

SECTION 2: QUALITY AND DELIVERABILITY APPENDICES

Confidential

SW2 Enterprise Centre: Final Tender

Appendices

- A2.1 RIBA Stage C (Concept) Drawings - Council buildings (AHMM & Coffey)
- A2.2 RIBA Stage B (Design Brief) Drawings - Surplus sites (SEW)
- A2.3 Written Response to Employer's Requirements
- A2.4 Quality Policy - IMS extract
- A2.5 Kajima Quality Policy
- A2.6 Example Development Management Scope of Services
- A2.7 Kajima Business Continuity Plan
- A2.8 Kajima Health & Safety Policy - Full Manual

A2.1 RIBA Stage C (Concept) Drawings - Council buildings (AHMM & Coffey)

SECTION 2: QUALITY AND DELIVERABILITY APPENDICES

DRAWING REGISTER

COUNCIL ACCOMMODATION

Number	Name	Size	Scale
100	SW2 Enterprise Centre Masterplan	A3	1:1000
141	Civic offices - Ground Floor Plan	A3	1:400
140	Civic offices - Lower Ground Floor Plan	A3	1:400
142	Civic offices - First Floor Plan	A3	1:400
143	Civic offices - Second Floor Plan	A3	1:400
144	Civic offices - Third Floor Plan	A3	1:400
145	Civic offices - Fourth Floor Plan	A3	1:400
146	Civic offices - Roof Plan	A3	1:400
310	Civic offices - Section B and Section C	A3	1:400
200	Civic offices - Buckner Road and Brixton Hill elevations	A3	1:400
201	Civic offices - Porden Road elevation	A3	1:400
147	Civic offices - Typical floor plan (option 1)	A3	1:200
420	Civic offices - Typical floor plan (option 2)	A3	1:200
421	Civic offices - Typical floor plan (option 3)	A3	1:200
422	Civic offices - Typical floor plan (option 4)	A3	1:200
130	Town Hall - Lower Ground Floor Plan	A3	1:400
131	Town Hall - Upper Ground Floor Plan	A3	1:400
132	Town Hall - First Floor Plan	A3	1:400
133	Town Hall - Second Floor Plan	A3	1:400
134	Town Hall - Roof Plan	A3	1:400
300	Town Hall - Section A	A3	1:400
135	Town Hall - Upper Ground Floor Plan (detailed layout)	A3	1:250
N/A	Artist's impression of exterior to new council office's and Town Hall along Brixton Hill	A3	N/A
N/A	Artist's impression of exterior to new council office's along Brixton Hill in the evening	A3	N/A
N/A	Artist's impression of atrium to new council office's	A3	N/A
N/A	Artist's impression of extension to Town Hall	A3	N/A
N/A	The Triangle - Ground and First Floor plan	A3	1:200
N/A	Artist's impression of The Triangle	A3	N/A

SURPLUS SITES

Number	Name	Size	Scale
PO-100	Porden Road - Ground Floor Plan	A3	1:200
PO-101	Porden Road - First Floor Plan	A3	1:200
PO-102	Porden Road - Second Floor Plan	A3	1:200
PO-103	Porden Road - Third Floor Plan	A3	1:200
PO-104	Porden Road - Fourth Floor Plan	A3	1:200
PO-105	Porden Road - Fifth Floor Plan	A3	1:200
PO-106	Porden Road - Sixth Floor Plan	A3	1:200
PO-107	Porden Road - Seventh Floor Plan	A3	1:200
PO-108	Porden Road - Eighth Floor Plan	A3	1:200
PO-109	Porden Road - Ninth Floor Plan	A3	1:200
PO-200	Porden Road - Short Section	A3	1:200
IV-100	Ivor House - Ground Floor Plan	A3	1:200
IV-101	Ivor House - First Floor Plan	A3	1:200
IV-102	Ivor House - Second Floor Plan	A3	1:200
IV-103	Ivor House - Third Floor Plan	A3	1:200
IV-104	Ivor House - Fourth Floor Plan	A3	1:200
IV-099	Ivor House - Basement Plan	A3	1:200
IV-201	Ivor House - Section	A3	1:200
OMH-099	Olive Morris House - Lower Ground Floor Plan	A3	1:400
OMH-100	Olive Morris House - Ground Floor Plan	A3	1:400
OMH-101	Olive Morris House - First - Fourth Floor Typical Plan	A3	1:400
OMH-103	Olive Morris House - Fifth Floor Plan	A3	1:400
OMH-200	Olive Morris House - Proposed Section AA	A3	1:200
WR-100	Wanless Road - Ground Floor Plan	A3	1:200

SECTION 2: QUALITY AND DELIVERABILITY APPENDICES

MASTER AREA SCHEDULE

COUNCIL ACCOMMODATION

Building / Floor	NIA (sq m)	GIA (sq m)
Town Hall (4 floors)		
-1	1,160	2,619
0	2,237	2,803
1	1,515	2,037
2	1,410	1,620
Total	6,322	9,079
Total new-build	2,291	2,910
Total refurb	4,030	6,168
New civic offices (5 floors)		
0	1,662	2,226
1	1,698	1,891
2	1,794	1,987
3	1,207	1,416
4	1,187	1,380
Total	7,548	8,900
Total Council accommodation	13,870	17,979
External landscaping		
Total		4,390

SURPLUS SITES

Building / Floor	NIA (sq m)	GIA (sq m)	Studio	1 bed	2 bed	3 bed	Total
Porden Road residential (Total: 9 floors)							
0 (residential)	569	1,195	-	3	3	5	11
1 (residential)	943	1,152	1	8	1	1	11
2 (residential)	912	1,112	1	8	5	1	15
3 (residential)	912	1,112	1	8	5	1	15
4 (residential)	554	730	1	4	3	1	9
5 (residential)	554	730	1	4	3	1	9
6 (residential)	284	390	1	2	2	-	5
7 (residential)	284	390	1	2	2	-	5
8 (residential)	284	390	1	2	2	-	5
Total	5,296	7,201	8	41	26	10	85
Porden Road commercial (Total: 9 floors)							
0 (commercial)	144						
Ivor House residential (Total: 6 floors)							
1 (residential)	629	714	1	1	6	-	8
2 (residential)	629	714	1	1	6	-	8
3 (residential)	602	742	1	1	6	-	8
4 (residential)	561	682	-	1	6	-	7
Total	2,421	2,852	3	4	24	-	31
Ivor House commercial (Total: 6 floors)							
-1 (commercial)	904	972					
0 (commercial)	655	959					
Total	1,559	1,931					
Olive Morris House residential (Total: 8 floors)							
-1 (residential)	1,196	1,350	-	-	4	-	4
0 (residential)	312	1,404	-	-	4	6	10
1 (residential)	1,220	1,455	-	6	10	2	18
2 (residential)	1,220	1,455	-	6	10	2	18
3 (residential)	1,220	1,455	-	6	10	2	18
4 (residential)	1,220	1,455	-	6	10	2	18
5 (residential)	596	858	-	6	4	-	10
6 (residential)	596	858	-	6	4	-	10
Total	7,580	10,290	-	36	56	14	106
Wanless Road residential							
Total	689	814					
Total surplus sites (residential)	15,297	20,343	11	81	106	24	222
Total surplus sites (commercial)	1,703	2,075					

