



**45 Beech Street, EC2Y 8AD**

**Planning Application Sub-Committee on 10 September 2024**

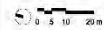
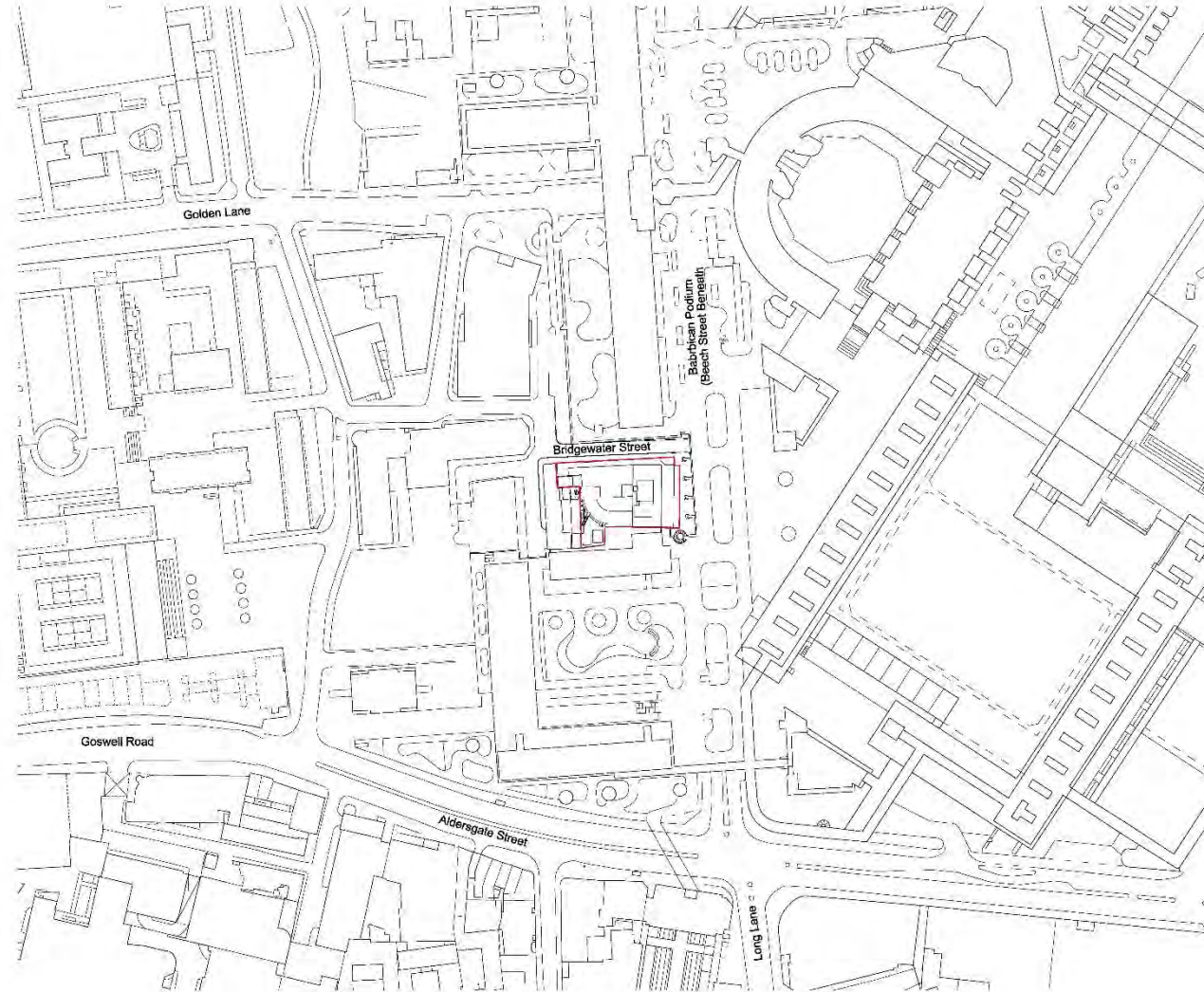
45 Beech Street, EC2Y 8AD

Planning drawings – Site Plans





# 45 Beech Street, EC2Y 8AD



**Notes:**

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.

Alford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration of positions or dimensions or errors, omissions or changes to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 by the local planning authority solely for the purposes of the planning application to which it relates.

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.

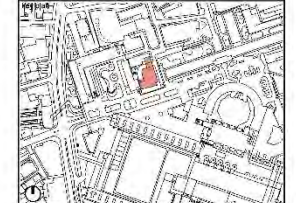
**Notes:**

- 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/column 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**

- Planning application boundary line

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 9122 WEB: WWW.AHMM.CO.UK

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

project name:  
**45 BEECH STREET**

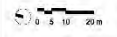
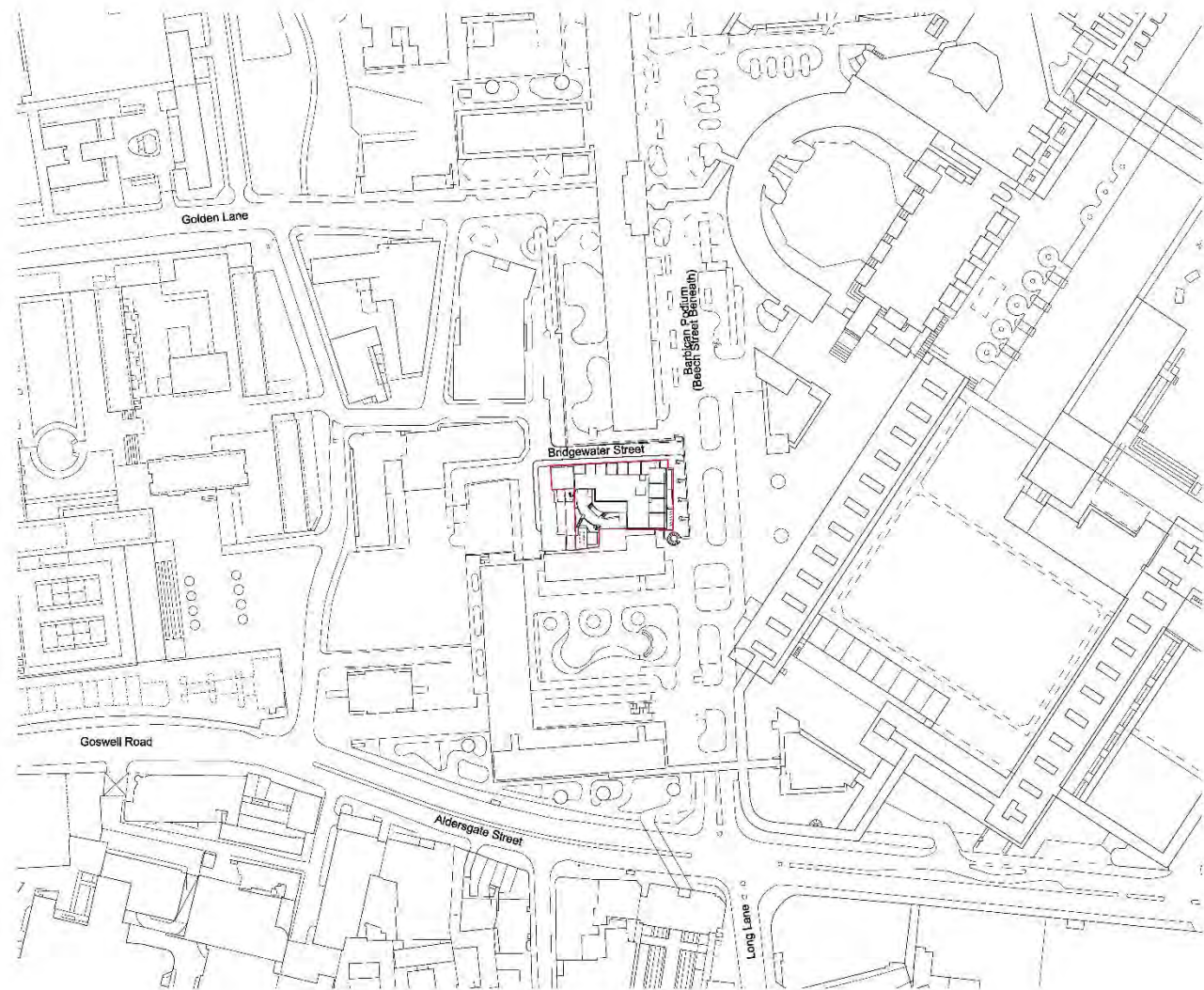
drawing title:  
**SITE PLAN EXISTING**

drawn	checked	scale	no	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

Alford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



Notes

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.

Alford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information. Any liability from this drawing shall be to the local planning authority solely for the purposes of the planning application to which it relates.

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/column 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

- Planning application boundary line

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	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL003

Alford Hall Monaghan Morris Limited

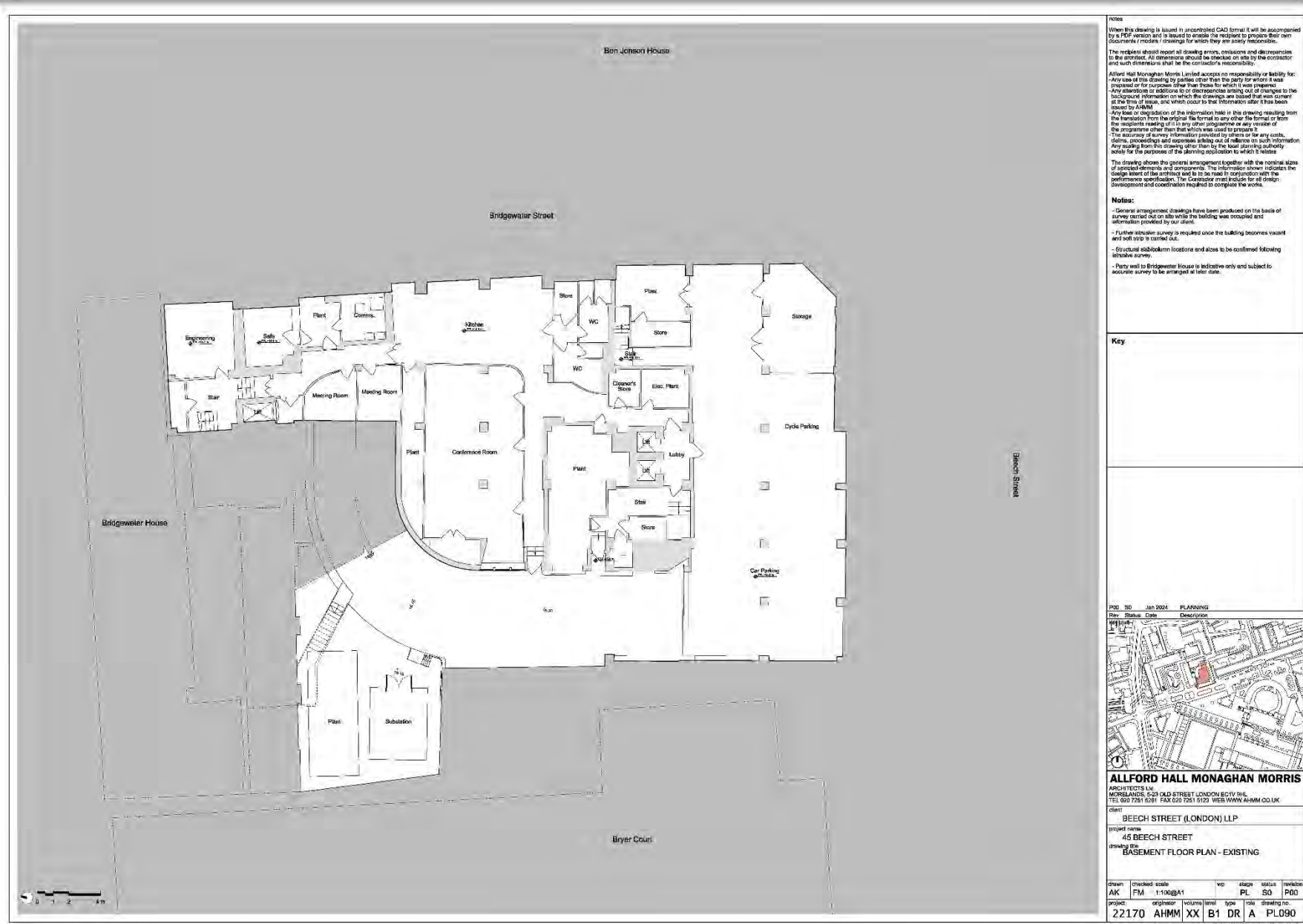


45 Beech Street, EC2Y 8AD

Planning drawings - Existing



# 45 Beech Street, EC2Y 8AD



**Notes:**

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 (models & 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration or addition or deletion or omission, or of any change to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.

Any loss or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.

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.

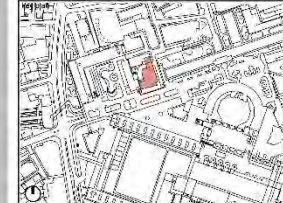
The drawing shows the general arrangement together with the nominal sizes of specified elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development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

POD	NO	Date	Description
		Jan 2024	PLANNING



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ  
 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	S0	P00

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

# 45 Beech Street, EC2Y 8AD



**Notes:**

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 / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the Institution after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information. Any liability from this drawing other than to 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 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.

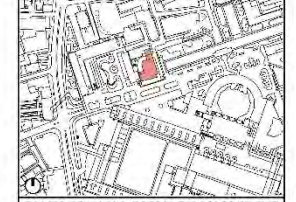
**Notes:**

- 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 accessible survey.
- Party wall to Bridgewater House is indicative only and subject to accurate survey to be arranged at later date.

**Key**

- Planning application boundary line

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

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

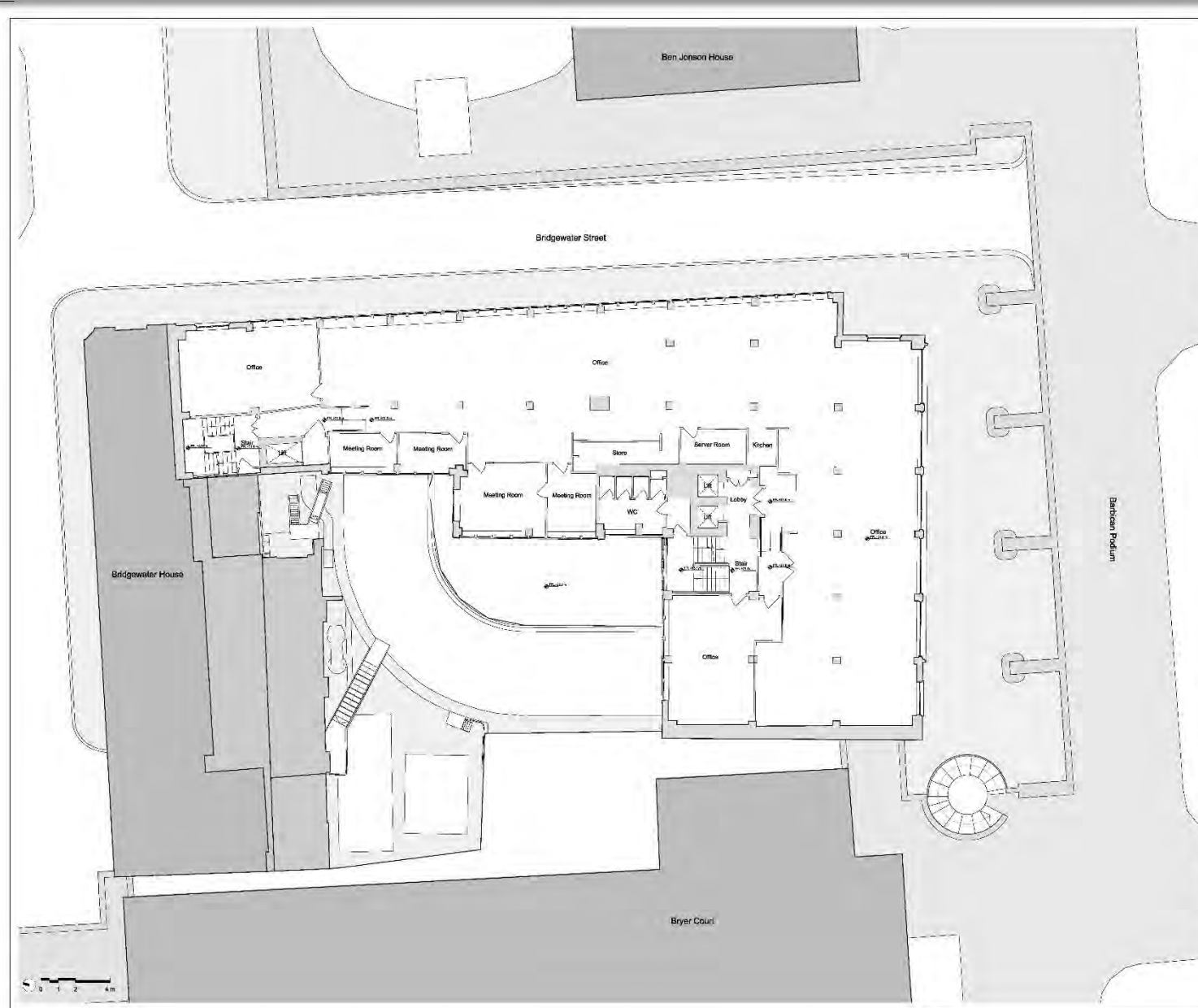
project name:  
**45 BEECH STREET**

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



**Notes:**

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 (models & 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.

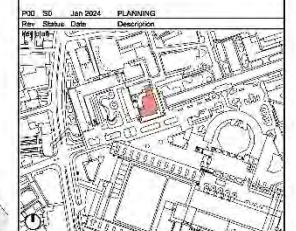
Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's handling of it in any other programme or any version of the programme other than that which was used to produce it; 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 by 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 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/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**



**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 01 FLOOR PLAN - EXISTING**

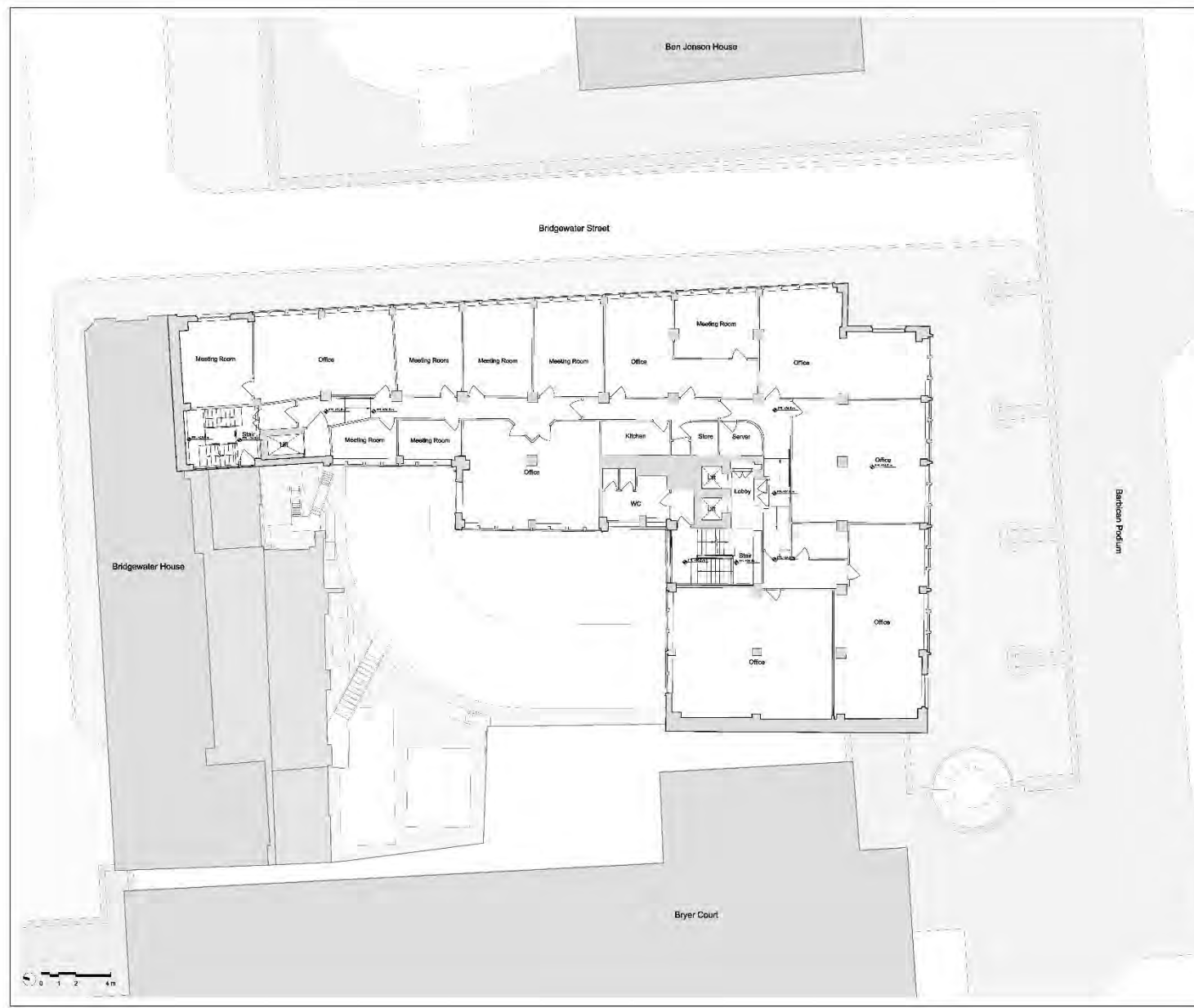
drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	S0	P00

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



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 / prints / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition of or to the drawing; Any information on which the drawings are based that was current at the time of issue, and which occurs to the information after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; The accuracy of survey information provided by others or for any scale, datum, proceedings and expenses arising out of reliance on such information. Any reliance from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates.

