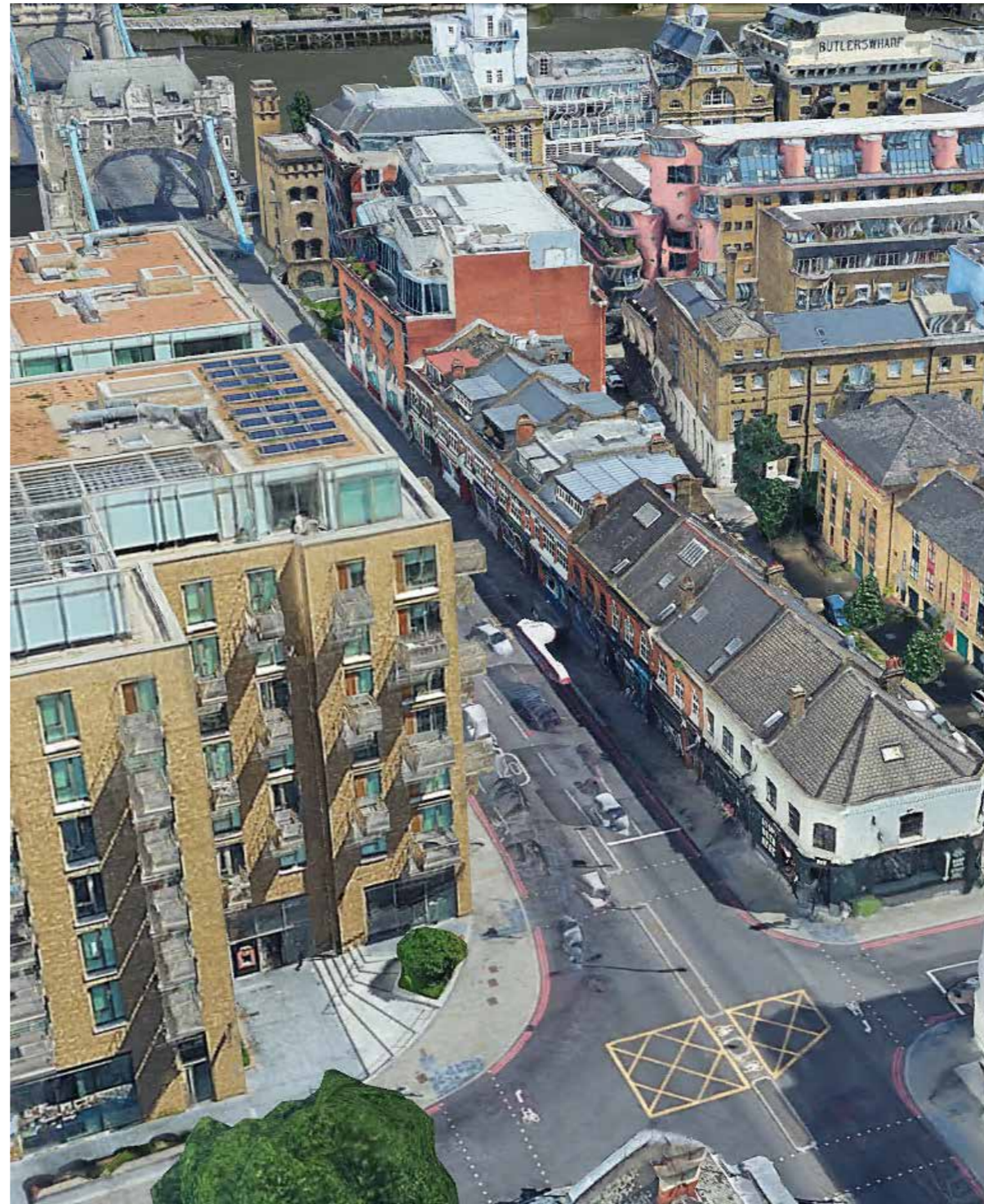


Initial Design Ideas

201029

# TOWER BRIDGE QUARTER LONDON SE1



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John Robertson Architects

**JRA**

# Document Control

**JOB TITLE**

Tower Bridge Quarter

**JOB NUMBER**

1975

**REPORT TITLE**

Initial Studies

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# JRA

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# Tower Bridge Quarter Horselydown Road view of Proposal



# Tower Bridge Quarter

## Executive Summary:

JRA were commissioned by the City of London to carry out this Feasibility Study in order to present a strategy for the refurbishment of the properties at 206 to 224A Tower Bridge Road - known in this report as Tower Bridge Quarter.

No's 206-224A Tower Bridge Road comprise a terrace row of 9 mixed use commercial units on the Eastern side of Tower Bridge Road, close to the junction of Queen Elizabeth Street, within the London Borough of Southwark. None of the buildings are statutorily listed or locally listed, however the site is located within the Tower Bridge Conservation Area.

The site is split level - with retail and office units accessed from Tower Bridge Road at upper ground floor level, with servicing from the rear in Horselydown Lane at Lower Ground Floor level. There is an additional storey of accommodation at First Floor level and a variety of roof forms with mansard roofs and dormer windows to give additional accommodation at second floor level.

The overall strategy for refurbishment involves the following:-

- Retail and restaurant uses accessed from Tower Bridge Road at UGF level.
- Office and residential uses will be accessed from Horselydown Lane at LGF level.
- Removal of the existing roof level and the addition of two new floors, one behind a mansard roof.
- Building out to the back of pavement line at the rear of numbers 220-224A on Horselydown Lane.

As a result of long leases to some of the restaurant/pub occupiers, the natural splits for the buildings are as follows

- **210-214** - latest lease expiry 2029 - proposal with office use on upper floors
- **220-224A** - latest lease expiry 2030 - proposal with office use on upper floors
- **206-208** - latest lease expiry 2036 - proposal with residential use on upper floors
- **216-218** - latest lease expiry 2038 - proposal with residential use on upper floors

### Phasing Strategy

The expiry of the existing lease agreements suggests a three or four phase strategy. Broadly, all the proposals show how additional floors could be added, extending in a warehouse style that is prevalent in this part of Southwark and Shad Thames.

#### **Phase 1: 210 - 214 Tower Bridge Road - Total estimated uplift 4346 sq ft**

Refurbishment of Nos 210, 212 & 214 is based on a central core configuration with retail space at UGF and LGF levels, and with the LGF office access and servicing into the single stair and lift group, The upper floors of the group are linked with exposed services and structure.

#### **Phase 2: 220 - 224A Tower Bridge Road - Total estimated uplift 7564 sq ft**

LGF & UGF levels have retail use with Office space above. Phase 2 has the advantage of relocating the rear facade to the back of footpath line increasing the depth of retail and office space with the new core located along the party wall with neighbouring 224-226 Tower Bridge Road. The larger GF space allows the use of a rear accessed LGF entrance hall and lift lobby possibly linking to A3 use cafe for breakout and co-working space.

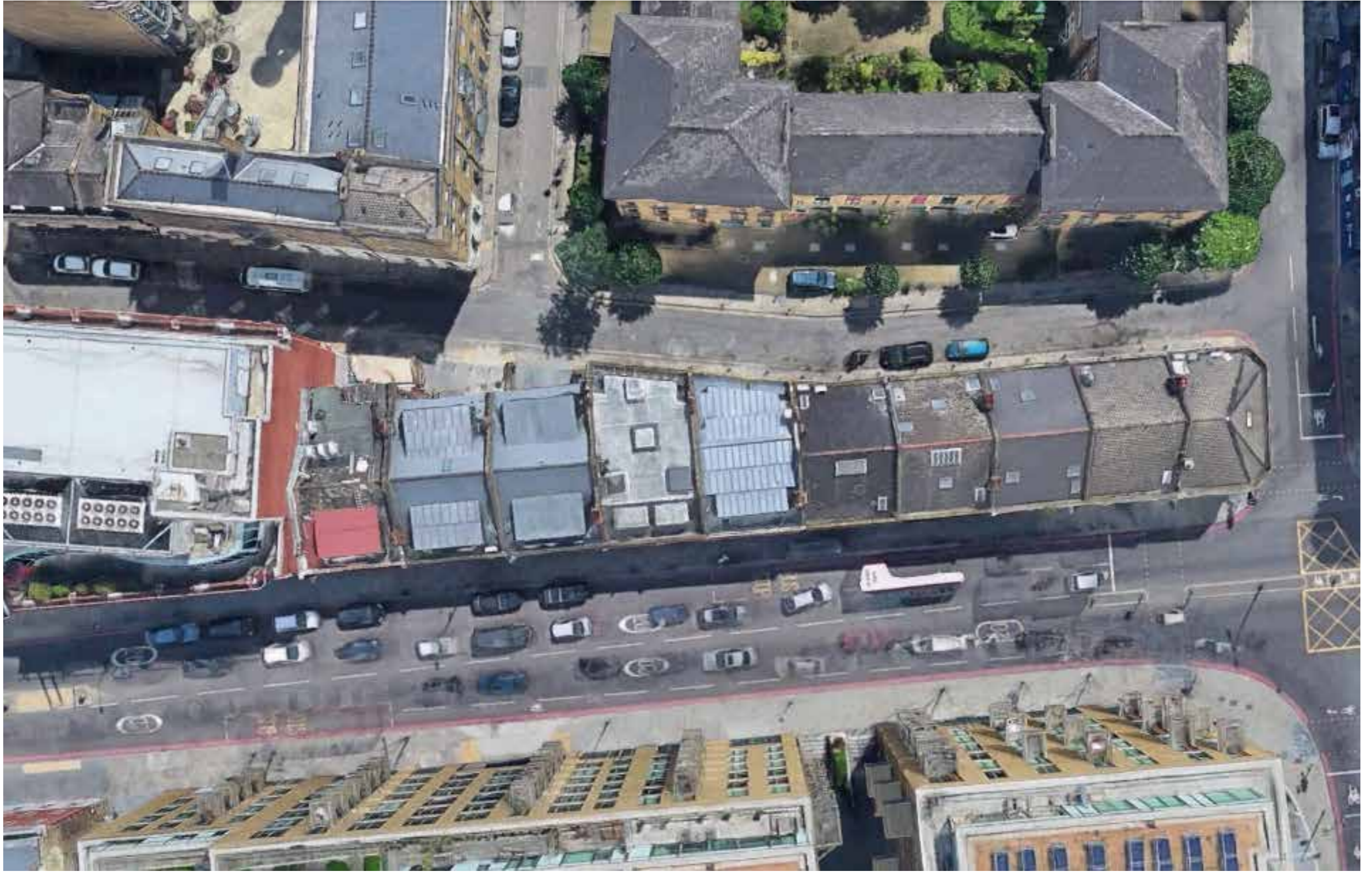
#### **Phase 3: 206 - 208 Tower Bridge Road - Total estimated uplift 7582 sq ft**

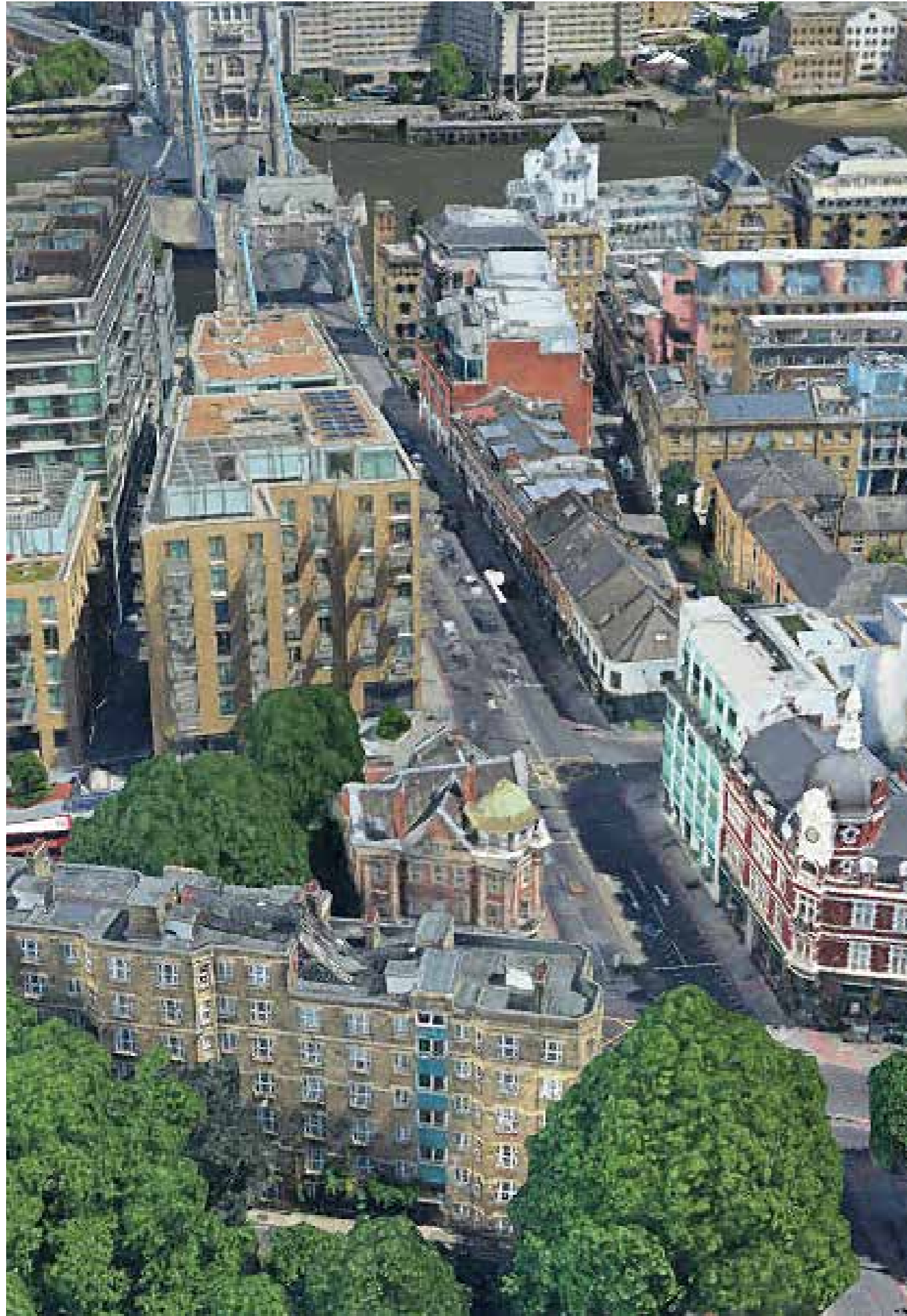
206 & 208 are currently combined and in use as a Public House at the southern end of the site. It is proposed to continue with A1-A3 use at UGF & LGF levels with residential use above for 6 No.2B flats about a common stair and lift core

#### **Phase 4: 216 - 218 Tower Bridge Road - Total uplift estimated 11500 sq ft**

216 & 218 are a mid terrace pair of units with retail space at UGF and LGF levels and residential use above providing with 6 No 2B flats accessed with a single stair and lift core served from a LGF entrance from Horselydown Lane.