SECTION 2: QUALITY AND DELIVERABILITY APPENDICES

AREA SCHEDULE: TOWN HALL AND NEW CIVIC OFFICES



12070_ SW2 Enterprise Centre

V.04 Town Hall & Enterprise Centre Area Schedule

11.06.2013

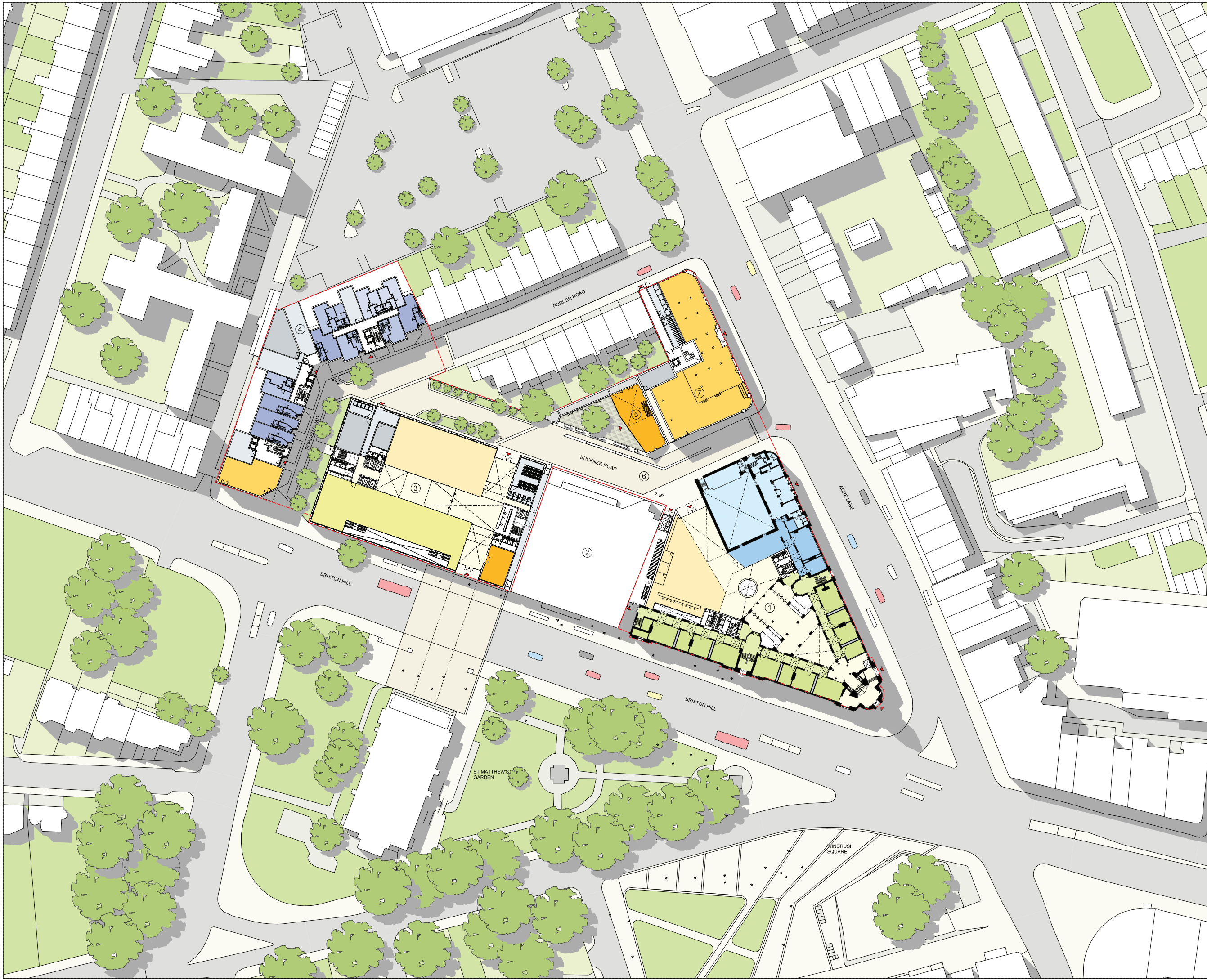
	Desk Space	Meeting Rooms	Council Chambers	Blackbox Activity Rooms	Atria / waiting areas	Community Shop	Registry	NIA (m2)	Assembly hall	Youth Offenders Service	Customer Service	NIA (m2)	NIA (m2)	Circulation	Bike Storage	Assembly Hall Basement	Cores,lifts, WC, reception (BOH)	plant,	GIA (m2)	Efficiency NIA/GIA (m2)	GEA (m2)
Town hall																					
Basement	512	309		339				1,160				0	1,160	314		525	124	495	2,619	44%	2,945
Ground floor		280			690		197	1,167	526		544	1,070	2,237	430			136		2,803	80%	3,136
First floor	964	308	243					1,515				0	1,515	406			116		2,037	74%	2,376
Second floor	1,349		61					1,410				0	1,410	94			116		1,620	87%	1,960
Town hall Total	2,824	897	304	339	690		197	5,251	526		544	1,070	6,321	1,244	0	525	493	495	9,078	70%	10,417
Enterprise Centre																					
Ground floor	657				486	76		1,219		443		443	1,662	28	90		225	221	2,226	75%	2,226
first floor	1,558	140						1,698				0	1,698	28			165		1,891	90%	1,998
second floor	1,660	134						1,794				0	1,794	28			165		1,987	90%	2,097
third floor	1,071	136						1,207				0	1,207	44			165		1,416	85%	1,445
fourth	999	188						1,187				0	1,187	28			165		1,380	86%	1,390
Enterprise Centre Total	5,945	598			486	76		7,106		443		443	7,548	156	90		885	221	8,900	85%	9,156
Total	8,770	1,495	304	339	1,176	76	197	12,357	526	443	544	1,513	13,870	1,400	90	525	1,378	716	17,978	77%	19,573
Brief								12,780				1,200	13,980								
difference								-423				313	-110								
Additional elements													NIA (m2)								
Enterprise centre Basement		662						662				0	662	34			120	261	1,077	61%	1,167
Town Hall second floor pavillion	123							123				0	123						123	100%	123
Enterprise Centre Total	123	662	0	0	0	0	0	785	0	0	0	0	785	34	0	0	120	261	1,200	65%	1,290

Note:

These areas are approximate. They relate to the likely areas of the building at the current state of design and using the stated option (e.g. Nett Internal Area (NIA)) from the current version of the RICS “Code of Measuring Practice”)

Any decisions to be made on the basis of these predictions, whether as to Project viability, pre letting, lease agreements or the like, should include due allowance for increases and decreases inherent in design development, and tolerances during construction.

*Note the actual building may present anomalies in relation to survey/drawn plans of the existing building.



KEY

- 1 LAMBETH TOWN HALL
- 2 THE ELECTRIC
- 3 CIVIC OFFICES
- 4 PORDEN ROAD RESIDENTIAL
- 5 THE TRIANGLE
- 6 NEW PUBLIC REALM
- 7 IVOR HOUSE
- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
- DELIVERY / SERVICE AREA
- PLANT
- CUSTOMER SERVICE / YOS
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL 1b
- RESIDENTIAL 2b
- RESIDENTIAL 3b
- SITE BOUNDARY
- ENTRANCE

