



# SouthGate Bath

GUIDANCE FOR SHOPFRONT DESIGN

**Chapman Taylor**

23 January 2009  
688/SGBD/0010/Rev 003



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## 1.0 INTRODUCTION

SouthGate presents a unique opportunity to create a truly stimulating, high quality retail experience in the heart of Bath.

The outstanding environment designed around a hierarchy of new public spaces linked with new streets will support a mix of new shops, leisure facilities, restaurants and homes. The new street pattern provides the opportunity for high quality innovative shopfront design within a strong architectural framework.

The strength of the architecture that makes up the various city blocks informs the variety and size of the openings for shopfronts at street level.

Multi Developments and Aviva wish to encourage the highest quality shopfront design within the context of the architecture and the fixed parameters of the design philosophy. This philosophy includes a number of architectural features such as pilasters between shops, shopfront fascias and signage zones that form part of the overall context and must be respected.



## 2.0 CONTEXT

The concept for the design of the shopfronts indicated in the elevations of each of the six buildings creates a variety that owes its origins to the rich history of shopfront evolution in Bath. Decorative shopfronts became common during the 18<sup>th</sup> century. Their design is governed much more by chronology than by regional variation. Bath has a wide variety of shopfronts which may be divided into five general types, although there is some overlap between these. They add to the richness of the surrounding streets.

To inform the concept, a number of streets in Bath were examined and the five types can broadly be described as follows. Examples of the types are shown in the figures referred to.

### SHOPFRONT TYPES

- I.      Expressed stonework  
The building as a whole is considered as a single architectural composition. Masonry, piers, often rusticated, mark the plot boundaries and sometimes intermediate piers articulate the length of the façade, responding to the bay widths of the upper floors (Figure 1).
- II.     Arcaded Fronts  
The windows are contained within a series of arches either stone or render (Figure 2).
- III.    Separate Joinery  
The shopfront of painted timber is applied to the flat face of each building separately, leaving a strip of masonry or rendered wall exposed at the plot boundary (Figure 3). This type neatly accommodates rainwater pipes running down between individual shops.

- IV.    Continuous Joinery  
A whole sequence of individual shopfronts is butted together at the party walls, leaving no masonry exposed between (Figure 4) and (Figure 5). The design of each shopfront within this constant may be different. The architectural strength of this type is enhanced by painting the range the same colour.
- V.     Domestic  
In some instances where houses have been converted to shop use, small-scale shopfronts have been applied, either embracing door and window, or as separate elements to each. These buildings retain something of their domestic character (Figure 6).

The overall philosophy is to impose considerable architectural unity on each element of the development to the extent that a somewhat lighter degree of control need be exercised over the design of individual shopfronts by tenants of the rectangular opening within the strong architectural frame.





Fig. 1



Fig. 3



Fig. 5



Fig. 2



Fig. 4



Fig. 6



### **3.0 SHOPFRONT DESIGN AND ACTIVE FRONTAGES**

The emphasis of the individual shopfront design guidance at Southgate is on the control of the shopfront frame, that is the flanking pilasters and the fascia with its signage. Within this frame, Multi Developments will encourage variety and innovation by individual tenants. It is intended that there will be a mix of contemporary design and more traditional timber framed designs in keeping with the decorative shopfronts that exist in Bath.

Painted timber and metal with a stove enamelled finish are appropriate materials for the shopfronts. The use of uPVC will not be permitted. In addition to the Local Authority's planning controls the design of the shopfronts will be subject to consent under agreements between the Landlord and Tenant

The concept that Multi Developments will be seeking is to maximise active frontages to all elevations. Where units can take advantage of shopfronts and display to more than one street, the Tenant will be encouraged to provide entrances from both streets to maximise pedestrian flow.

Tenants will not be permitted to install security shutters on the outside of the shopfront. Security shutters should be installed at least 600mm behind the glazing. The preference is for any such shutters to be a brick-bond, open pattern style and finished in a dark colour.

### **4.0 SIGNAGE**

Shopfitting is generally contained within the imposed architectural surround, either masonry or of a traditionally designed joinery construction, apart from the tenant's letting and brand logos on the fascias. Tenants will be encouraged to provide signage on or behind the glass shopfront in the signage zone marked on each shop elevation.

Signage outside the identified signage zone will not normally be considered.

Preferred forms of such signage include:

- Painted lettering directly onto the fascia.
- Raised solid painted timber or metal lettering.
- Solid lettering spaced from the fascia with halo lighting.
- Contemporary signage behind glazed shopfronts.

Box signs (both fascia and projecting) will be discouraged.

Internal illumination will be discouraged. Halo illumination and external illumination using discrete trough lighting is the preferred means of illuminating advertisements.

Multi Developments will encourage projecting signs, the preferred is with solid painted signs or traditional 'allusive' devices that are sculptural and externally lit.

Projecting signs will not normally be permitted above first floor cill level and will generally be limited to one per shopfront. The use of plastic/ acrylic signs will be discouraged.

## 5.0 ASPIRATIONAL DESIGN AND BRAND EXPRESSION

Multi Developments will encourage innovative design within the constraints of the approved architectural expression of each of the buildings.

The following section gives examples of the quality of shopfront designs that they wish to see.







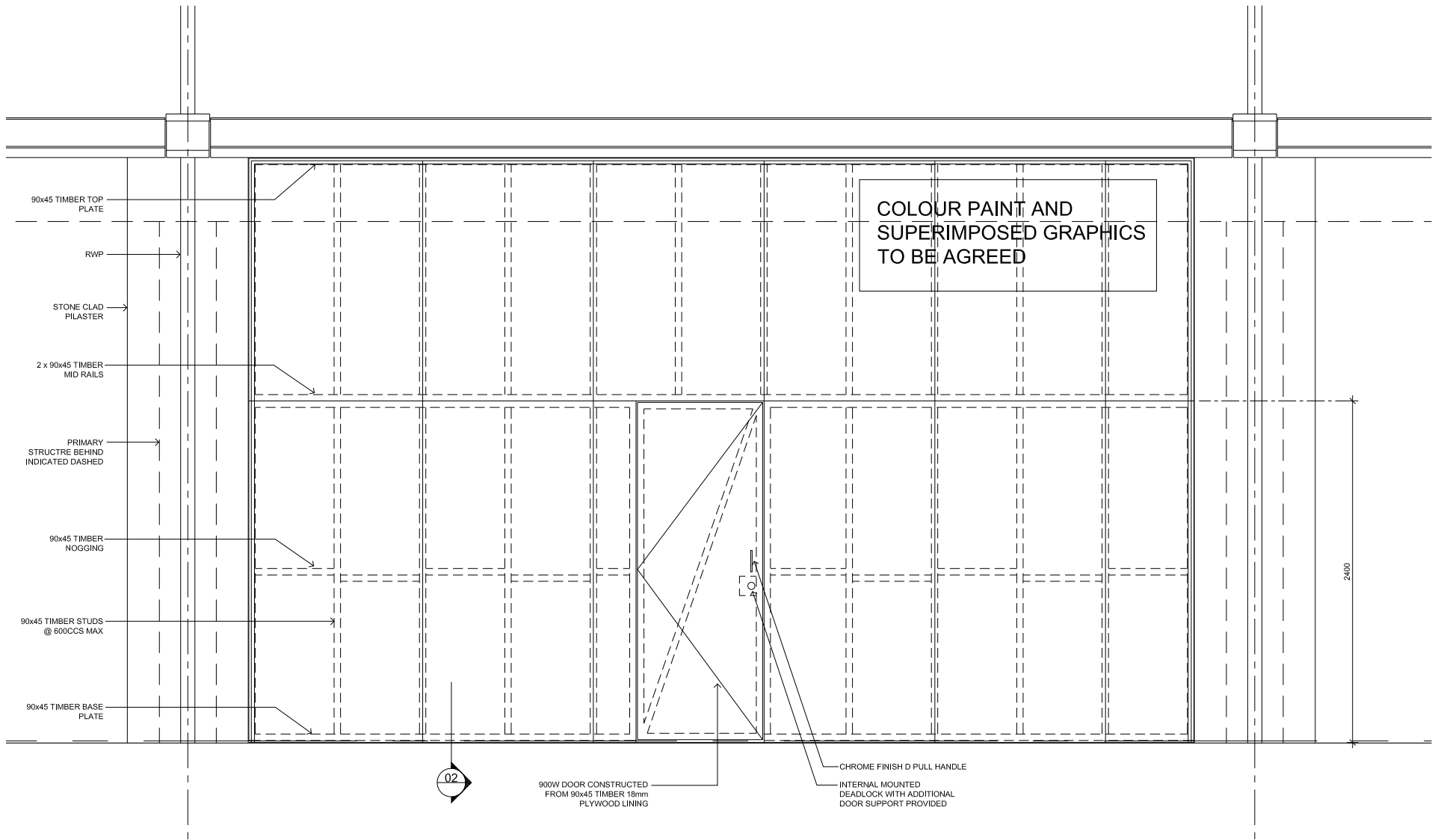




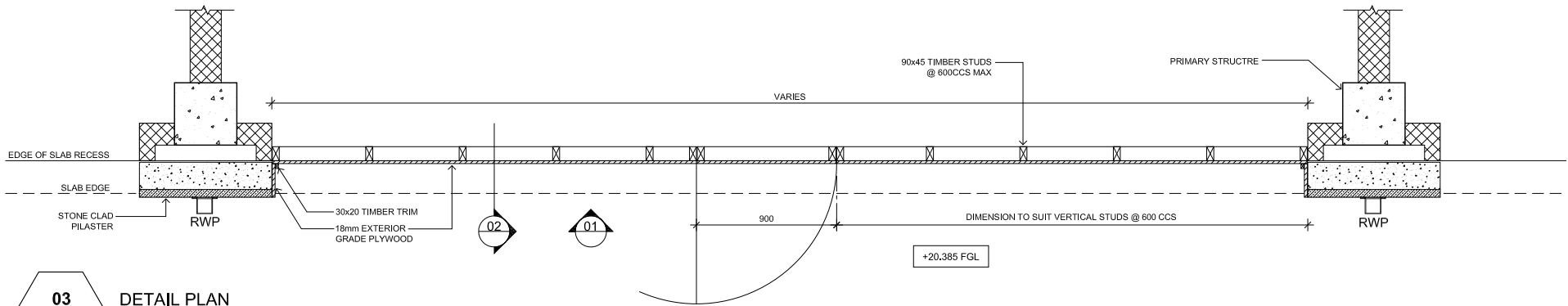


**6.0 HOARDING DESIGN FOR UNOCCUPIED SHOP UNITS**

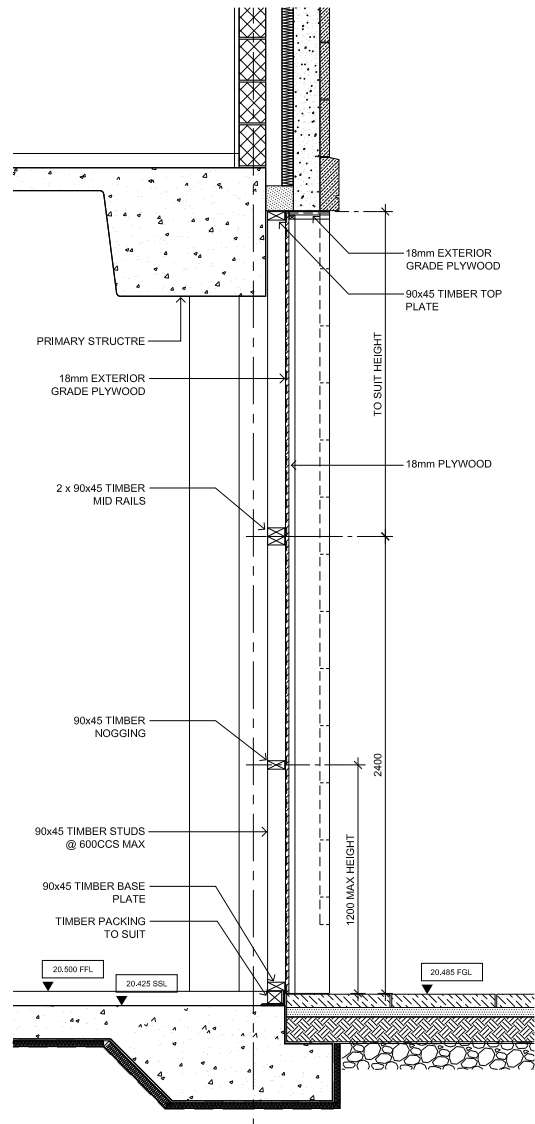




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TYPICAL



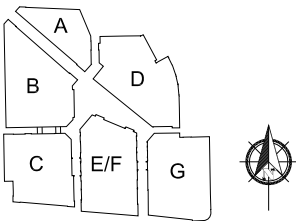
03  
XXX  
DETAIL PLAN  
TYPICAL



02  
XXX  
DETAIL SECTION  
TYPICAL

**NOTE: EXTERIOR GRADE PLYWOOD LINING - FULLY DECORATED WITH 1 UNDERCOAT AND 2 FINISHING COATS TO BS OR RAL COLOUR.**

#### KEY PLAN



#### NOTES

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01	30.03.09	ES	FINISHES NOTES ADDED	MH
00	08.01.08	DS	TENDER ISSUE	BW
REV	DATE	INTL	DESCRIPTION	CHK

PROJECT  
**SOUTHGATE BATH**

CLIENT  
**Sir Robert McAlpine**  
Sir Robert McAlpine Ltd  
Edison Court  
Maylands Avenue  
Hemel Hempstead  
Herts, HP2 7TR

SRM PROJECT NO: 17860

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**Chapman Taylor**  
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Fax +44 (0) 20 7371 1949

CTLM PROJECT NO: 174/SIB

DRAWING TITLE  
**TEMPORARY SHOPFRONTS  
ALL BLOCKS**

WP 6600					
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DRAWN BY	ISSUE DATE	CHECKED BY	INT		
DS	08 DECEMBER 2008	BW			
COMPANY CODE	AREA / ZONE PACKAGE	LEVEL	CATEGORY	DRAWING NO	REVISION
CTL	XX	00	25	6602	01

## 7.0 ELEVATIONAL DRAWINGS AND DETAILS

The following drawings show the elevation to all six blocks and include a detail drawing at a larger scale of all the shopfront types.