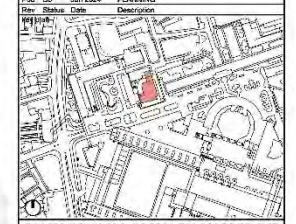
The drawing shows the general arrangement together with the nominal sizes of specified elements as shown. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development and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

**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

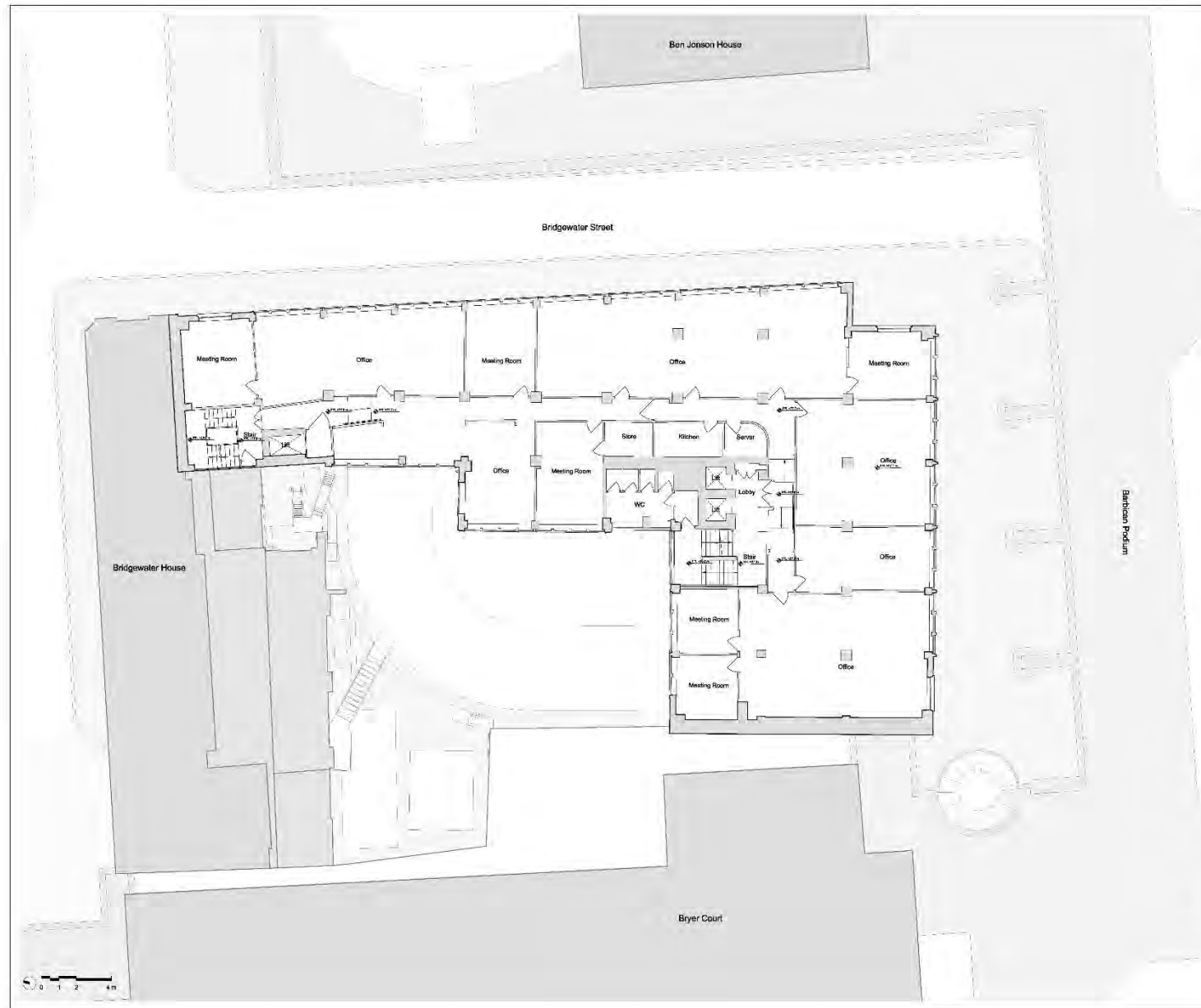
project name:  
 45 BEECH STREET  
 drawing title:  
 LEVEL 02 FLOOR PLAN - EXISTING

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



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 / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition of or to the drawing; Any change to the background information on which the drawings are based that was current at the time of issue, and which occurs to that information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 by 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 sizes of specified elements as shown. 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.

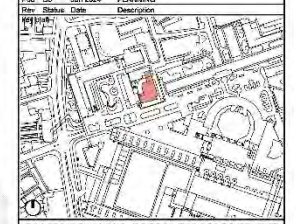
**Notes:**

- 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/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**

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

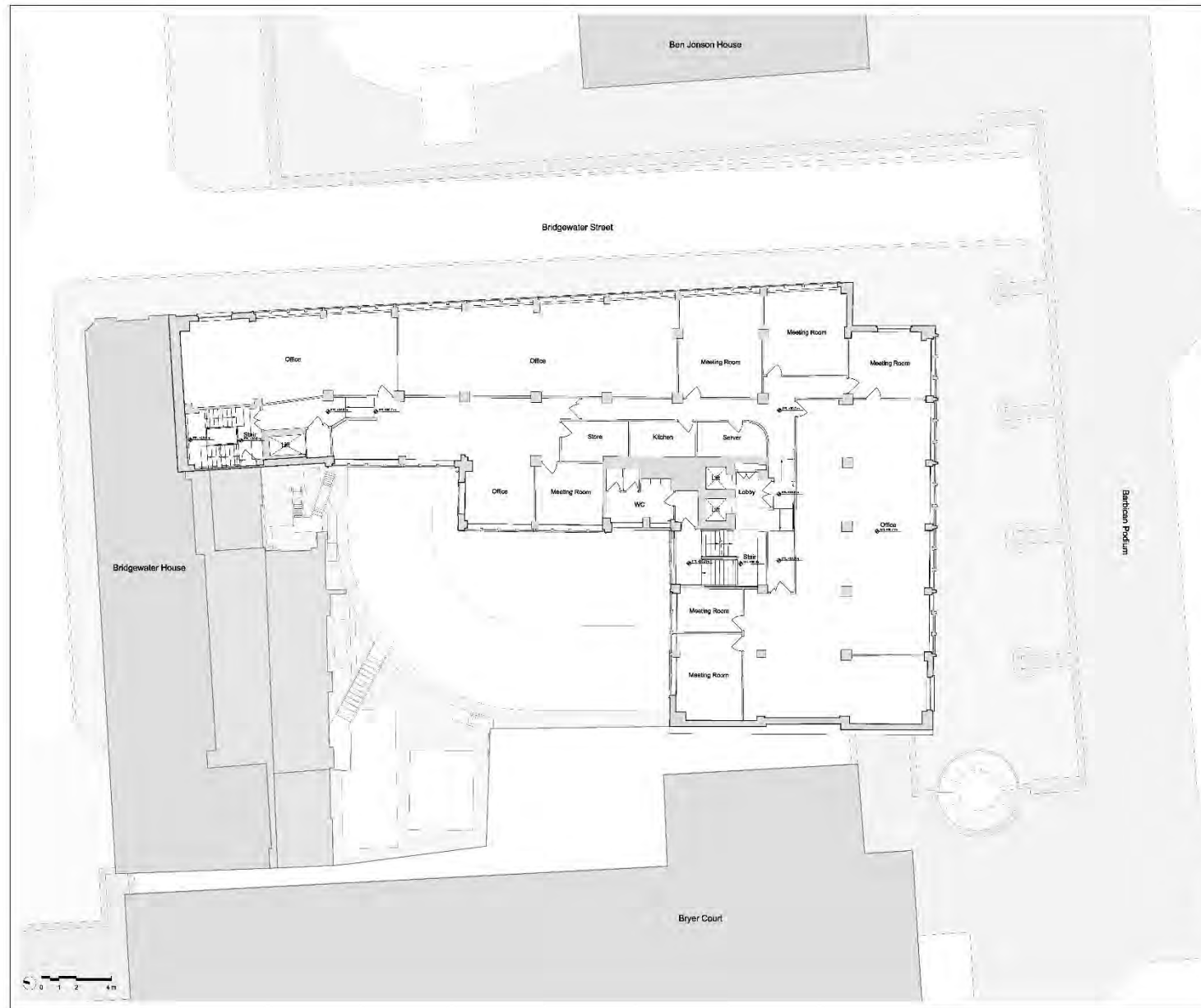
drawing title:  
 LEVEL 03 FLOOR PLAN - EXISTING

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



**Notes:**

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 / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition of or to the drawing; Any use of the drawing for purposes other than those for which it was prepared; Any reliance on the drawing after the information on which the drawing is based has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 by 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 sizes of specified elements as shown. 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 all design development and coordination required to complete the works.

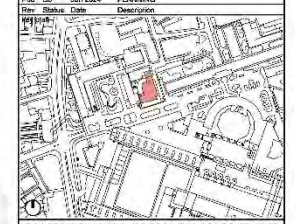
**Notes:**

- 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.

**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 6100 WEB: WWW.AHMM.CO.UK

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

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

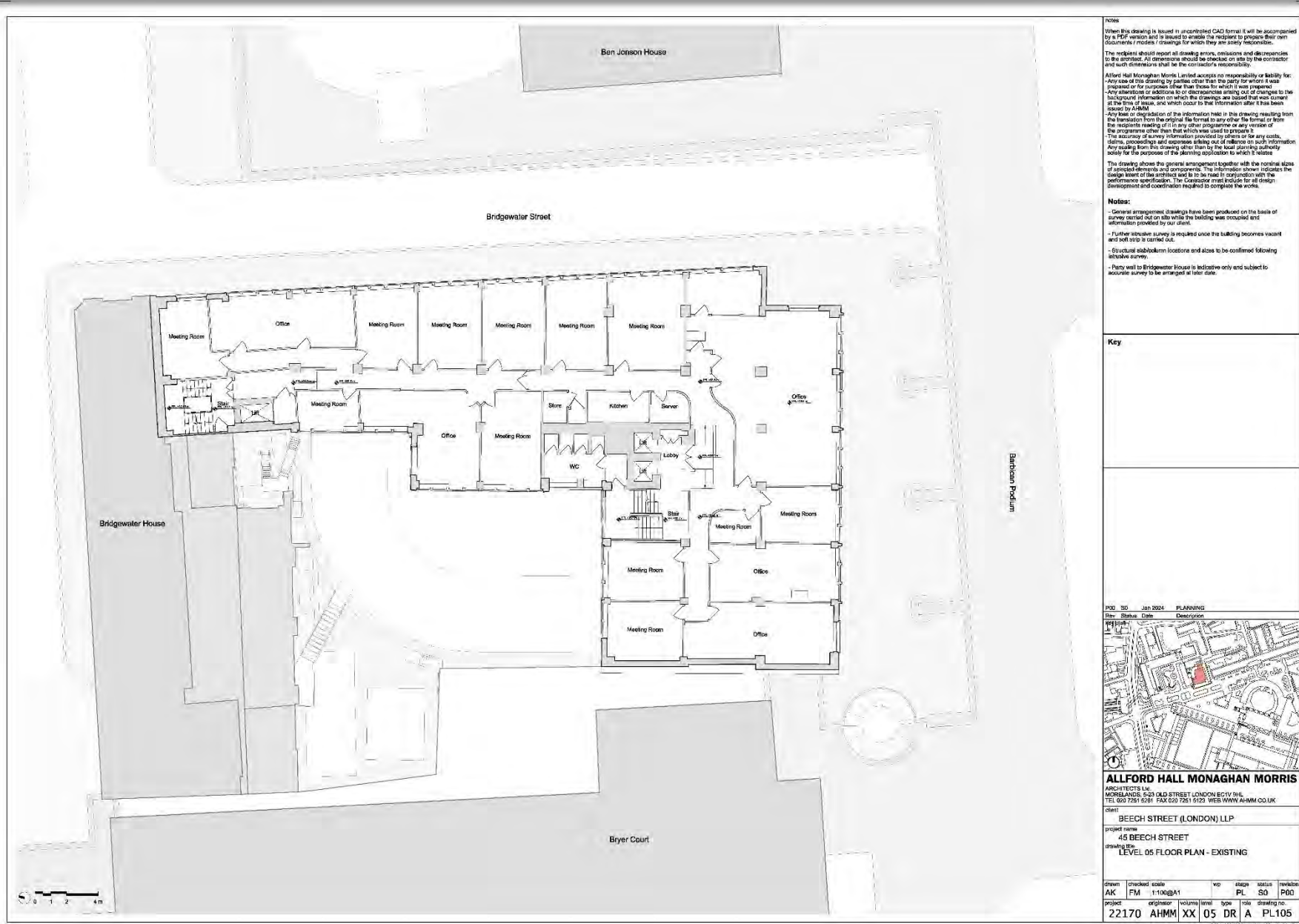
drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

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



**Notes:**

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 / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; Any information on which the drawings are based that was current at the time of issue, and which occurs to the information after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 by the local planning authority solely for the purposes of the planning application to which it relates.

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.

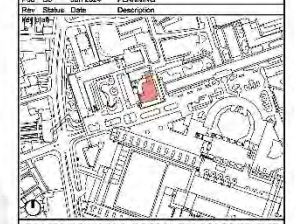
**Notes:**

- 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.

**Key**

POD: SO Jan 2024 PLANNING

Rev.	Status	Date	Description
1	Issue	2024-01-24	PLANNING



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC3V 9HL  
 TEL: 020 7261 6091 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

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

project name:  
**45 BEECH STREET**

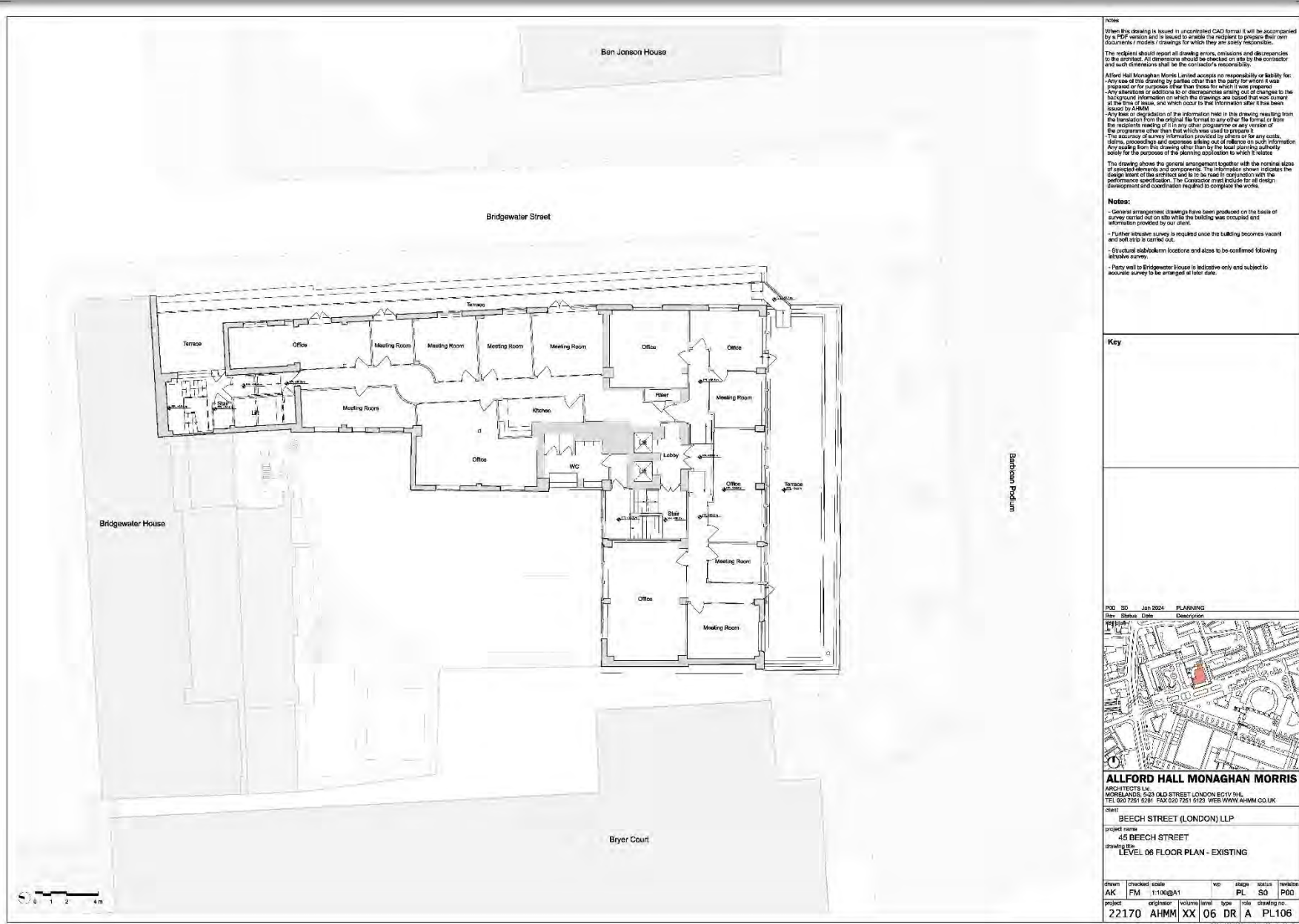
drawing title:  
**LEVEL 05 FLOOR PLAN - EXISTING**

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

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



notes

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 / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:

- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
- Any alteration of portions of or the whole of any drawing or the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.
- Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.
- 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.

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.

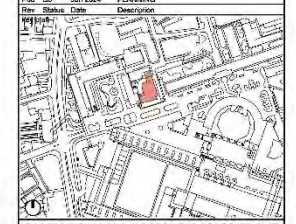
**Notes:**

- 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 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**

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

client:  
 BEECH STREET (LONDON) LLP

project name:  
 45 BEECH STREET

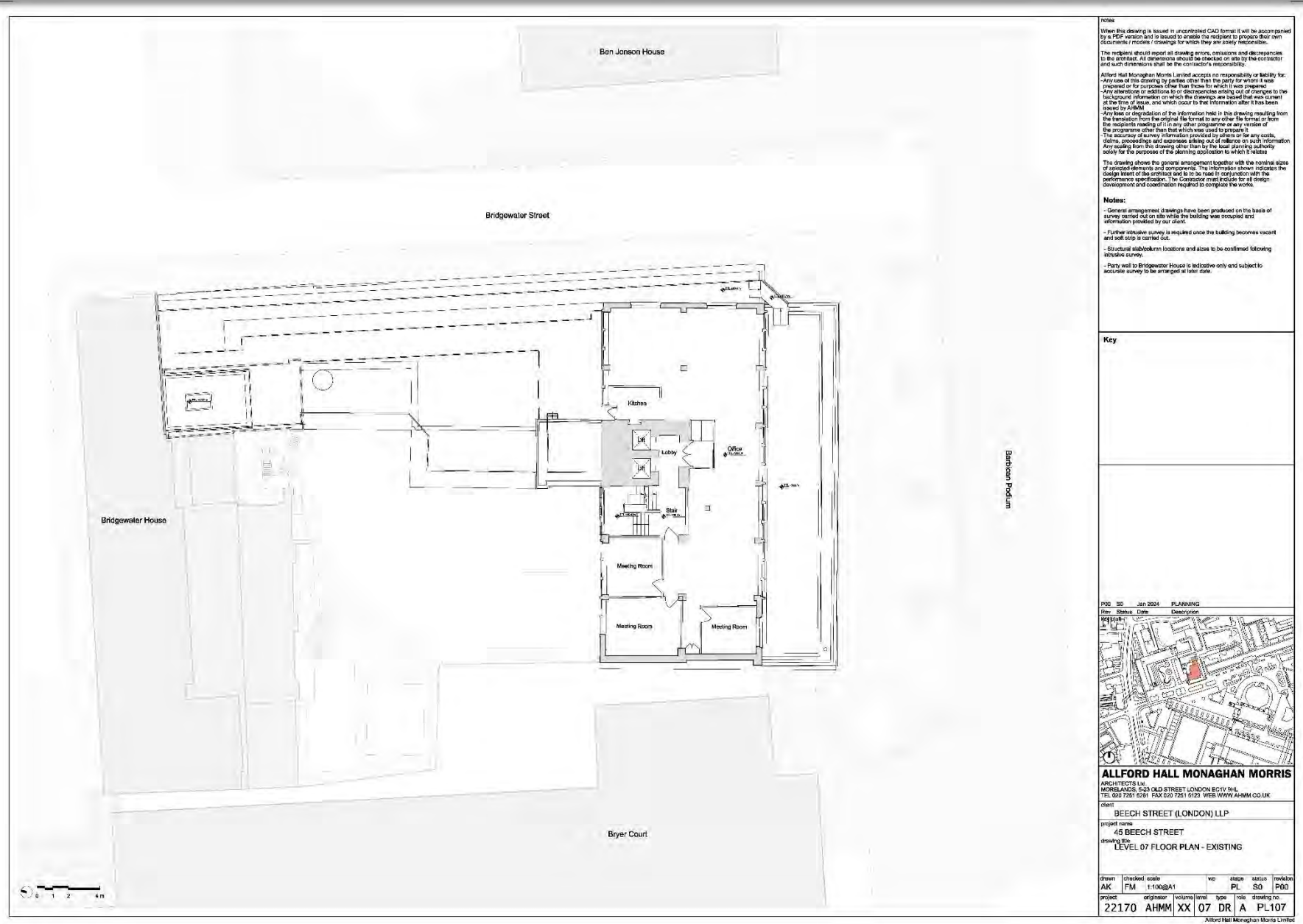
drawing title:  
 LEVEL 06 FLOOR PLAN - EXISTING

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

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	06	DR	A	PL106

Allford Hall Monaghan Morris Limited

# 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.

Alford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration or addition of or to the drawing or any part of it.  
 - Any information on which the drawings are based that was current at the time of issue, and which occurs to the information after it has been issued by AHMM.  
 - Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's making of it in any other programme or any version of the programme other than that which was used to produce it.  
 - 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 by 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 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.