21/06/13 ISSUED FOR ISDS SUBMISSION

REV DATE

NOTE

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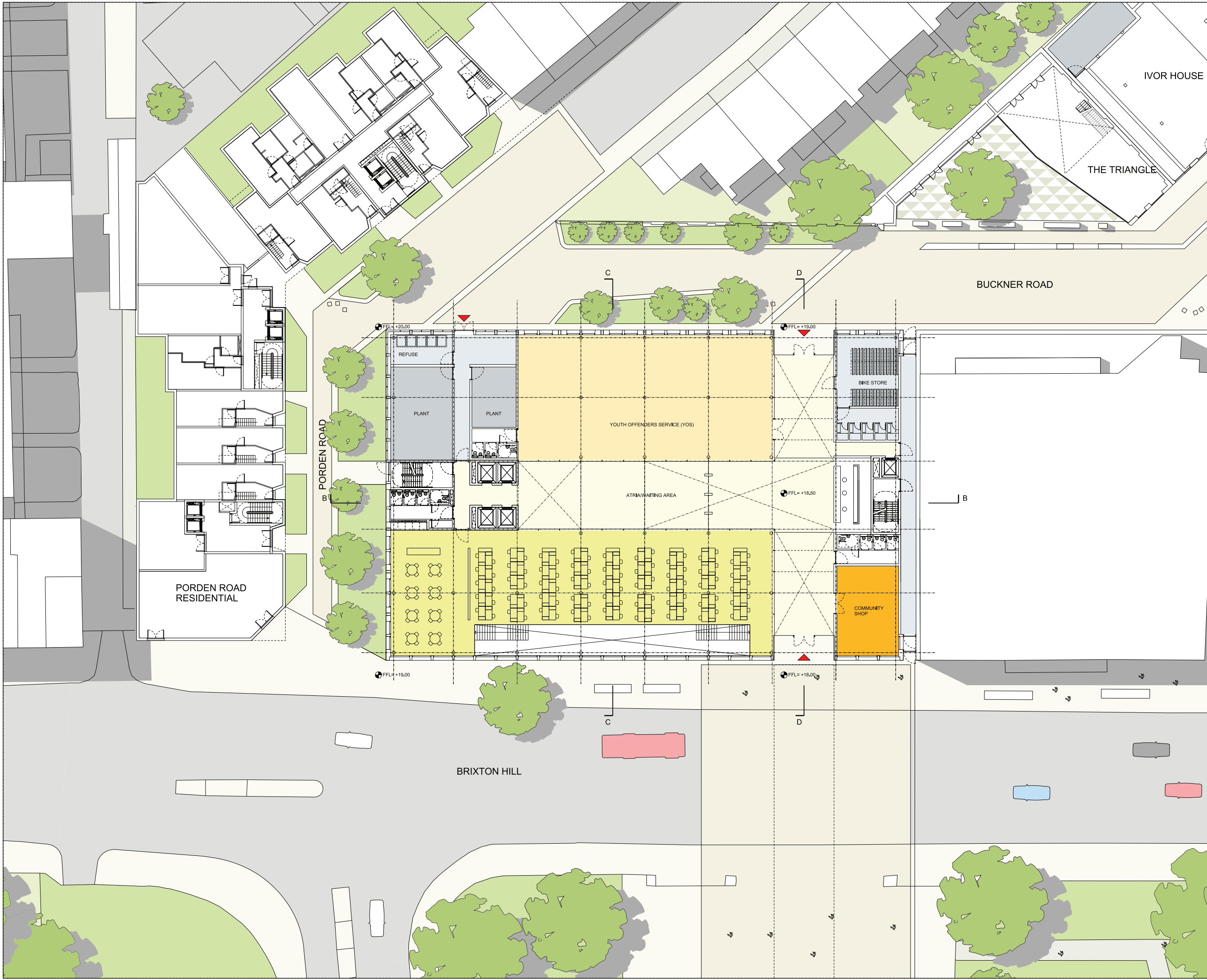
ALLFORD HALL MONAGHAN MORRIS

ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title
SW2 ENTERPRISE CENTRE

drawing title / location
SW2 ENTERPRISE CENTRE
MASTERPLAN

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	100	-



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
- DELIVERY / SERVICE AREA
- PLANT
- CUSTOMER SERVICE / YOS
- RETAIL
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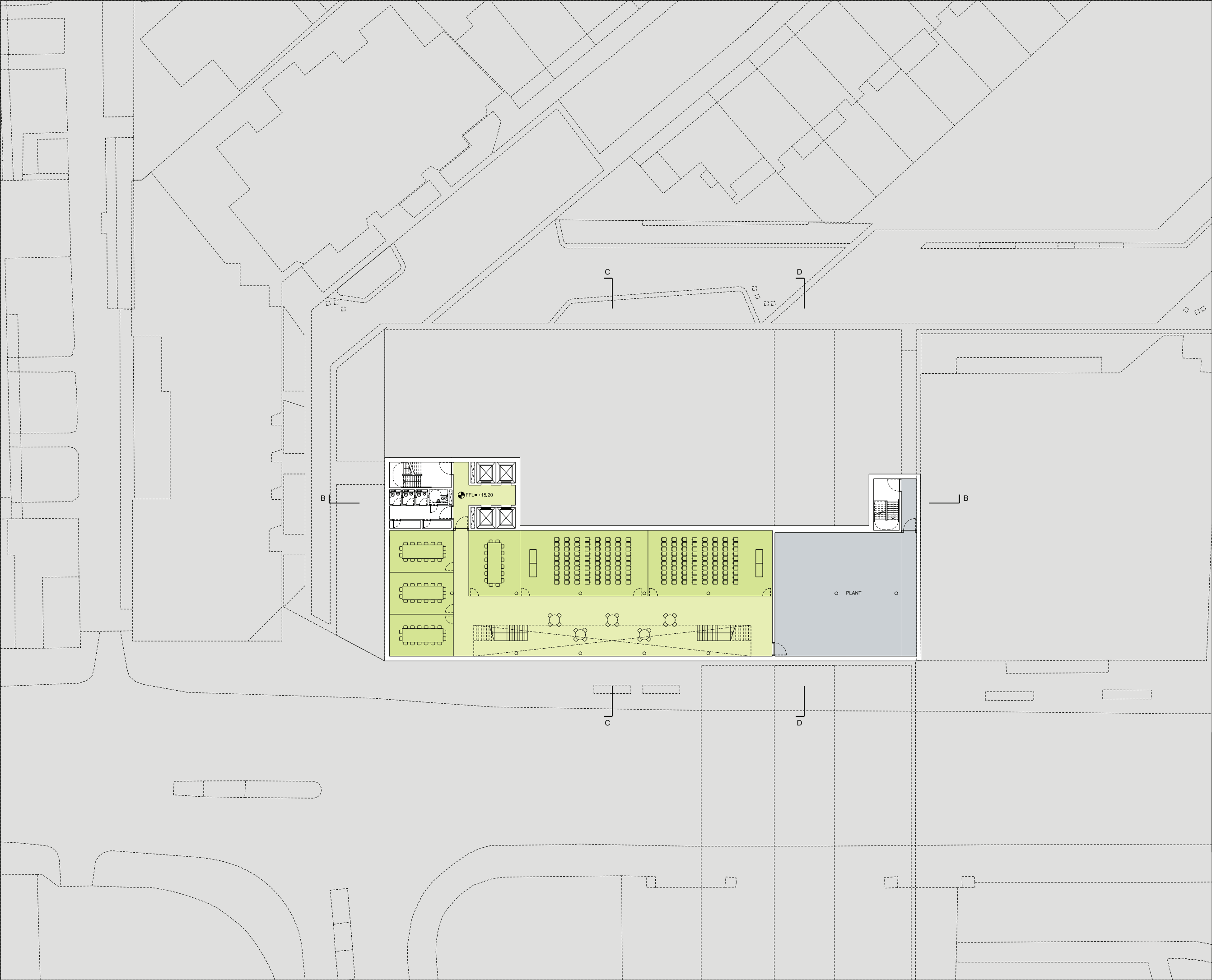
ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title
SW2 ENTERPRISE CENTRE

drawing title / location
**CIVIC OFFICES
GROUND FLOOR PLAN**


drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	141	-



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
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- PLANT
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- SITE BOUNDARY
- ENTRANCE

