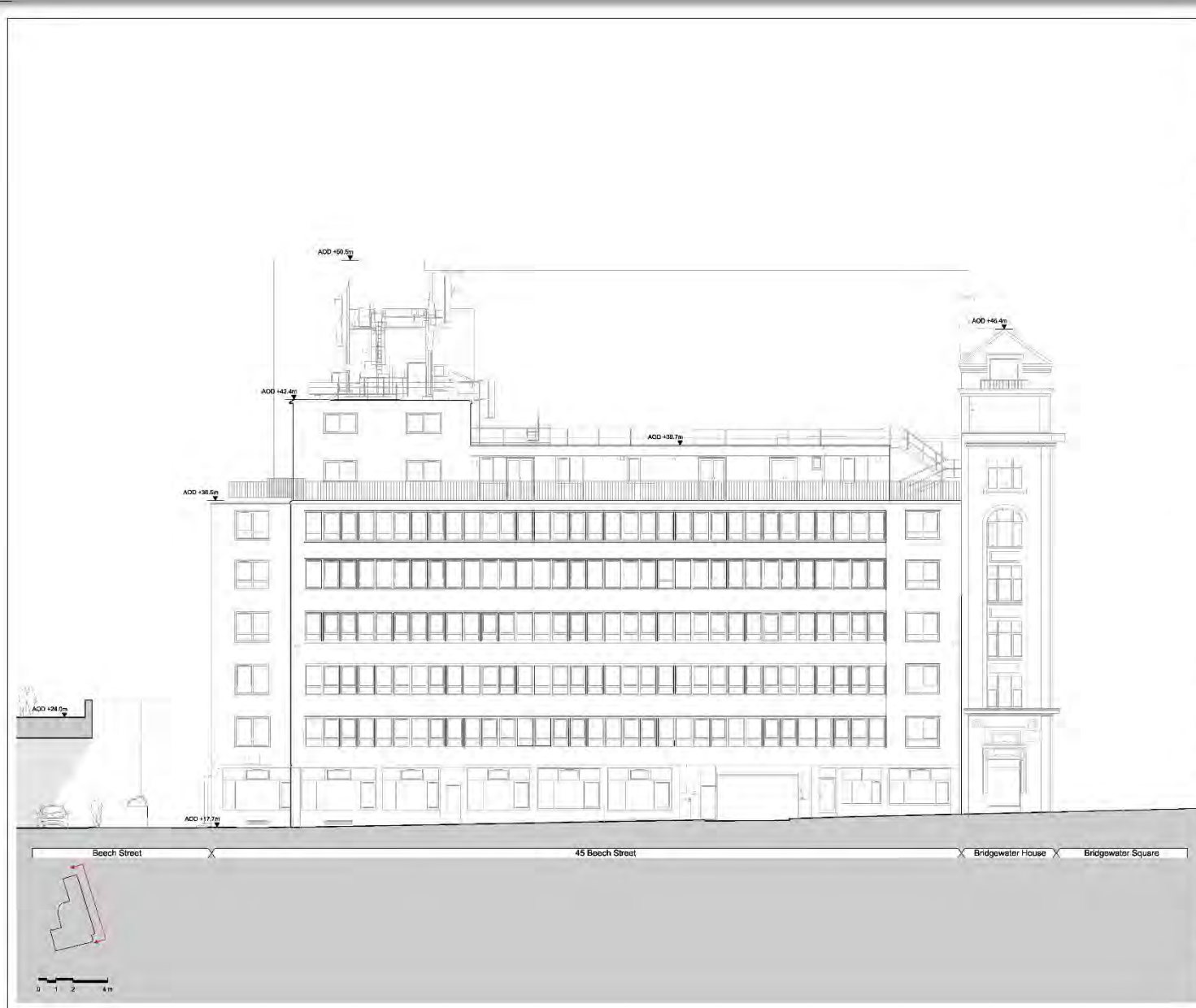
drawing title:
SOUTH ELEVATION - EXISTING

drawn	checked	scale	wp	size	status	revision
AK	FM	1:100@A1		PL	S00	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL200

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Key

POD: SD Jan 2024 PLANNING

Rev.	Status	Date	Description
1	Issue		

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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 6102 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

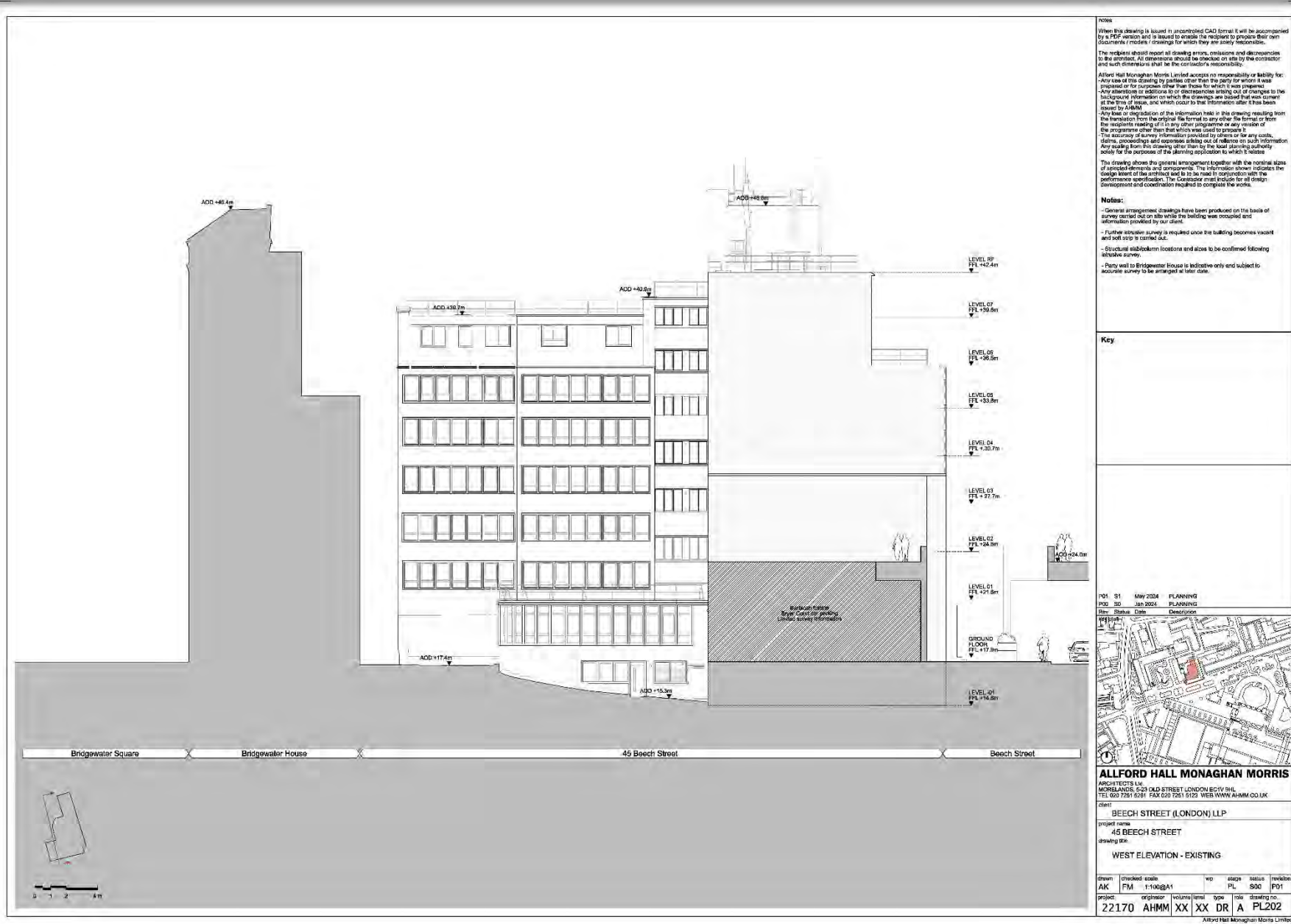
drawing title:
EAST ELEVATION - EXISTING

drawn	checked	scale	wp	size	status	revision
AK	FM	1:100@A1		PL	S00	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL201

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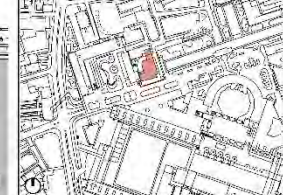
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Key

Legend for drawing elements.

PO1	S1	May 2024	PLANNING
PO2	S0	Jan 2024	PLANNING
Rev	Status	Date	Description

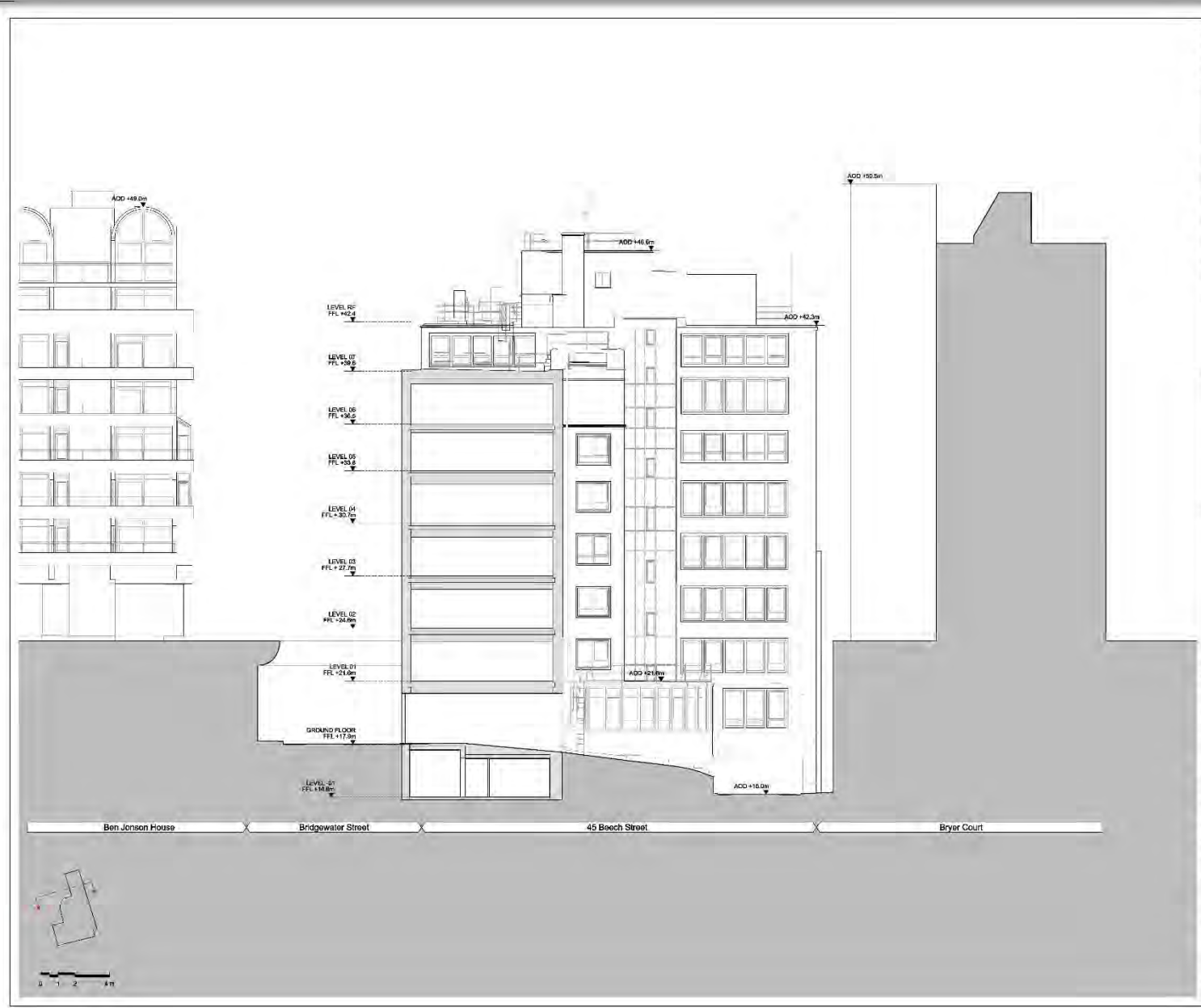


ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **WEST ELEVATION - EXISTING**

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	S00	P01
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL202

45 Beech Street, EC2Y 8AD



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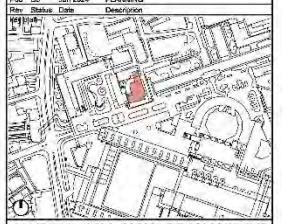
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Key:

POD: SO Jan 2024 PLANNING

Rev.	Status	Date	Description
1	Issue		



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 6103 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

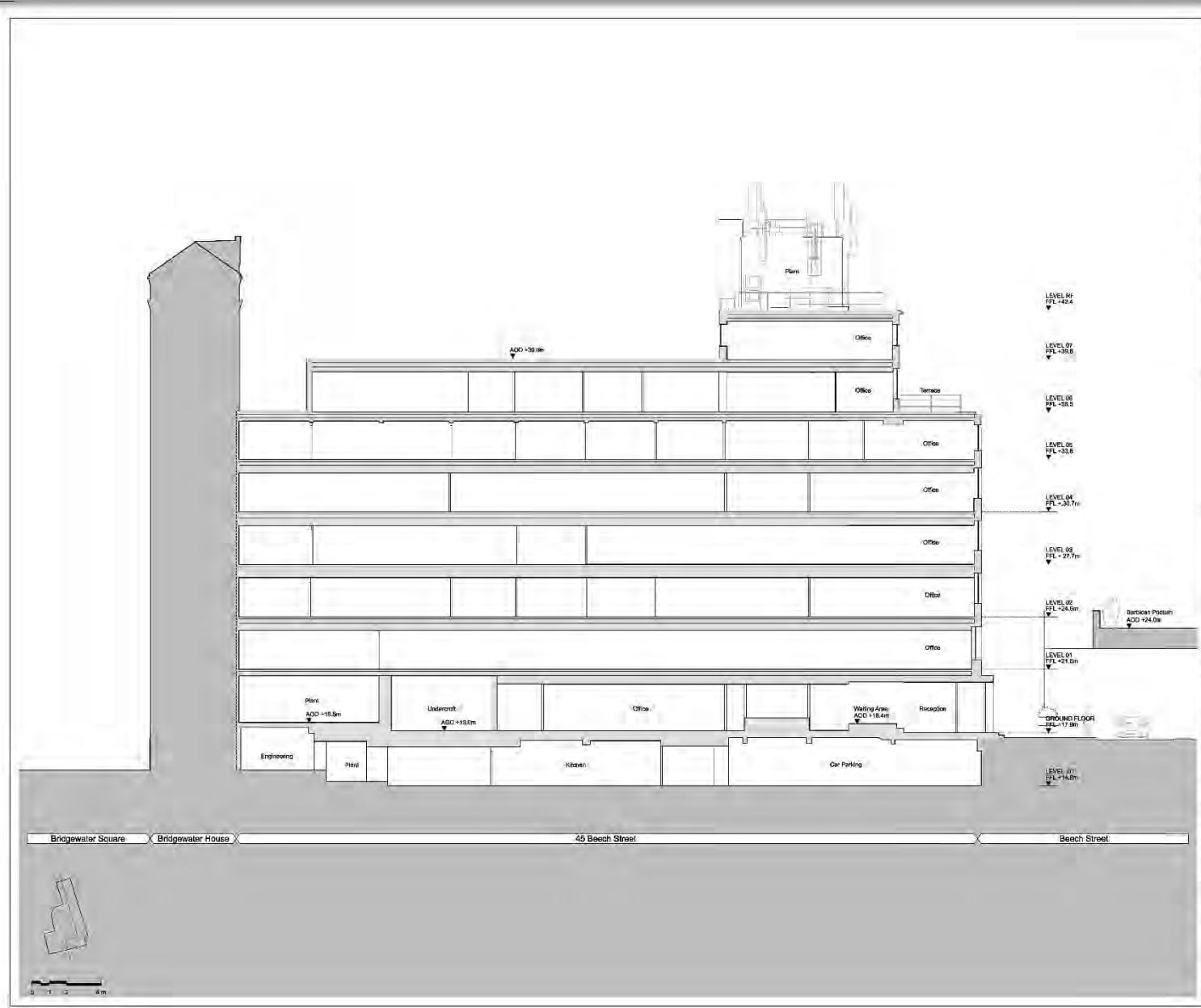
drawing title:
NORTH ELEVATION - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	S00	P00

project:
 22170 AHMM XX XX DR A PL203

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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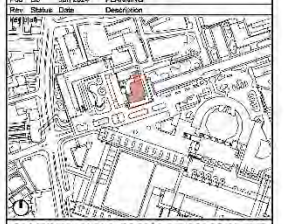
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Key

POD	SO	Jan 2024	PLANNING
Rev.	Status	Date	Description
1	Issue		



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client
 BEECH STREET (LONDON) LLP

project name
 45 BEECH STREET

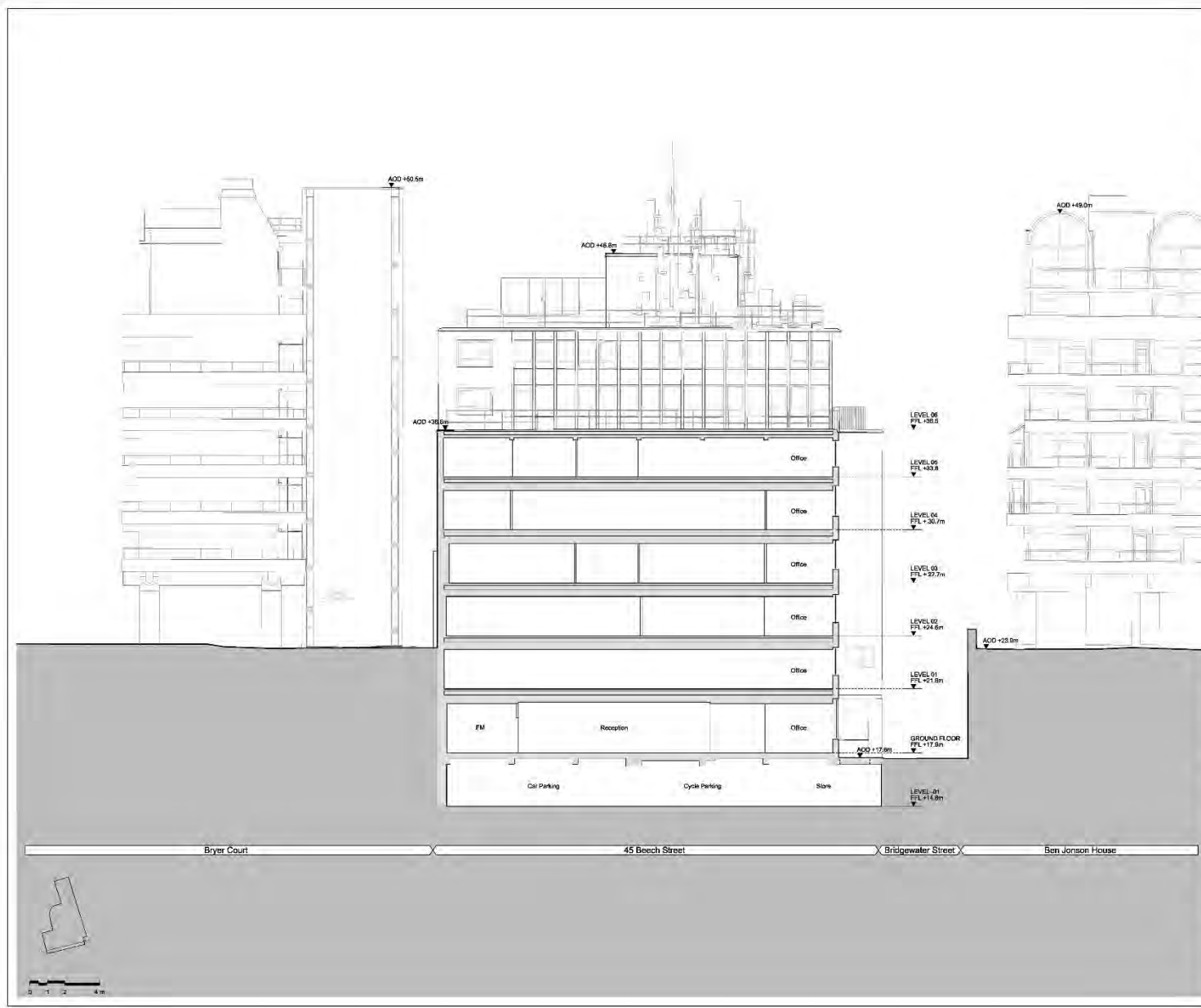
drawing title
 SECTION AA - EXISTING

drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL300

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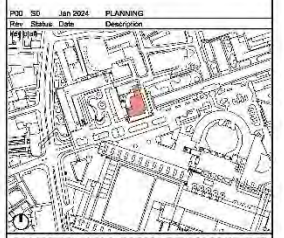
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Key



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 ARCHITECTS LTD.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 6102 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET

drawing title:
 SECTION BB - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL301

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD

Planning drawings - Demolition

45 Beech Street, EC2Y 8AD

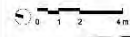


Rev.	Status	Date	Description
P00	SO	Jan 2024	PLANNING

ALLFORD HALL MONAGHAN MORRIS						
ARCHITECTS Ltd.						
MORLANDS, 5-23 CAD STREET LONDON EC2Y 8AD						
TEL: 020 7261 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK						
client:						
BEECH STREET (LONDON) LLP						
project name:						
45 BEECH STREET						
drawing title:						
BASEMENT FLOOR PLAN - DEMOLITION						
drawn:	checked:	scale:	no:	stage:	status:	revision:
AK	FM	1:100@A1		PL	SO	P00
project:	originator:	volumes:	sheet:	type:	role:	drawing no.:
22170	AHMM	XX	B1	DR	A	PL091

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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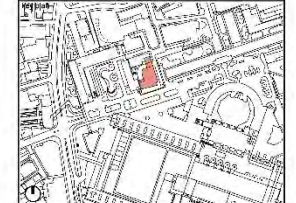
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- Structural slab/balkin locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are sit-up to structural slab.