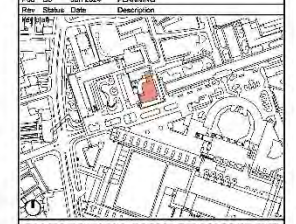
**Notes:**

- 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 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**

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:  
 LEVEL 07 FLOOR PLAN - EXISTING

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

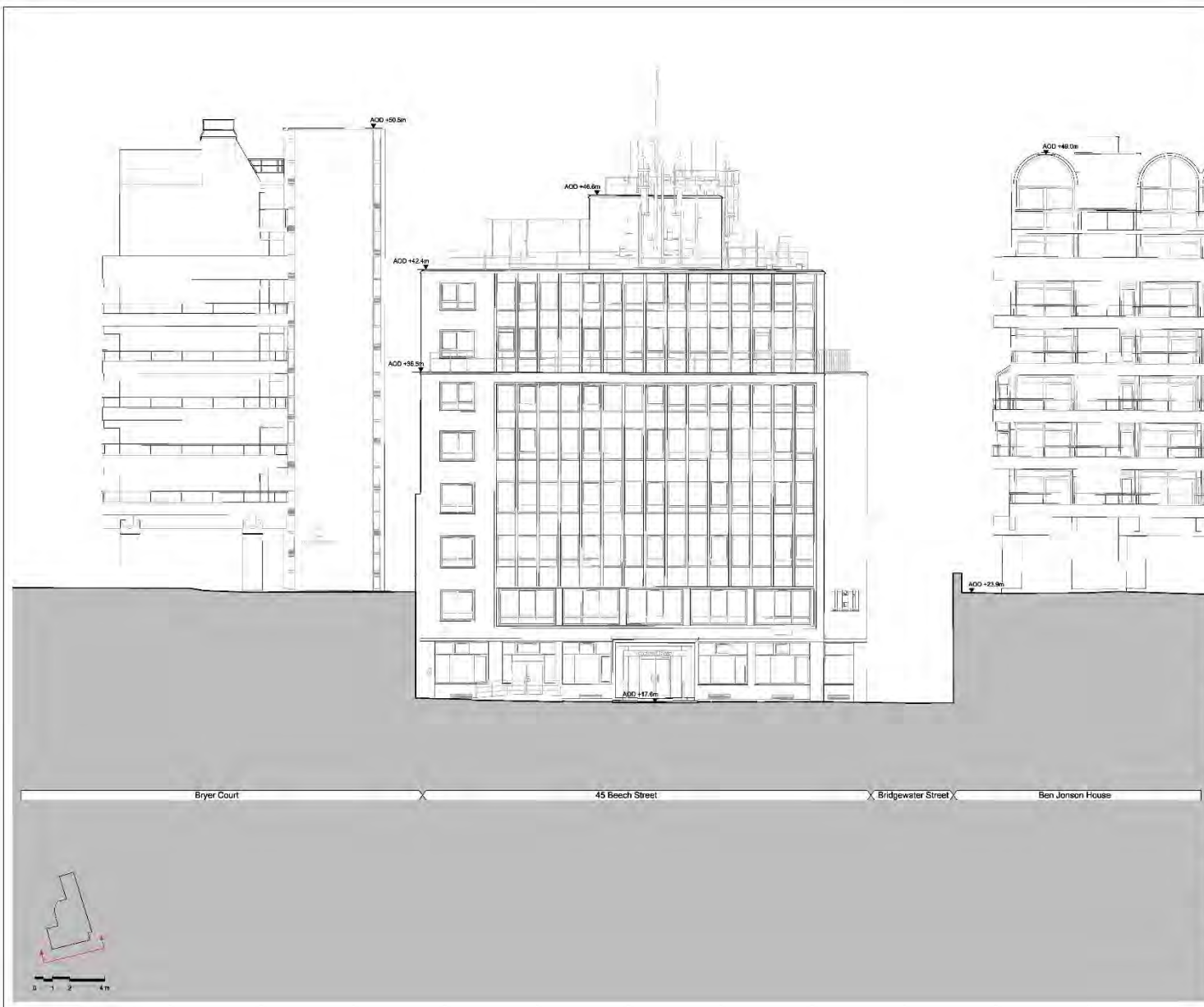
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	07	DR	A	PL107

Alford Hall Monaghan Morris Limited





# 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.

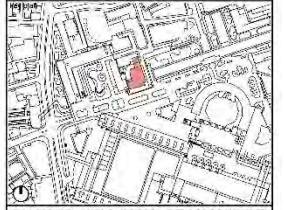
Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration of conditions or circumstances which do not reflect the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any fact or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 to 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 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 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 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**

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 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

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

project name:  
**45 BEECH STREET**

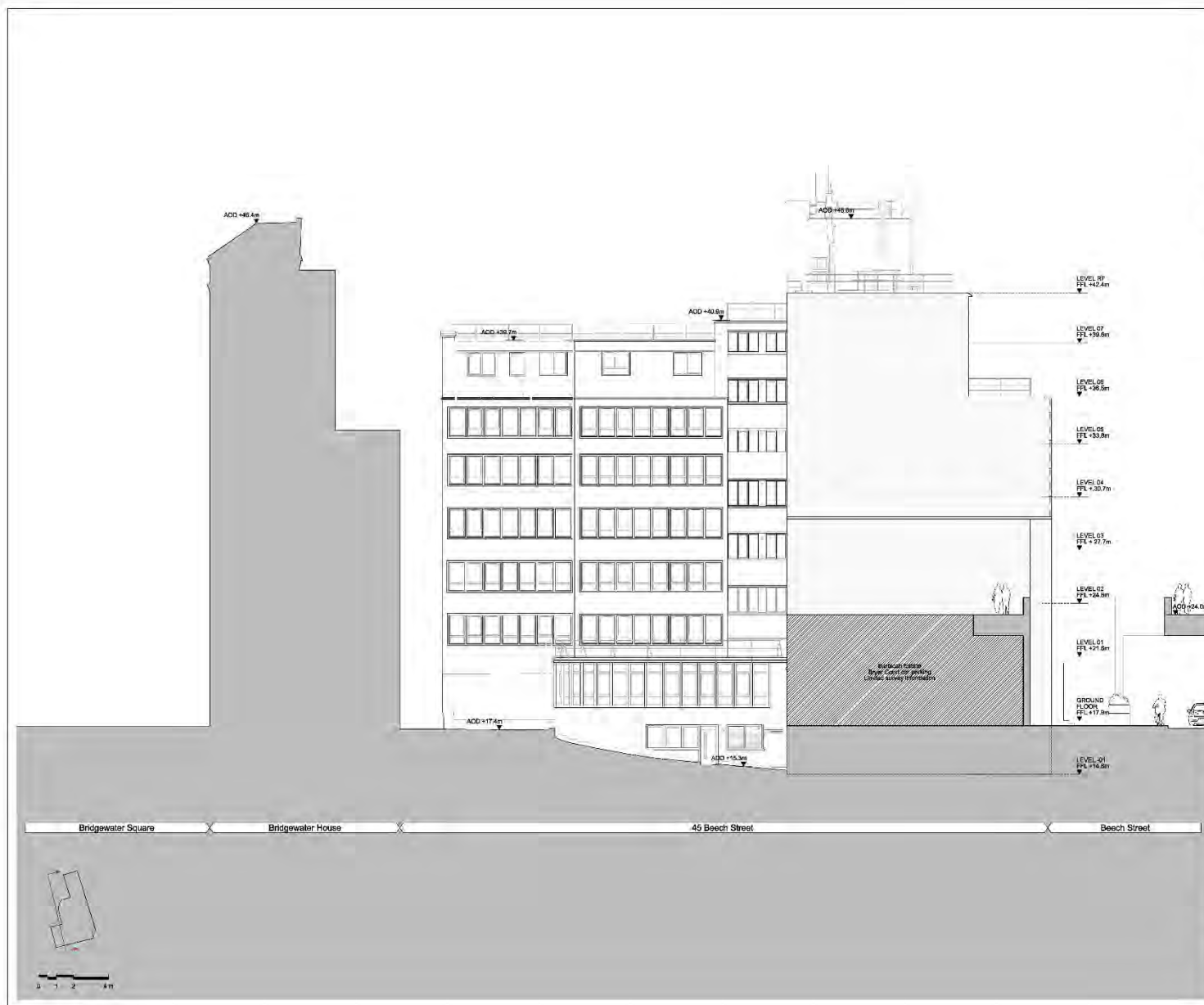
drawing title:  
**SOUTH ELEVATION - EXISTING**

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





# 45 Beech Street, EC2Y 8AD



**Notes:**

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 produce their own documents (models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration of conditions or circumstances which, at the time of the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.  
 - Any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
 - 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.

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.

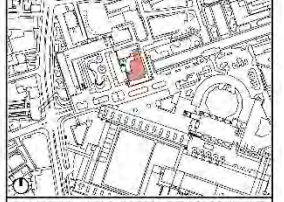
**Notes:**

- 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 structure survey is required once the building becomes vacant and soft spot 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**

Legend for drawing elements.

PO1	S1	May 2024	PLANNING
PO2	S2	Jan 2024	PLANNING
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 9122 WEB: WWW.AHMM.CO.UK

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

project name: **45 BEECH STREET**

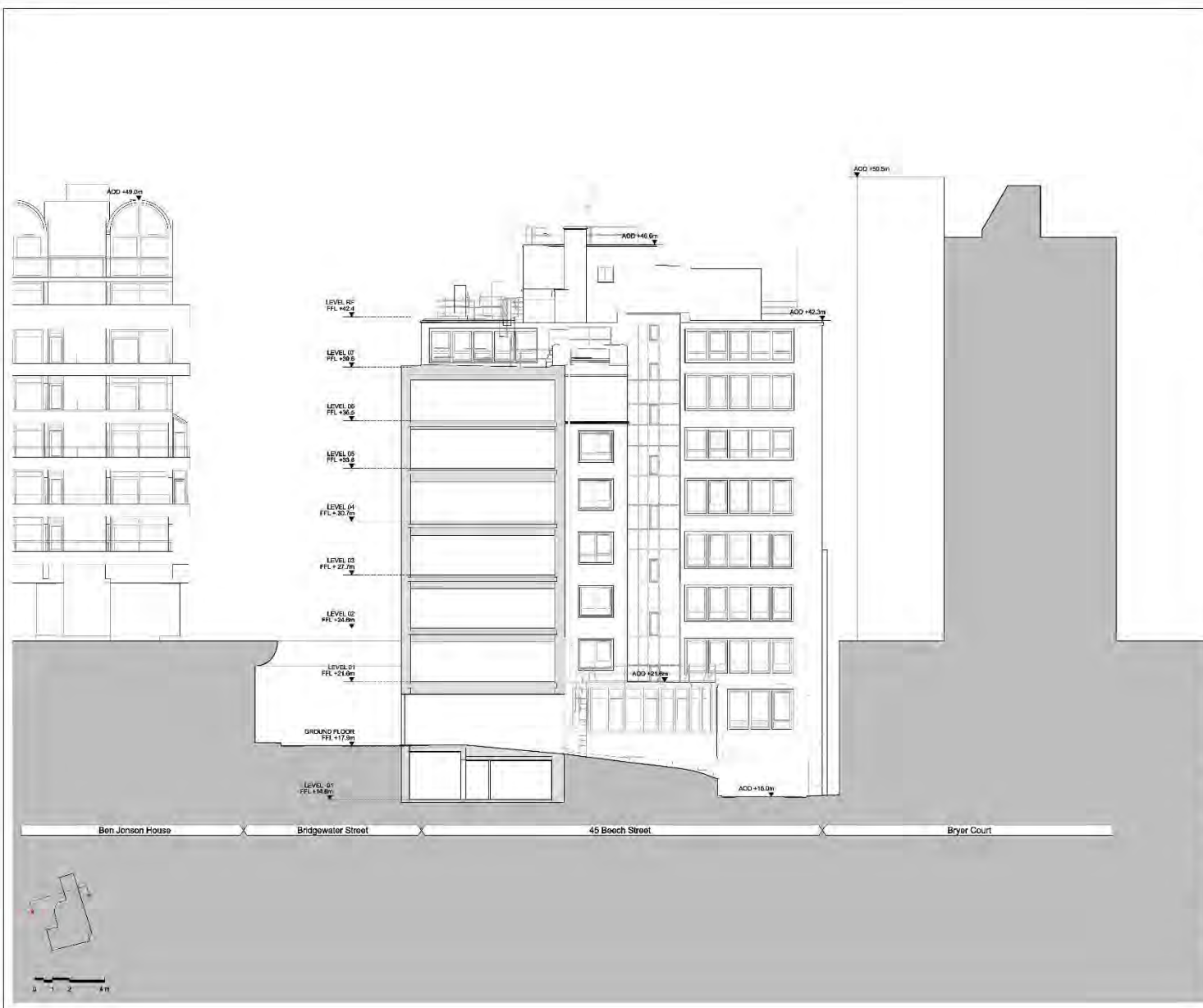
drawing title: **WEST ELEVATION - EXISTING**

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

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



**Notes:**

When this drawing is issued in uncompiled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents (models & 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:

- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
- Any alteration of portions of the drawings or any part of the drawings without the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.
- Any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.
- 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 to 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 outline details 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.

**Notas:**

- General arrangement drawings have been produced on the basis of survey carried out on site until the building was occupied and information provided by our client.

- Further accurate survey is required once the building becomes vacant and soft spot 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.

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, UK  
 TEL: 020 7261 6091 FAX: 020 7261 6103 WEB: WWW.AHMM.CO.UK

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

project name:  
**45 BEECH STREET**

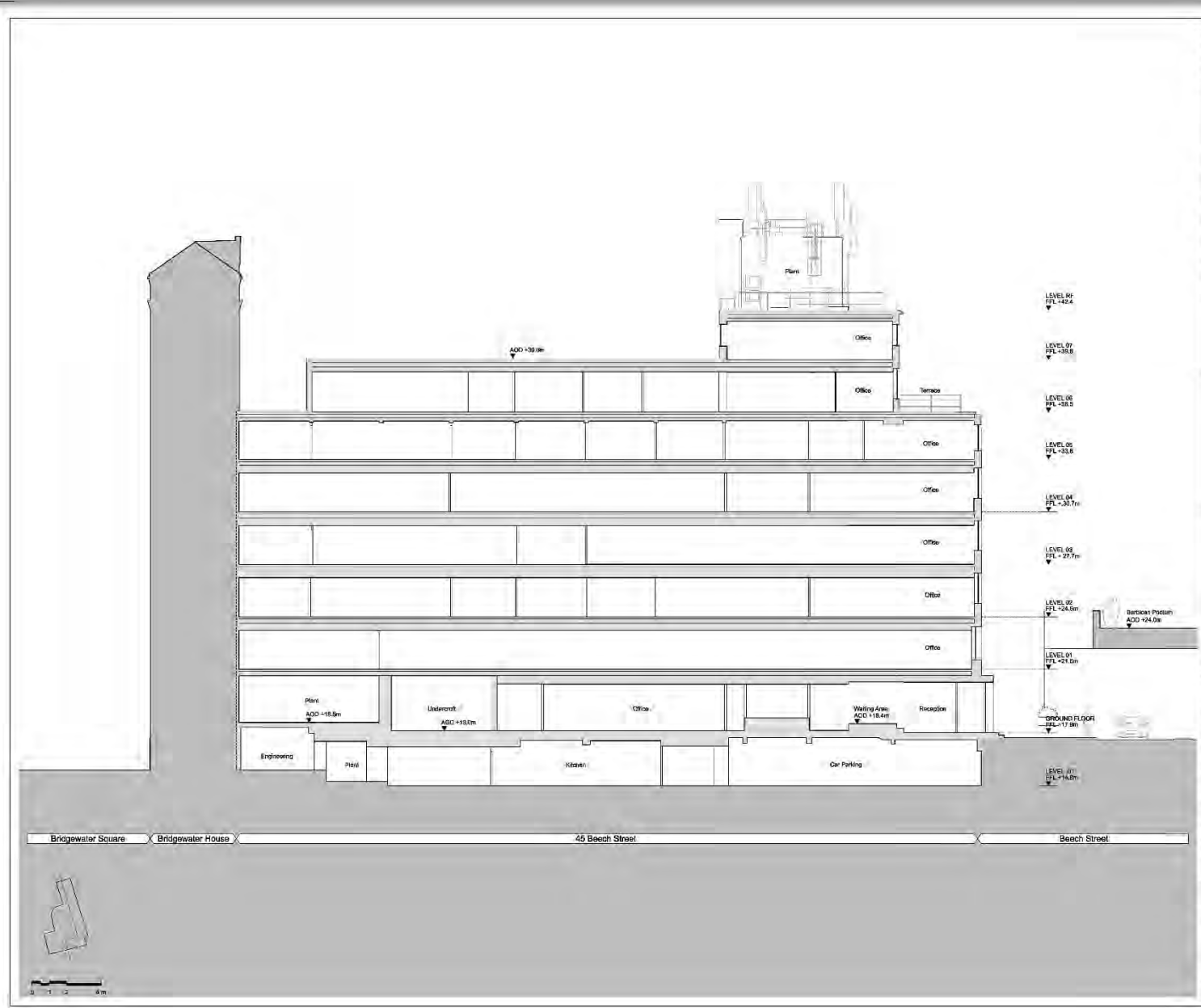
drawing title:  
**NORTH ELEVATION - EXISTING**

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



**Notes:**

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 (models & 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration of portions of or omissions from any part of the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or duplication of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's handling of it in any other programme or any version of the programme other than that which was used to produce it; The accuracy of survey information provided by others or for any cause, datum, proceedings and operations arising out of reliance on such information. Any liability from this drawing other than to the local planning authority solely for the purposes of the planning application to which it relates.

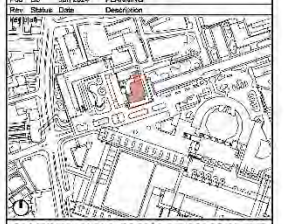
The drawings show the general arrangements together with the outline details of proposed elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development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

**Notes:**

- General arrangement drawings have been produced on the basis of survey carried out on site until 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 available 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		



**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

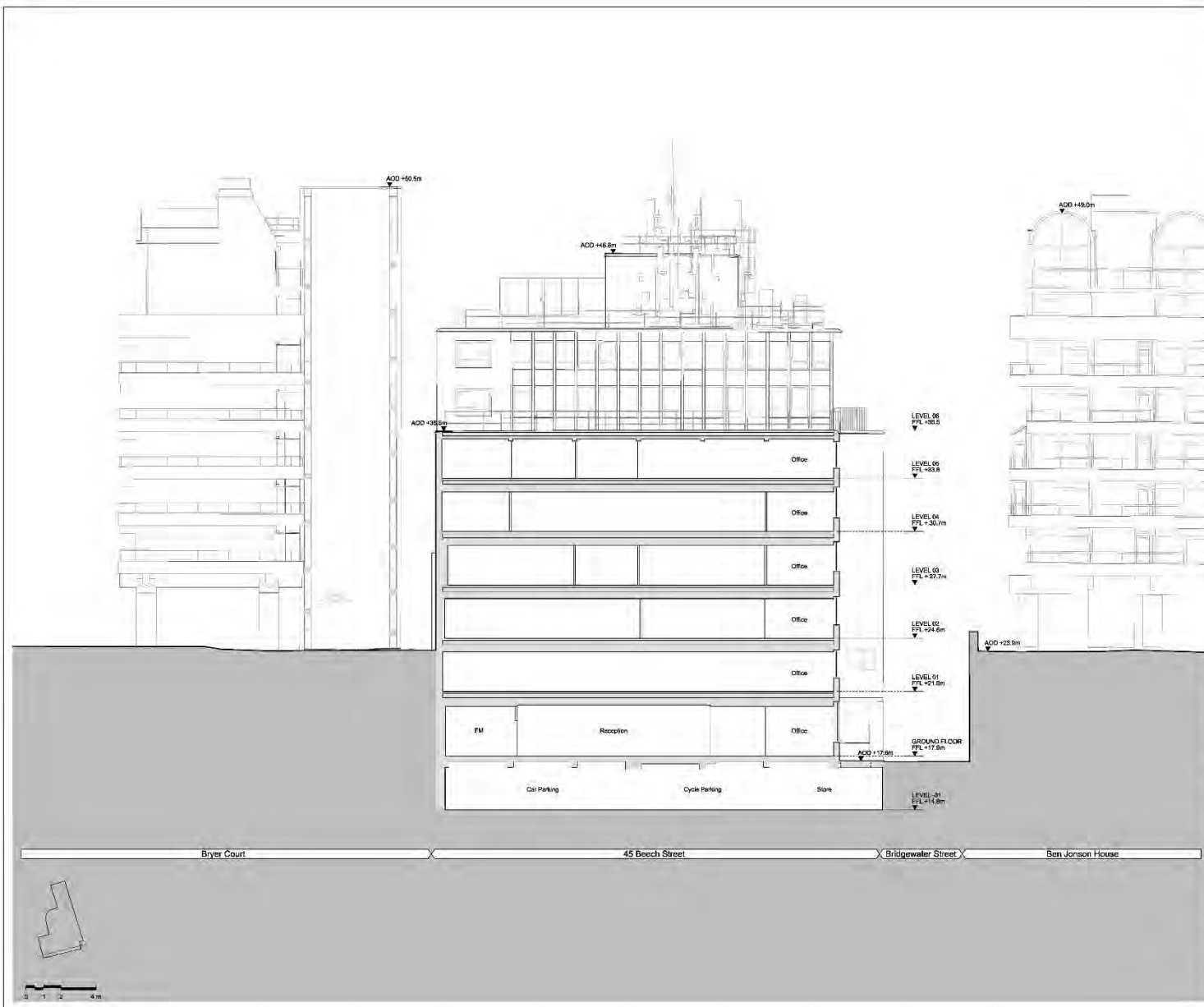
drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

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

Allford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



**Notes:**

When this drawing is issued in uncompiled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents (models & 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration of conditions or circumstances which, at the time of the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any loss or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 to 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 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.

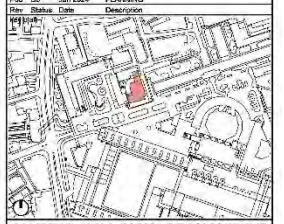
**Notes:**

- 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 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**

**POD**

Rev	Status	Date	Description
01	Issue	2024	PLANNING



**ALLFORD HALL MONAGHAN MORRIS**  
 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	S0	P00

project:  
 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



**notes**

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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition or deletion or errors, omissions or changes to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 by the local planning authority solely for the purposes of the planning application to which it relates.

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.

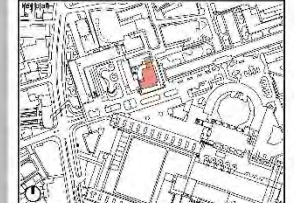
**Notes:**

- 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 structural survey is required once the building becomes vacant and soft strip is carried out.
- 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-topped to structural slab.

**Key**

- Retained existing fabric
- Demolition
- Slab demolition

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



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC3V 9JL  
 TEL 020 7261 6391 FAX 020 7261 9123 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



# 45 Beech Street, EC2Y 8AD



**Notes:**

When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents (models & 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the Institution after it has been issued by AHMM.

Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's handling of it in any other programme or any version of the programme other than that which was used to produce it.

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.

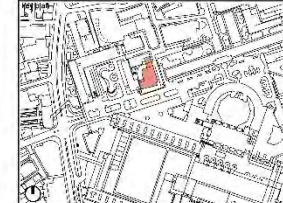
This drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development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

- Key**
- Retained existing fabric
  - Demolition
  - Slab demolition
  - 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 8AD  
 TEL: 020 7261 6281 FAX: 020 7261 6222 WEB: WWW.AHMM.CO.UK

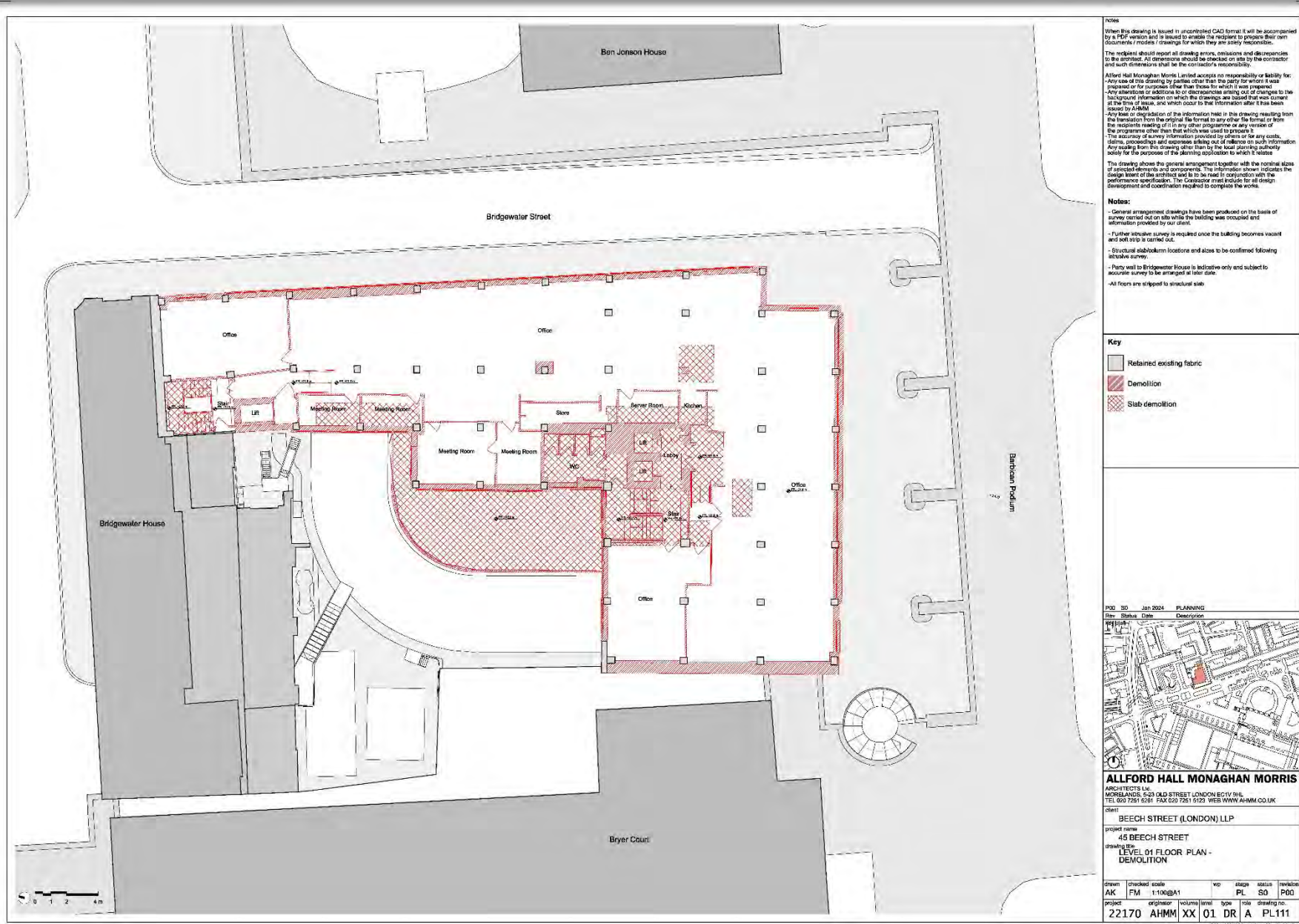
client: **BEECH STREET (LONDON) LLP**  
 project name: **45 BEECH STREET**  
 drawing title: **GROUND FLOOR PLAN - DEMOLITION**

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

# 45 Beech Street, EC2Y 8AD



**Notes:**

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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 by the local planning authority solely for the purposes of the planning application to which it relates.