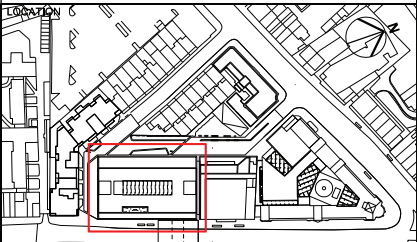


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REV	DATE
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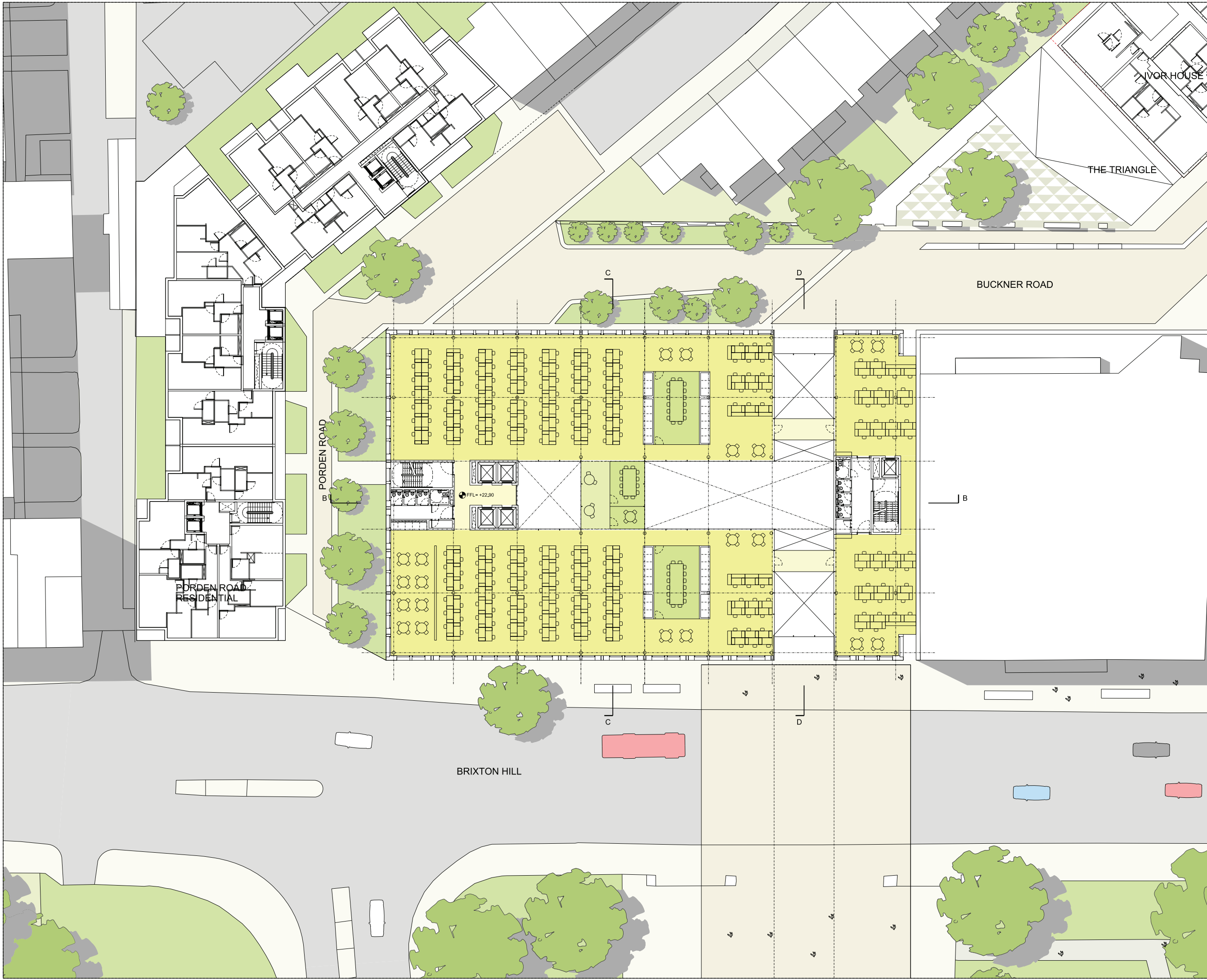
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ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title
SW2 ENTERPRISE CENTRE

drawing title / location
**CIVIC OFFICES
LOWER GROUND FLOOR PLAN**

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	140	-



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
- DELIVERY / SERVICE AREA
- PLANT
- CUSTOMER SERVICE / YOS
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL 1b
- RESIDENTIAL 2b
- RESIDENTIAL 3b
- SITE BOUNDARY
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ALLFORD HALL MONAGHAN MORRIS

ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title

SW2 ENTERPRISE CENTRE

drawing title / location

CIVIC OFFICES
FIRST FLOOR PLAN

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	142	-



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
- DELIVERY / SERVICE AREA
- PLANT
- CUSTOMER SERVICE / YOS
- RETAIL
- FOOD & BEVERAGE
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- RESIDENTIAL 2b
- RESIDENTIAL 3b
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- ENTRANCE

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REV DATE

NOTE

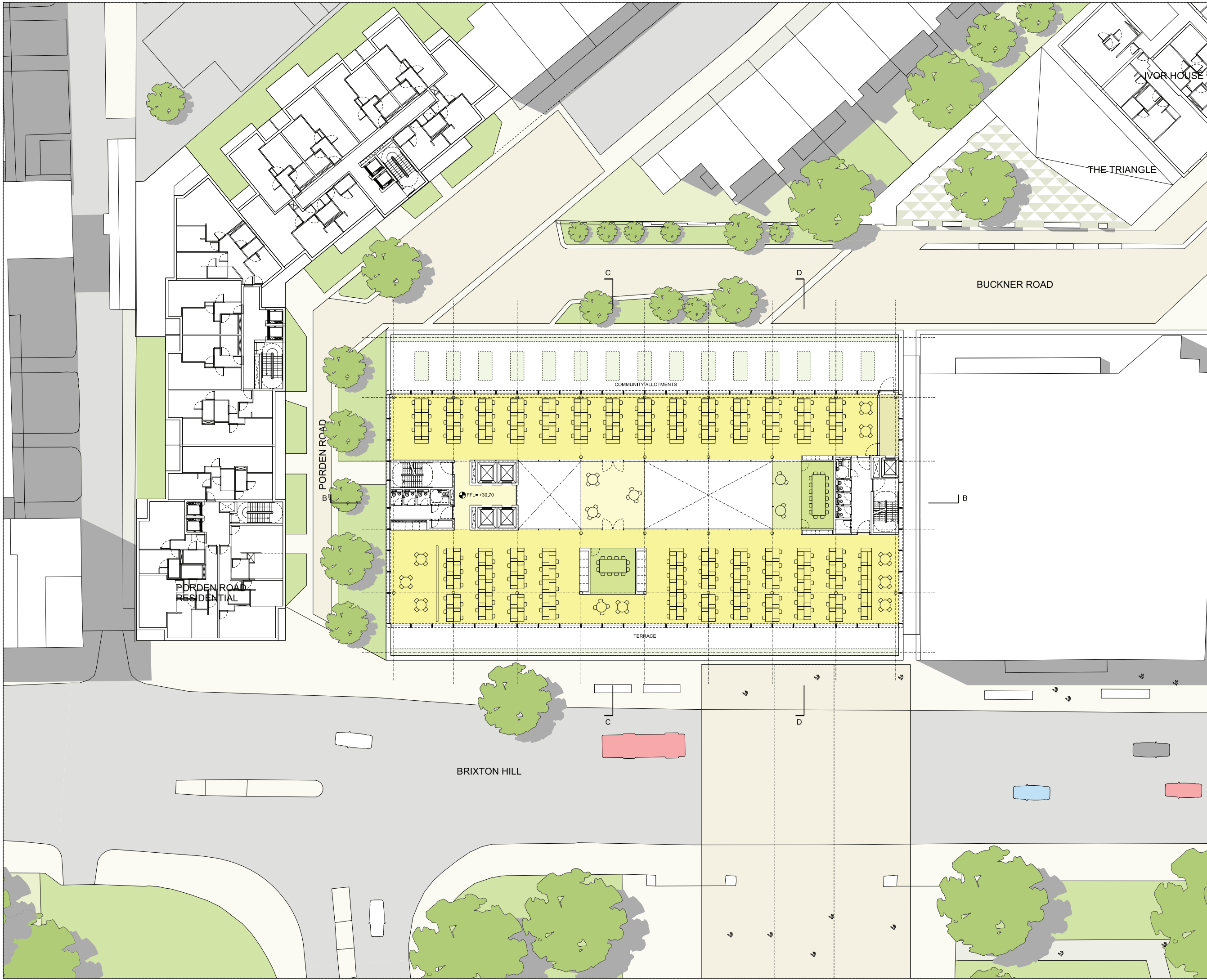
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ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
SW2 ENTERPRISE CENTRE

drawing title / location
**CIVIC OFFICES
SECOND FLOOR PLAN**

drawn by MA	checked LS	scale 1:200@A1; 1:400@A3	status INFORMATION
project 12070	zone -	source A	classification (00)
drawing no. 143	revision -		



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
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REV DATE

LOCATION

ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
SW2 ENTERPRISE CENTRE

drawing title / location
**CIVIC OFFICES
THIRD FLOOR PLAN**

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	144	-



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
- DELIVERY / SERVICE AREA
- PLANT
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REV DATE