# Tower Bridge Quarter Aerial View



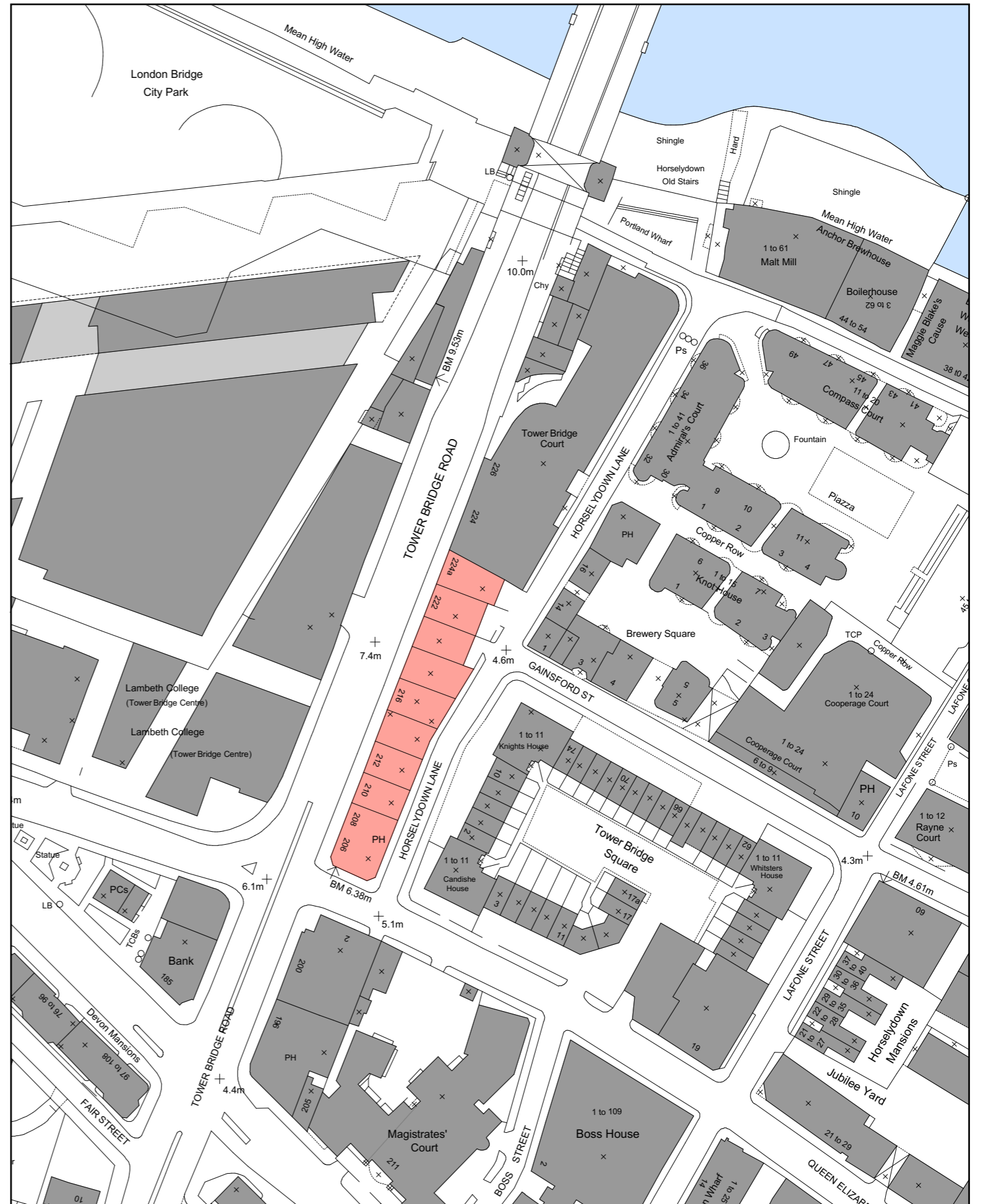


**01**

# CONTEXT

# Context

## Site location plan



# Context

## Existing Building - Aerial Views



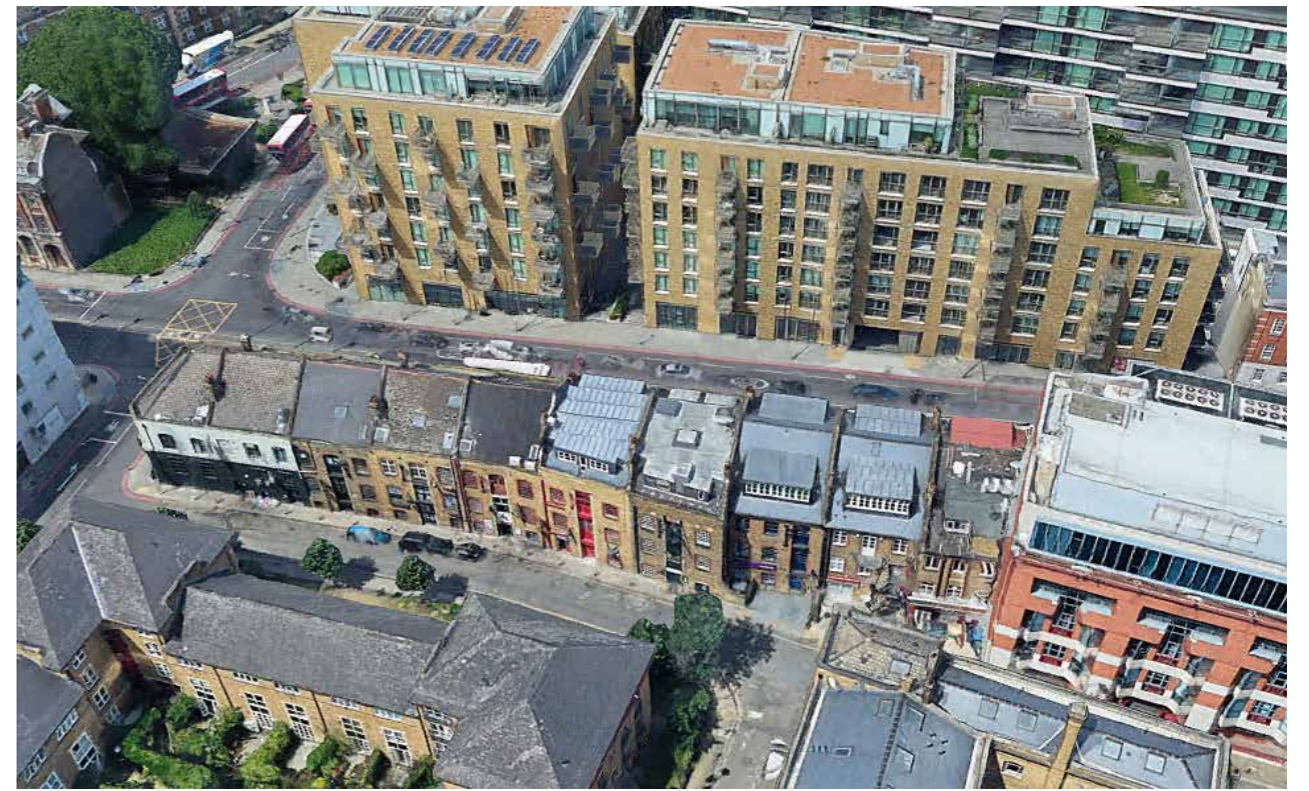
Tower Bridge Quarter looking North West



Tower Bridge Quarter looking North



Tower Bridge Road view looking South East



Horselydown Lane view looking West

# Context

## Tower Bridge Road Views



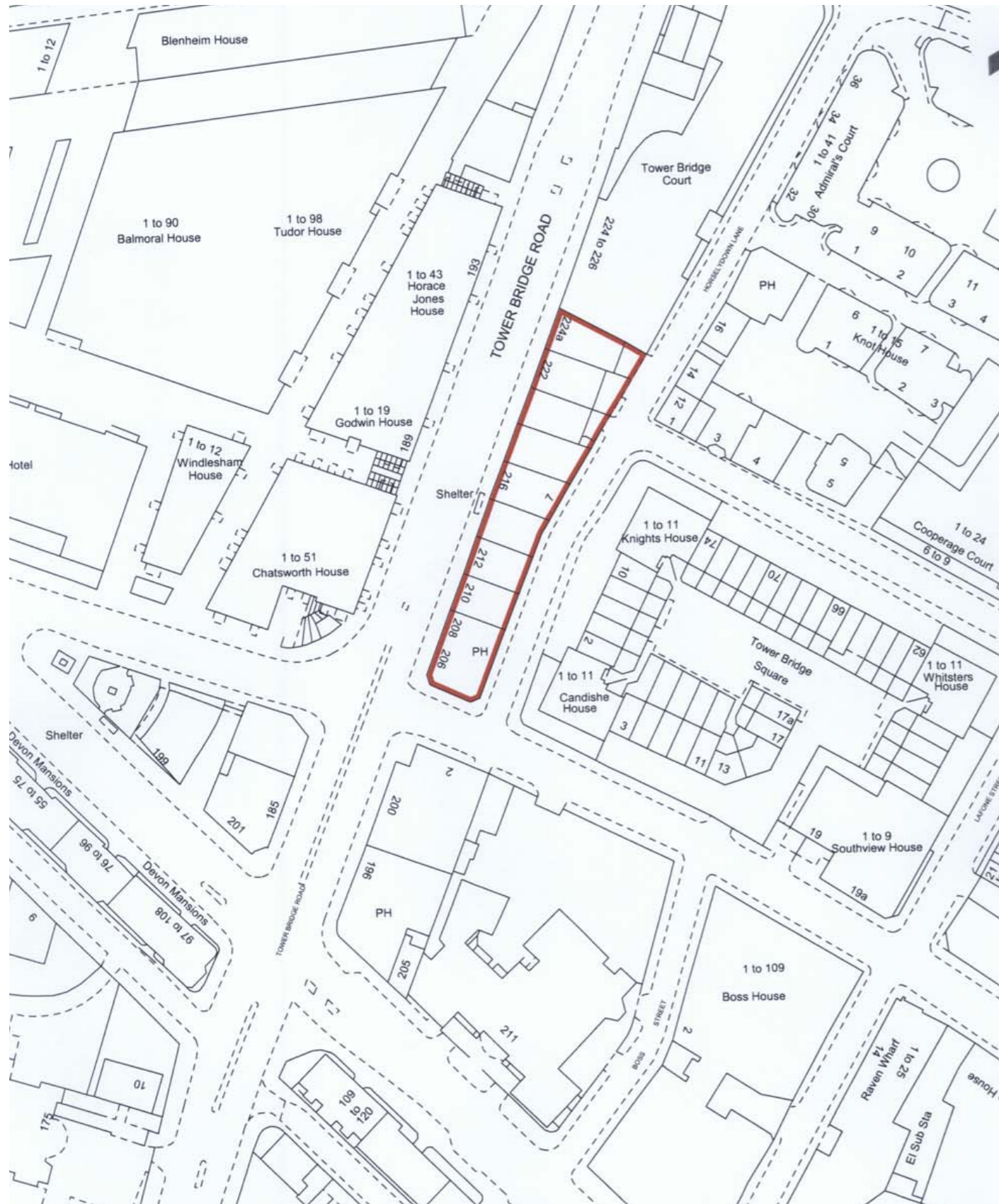
# Context

## Horselydown Lane Views



# Context

## Land registry plan and LVMF assessment



Tower Bridge Quarter, London SE1



Building Nos. 214 to 224A are located beneath the Landmark Viewing Corridor of the London Views Management Framework Protected Vista: 8 that is the London Panorama View 6A.1 from Blackheath Point to St Paul's Cathedral. (Pink area in above plan).

Building Nos. 206 - 212 and part of No. 214 are in the Wider Setting Consultation Area for the same viewpoint - 6A.1 (Lower yellow zone in above plan)

The level of the Viewing Plane where it passes over the site is estimated to be 51.0m AOD. The street level in front of No. 218 Tower Bridge Road is 7.4m AOD, and in front of Nos. 220/222 in Horselydown Lane is 4.6m AOD

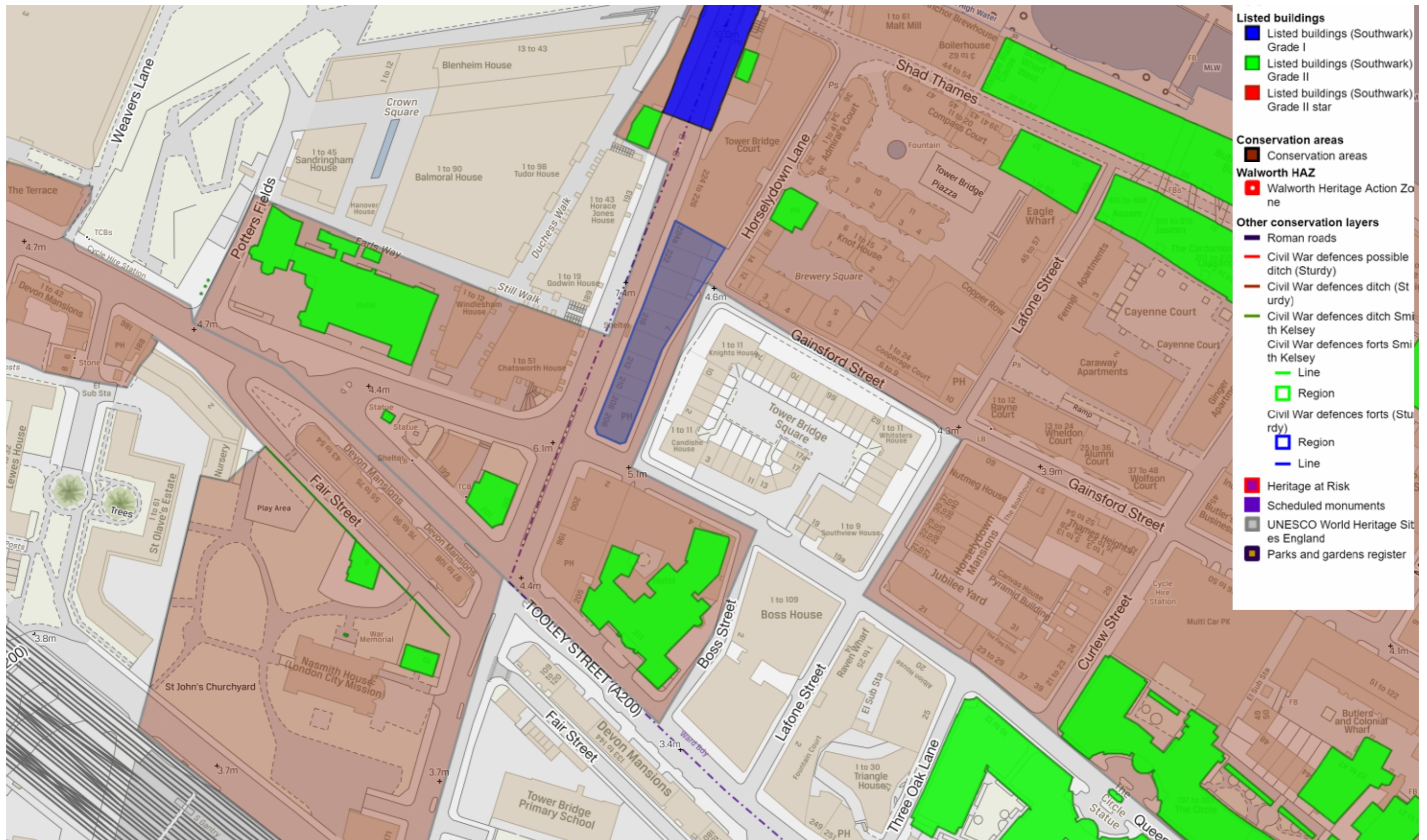
Townscape views, Rights of Light & Sunlight and Daylight issues and works to strengthen the existing structural framework are likely to dictate the height of the refurbishment proposal rather than the LVMF plane.

Protected Vista from Assessment Point 6A.1 from: Blackheath Point - near the orientation board to: St Paul's Cathedral



# Context

## Planning Issues



Extract from London Borough of Southwark Planning Policy Interactive Map

**02**

**PHASING:  
EXISTING PLANS  
& USES**

# Tenancy Schedule

The key moves in our vision for the redevelopment of Tower Bridge Quarter are as follows:–

- Building out to the site line at the rear of numbers 220-224A on Horselydown Lane.
- Removal of the existing roof level and the addition of two new floors, one behind a mansard roof.
- Office and residential uses should be accessed from Horselydown Lane at LGF level.
- Retail and restaurant uses accessed from Tower Bridge Road at UGF level.

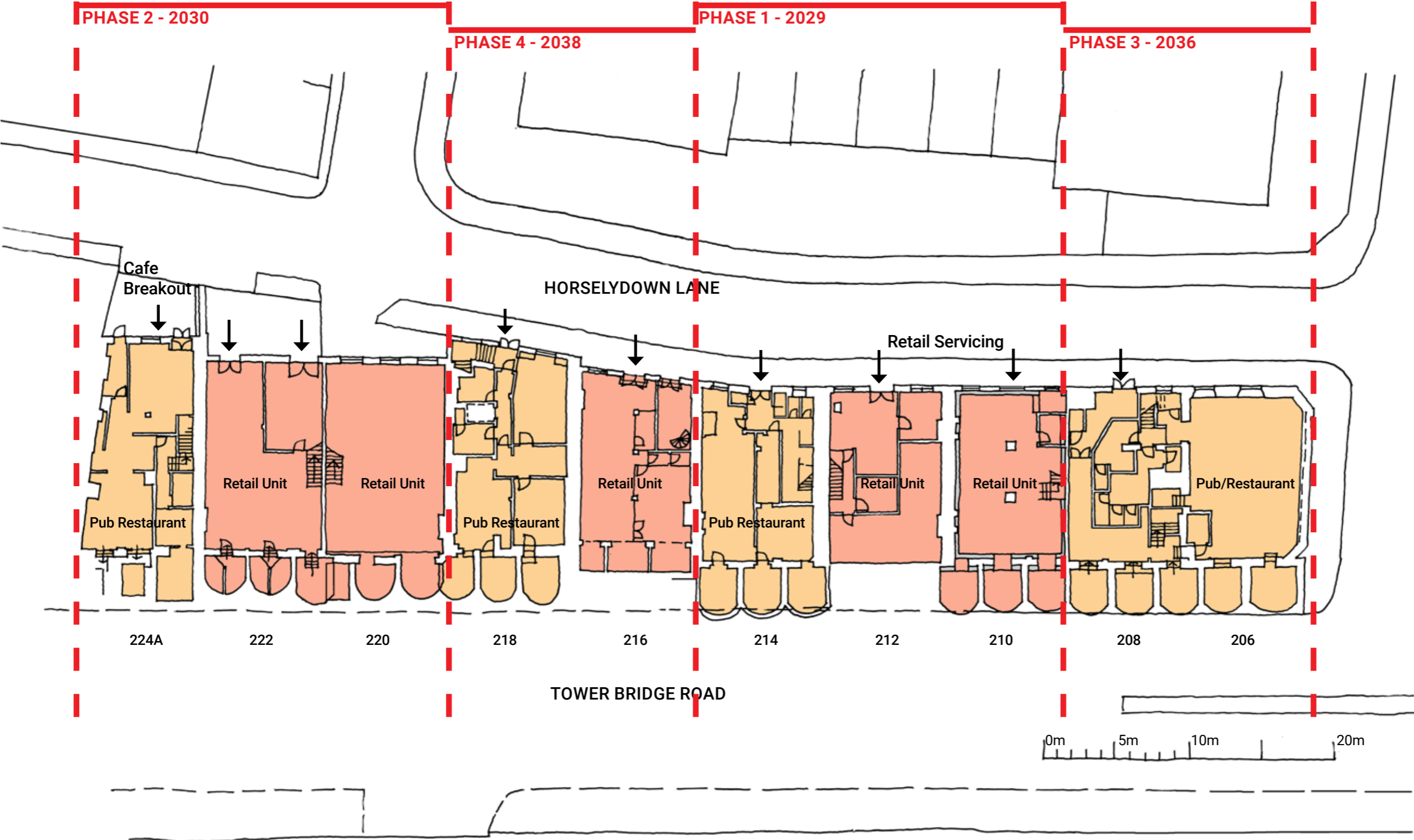
As a result of long leases to some of the restaurant/pub occupiers, the natural division for the phased redevelopment of the buildings are as follows with probably the following uses–

- **206-208** - with Residential use on the upper parts (expires 2036)
- **210-214** - with Office use (latest expiry 2029)
- **216-218** - with Residential use on the upper floors (latest expiry 2038)
- **220-224A** - with Office use (latest expiry 2030)

The initial proposals reflect this phasing of proposals.

# Existing Plans - Phasing & land use

## Lower Ground Floor Plan



# Existing Plans - Phasing & land use

## Upper Ground Floor Plan



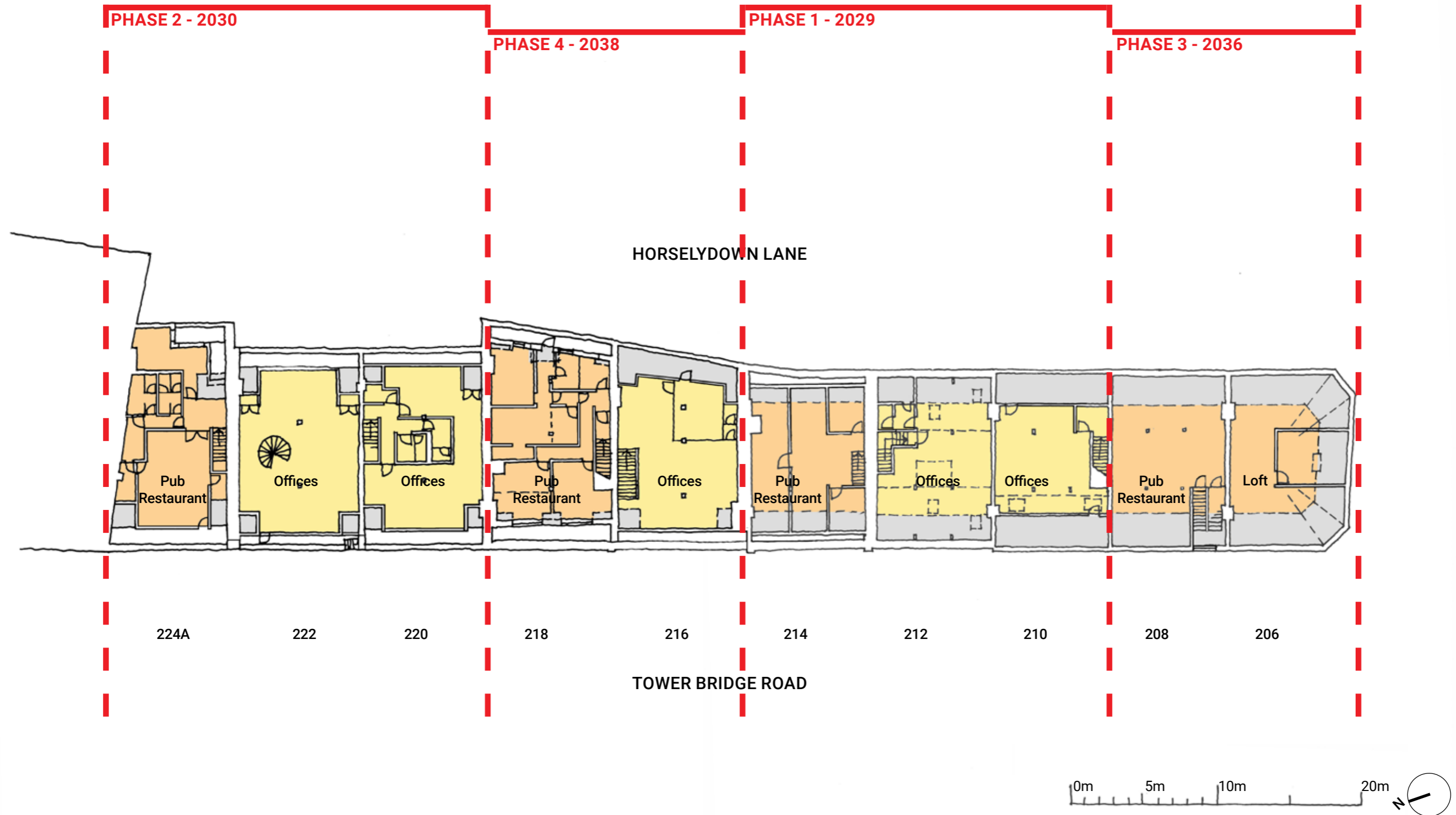
# Existing Plans - Phasing & land use

## First Floor Plan



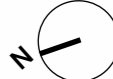
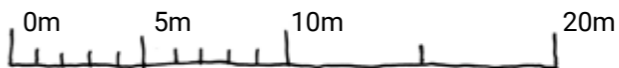
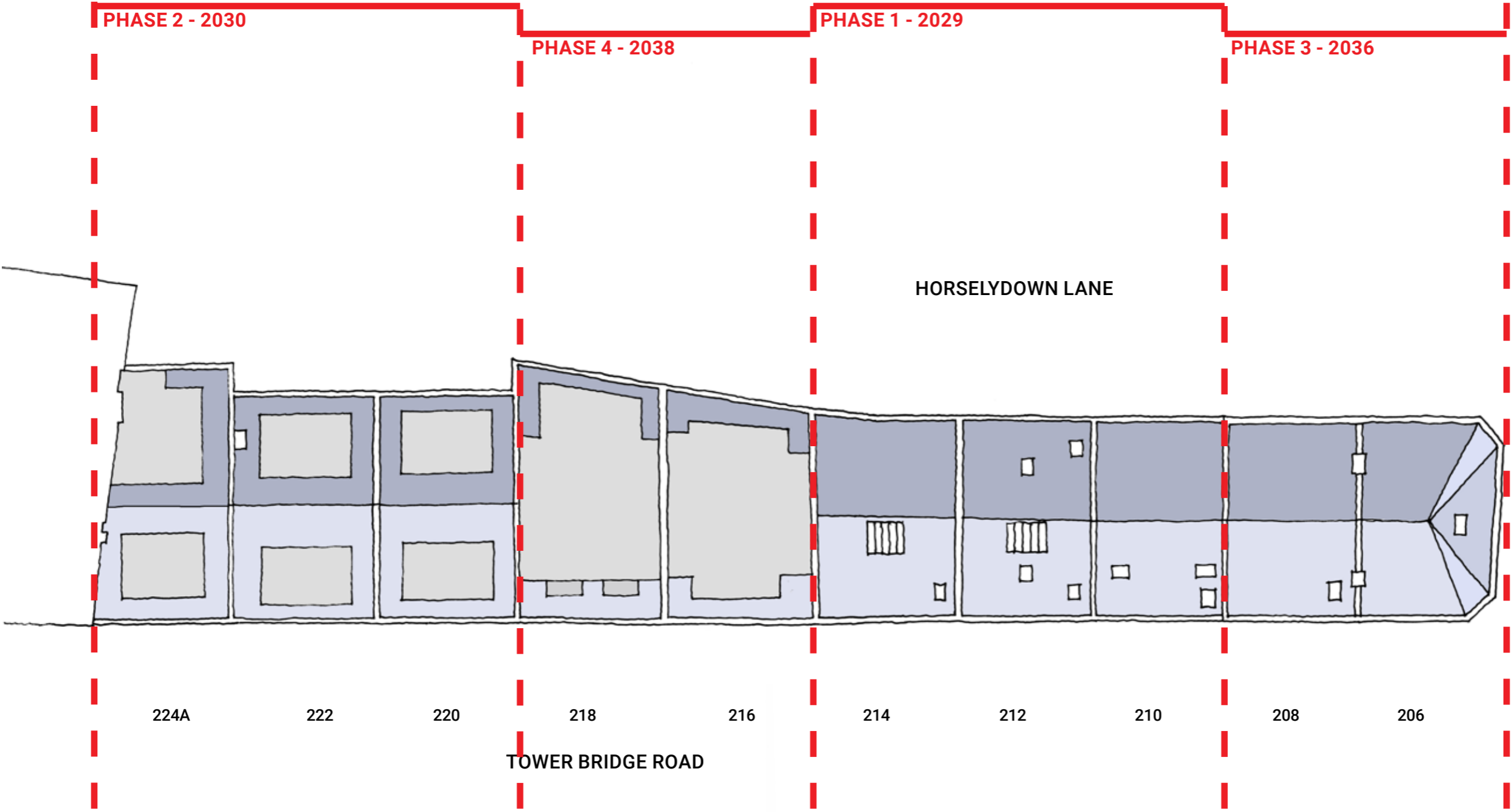
# Existing Plans - Phasing & land use

