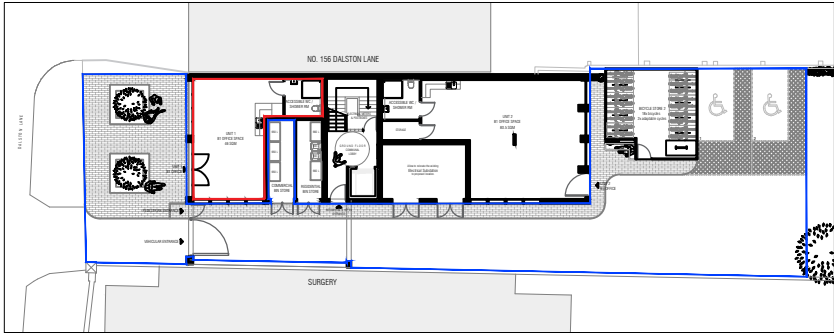
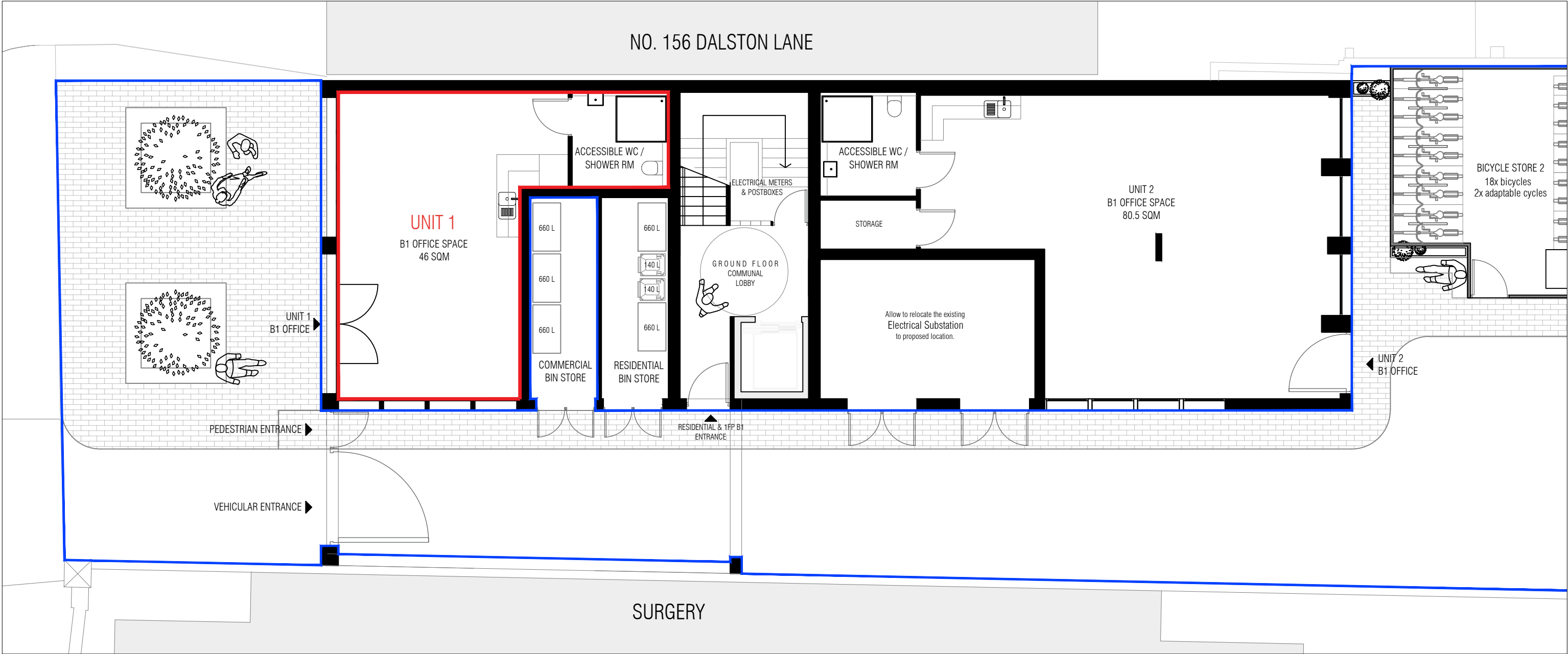




PROPOSED OFFICE UNIT 1 - GROUND FLOOR
SCALE 1:500 on A3



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REV	DATE	INITIALS	DESCRIPTION
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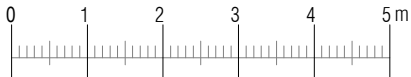
PROPOSED OFFICE UNIT 1 - GROUND FLOOR
SCALE 1:100 on A3



DENOTES OFFICE UNIT



DENOTES COMMON ACCESS



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PROJECT: CONSTRUCTION OF A 5-STOREY BUILDING COMPRISING B1 (OFFICE) FLOORS SPACE AT GROUND + FIRST FLOORS AND 7no. RESIDENTIAL UNITS ABOVE
154 Dalston Lane, London, E8 1NG

CLIENT: ETAIN LTD.