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ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title
SW2 ENTERPRISE CENTRE

drawing title / location
CIVIC OFFICES
FOURTH FLOOR PLAN

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION
project	zone	source	classification
12070	-	A	(00)
drawing no.	revision		
145	-		



KEY

IVOR HOUSE

THE TRIANGLE

BUCKNER ROAD

PORDEN ROAD

PORDEN ROAD RESIDENTIAL

BRIXTON HILL

21/06/13 ISSUED FOR ISDS SUBMISSION

REV	DATE

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KAJIMA

ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
SW2 ENTERPRISE CENTRE

drawing title / location
CIVIC OFFICES
ROOF PLAN

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	146	-



01. SECTION B



02. SECTION C

KEY



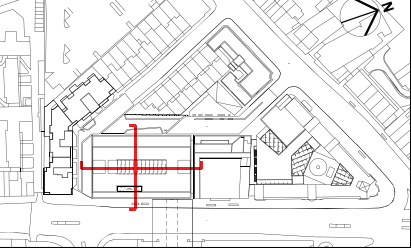
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LOCATION



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2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title
SW2 ENTERPRISE CENTRE

drawing title / location
CIVIC OFFICES
SECTION B & SECTION C

drawn by	checked	scale	status		
MA	LS	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	310	-



01. BUCKNER ROAD ELEVATION



02. BRIXTON HILL ELEVATION

- KEY
- 1 PPC Coated Ventilation Panel
 - 2 Fixed Glazed Panel
 - 3 Vertical Recast Stone Cladding
 - 4 Glazed Insulated Panel
 - 5 Glazed Balustrade
 - 6 Opening Glazed Panel
 - 7 Expressed Metal Frame
 - 8 PPC Coated double glazed unit
 - 9 Glazed Entrance Door
 - 10 Recast Stone Base
 - 11 Green Screen
 - 12 PPC Coated

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01 08/08/13 ISSUED FOR ISDS SUBMISSION
- 21/06/13 ISSUED FOR ISDS SUBMISSION

REV DATE

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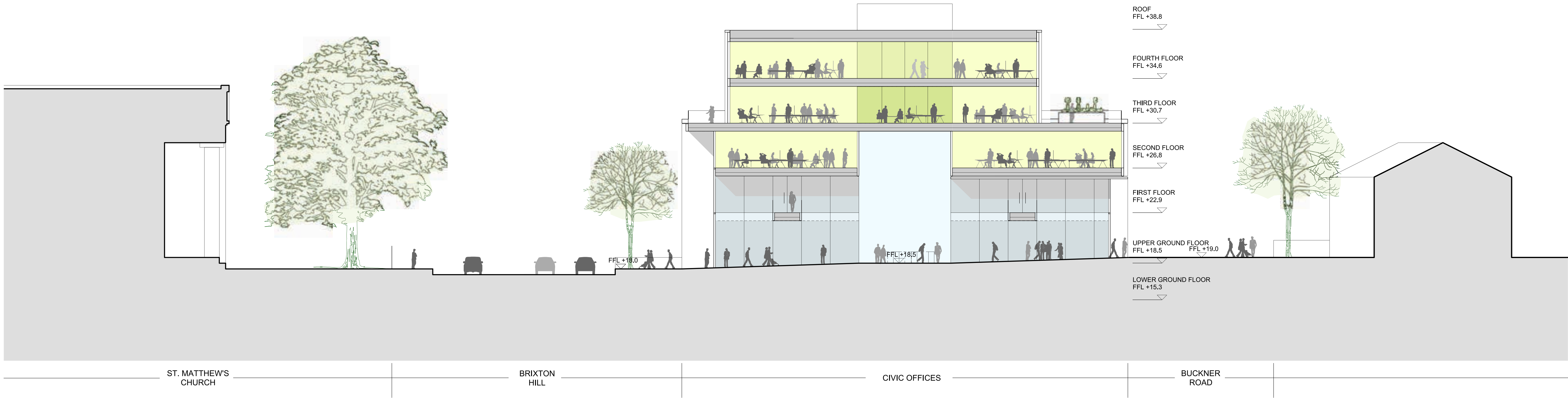
LOCATION

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ARCHITECTS Ltd
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TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
SW2 ENTERPRISE CENTRE

drawing title / location
CIVIC OFFICES
BUCKNER ROAD & BRIXTON HILL ELEVATIONS

drawn by	checked	scale	status		
MA	LS	1:200@A1; 1:400@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	200	01



01. SECTION D



02. PORDEN ROAD ELEVATION

- KEY
- 1 PPC Coated Ventilation Panel
 - 2 Fixed Glazed Panel
 - 3 Vertical Recast Stone Cladding
 - 4 Glazed Insulated Panel
 - 5 Glazed Balustrade
 - 6 Opening Glazed Panel
 - 7 Expressed Metal Frame
 - 8 PPC Coated double glazed unit
 - 9 Glazed Entrance Door
 - 10 Recast Stone Base
 - 11 Green Screen
 - 12 PPC Coated

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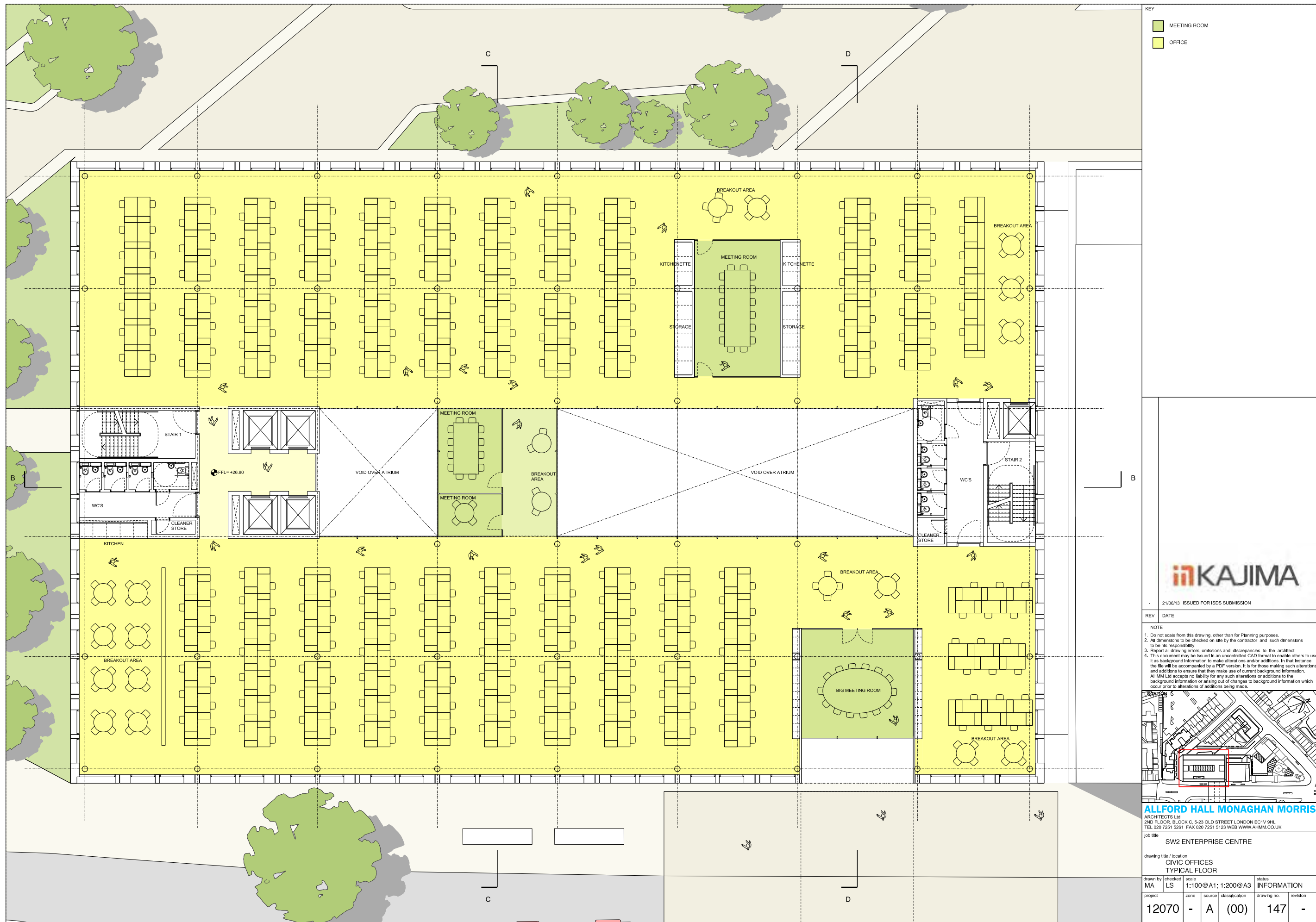
LOCATION