## Second Floor Plan



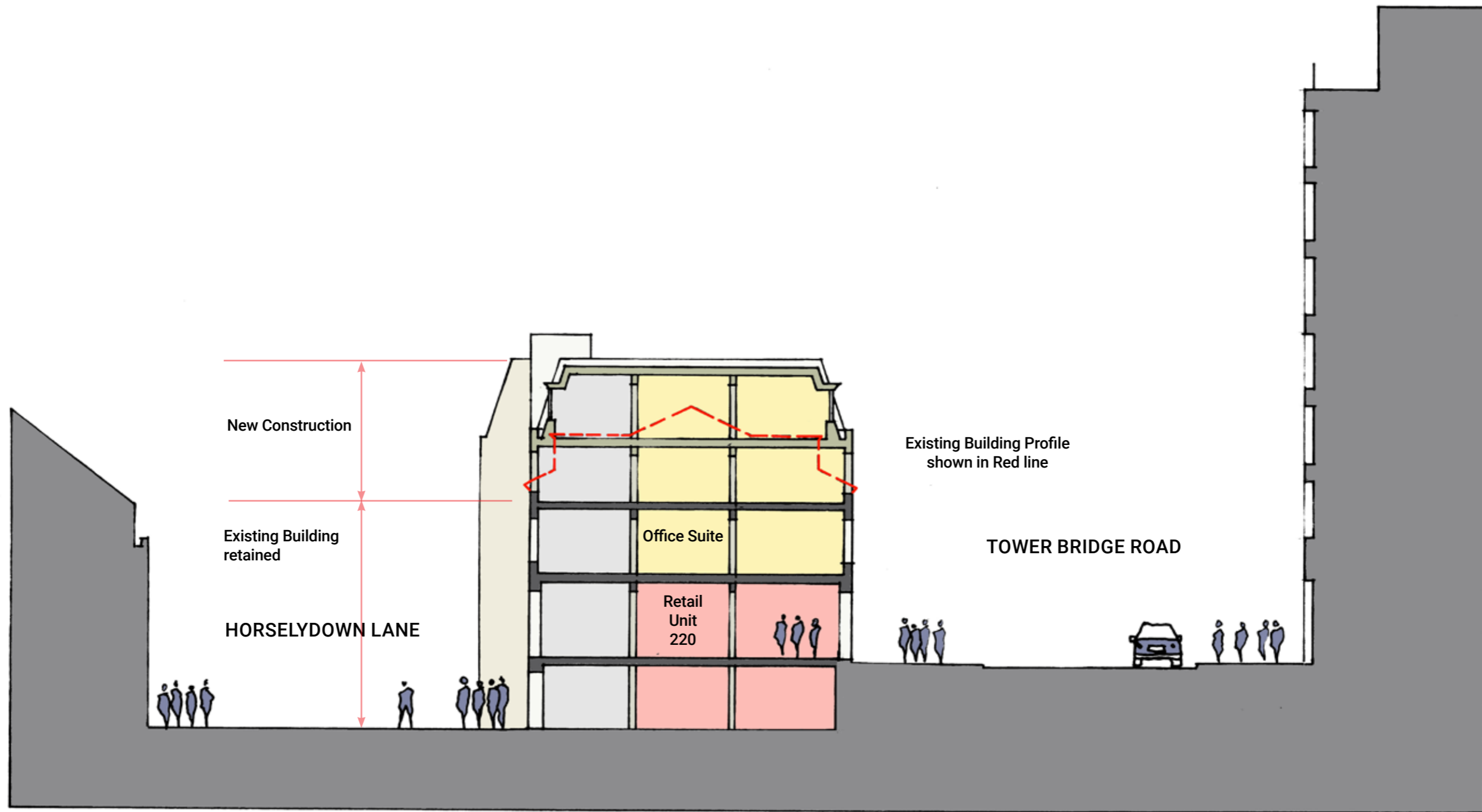
# Existing Plans - Phasing & land use

## Roof Plan



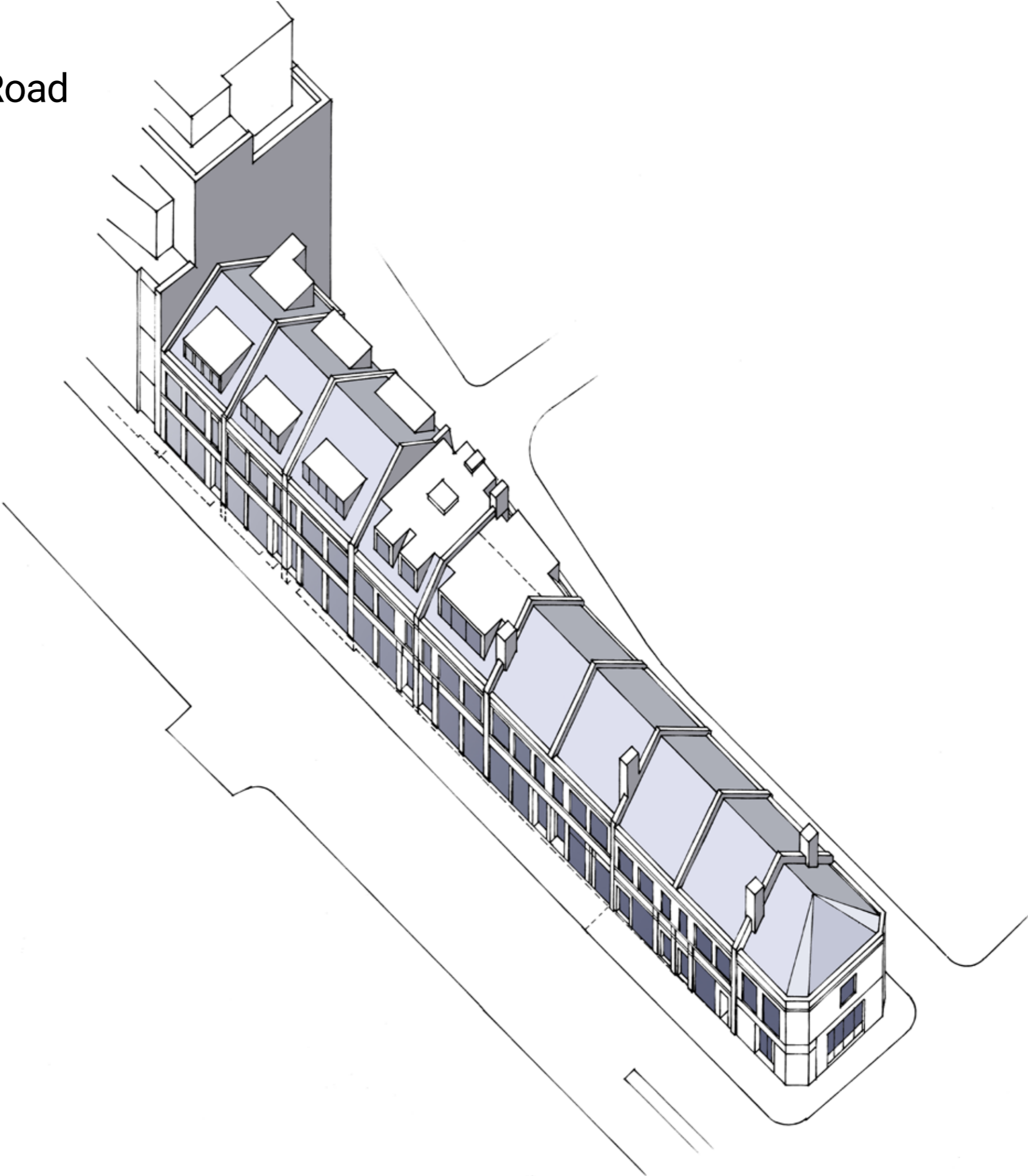
# Proposal

## Section (E - W)



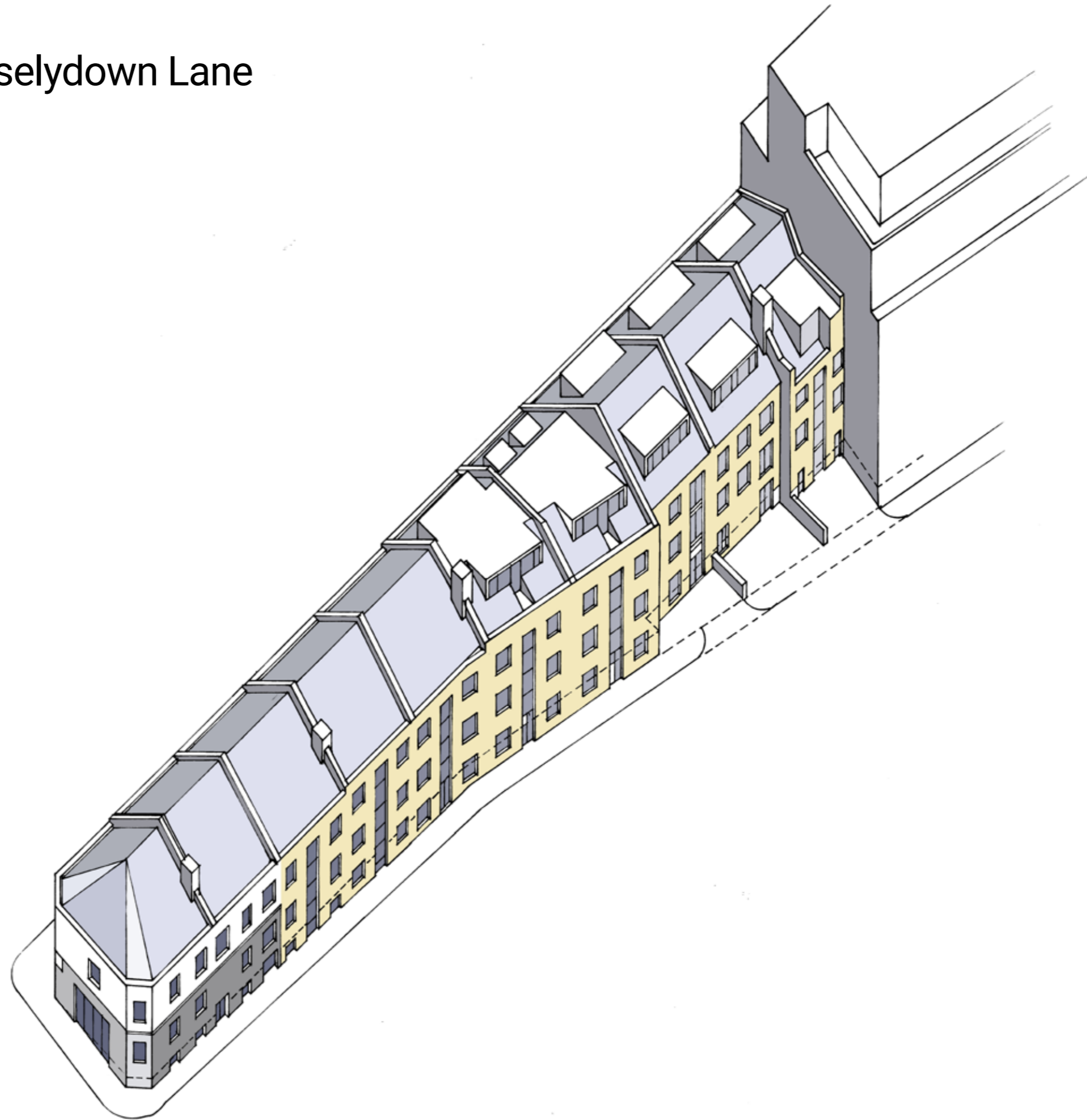
# Existing Building

## Axonometric View - Tower Bridge Road



## Existing Building

Axonometric View - Horselydown Lane



# Existing Building

## Montage Elevation - Tower Bridge Road



224A

222

220

218

216

214

212

210

208

206



206

# Existing Building

## Montage Elevation - Horselydown Lane



# Existing Building

## Aerial View

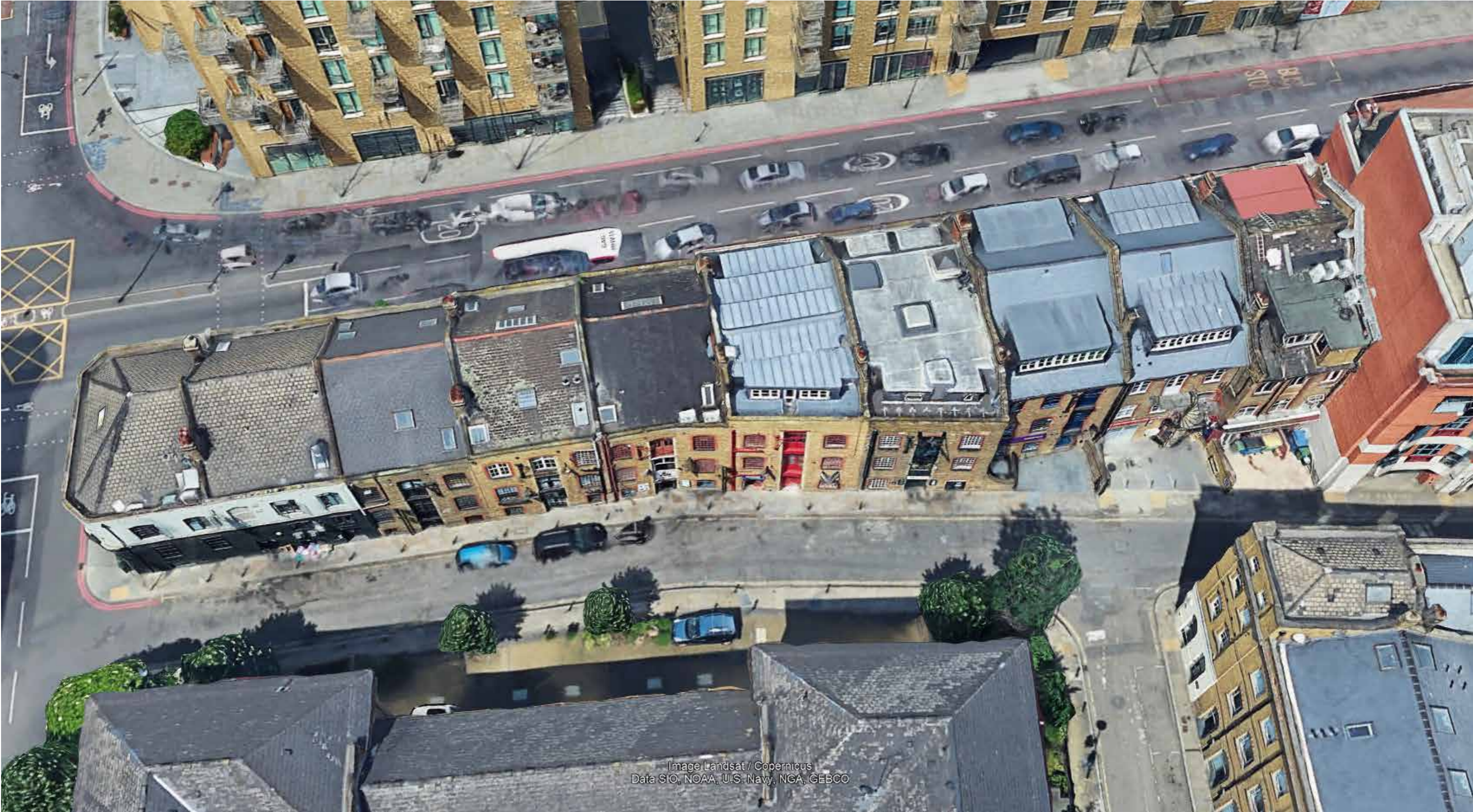


Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

# Existing Building

## GIA & NIA Schedule - Existing Building Areas

Tower Bridge Quarter Area Schedule: Tower Bridge Road Frontage

Floor	224A		222		220		218		216		214		212		210		206 - 208	
	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA
<b>Sqft</b>																		
2	503	923	976	1,082	746	1,075	0	1,099	736	858	0	822	523	929	513	612	1,018	1,977
1	1,000	1,092	1,013	1,227	1,054	1,261	1,030	1,374	837	1,096	770	970	709	944	675	941	0	1,998
G	863	1,071	1,078	1,221	1,093	1,248	1,057	1,331	863	1,071	843	965	739	966	835	960	1,658	1,967
LG	971	1,239	1,071	1,535	1,247	1,504	1,152	1,641	851	1,053	730	1,027	918	1,018	908	1,222	1,597	2,440
<b>Total</b>	<b>3,337</b>	<b>4,325</b>	<b>4,138</b>	<b>5,065</b>	<b>4,140</b>	<b>5,088</b>	<b>3,239</b>	<b>5,445</b>	<b>3,287</b>	<b>4,078</b>	<b>2,343</b>	<b>3,784</b>	<b>2,889</b>	<b>3,857</b>	<b>2,931</b>	<b>3,735</b>	<b>4,273</b>	<b>8,382</b>

Floor	224A		222		220		218		216		214		212		210		206 - 208	
	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA	NIA	GIA
<b>Sqm</b>																		
2	46.7	85.7	90.7	100.5	69.3	99.9	0	102.1	68.4	79.7	0	76.4	48.6	86.3	47.7	56.9	94.6	183.7
1	92.9	101.4	94.1	114.0	97.9	117.1	95.7	127.6	77.8	101.8	71.5	90.1	65.9	87.7	62.7	87.4	0	185.6
G	80.2	99.5	100.1	113.4	101.5	115.9	98.2	123.7	80.2	99.5	78.3	89.7	68.7	89.7	77.6	89.2	154.0	182.7
LG	90.2	115.1	99.5	142.6	115.8	139.7	107.0	152.5	79.1	97.8	67.8	95.4	85.3	94.6	84.4	113.5	148.4	226.7
<b>Total</b>	<b>310.0</b>	<b>401.8</b>	<b>384.4</b>	<b>470.5</b>	<b>384.6</b>	<b>472.7</b>	<b>300.9</b>	<b>505.9</b>	<b>305.4</b>	<b>378.9</b>	<b>217.7</b>	<b>351.5</b>	<b>268.4</b>	<b>358.3</b>	<b>272.3</b>	<b>347.0</b>	<b>397.0</b>	<b>778.7</b>

# Existing Building

## Area & Uses Schedule - Individual Buildings

### Tower Bridge Quarter

Existing Building Areas - From Tenancy Schedule & Landlords area schedule 201019

#### PHASE 1 - 210-214 (2029)

210 Tower Bridge Road					212 Tower Bridge Road				214 Tower Bridge Road			
Level	GIA	NIA			GIA	NIA			GIA	NIA		
		Retail	Office	Pub restaurant		Retail	Office	Pub restaurant		Retail	Office	Pub restaurant
Total - sqm	347.0	162.0	110.4	0.0	358.3	154.0	114.5	0.0	351.6	217.6	0.0	0.0
<b>Total - sqft</b>	<b>3735</b>	<b>1744</b>	<b>1188</b>		<b>3857</b>	<b>1658</b>	<b>1232</b>		<b>3785</b>	<b>2342</b>		

#### PHASE 2 - 220-224A (2030)

220 Tower Bridge Road					222 Tower Bridge Road				224 Tower Bridge Road			
Level	GIA	NIA			GIA	NIA			GIA	NIA		
		Retail	Office	Pub restaurant		Retail	Office	Pub restaurant		Retail	Office	Pub restaurant
Total - sqm	472.6	217.3	167.2	0.0	470.5	199.6	184.8	0.0	401.7	0.0	0.0	310.0
<b>Total - sqft</b>	<b>5087</b>	<b>2339</b>	<b>1800</b>	<b>0.0</b>	<b>5064</b>	<b>2148</b>	<b>1989</b>		<b>4324</b>			<b>3337</b>

#### PHASE 3- 206-208 (2036)

206-208 Tower Bridge Road				
Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	778.7	778.7	0.0	0.0
<b>Total - sqft</b>	<b>8382</b>	<b>8382</b>	<b>0.0</b>	<b>0.0</b>

#### PHASE 4- 216-218 (2038)

216 Tower Bridge Road					218 Tower Bridge Road			
Level	GIA	NIA			GIA	NIA		
		Retail	Office	Pub restaurant		Retail	Office	Pub restaurant
Total - sqm	378.8	159.3	146.2		505.9			300.9
<b>Total - sqft</b>	<b>4077</b>	<b>1715</b>	<b>1574</b>		<b>5446</b>			<b>3239</b>

#### SUMMARY OF AREAS

Level	GIA	NIA			Total - NIA
		Retail	Office	Pub restaurant	
<b>Total - sqm</b>	<b>4065.1</b>	<b>1888.5</b>	<b>723.1</b>	<b>610.9</b>	
<b>Total - sqft</b>	<b>43757</b>	<b>20328</b>	<b>7784</b>	<b>6576</b>	<b>34687 sqft</b>

# Existing Building

## Area Schedule - Summary of Phasing Areas

### Tower Bridge Quarter - Existing Areas

Ex GIA from landlord's Areas, Proposed GIA from JRA measure  
NIA from Tenancy Schedule  
201019

#### PHASE 1 - 210-214 (2029)

##### 210-214 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1056.9	533.6	224.9	0.0
Total - sqft	11376	5744	2421	0

#### PHASE 2 - 220-224A (2030)

##### 220-224 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1344.8	416.9	352.0	310.0
Total - sqft	14475	4488	3789	3337

#### PHASE 3 - 206-208 (2036)

##### 206-208 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	778.7	778.7	0.0	0.0
Total - sqft	8382	8382	0	0

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	884.7	159.3	146.2	300.9
Total - sqft	9523	1715	1574	3239

#### SUMMARY OF AREAS

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	4065.1	1888.5	723.1	610.9
Total - sqft	43757	20328	7784	6576
Total Lettable Area		34687	sqft	

**03**

**PHASE 1:**

**2029: NOS. 210-214**

**AREAS & PLANS**

# Area Schedule

## Existing & Phase 1

### Tower Bridge Quarter - Existing Areas

Ex GIA from landlord's Areas, Proposed GIA from JRA measure  
NIA from Tenancy Schedule  
201019

#### PHASE 1 - 210-214 (2029)

##### 210-214 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1056.9	533.6	224.9	0.0
Total - sqft	11376	5744	2421	0

#### PHASE 2 - 220-224A (2030)

##### 220-224 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1344.8	416.9	352.0	310.0
Total - sqft	14475	4488	3789	3337

#### PHASE 3 - 206-208 (2036)

##### 206-208 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	778.7	778.7	0.0	0.0
Total - sqft	8382	8382	0	0

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	884.7	159.3	146.2	300.9
Total - sqft	9523	1715	1574	3239