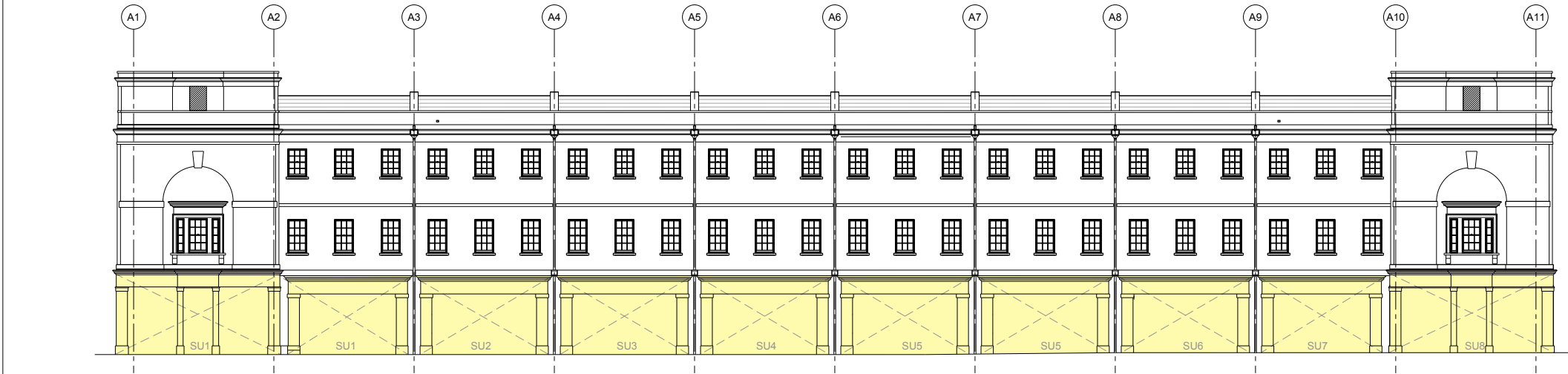
The detail drawing includes the plan and section of the shopfront surround which is to be provided by the tenant. These surrounds are of profiled timber with a paint finish and the detail can be taken from these drawings. Full details of the proposed construction and finish is to be submitted to the landlord for approval before applying for planning approval by the local authority.

The shop unit number is identified on the elevations.

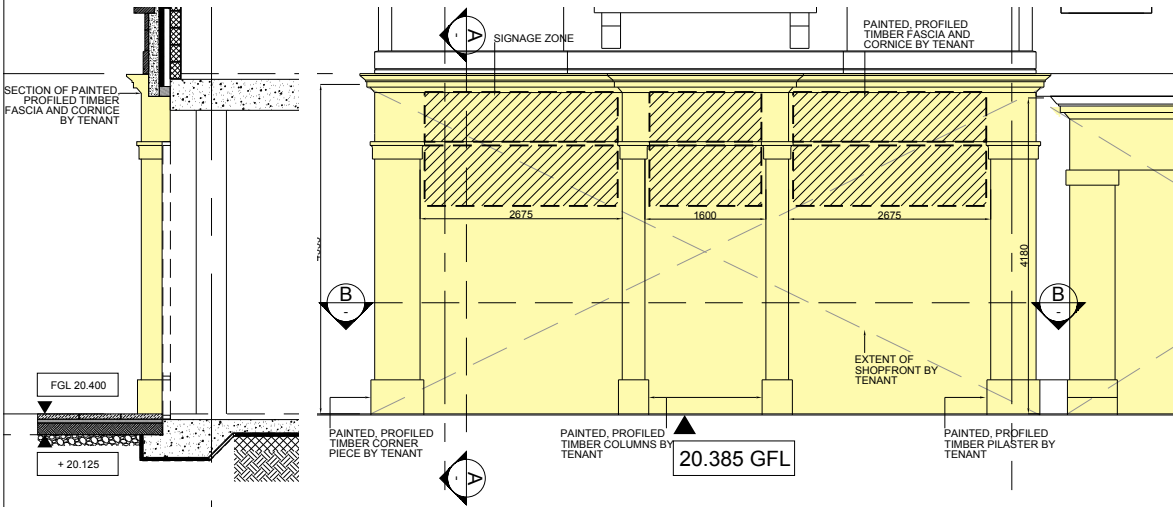
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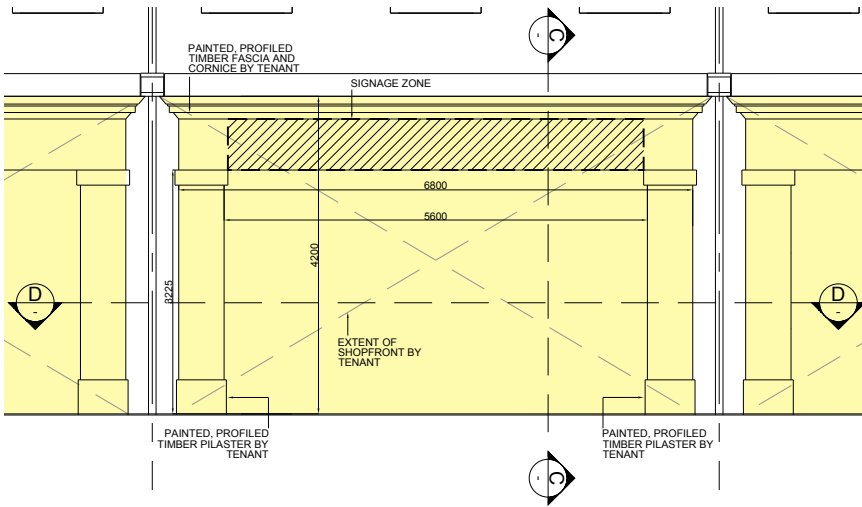




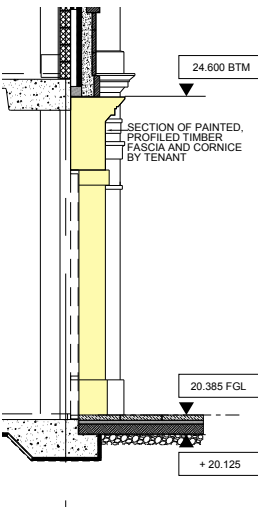
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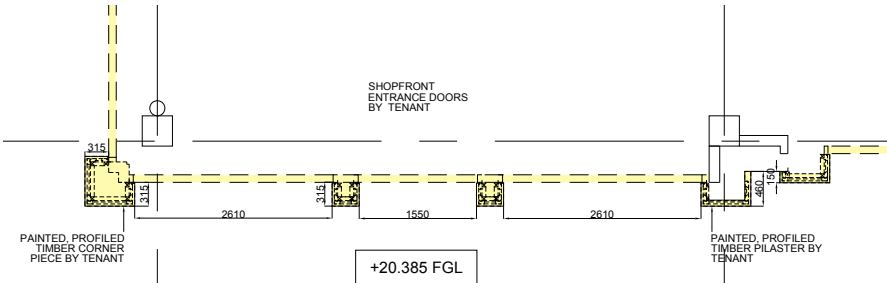
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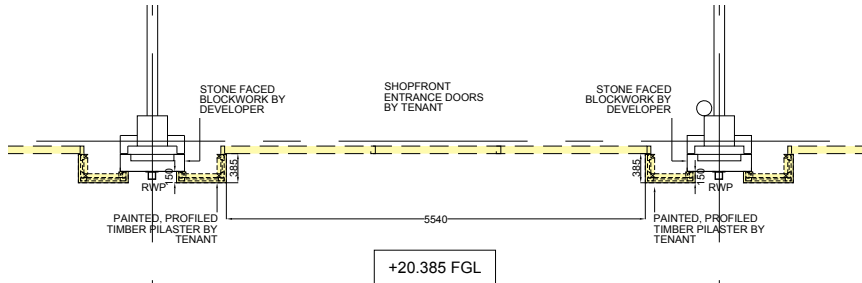
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SECTION C-C

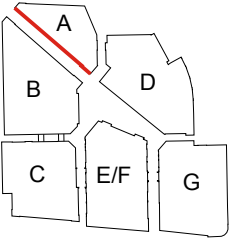


SECTION B-B



SECTION D-D

KEY PLAN



NOTES

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NOTE: ALL SHOPFRONT  
DIMENSIONS TO BE CHECKED  
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YELLOW COLOUR  
DENOTES ALL AREAS  
OF SHOPFRONTS TO BE  
PROVIDED BY THE  
TENANT

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00	20.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

Chapman Taylor

Chapman Taylor LLP  
Architects Masterplanners Designers

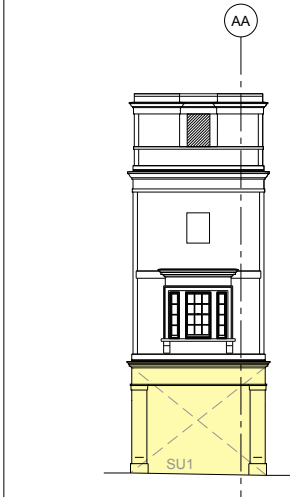
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London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

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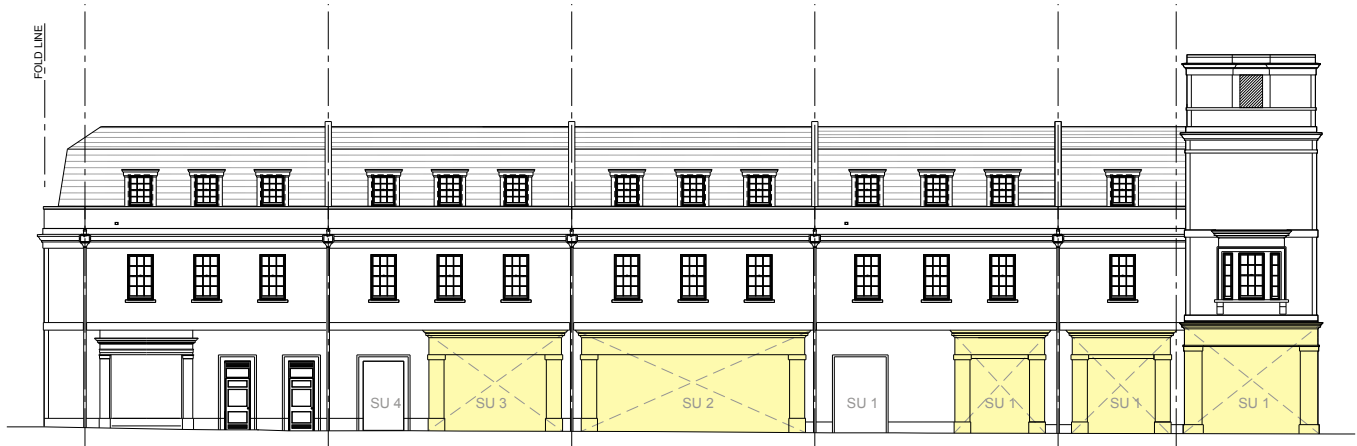
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TENANTS