DWG TITLE: Proposed Office Unit 1 Plan - Ground Floor

DWG NO: LP-700-MB-101

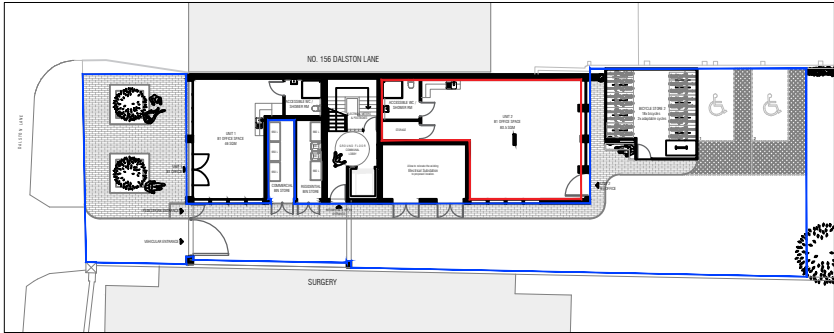
REV:

DATE DRAWN: Dec 2020

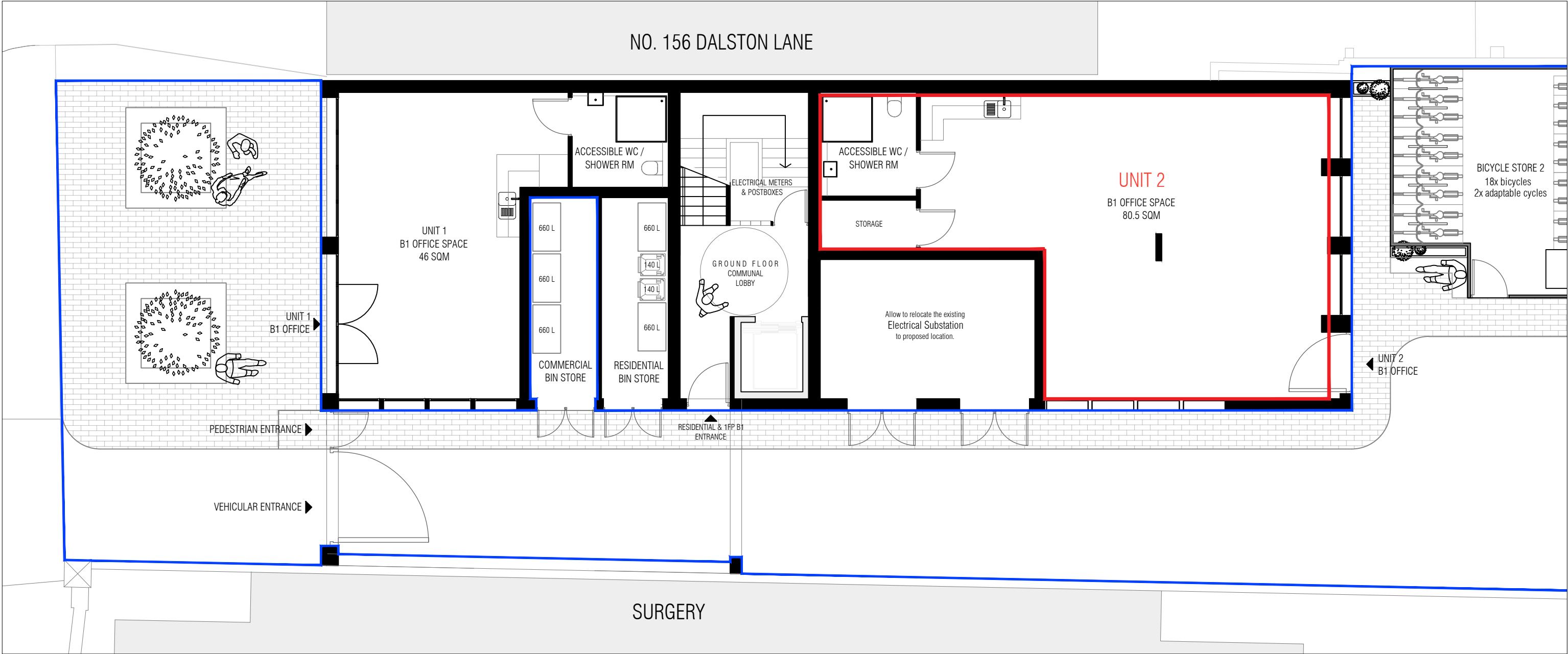
SCALE: 1:100 @ A3

DRAWN BY: SR

CHECKED: MB



PROPOSED OFFICE UNIT 2 - GROUND FLOOR
SCALE 1:500 on A3



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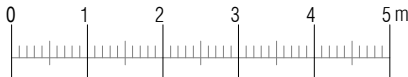
PROPOSED OFFICE UNIT 2 - GROUND FLOOR