#### SUMMARY OF AREAS

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	4065.1	1888.5	723.1	610.9
Total - sqft	43757	20328	7784	6576
Total Lettable Area		34687	sqft	

### Tower Bridge Quarter - Phase 1 - New and existing areas

2029

#### PHASE 1 - 210-214 (2029)

##### 210-214 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	1422.0	450.5	711.8	0.0
Total - sqft	15307	4849	7662	0

#### PHASE 2 - 220-224A (2030)

##### 220-224 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1344.8	416.9	352.0	310.0
Total - sqft	14475	4488	3789	3337

#### PHASE 3 - 206-208 (2036)

##### 206-208 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	778.7	778.7	0.0	0.0
Total - sqft	8382	8382	0	0

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

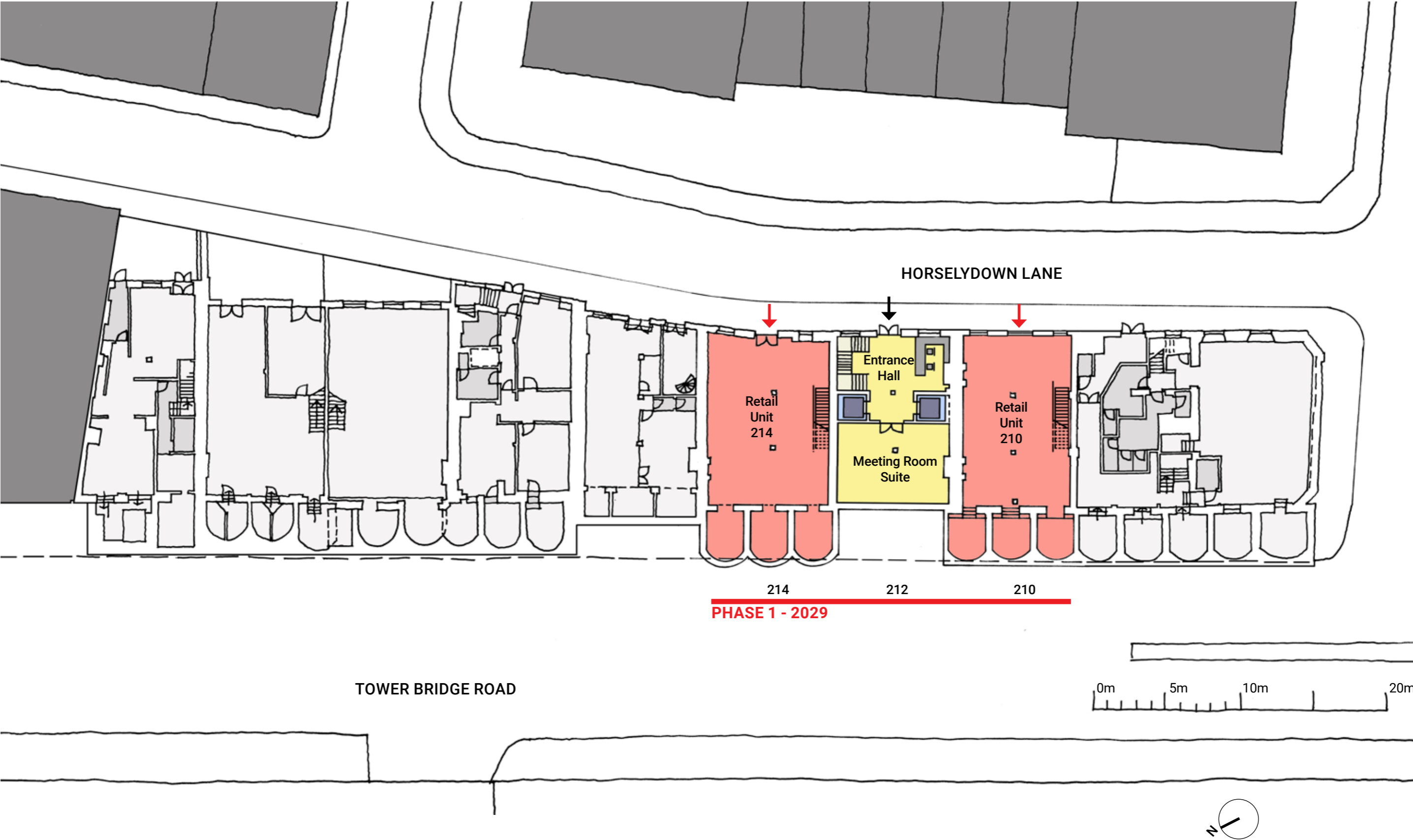
Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	884.7	159.3	146.2	300.9
Total - sqft	9523	1715	1574	3239

#### SUMMARY OF AREAS

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	4430.2	1805.4	1210.0	610.9
Total - sqft	47687	19433	13024	6576
Total Lettable Area Uplift		39033	sqft	
		4346	sqft	

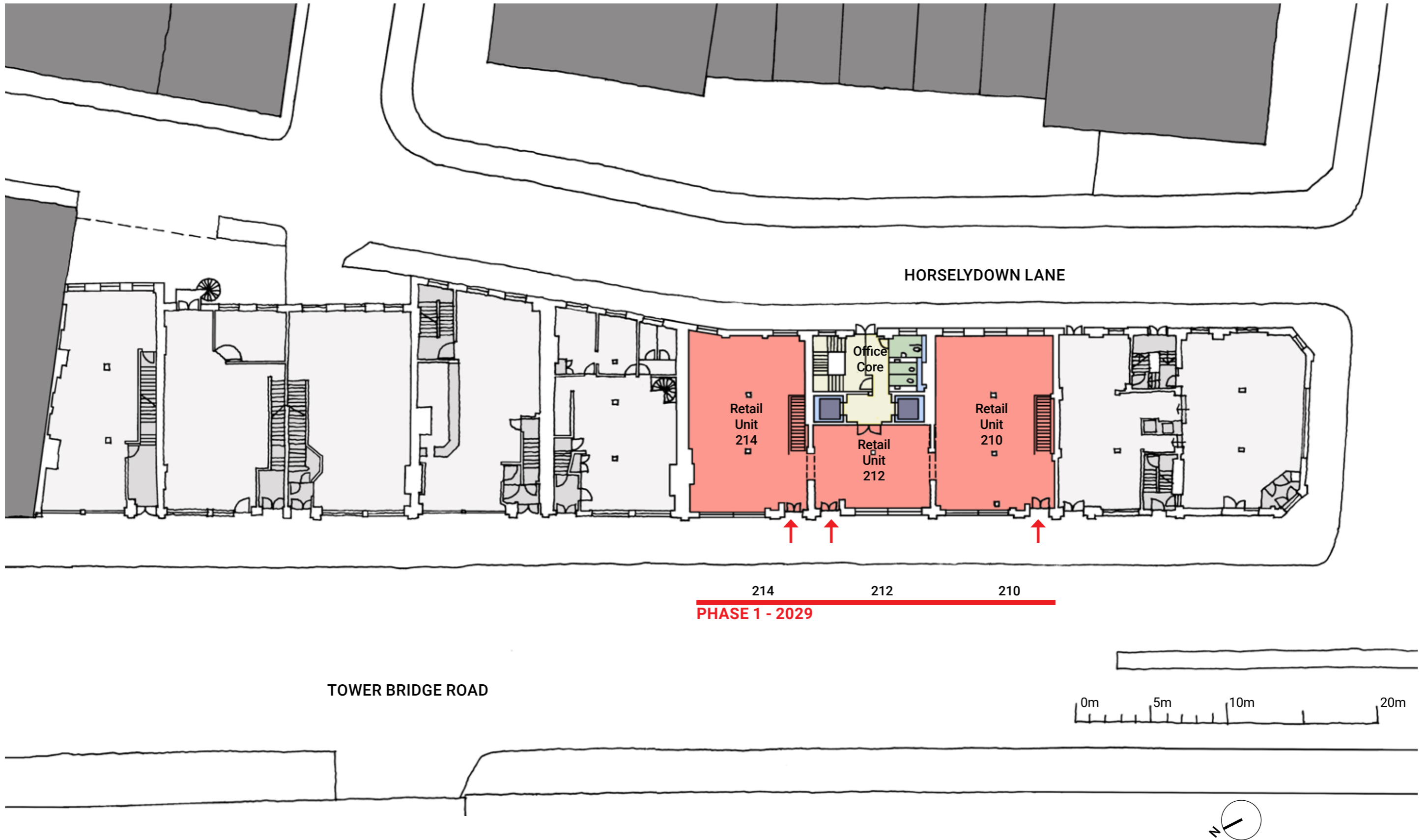
# Proposal - Phase 1: 2029 - Nos. 210-214, Retail space with offices over

## Lower Ground Floor Plan



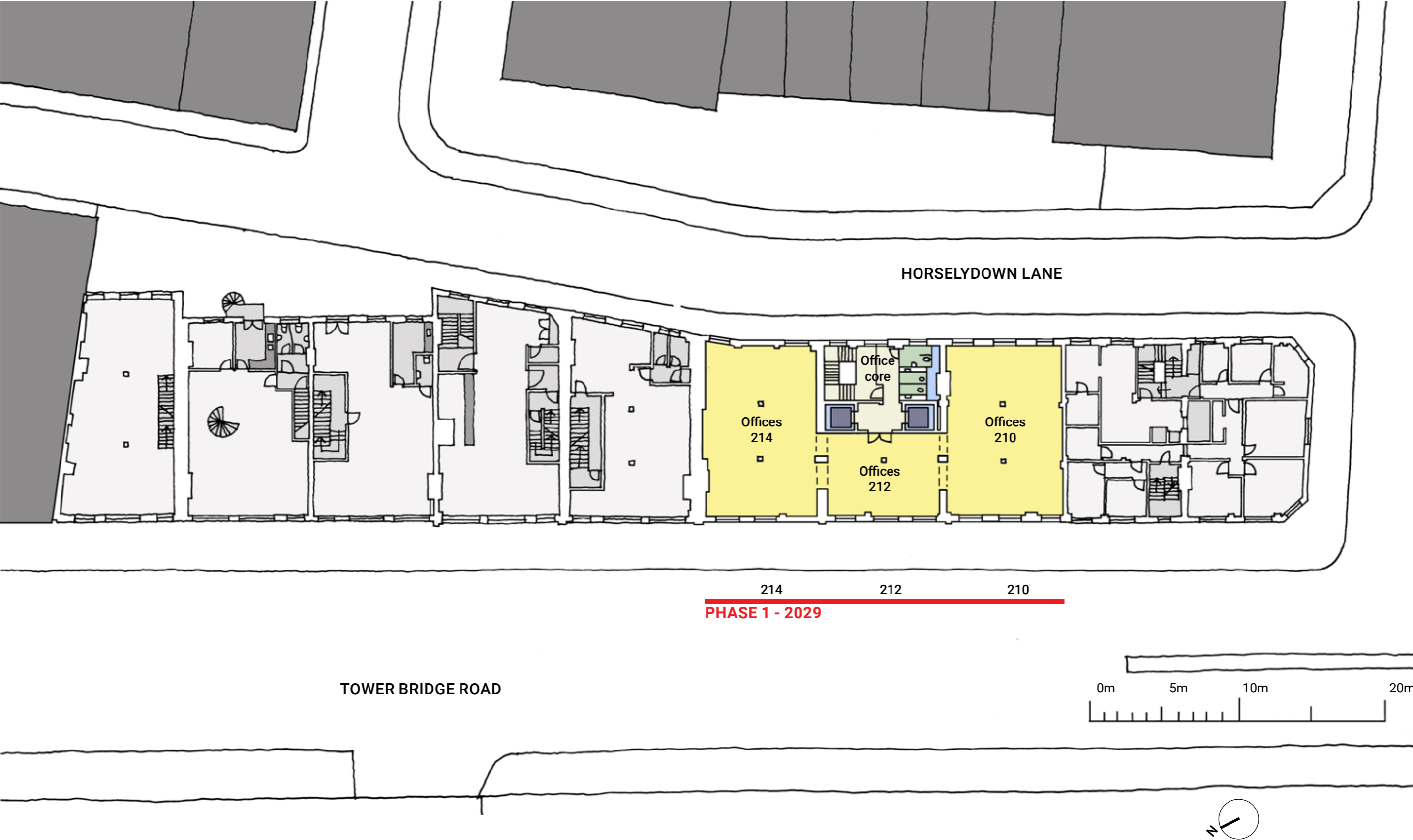
# Proposal - Phase 1: 2029 - Nos. 210-214, Retail space with offices over

## Upper Ground Floor Plan



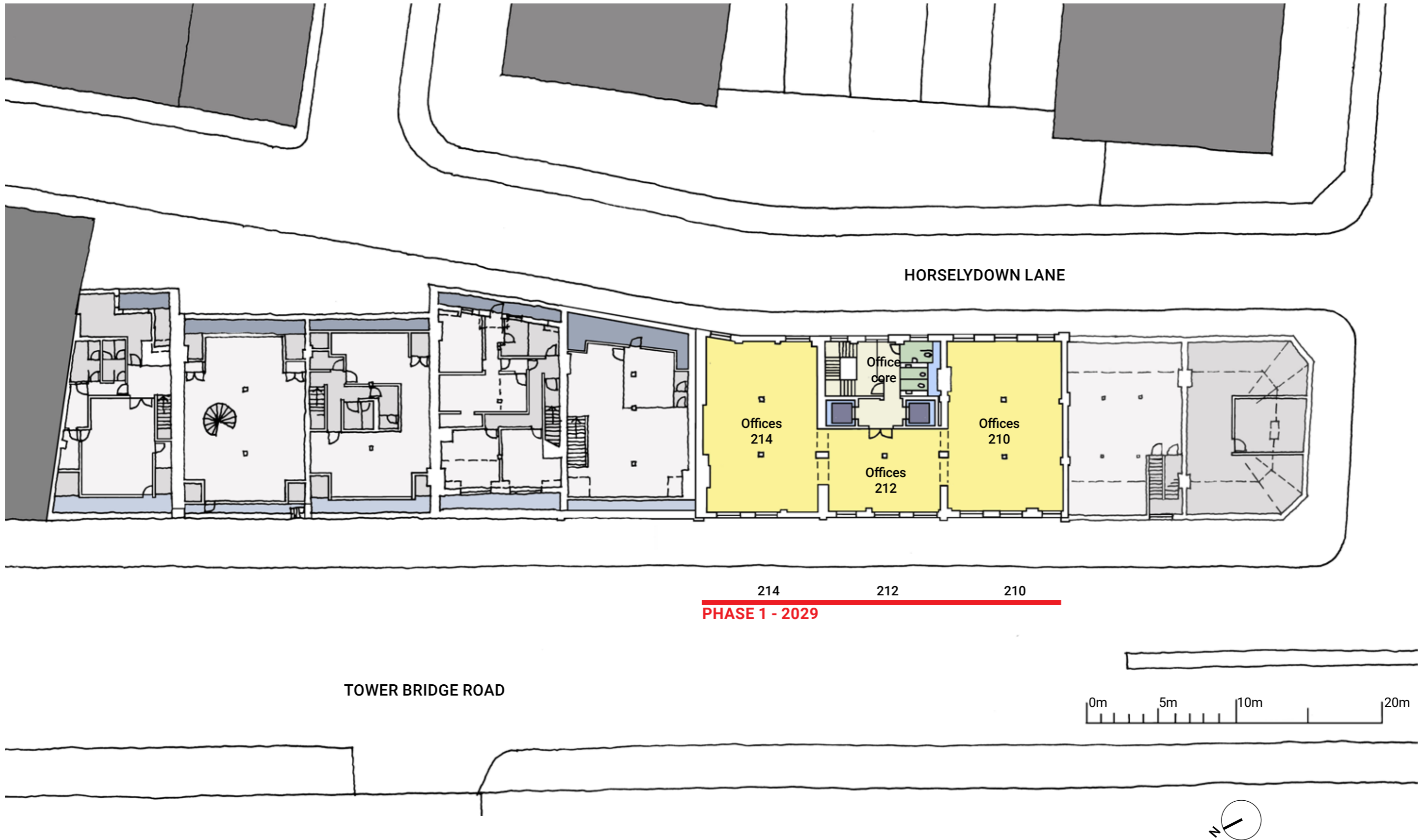
# Proposal - Phase 1: 2029 - Nos. 210-214, Retail space with offices over

## First Floor Plan



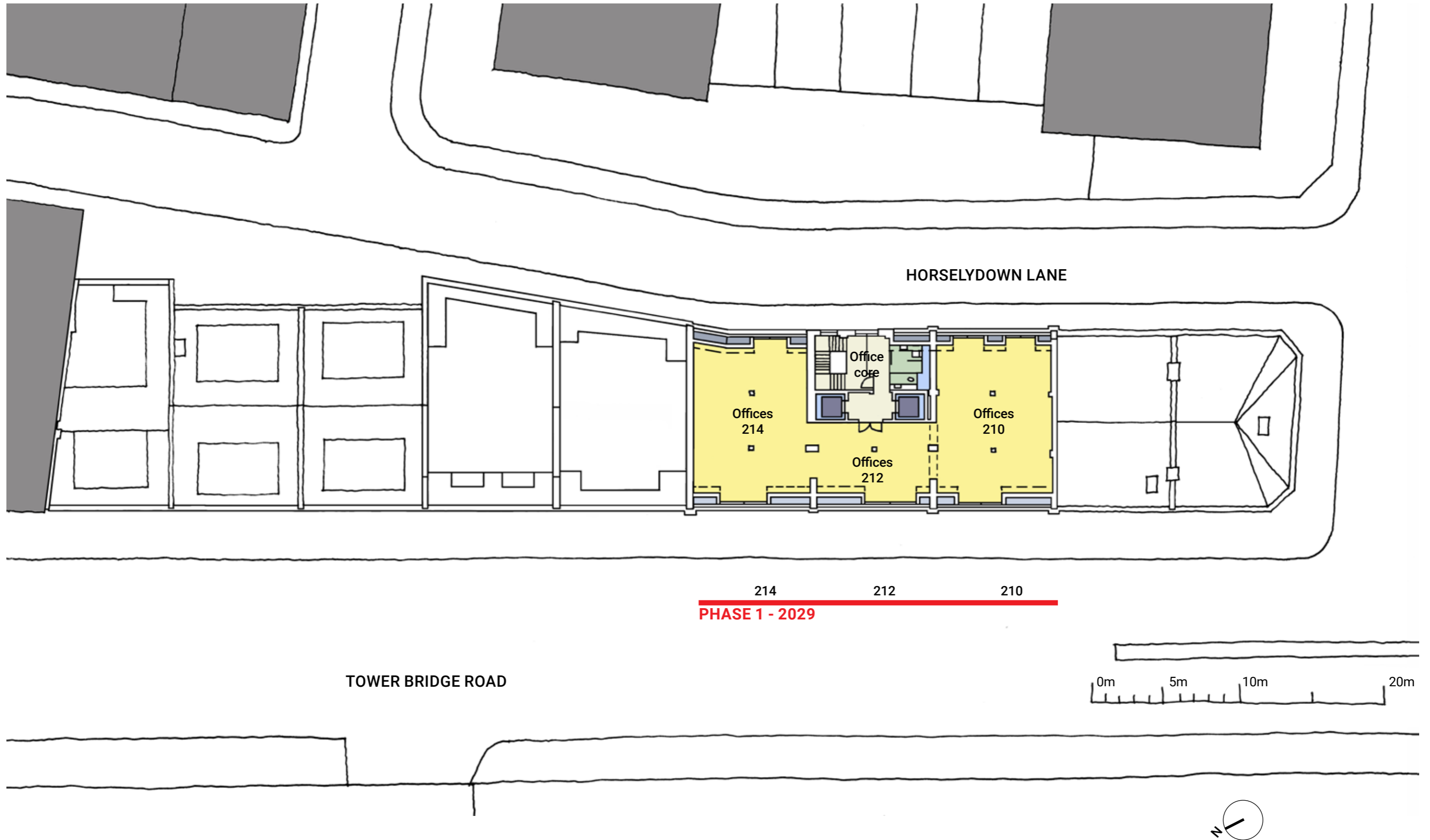
# Proposal - Phase 1: 2029 - Nos. 210-214, Retail space with offices over