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**

- Retained existing fabric
- Demolition
- Slab demolition

Rev	Status	Date	Description
P00	SO	Jan 2024	PLANNING

Reference

**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD  
 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 01 FLOOR 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	01	DR	A	PL111



# 45 Beech Street, EC2Y 8AD



**Notes:**

When this drawing is issued in uncompiled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 by 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 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 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.
- 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 EC1V 7JL  
 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



When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition or deletion or omission, or of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reworking of it in any other programme or any version of the programme other than that which was used to produce it; 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 by the local planning authority solely for the purposes of the planning application to which it relates.

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 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.
  - 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 5NL  
 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

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



**Notes:**

When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 to 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 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:**

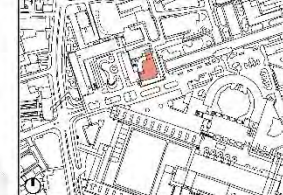
- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further structure survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/column locations 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.
- 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 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

Allford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; Any information on which the drawings are based that was current at the time of issue, and which occurs to the information after it has been issued by AHMM; Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reworking of it in any other programme or any version of the programme other than that which was used to produce it; 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 by the local planning authority solely for the purposes of the planning application to which it relates.

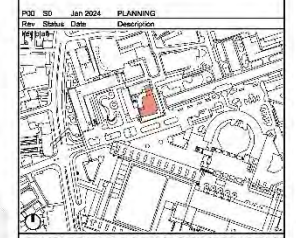
The drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development 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 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.
- All floors are stripped to structural slab.

**Key**

- Retained existing fabric
- Demolition
- Slab demolition



**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



# 45 Beech Street, EC2Y 8AD



**Notes:**

When this drawing is issued in uncompiled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration or addition or deletion or omission of any part of the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's use of it in any other programme or any version of the programme other than that which was used to produce it. 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 to the local planning authority solely for the purposes of the planning application to which it relates.

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.

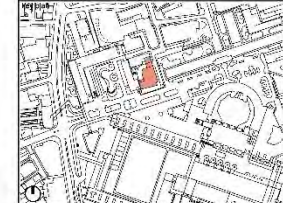
**Notes:**

- General arrangement drawings have been produced on the basis of 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.
- All floors are stripped to structural slab.

**Key**

- Retained existing fabric
- Demolition
- Slab demolition

POD	SO	Date	PLANNING
Rev	Status	Date	Description



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC4Y 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

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



notes

When this drawing is issued in uncompiled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration or addition or deletion or omission, or of any change to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 to the local planning authority solely for the purposes of the planning application to which it relates.

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.

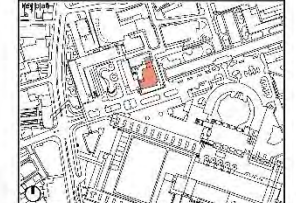
**Notes:**

- General arrangement drawings have been produced on the basis of 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.
- 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 7JL  
 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 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

Allford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



**Notes:**

When this drawing is issued in uncompiled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition or deletion or omission, or of any change to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; 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 to the local planning authority solely for the purposes of the planning application to which it relates.

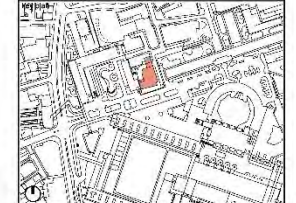
The drawing shows the general arrangement together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development 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/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.
  - All floors are stripped to structural slab.

**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 EC4V 3WJ  
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client  
 BEECH STREET (LONDON) LLP

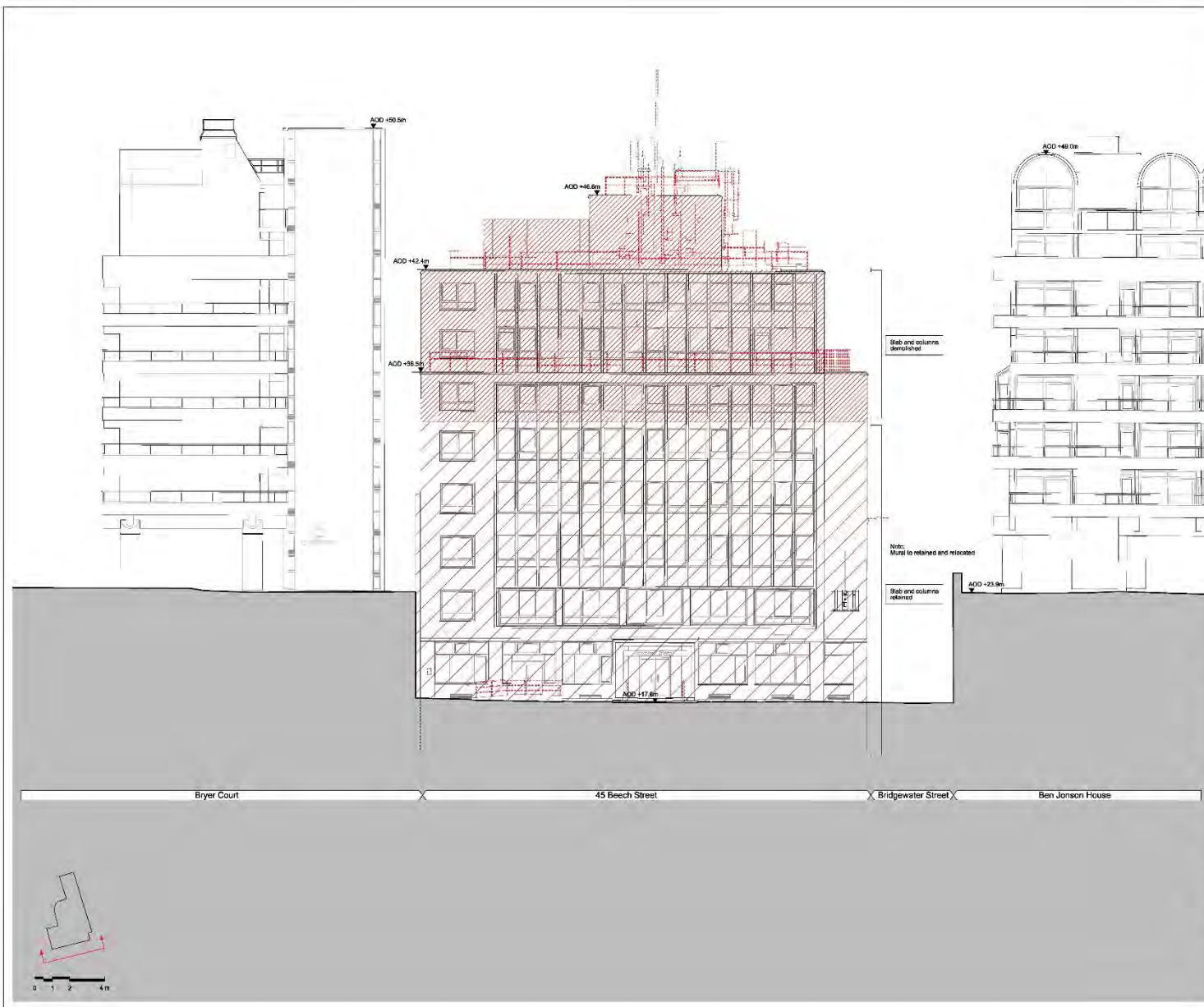
project name  
 45 BEECH STREET

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



When this drawing is issued in uncontrolled 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.

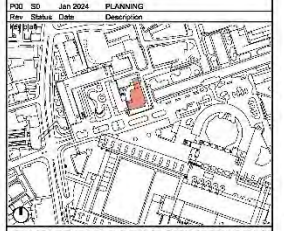
The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration of additional or consequential errors, omissions or changes to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any loss or depreciation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 by 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 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/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.
  - All floors are stripped to structural slab.

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



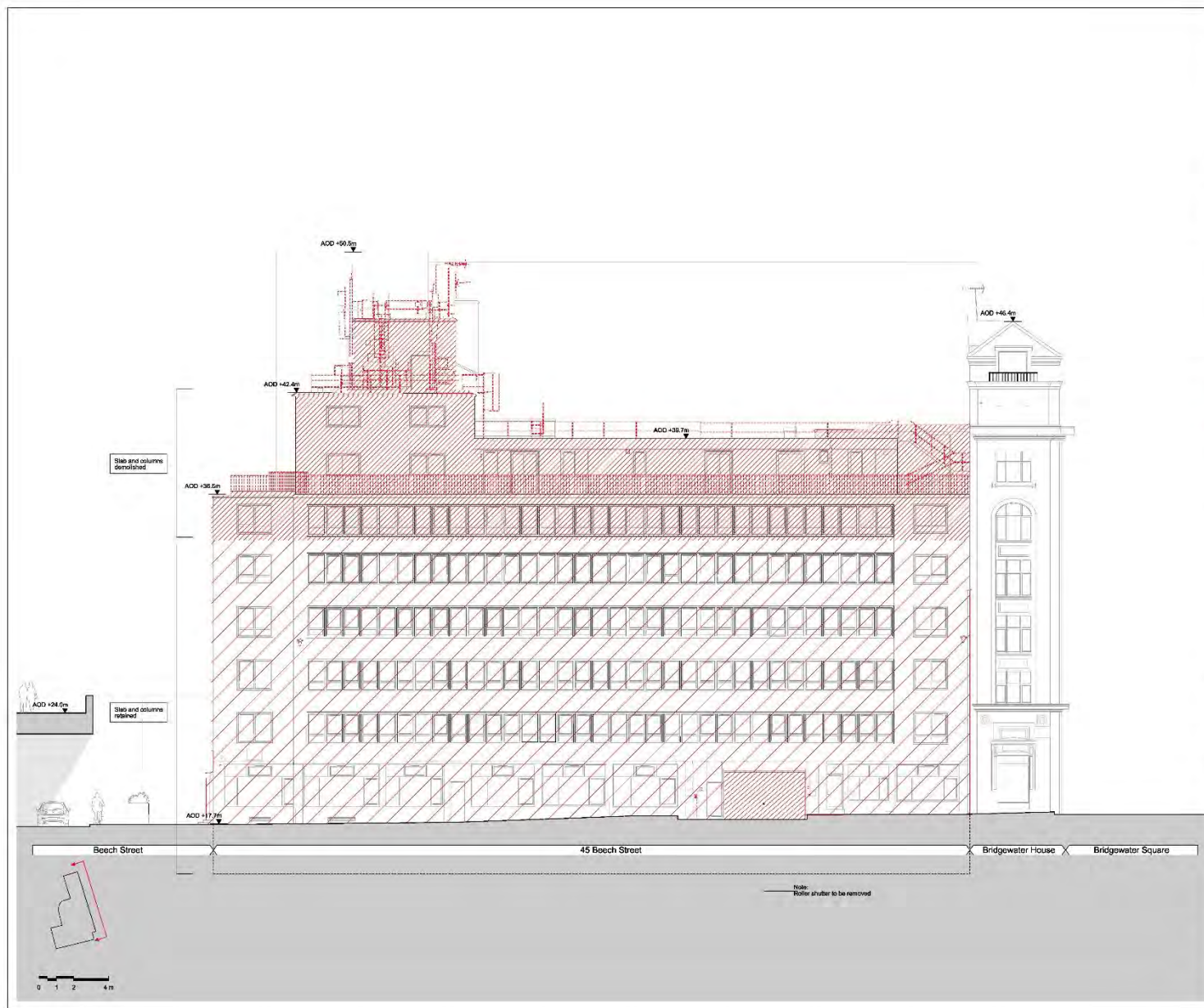
**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC4Y 9WJ  
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

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	500	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL210

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



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

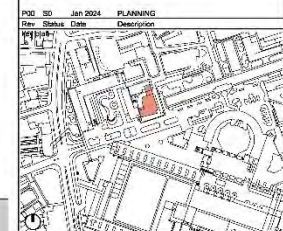
The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration or addition or deletion or error, or of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 to 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 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/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.
  - All floors are stripped to structural slab.

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



**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**

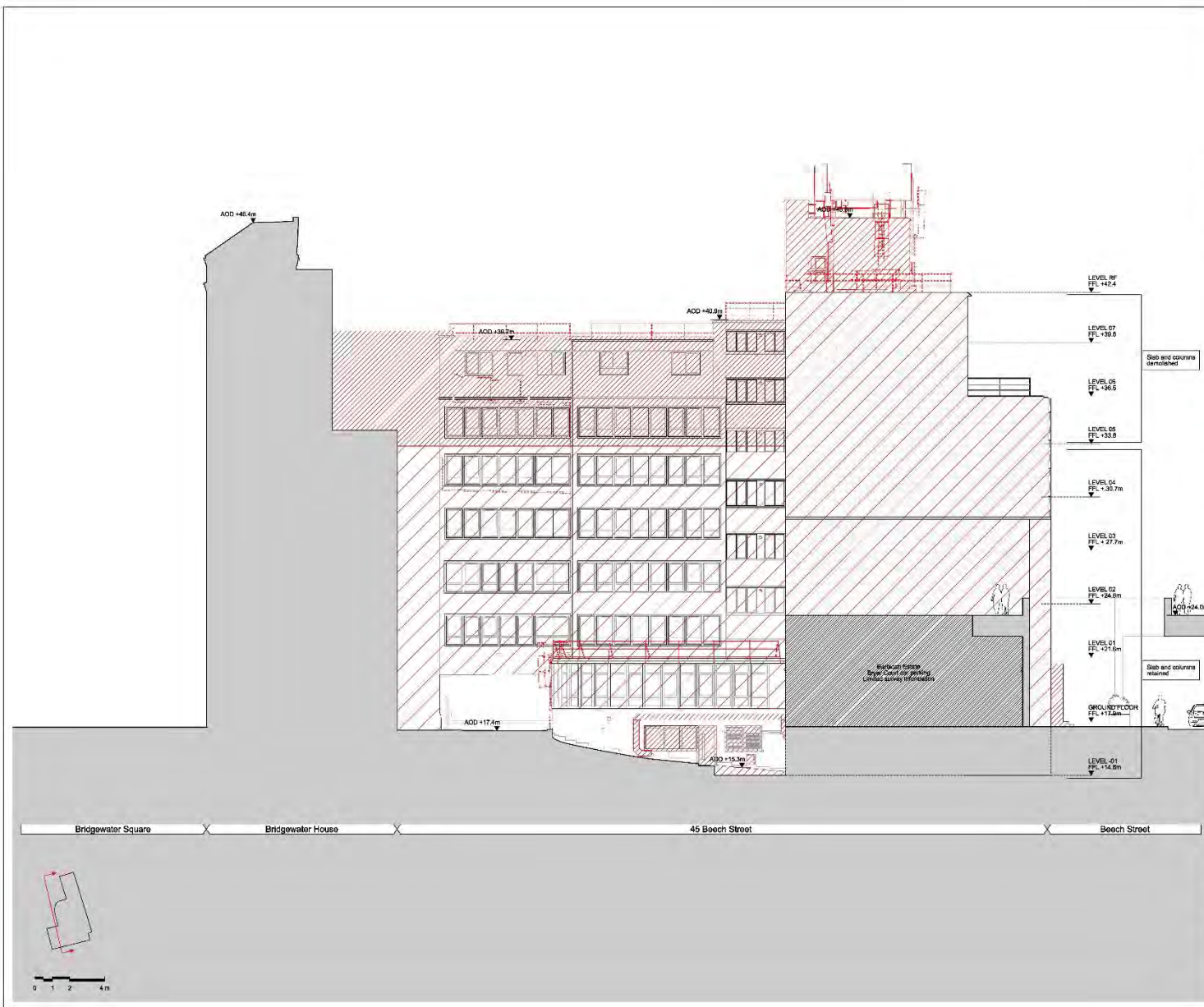
drawn	checked	scale	wp	size	status	revision
AK	FM	1:100@A1		PL	S00	P00

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

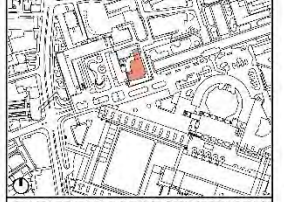


**Key**

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

PD1 SO May 2024 PLANNING  
 PD2 SO Jan 2024 PLANNING

Rev. Status Date Description



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC3Y 8AD  
 TEL: 020 7261 6281 FAX: 020 7261 9123 WEB: WWW.AHMM.CO.UK

client: BEECH STREET (LONDON) LLP

project name: 45 BEECH STREET

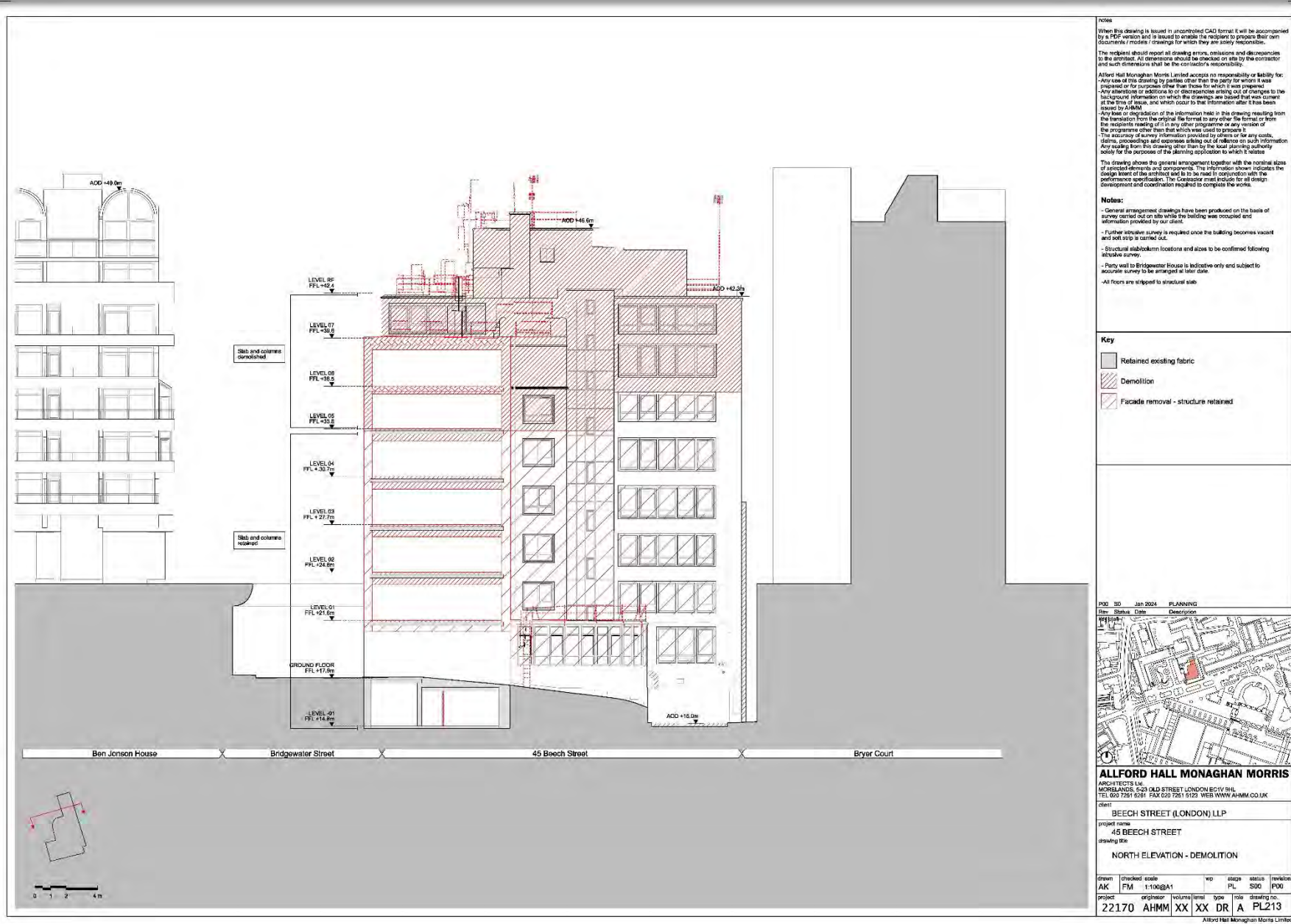
drawing title: WEST ELEVATION - DEMOLITION

drawn	checked	scale	wp	size	status	revision
AK	FM	1:100@A1		PL	S00	PD1
project	originator	volume	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL212

Alford Hall Monaghan Morris Limited

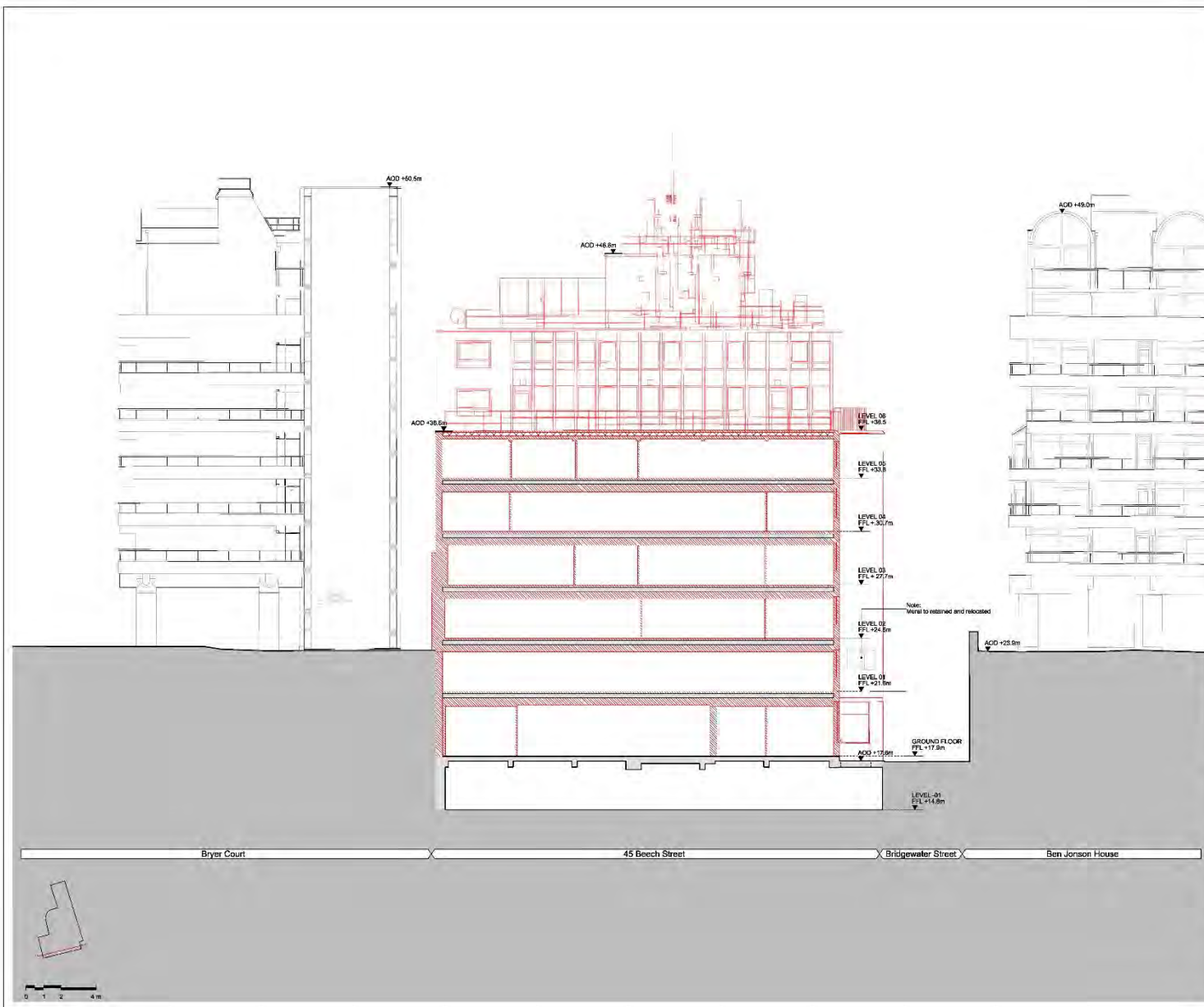


# 45 Beech Street, EC2Y 8AD





# 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 (models or 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration or addition to or deletion from any of the drawings or the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's use of it in any other programme or any version of the programme other than that which was used to produce it. 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 to 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 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
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 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

