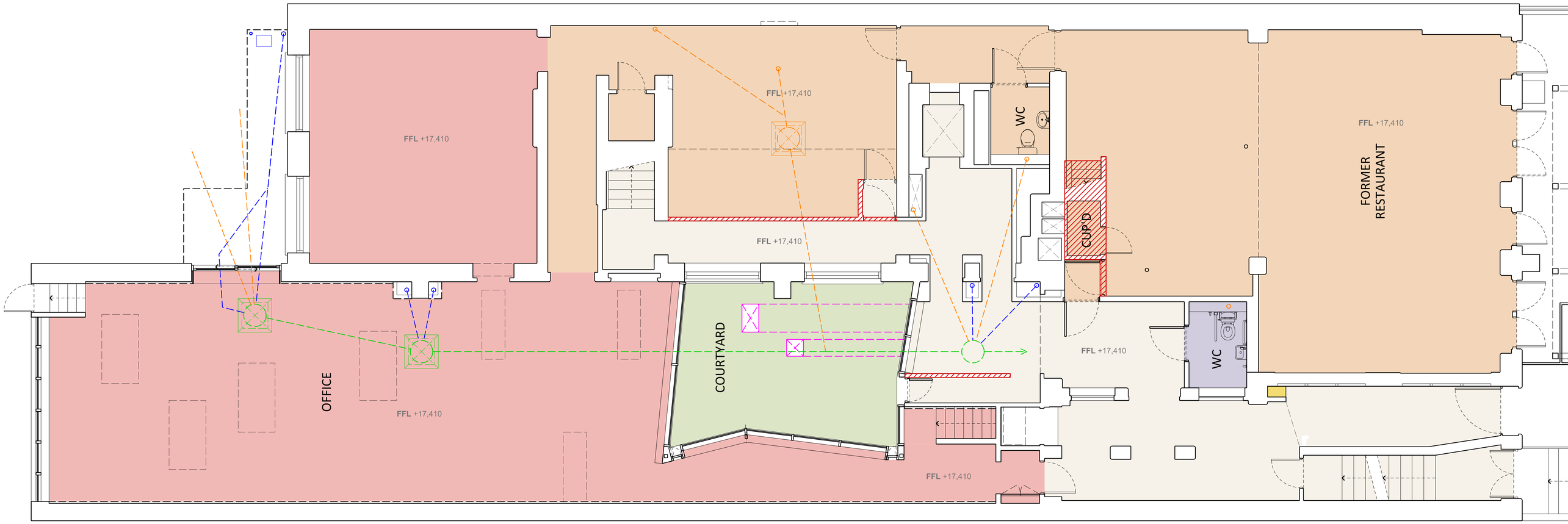

0 1m 2m 3m 4m 5m
1:100

SMITH & NEWTON ARCHITECTS
RIBA CHARTERED PRACTICE

Unit A, 9 Shepherd's Lane,
Homerton, London E9 6JJ
+44 (0)20 8520 3867
info@smith-newton.com
www.smith-newton.com

Company No. 09336549
Chartered Practice No. 20014924
Vat No. 203720944

This drawing is not to be scaled for anything other than Tender or Building Regulations Purposes. It is not to be used for construction purposes. All dimensions are to be confirmed on site. Architect to be informed of any discrepancies before any action taken. This drawing is copyright © Smith & Newton Architects Ltd.

Legend

- Existing building fabric to be removed
- Circulation *Shared*
- WC's / Showers / Kitchenette's - *Shared*
- Plant
- **Storage** *Landlord*
- **Unit G1** *Former Restaurant*
- **Unit G2** *Office*
- **Unit 01** *Office*
- **Residential** *Private*
- **Unit 02** *Office*
- **Unit 03** *Office*
- **Unit 04** *Office*
- **External Courtyard** *Shared*
- **Unit 05** *Office*
- **Unit 06** *Office*
- **Unit 07** *Office*
- **Foul Drainage**
- **Surface Water Drainage**
- **Combined Drainage**
- **Air Handling Systems**

This drawing has been reproduced from historic leaseplan drawings. Any stated dimensions or areas are approximate. Accurate measurements shall be confirmed on site. Service routes including below ground drainage have been reproduced from historic as-built record drawings as well as information taken from the CCTV drainage survey report provided by 'Eyes On Drainage', November 2024. Only identified routes have been recorded. Additional routes are yet to be identified / located, these will need to be investigated prior to works commencing on site.

Revisions

R	Date	Description	Checked
00	14.11.24	Preliminary Issue	AB / DN
01	24.12.24	DRAFT Tender Issue	AB / DN
02	05.02.25	Notes Updated	AB / DN
03	24.02.25	Tender Issue	AB / DN

Project
Hoxton Square
16-17 Hoxton Square, London, N1 6NT

Drawing
Ground Floor Plan
Existing

Status
Tender

Scale
1:100

Format
A3

Drawing Reference
0729-04-0120

Revision
03