## Second Floor Plan



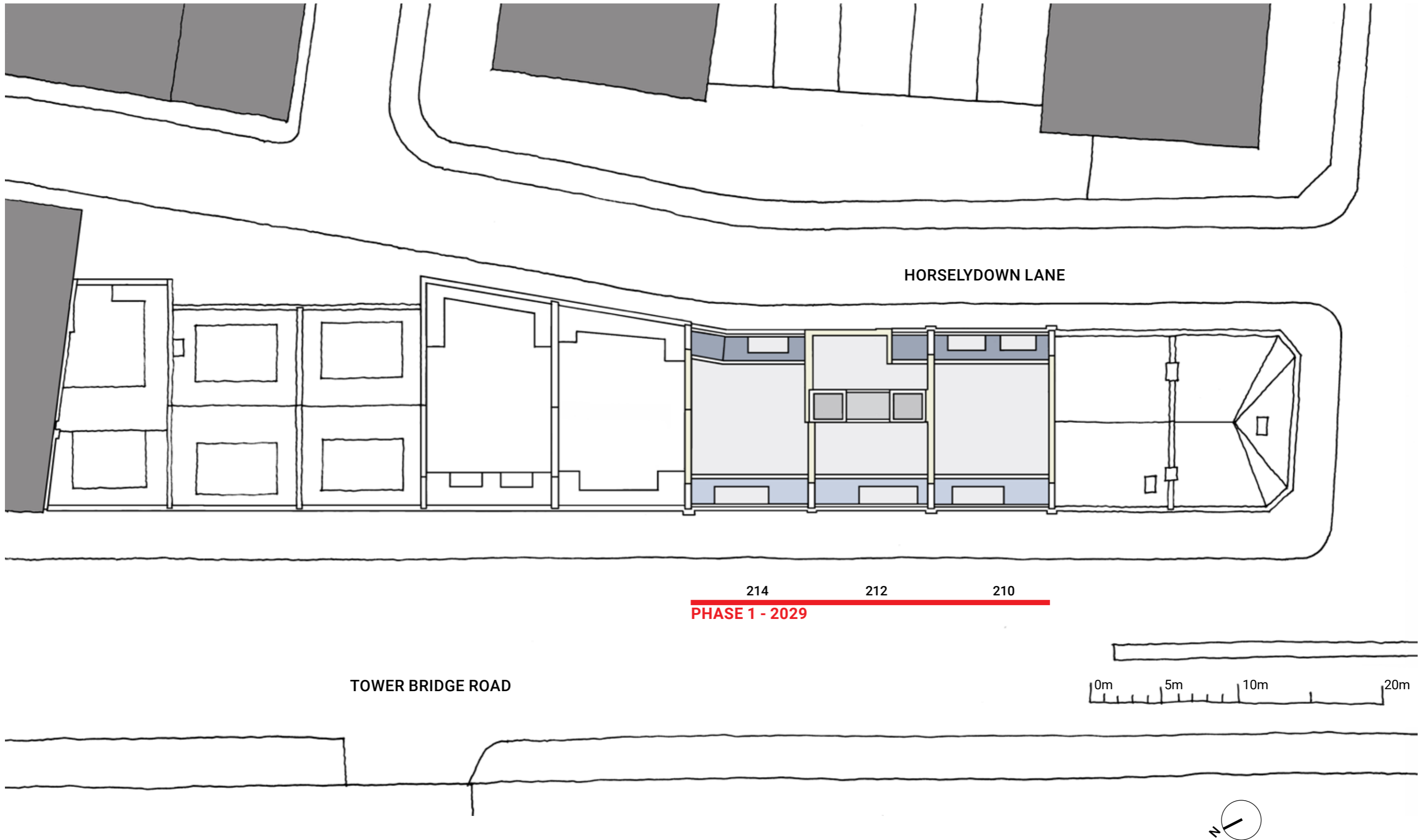
# Proposal - Phase 1: 2029 - Nos. 210-214, Retail space with offices over

## Third Floor Plan



# Proposal - Phase 1: 2029 - Nos. 210-214, Retail space with offices over

## Roof Plan



**04**

**PHASE 2:**

**2030 - NOS. 220-224A**

**PLANS & AREAS**

# Area Schedule

## Existing & Phase 2

### Tower Bridge Quarter - Existing Areas

Ex GIA from landlord's Areas, Proposed GIA from JRA measure  
NIA from Tenancy Schedule  
201019

#### PHASE 1 - 210-214 (2029)

##### 210-214 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1056.9	533.6	224.9	0.0
Total - sqft	11376	5744	2421	0

#### PHASE 2 - 220-224A (2030)

##### 220-224 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1344.8	416.9	352.0	310.0
Total - sqft	14475	4488	3789	3337

#### PHASE 3 - 206-208 (2036)

##### 206-208 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	778.7	778.7	0.0	0.0
Total - sqft	8382	8382	0	0

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	884.7	159.3	146.2	300.9
Total - sqft	9523	1715	1574	3239

#### SUMMARY OF AREAS

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	4065.1	1888.5	723.1	610.9
Total - sqft	43757	20328	7784	6576
Total Lettable Area		34687	sqft	

### Tower Bridge Quarter - Phase 2 - New and existing areas

2030

#### PHASE 1 - 210-214 (2029)

##### 210-214 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	1447.0	450.5	711.8	0.0
Total - sqft	15576	4849	7662	0

#### PHASE 2 - 220-224A (2030)

##### 220-224 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	1648.3	667.3	710.6	0.0
Total - sqft	17743	7182	7649	0

#### PHASE 3 - 206-208 (2036)

##### 206-208 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	778.7	778.7	0.0	0.0
Total - sqft	8382	8382	0	0

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

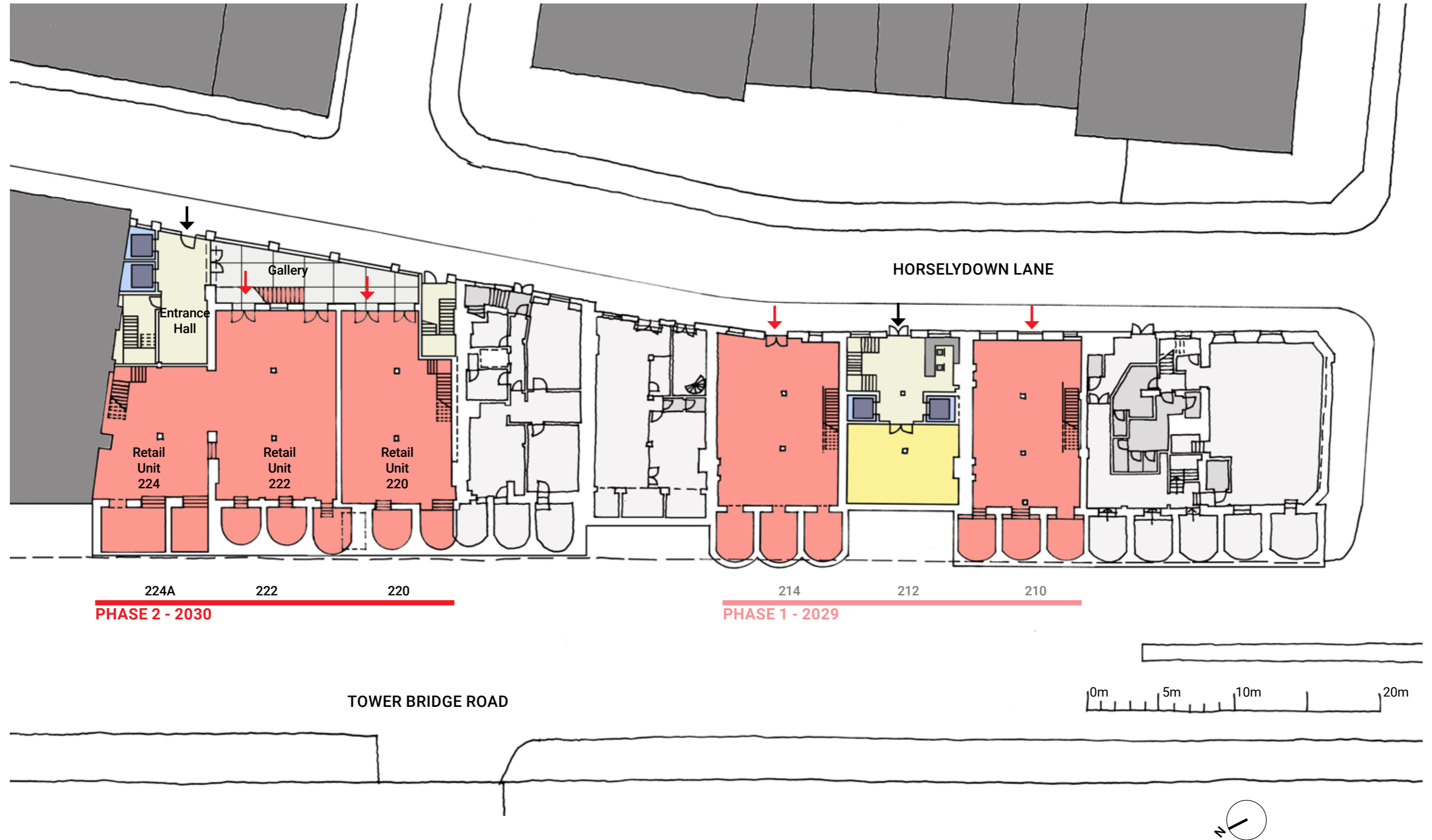
Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	884.7	159.3	146.2	300.9
Total - sqft	9523	1715	1574	3239

#### SUMMARY OF AREAS

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	4758.8	2055.8	1568.6	300.9
Total - sqft	51224	22128	16884	3239
Total Lettable Area		42251	sqft	
Uplift		7564	sqft	

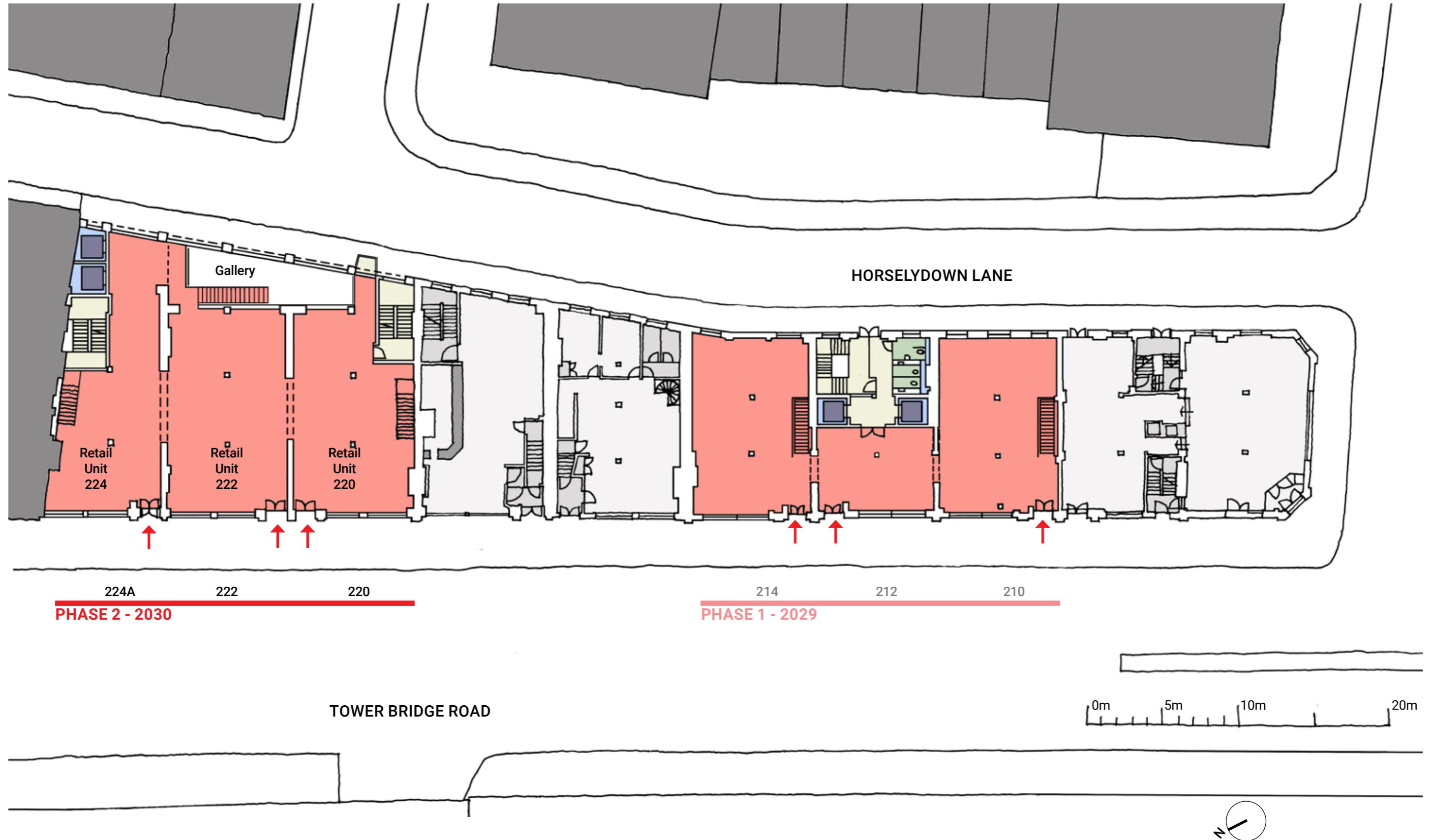
# Proposal - Phase 2: 2030 - Nos. 220-224A, Retail space with offices over

## Lower Ground Floor Plan



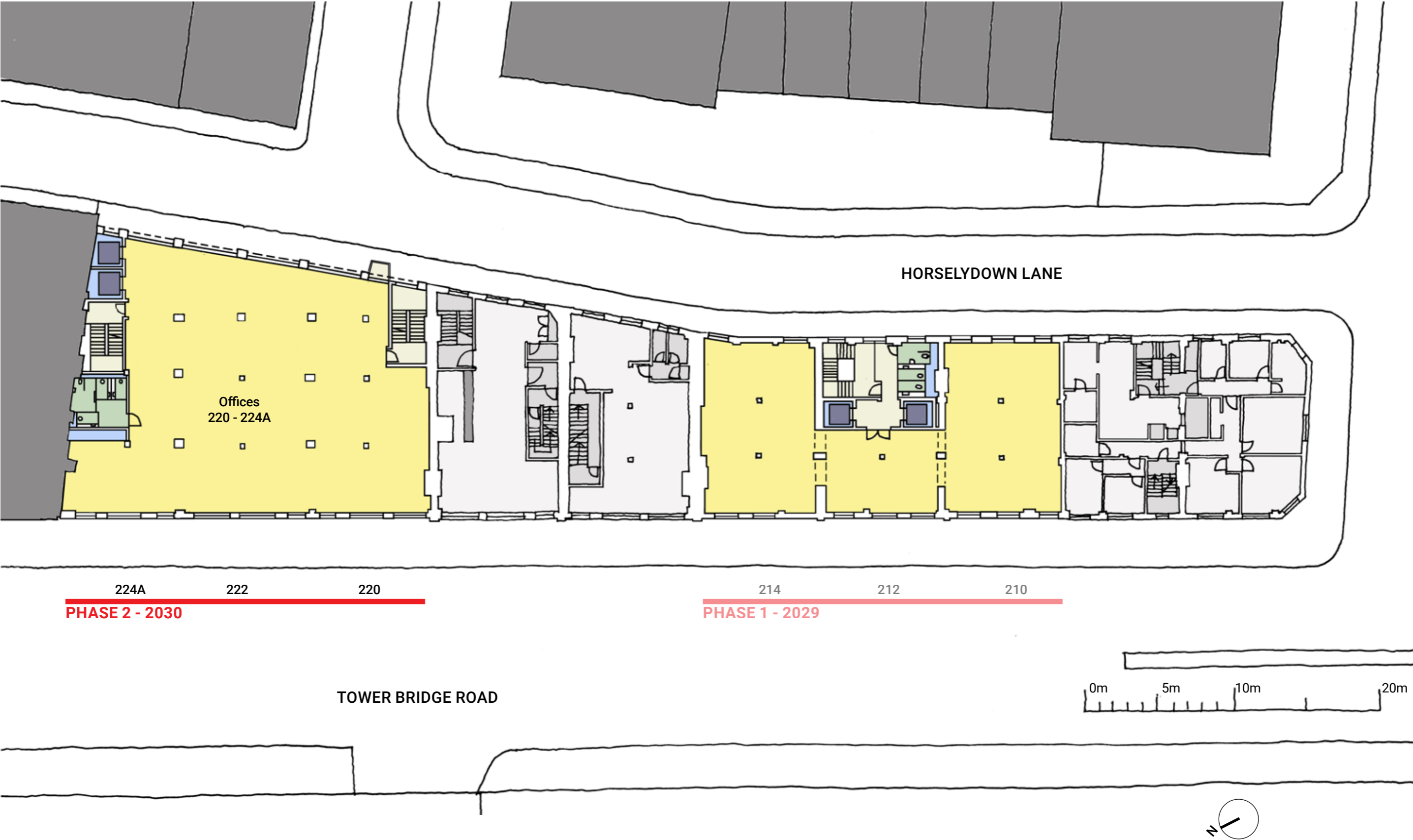
# Proposal - Phase 2: 2030 - Nos. 220-224A, Retail space with offices over

## Upper Ground Floor Plan



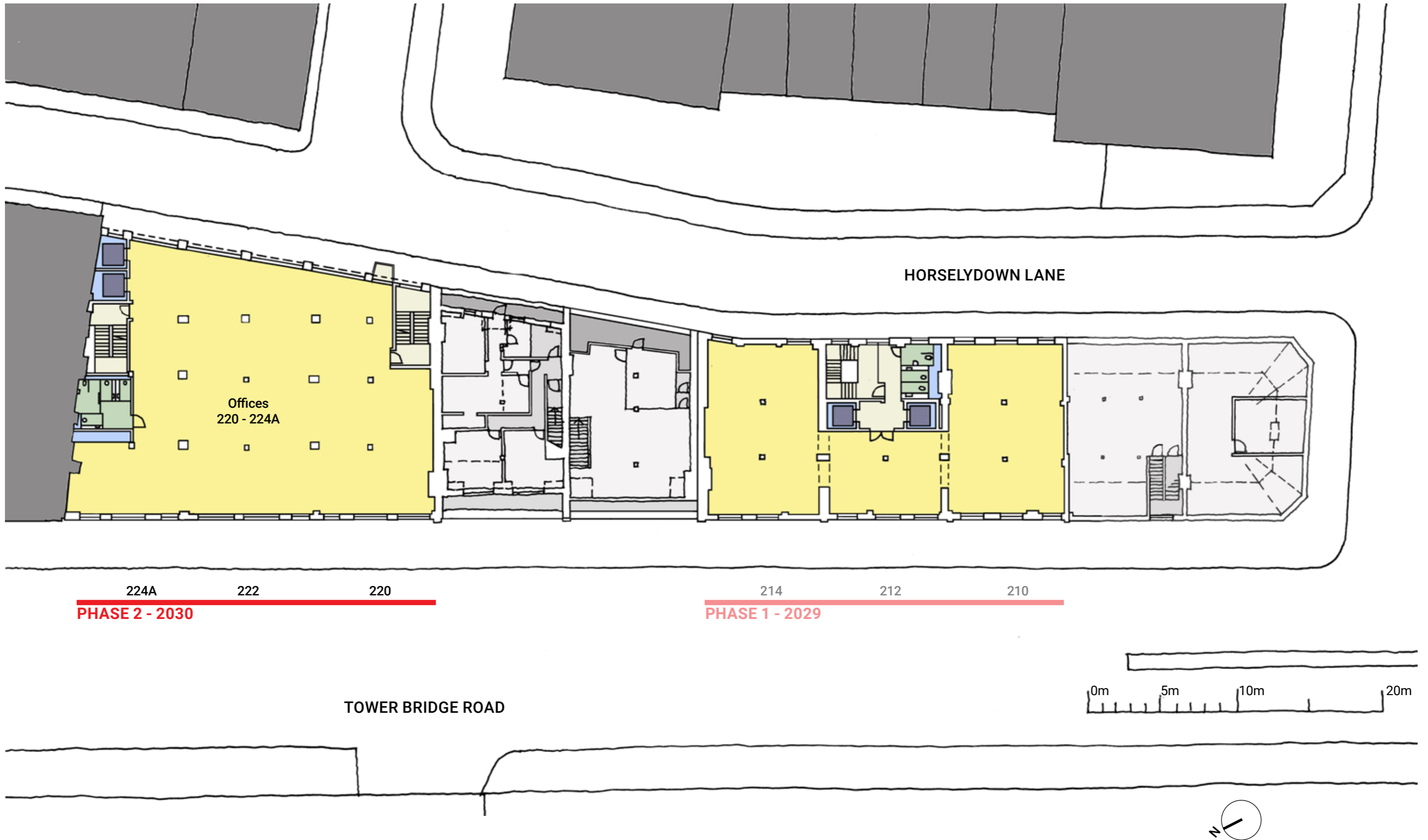
# Proposal - Phase 2: 2030 - Nos. 220-224A, Retail space with offices over

## First Floor Plan



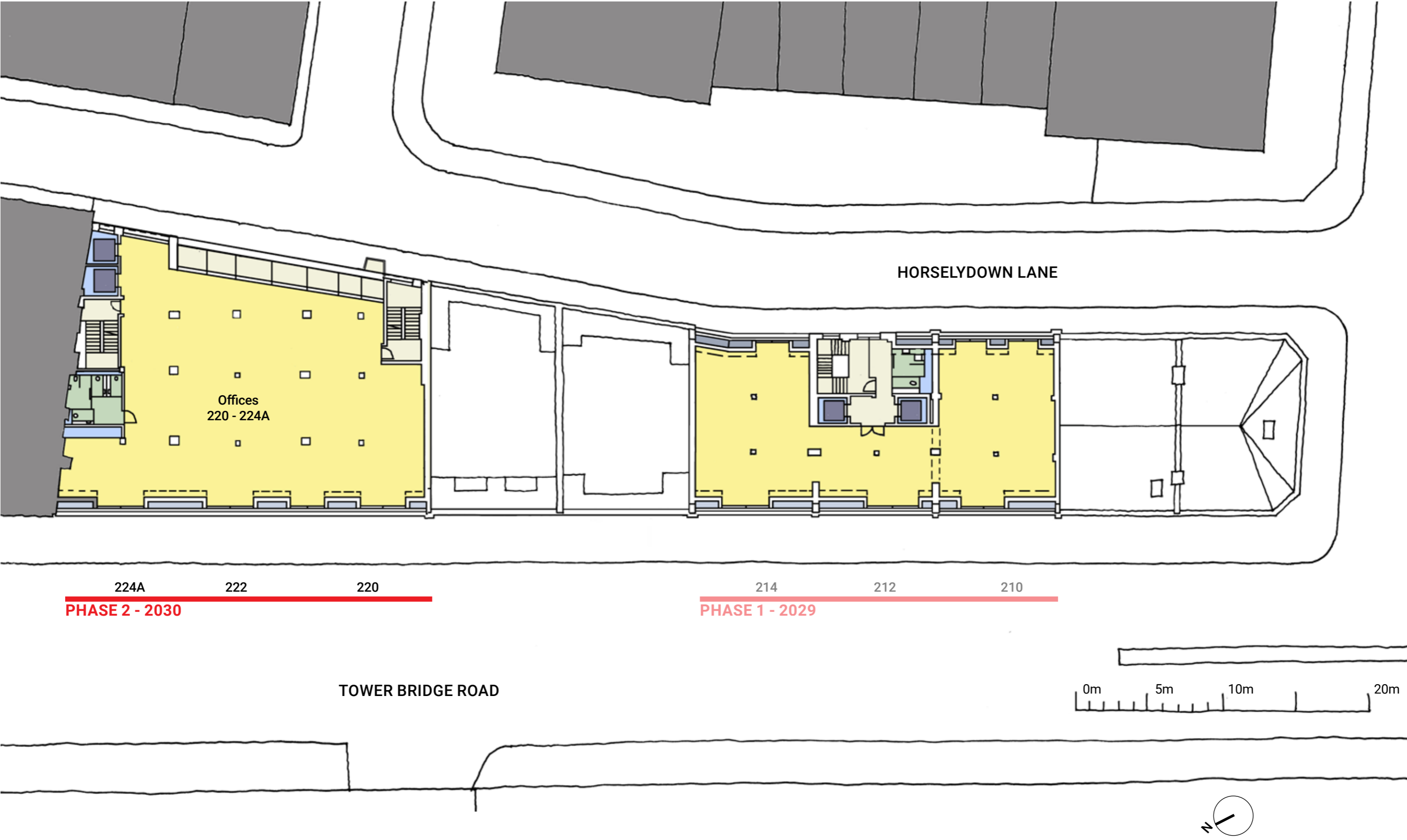
# Proposal - Phase 2: 2030 - Nos. 220-224A, Retail space with offices over