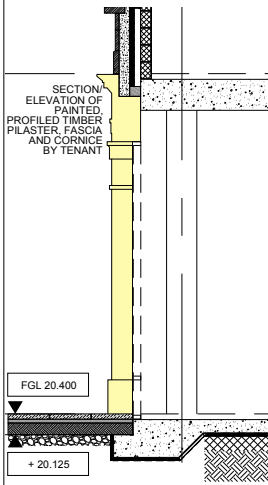
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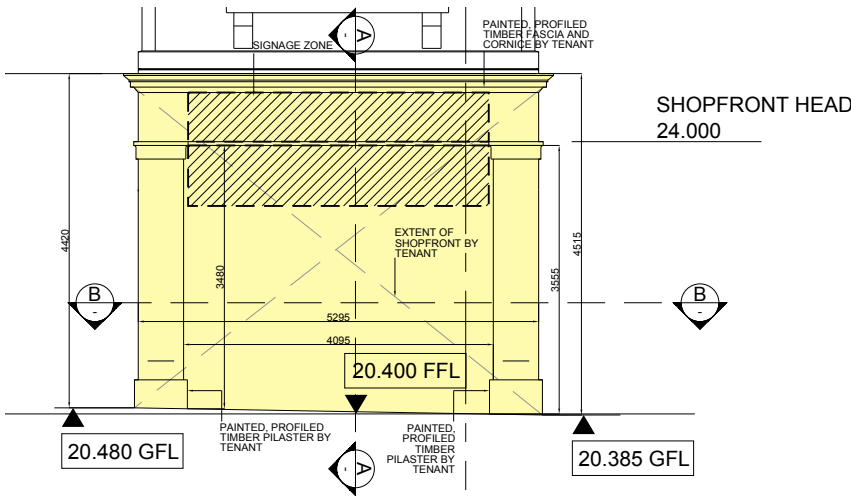
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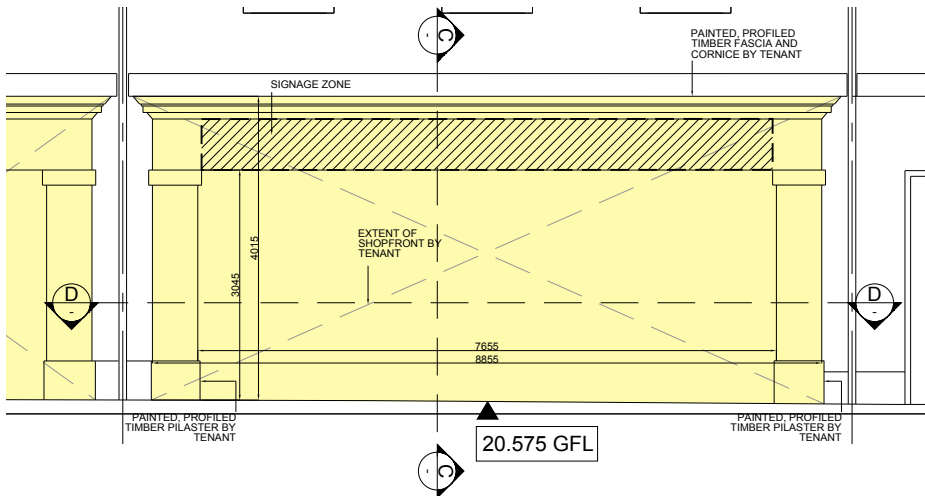
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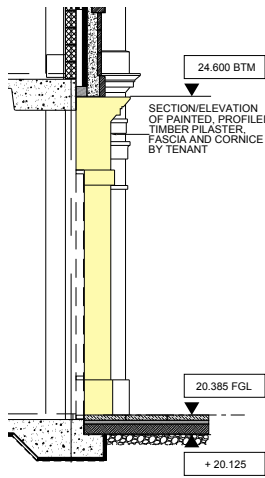
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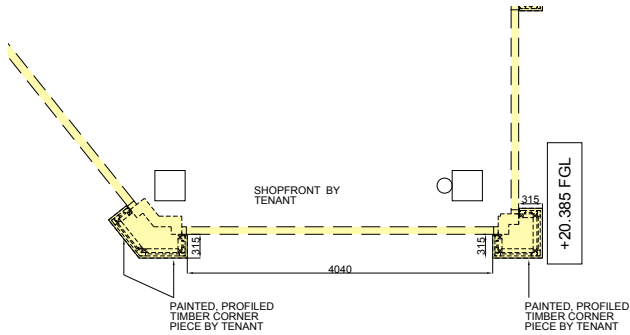
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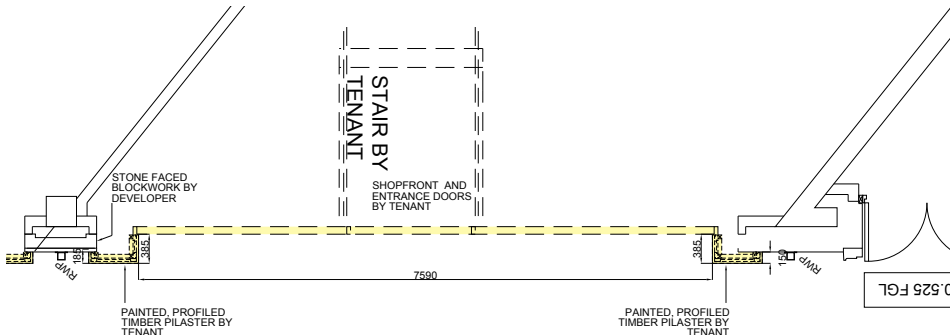
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SECTION C-C

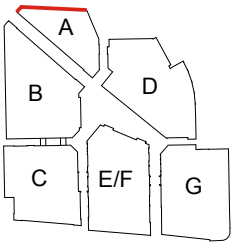


SECTION B-B



SECTION D-D

## KEY PLAN



## NOTES

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PROJECT

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ARCHITECTS

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Fax +44 (0) 20 7371 1949

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**BLOCK A  
NORTH/ NORTHWEST ELEVATION  
SHOPFRONT DESIGN**

## TENANTS

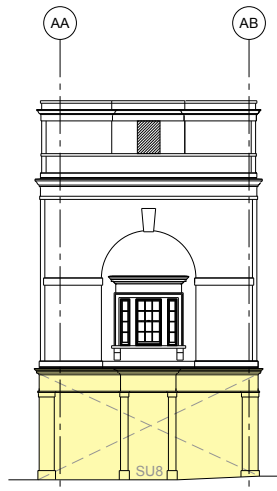
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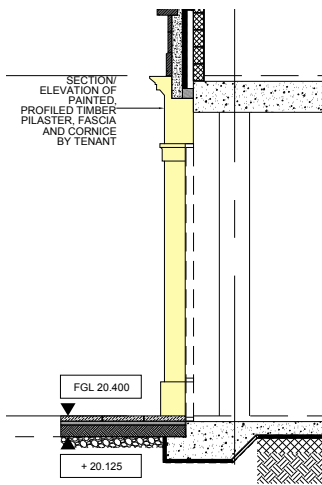
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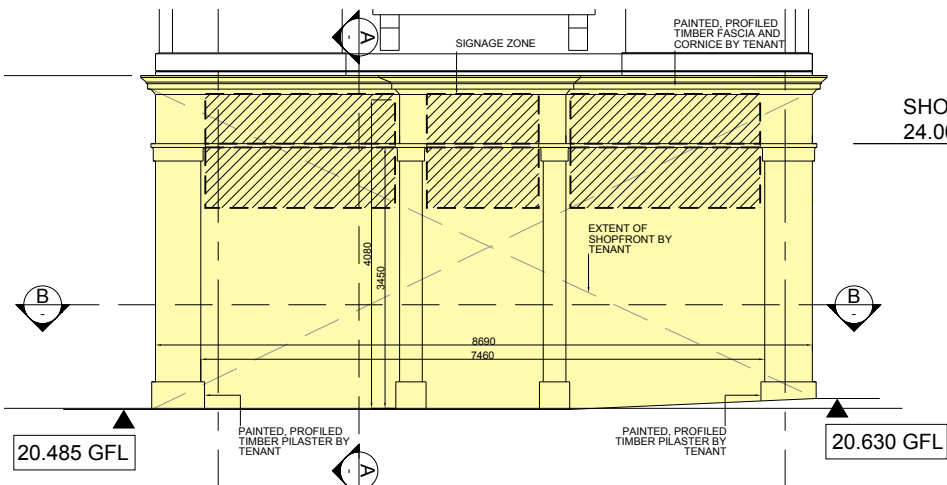
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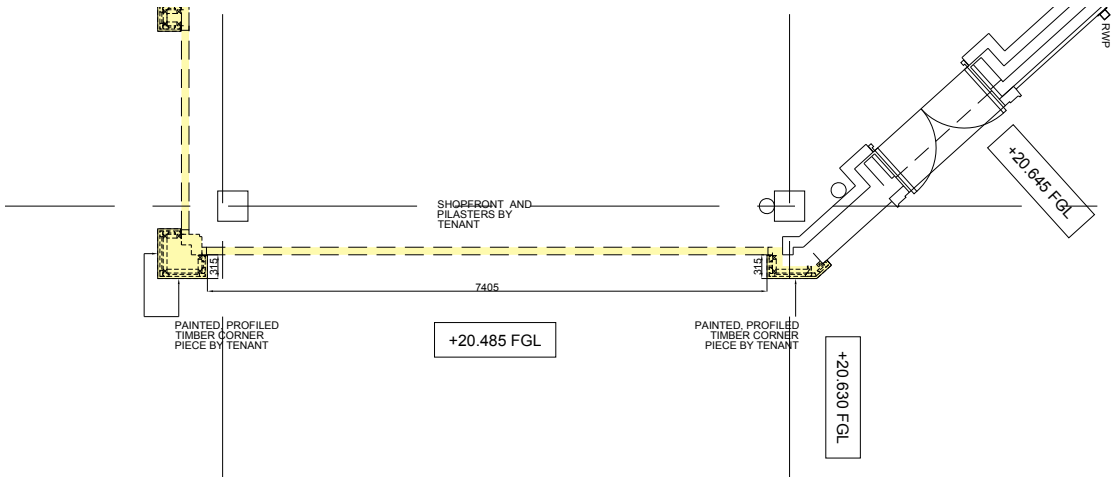
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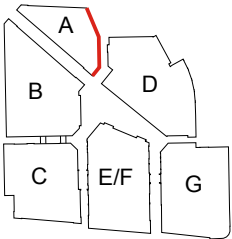


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SECTION B-B

KEY PLAN



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REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT	SOUTHGATE BATH
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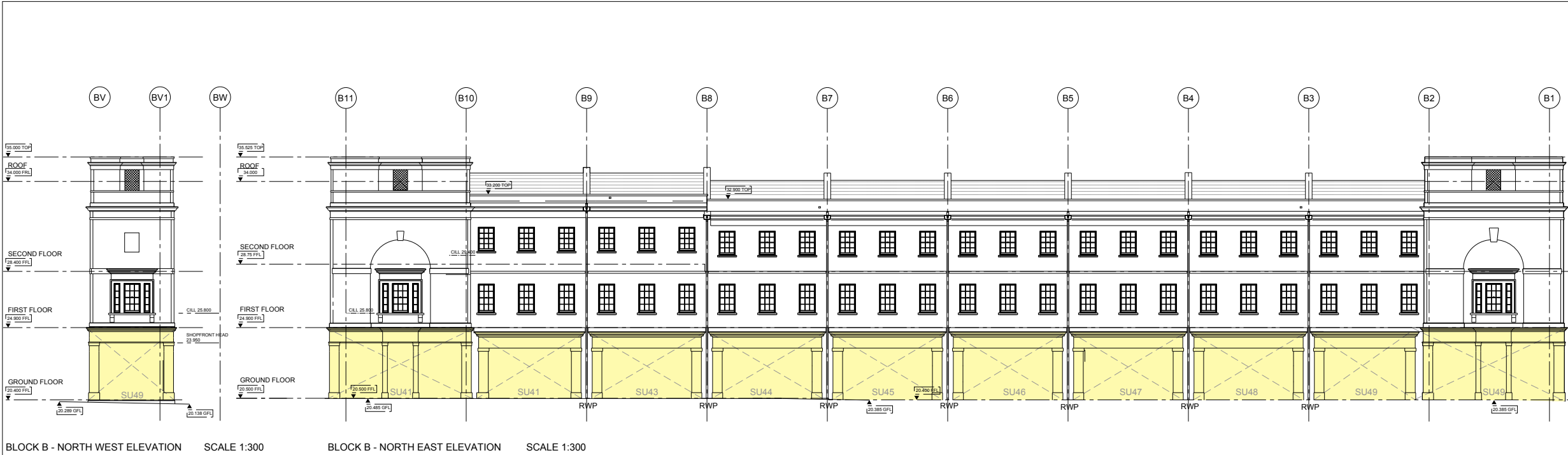
CLIENT	SOUTHGATE PARTNERSHIP LIMITED (CGNU LIFE) 34-36 LIME STREET - LONDON - EC 3M 7JE
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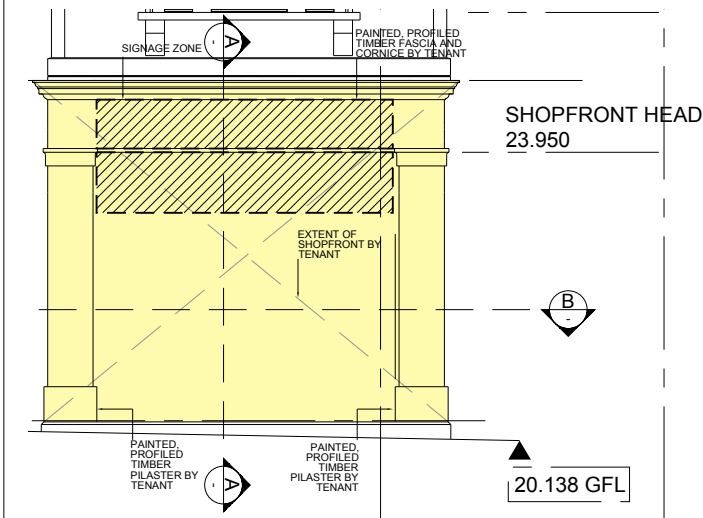
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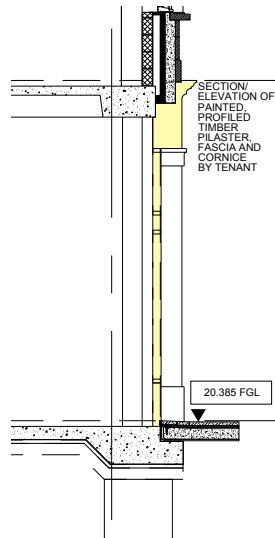
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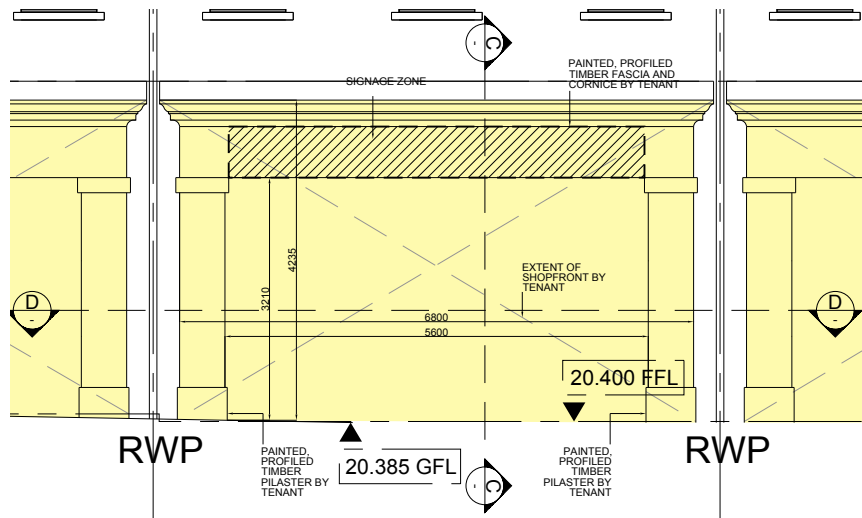
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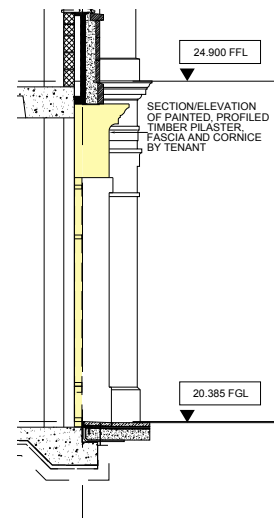
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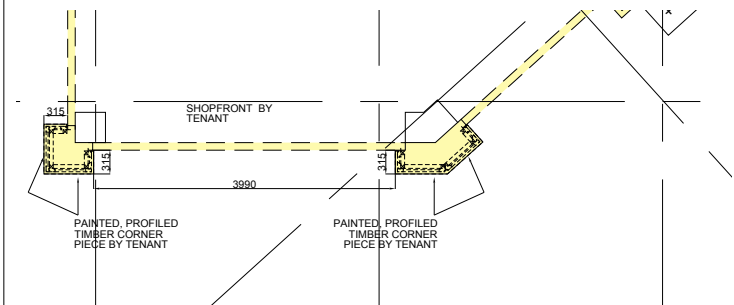
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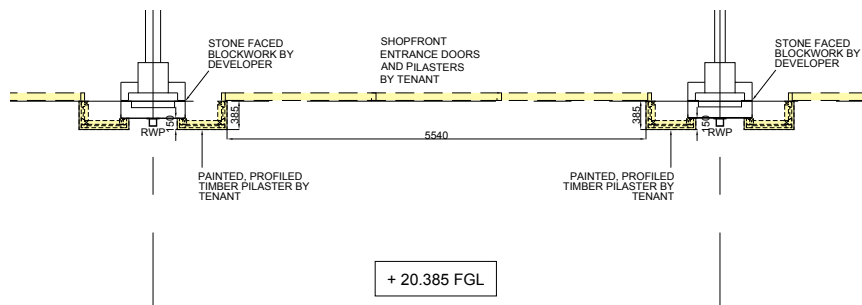
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SECTION C-C