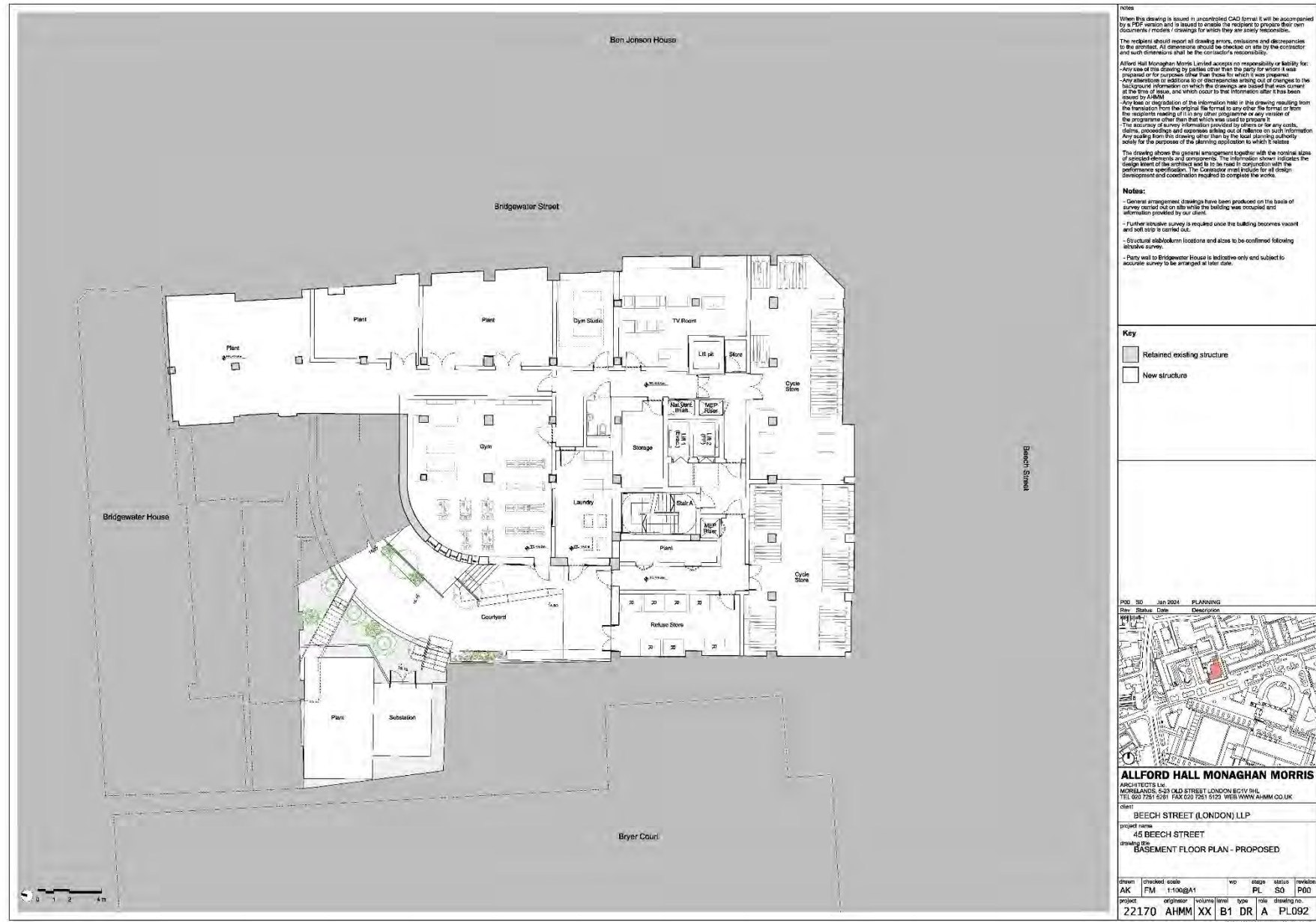
Allford Hall Monaghan Morris Limited



45 Beech Street, EC2Y 8AD

Planning drawings - Proposed

# 45 Beech Street, EC2Y 8AD



**notes**

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 (models & 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.

Alford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration or addition of or to the drawing or any part thereof.  
 - Any information on which the drawings are based that was current at the time of issue, and which occurs to the information after it has been issued by AHMM.  
 - Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
 - The accuracy of any 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 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:**

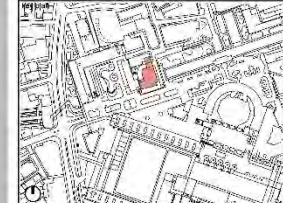
- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further accurate survey is required once the building becomes vacant and soft strip is carried out.
- Structural slab/column locations 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

P00 SO Jan 2024 PLANNING

Rev.	Status	Date	Description
1	Issue	2024-01-01	Issue for Planning



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC4Y 8AL  
 TEL: 020 7261 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

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

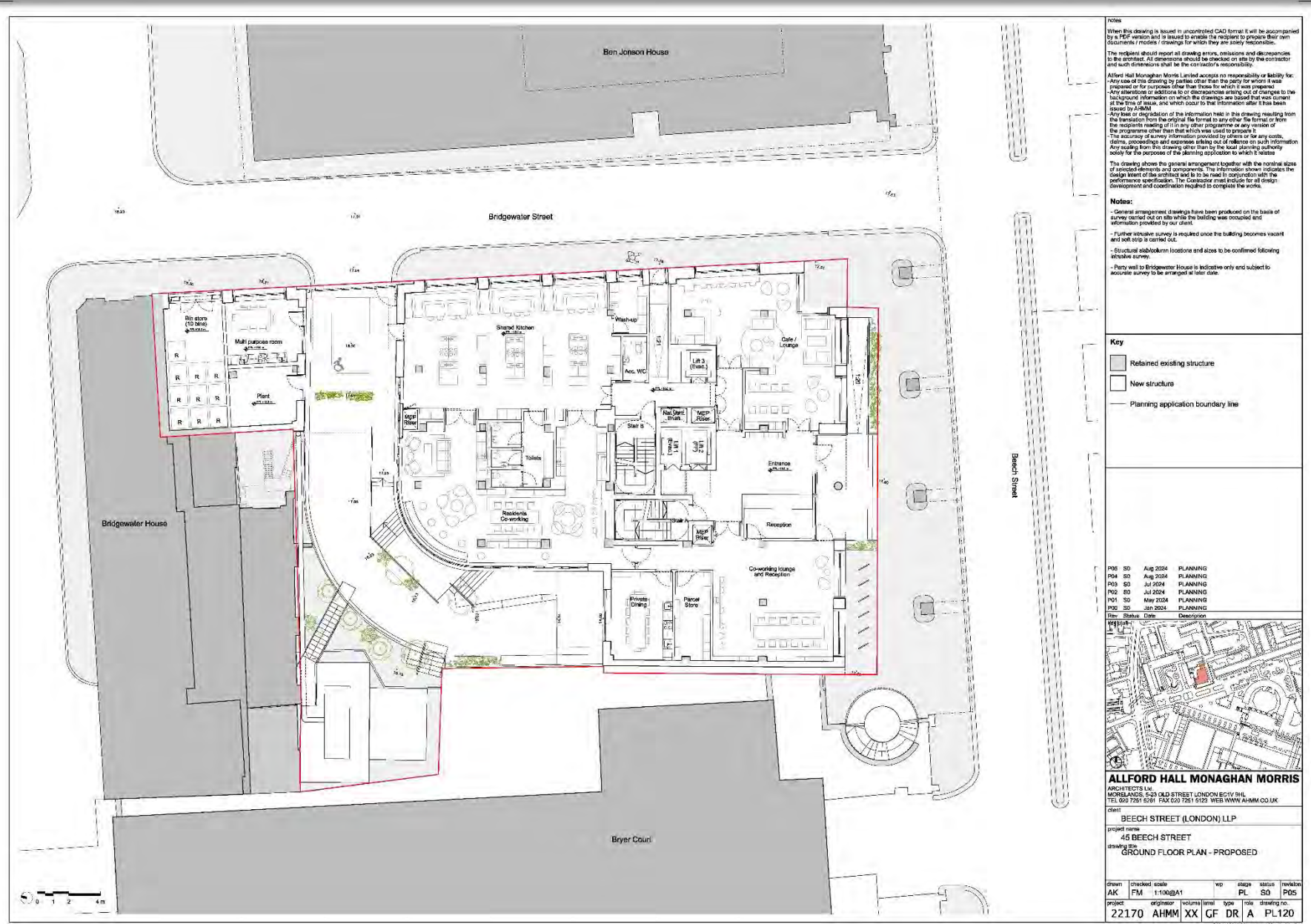
project name:  
**45 BEECH STREET**

drawing title:  
**BASEMENT FLOOR PLAN - PROPOSED**

drawn	checked	scale	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	PL092

Alford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



**Notes:**

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 in respect of 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the Institution after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's making of it in any other programme or any version of the programme other than that which was used to produce it; 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 to 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 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.

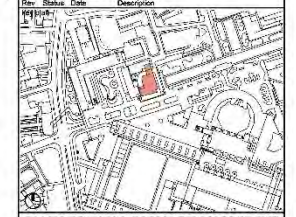
**Notes:**

- 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**

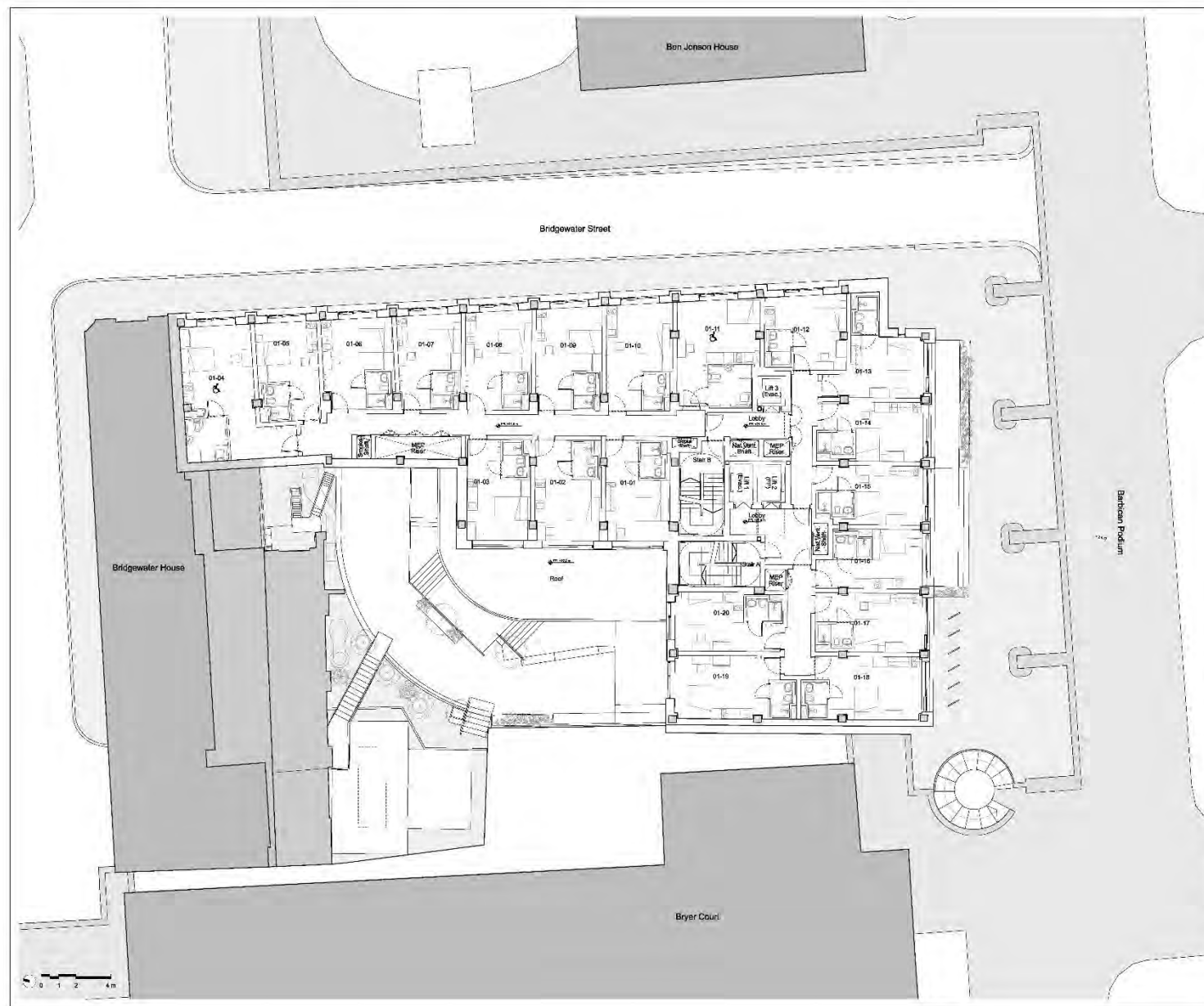
drawing title:  
**GROUND FLOOR PLAN - PROPOSED**

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

Allford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



**Notes:**

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 (models & 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.

**Alford Hall Monaghan Morris Limited accepts no responsibility or liability for:**

- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
- Any alteration of conditions or circumstances which, at the time of issue, are the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM.
- Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's handling of it in any other programme or any version of the programme other than that which was used to produce it.
- 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 drawings show the general arrangement together with the nominal dimensions 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.

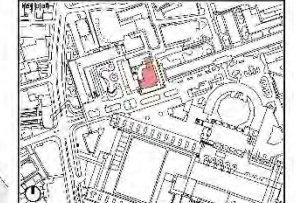
**Notes:**

- 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	Description
	00	Jan 2024	PLANNING



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC4Y 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:  
**LEVEL 01 FLOOR PLAN - PROPOSED**

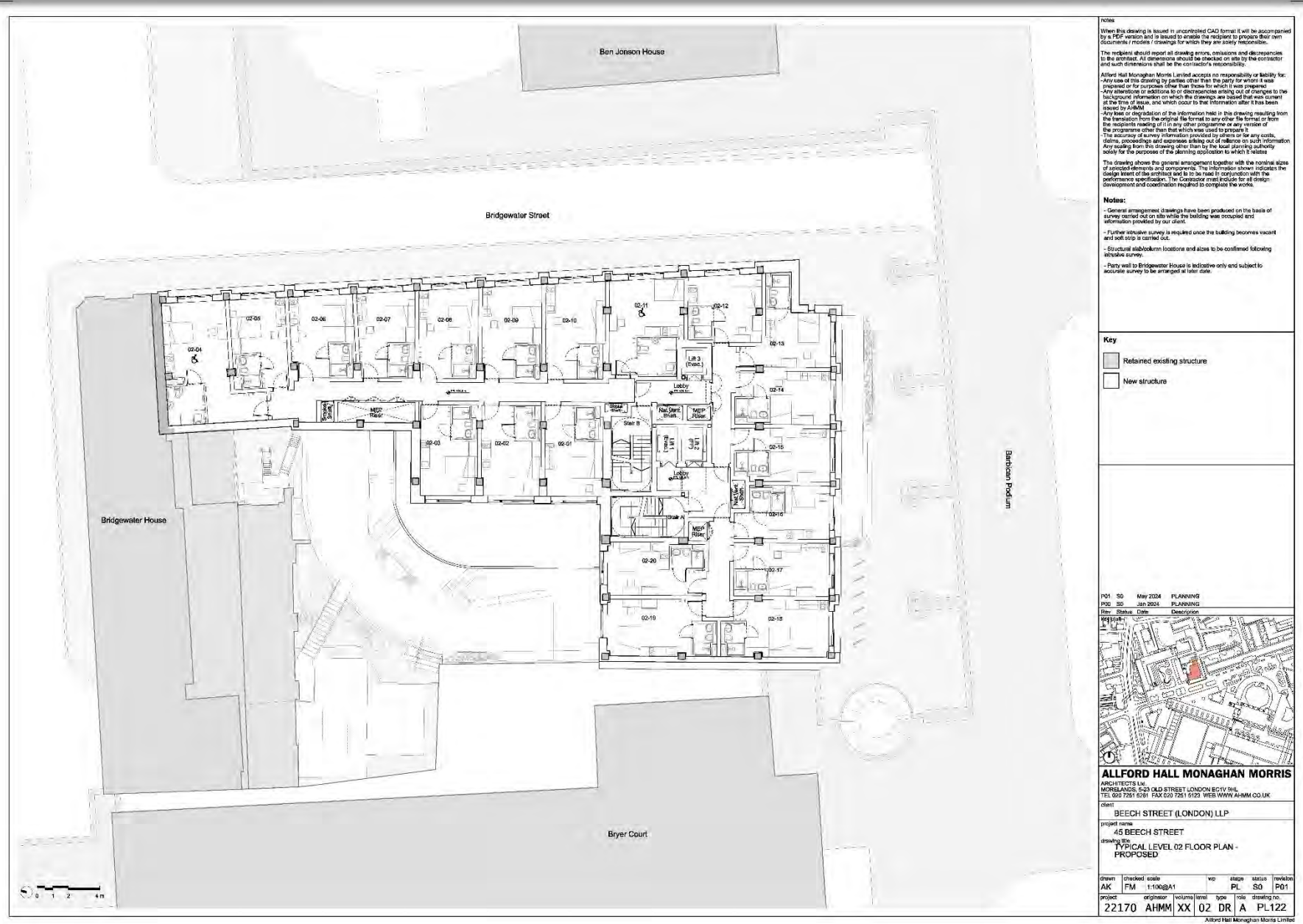
drawn	checked	scale	no	stage	status	revision
AK	FM	1:100@A1		PL	SO	P00

project	originator	volumes	sheet no.	type	role	drawing no.
22170	AHMM	XX	01	DR	A	PL121

Alford Hall Monaghan Morris Limited

# 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; Any information on which the drawings are based that was current at the time of issue, and which occurs to the information after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's making of it in any other programme or any version of the programme other than that which was used to produce it; 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 to the local planning authority solely for the purposes of the planning application to which it relates.

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.

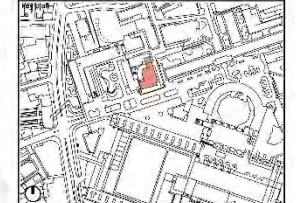
**Notes:**

- 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 structural survey is required once the building becomes vacant and soft strip is carried out.
- 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.

**Key**

- Retained existing structure
- New structure

P01 SO May 2024 PLANNING  
 P02 SO Jan 2024 PLANNING



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC4Y 8AL  
 TEL: 020 7261 6091 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

client:  
 BEECH STREET (LONDON) LLP

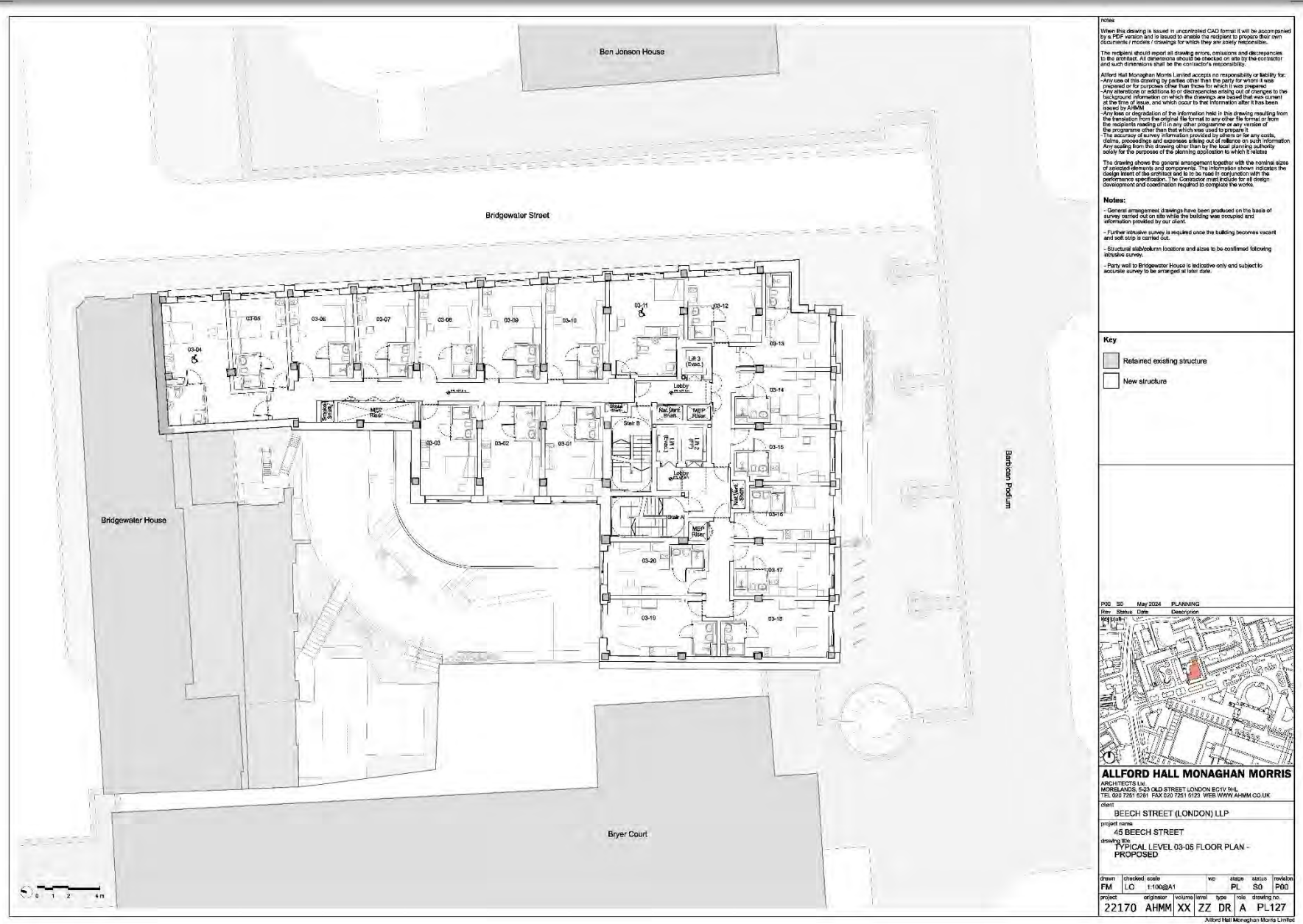
project name:  
 45 BEECH STREET

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

Allford Hall Monaghan Morris Limited

# 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; Any information on which the drawings are based that was current at the time of issue, and which occurs to the information after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's making of it in any other programme or any version of the programme other than that which was used to produce it; 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 to the local planning authority solely for the purposes of the planning application to which it relates.