## Second Floor Plan



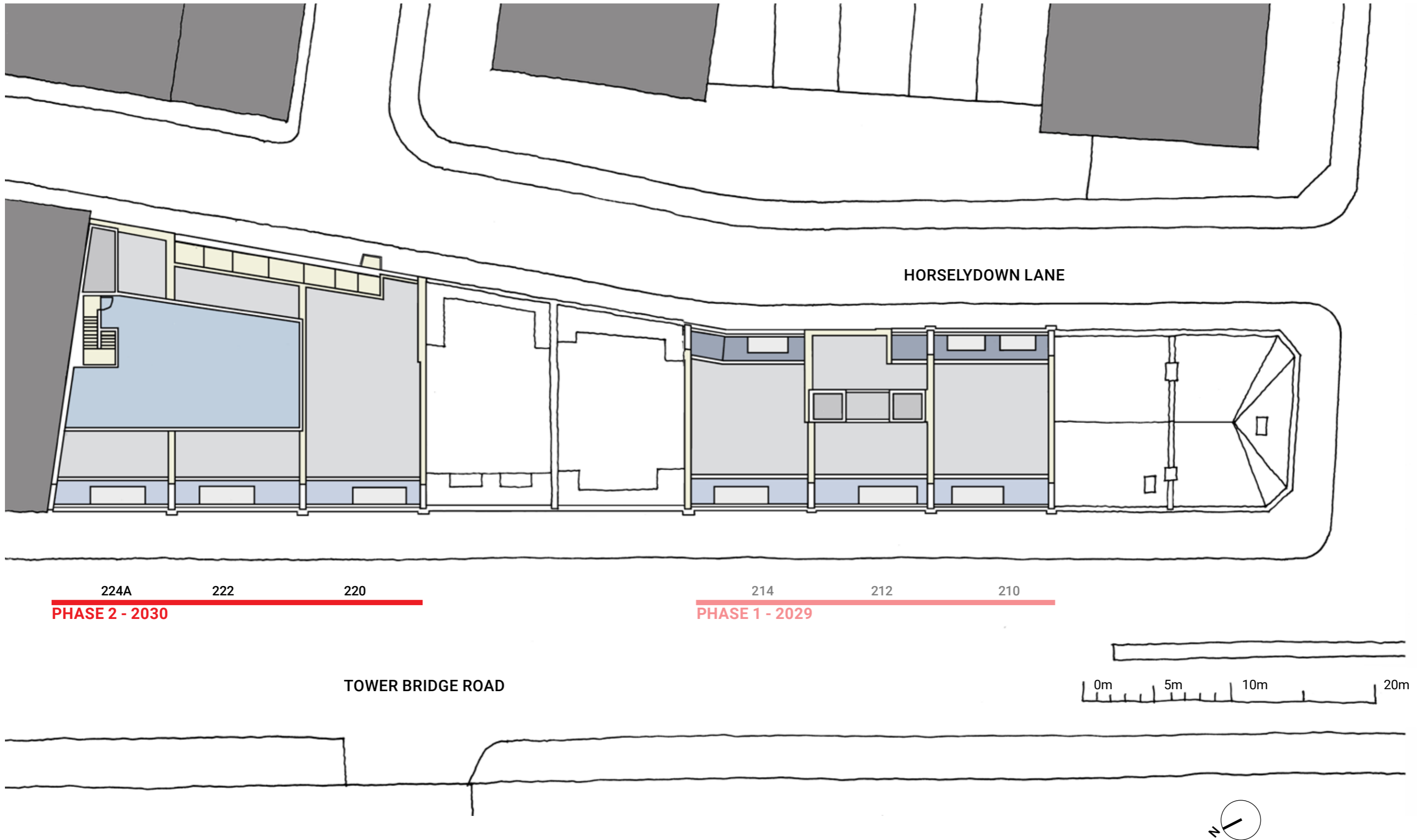
# Proposal - Phase 2: 2030 - Nos. 220-224A, Retail space with offices over

## Third Floor Plan



# Proposal - Phase 2: 2030 - Nos. 220-224A, Retail space with offices over

## Roof Plan



**05**

**PHASE 3:**

**2036 - NOS. 206-208**

**PLANS & AREAS**

# Area Schedule

## Existing & Phase 3

### Tower Bridge Quarter - Existing Areas

Ex GIA from landlord's Areas, Proposed GIA from JRA measure  
NIA from Tenancy Schedule  
201019

#### PHASE 1 - 210-214 (2029)

##### 210-214 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1056.9	533.6	224.9	0.0
Total - sqft	11376	5744	2421	0

#### PHASE 2 - 220-224A (2030)

##### 220-224 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	1344.8	416.9	352.0	310.0
Total - sqft	14475	4488	3789	3337

#### PHASE 3 - 206-208 (2036)

##### 206-208 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	778.7	778.7	0.0	0.0
Total - sqft	8382	8382	0	0

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Pub restaurant
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2036

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Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	1447.0	450.5	711.8	0.0
Total - sqft	15576	4849	7662	0

#### PHASE 2 - 220-224A (2030)

##### 220-224 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	1648.3	667.3	710.6	0.0
Total - sqft	17743	7182	7649	0

#### PHASE 3 - 206-208 (2036)

##### 206-208 Tower Bridge Road

Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	959.9	343.9	0.0	436.5
Total - sqft	10332	3702	0	4699

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

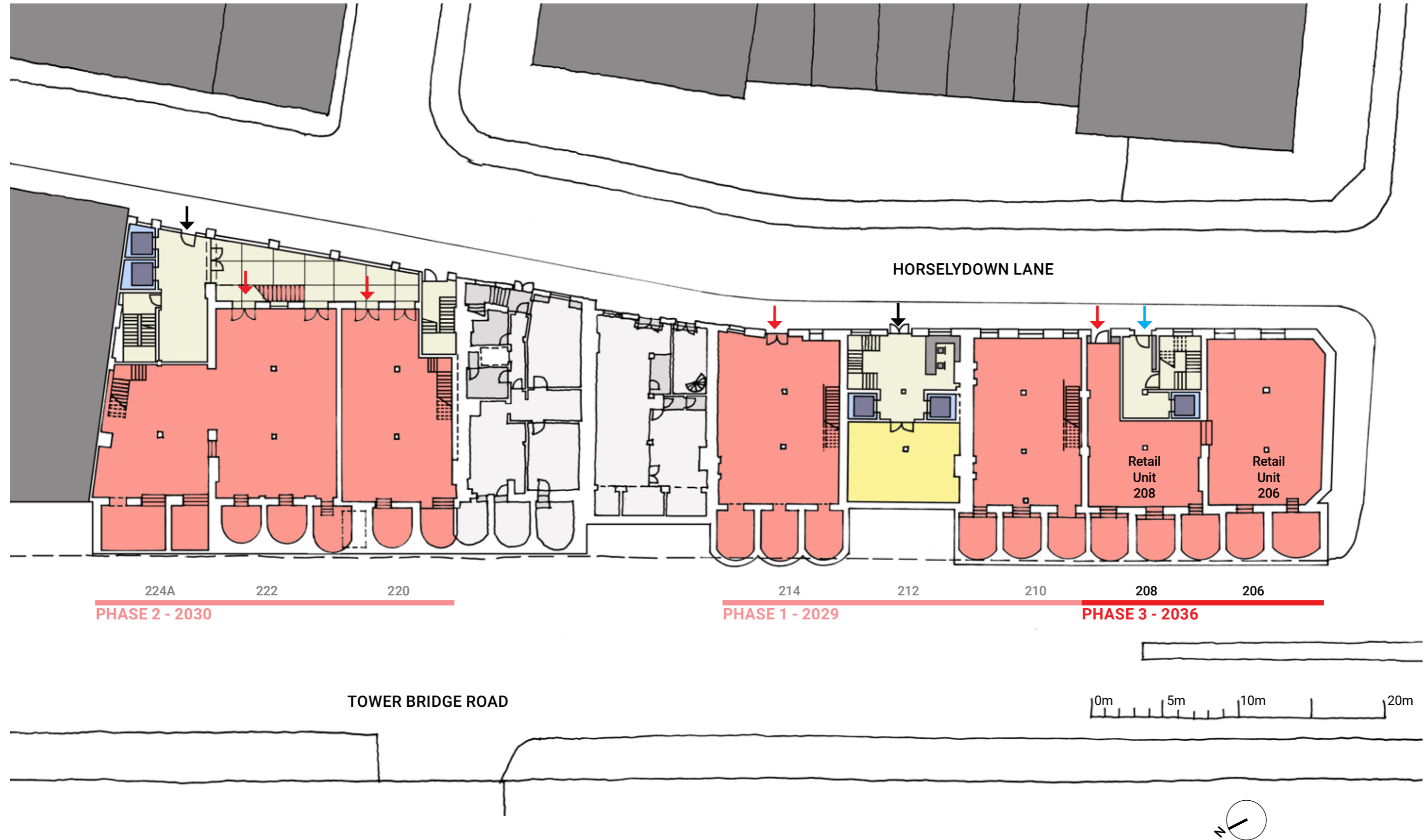
Level	GIA	NIA		
		Retail	Office	Pub restaurant
Total - sqm	884.7	159.3	146.2	300.9
Total - sqft	9523	1715	1574	3239

#### SUMMARY OF AREAS

Level	GIA	NIA		
		Retail	Office	Residential restaurant
Total - sqm	4940.0	1621.0	1568.6	737.4
Total - sqft	53174	17448	16884	7938
Total Lettable Area Uplift		42270	sqft	7582

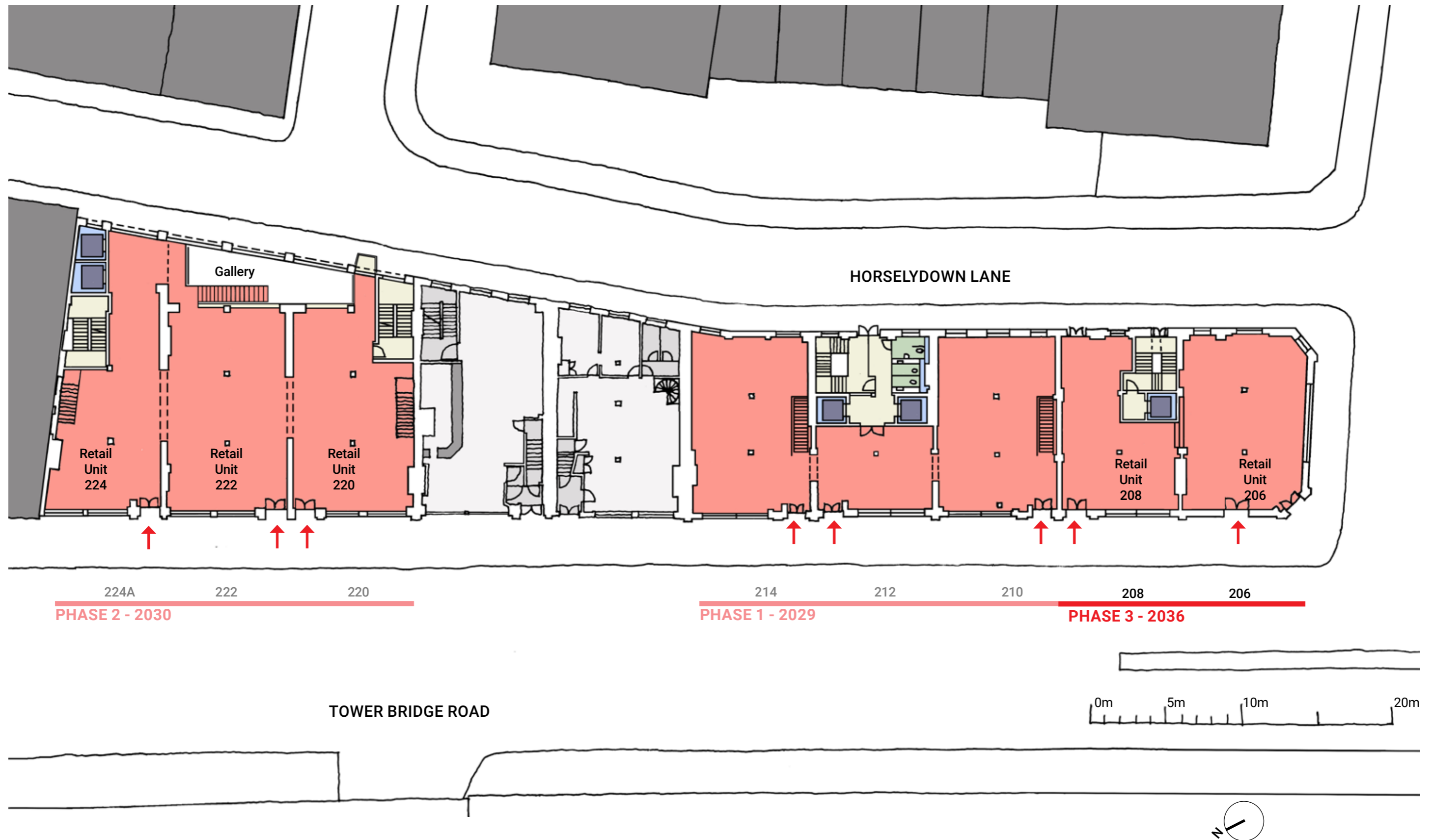
# Proposal - Phase 3: 2036 - Nos. 206-208, Retail space with residential over

## Lower Ground Floor Plan



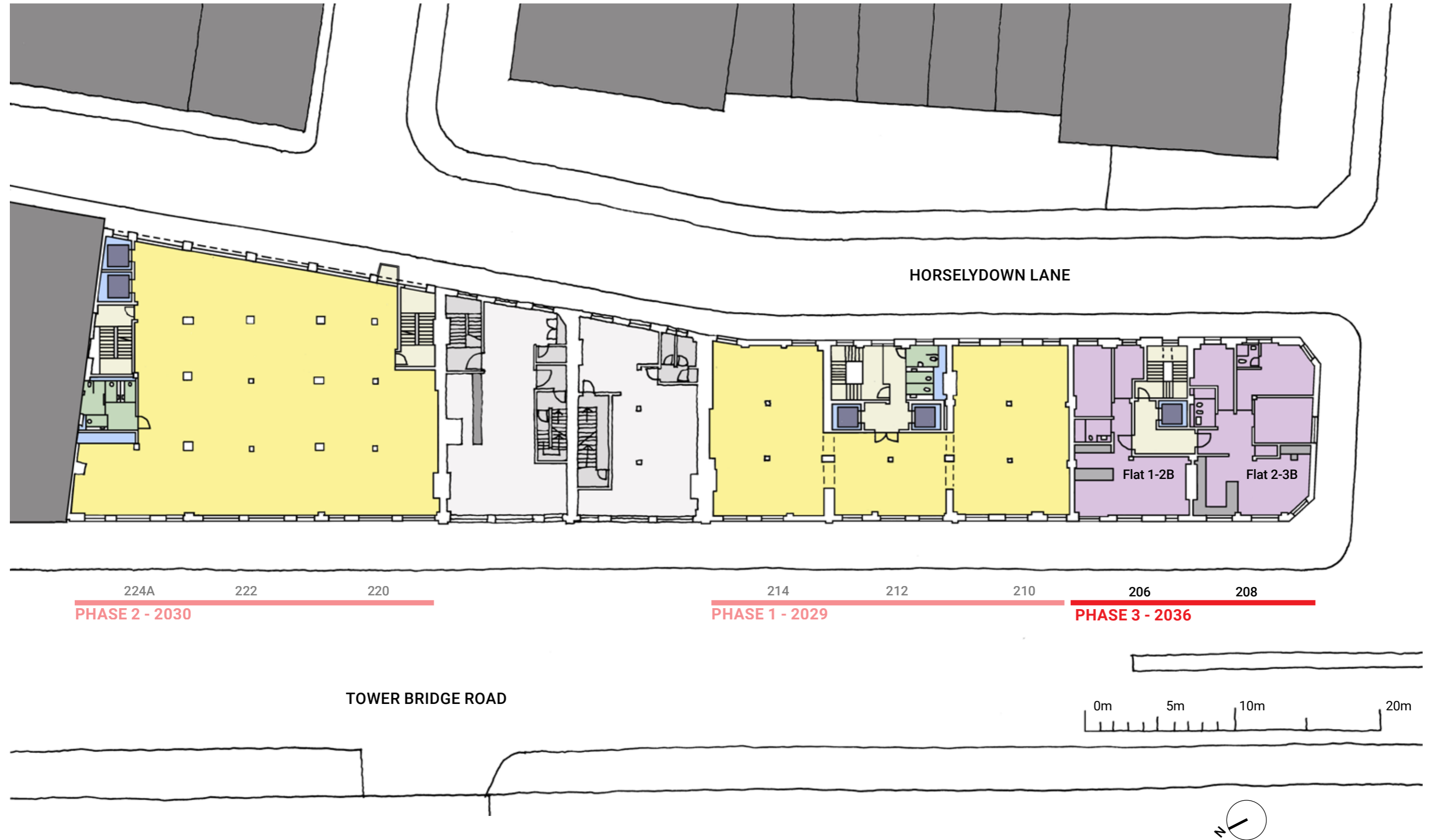
# Proposal - Phase 3: 2036 - Nos. 206-208, Retail space with residential over

## Upper Ground Floor Plan



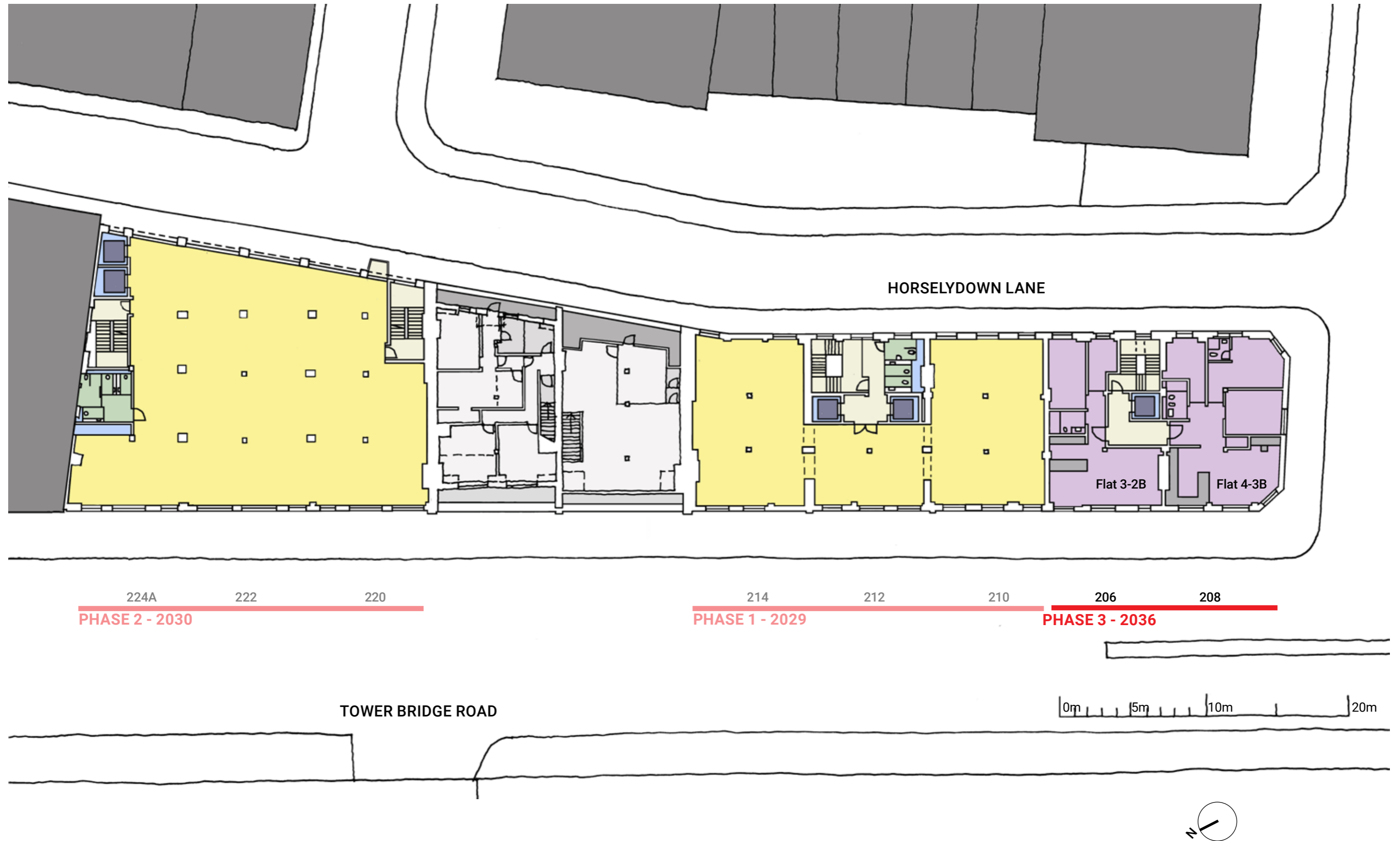
# Proposal - Phase 3: 2036 - Nos. 206-208, Retail space with residential over