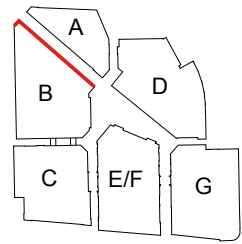


SECTION B-B



SECTION D-D

## KEY PLAN



## NOTES

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NOTE: ALL SHOPFRONT DIMENSIONS TO BE CHECKED ON SITE BY TENANT

YELLOW COLOUR DENOTES ALL AREAS OF SHOPFRONTS TO BE PROVIDED BY THE TENANT

01	23.01.09	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
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PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

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Fax +44 (0) 20 7371 1949

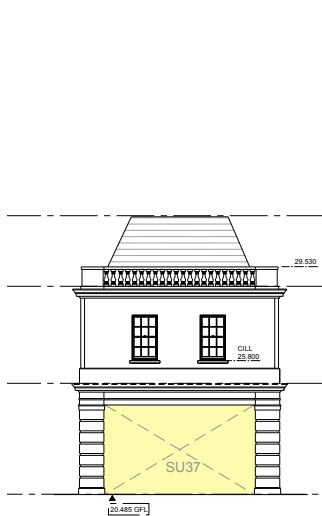
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SHOPFRONT DESIGN

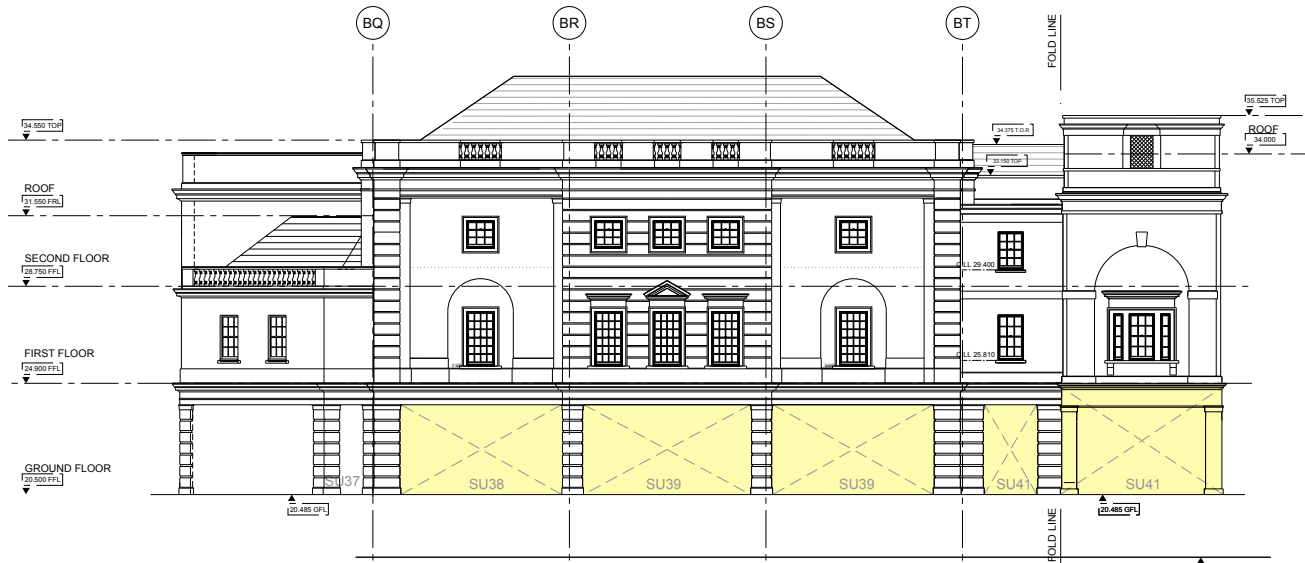
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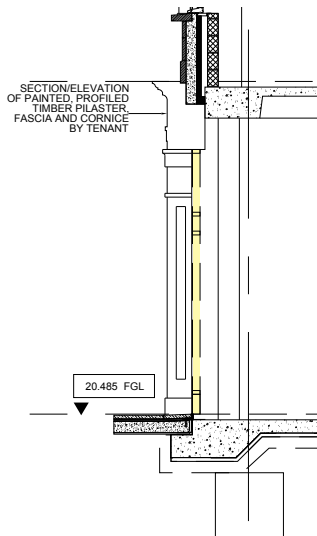




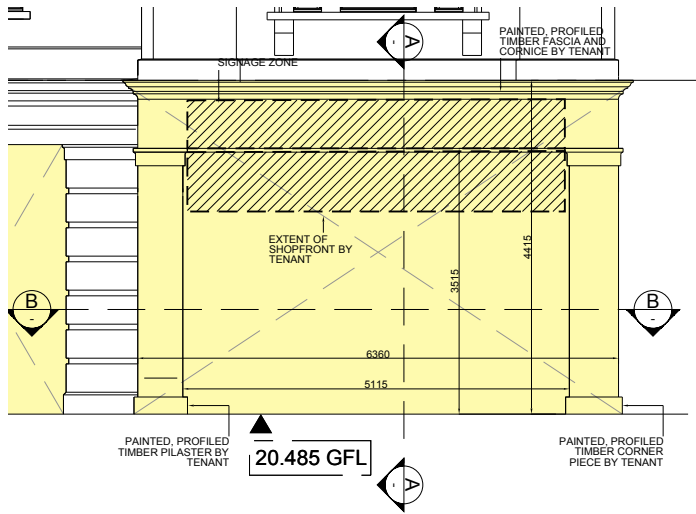
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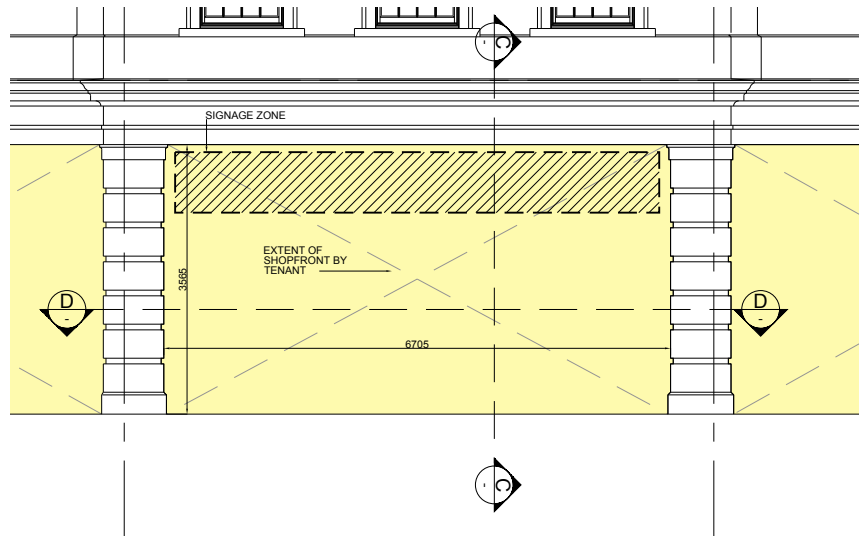
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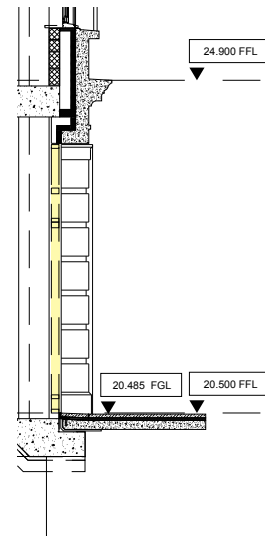
SECTION A-A



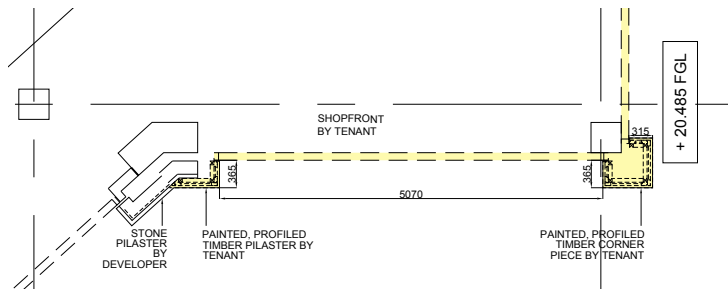
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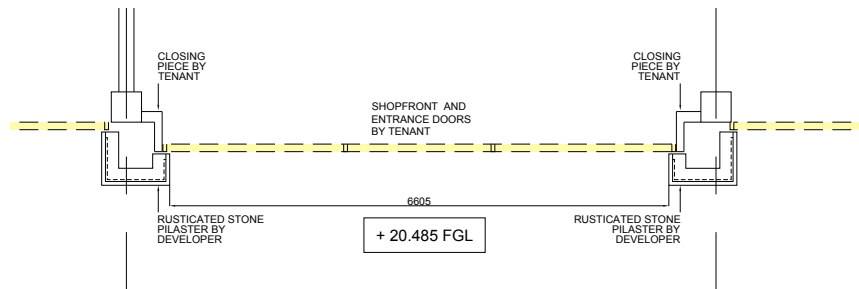
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SECTION C-C

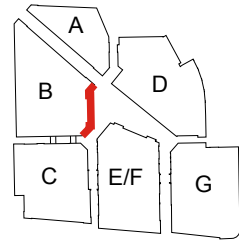


SECTION B-B



SECTION D-D

## KEY PLAN



## NOTES

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AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