SCALE 1:100 on A3



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154 Dalston Lane, London, E8 1NG

CLIENT: ETAIN LTD.

DWG TITLE: Proposed Office Unit 2 Plan - Ground Floor

DWG NO: LP-700-MB-102

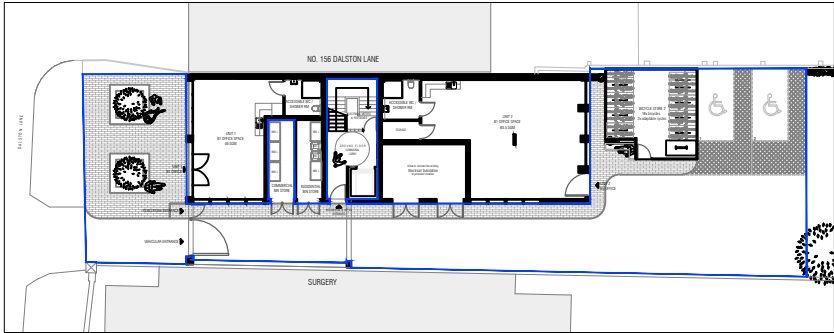
REV:

DATE DRAWN: Dec 2020

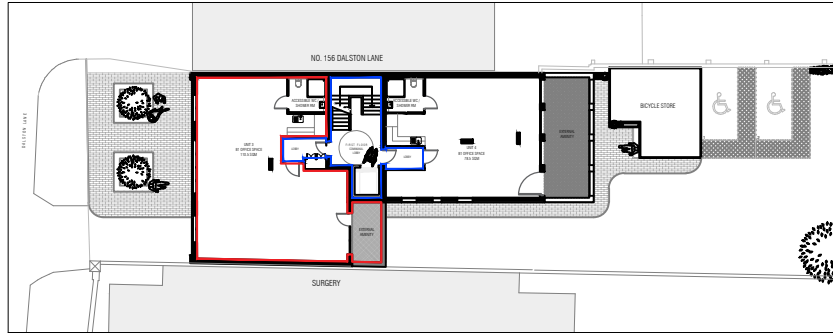
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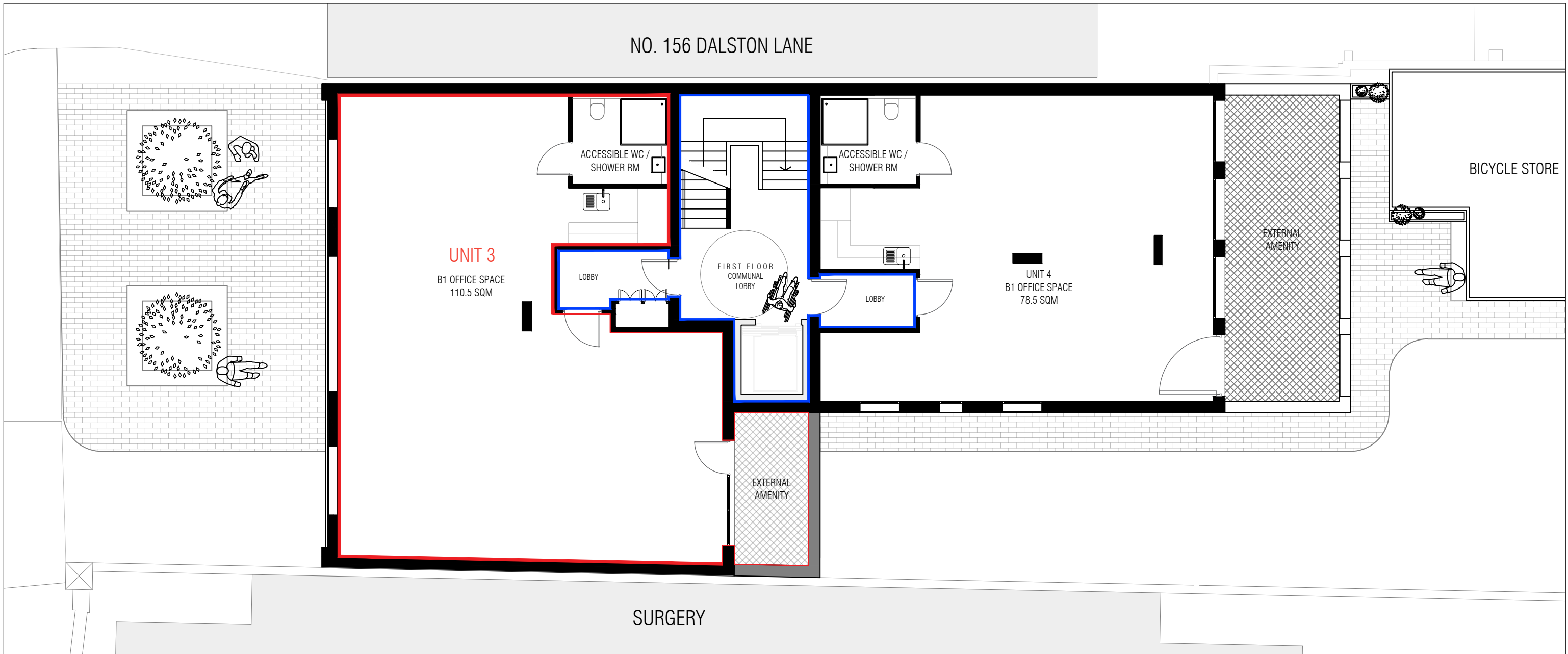
CHECKED: MB