## First Floor Plan



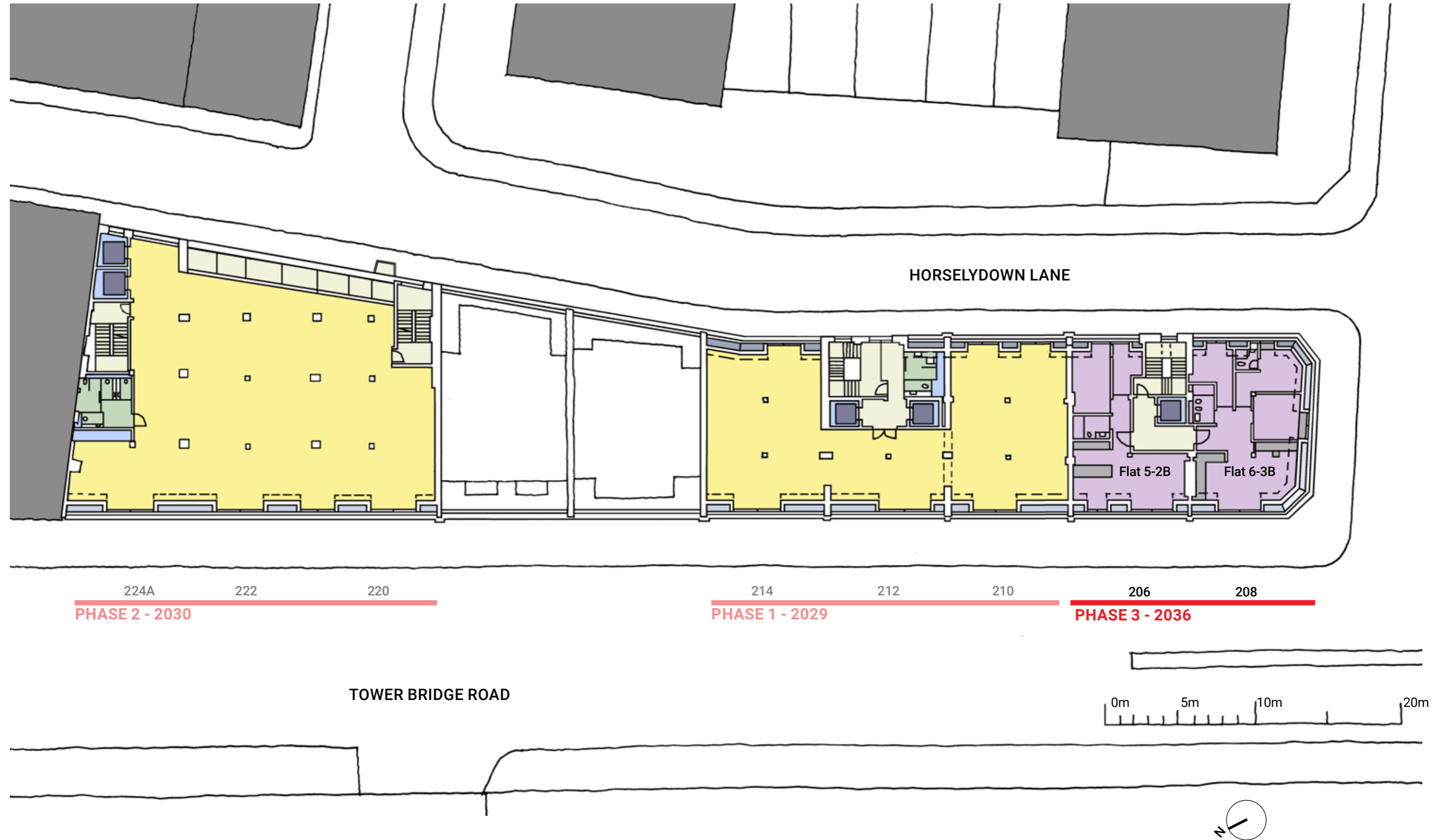
# Proposal - Phase 3: 2036 - Nos. 206-208, Retail space with residential over

## Second Floor Plan



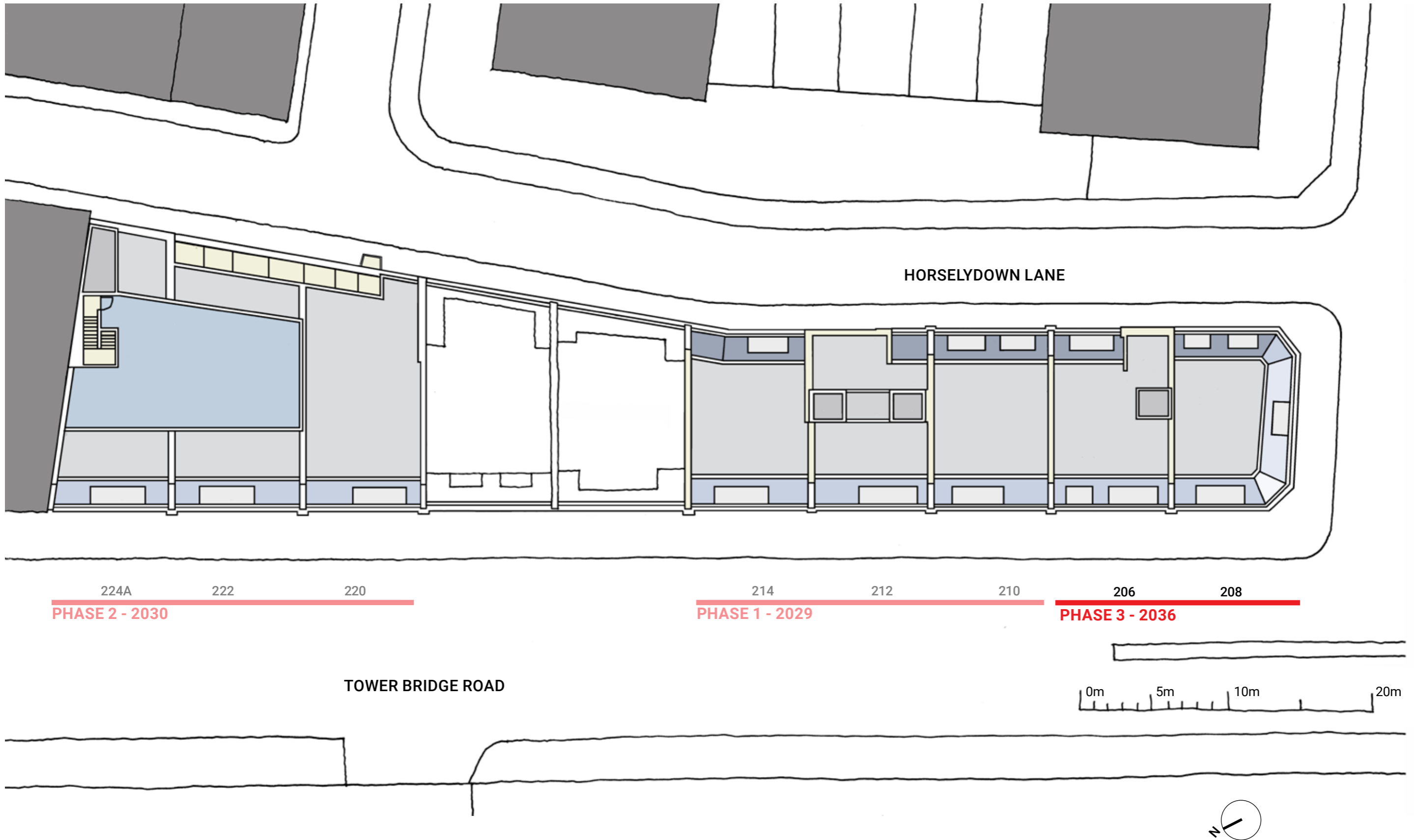
# Proposal - Phase 3: 2036 - Nos. 206-208, Retail space with residential over

## Third Floor Plan



# Proposal - Phase 3: 2036 - Nos. 206-208, Retail space with residential over

## Roof Plan



**05**

**PHASE 4:**

**2038 - NOS. 216-218**

**PLANS & AREAS**

# Area Schedule

## Existing & Phase 4

### Tower Bridge Quarter - Existing Areas

Ex GIA from landlord's Areas, Proposed GIA from JRA measure  
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#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

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#### PHASE 2 - 220-224A (2030)

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#### PHASE 3 - 206-208 (2036)

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Level	GIA	NIA		
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Total - sqm	959.9	343.9	0.0	436.5
Total - sqft	10332	3702	0	4699

#### PHASE 4 - 216-218 (2038)

##### 216-218 Tower Bridge Road

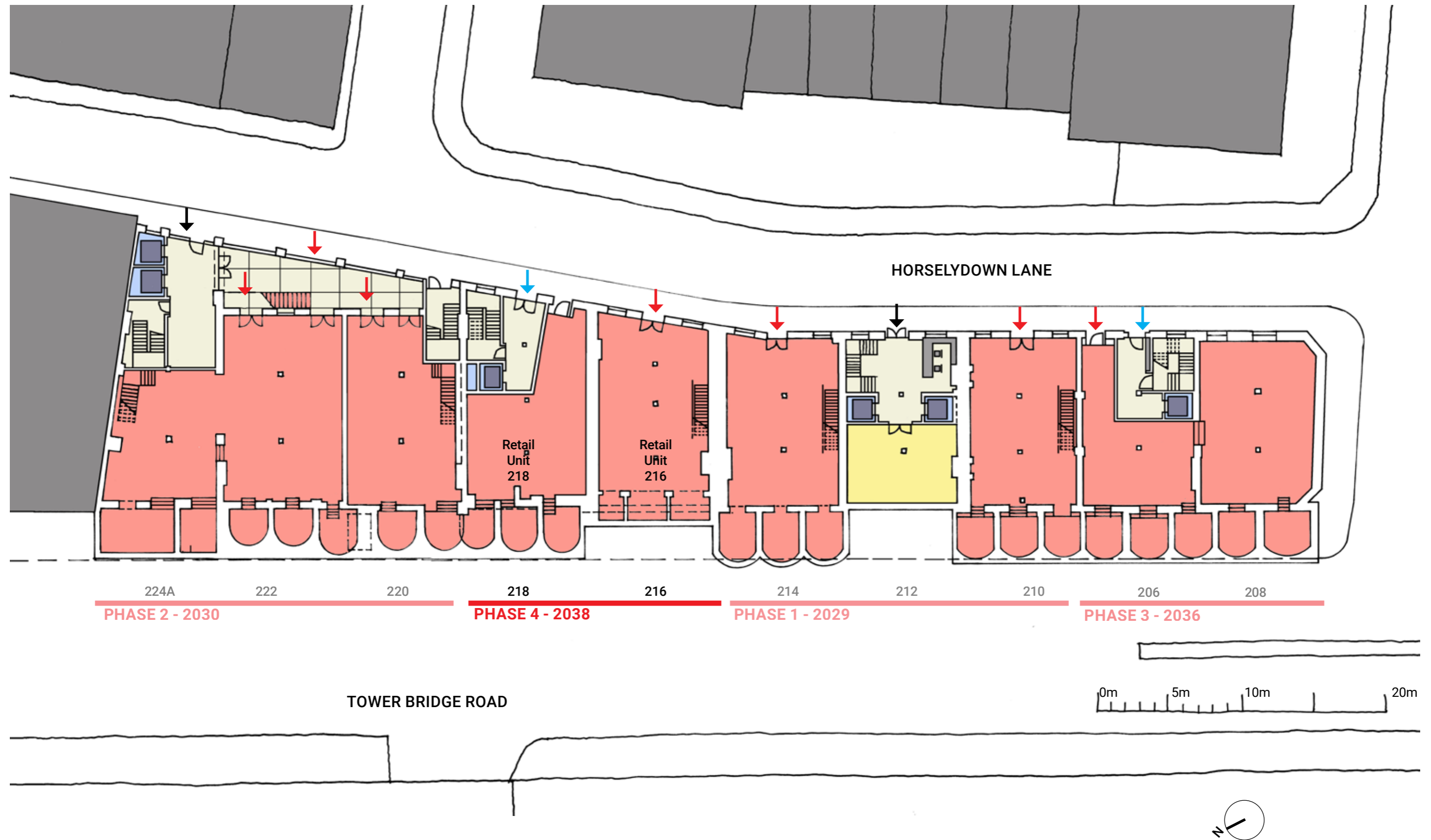
Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	1162.3	396.9	0.0	573.5
Total - sqft	12511	4272	0	6173

#### SUMMARY OF AREAS

Level	GIA	NIA		
		Retail	Office	Residential
Total - sqm	5217.6	1858.5	1422.4	1010.1
Total - sqft	56162	20005	15310	10872
Total Lettable Area Uplift		46188	sqft	11500

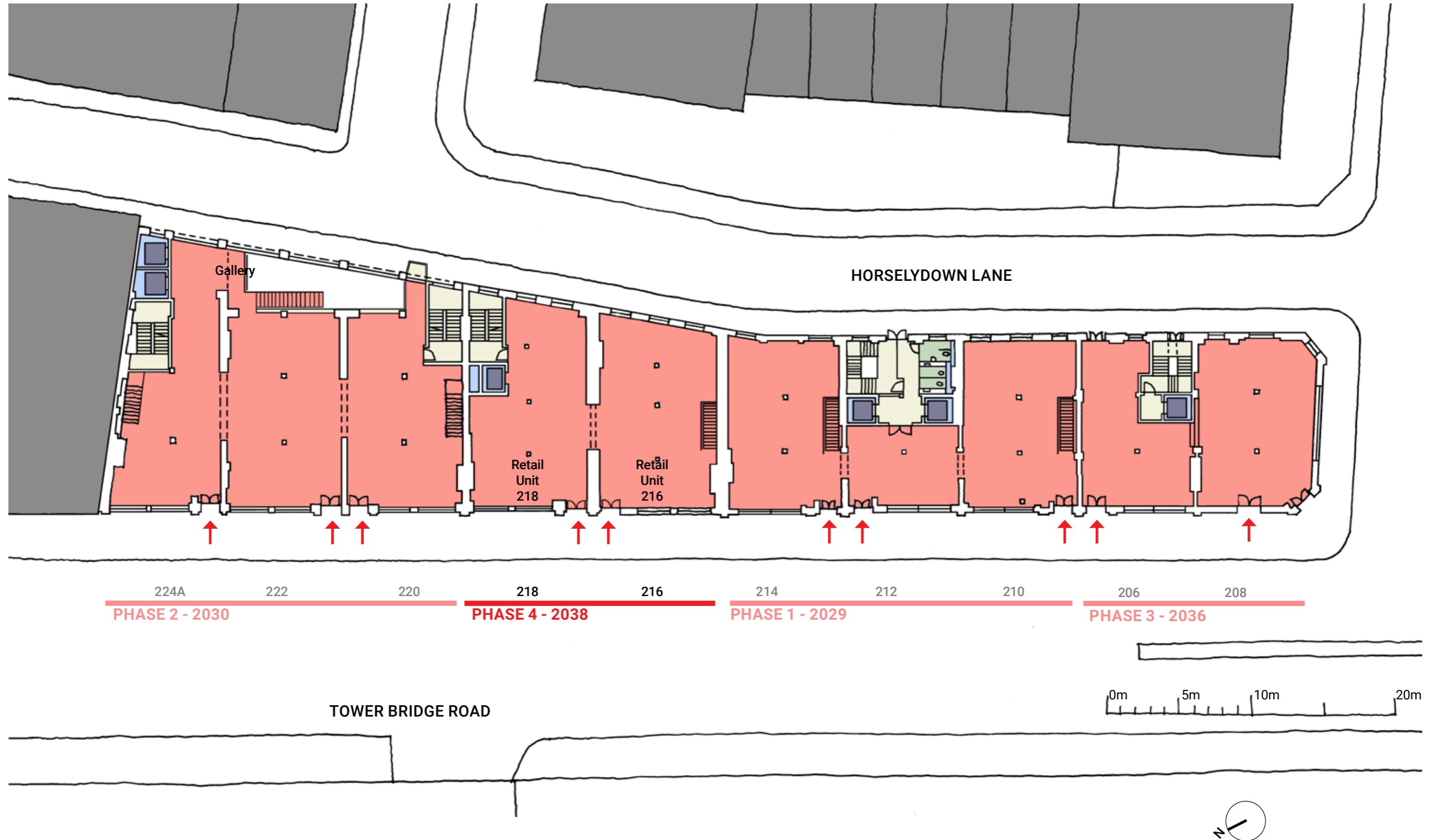
# Proposal - Phase 4: 2038 - Nos. 216-218, Retail space with residential over

## Lower Ground Floor Plan



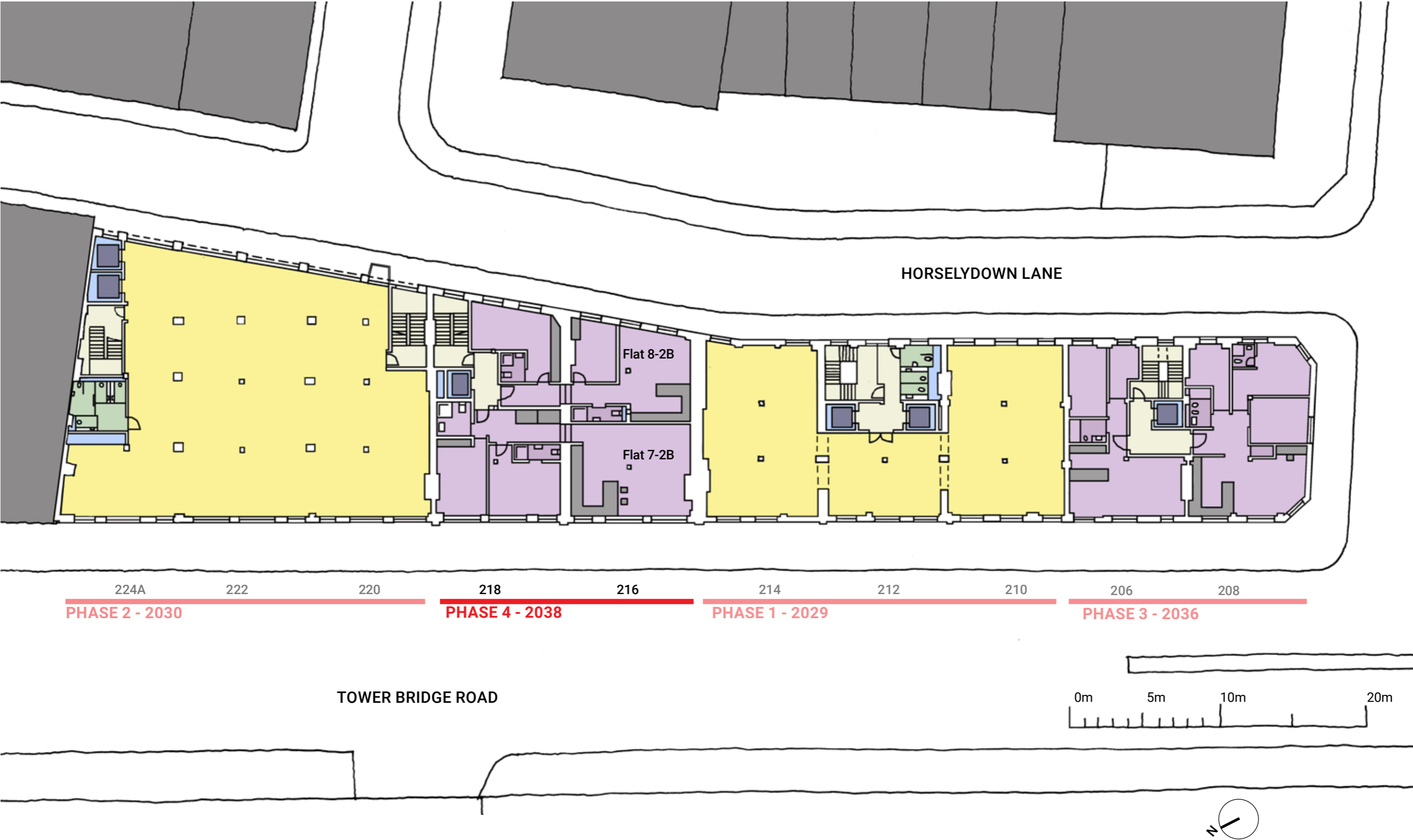
# Proposal - Phase 4: 2038 - Nos. 216-218, Retail space with residential over