Chapman Taylor

Chapman Taylor LLP  
Architects Masterplanners Designers

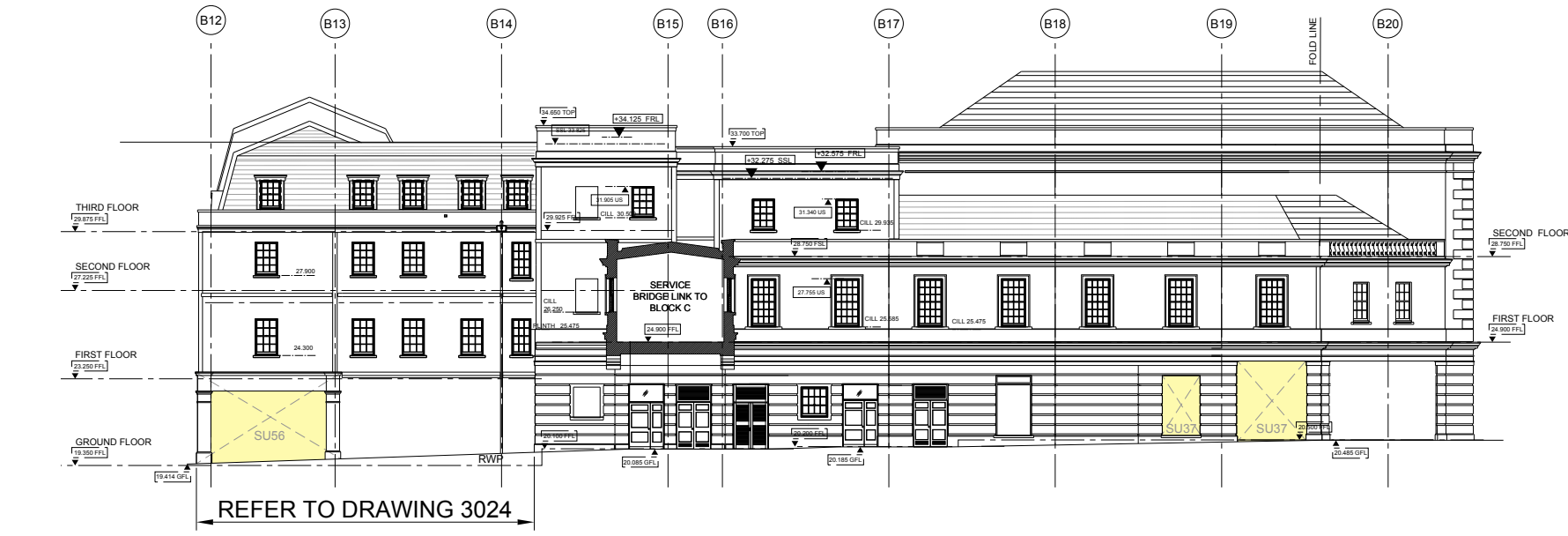
10 Eastbourne Terrace  
London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

DRAWING TITLE

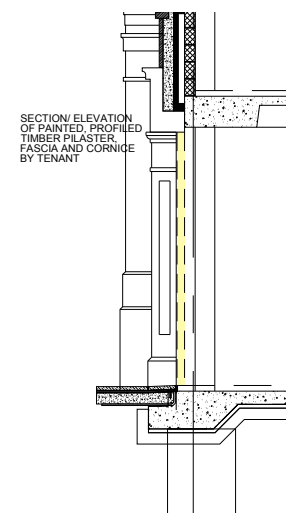
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EAST/SOUTH EAST ELEVATION  
SHOPFRONT DESIGN

## TENANTS

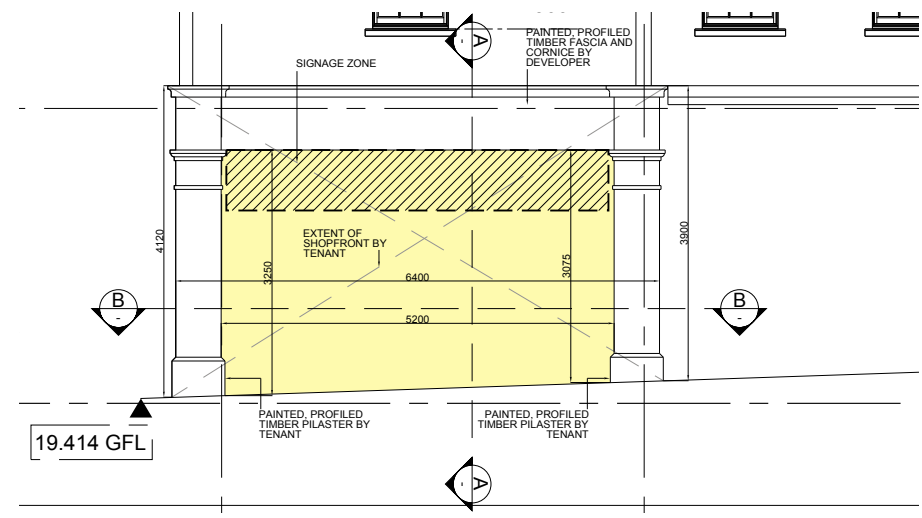
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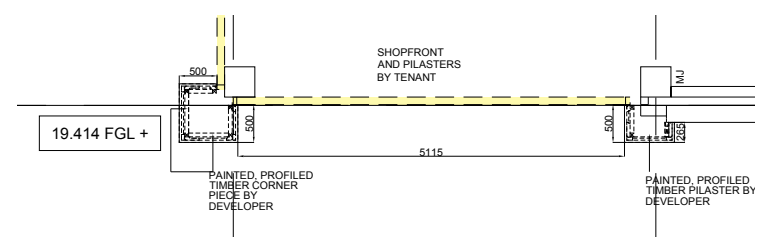
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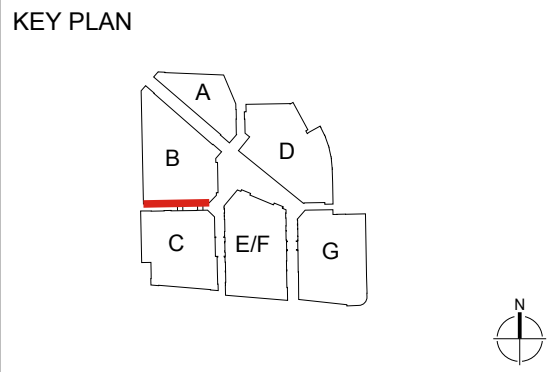
SECTION A-A



SOUTH UNIT SHOPFRONT ELEVATION      SCALE 1:100



SECTION B-B



**NOTES**  
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			NOTE: ALL SHOPFRONT DIMENSIONS TO BE CHECKED ON SITE BY TENANT	
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01	23.01.08	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT

**SOUTHGATE BATH**

CLIENT

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JOB NO:688/SGBD

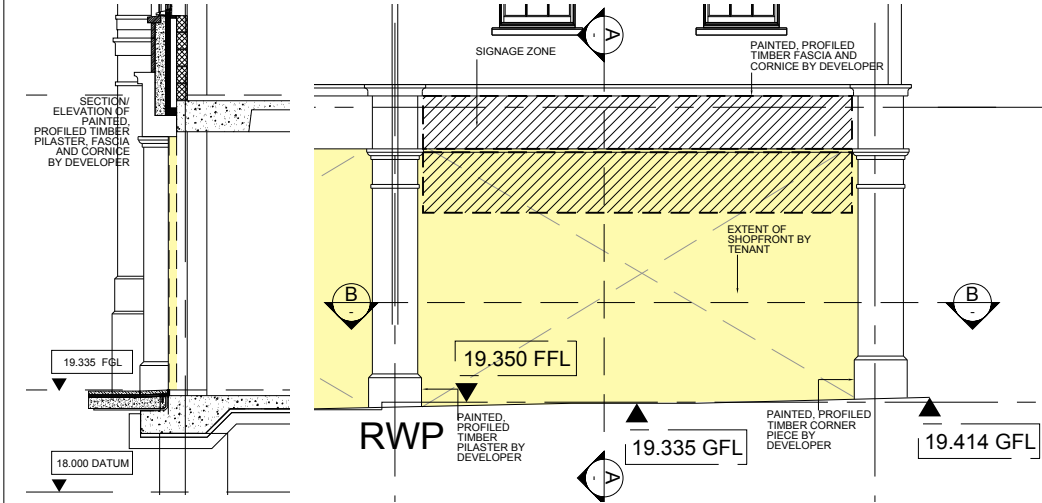
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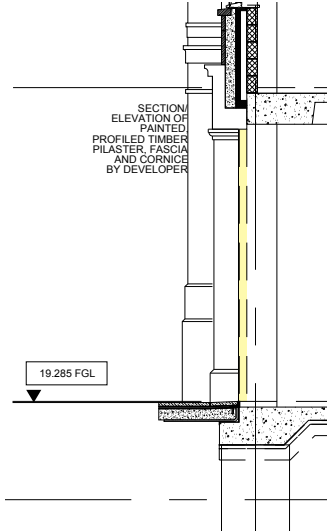
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CTL	GA	XX	TA	3006	02



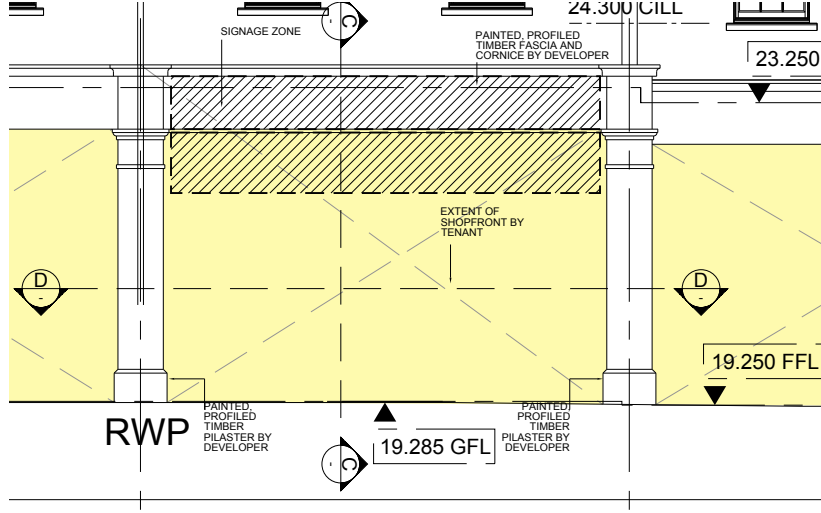
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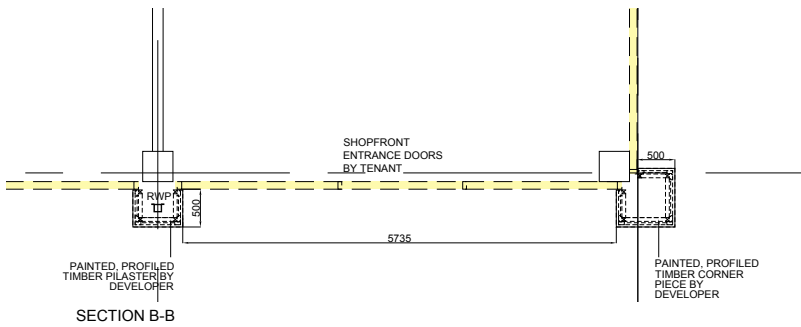
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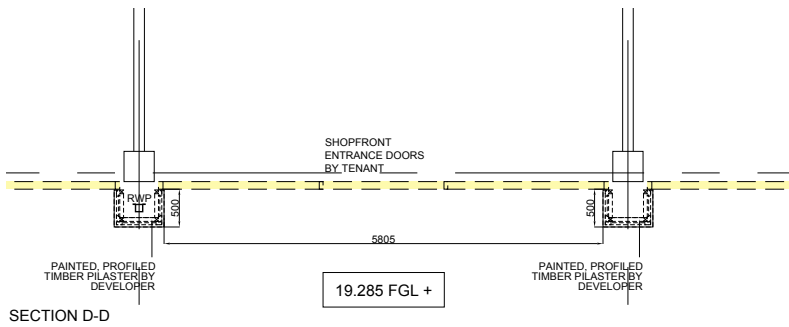
SECTION C-C



INTERNAL UNIT SHOPFRONT ELEVATION SCALE 1:100

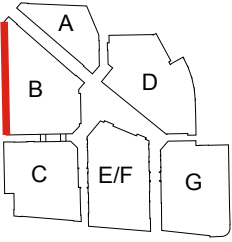


SECTION B-B



SECTION D-D

KEY PLAN



NOTES

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AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT  
**SOUTHGATE BATH**

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JOB NO:688/SGBD

DRAWING TITLE  
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WEST ELEVATION  
SHOPFRONT DESIGN**

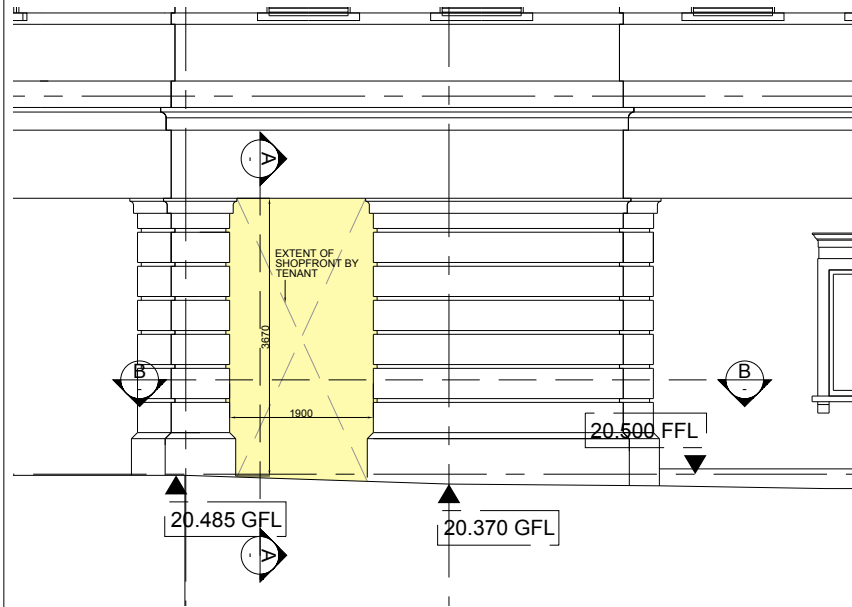
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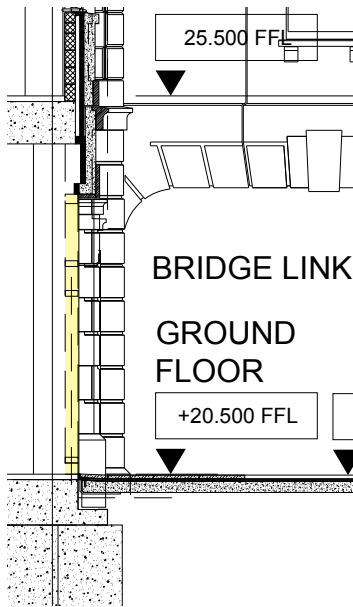