- Key**
- Retained existing fabric
 - Demolition
 - Slab demolition
 - Planning application boundary line

P00	SO	Jan 2024	PLANNING
Rev	Status	Date	Description



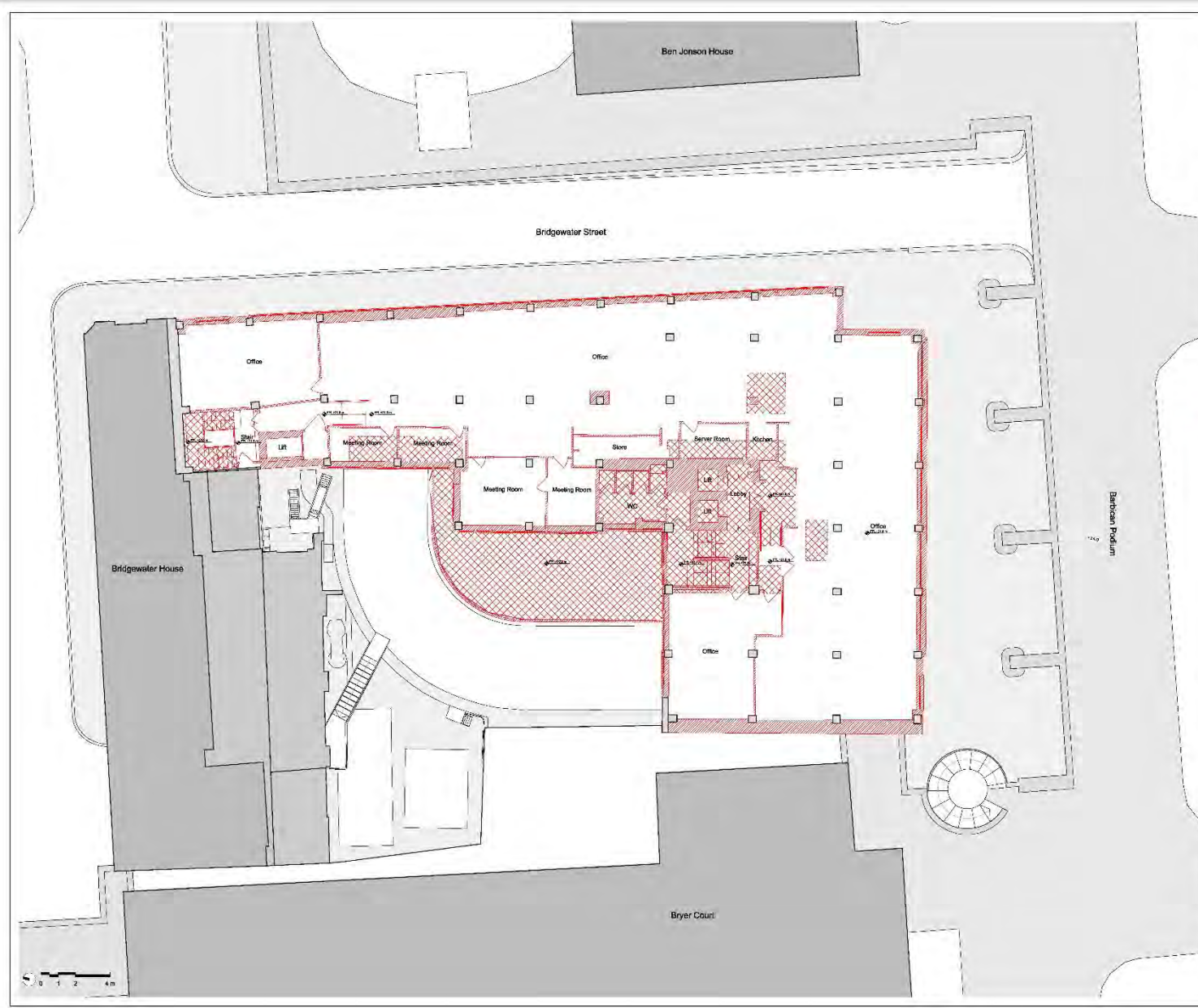
ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6281 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **GROUND FLOOR PLAN - DEMOLITION**

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	GF	DR	A	PL110

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 - All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Slab demolition

P00 SO Jan 2024 PLANNING

Rev	Status	Date	Description
1	Issue		

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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6291 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **LEVEL 01 FLOOR PLAN - DEMOLITION**

drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	01	DR	A	PL111

45 Beech Street, EC2Y 8AD



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- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Slab demolition

Rev	Status	Date	Description
P00	SO	Jan 2024	PLANNING

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC1V 7NL
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

drawing title:
LEVEL 02 FLOOR PLAN - DEMOLITION

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	02	DR	A	PL112

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



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- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Slab demolition

Rev	Status	Date	Description
P00	SO	Jan 2024	PLANNING

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET
 drawing title:
 LEVEL 03 FLOOR PLAN - DEMOLITION

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	03	DR	A	PL113

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- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Slab demolition

Rev	Status	Date	Description
P00	SO	Jan 2024	PLANNING

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **LEVEL 04 FLOOR PLAN - DEMOLITION**

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	04	DR	A	PL114

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45 Beech Street, EC2Y 8AD



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- All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Slab demolition

P00 SO Jan 2024 PLANNING

Rev	Status	Date	Description
1	Issue		

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC4V 3WJ
 TEL: 020 7261 6281 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client
 BEECH STREET (LONDON) LLP

project name
 45 BEECH STREET
 drawing title
 LEVEL 05 FLOOR PLAN - DEMOLITION

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	05	DR	A	PL115

Allford Hall Monaghan Morris Limited



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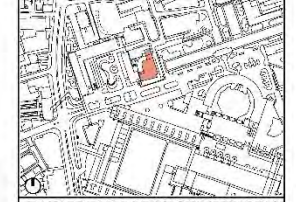
The drawings show the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

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Key

- Retained existing fabric
- Demolition
- Slab demolition

POD	SO	Jan 2024	PLANNING
Rev	Status	Date	Description



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7291 6291 FAX: 020 7291 9123 WEB: WWW.AHMM.CO.UK

client
BEECH STREET (LONDON) LLP
 project name
45 BEECH STREET
 drawing title
LEVEL 06 FLOOR PLAN - EXISTING

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	06	DR	A	PL116

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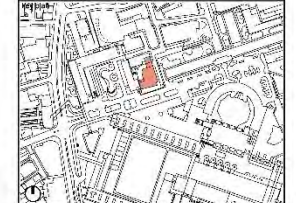
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Key

- Retained existing fabric
- Demolition
- Slab demolition

POD	SO	Jan 2024	PLANNING
Rev	Status	Date	Description



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 TEL: 020 7291 6291 FAX: 020 7291 9123 WEB: WWW.AHMM.CO.UK

client: BEECH STREET (LONDON) LLP
 project name: 45 BEECH STREET
 drawing title: LEVEL 07 FLOOR PLAN - DEMOLITION

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	07	DR	A	PL117



Notes:

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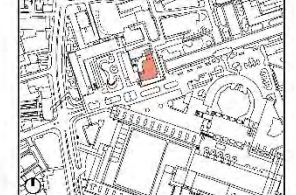
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Key

- Retained existing fabric
- Demolition
- Slab demolition

Rev	Status	Date	Description
P00	SO	Jan 2024	PLANNING

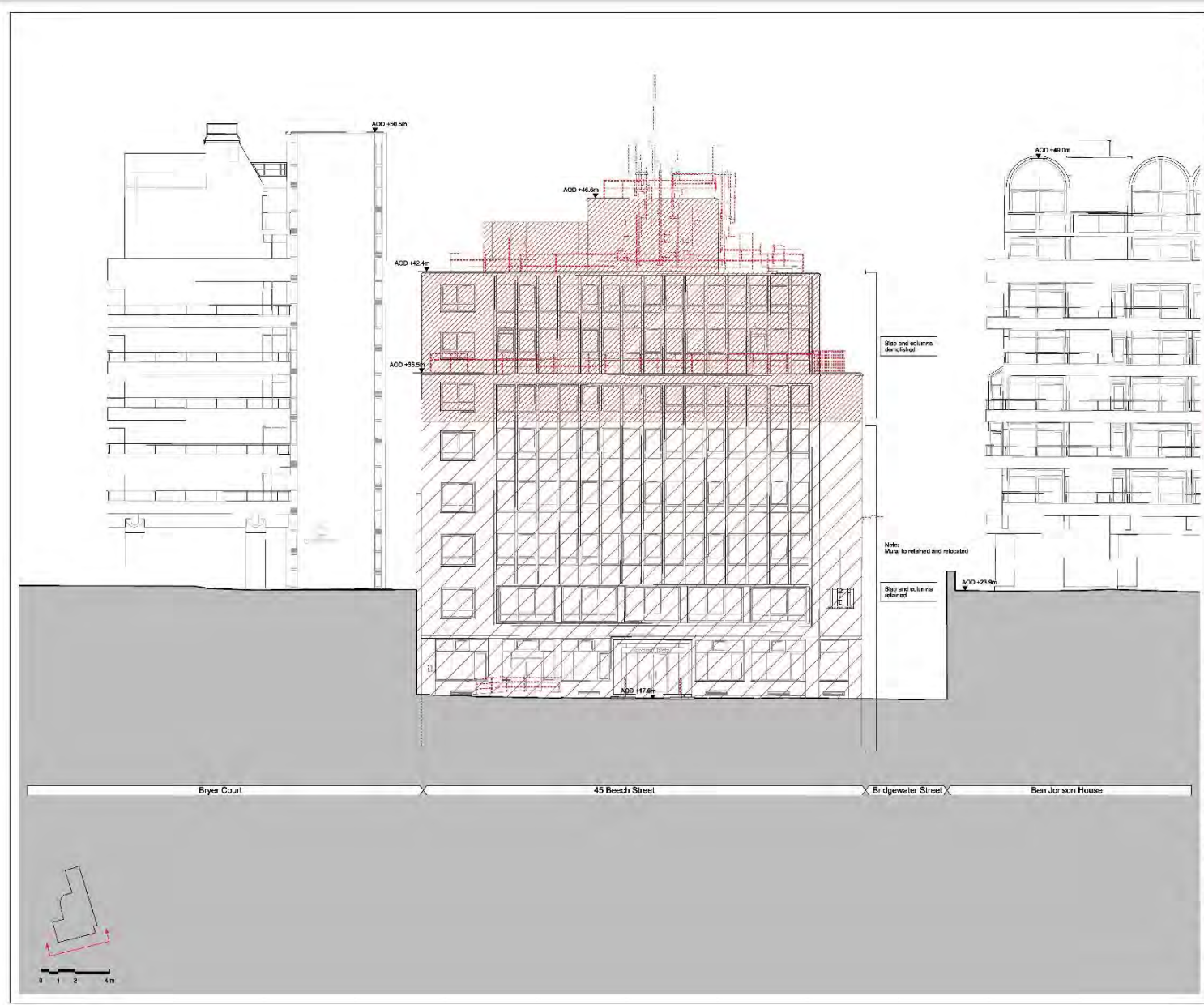


ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC4V 3WJ
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **ROOF PLAN - DEMOLITION**

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL118

45 Beech Street, EC2Y 8AD



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- All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Facade removal - structure retained

POD	SO	Jan 2024	PLANNING
Rev.	Status	Date	Description
1	Issue		

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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC1Y 8AL
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client
 BEECH STREET (LONDON) LLP

project name
 45 BEECH STREET

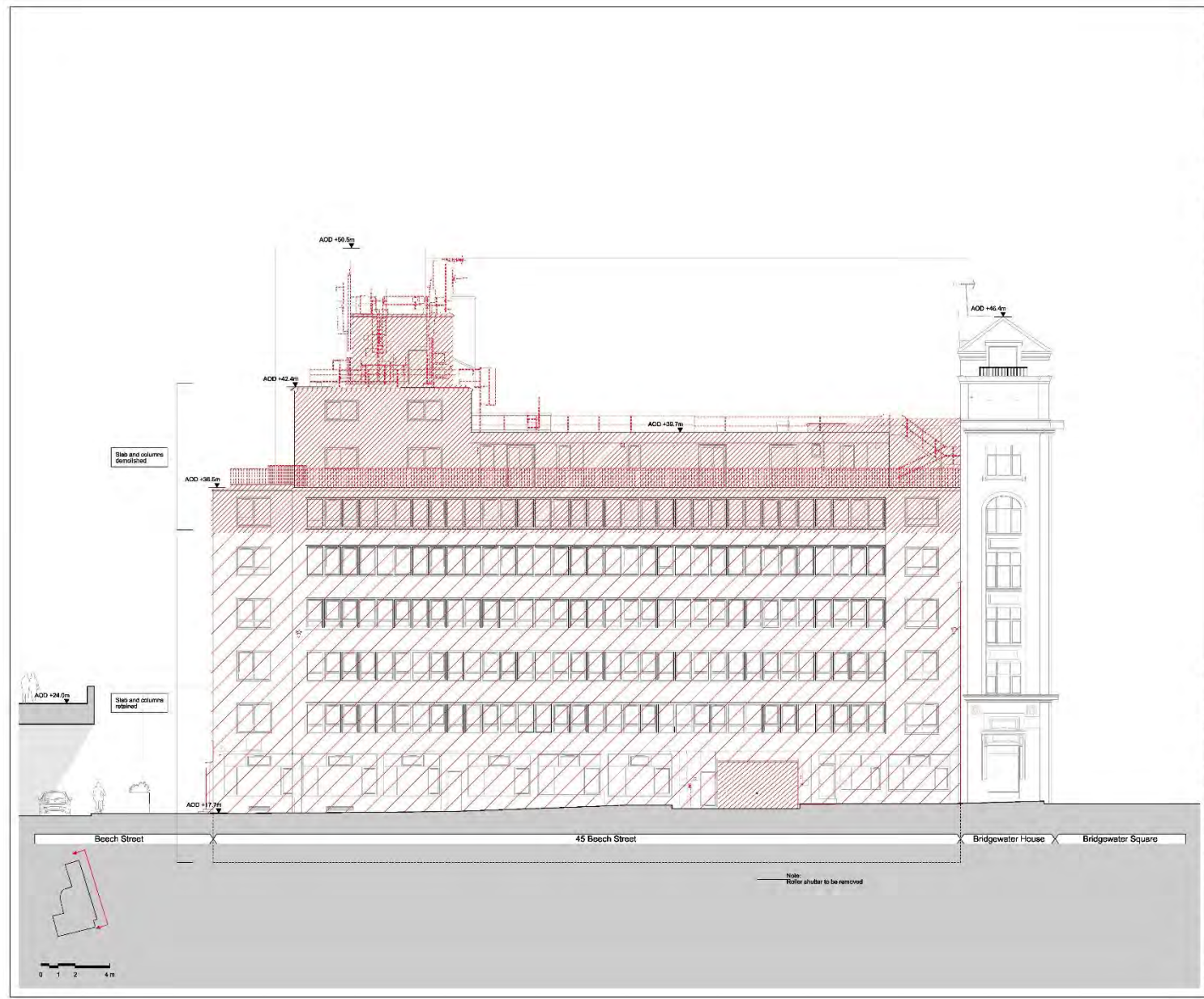
drawing title
 SOUTH ELEVATION - DEMOLITION

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	800	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL210

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45 Beech Street, EC2Y 8AD



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- All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Facade removal - structure retained

POD: SD Jan 2024 PLANNING

Rev.	Status	Date	Description
1	Issue		

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 OLD STREET LONDON EC1Y 7HL
 TEL: 020 7261 6261 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

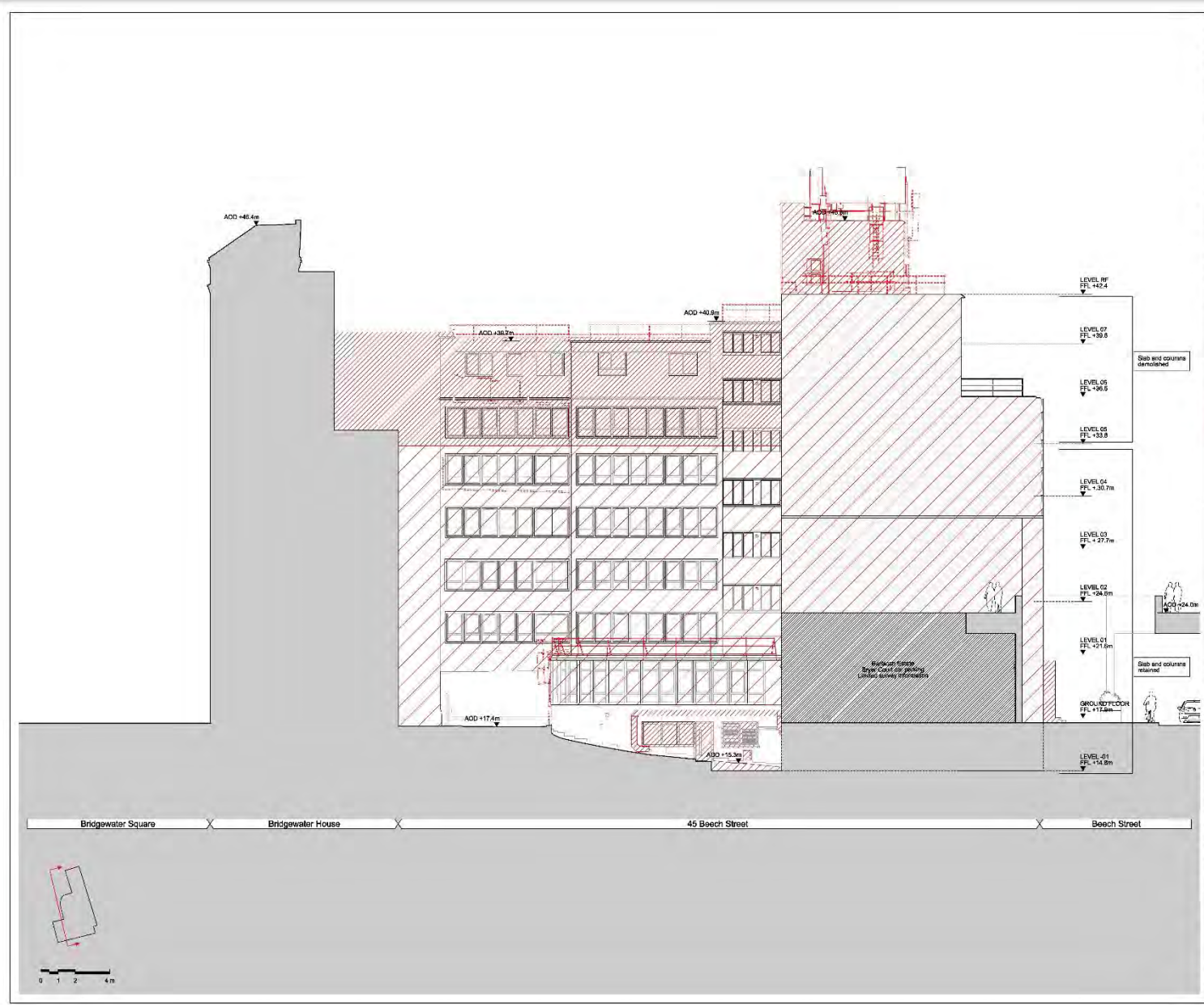
drawing title:
EAST ELEVATION - DEMOLITION

drawn	checked	scale	wp	size	status	revision
AK	FM	1:100@A1		PL	S00	P00

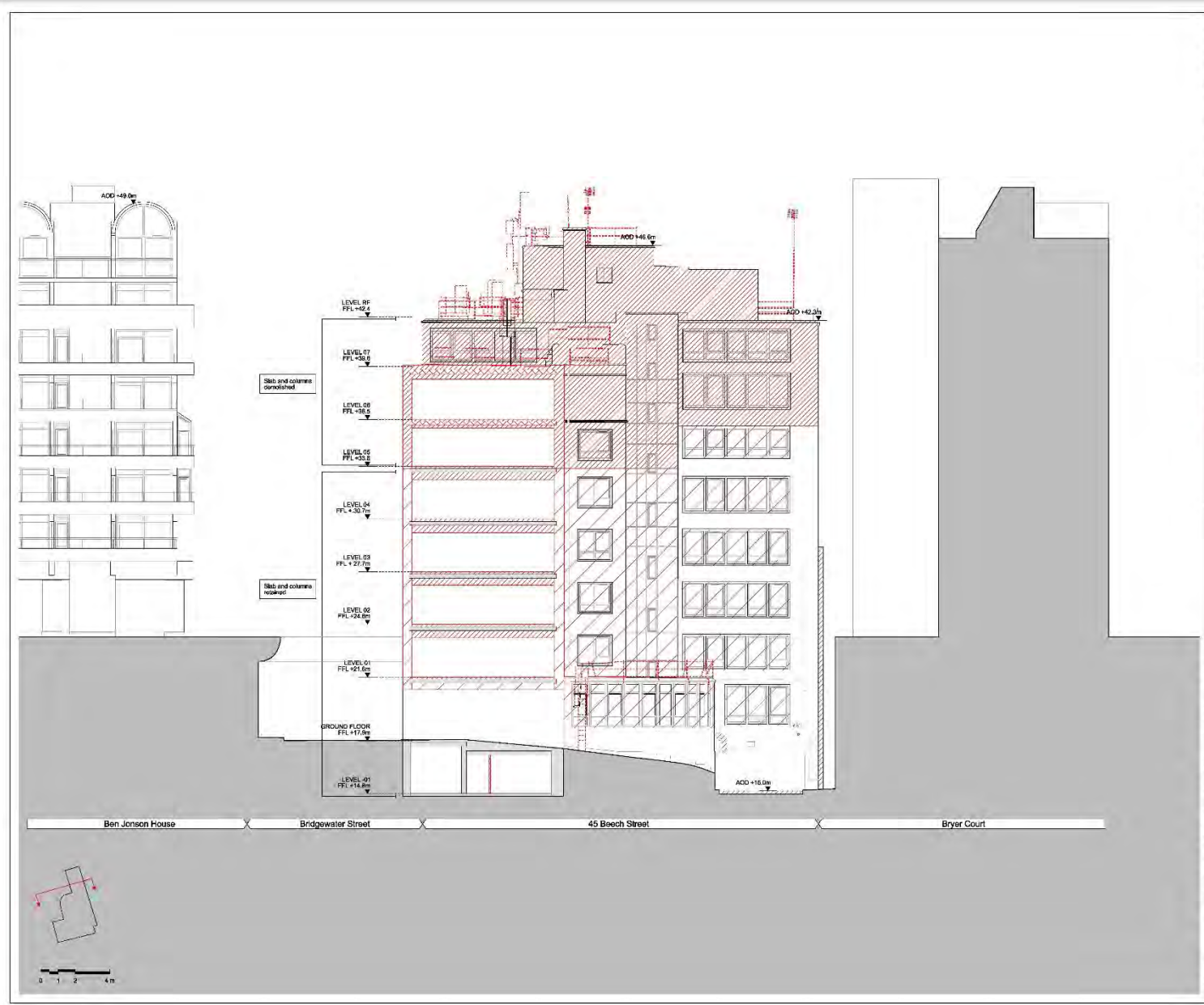
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL211