PROPOSED OFFICE UNIT 3 - GROUND FLOOR
SCALE 1:500 on A3



PROPOSED OFFICE UNIT 3 - FIRST FLOOR
SCALE 1:500 on A3



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REV	DATE	INITIALS	DESCRIPTION
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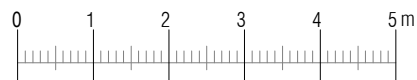
PROPOSED OFFICE UNIT 3 - FIRST FLOOR
SCALE 1:100 on A3



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154 Dalston Lane, London, E8 1NG

CLIENT: ETAIN LTD.

DWG TITLE: Proposed Office Unit 3 Plan - First Floor

DWG NO: LP-700-MB-103

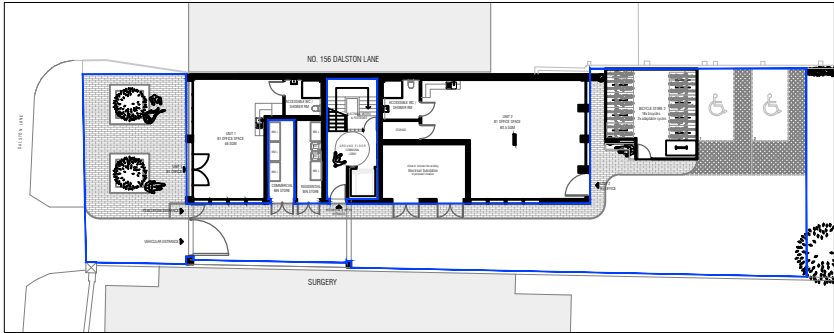
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DATE DRAWN: Dec 2020