BLOCK C - NORTH EAST ELEVATION SCALE 1:300

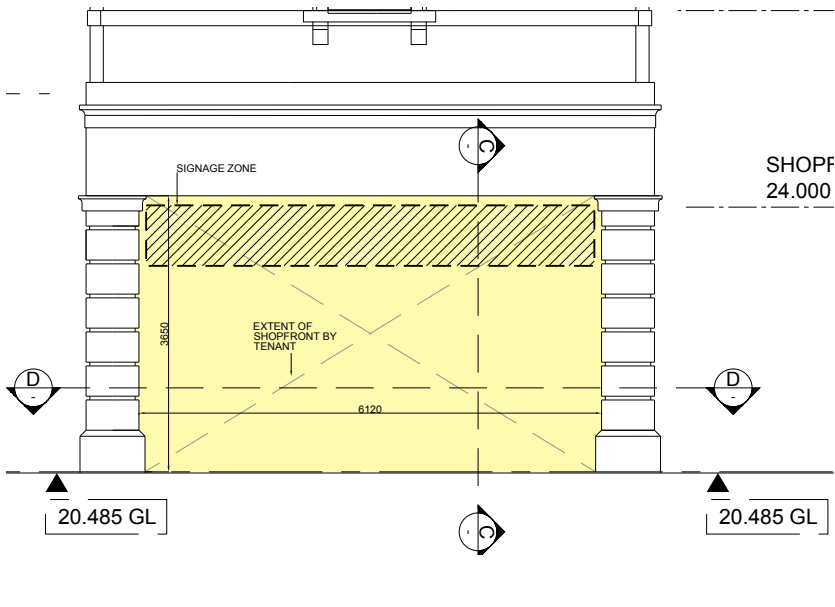
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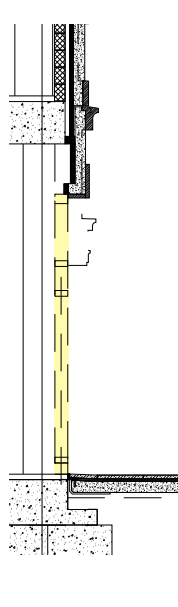
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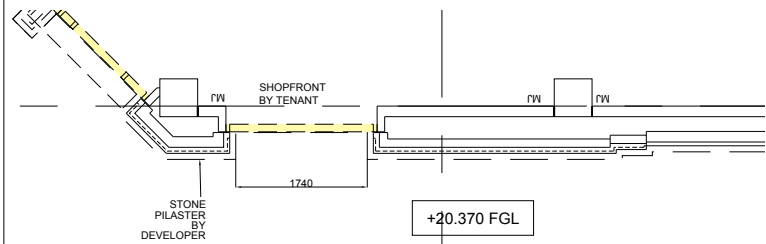
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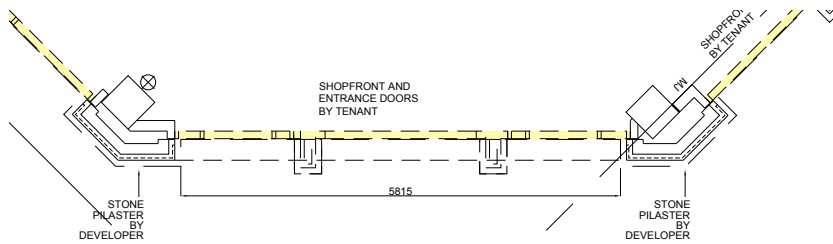
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SECTION C-C

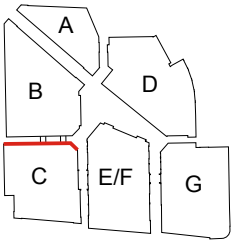


SECTION B-B



SECTION D-D

KEY PLAN



NOTES

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PROVIDED BY THE  
TENANT

01	23.01.09	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT  
**SOUTHGATE  
BATH**

CLIENT  
**SOUTHGATE PARTNERSHIP LIMITED**  
(CGNU LIFE)  
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JOB NO:688/SGBD

DRAWING TITLE  
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NORTH/NORTH EAST ELEVATION  
SHOPFRONT DESIGN**

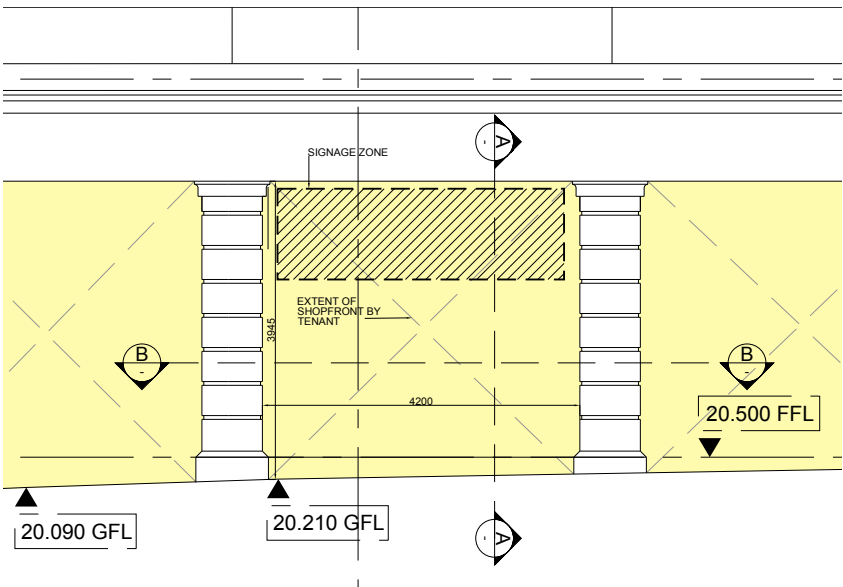
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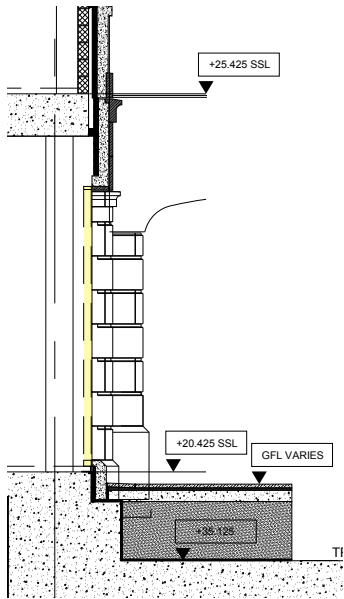




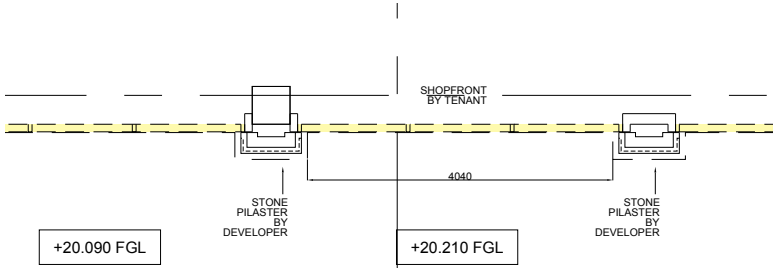
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CORNER UNIT SHOPFRONT ELEVATION SCALE 1:100

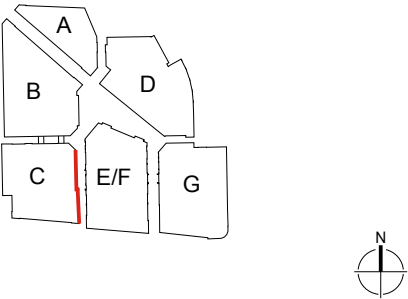


SECTION A-A



SECTION B-B

KEY PLAN



NOTES

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REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

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DRAWING TITLE

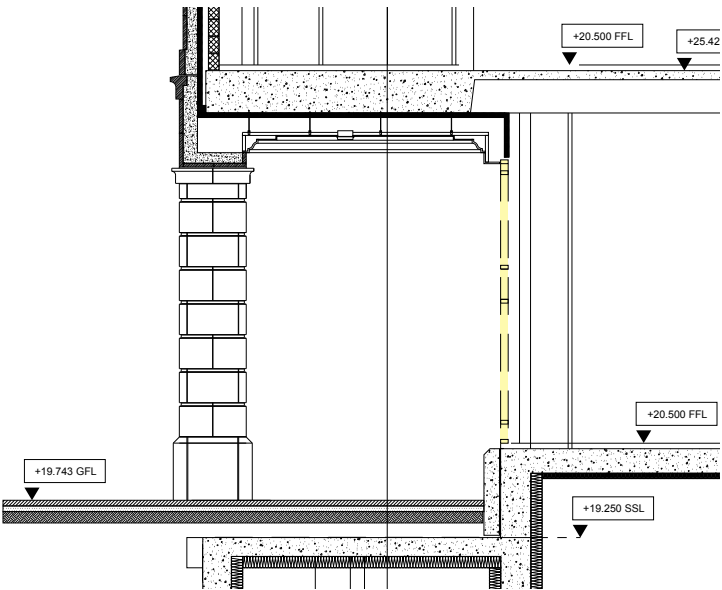
BLOCK C  
EAST ELEVATION  
SHOPFRONT DESIGN

TENANTS

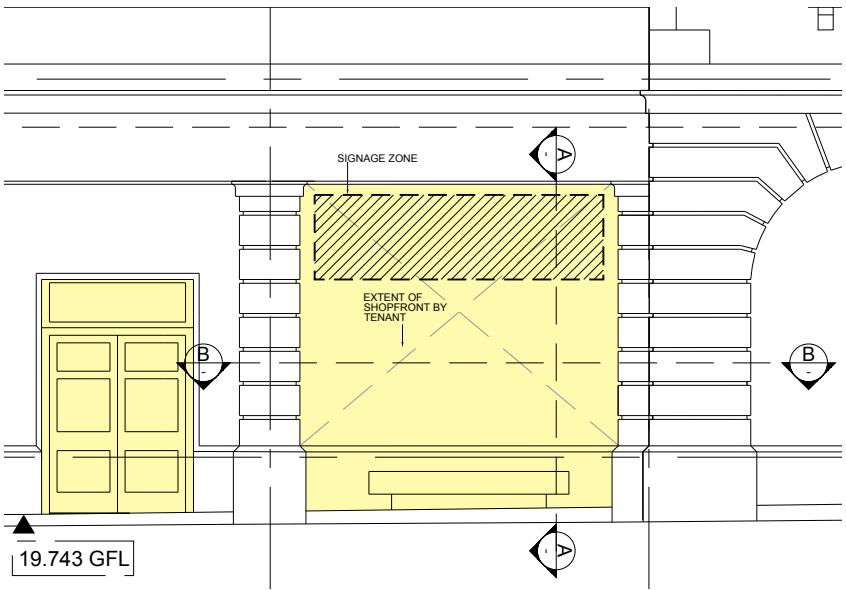
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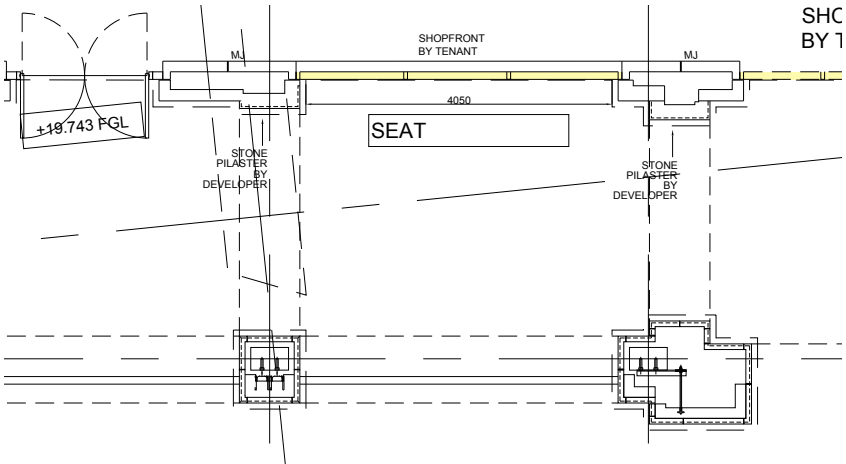
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SECTION A-A

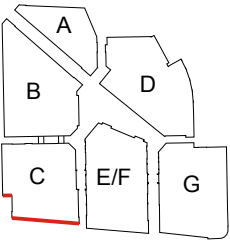


CORNER UNIT SHOPFRONT ELEVATION SCALE 1:100



SECTION B-B

KEY PLAN



NOTES

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DENOTES ALL AREAS  
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TENANT

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

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Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