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



45 Beech Street, EC2Y 8AD



Key

- Retained existing fabric
- Demolition
- Facade removal - structure retained

Rev.	Status	Date	Description
P00	SI	Jan 2024	PLANNING

Location Map

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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

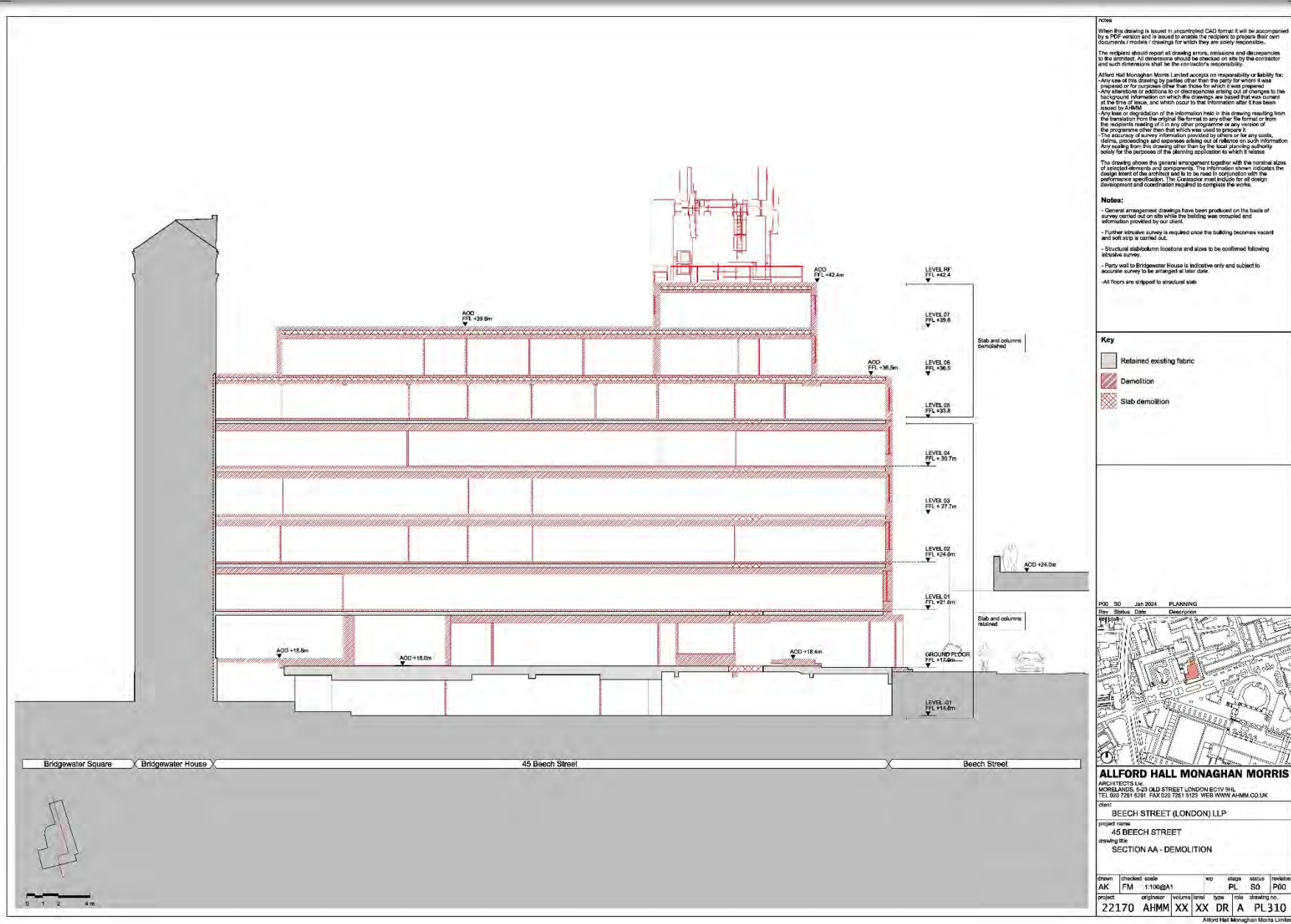
drawing title:
NORTH ELEVATION - DEMOLITION

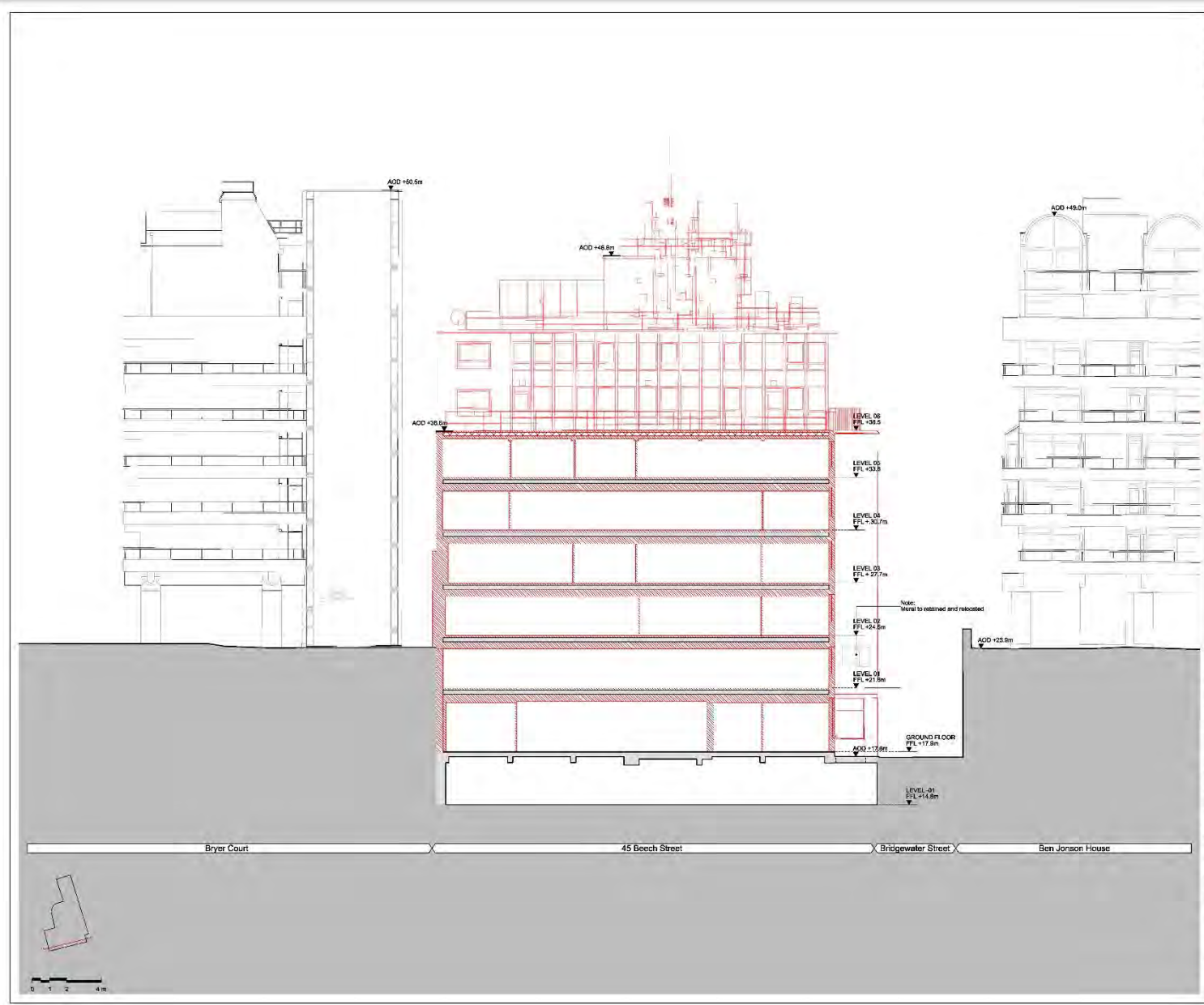
drawn	checked	scale	wp	size	status	revision
AK	FM	1:100@A1		PL	S00	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL213

Allford Hall Monaghan Morris Limited

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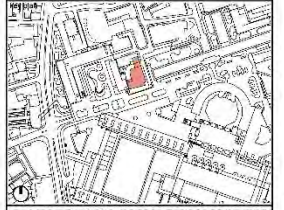
This drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

- Notes:**
- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
 - Further structure survey is required once the building becomes vacant and soft strip is carried out.
 - Structural slab/beam locations and sizes to be confirmed following accessible survey.
 - Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
 - All floors are stripped to structural slab.

Key

- Retained existing fabric
- Demolition
- Slab demolition

POD	SO	Jan 2024	PLANNING
Rev	Status	Date	Description



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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP
 project name:
45 BEECH STREET
 drawing title:
SECTION BB - DEMOLITION

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL311

45 Beech Street, EC2Y 8AD

Planning drawings - Proposed

45 Beech Street, EC2Y 8AD



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The drawing shows the general arrangement together with the nominal sizes of specified elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

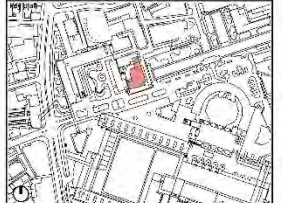
Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further accurate survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/balkin locations and sizes to be confirmed following accurate survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure

POD	SO	Jan 2024	PLANNING
Rev.	Status	Date	Description
1	Issue		

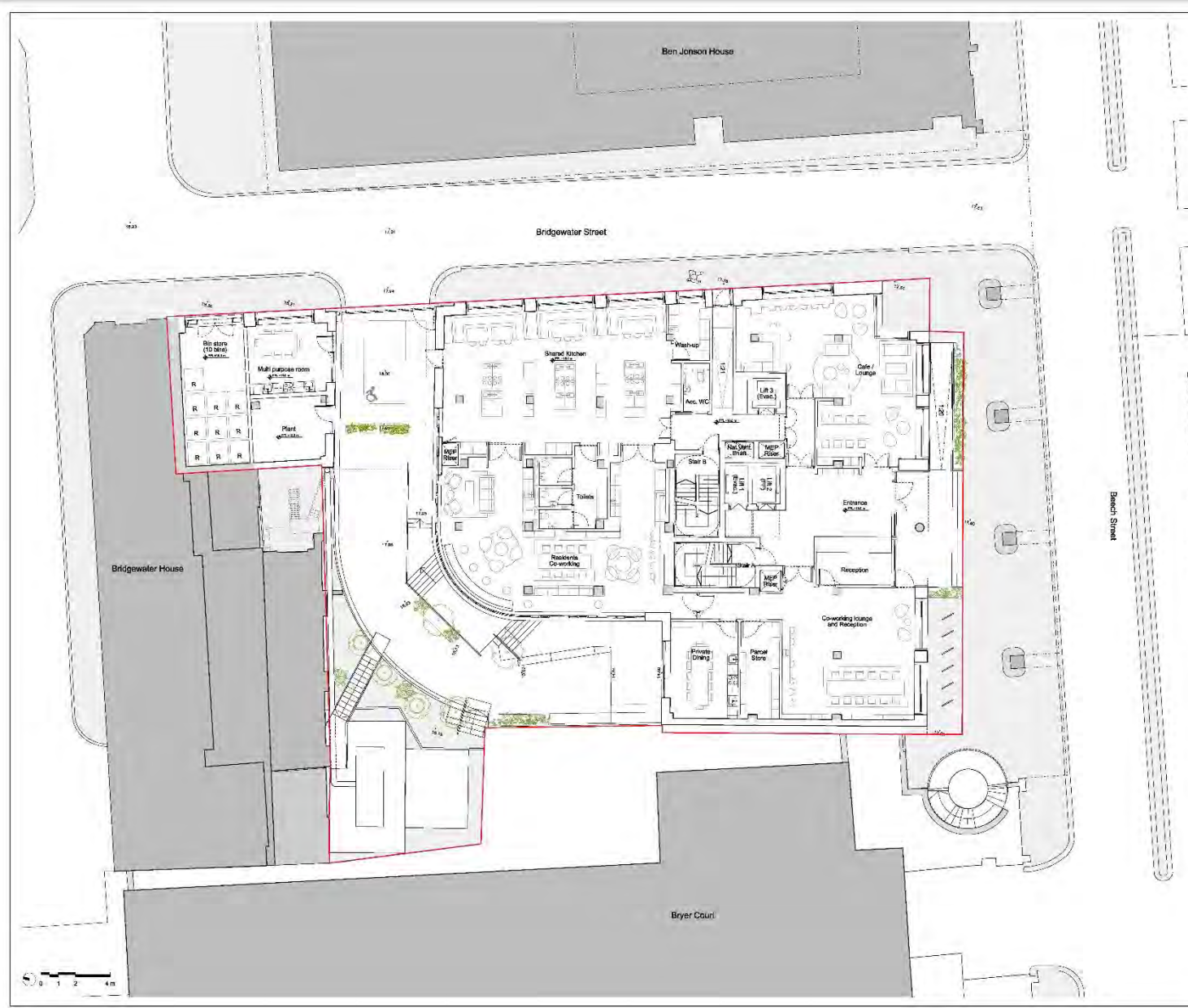


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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC4V 3WJ
 TEL: 020 7261 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **BASEMENT FLOOR PLAN - PROPOSED**

drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	B1	DR	A	PL092

45 Beech Street, EC2Y 8AD



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The drawings show the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

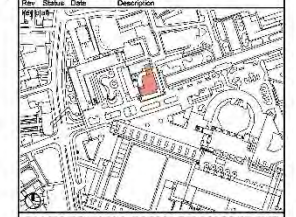
Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further accurate survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/beam locations and sizes to be confirmed following available survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure
- Planning application boundary line

PO6	SO	Aug 2024	PLANNING
PO4	SO	Aug 2024	PLANNING
PO3	SO	Jul 2024	PLANNING
PO2	SO	Jul 2024	PLANNING
PO1	SO	May 2024	PLANNING
PO0	SO	Jan 2024	PLANNING



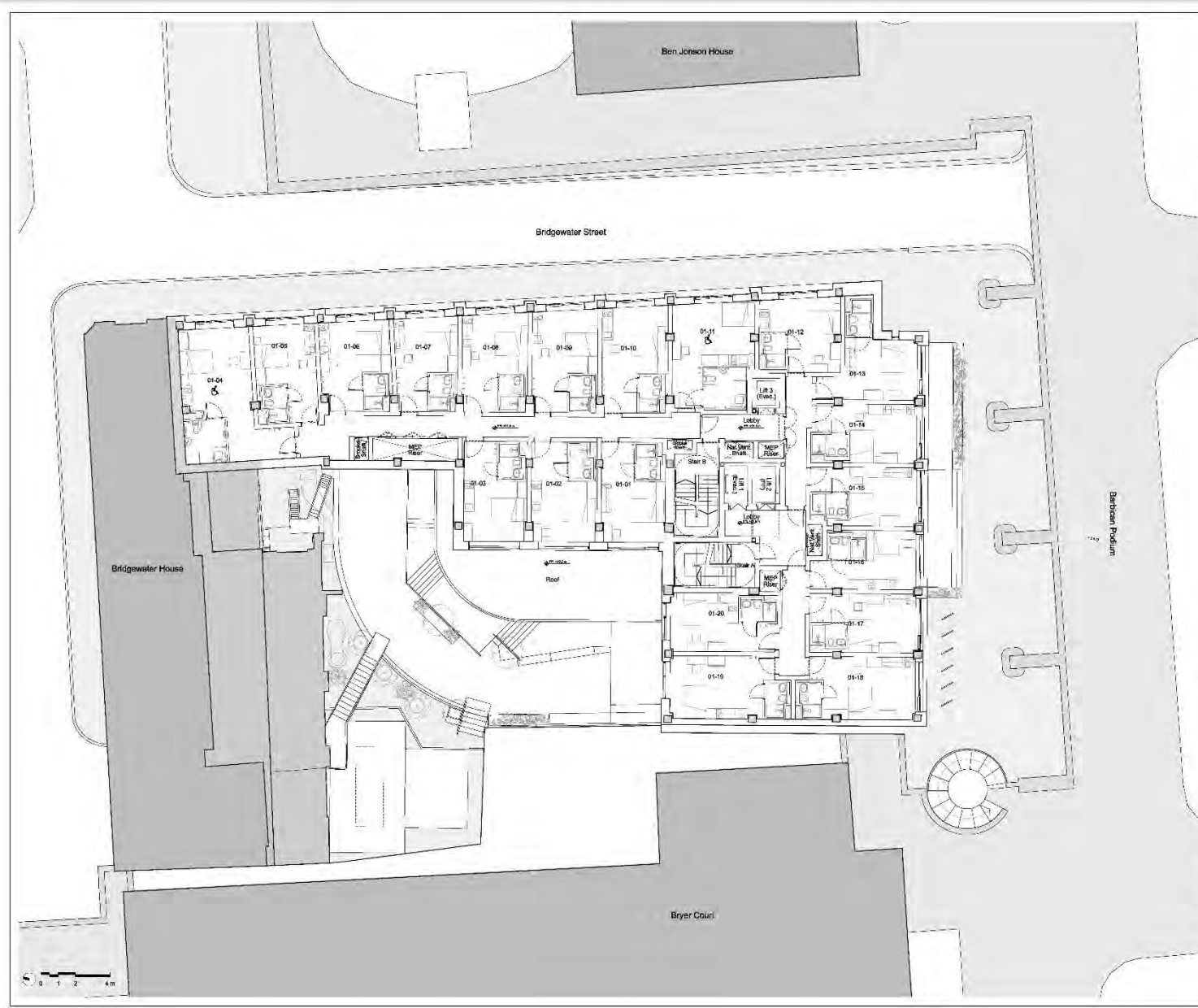
ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 9120 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**

project name: **45 BEECH STREET**
 drawing title: **GROUND FLOOR PLAN - PROPOSED**

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	PO6
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	GF	DR	A	PL120

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- The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information.
- Any copying from this drawing other than for the local planning authority solely for the purposes of the planning application to which it relates.