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 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	SO	May 2024	PLANNING

**ALLFORD HALL MONAGHAN MORRIS**  
 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:  
**TYPICAL LEVEL 03-05 FLOOR PLAN - 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	ZZ	DR	A	PL127



# 45 Beech Street, EC2Y 8AD



**Notes:**

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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; Any information on which the drawings are based that was current at the time of issue, and which occurs to the Institution after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's handling of it in any other programme or any version of the programme other than that which was used to produce it; 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 by 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 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.

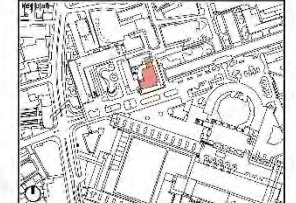
**Notes:**

- 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 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

POD	SO	Date	PLANNING
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 9123 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

# 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition or deletion or omission, or of any part of the background information on which the drawings are based that was current at the time of issue, and which occur to the Institution after it has been issued by AHMM; Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's making of it in any other programme or any version of the programme other than that which was used to produce it; 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 to 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 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.

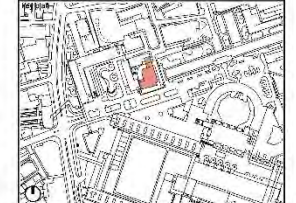
**Notes:**

- 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/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 9123 WEB: WWW.AHMM.CO.UK

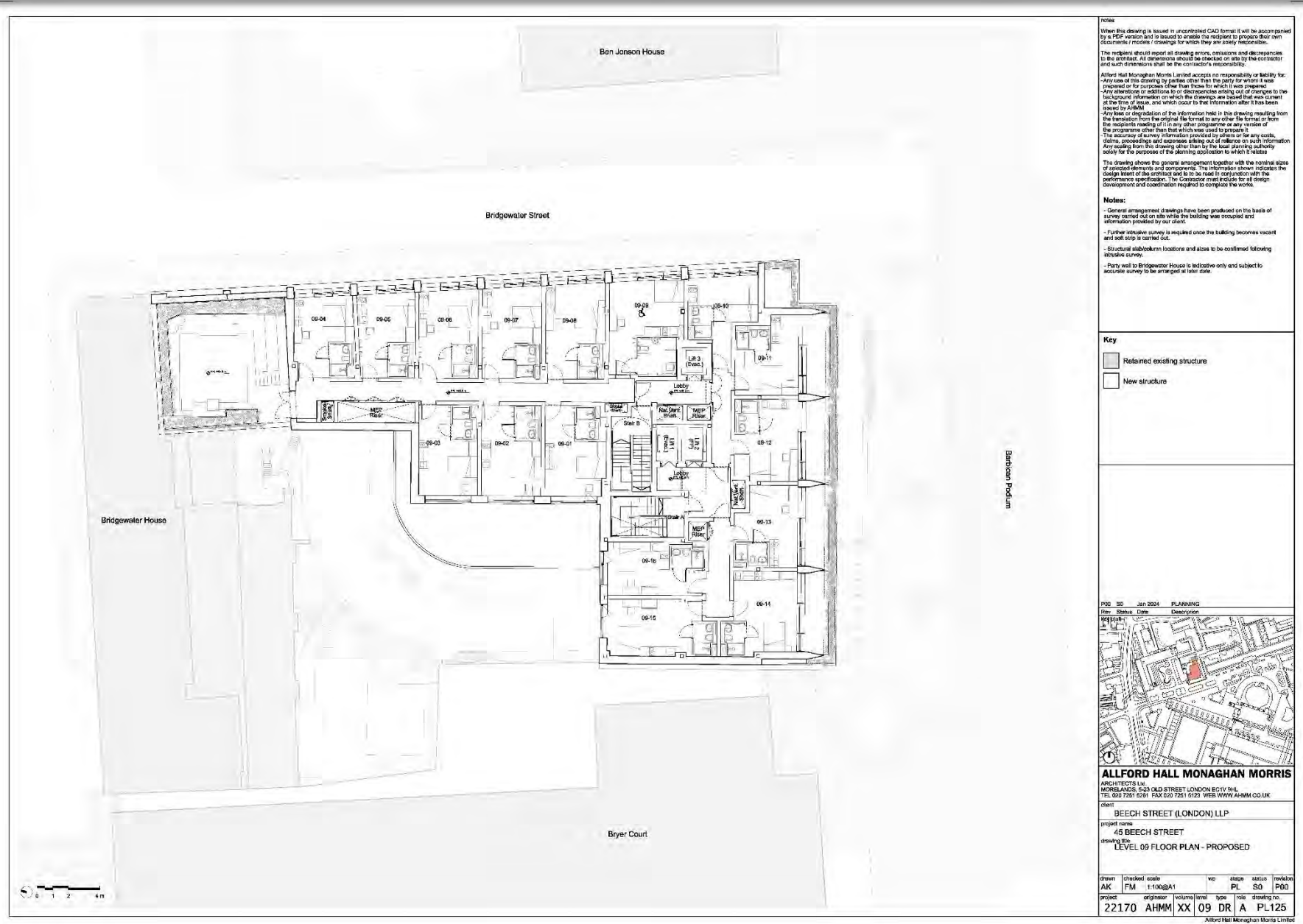
client: BEECH STREET (LONDON) LLP  
 project name: 45 BEECH STREET  
 drawing title: LEVEL 08 FLOOR PLAN - PROPOSED

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

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



**Notes:**

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 & changes) 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration of positions or dimensions or any other changes to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's handling of it in any other programme or any version of the programme other than that which was used to produce it. 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 to 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 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.

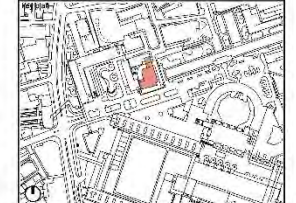
**Notes:**

- 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/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

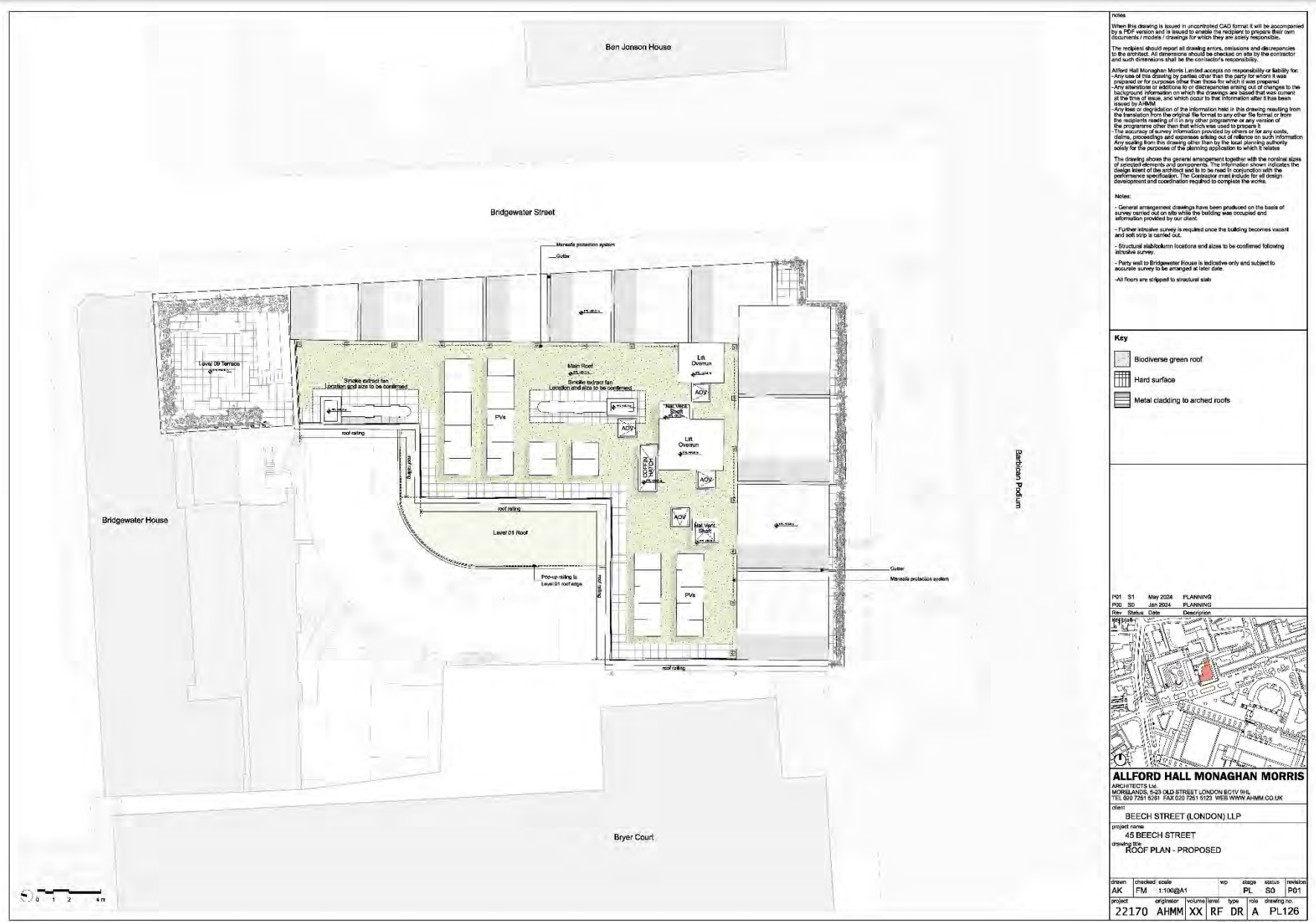
client: BEECH STREET (LONDON) LLP  
 project name: 45 BEECH STREET  
 drawing title: LEVEL 09 FLOOR PLAN - PROPOSED

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

Allford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



Notes

When this drawing is issued in uncompiled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration or addition to or deletion of any part of the drawing or the background information on which the drawings are based that was current at the time of issue, and which occur to the Institution after it has been issued by AHMM. Any loss or depreciation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 by 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 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.

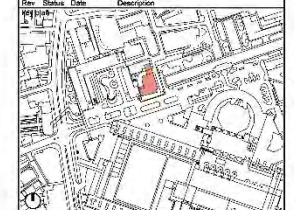
Notes:

- 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	S0	Jan 2024	PLANNING



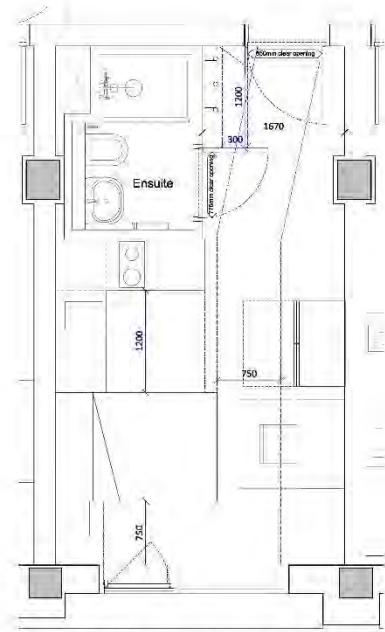
**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ  
 TEL: 020 7261 6281 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

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

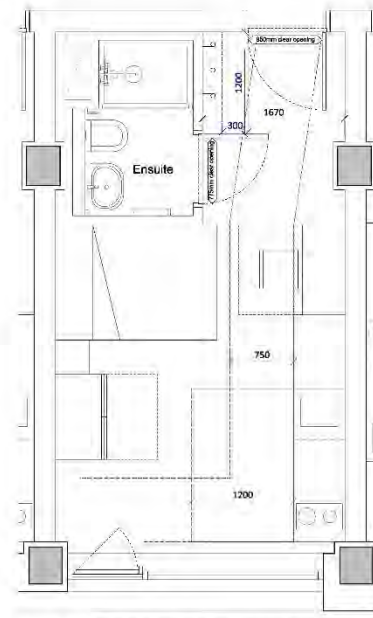
drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	S0	P01
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	RF	DR	A	PL126

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



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**

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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
- Any alteration or addition to or deletion of any part of the drawing or the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.  
- Any loss or duplication of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
- 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 to the local planning authority solely for the purposes of the planning application to which it relates.

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.

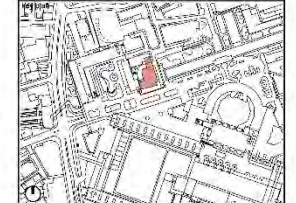
**Note**

- 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)

Rev	Issue	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

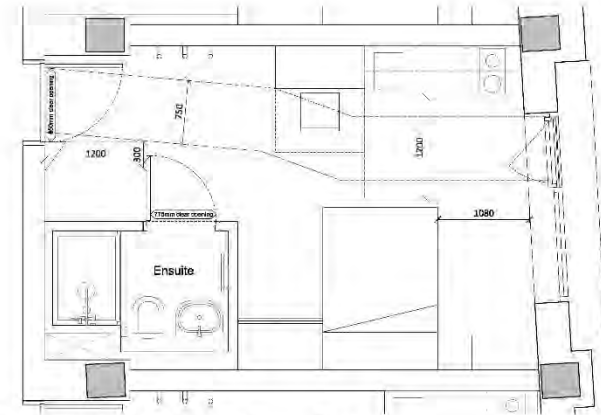
drawing title  
UNIT LAYOUT TYPE 01 AND TYPE 02 M4(2)

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

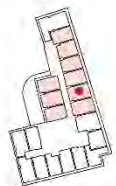
project: 22170 AHMM XX ZZ DR A PL400

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



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**

When this drawing is issued in uncompleted CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents (models & 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
- Any alteration or addition to or deletion of any part of the drawing or the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM.  
- Any loss or destruction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
- The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information.  
Any liability from this drawing other than to the local planning authority solely for the purposes of the planning application to which it relates.

This drawing shows the general arrangement together with the outline details 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.

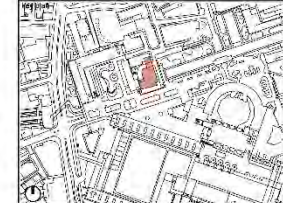
**Note**

- 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 stop it cannot cut.
- Structural slab/column locations and sizes to be confirmed following intrusive survey.
- Party wall to Bridgewater House to be 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 benchtop finish and opportunities for built-in storage, to be developed at later stage.

**Key**

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

POD	NO	Date	Description
	00	Jan 2024	PLANNING



**ALLFORD HALL MONAGHAN MORRIS**  
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  
UNIT LAYOUT TYPE 03  
M4(2)

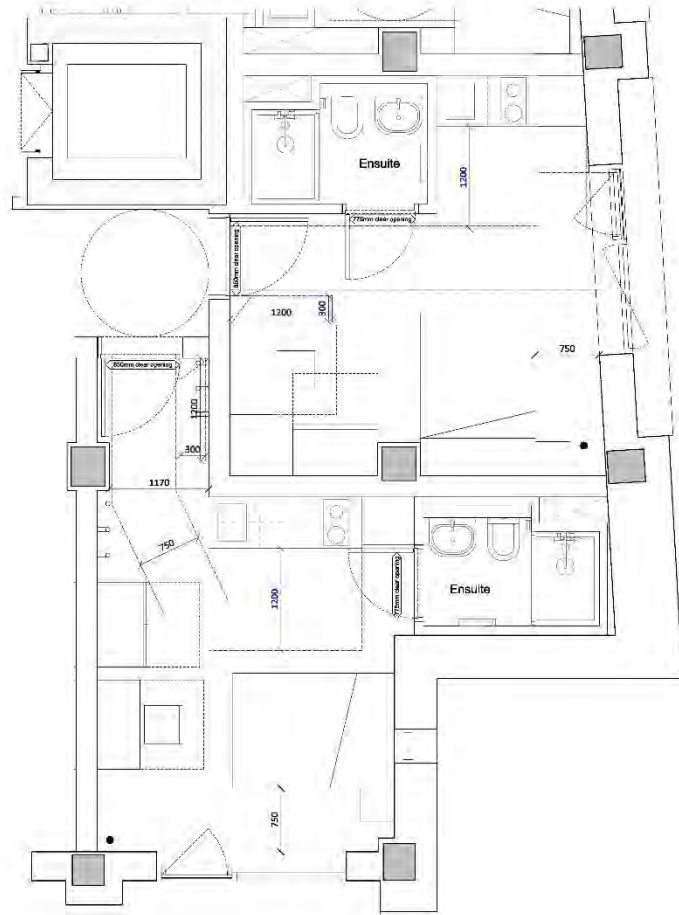
drawn	checked	scale	no	stage	status	revision
FM	LO	1:25@A1		PL	S0	P00

project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL401

Allford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



UNIT LAYOUT TYPE 04 M4(2) - TYPICAL LEVEL 01-07 - AREA 20 Sqm

UNIT LAYOUT TYPE 05 M4(2) - TYPICAL LEVEL 01-07 - AREA 21 Sqm

**Notes**

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.

**Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:**

- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
- Any alteration or addition to or deletion of any part of the drawing.
- Any information or data on which the drawings are based that was current at the time of issue, and which prior to that information either has been issued by AHMM.
- Any fact or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.
- 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 to 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 sizes of specified elements and dimensions. The information shown indicates the design intent of the drawings 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.

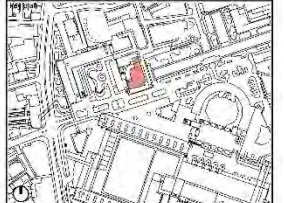
**Note**

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

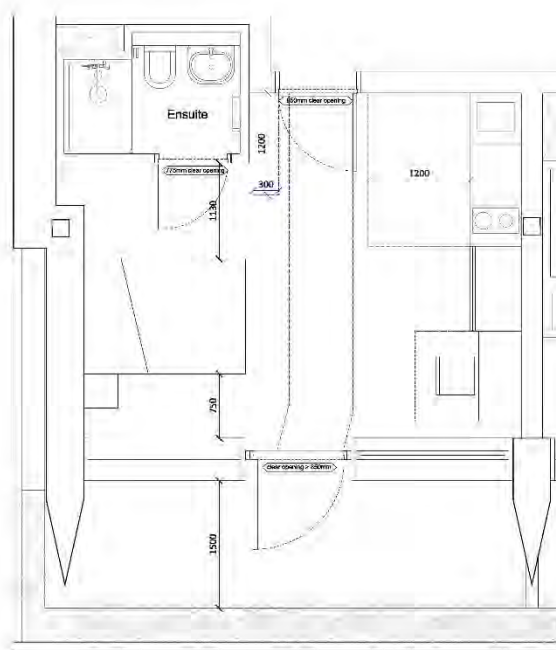
client: BEECH STREET (LONDON) LLP

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

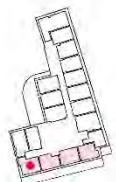
drawn	checked	scale	wp	stage	status	revision
FM	LO	1:25@A1		PL	SO	P00
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL402

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



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**

When this drawing is issued in uncompleted 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
- Any alteration or addition to or deletion from any part of the drawing.  
- Any information or instructions on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.  
- Any fact or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
- 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.

The drawing shows the general arrangement together with the outline details 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.

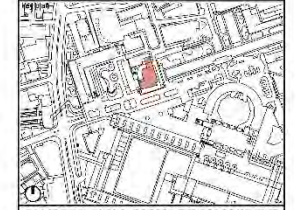
**Note**

- 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 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**  
ARCHITECTS LTD  
MORLANDS, 5-23 CAD STREET LONDON EC2Y 8AD  
TEL: 020 7261 6391 FAX: 020 7261 6103 WEB: WWW.AHMM.CO.UK

client:  
BEECH STREET (LONDON) LLP

project name:  
45 BEECH STREET

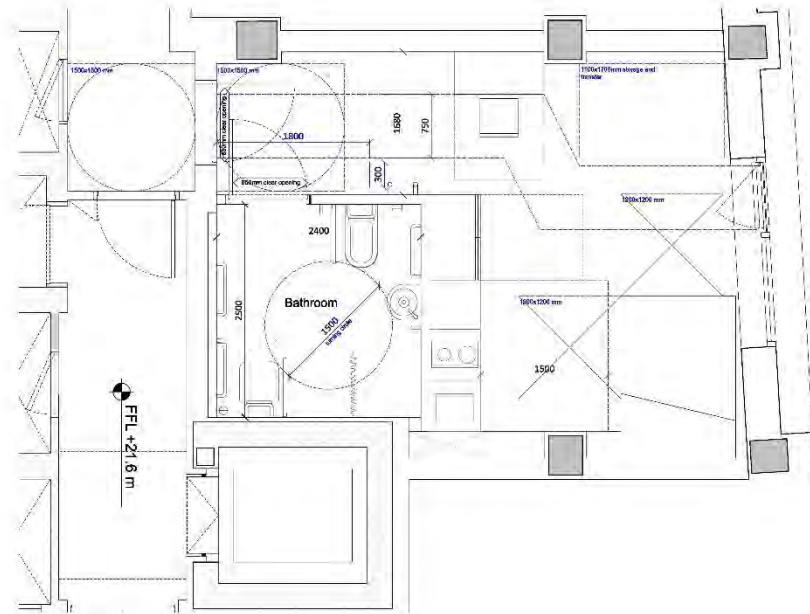
drawing title:  
UNIT LAYOUT TYPE 06  
M4(2)

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

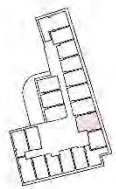
project	originator	volumes	sheet	type	role	drawing no.
22170	AHMM	XX	ZZ	DR	A	PL403

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



ACCESSIBLE UNIT LAYOUT TYPE 01 M4(3) - AREA 28 Sqm



**Notes**

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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration or addition to or deletion of any part of the drawing.  
 - Any information or instructions or other information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.  
 - Any loss or duplication of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
 - 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 to 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 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.

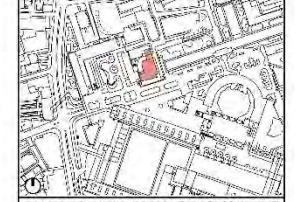
**Note**

- 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 set 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 furniture finish 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**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD  
 TEL: 020 7261 6291 FAX: 020 7261 9122 WEB: WWW.AHMM.CO.UK

client:  
 BEECH STREET (LONDON) LLP

project name:  
 45 BEECH STREET

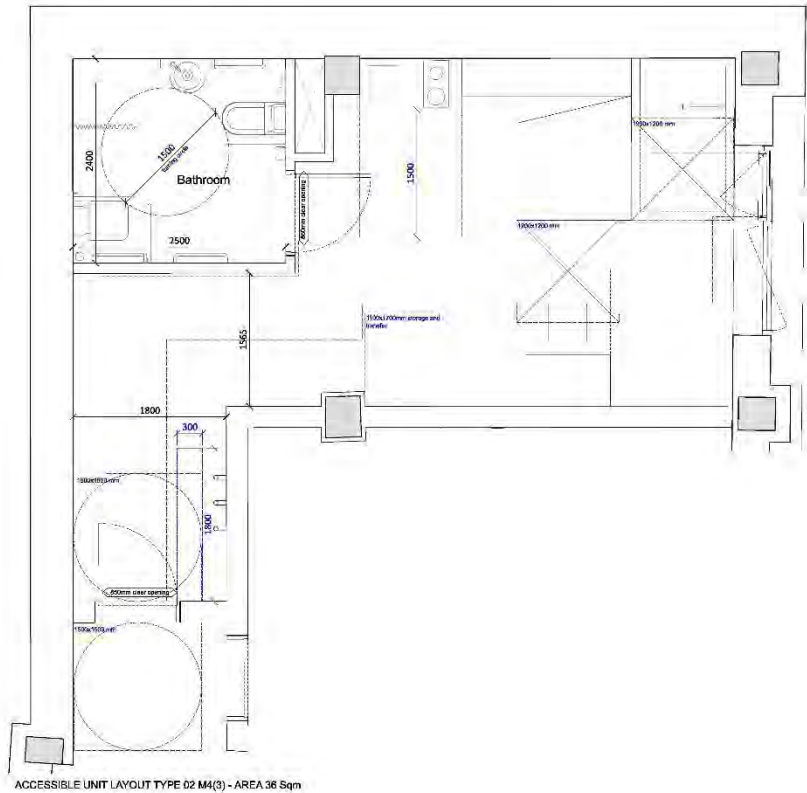
drawing title:  
 ACCESSIBLE UNIT LAYOUT TYPE 01 M4(3)

drawn	checked	scale	no	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	PL404



# 45 Beech Street, EC2Y 8AD



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



**notes**

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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration or addition to or deletion of any part of the drawing.  
 - Any information or additional or consequential errors, omissions or changes to the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM.  
 - Any loss or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
 - The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information.  
 Any liability from this drawing other than to 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 sizes of specified elements and components. The information shown indicates the design intent of the drawings 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.