DRAWING TITLE

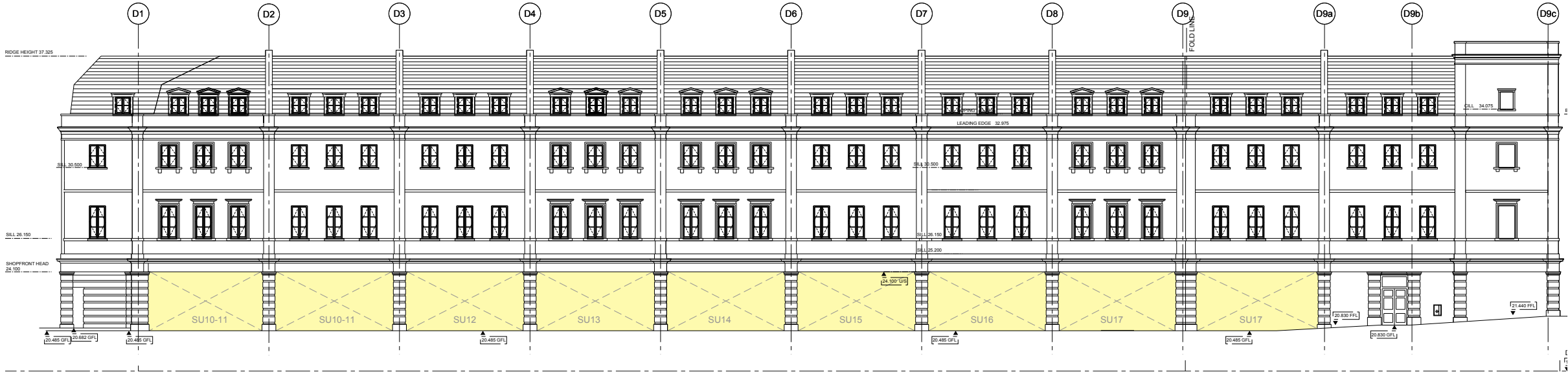
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SHOPFRONT DESIGN

TENANTS

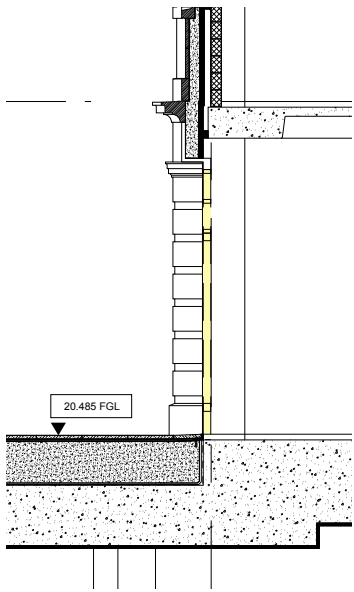
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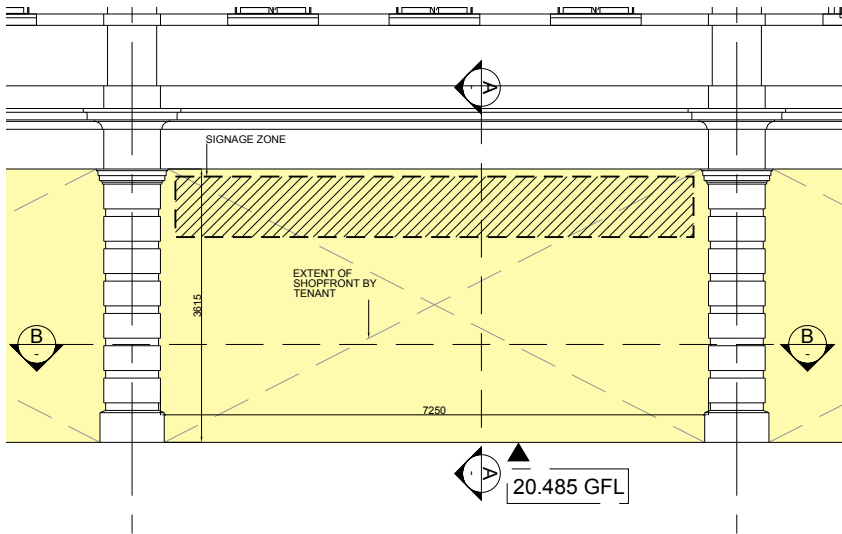
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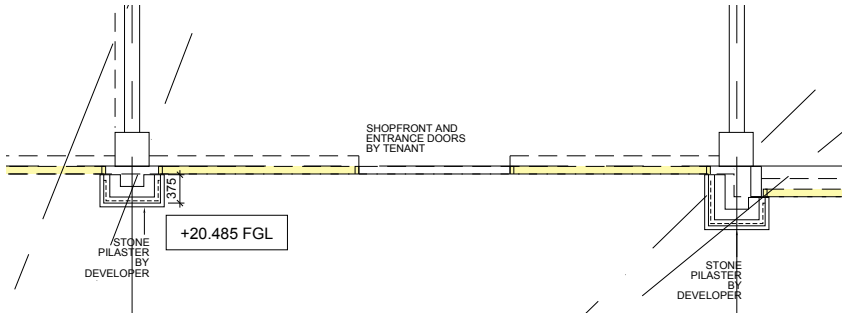
BLOCK D - SOUTH WEST AND SOUTH ELEVATIONS SCALE 1:300



SECTION A-A

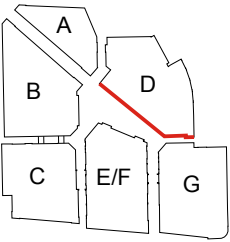


INTERNAL UNIT SHOPFRONT ELEVATION SCALE 1:100



SECTION B-B

KEY PLAN



NOTES

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DENOTES ALL AREAS  
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TENANT

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT	SOUTHGATE BATH
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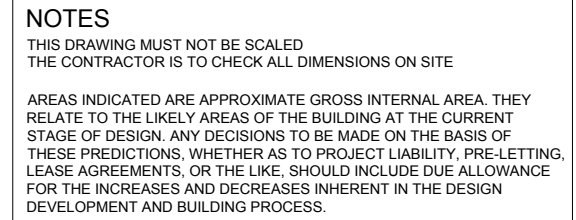
CLIENT	SOUTHGATE PARTNERSHIP LIMITED (CGNU LIFE) 34-36 LIME STREET - LONDON - EC 3M 7JE
--------	--

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DRAWING TITLE	BLOCK D SOUTH/SOUTH WEST ELEVATION SHOPFRONT DESIGN
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# TENANTS

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DRAWN BY ES		ISSUE DATE 19.01.09		CHECKED BY MH	INIT
COMPANY CODE	BUILDING / ZONE	FLOOR LEVEL	CATEGORY ELEMENT	DRAWING NO	REVISION
CTL	GA	XX	TA	3012	01



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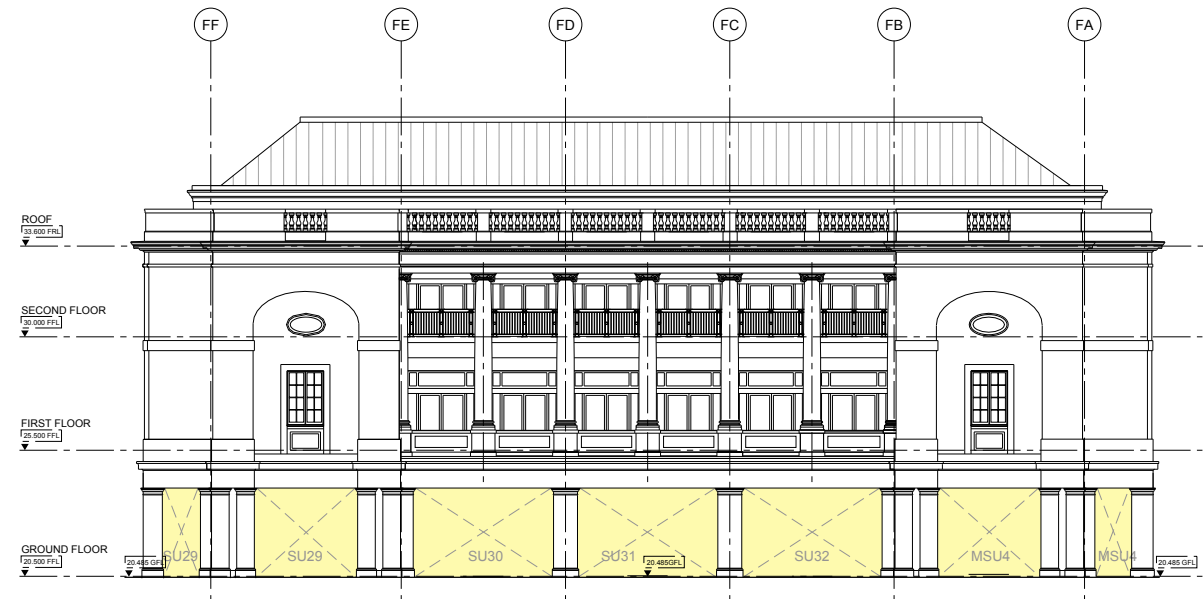
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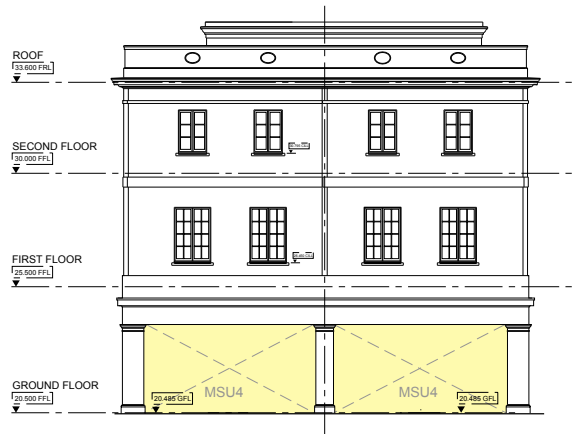
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WEST, NORTH ELEVATIONS  
SHOPFRONT DESIGN

<b>TENANTS</b>						
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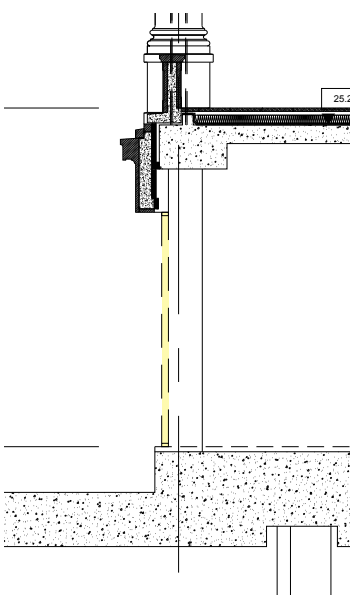




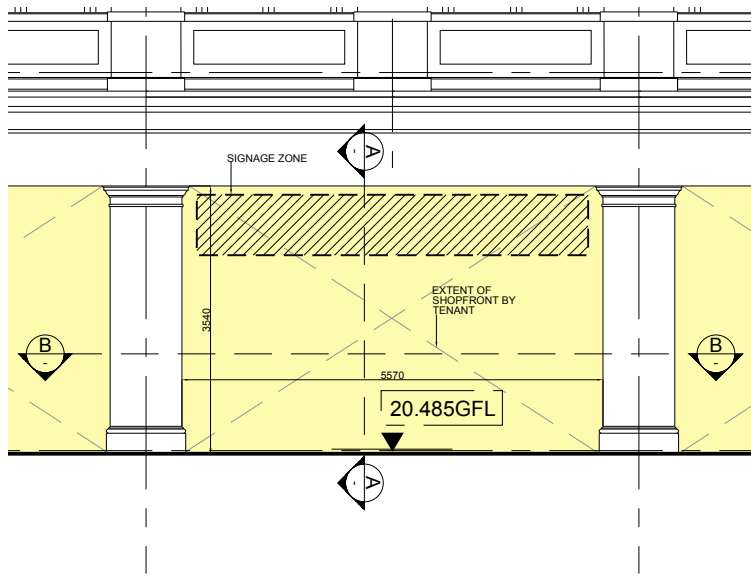
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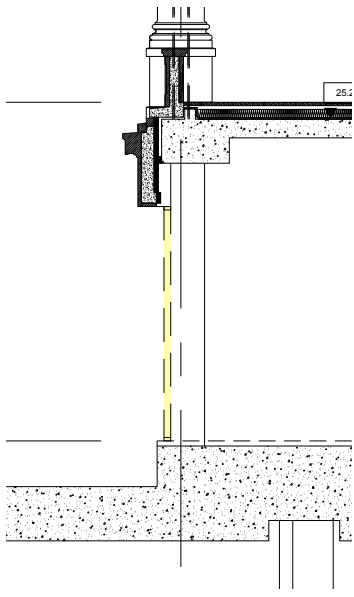
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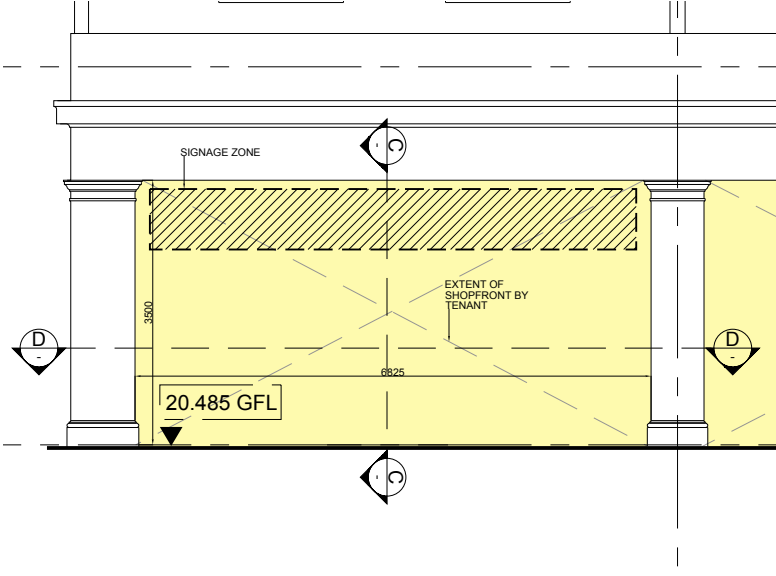
SECTION A-A