The drawing shows the general arrangement together with the nominal dimensions of structural elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

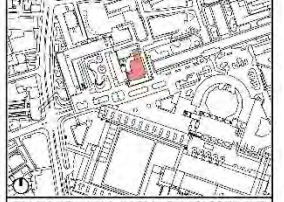
Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further accurate survey is required once the building becomes vacant and soft stop is carried out.
- Structural slab/column locations and sizes to be confirmed following accurate survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure

POD	NO	Date	PLANNING
Rev	Status	Date	Description



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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC4Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 6100 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **LEVEL 01 FLOOR PLAN - PROPOSED**

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet no.	type	role	drawing no.
22170	AHMM	XX	01	DR	A	PL121

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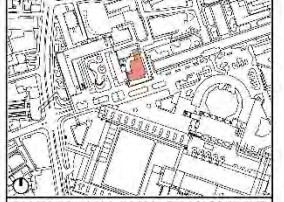
Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further structural survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/beam locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure

P01	SO	May 2004	PLANNING
P02	SO	Jan 2004	PLANNING



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 MORELANDS, 5-23 CAD STREET LONDON EC4Y 8AD
 TEL: 020 7261 6091 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**

project name: **45 BEECH STREET**
 drawing title: **TYPICAL LEVEL 02 FLOOR PLAN - PROPOSED**

drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P01
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	02	DR	A	PL122

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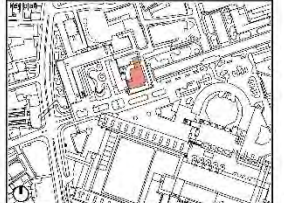
Notes:

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- Further structural survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/column locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure

Rev.	Status	Date	Description
P00	S0	May 2024	PLANNING



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 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET
 drawing title:
TYPICAL LEVEL 03-05 FLOOR PLAN - PROPOSED

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:100@A1		PL	S0	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL127

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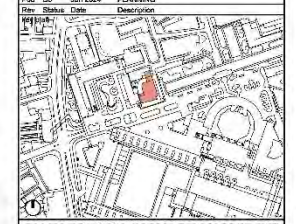
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Notes:

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- Further structural survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/column locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure



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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET

drawing title:
 TYPICAL LEVEL 06-07 FLOOR PLAN - PROPOSED

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL123

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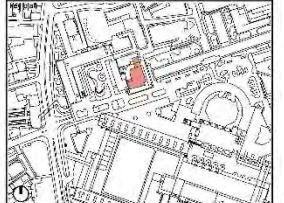
Notes:

- General arrangement drawings have been produced on the basis of a survey carried out on site while the building was occupied and information provided by our client.
- Further structure survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/column locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure

POD	SO	Date	Description
		Jan 2024	PLANNING



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AL
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client: BEECH STREET (LONDON) LLP
 project name: 45 BEECH STREET
 drawing title: LEVEL 08 FLOOR PLAN - PROPOSED

drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	08	DR	A	PL124

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Notes:

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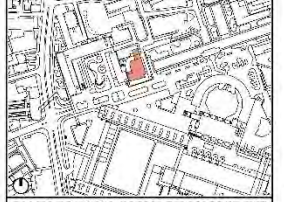
Notes:

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- Further structure survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/column locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure

POD	NO	Date	PLANNING
Rev	Status	Date	Description

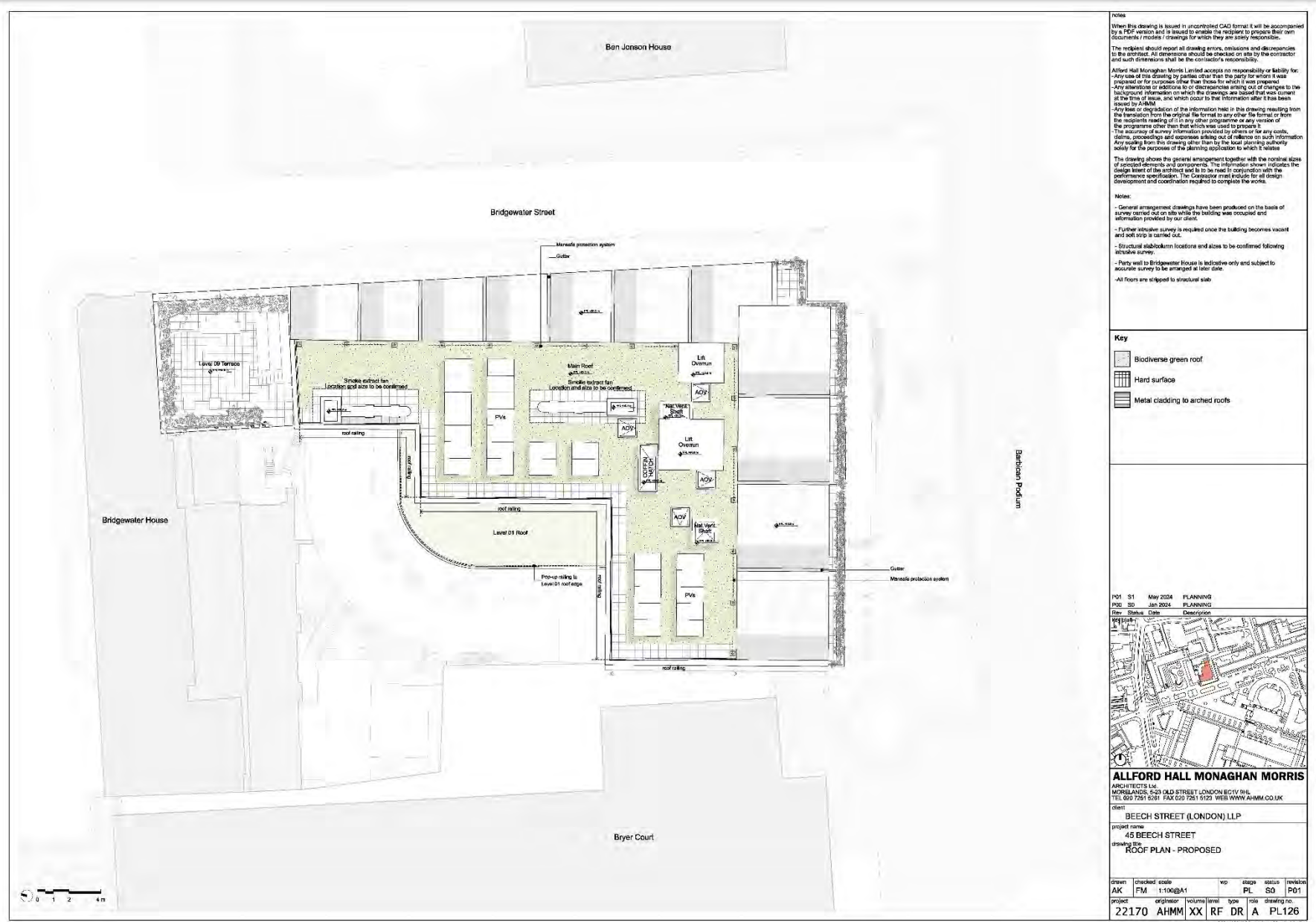


ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6291 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **LEVEL 09 FLOOR PLAN - PROPOSED**

drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	level	type	role	drawing no.
22170	AHMM	XX	09	DR	A	PL125

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This drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

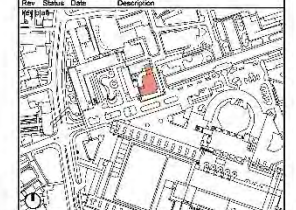
Notes:

- General arrangement drawings have been produced on the basis of a survey carried out on site while the building was occupied and information provided by our client.
- Further structure survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/beam locations and sizes to be confirmed following accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.

Key

- Biodiverse green roof
- Hard surface
- Metal cladding to arched roofs

PO1	S1	May 2024	PLANNING
PO2	SO	Jan 2024	PLANNING

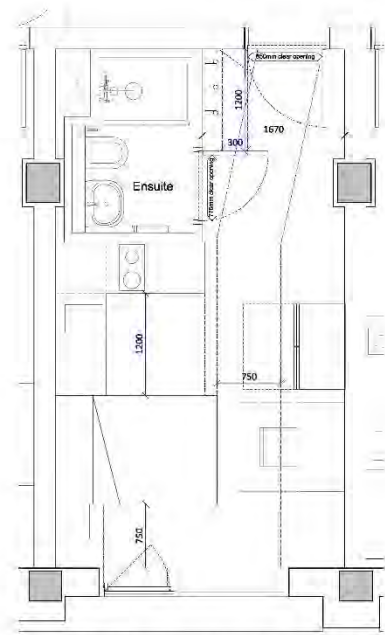


ALLFORD HALL MONAGHAN MORRIS
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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
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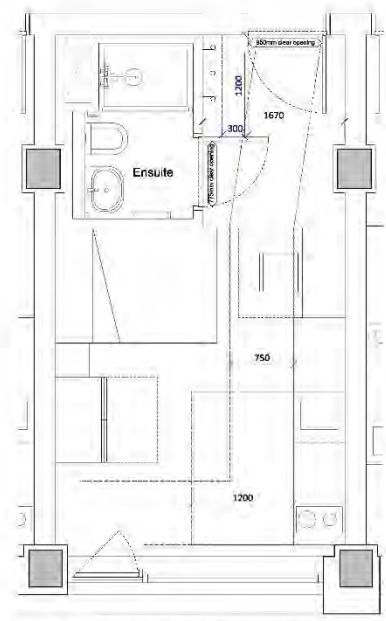
client
BEECH STREET (LONDON) LLP
 project name
45 BEECH STREET
 drawing title
ROOF PLAN - PROPOSED

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P01
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL126

Allford Hall Monaghan Morris Limited



UNIT LAYOUT TYPE 01 M4(2) - TYPICAL LEVEL 02-07 - AREA RANGE 19-24 Sqm
SOUTH FACING 21 Sqm UNIT SHOWN



UNIT LAYOUT TYPE 02 M4(2) - LEVEL 01 - AREA RANGE 19-24 Sqm
SOUTH FACING 21 Sqm UNIT SHOWN



■ Indicates unit shown.
Typical layout shown applies to units highlighted in the key. Minor variations apply due to structure and geometry constraints of the existing building.



notes

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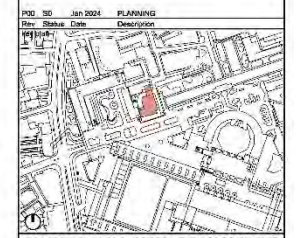
This drawing shows the general arrangement together with the nominal sizes of specified elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

Note

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further intrusive survey is required once the building becomes vacant and self-strip is carried out.
- Structural slab/column locations and sizes to be confirmed following intrusive survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.
- Furniture shown are Approved Document M compliant. Final layout, including ensuite blocks and opportunities for built-in storage, to be developed at later stage.

Key

- Furniture activity area
- Approved Document M (ADM) compliant circulation zones
- Standard dimension
- Critical dimension (ADM compliant)



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MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
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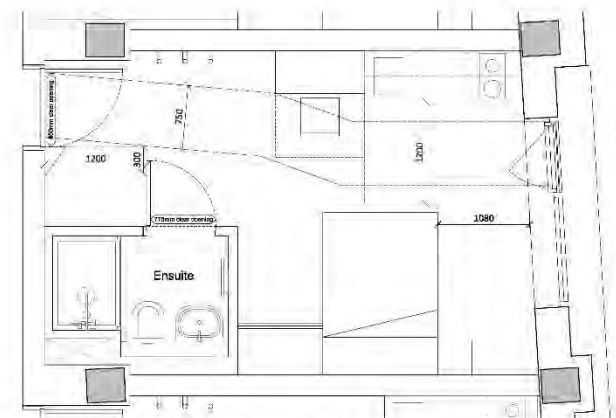
client
BEECH STREET (LONDON) LLP

project name
45 BEECH STREET

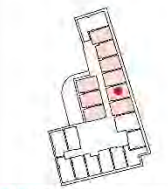
drawing title
UNIT LAYOUT TYPE 01 AND TYPE 02 M4(2)

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:25@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL400



UNIT LAYOUT TYPE 03 M4(2) - TYPICAL LEVEL 01-07 - AREA RANGE 19-23 Sqm
EAST FACING 21 Sqm UNIT SHOWN



● Indicates unit shown.
Typical layout shown applies to units highlighted in the key. Minor variations apply due to structure and geometry constraints of the existing building.



notes

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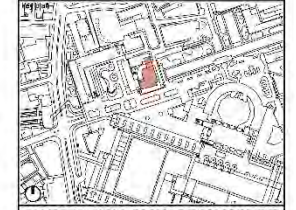
Note

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further intensive survey is required once the building becomes vacant and set out is carried out.
- Structural slab/column locations and sizes to be confirmed following intensive survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.
- Furniture shown are Approved Document M compliant. Final layout, including furniture fixings and opportunities for built-in storage, to be developed at later stage.

Key

- Furniture activity area
- Approved Document M (ADM) compliant circulation zones
- Standard dimension
- Critical dimension (ADM compliant)

POD	NO	Date	Description
	00	Jan 2024	PLANNING



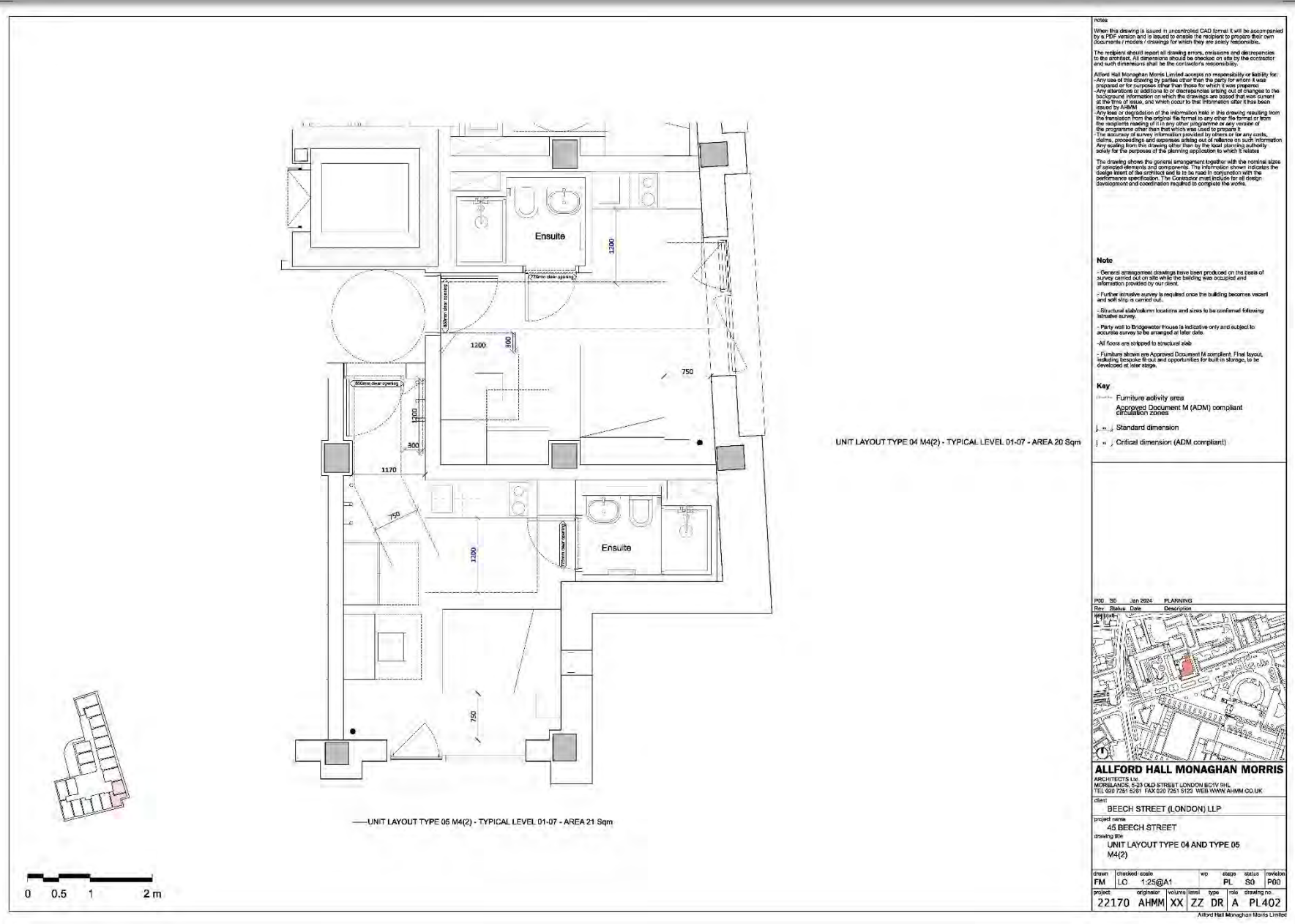
ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS LTD
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TEL: 020 7261 6091 FAX: 020 7261 9102 WEB: WWW.AHMM.CO.UK

client
BEECH STREET (LONDON) LLP

project name
45 BEECH STREET
drawing title
UNIT LAYOUT TYPE 03
M4(2)

drawn	checked	scale	no	stage	status	revision
FM	LO	1:25@A1		PL	S0	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL401

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notes

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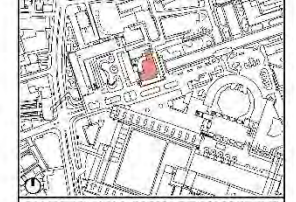
Note

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further intrusive survey is required once the building becomes vacant and set out is carried out.
- Structural slab/beam locations and sizes to be confirmed following intrusive survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.
- Furniture shown are Approved Document M compliant. Final layout, including ensuite blocks and opportunities for built-in storage, to be developed at later stage.

Key

- Furniture activity area
- Approved Document M (ADM) compliant circulation zoning
- Standard dimension
- Critical dimension (ADM compliant)

Rev.	Status	Date	Description
P00	SO	Jan 2024	PLANNING

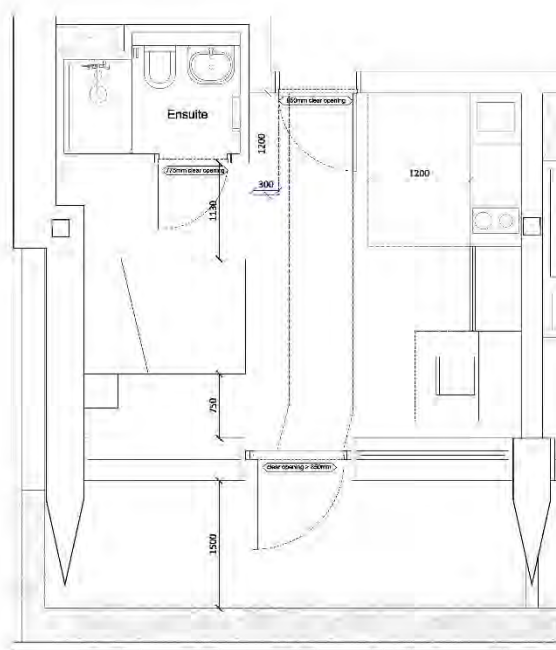


ALLFORD HALL MONAGHAN MORRIS
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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
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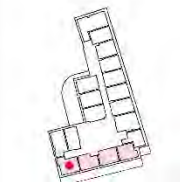
client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET
 drawing title:
 UNIT LAYOUT TYPE 04 AND TYPE 05 M4(2)

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:25@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL402



UNIT LAYOUT TYPE 06 M4(2) - LEVEL 08-09 - AREA RANGE 19-23 Sqm
LEVEL 08 SOUTH FACING 23 Sqm UNIT SHOWN



● Indicates unit shown.
Typical layout shown applies to units highlighted in the key. Minor variations apply due to structure and geometry constraints of the existing building.



Notes

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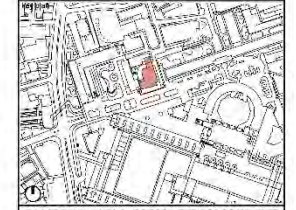
Note

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- Further intrusive survey is required once the building becomes vacant and set strip is carried out.
- Structural slab/beam locations and sizes to be confirmed following intrusive survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.
- All floors are stripped to structural slab.
- Furniture shown are Approved Document M compliant. Final layout, including ensuite block and opportunities for built-in storage, to be developed at later stage.