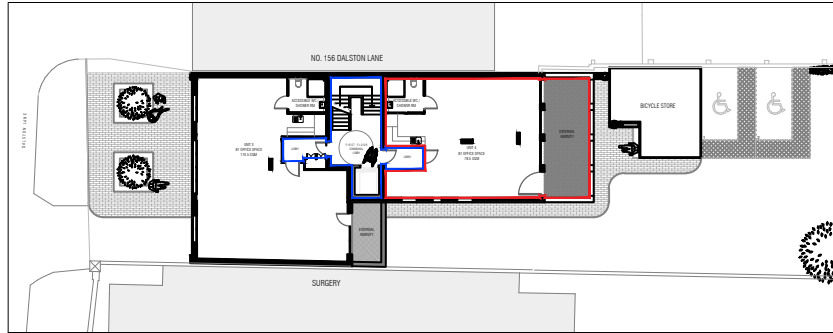
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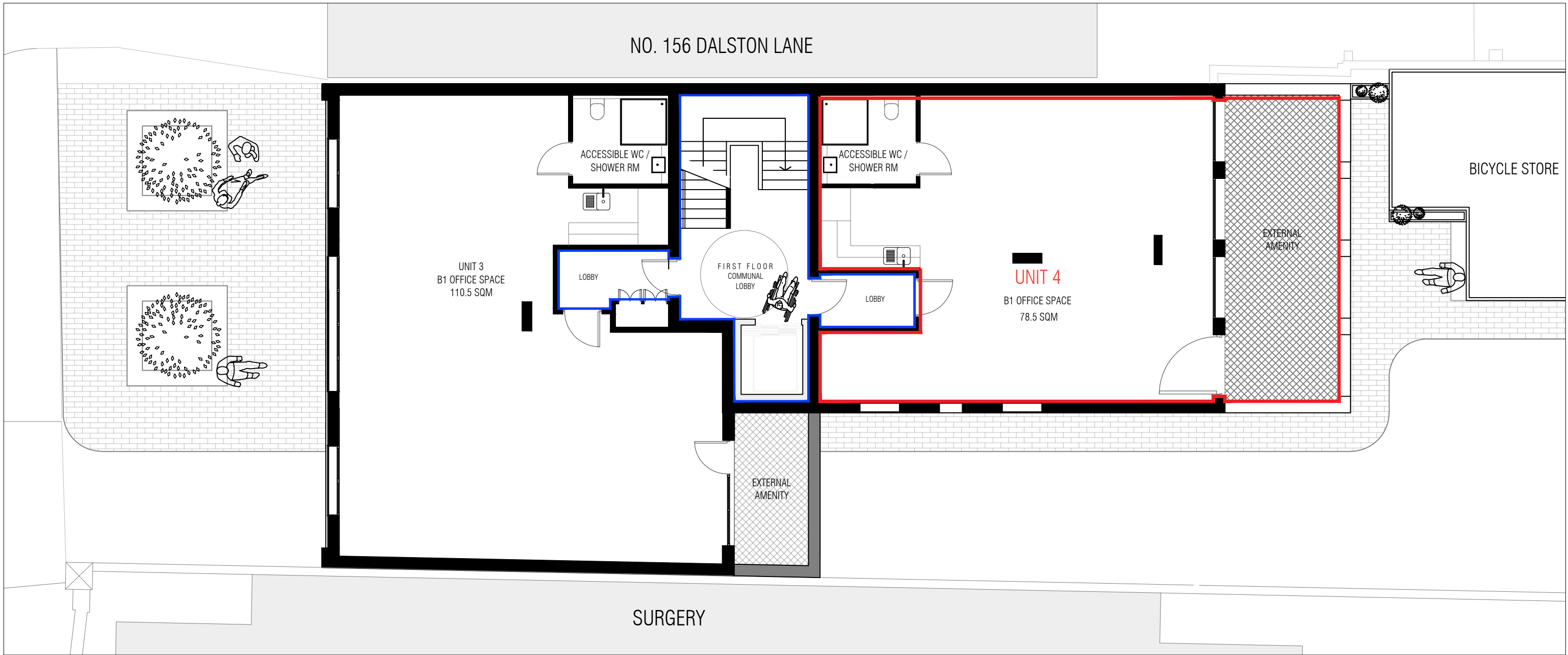
CHECKED: MB



PROPOSED OFFICE UNIT 4 - GROUND FLOOR
SCALE 1:500 on A3



PROPOSED OFFICE UNIT 4 - FIRST FLOOR
SCALE 1:500 on A3



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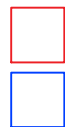
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Indicates revisions made to this drawing.

REV	DATE	INITIALS	DESCRIPTION
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PROPOSED OFFICE UNIT 4 - FIRST FLOOR
SCALE 1:100 on A3



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PROJECT: CONSTRUCTION OF A 5-STOREY BUILDING COMPRISING B1 (OFFICE) FLOORS/SPACE AT GROUND + FIRST FLOORS AND 7no. RESIDENTIAL UNITS ABOVE 154 Dalston Lane, London, E8 1NG		
CLIENT:	ETA IN LTD.	
DWG TITLE:	Proposed Office Unit 4 Plan - First Floor	
DWG NO:	LP-700-MB-104	REV:
SCALE:	1:100 @ A3	DATE DRAWN: Dec 2020
DRAWN BY:	SR	CHECKED: MB