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TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
SW2 ENTERPRISE CENTRE

drawing title / location
CIVIC OFFICES
SECTION D & PORDEN ROAD ELEVATION

drawn by MA	checked LS	scale 1:200@A1; 1:400@A3	status INFORMATION
project 12070	zone -	source A	classification (00)
drawing no. 201	revision 01		



KEY

MEETING ROOM

OFFICE

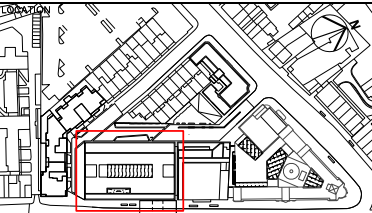
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REV DATE

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TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

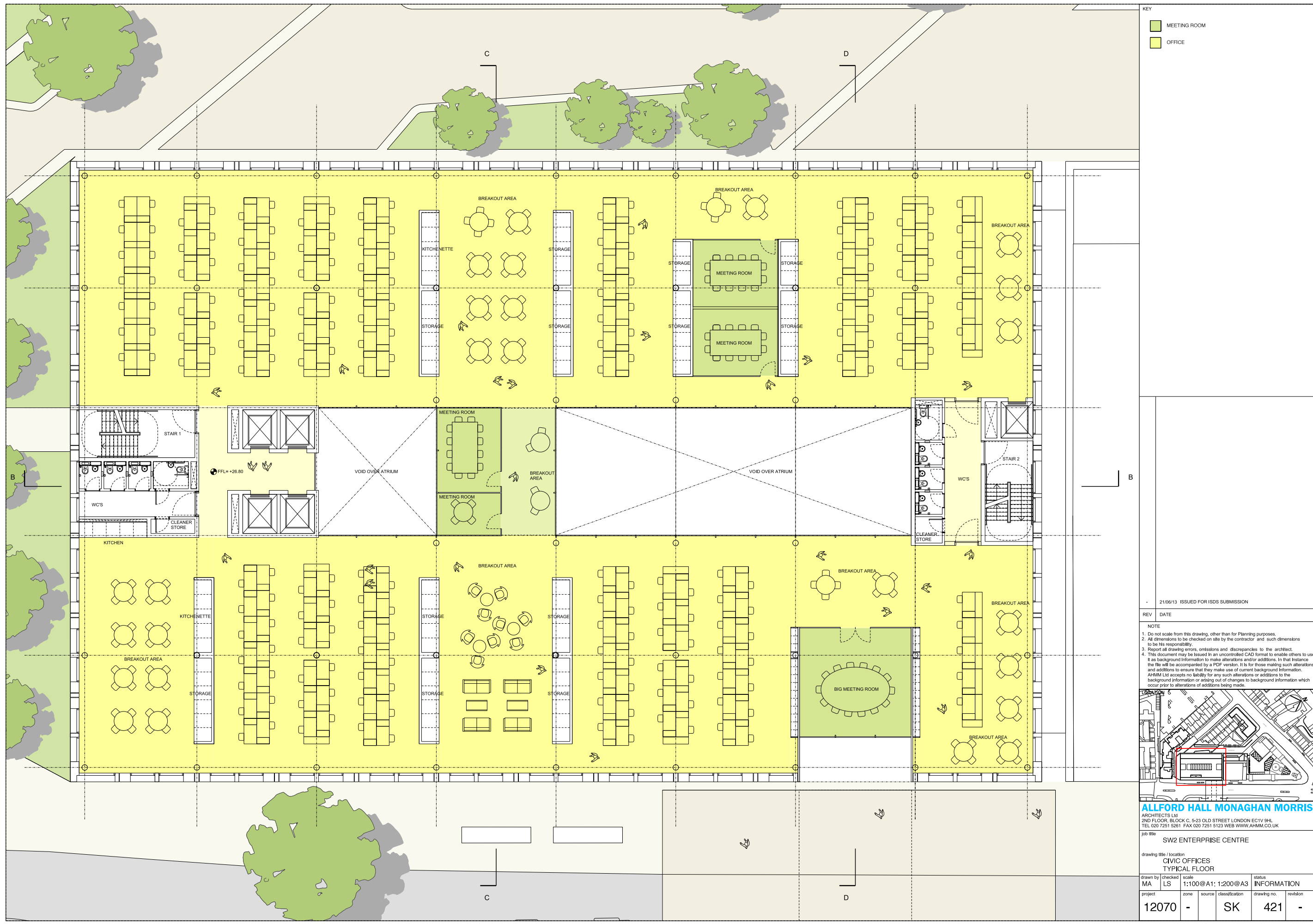
Job title
SW2 ENTERPRISE CENTRE

drawing title / location
CIVIC OFFICES
TYPICAL FLOOR

drawn by	checked	scale	status	
MA	LS	1:100@A1; 1:200@A3	INFORMATION	
project	zone	source	classification	drawing no. revision
12070	-	A	(00)	147 -



Option 2



KEY

- MEETING ROOM
- OFFICE

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REV	DATE
1	21/06/13

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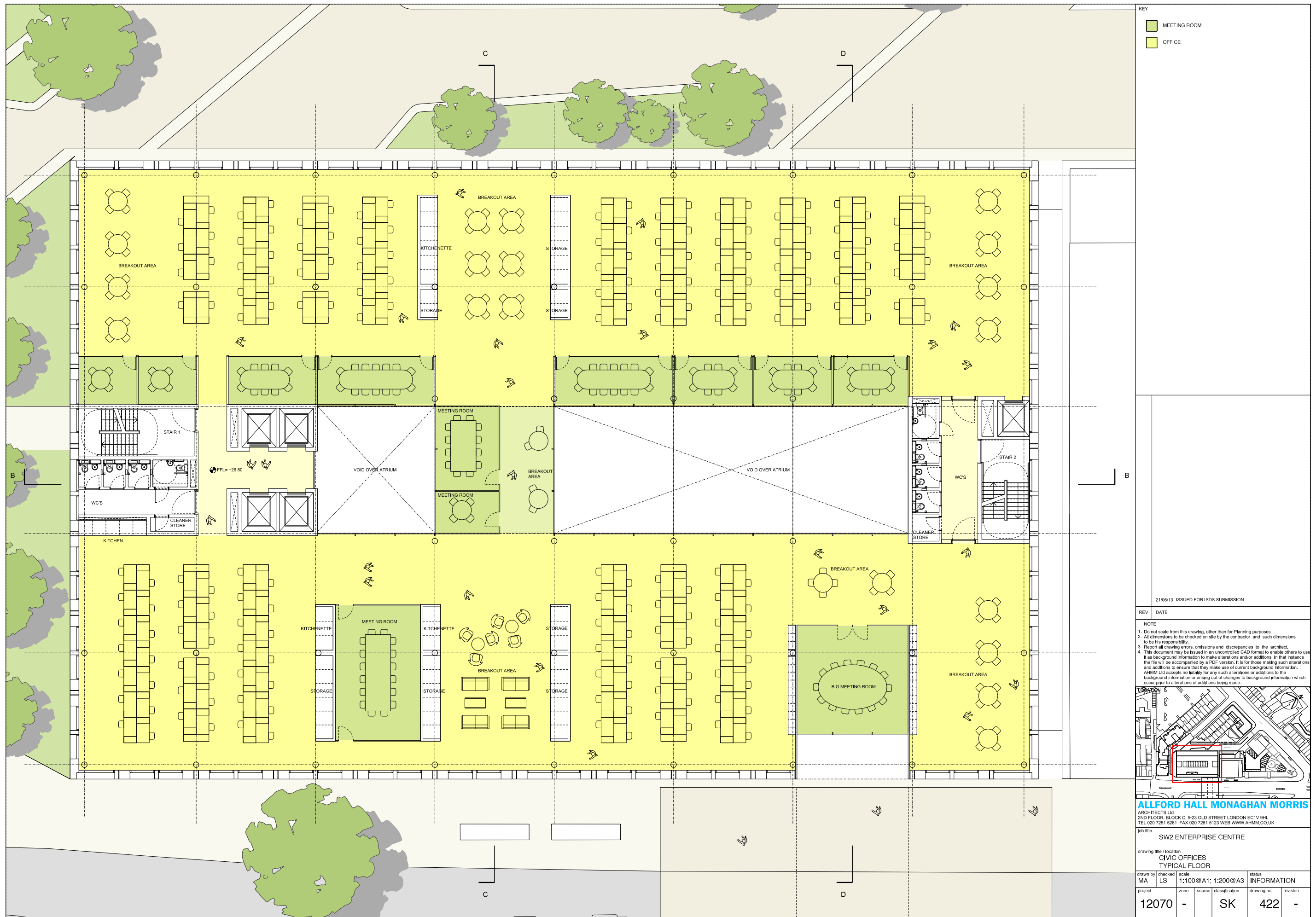
Job title
SW2 ENTERPRISE CENTRE