Key

- Furniture activity area
- Approved Document M (ADM) compliant circulation zones
- Standard dimension
- Critical dimension (ADM compliant)

Rev.	Status	Date	Description
P00	SO	Jan 2024	PLANNING



ALLFORD HALL MONAGHAN MORRIS
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MORLANDS, 5-23 CAD STREET LONDON EC2Y 8AD
TEL: 020 7261 6391 FAX: 020 7261 6102 WEB: WWW.AHMM.CO.UK

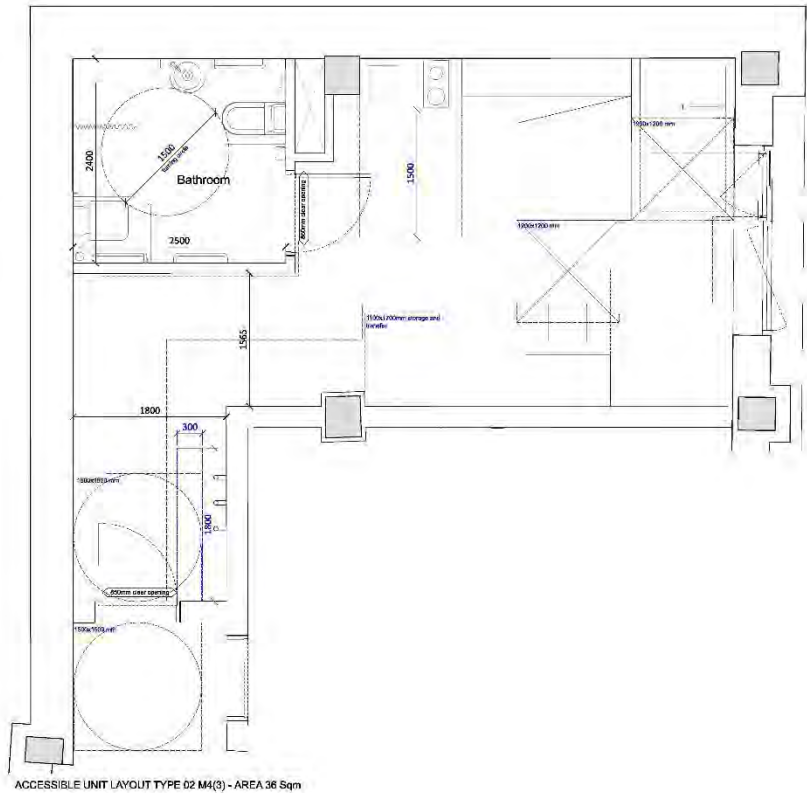
client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

drawing title:
UNIT LAYOUT TYPE 06
M4(2)

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:25@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL403



ACCESSIBLE UNIT LAYOUT TYPE 02 M4(3) - AREA 36 Sqm



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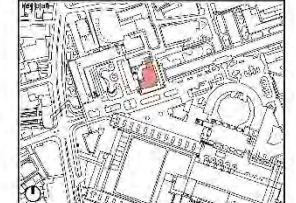
Note

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Key

- Furniture activity area
- Approved Document M (ADM) compliant circulation zones
- Standard dimension
- Critical dimension (ADM compliant)

Rev	Status	Date	Description
P00	SO	Jan 2024	PLANNING



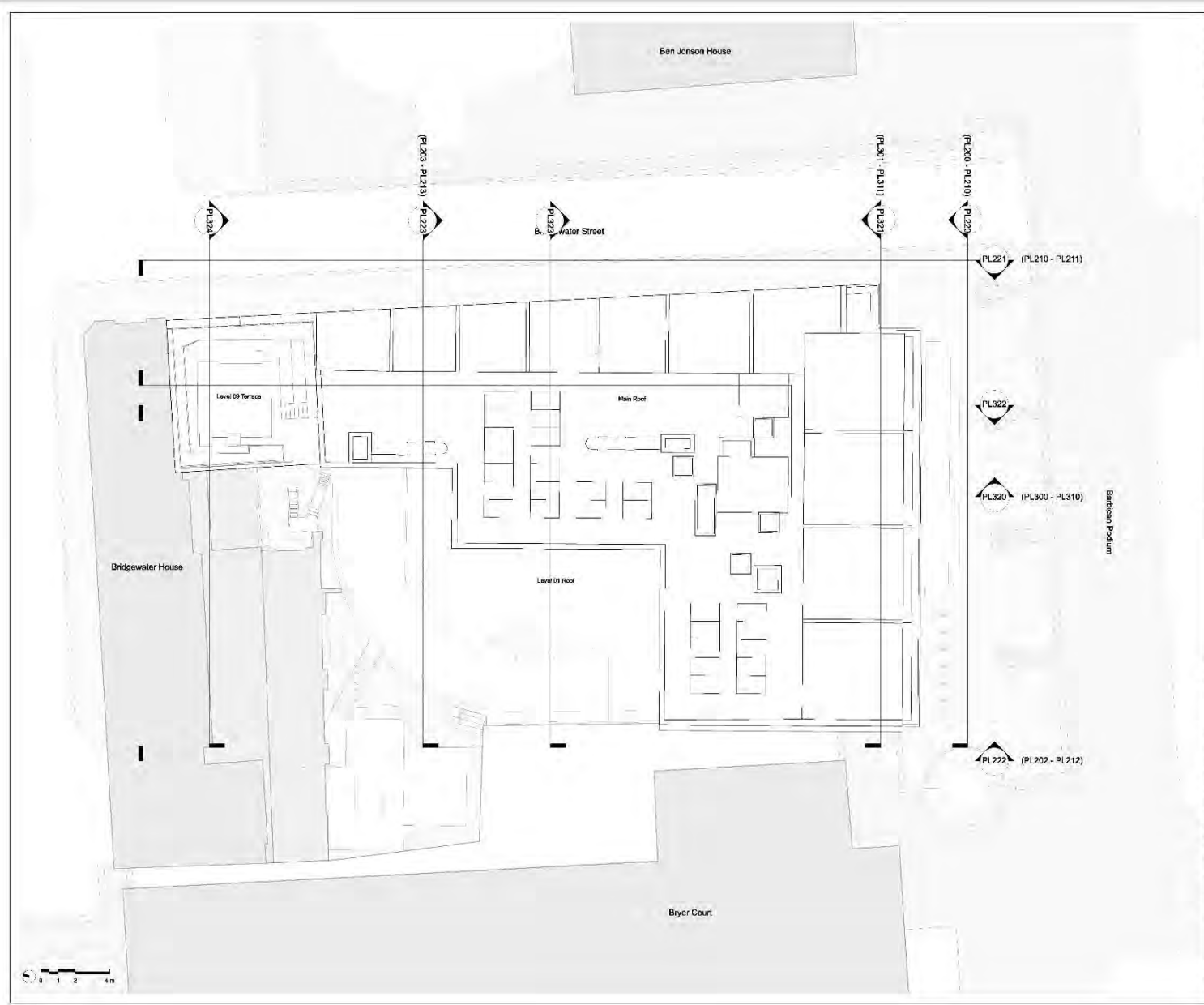
ALLFORD HALL MONAGHAN MORRIS
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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET
 drawing title:
 ACCESSIBLE UNIT LAYOUT TYPE 02 M4(3)

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:25@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL405

45 Beech Street, EC2Y 8AD



notes

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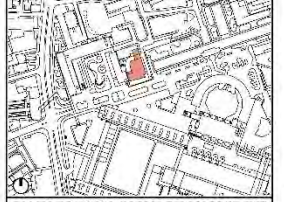
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Rev	Status	Date	Description
P00	SO	May 2024	PLANNING



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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC4V 3WJ
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

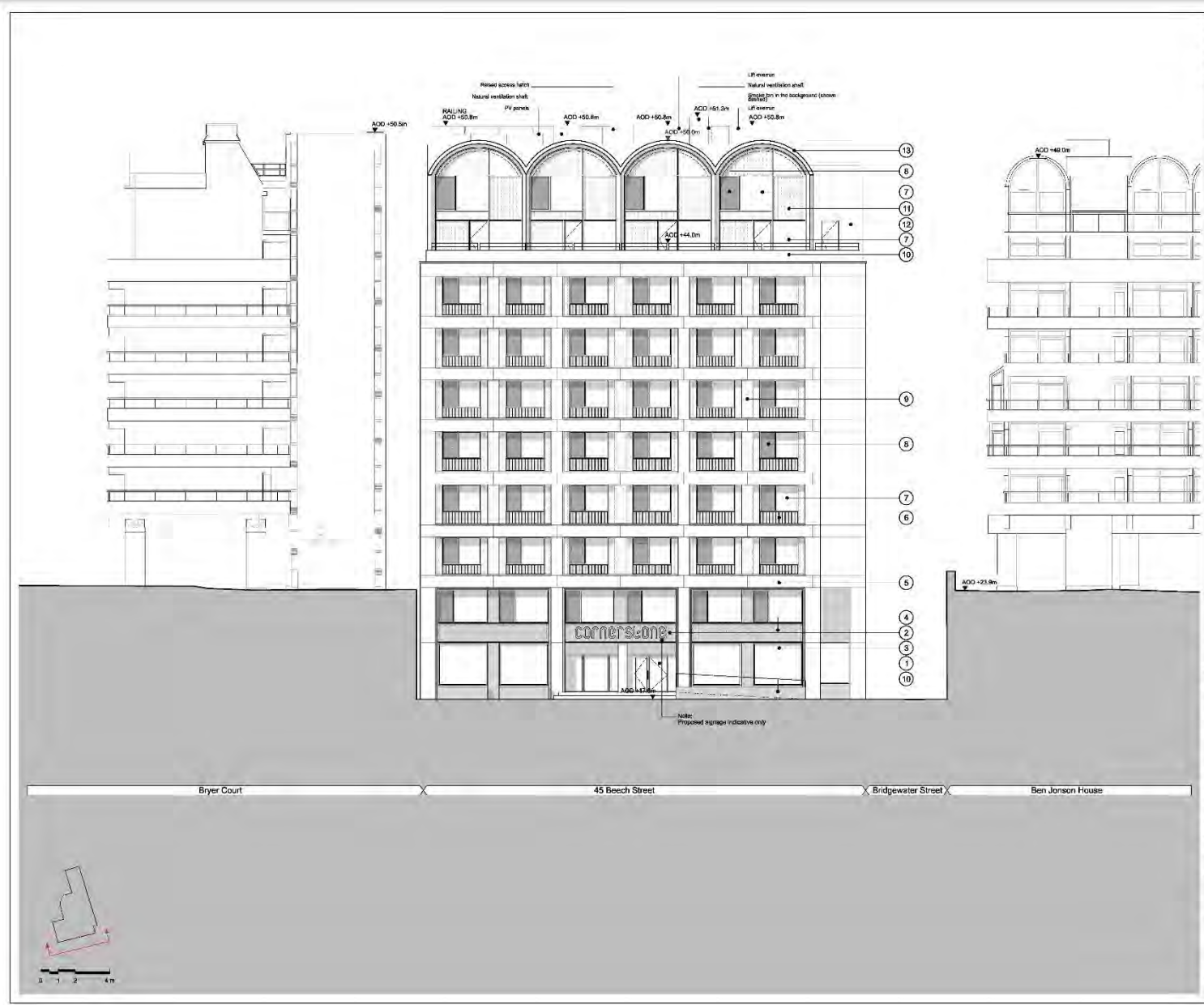
client
 BEECH STREET (LONDON) LLP

project name
 45 BEECH STREET

drawing title
 KEY PLAN - ROOF LEVEL

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL150

45 Beech Street, EC2Y 8AD



Notes

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Notes:

1. Main entrance door - glazing with PFC metal framing.
2. Glass balustrade with PFC metal framing.
3. Curtain iron glazing with PFC metal framing.
4. PFC metal window with this roof.
5. Glass balustrade with PFC metal framing.
6. Metal structural panel - dark colour.
7. Glass balustrade with PFC metal framing.
8. Glass balustrade with PFC metal framing.
9. Glass balustrade with PFC metal framing.
10. Glass balustrade with PFC metal framing.
11. Glass balustrade with PFC metal framing.
12. Glass balustrade with PFC metal framing.
13. Glass balustrade with PFC metal framing.
14. Glass balustrade with PFC metal framing.
15. Glass balustrade with PFC metal framing.
16. Glass balustrade with PFC metal framing.
17. Glass balustrade with PFC metal framing.
18. Glass balustrade with PFC metal framing.
19. Glass balustrade with PFC metal framing.
20. Glass balustrade with PFC metal framing.
21. Glass balustrade with PFC metal framing.
22. Glass balustrade with PFC metal framing.
23. Glass balustrade with PFC metal framing.

Key

- Retained existing structure
- New structure

Rev

Rev	Status	Date	Description
PO2	80	August 2024	PLANNING
PO1	50	May 2024	PLANNING
PO0	50	Jan 2024	PLANNING

Location

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 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET, LONDON, EC2Y 8AD, UK
 TEL: 020 7261 6091 FAX: 020 7261 6102 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET

drawing title:
 SOUTH ELEVATION - PROPOSED

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	800	PO2

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL220

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



Notes:

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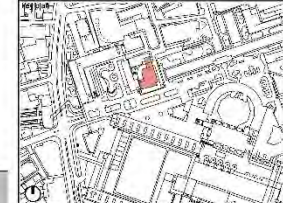
- Notes:**
1. Main entrance door - glazing with PPC metal framing.
 2. Glazing (indicated with grey area framing).
 3. Curved iron glazing with grey area framing.
 4. PPC metal window with this roof.
 5. Casts reinforced concrete panels, light grey.
 6. Metal panelled panel door colour.
 7. Casts reinforced with PPC metal framing.
 8. Iron mesh window screen with operable panel behind - dark colour.
 9. Casts reinforced window frame - light colour.
 10. Metal panelled door.
 11. Wood mill panels - light colour.
 12. Metal cladding - light/medium colour.
 13. Metal cladding to archway roof - light/medium colour.
 14. Windows with PPC metal framing.
 15. Arched door (new).
 16. Metal arched structures with black painted glazing.
 17. Retained brickwork - Painted.
 18. Casts reinforced panel - light colour.
 19. Metal framed operable roof.
 20. Retained brickwork - light colour.
 21. Retained brickwork facade with reinforced holes - light colour.
 22. Iron mesh.

Key

■ Retained existing structure

□ New structure

PO1	SD	May 2024	PLANNING
PO2	SD	Jan 2024	PLANNING
Rev.	Status	Date	Description



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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
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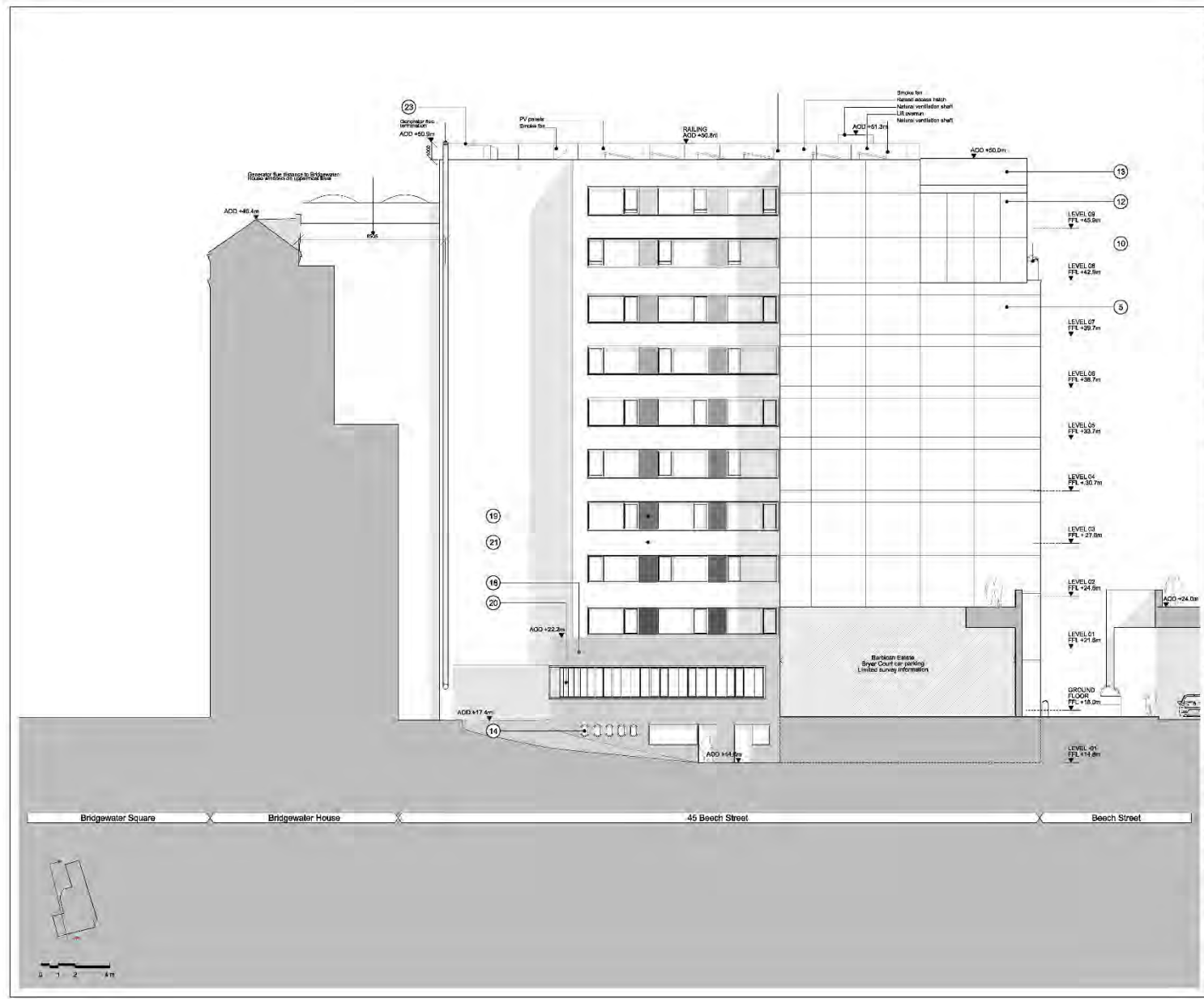
client
BEECH STREET (LONDON) LLP

project name
45 BEECH STREET

drawing title
EAST ELEVATION - PROPOSED

drawn	checked	scale	wp	size	status	revision
AK	FM	1:100@A1		PL	S00	PO1
project	originator	volume	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL221

45 Beech Street, EC2Y 8AD



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The drawing shows the general arrangement together with the outline details of proposed elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

Notes:

1. Main entrance door - glazing with PFC metal framing.
2. Double glazing units with PFC metal framing.
3. Curtain iron glazing with PFC metal framing.
4. PFC metal canopy with the roof.
5. Glass reinforced concrete panels - solid grey.
6. Metal framed panel - dark colour.
7. Glass reinforced concrete panels - solid grey.
8. PFC metal mesh screen with operable panel behind - dark colour.
9. Other glass mesh window screen - light colour.
10. Metal cladding - light colour.
11. Metal cladding - light colour.
12. Metal cladding - light/medium colour.
13. Metal cladding to arched roof - light/medium colour.
14. Windows with PFC metal framing.
15. Glass roof (not shown).
16. Retained brickwork - Painted.
17. PFC metal mesh panel - light colour.
18. Metal framed operable window.
19. Hand-rail inside - light colour.
20. Retained brickwork facade with insulated mesh - light colour.
21. Metal railing.

Key

- Retained existing structure
- New structure

Rev.	Status	Date	Description
PN2	80	Jul 2024	PLANNING
PN1	50	May 2024	PLANNING
PD0	50	Jan 2024	PLANNING

Site Plan

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 TEL: 020 7261 6291 FAX: 020 7261 6292 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET

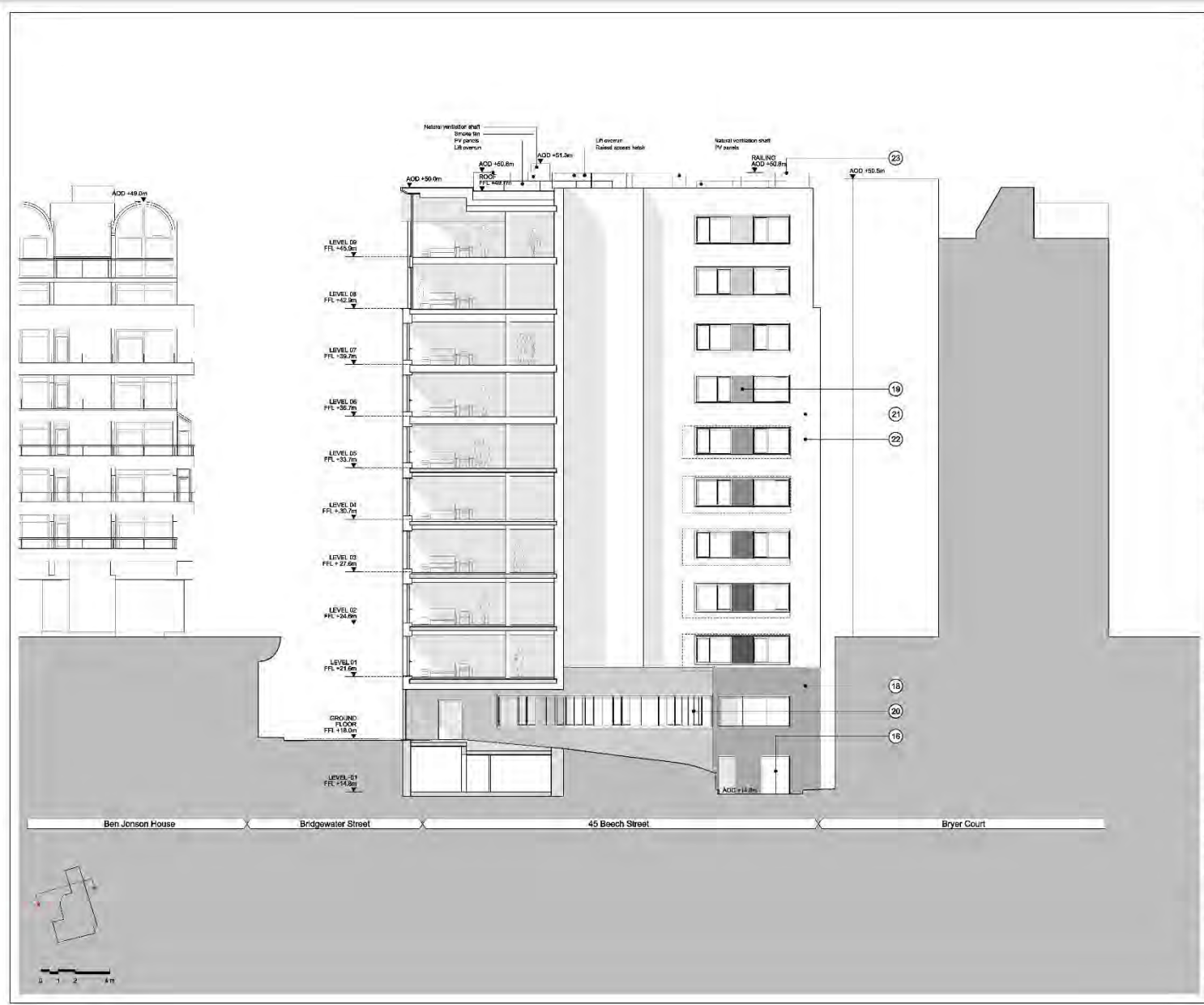
drawing title:
 WEST ELEVATION - PROPOSED