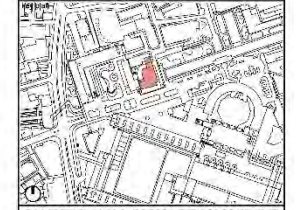
**Note**

- 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 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 bespoke 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)

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 6291 FAX: 020 7261 6122 WEB: WWW.AHMM.CO.UK

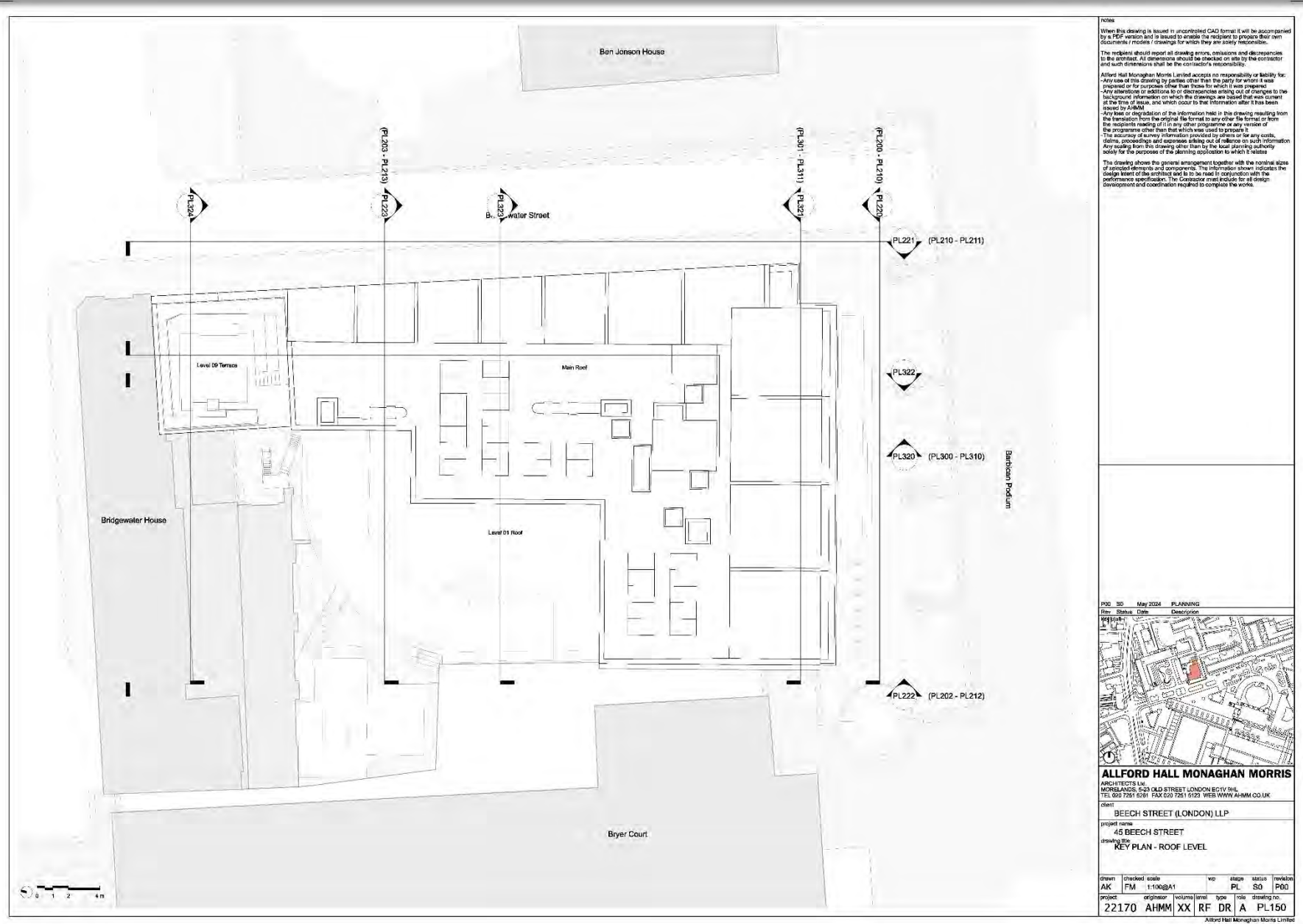
client:  
 BEECH STREET (LONDON) LLP

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

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



notes

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 / models / 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared; Any alteration or addition to or deletion of any part of the drawing; The background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM; Any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it; The accuracy of any 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 to the local planning authority solely for the purposes of the planning application to which it relates.

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 read in conjunction with the performance specifications. The Contractor must include for all design development and coordination required to complete the work.

Rev.	Status	Date	Description
P00	SO	May 2024	PLANNING

**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET LONDON EC2Y 8WJ  
 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:  
**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

Allford Hall Monaghan Morris Limited

# 45 Beech Street, EC2Y 8AD



**Notes**

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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration or addition to or deletion from any of the drawings or the background information on which the drawings are based that was carried out at the time of issue, and which occur to the information after it has been issued by AHMM. Any fact or depiction of information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. The accuracy of any 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 to 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 routine items of specified details and dimensions. 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:**

1. Main entrance door - glazing with PFC metal framing.
2. Glazing (indicated with grey) - metal framing.
3. Curtain iron glazing with grey metal framing.
4. PFC metal window with this roof.
5. Glass reinforced concrete panels - light grey.
6. Metal transfer panel - dark colour.
7. Glass reinforced with PFC metal framing.
8. Flat panel metal window with operable panel behind - dark colour.
9. Flat panel metal window - light colour.
10. Metal cladding.
11. Tiled roof panels - light colour.
12. Metal cladding - light/medium colour.
13. Metal cladding to arch roof - light/medium colour.
14. Windows with PFC metal framing.
15. Louvered door (balcony).
16. Metal cladding structure with black painted glazing.
17. Retained brickwork - Painted.
18. PFC metal window - light colour.
19. Metal framed operable window.
20. Retained facade - light colour.
21. Retained brickwork facade with louvered panels - light colour.
22. Metal railing.

**Key**

- Retained existing structure
- New structure

PNO: 80 August 2024 PLANNING  
 P01: 50 May 2024 PLANNING  
 P02: 50 Jan 2024 PLANNING  
 Rev: Status Date Description

**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS Ltd.  
 MORELANDS, 5-23 CAD STREET, LONDON, EC2Y 8AD, UK  
 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:  
 SOUTH ELEVATION - PROPOSED

drawn	checked	scale	wp	stage	status	revision
AK	FM	1:100@A1		PL	800	P02

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:**

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.

**Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:**

- Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
- Any alteration or addition to or deletion of any part of the drawing.
- Any information on which the drawings are based that was current at the time of issue, and which occurs to the Institution after it has been issued by AHMM.
- Any loss or deterioration of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.
- The accuracy of any 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.

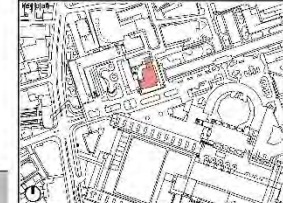
The drawing shows the general arrangement together with the nominal sizes of selected elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specification. The Contractor must include for all design development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

- Notes:**
1. Main entrance door - glazing with PPC metal framing.
  2. Glazing (indicated with grey metal framing).
  3. Curved iron glazing with grey metal framing.
  4. PPC metal window with this roof.
  5. Casts reinforced concrete panels, light grey.
  6. Metal spandrel panel dark colour.
  7. Casts reinforced with PPC metal framing.
  8. PVC metal window with operable panel behind - dark colour.
  9. Casts reinforced concrete panels - light colour.
  10. Casts reinforced concrete panels - light colour.
  11. Casts reinforced concrete panels - light colour.
  12. Casts reinforced concrete panels - light colour.
  13. Casts reinforced concrete panels - light colour.
  14. Casts reinforced concrete panels - light colour.
  15. Casts reinforced concrete panels - light colour.
  16. Casts reinforced concrete panels - light colour.
  17. Casts reinforced concrete panels - light colour.
  18. Casts reinforced concrete panels - light colour.
  19. Casts reinforced concrete panels - light colour.
  20. Casts reinforced concrete panels - light colour.
  21. Casts reinforced concrete panels - light colour.
  22. Casts reinforced concrete panels - light colour.
  23. Casts reinforced concrete panels - light colour.

**Key**

- Retained existing structure
- New structure

Rev.	Status	Date	Description
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 6222 WEB WWW.AHMM.CO.UK

client  
**BEECH STREET (LONDON) LLP**

project name  
**45 BEECH STREET**

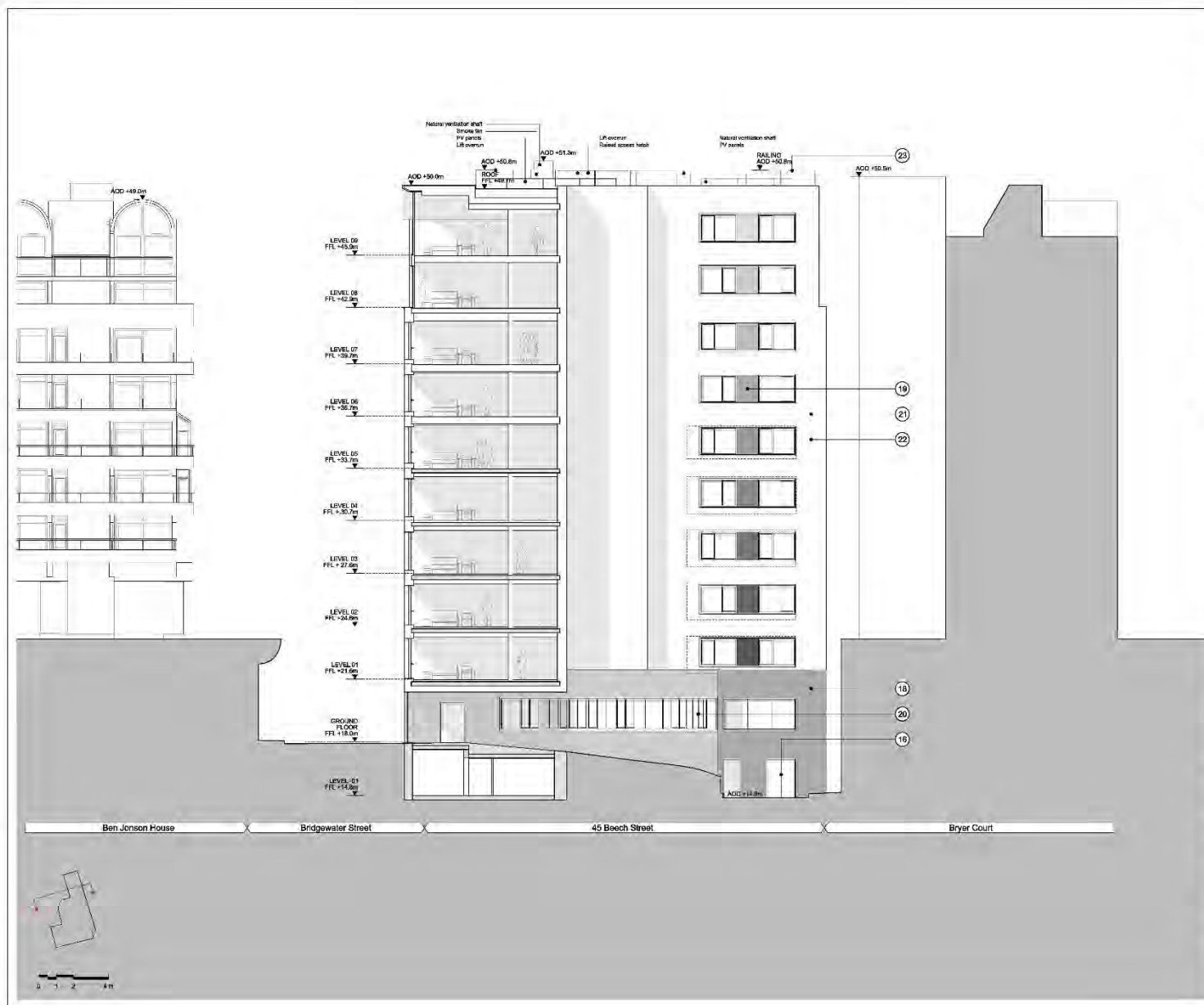
drawing title  
**EAST ELEVATION - PROPOSED**

drawn	checked	scale	wp	size	sheet	revision
AK	FM	1:100@A1		PL	S00	P01

project	originator	volume	sheet	type	role	drawing no.
22170	AHMM	XX	XX	DR	A	PL221

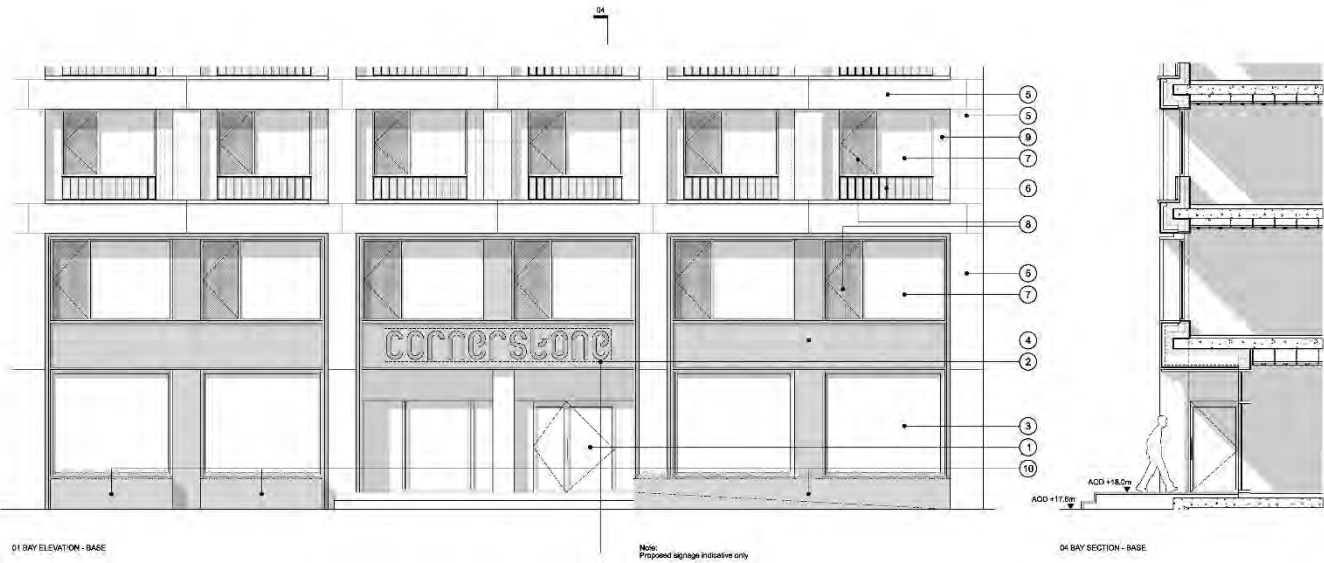


# 45 Beech Street, EC2Y 8AD





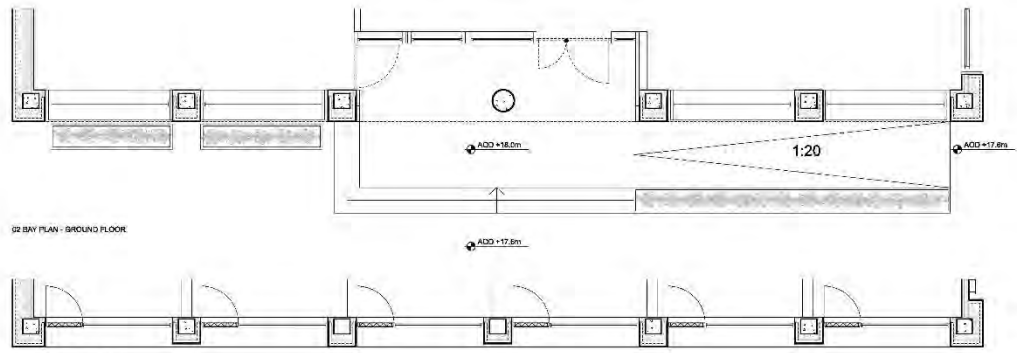
# 45 Beech Street, EC2Y 8AD



01 BAY ELEVATION - BASE

Note:  
Proposed signage indicative only

04 BAY SECTION - BASE



02 BAY PLAN - BROWND FLOOR

03 BAY PLAN - FIRST FLOOR

notes

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 (models & 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.

Alford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration or addition or omissions or errors, or if any other information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.  
 - Any fact or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
 - The accuracy of any information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information.  
 Any liability from this drawing other than to the local planning authority solely for the purposes of the planning application to which it relates.

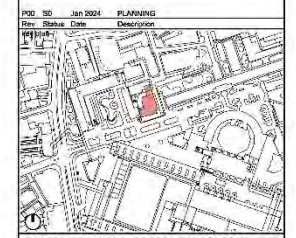
The drawings show the general arrangements together with the nominal sizes of selected elements and components. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development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

- Notes:**
1. Main entrance door - glazing with PFC metal framing.
  2. Change indicative only.
  3. Curtain iron glazing with pvc frame framing.
  4. PFC metal window with the roof.
  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 separate panel behind - dark colour.
  9. Cast reinforced window - light colour.
  10. Tiled roof panels - light colour.
  11. Metal cladding - light/medium colour.
  12. Metal cladding to arched roof - light/medium colour.

**Key**

Retained existing structure

New structure

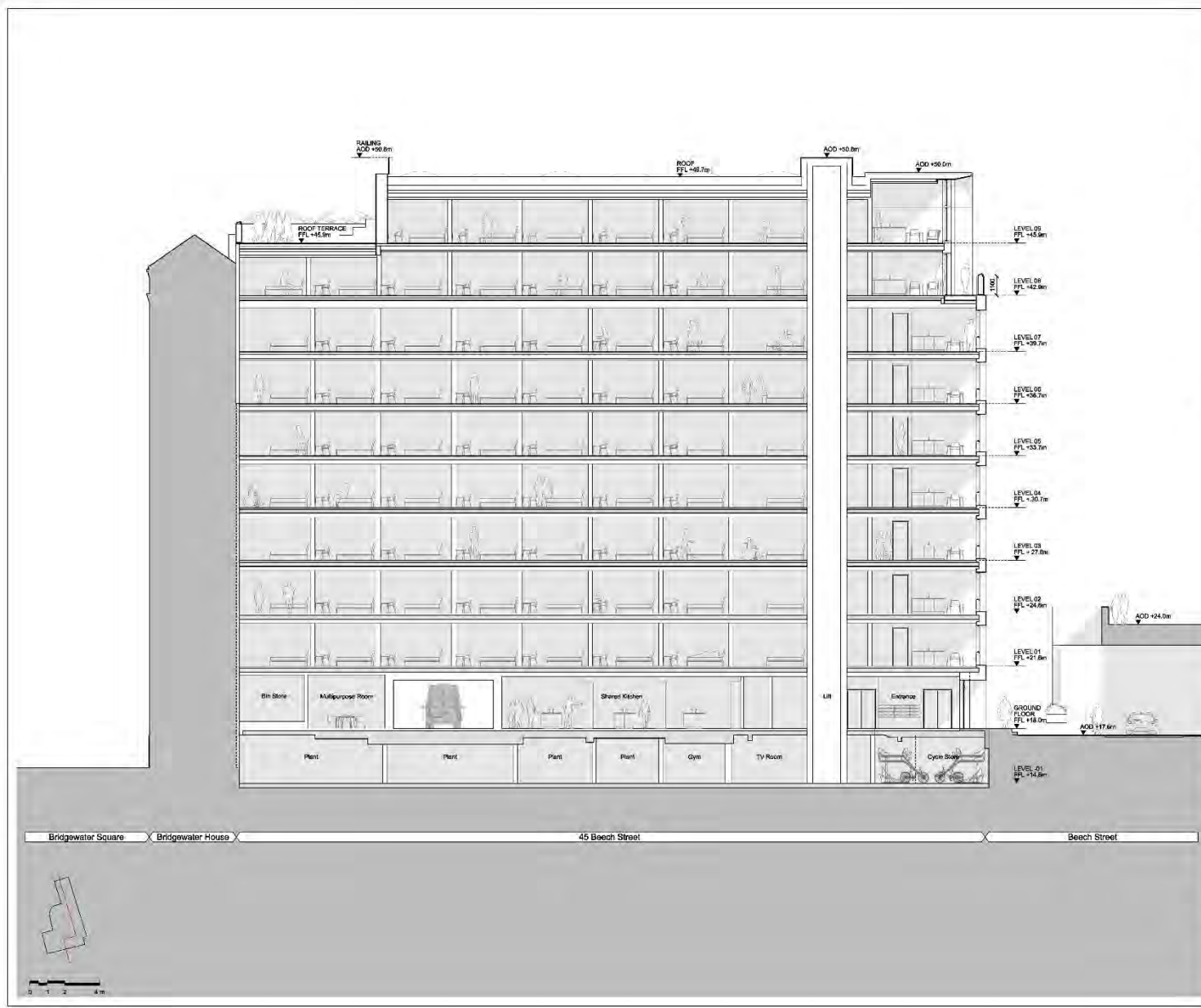


P00		SO	Jan 2024	PLANNING		
Rev	Status	Date	Description			
1	Issue		Initial			
<p><b>ALLFORD HALL MONAGHAN MORRIS</b>                  ARCHITECTS Ltd.                  MORELANDS, 5-23 CAD STREET LONDON EC2Y 8AD                  TEL: 020 7261 6091 FAX: 020 7261 6100 WEB: WWW.AHMM.CO.UK</p>						
client						
BEECH STREET (LONDON) LLP						
project name						
45 BEECH STREET						
drawing title						
BAY STUDY 01 - BASE						
drawn	checked	scale	wp	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





# 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 (models & 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.

Alford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration of conditions or circumstances which do not change the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM. Any fact or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 to 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 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 specification. The Contractor must include for all design development and coordination required to complete the works.