drawing title / location
**CIVIC OFFICES
TYPICAL FLOOR**

drawn by	checked	scale	status
MA	LS	1:100@A1; 1:200@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	SK	421	-	-

Option 3



Option 4



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
- DELIVERY / SERVICE AREA
- PLANT
- CUSTOMER SERVICE / YOS
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL 1b
- RESIDENTIAL 2b
- RESIDENTIAL 3b
- SITE BOUNDARY
- ENTRANCE
- BLACK BOX ACTIVITIES

01
-
27/08/13 ISSUED FOR ISDS SUBMISSION
21/06/13 ISSUED FOR ISDS SUBMISSION

REV DATE

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ARCHITECTS Ltd
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TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title

SW2 ENTERPRISE CENTRE

drawing title / location

TOWN HALL LOWER GROUND FLOOR PLAN
AS PROPOSED

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	130	01



KEY

- ATRIA / WAITING AREA
- ASSEMBLY ROOM
- REGISTRY
- MEETING ROOM
- OFFICE
- DELIVERY / SERVICE AREA
- PLANT
- CUSTOMER SERVICE / YOS
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL 1b
- RESIDENTIAL 2b
- RESIDENTIAL 3b
- SITE BOUNDARY
- ENTRANCE

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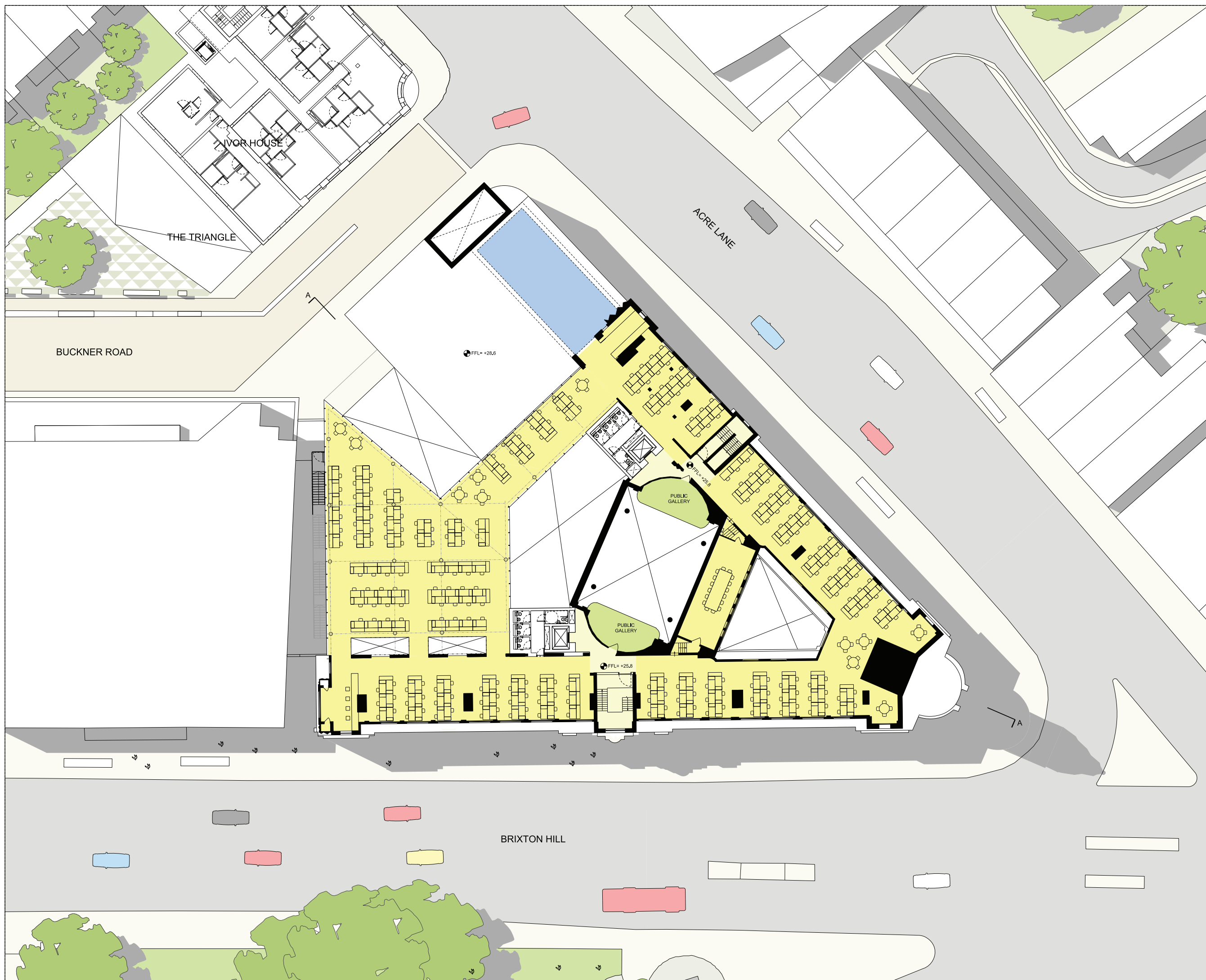
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TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title
SW2 ENTERPRISE CENTRE

drawing title / location
TOWN HALL UPPER GROUND FLOOR PLAN
AS PROPOSED

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	131	-



KEY	
	ATRIA / WAITING AREA
	ASSEMBLY ROOM
	REGISTRY
	MEETING ROOM
	OFFICE
	DELIVERY / SERVICE AREA
	PLANT
	CUSTOMER SERVICE / YOS
	RETAIL
	FOOD & BEVERAGE
	RESIDENTIAL 1b
	RESIDENTIAL 2b
	RESIDENTIAL 3b
	SITE BOUNDARY
	ENTRANCE