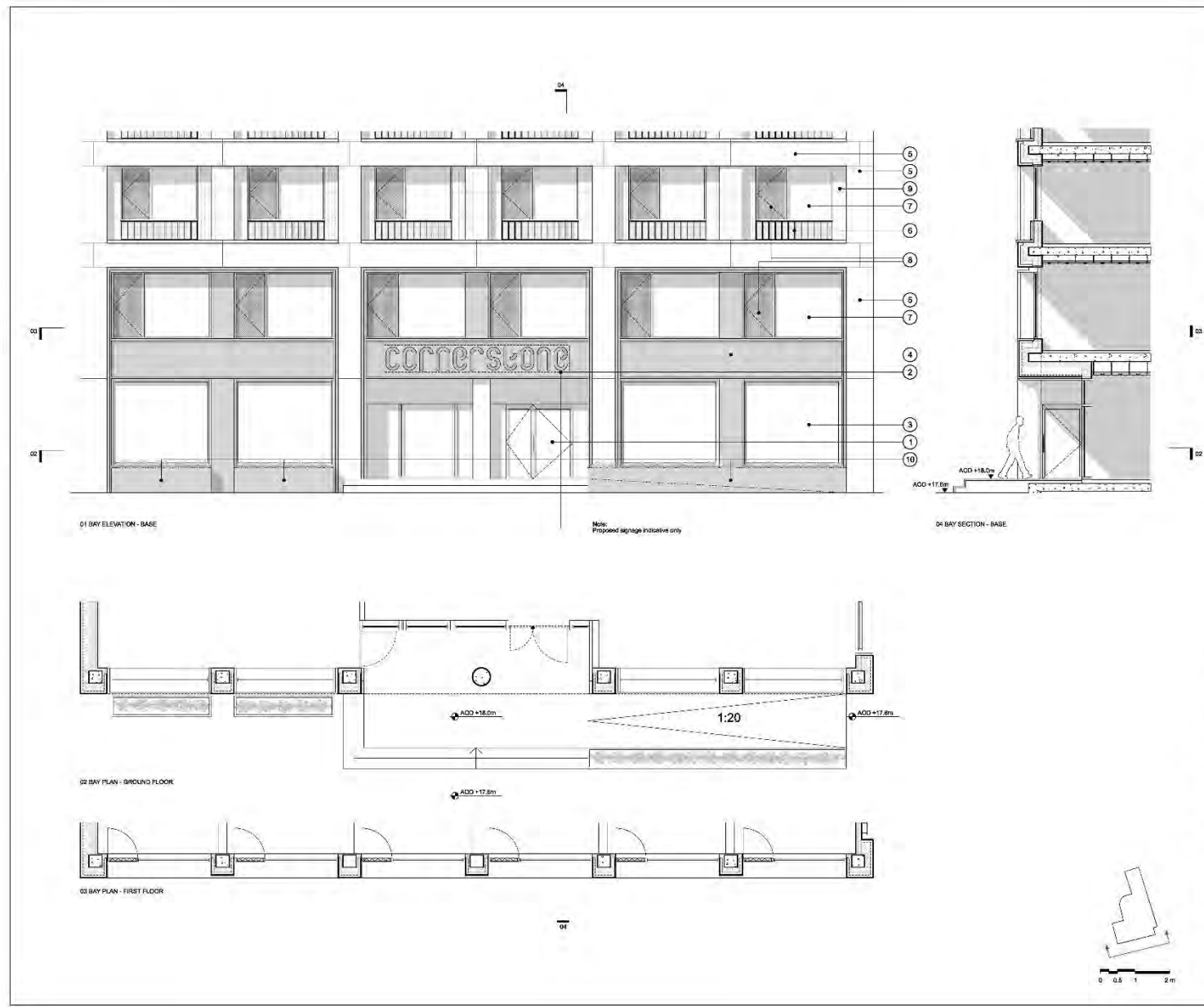
drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	S00	P02

project	originator	volume	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL222

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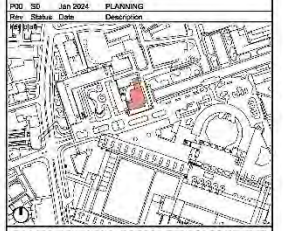
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The drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

- Notes:**
1. Main entrance door - glazing with PFC metal framing.
 2. Change indicative walls.
 3. Cornice iron glazing with pvc frame framing.
 4. PFC metal window with the wall.
 5. Cast reinforced concrete panels - light grey.
 6. Metal transfer panel - dark colour.
 7. Cast reinforced with PFC metal framing.
 8. PFC metal window with opaque panel behind - dark colour.
 9. Cast reinforced window - light colour.
 10. Metal window frame - light colour.
 11. Metal window frame - light colour.
 12. Metal window frame - light colour.
 13. Metal window frame - light colour.
 14. Metal window frame - light colour.
 15. Metal window frame - light colour.
 16. Metal window frame - light colour.
 17. Metal window frame - light colour.
 18. Metal window frame - light colour.
 19. Metal window frame - light colour.
 20. Metal window frame - light colour.
 21. Metal window frame - light colour.
 22. Metal window frame - light colour.
 23. Metal window frame - light colour.

Key

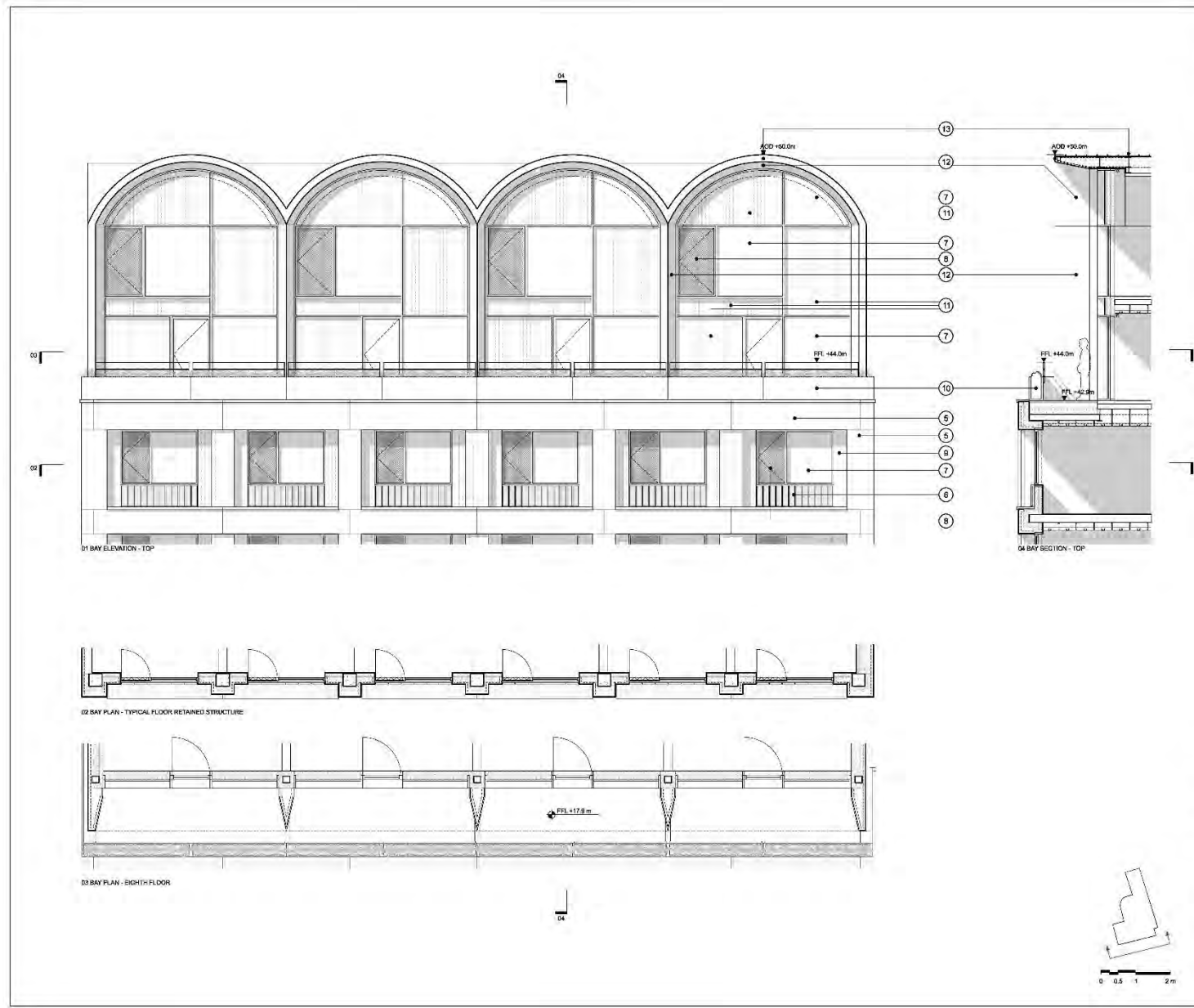
- Retained existing structure
- New structure



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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
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client: **BEECH STREET (LONDON) LLP**
 project name: **45 BEECH STREET**
 drawing title: **BAY STUDY 01 - BASE**

drawn	checked	scale	no	stage	status	revision
GS	LO	1:50@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL250



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The drawings show the general arrangement together with the nominal sizes of selected elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

Notes:

1. Main entrance door - glazing with PFC metal framing.
2. Glazing (indicated with grey metal framing).
3. Concrete floor slabs with grey metal framing.
4. PFC metal staircase with the roof.
5. Cast-in-place concrete panels - side view.
6. Metal transfer panel - dark colour.
7. Cast-in-place concrete panels - side view.
8. PFC metal staircase with the roof.
9. Cast-in-place concrete panels - side view.
10. Cast-in-place concrete panels - side view.
11. Cast-in-place concrete panels - side view.
12. Metal cladding - light colour.
13. Metal cladding - light colour.
14. Metal cladding - light colour.
15. Metal cladding to arched roof - light/medium colour.

Key

- Retained existing structure
- New structure

POD: 00 Jan 2024 PLANNING

Rev.	Status	Date	Description
01	Issue	01/01/2024	Issue for planning

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 TEL: 020 7261 6091 FAX: 020 7261 6100 WEB: WWW.AHMM.CO.UK

client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET

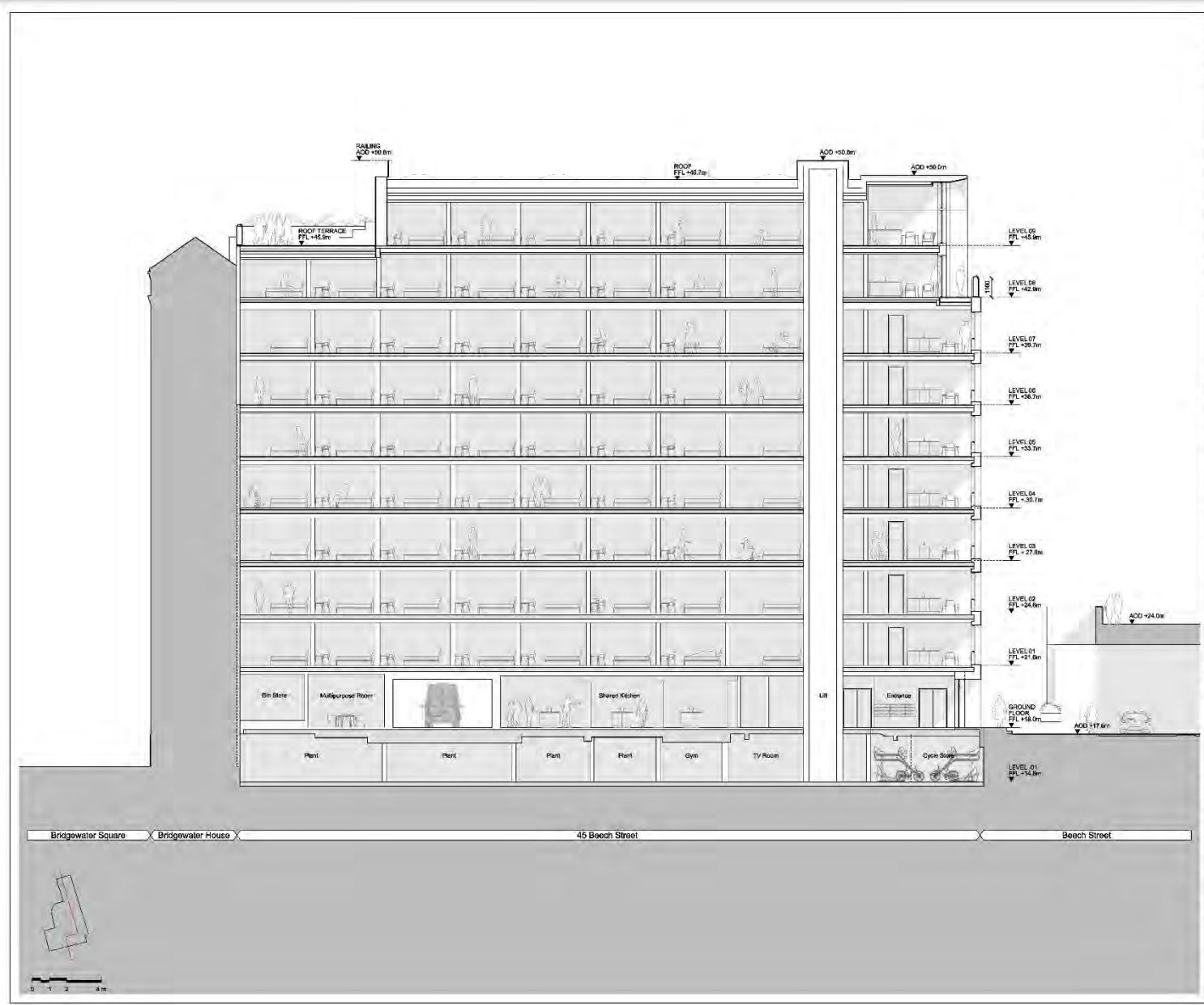
drawing title:
 BAY STUDY 02 - TOP

drawn	checked	scale	wp	stage	status	revision
GS	LO	1:50@A1		PL	S0	P00

project	originator	volumes	sheet no.	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL251

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The drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specification. The Contractor must include for all design development and coordination required to complete the works.

Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further accurate survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/beam locations and sizes to be confirmed following accurate survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key

- Retained existing structure
- New structure

P01: SO May 2024 PLANNING
 P02: SO Jan 2024 PLANNING
 Rev. Status Date Description

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client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

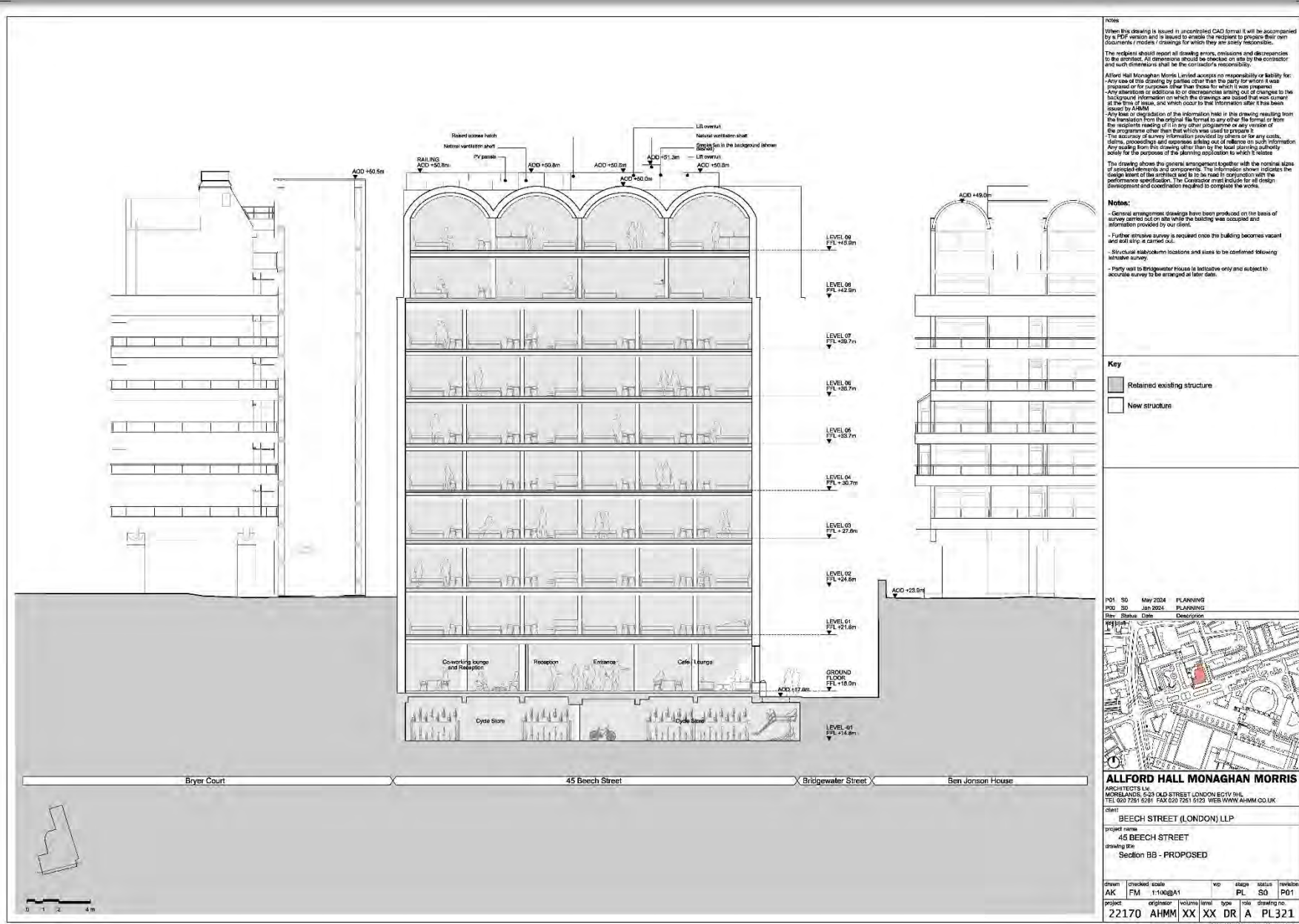
drawing title:
SECTION AA - PROPOSED

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P01

project	originator	volumes	sheet no.	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL320

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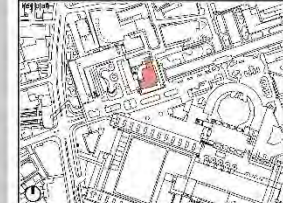
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The drawing shows the general arrangement together with the nominal sizes of selected elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the work.