KEY

1. Lift overrun
2. Recessed Fourth Floor
3. Ground Floor - B1 Use
4. Ground Floor - Front Landscaped court
5. 440mm Stack bond with recessed pointing Brickwork pier - Layer 1
6. 102.5mm SAWTOOTH Brickwork
7. Stretcher Course - Layer 3
8. 65mm Stone coping to match brickwork
9. Fixed Aluminium windows
10. Ground Floor B1 unit entrance.
11. Steel Framed Saw Toothed timber gates with visual connection between front and rear.
12. Stallriser - Stone to match horizontal coping on upper floors
13. Soldier course emphasising horizontality

NOTES

- All openings to have deep reveals with doors and windows setback from the main elevation.
- Horizontal emphasis with coping and brick sills.
- Primary brickwork: Traditional English Red.
- Proposed recessed Fourth floor, door and window frames and Juliet balconies to be clad in Zinc RAL 7011 (of type Pigmento VMZinc or to equivalent specification).
- The Ground Floor has a softer, people-friendly and better appealing frontage in comparison to older schemes.

PROPOSAL SITE BOUNDARY

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REV	DATE	INITIALS	DESCRIPTION
0	June 2020	SR	ISSUED FOR PRE-APP
A	FEBRUARY 2022	PIH	WINDOW ARRANGEMENT, BRICKWORK, BALUSTRADE
B	MARCH 2022	PIH	STALLRISER, JULIET BALCONIES REMOVED L01, STACK BOND TO PIERS

201
700

PROPOSED FRONT [NORTH] ELEVATION
SCALE 1:100 on A3



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PROJECT:	CONSTRUCTION OF A 5-STOREY BUILDING COMPRISING B1 (OFFICE) FLOORSACE AT GROUND + FIRST FLOORS AND 8no. RESIDENTIAL UNITS ABOVE 154 Dalston Lane, London, E8 1NG		
CLIENT:	ETAİN LTD.		
DWG TITLE:	Proposed Front [north] Elevation		
DWG NO:	PA-700-MB-201	REV: B	DATE DRAWN: 02.07.2020
SCALE:	1:100 @ A3	DRAWN BY: SR	CHECKED: MB

NOTES

- All openings to have deep reveals with doors and windows setback from the main elevation.
- 440mm wide brick piers form the primary layer to the elevation, with 102.5mm horizontal brick banding balancing the facade.
- Primary brickwork: Traditional English Red with matching mortar.
- Proposed recessed Fourth floor, door and window frames and Juliet balconies to be clad in Galvanized Zinc RAL 7011 (of type Pigmento VMZinc or to equivalent specification).
- The Rear facade is set back by every floor to reduce any impact on neighbouring buildings, and to optimize natural sun and daylight to flats amenity without compromising on privacy of residents. Recessed floors is a common occurrence along the street.

NOTES

- Based on comments from Planners, brickwork has been made part of balcony safety railing.

KEY

1. Lift overrun

2. Recessed Fourth Floor

3. Setback East wing

4. Ground Floor - B1 Use

5. 440mm Brickwork pier - Stack Bond - Ground floor

6. 440mm Brickwork pier - Stack Bond - First floor

7. 440mm Brickwork pier - Stack Bond - 2nd and 3rd floors

8. 102.5mm Brickwork band

9. Base Brickwork 1 - same as parent brickwork.
10. Ground Floor B1 unit entrance.

11. Pedestrian Gate

12. Vehicular Gate

13. Saw Tooth Brickwork



PROPOSAL SITE BOUNDARY

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REV	DATE	INITIALS	DESCRIPTION
0	June 2020	SR	ISSUED FOR PRE-APP
A	MARCH 2022	PJH	BRICKWORK - STACK BOND TO PIERS

202
700

PROPOSED REAR [SOUTH] ELEVATION
SCALE 1:100 on A3



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PROJECT:	CONSTRUCTION OF A 5-STOREY BUILDING COMPRISING B1 (OFFICE) FLOORS/SPACE AT GROUND + FIRST FLOORS AND 8no. RESIDENTIAL UNITS ABOVE 154 Dalston Lane, London, E8 1NG		
CLIENT:	ETAİN LTD.		
DWG TITLE:	Proposed Rear [south] Elevation		
DWG NO:	PA-700-MB-202	REV: A	DATE DRAWN: 02.07.2020
SCALE:	1:100 @ A3	DRAWN BY: SR	CHECKED: MB