-	21/06/13 ISSUED FOR ISDS SUBMISSION
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REV	DATE
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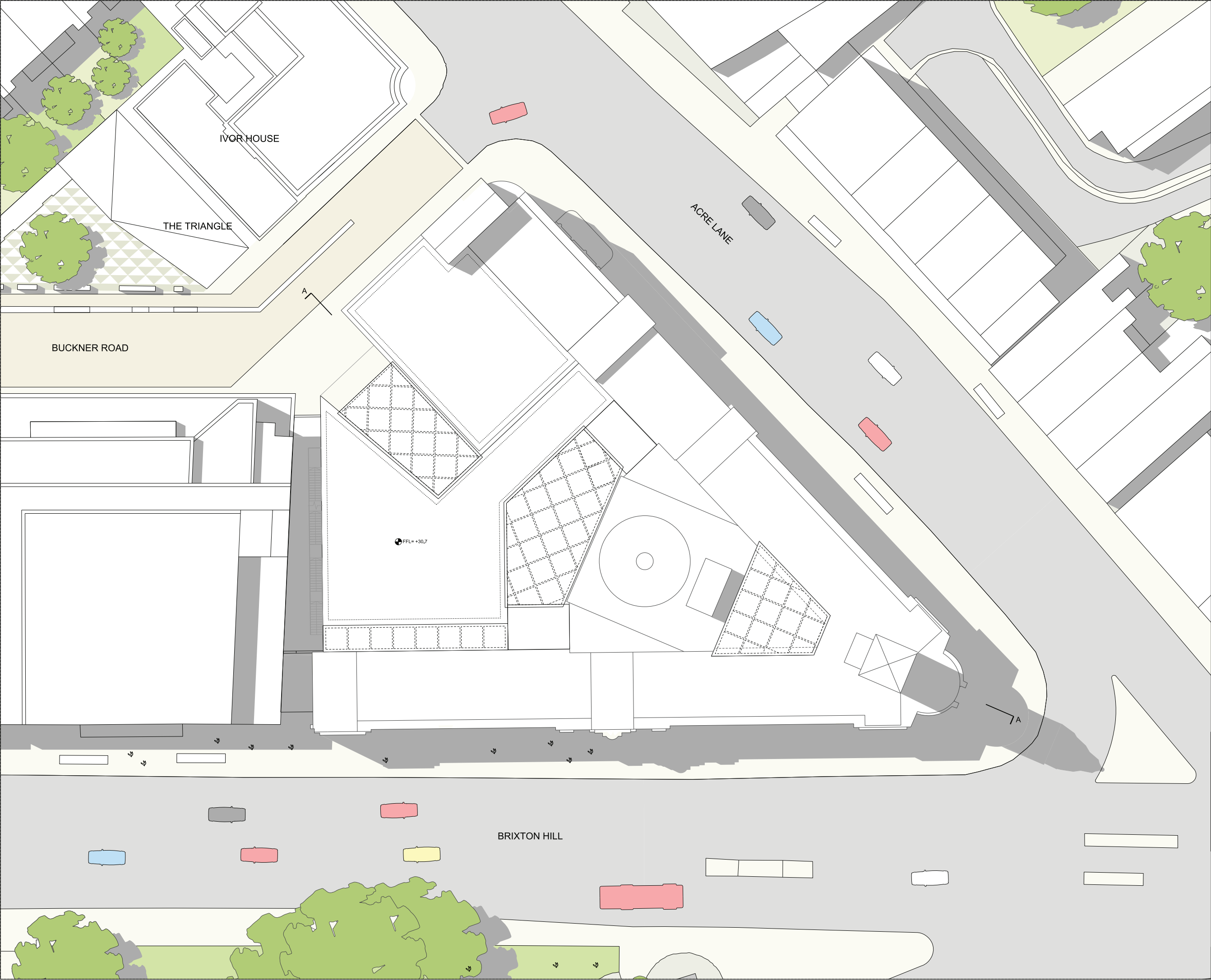
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Job title	SW2 ENTERPRISE CENTRE
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drawing title / location	TOWN HALL SECOND FLOOR PLAN AS PROPOSED
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drawn by	MA	checked by	LS	scale	1:200@A1; 1:400@A3	status	INFORMATION
project	zone	source	classification	drawing no.	revision		
12070	-	A	(00)	133	-		



KEY

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ARCHITECTS Ltd
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TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title

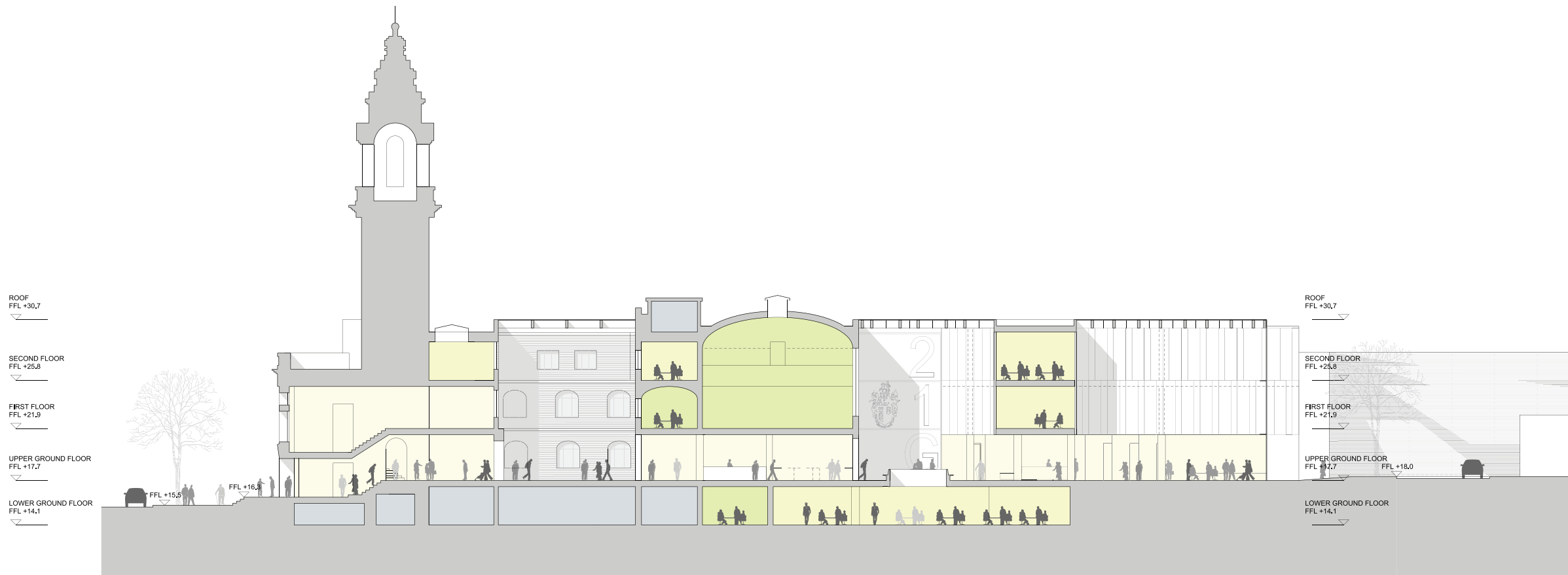
SW2 ENTERPRISE CENTRE

drawing title / location

TOWN HALL ROOF PLAN
AS PROPOSED


drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	134	-



01. SECTION A

KEY



21/06/13 ISSUED FOR IDS SUBMISSION

NOTE

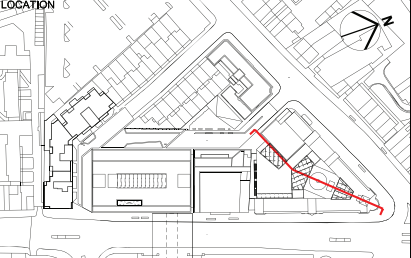
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ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS LTD
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Job title

SW2 ENTERPRISE CENTRE

drawing title / location

TOWN HALL SECTION A
AS PROPOSED

drawn by	checked	scale	status
MA	LS	1:200@A1; 1:400@A3	INFORMATION

project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	300	-



KEY

ATRIA / WAITING AREA

ASSEMBLY ROOM

REGISTRY

MEETING ROOM

OFFICE

DELIVERY / SERVICE AREA

PLANT

ENTRANCE

in

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2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

Job title

SW2 ENTERPRISE CENTRE

drawing title / location

TOWN HALL UPPER GROUND FLOOR PLAN
DETAILED LAYOUT

drawn by	checked	scale	status		
MA	LS	1:125@A1; 1:250@A3	INFORMATION		
project	zone	source	classification	drawing no.	revision
12070	-	A	(00)	135	-



Artist's impression of exterior to new council office's and Town Hall along Brixton Hill



Artist's impression of exterior to new council office's along Brixton Hill in the evening



Artist's impression of atrium to new council office's