- Notes:**
- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
 - Further intrusive survey is required once the building becomes vacant and as it is carried out.
 - Structural slab/column locations and sizes to be confirmed following witness survey.
 - Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

- Key**
- Retained existing structure
 - New structures

P01	SO	May 2024	PLANNING
P02	SO	Jan 2024	PLANNING



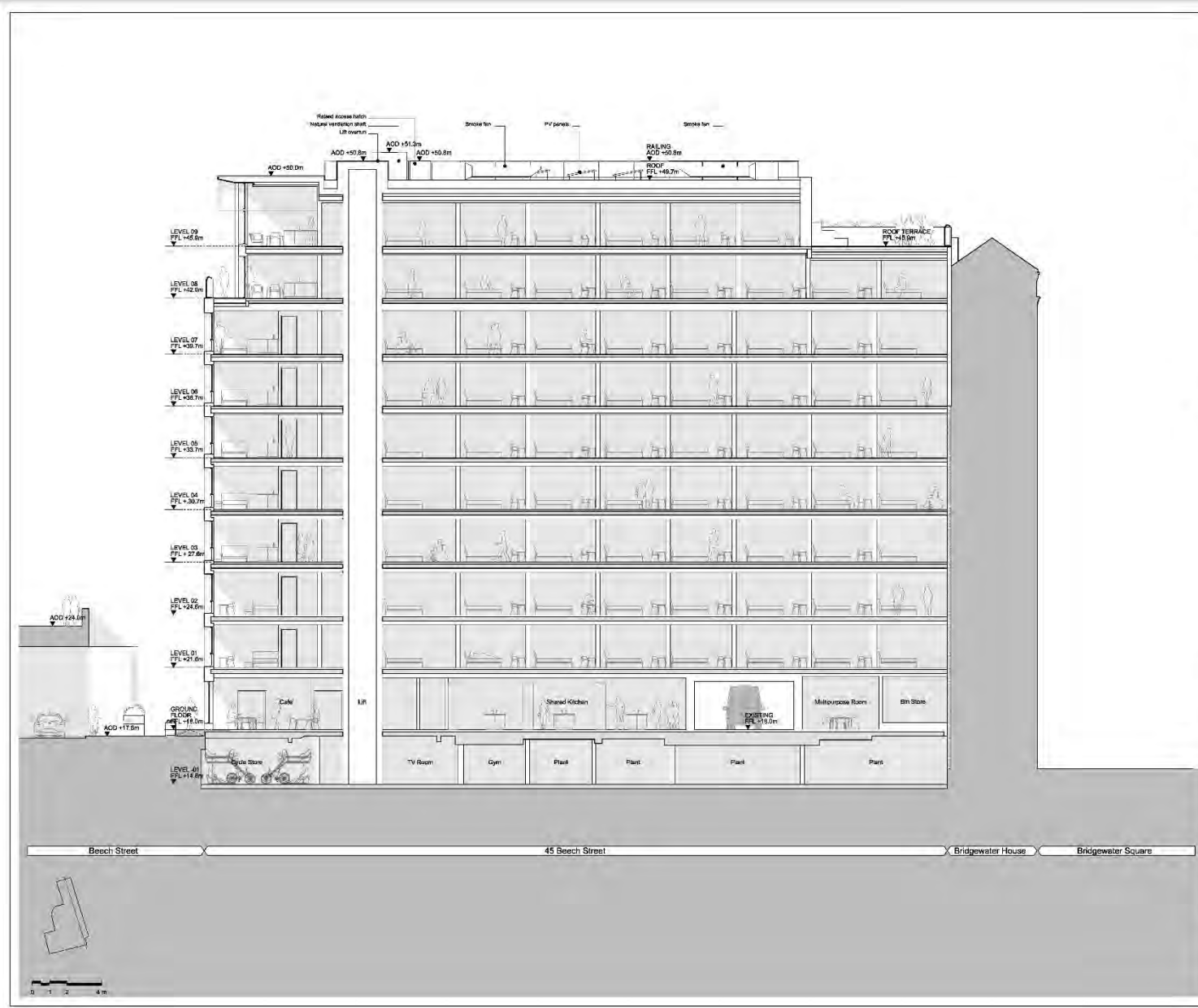
ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS Ltd.
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD
 TEL: 020 7261 6291 FAX: 020 7261 6292 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP
 project name:
45 BEECH STREET
 drawing title:
Section BB - PROPOSED

drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P01
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL321

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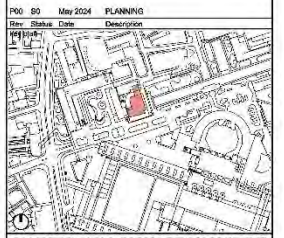
The drawing shows the general arrangement together with the nominal sizes of specified elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further accurate survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/column locations and sizes to be confirmed following accurate survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

Key:

- Retained existing structure
- New structure



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client:
BEECH STREET (LONDON) LLP

project name:
45 BEECH STREET

drawing title:
Section CC - PROPOSED

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:100@A1		PL	S0	P00

project	originator	volume	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL322

Allford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD



Key

- Retained existing structure
- New structure

POD	SO	May 2024	PLANNING
Rev.	Status	Date	Description
1	Issue		

ALLFORD HALL MONAGHAN MORRIS
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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
 TEL: 020 7261 6091 FAX: 020 7261 6102 WEB: WWW.AHMM.CO.UK

client:
BEECH STREET (LONDON) LLP

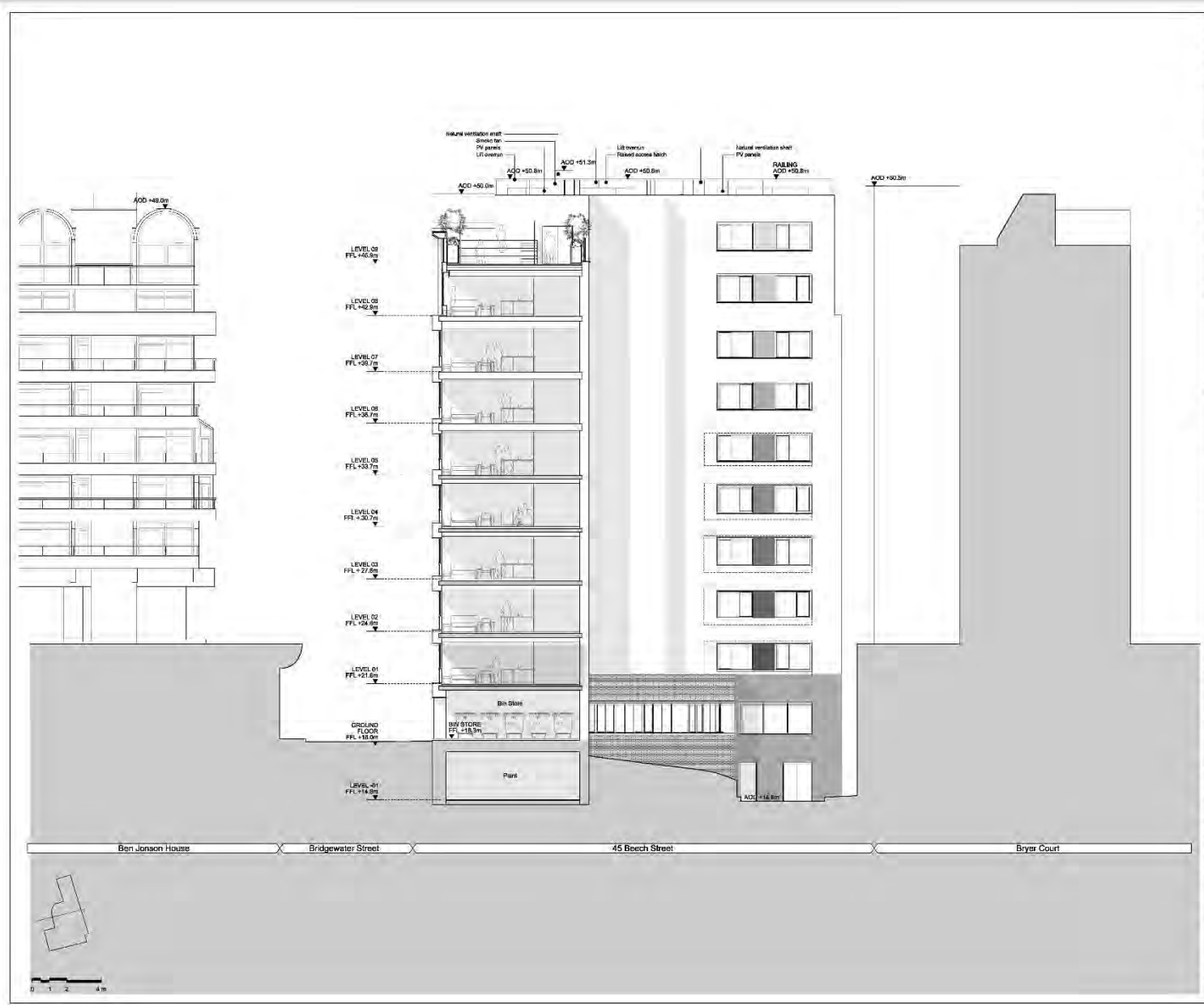
project name:
45 BEECH STREET

drawing title:
Section DD - PROPOSED

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:100@A1		PL	SO	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL323

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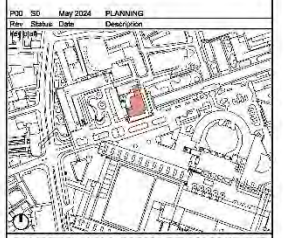
The drawings show the general arrangement together with the nominal sizes of accepted dimensions and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the works.

Notes:

- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further intensive survey is required once the building becomes vacant and will be carried out.
- Structural slab/column locations and sizes to be confirmed following intensive survey.
- Party wall to Bridgewater House is tentative only and subject to accurate survey to be arranged at later date.

Key:

- Retained existing structure
- New structure



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 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ
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client:
 BEECH STREET (LONDON) LLP

project name:
 45 BEECH STREET

drawing title:
 Section EE - PROPOSED

drawn	checked	scale	wp	stage	status	revision
FM	LO	1:100@A1		PL	S0	P00

project:
 22170 AHMM XX XX DR A PL324

Alford Hall Monaghan Morris Limited

45 Beech Street, EC2Y 8AD

Planning CGIs

































45 Beech Street, EC2Y 8AD

Planning Townscape Verified Views













Bryer Court

















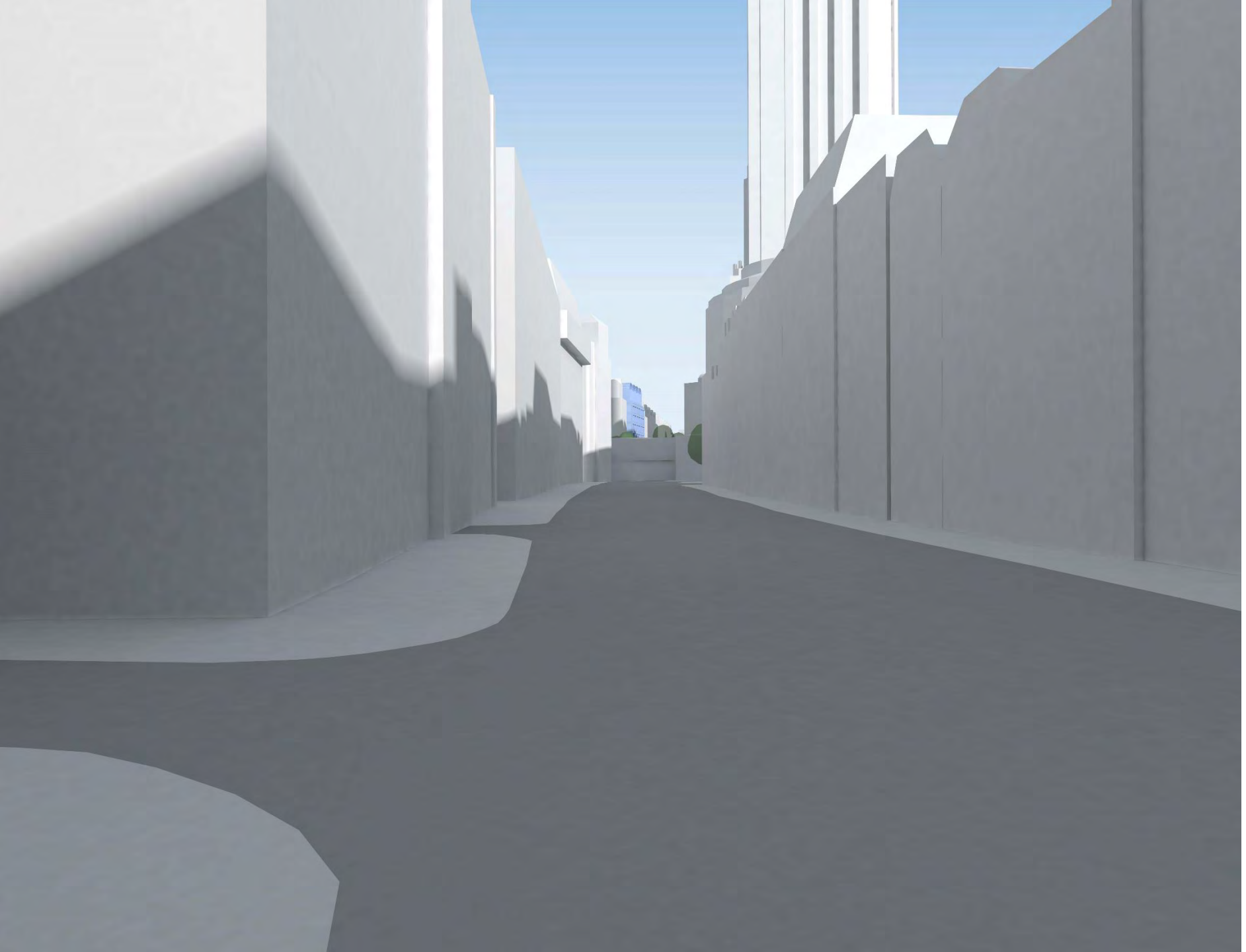








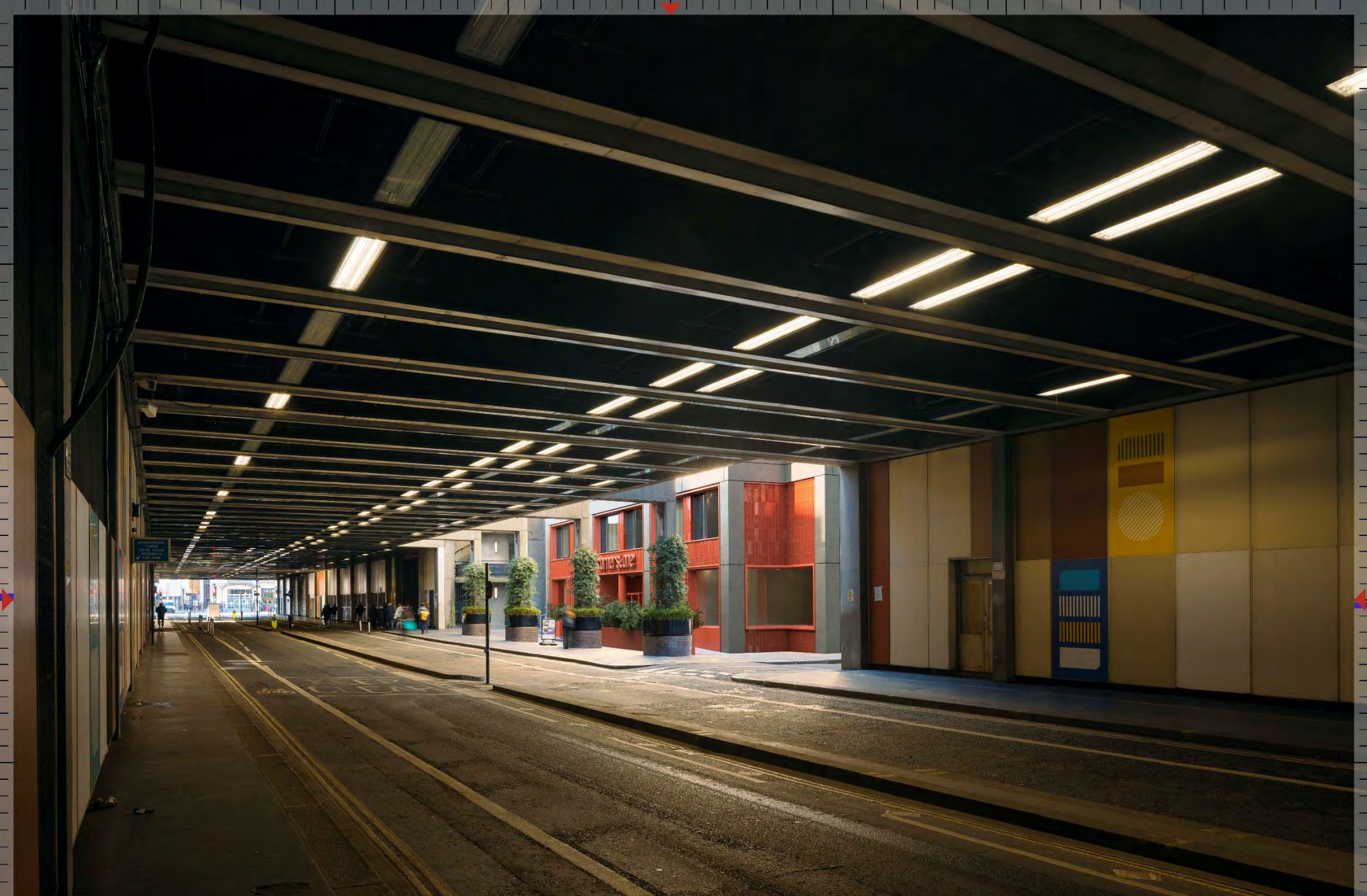














Information for
visitors to the
University of
Glasgow













Next Planning Applications Sub-Committee

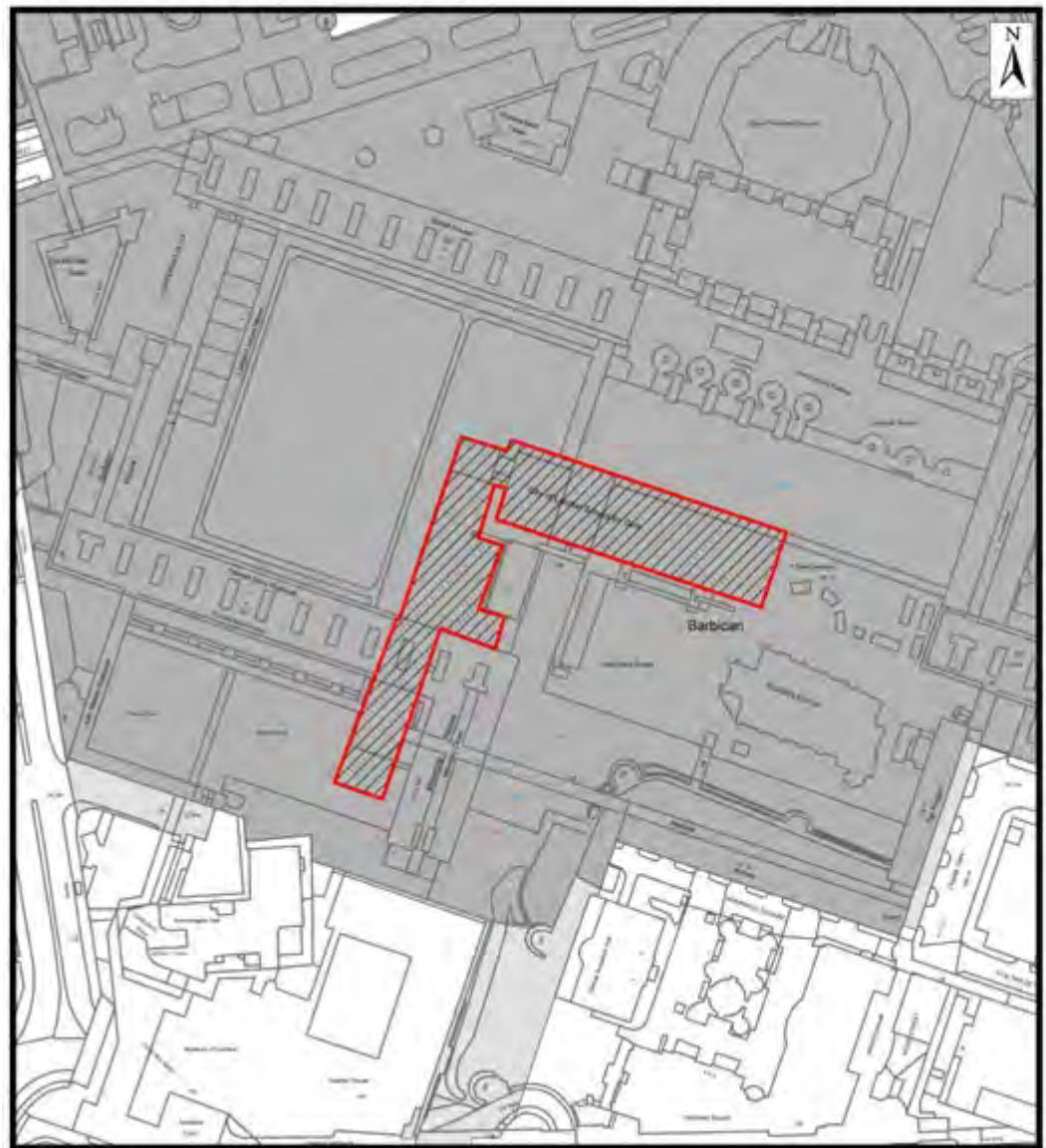
29th October 2024

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City of London School for Girls
Planning Applications Sub-Committee
10th September

Site Location Plan



ADDRESS:
City of London School for Girls
St Giles' Terrace, Barbican

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



Aerial view of the site



Fig 5: Key Plan showing location of photograph vistas



Fig 1: View a of South and East Elevations, looking North West towards Defoe House