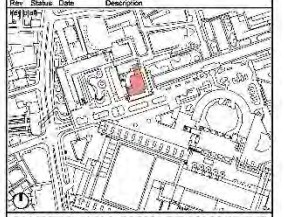
**Notes:**

- General arrangement drawings have been produced on the basis of survey carried out on site until 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/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 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 6122 WEB: WWW.AHMM.CO.UK

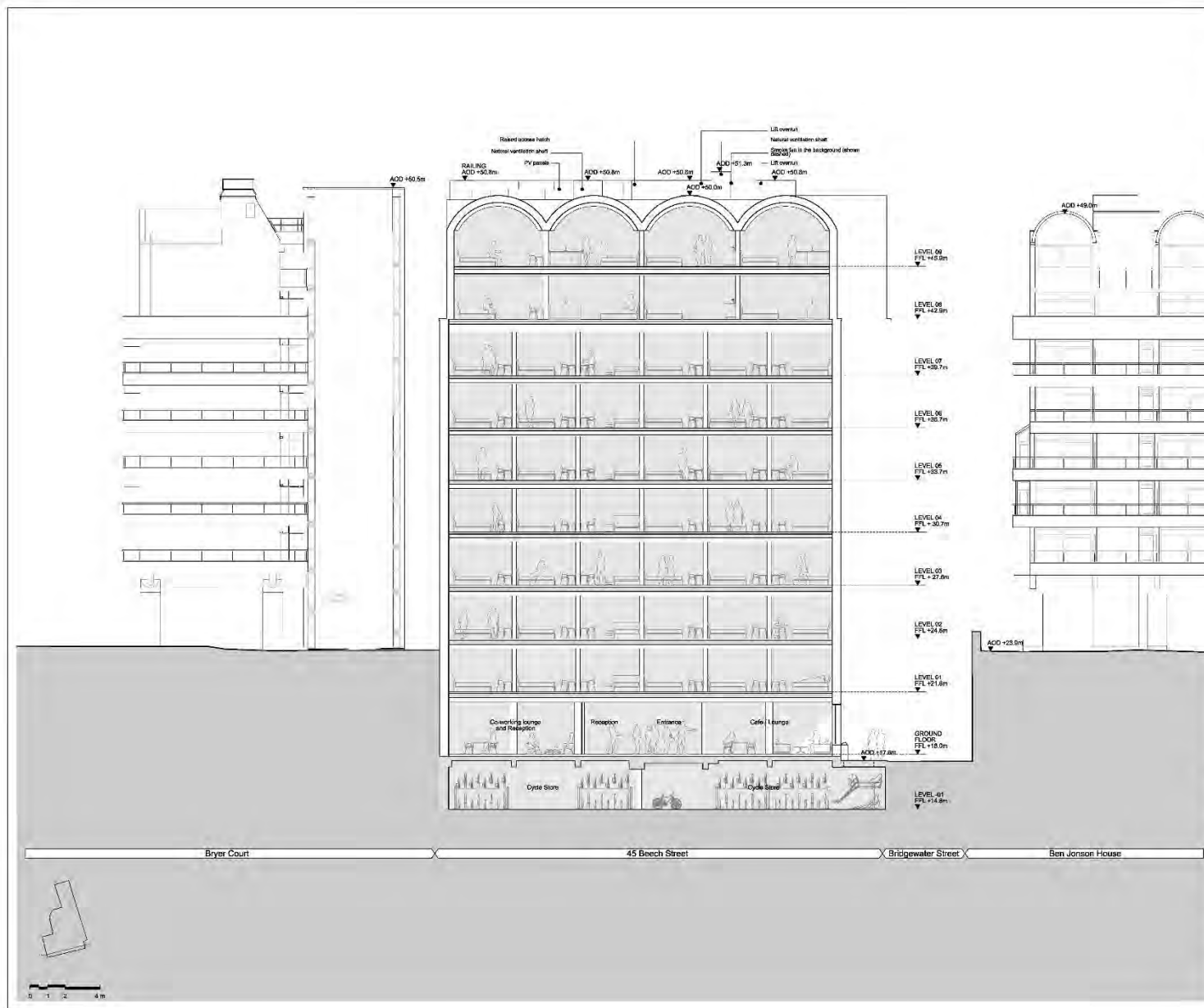
client:  
**BEECH STREET (LONDON) LLP**  
 project name:  
**45 BEECH STREET**  
 drawing title:  
**SECTION AA - PROPOSED**

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

Alford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



**Notes:**

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 (models & 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.

Alford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration of positions or dimensions or any change to the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.  
 - Any loss or duplication of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
 - 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 to 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 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:**

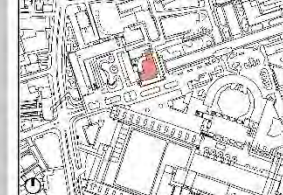
- General arrangement drawings have been produced on the basis of survey carried out on site while the building was occupied and information provided by our client.
- Further intrusive survey is required once the building becomes vacant and as it is carried out.
- Structural slab/column locations and 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

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

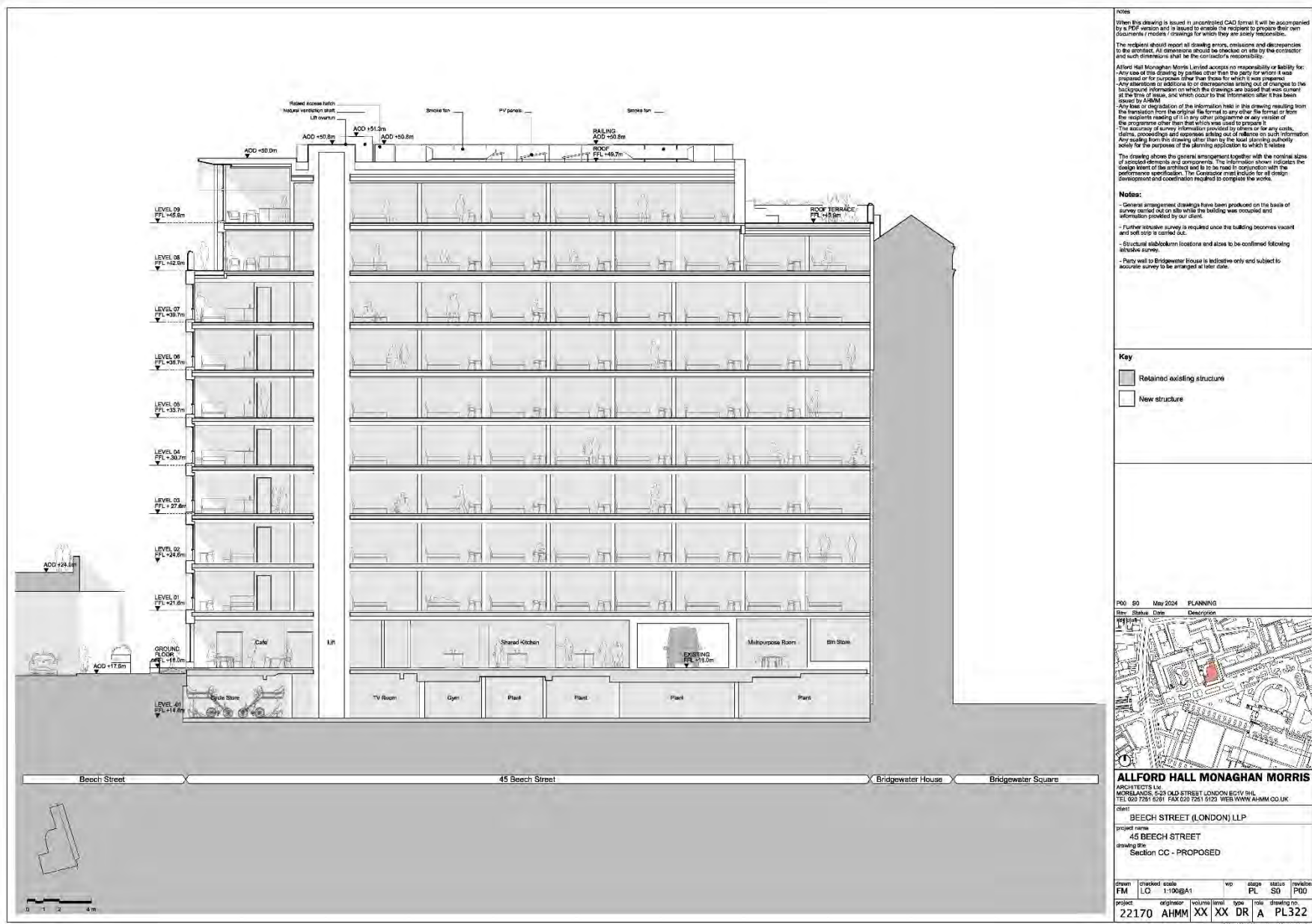
client: BEECH STREET (LONDON) LLP

project name: 45 BEECH STREET  
 drawing title: 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

Alford Hall Monaghan Morris Limited

# 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for: Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. Any alteration of portions of architectural drawings, or of any part of the background information on which the drawings are based that was current at the time of issue, and which occur to the Institution after it has been issued by AHMM. Any fact or depiction of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it. 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 to the local planning authority solely for the purposes of the planning application to which it relates.

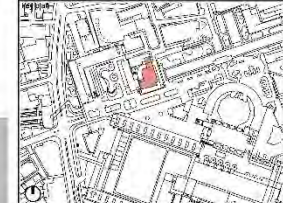
The drawing shows the general arrangement together with the nominal sizes of specified elements and dimensions. The information shown indicates the design intent of the architect and is to be used in conjunction with the performance specifications. The Contractor must include for all design development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

Rev	Status	Date	Description
P00	00	May 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:  
**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



**Disclaimer:**  
 Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:  
 - Any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.  
 - Any alteration of conditions or circumstances which, at the time of the background information on which the drawings are based that was current at the time of issue, and which occur to the information after it has been issued by AHMM.  
 - Any loss or depreciation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to produce it.  
 - The accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information.  
 Any liability from this drawing other than to the local planning authority solely for the purposes of the planning application to which it relates.

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 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 intrusive survey.
  - Party wall to Bridgewater House to be tested only and subject to accurate survey to be arranged at later date.

**Key**

- Retained existing structure
- New structure

POD	SO	May 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 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**

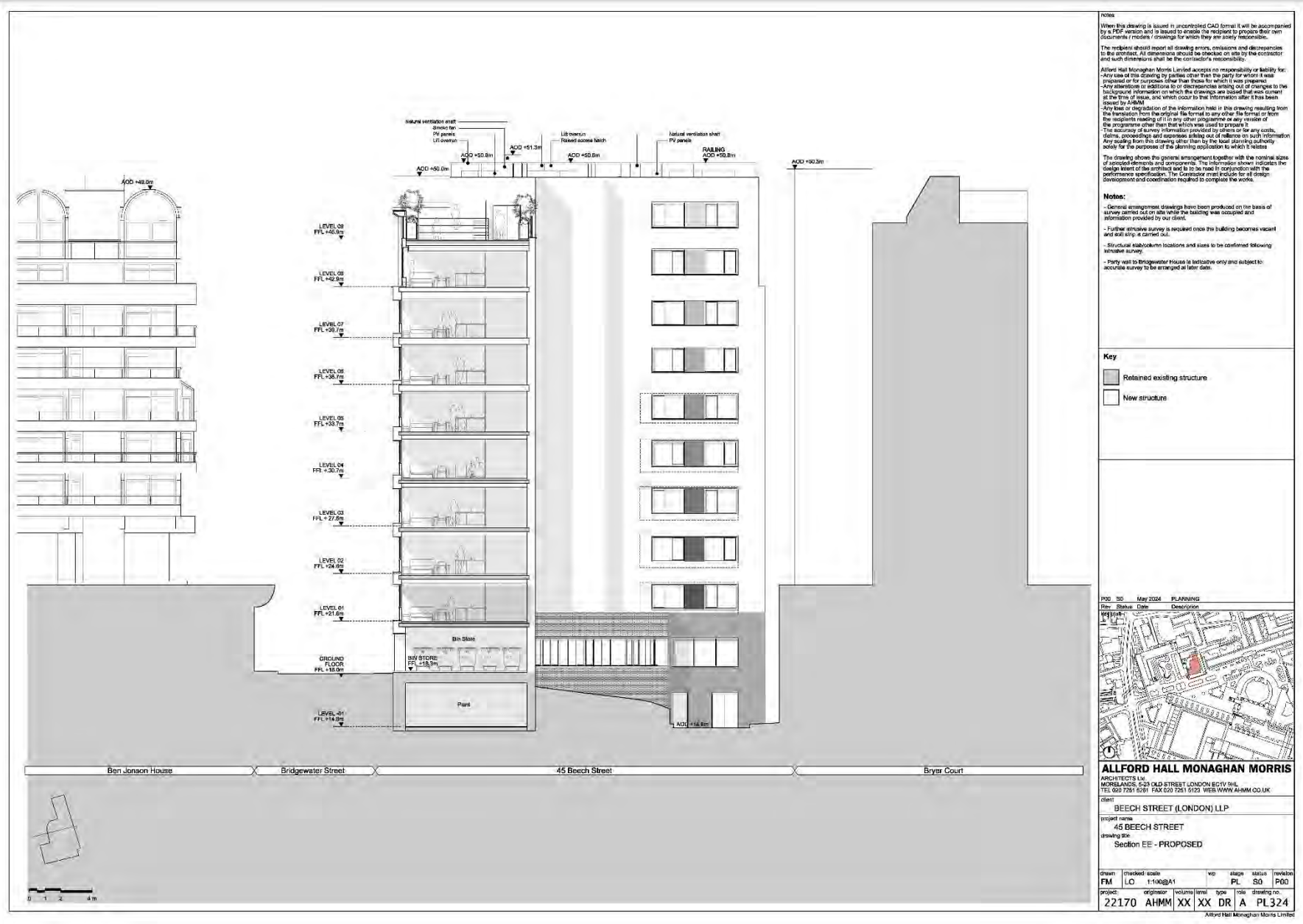
drawn	checked	scale	wp	stage	status	revision
FM	LO	1:100@A1		PL	SO	P00

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

Allford Hall Monaghan Morris Limited



# 45 Beech Street, EC2Y 8AD



45 Beech Street, EC2Y 8AD

Planning CGIs





















MURRAY HOUSE  
1850-1851  
1852-1853  
1854-1855  
1856-1857  
1858-1859  
1860-1861  
1862-1863  
1864-1865  
1866-1867  
1868-1869  
1870-1871  
1872-1873  
1874-1875  
1876-1877  
1878-1879  
1880-1881  
1882-1883  
1884-1885  
1886-1887  
1888-1889  
1890-1891  
1892-1893  
1894-1895  
1896-1897  
1898-1899  
1900-1901  
1902-1903  
1904-1905  
1906-1907  
1908-1909  
1910-1911  
1912-1913  
1914-1915  
1916-1917  
1918-1919  
1920-1921  
1922-1923  
1924-1925  
1926-1927  
1928-1929  
1930-1931  
1932-1933  
1934-1935  
1936-1937  
1938-1939  
1940-1941  
1942-1943  
1944-1945  
1946-1947  
1948-1949  
1950-1951  
1952-1953  
1954-1955  
1956-1957  
1958-1959  
1960-1961  
1962-1963  
1964-1965  
1966-1967  
1968-1969  
1970-1971  
1972-1973  
1974-1975  
1976-1977  
1978-1979  
1980-1981  
1982-1983  
1984-1985  
1986-1987  
1988-1989  
1990-1991  
1992-1993  
1994-1995  
1996-1997  
1998-1999  
2000-2001  
2002-2003  
2004-2005  
2006-2007  
2008-2009  
2010-2011  
2012-2013  
2014-2015  
2016-2017  
2018-2019  
2020-2021  
2022-2023  
2024-2025

BRIDGEWATER STREET  
22

BRIDGEWATER STREET

























BUCHENSWEG





















45 Beech Street, EC2Y 8AD

Planning Townscape Verified Views

















Bryer Court









Bryer Court





































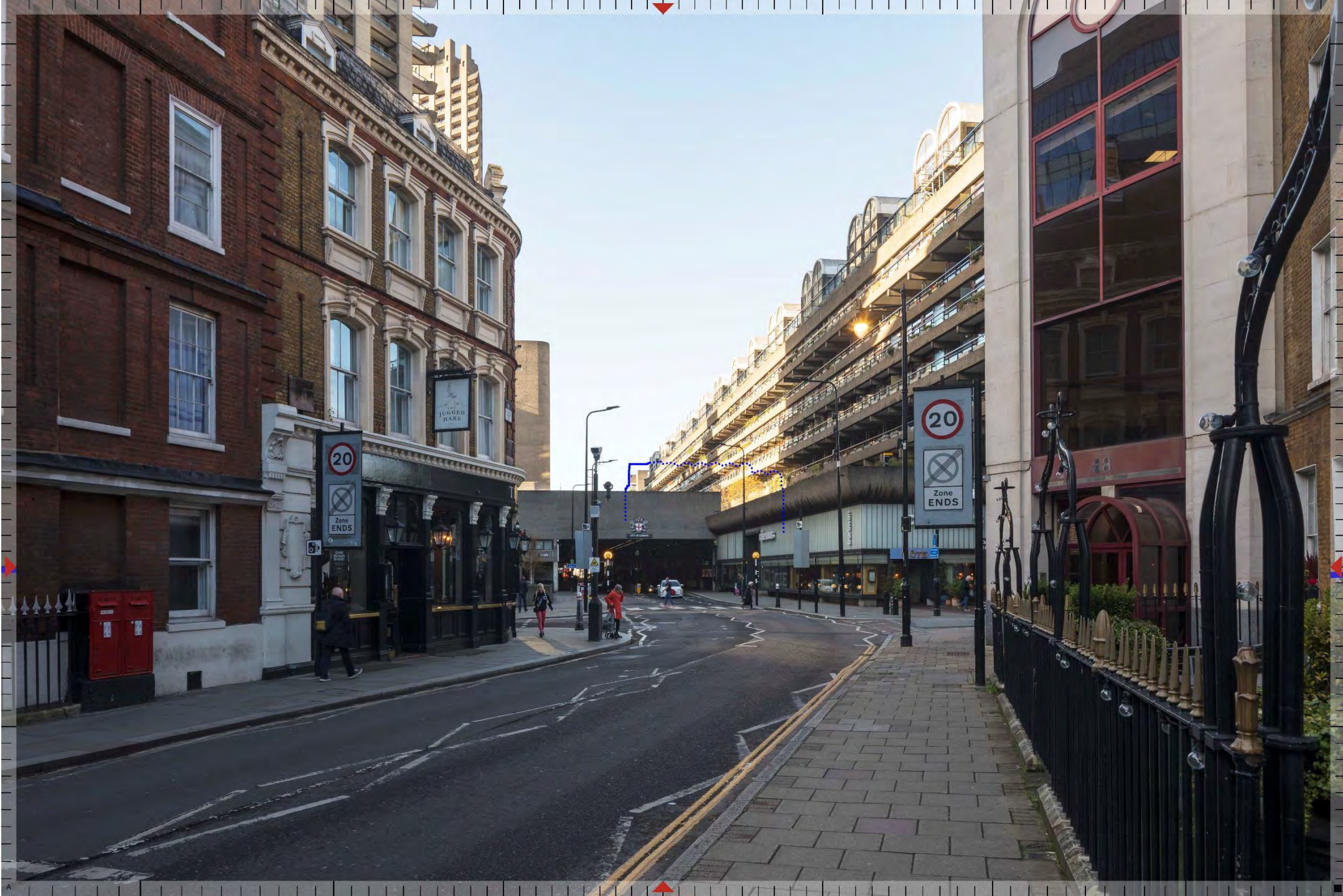
















HAYNE STREET ECI

UR  
URBAN RETREAT

ADVANCED WARNING  
ROAD WORKS HERE  
18.07.23 - 18.07.23  
10.00 - 18.00

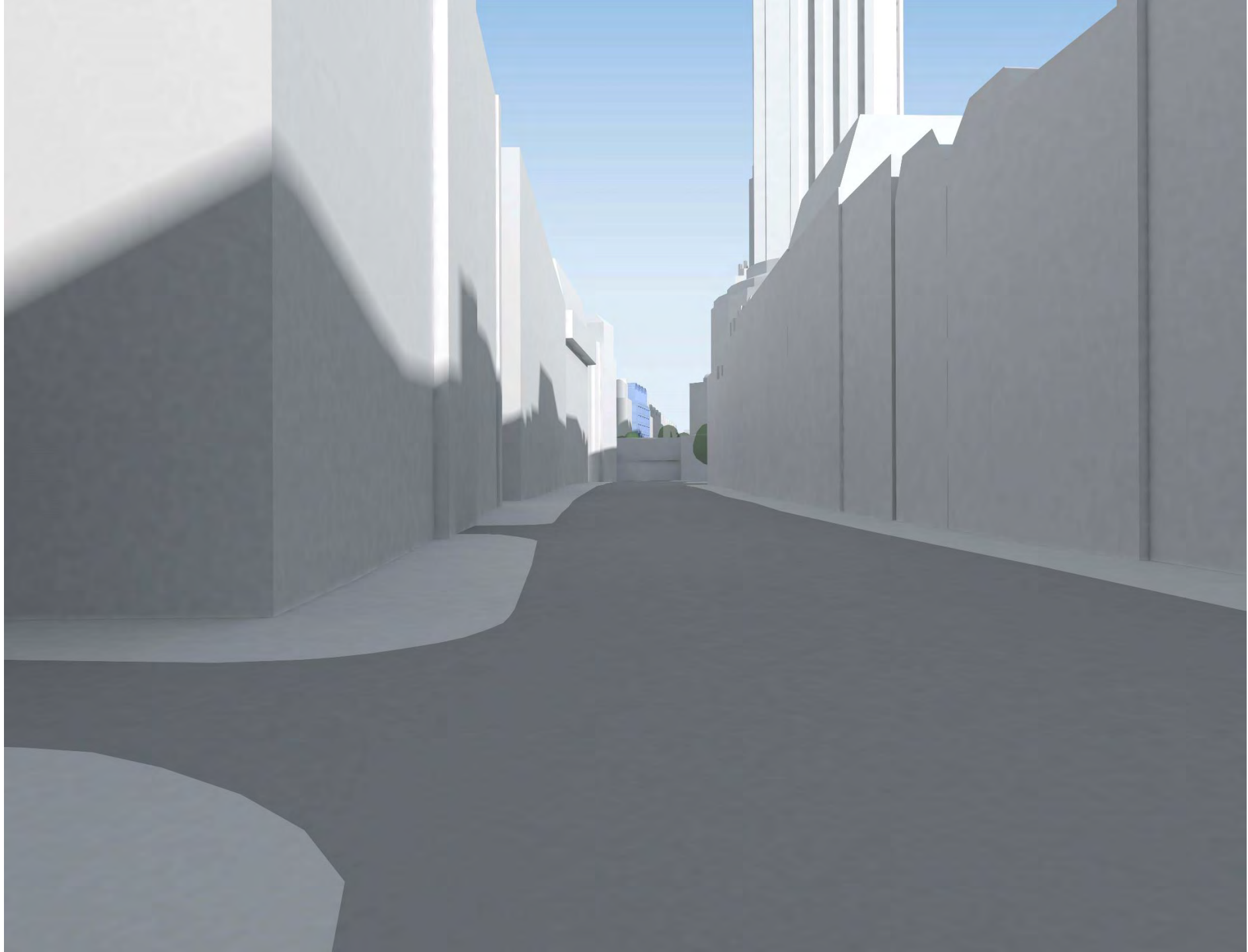
5m  
ZONE

TO LET  
Jarvis Keller  
020 7231 9236

020 76

gum-burts





















Information and  
directional signs  
at the station





Information  
about the  
services  
of the  
City of London





Information sign  
for the  
pedestrian  
walkway





















# **Next Planning Applications Sub-Committee**

29<sup>th</sup> October 2024