## Upper Ground Floor Plan



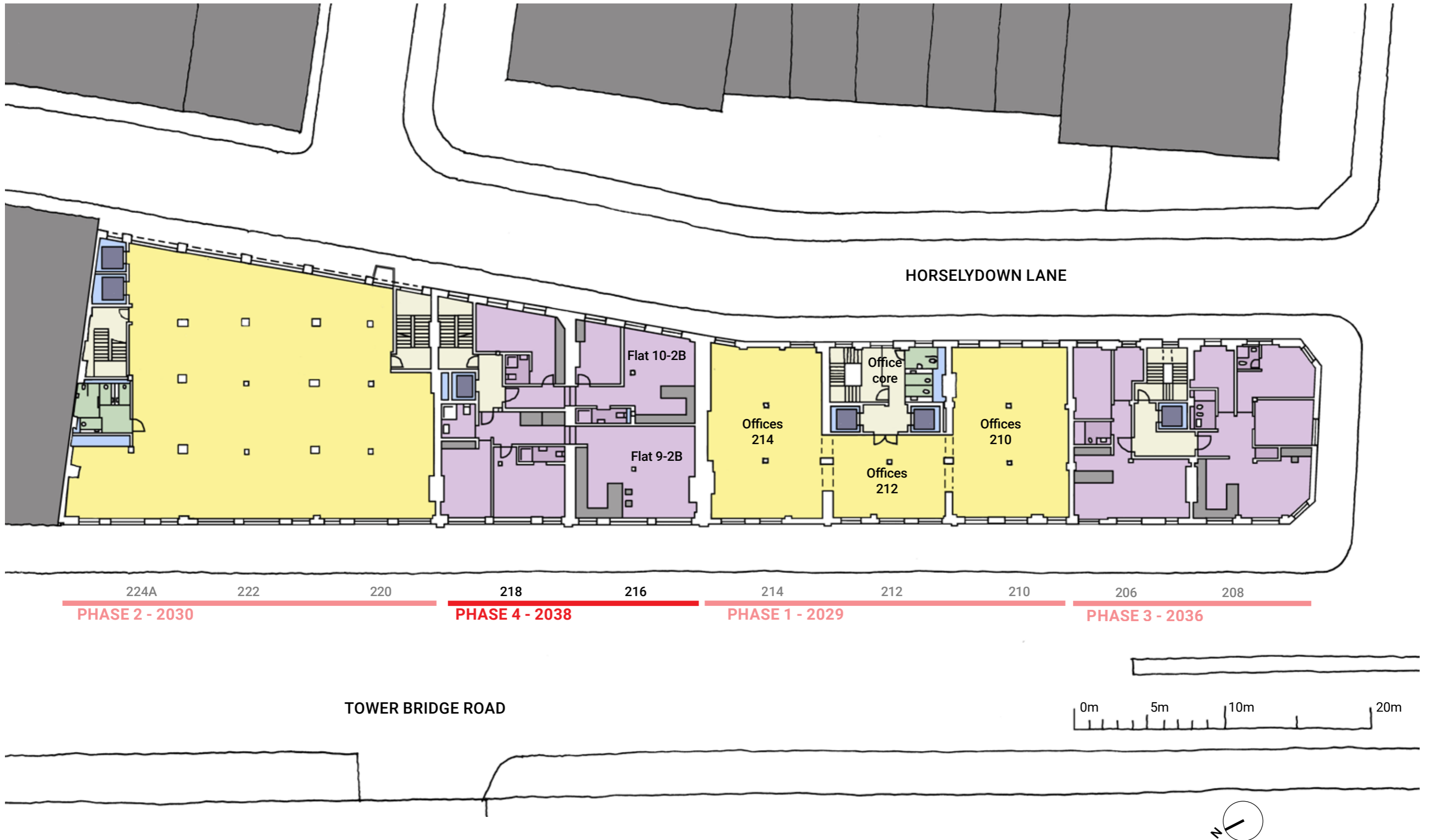
# Proposal - Phase 4: 2038 - Nos. 216-218, Retail space with residential over

## First Floor Plan



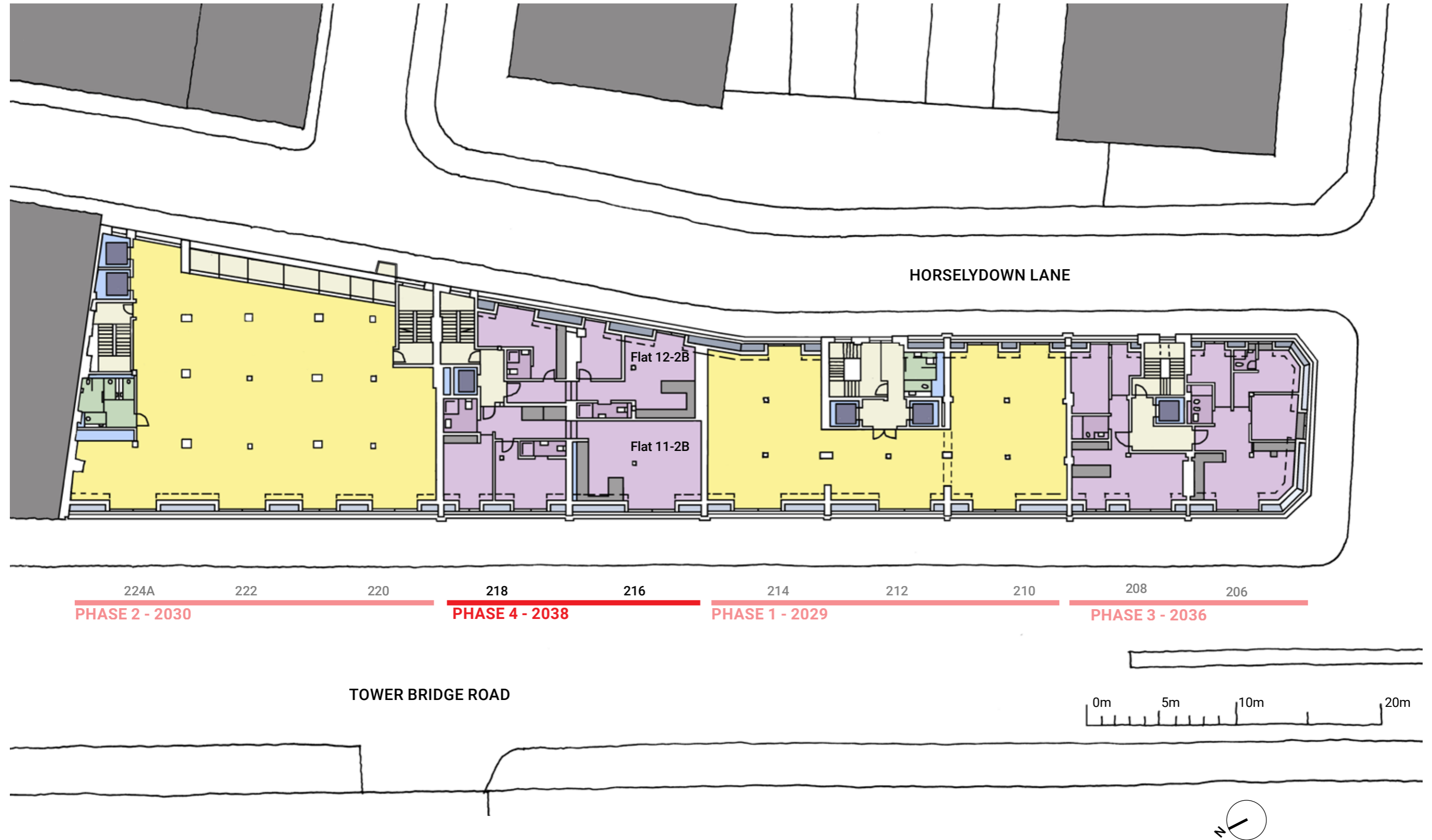
# Proposal - Phase 4: 2038 - Nos. 216-218, Retail space with residential over

## Second Floor Plan



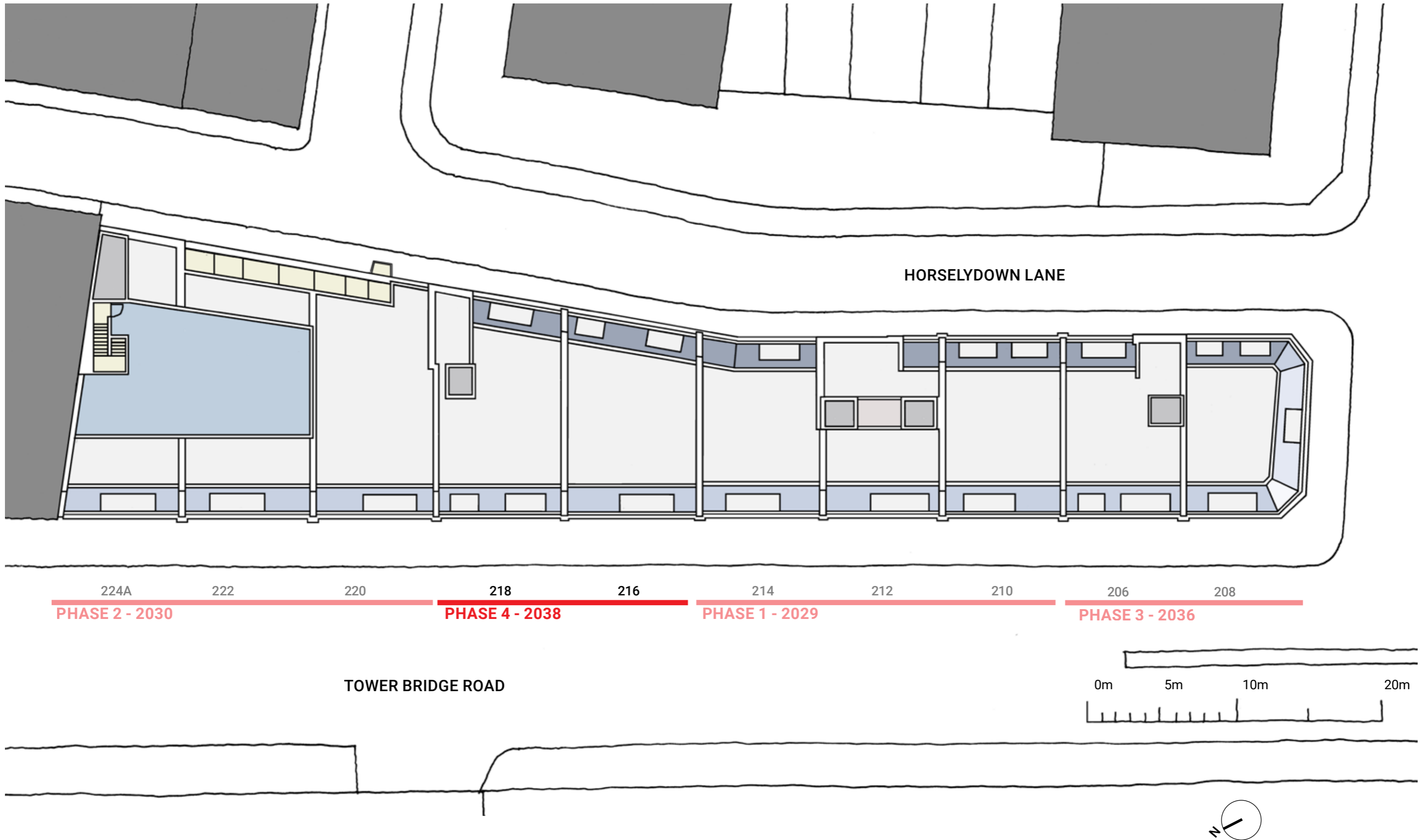
# Proposal - Phase 4: 2038 - Nos. 216-218, Retail space with residential over

## Third Floor Plan



# Proposal - Phase 4: 2038 - Nos. 216-218, Retail space with residential over

## Roof Plan



## Proposal - Phase 4

### Tower Bridge Road Image



## Proposal - Phase 4

### Horselydown Lane Image



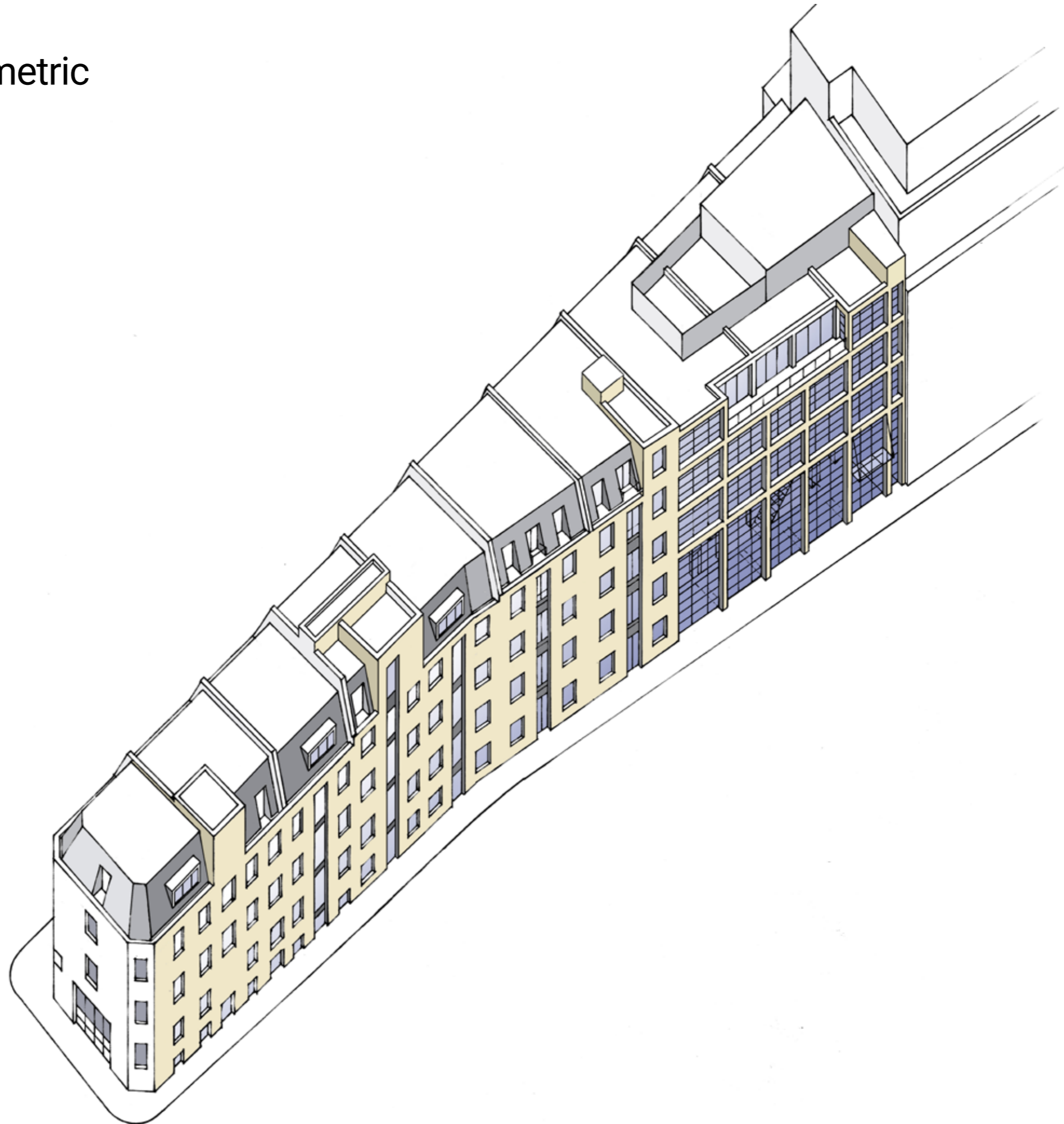
## Proposal - Phase 4

### Tower Bridge Road Axonometric



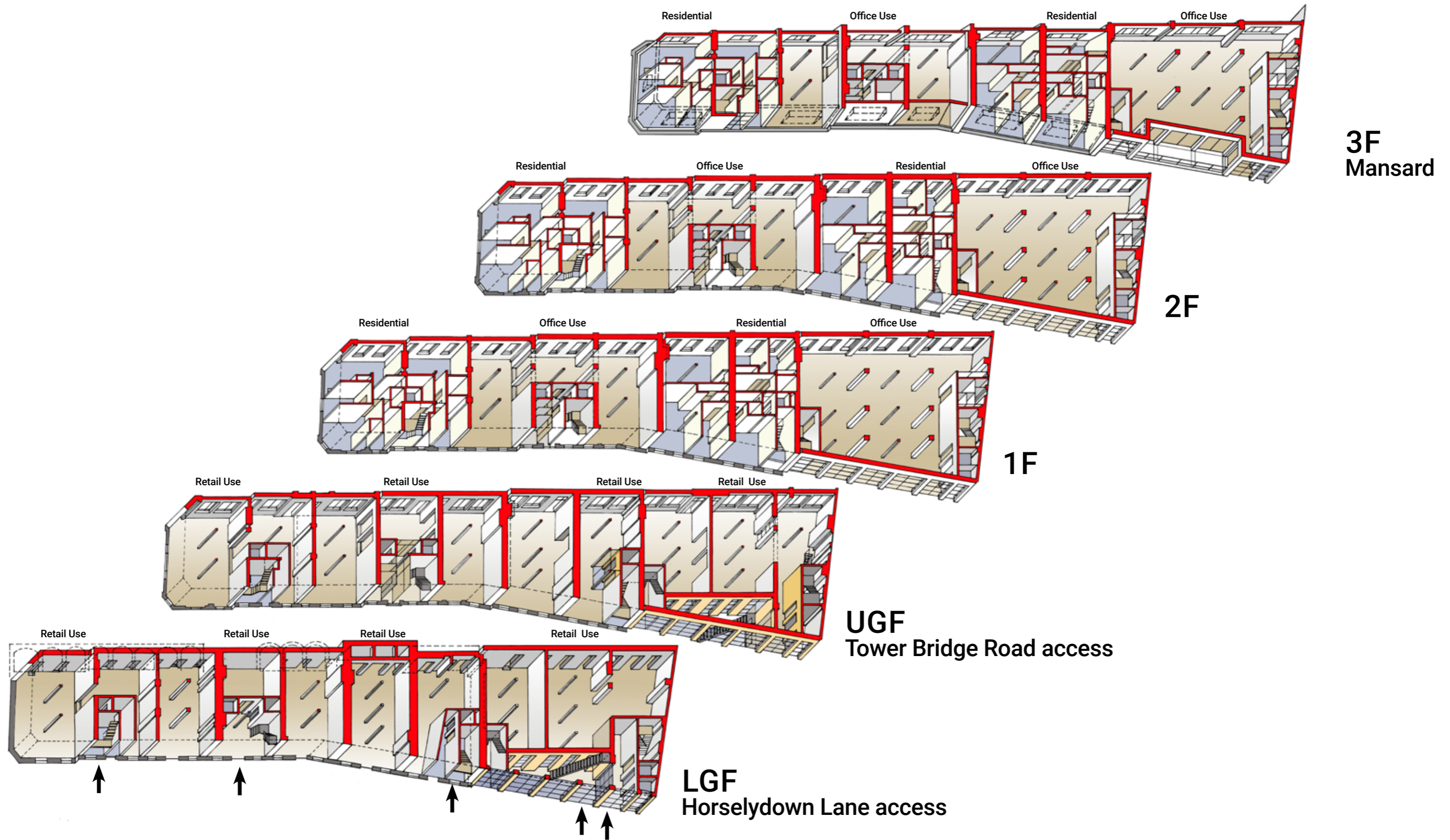
## Proposed Plans 2

### Horselydown Lane Axonometric



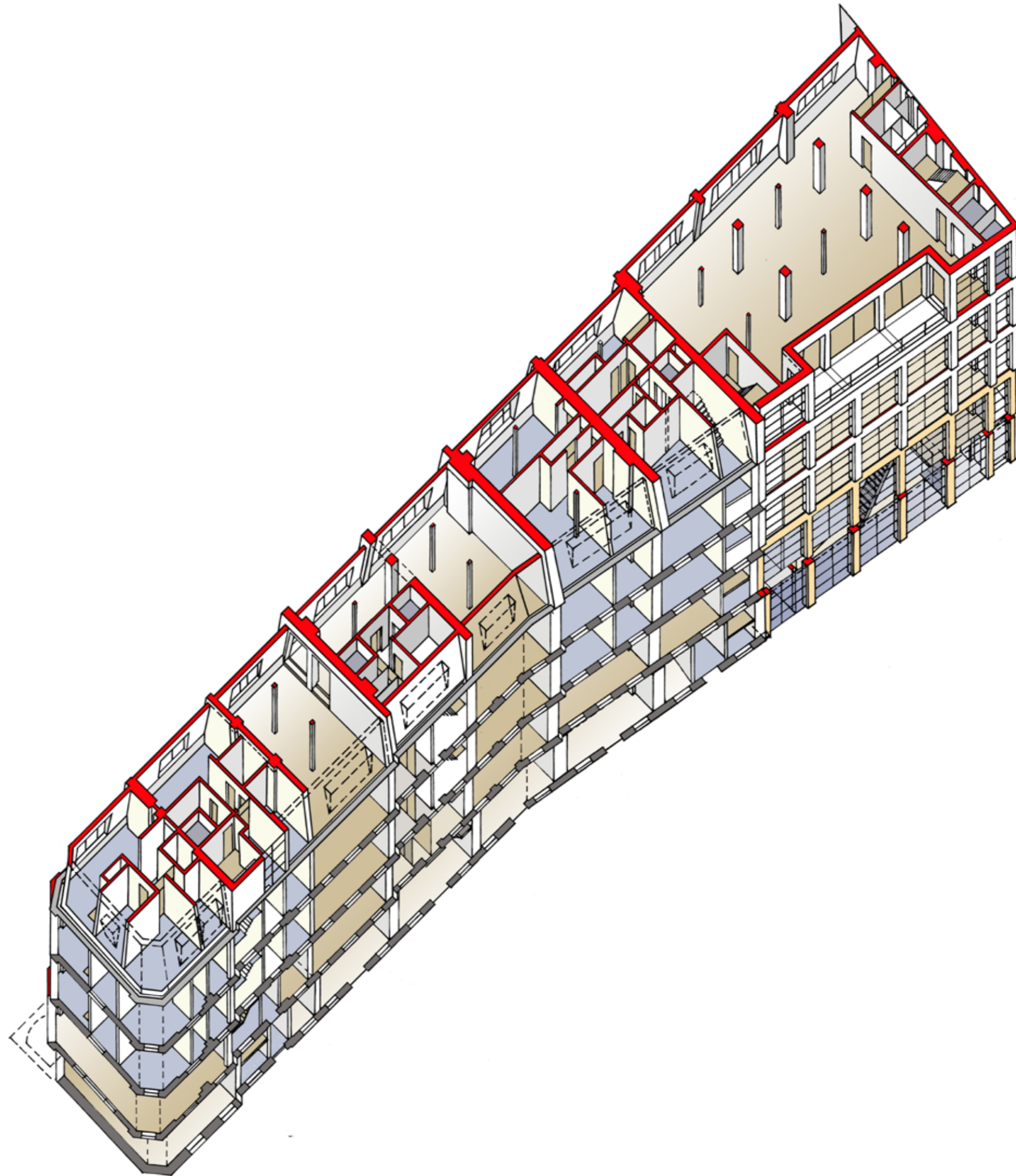
# Proposal - Phase 4

## Exploded Axonometric



## Proposal - Phase 4

### Stacked Axonometric



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John Robertson Architects

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