Fig 2: View b of East Elevation, looking South West towards Thomas Moore House

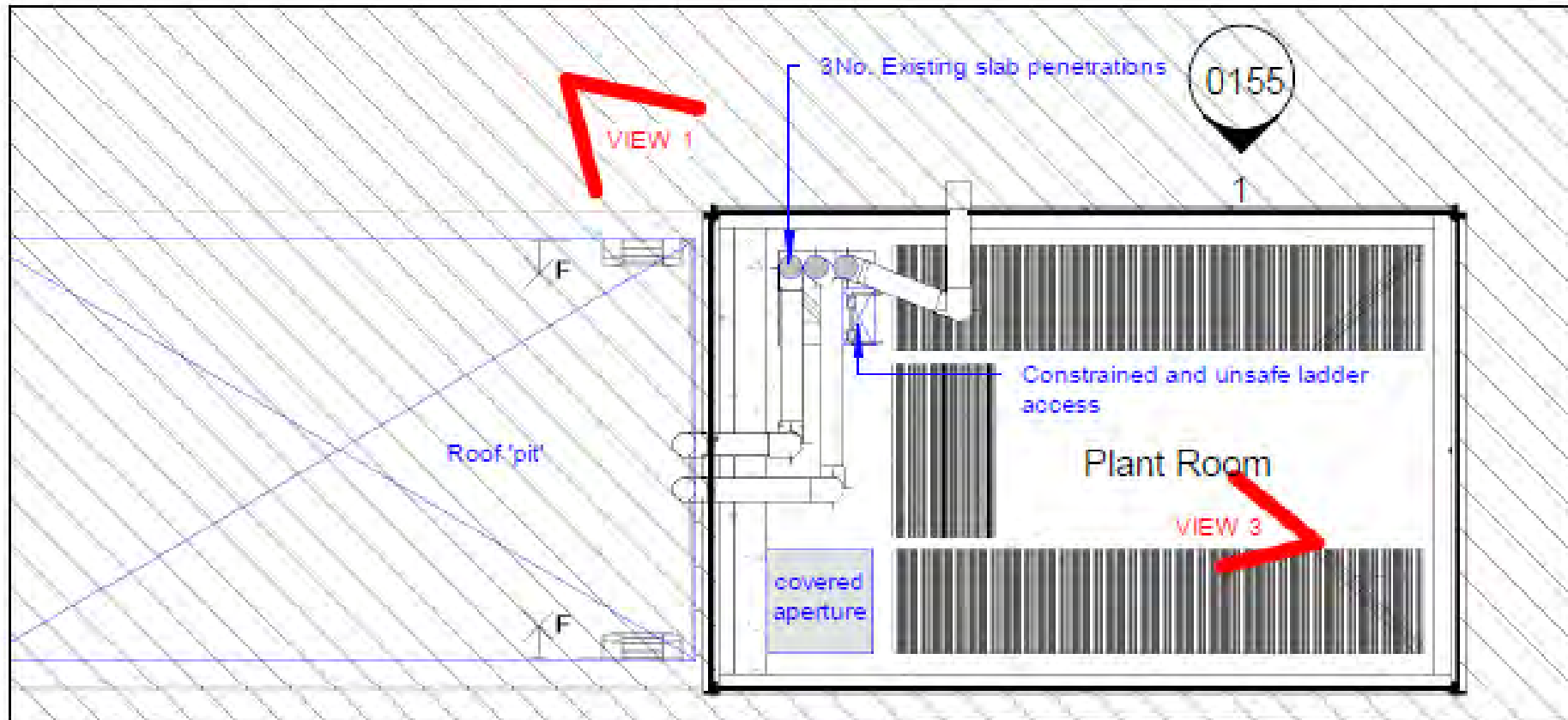


Fig 3: View c of North Elevation, looking South West towards Thomas Moore House

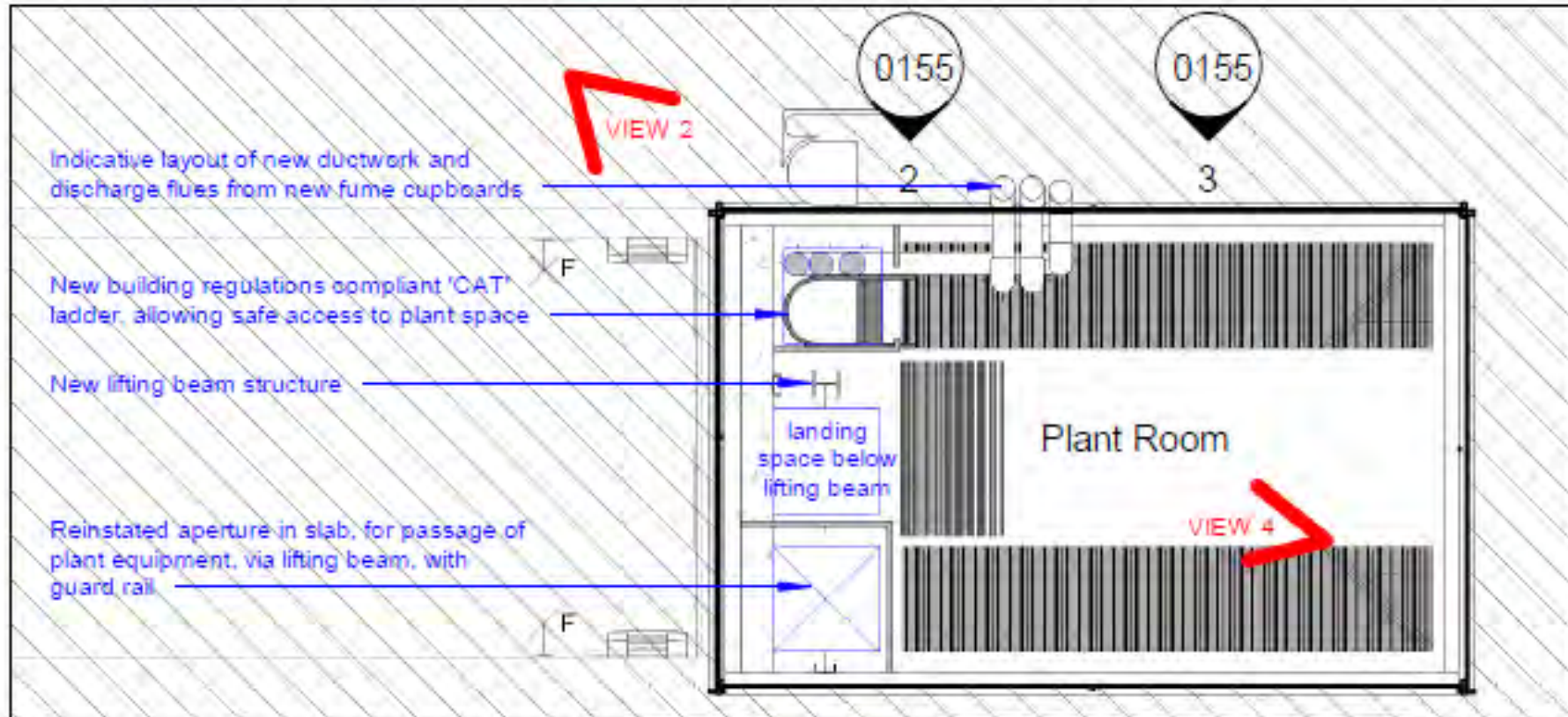


Fig 4: View d of North and West Elevations, looking South East towards Wallside

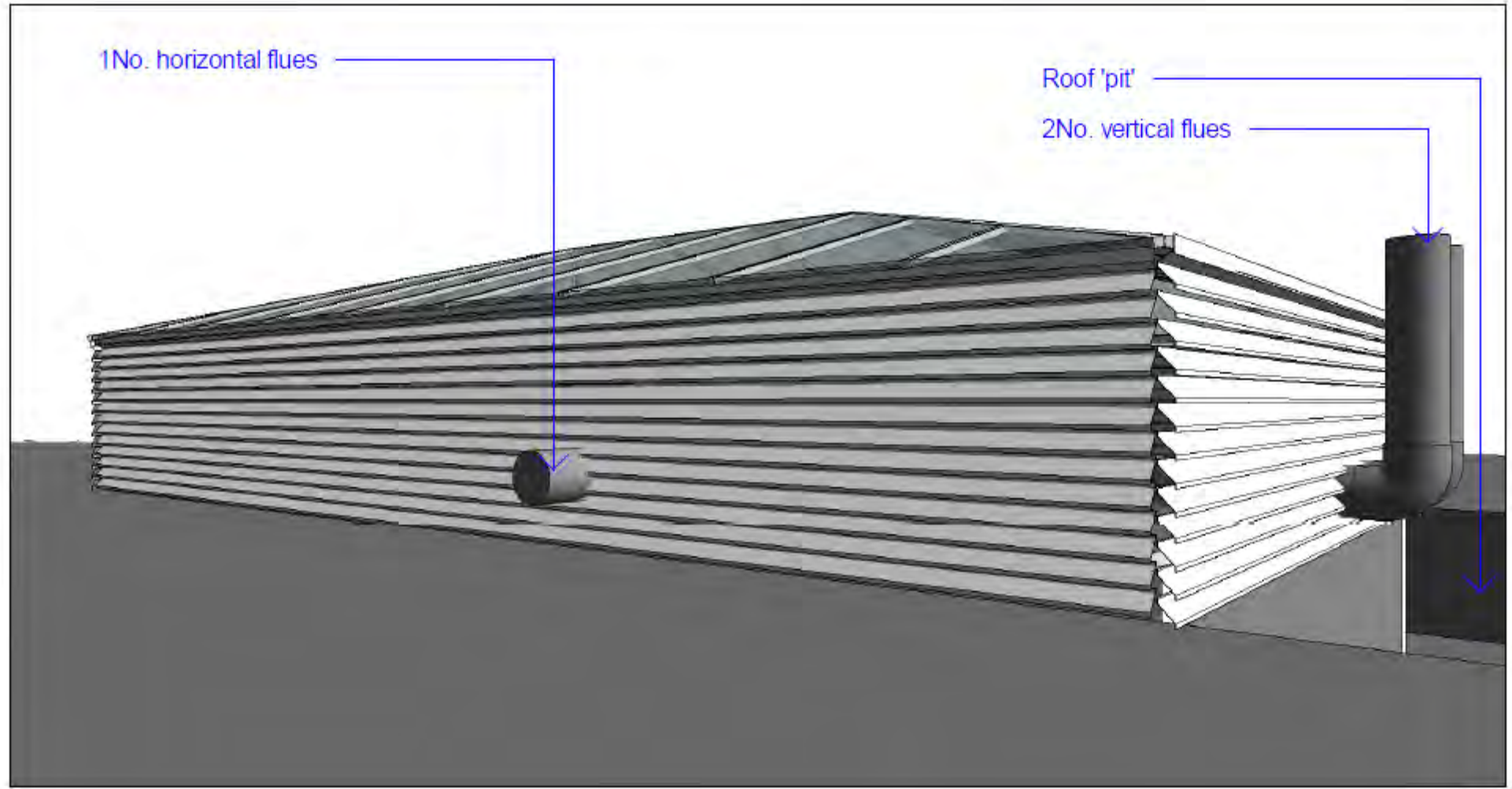
Previous Condition - Roof



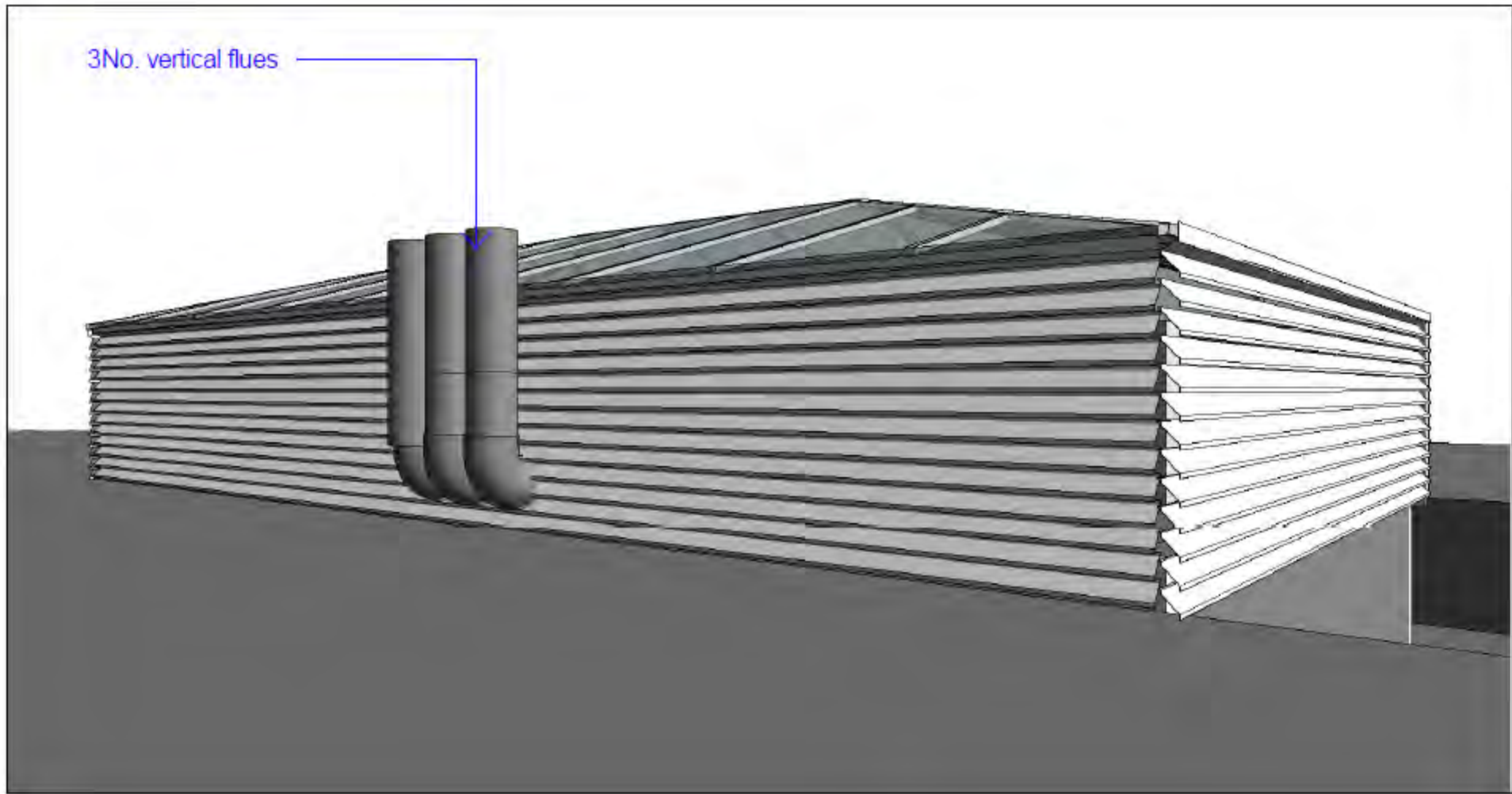
Plant Room Plan - Constraints



Plant Room Plan – Introduction of Building Regulations Compliant Access



CGI – External View of Previous Plant Room Elevation (South Eastern View)



CGI – External View of Existing Plant Room Elevation (South Eastern View)



View from Defoe House (Figure A – Design Statement, Public Vistas and Visual Context)



View from Seddon House (Figure B)



View from Thomas More House (Figure C)



View from Barbican Arts Centre, Stairwell (Figure D)



View from Barbican Arts Centre, Highwalk (Figure E)



View from Wallside (Figure F)

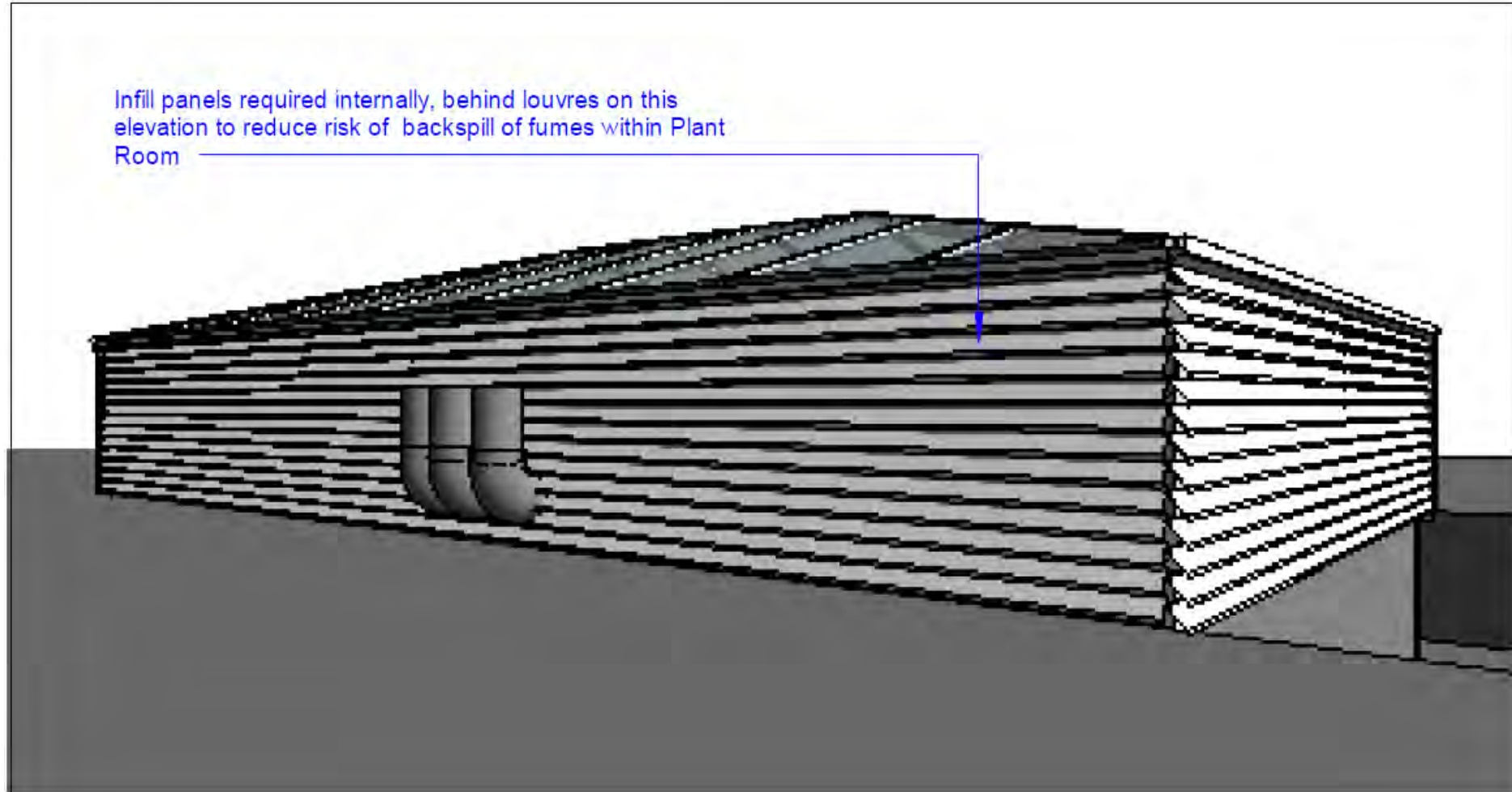


View from Wallside (Figure G)



Proposed reduction in height of flues, down to approx. 700mm above roof level

Proposed Reduction in Height – North Elevation Photograph



Proposed Reduction in Height – North Elevation CGI

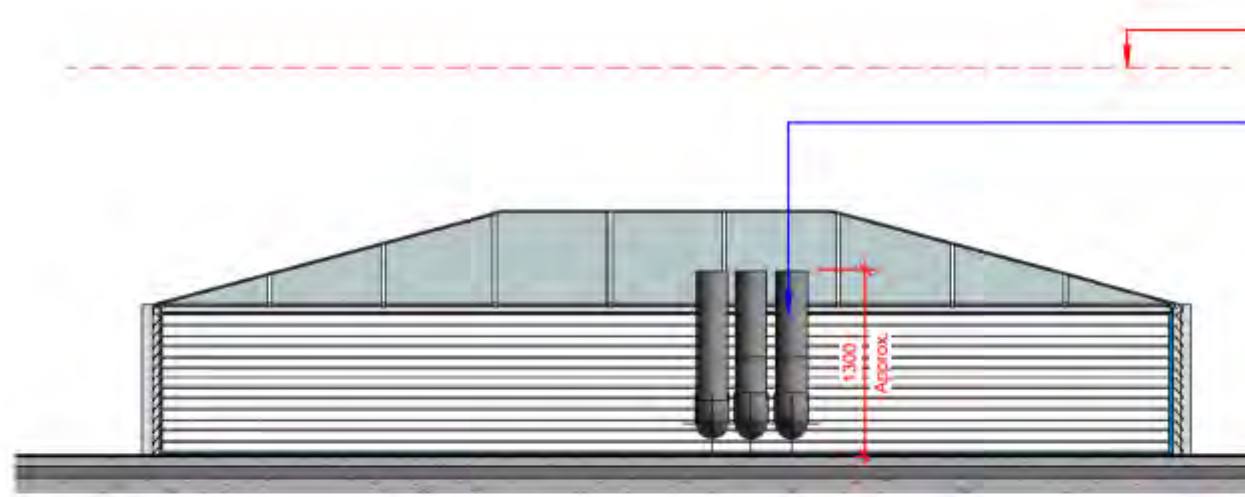


Fig 21: Roof Enclosure, North Elevation - Current Situation

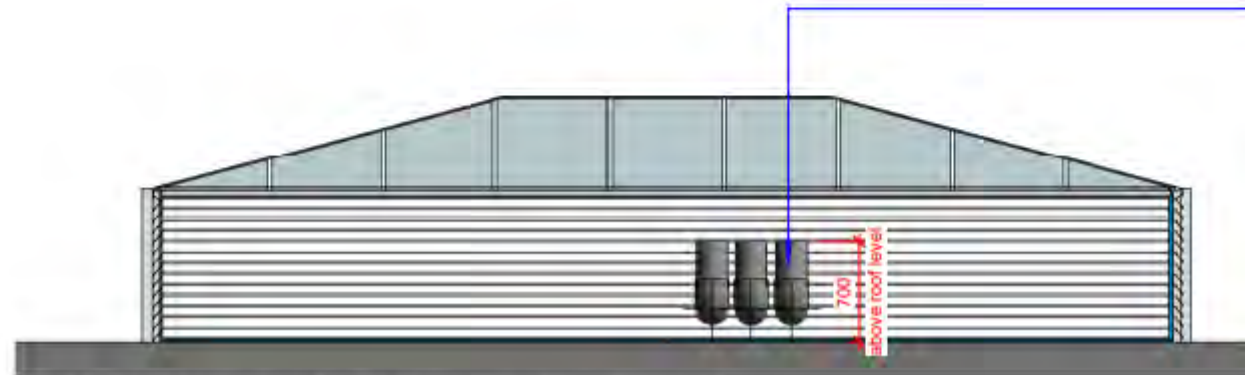


Fig 22: Roof Enclosure, North Elevation - New Proposal

Existing and Proposed – North Elevation