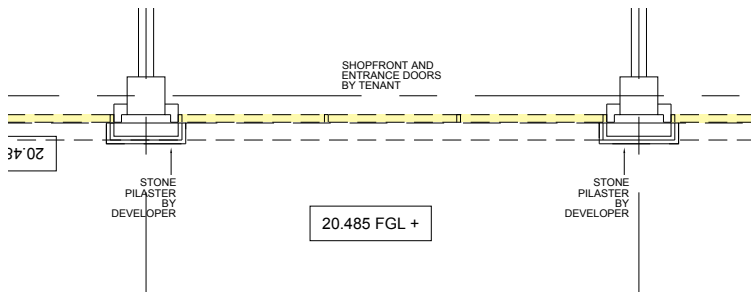
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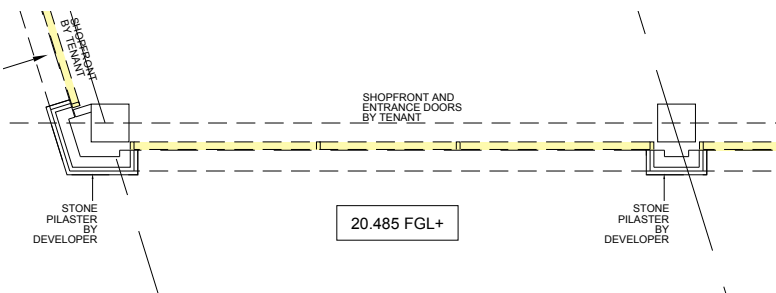
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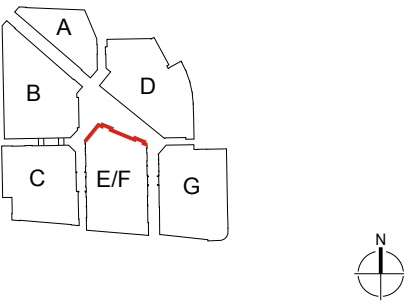


SECTION B-B



SECTION D-D

KEY PLAN



NOTES

THIS DRAWING MUST NOT BE SCALED  
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AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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PROVIDED BY THE  
TENANT

01	23.01.09	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

Chapman Taylor

Chapman Taylor LLP  
Architects Masterplanners Designers

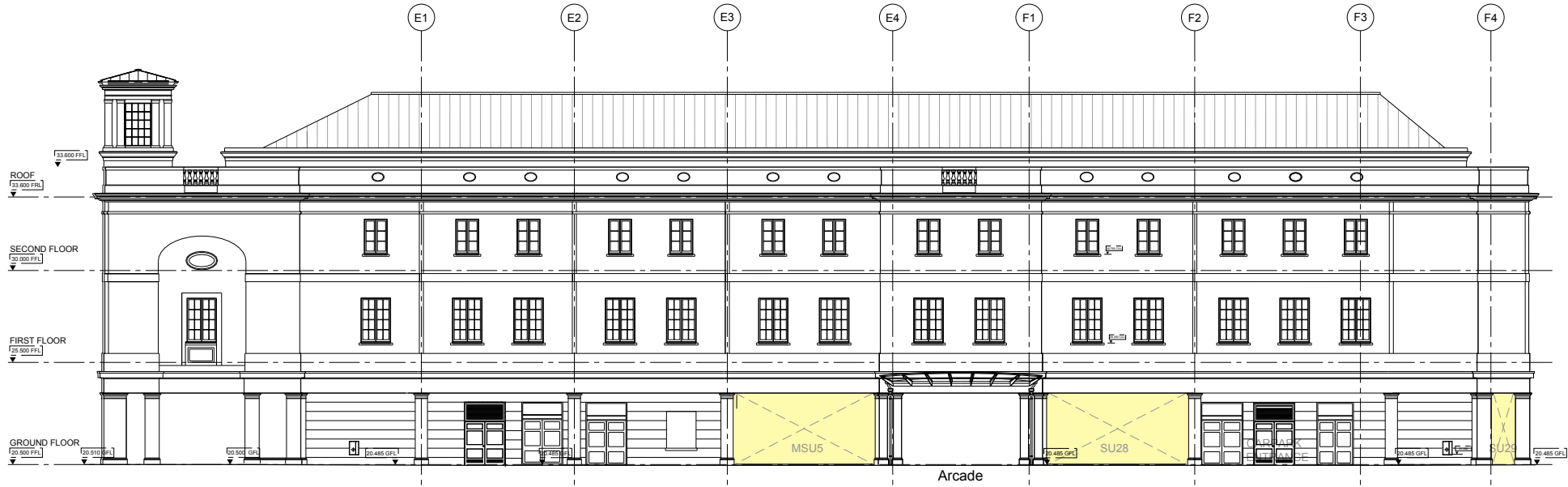
10 Eastbourne Terrace  
London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

DRAWING TITLE

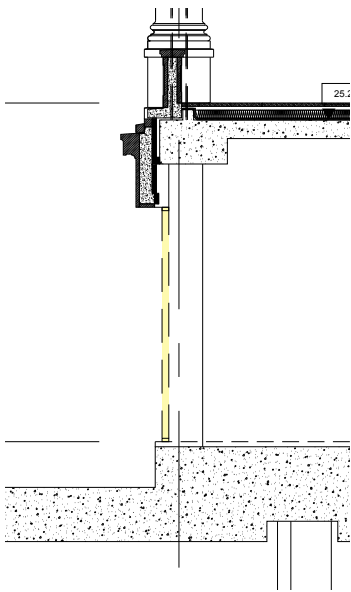
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SHOPFRONT DESIGN

TENANTS

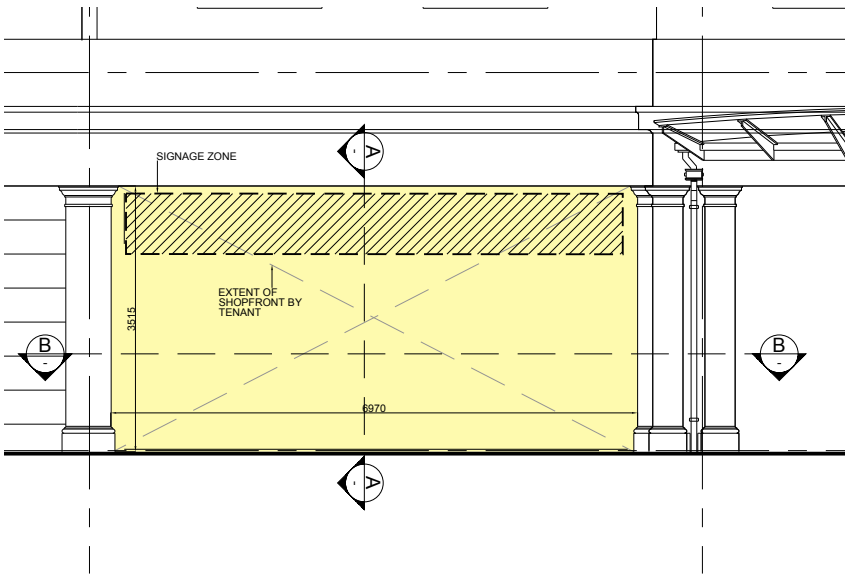
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CATEGORY ELEMENT TA	DRAWING NO 3014	REVISION 01



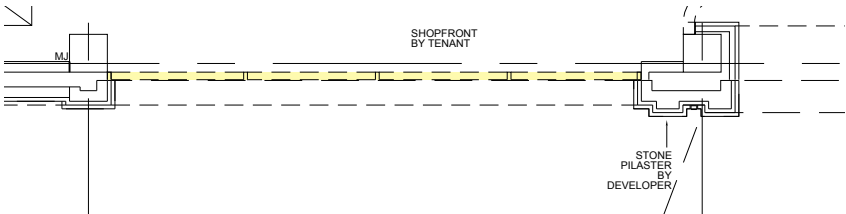
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SECTION A-A

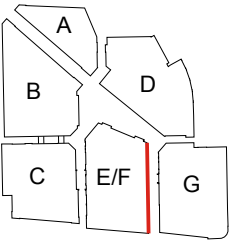


INTERNAL UNIT SHOPFRONT ELEVATION  
SCALE 1:100



SECTION B-B

KEY PLAN



NOTES

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TENANT

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

Chapman Taylor

Chapman Taylor LLP  
Architects Masterplanners Designers

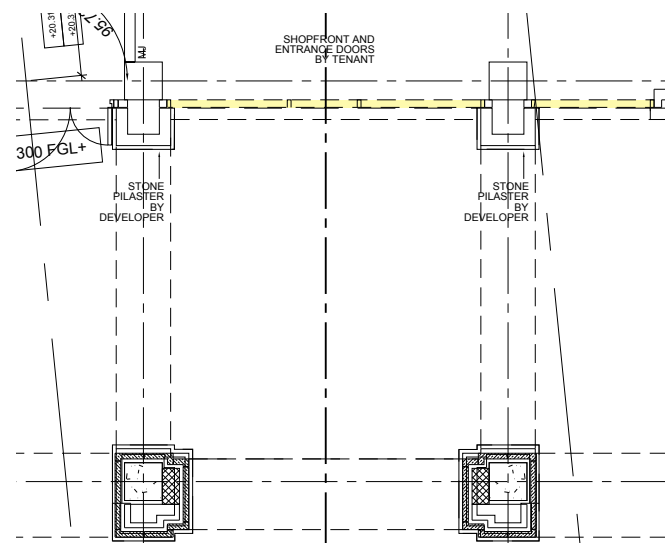
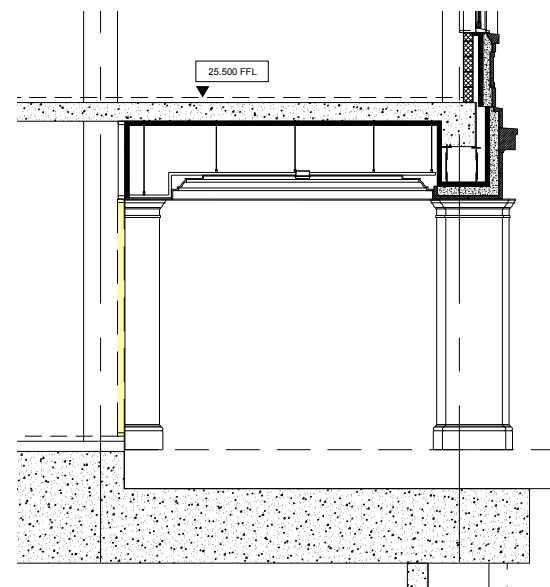
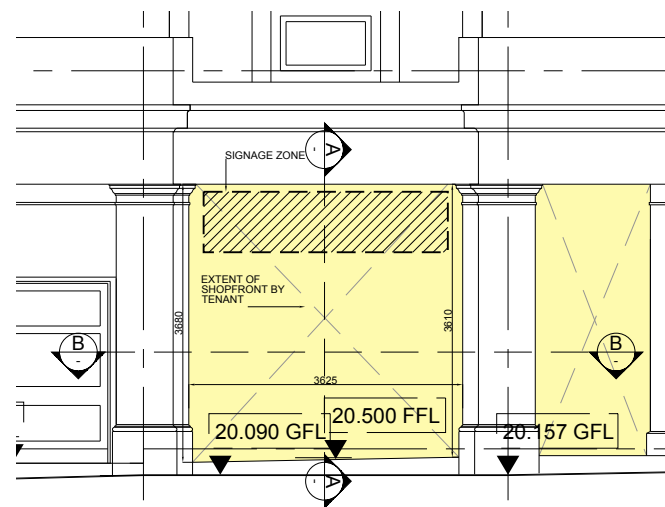
10 Eastbourne Terrace  
London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

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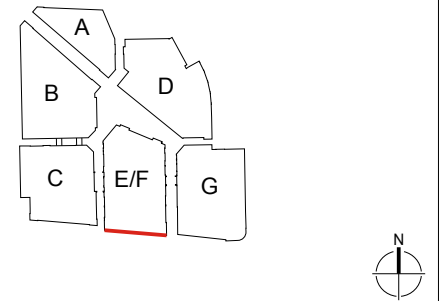
BLOCK EF  
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TENANTS


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DRAWN BY ES		ISSUE DATE 19.01.09		CHECKED BY MH	INIT
COMPANY CODE	BUILDING / ZONE	FLOOR LEVEL	CATEGORY ELEMENT	DRAWING NO	REVISION
CTL	GA	XX	TA	3015	01



## KEY PLAN



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TENANT

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

# PROJECT SOUTHGATE BATH

CLIENT  
SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET- LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

# Chapman Taylor

Chapman Taylor LLP  
Architects Masterplanners Designers

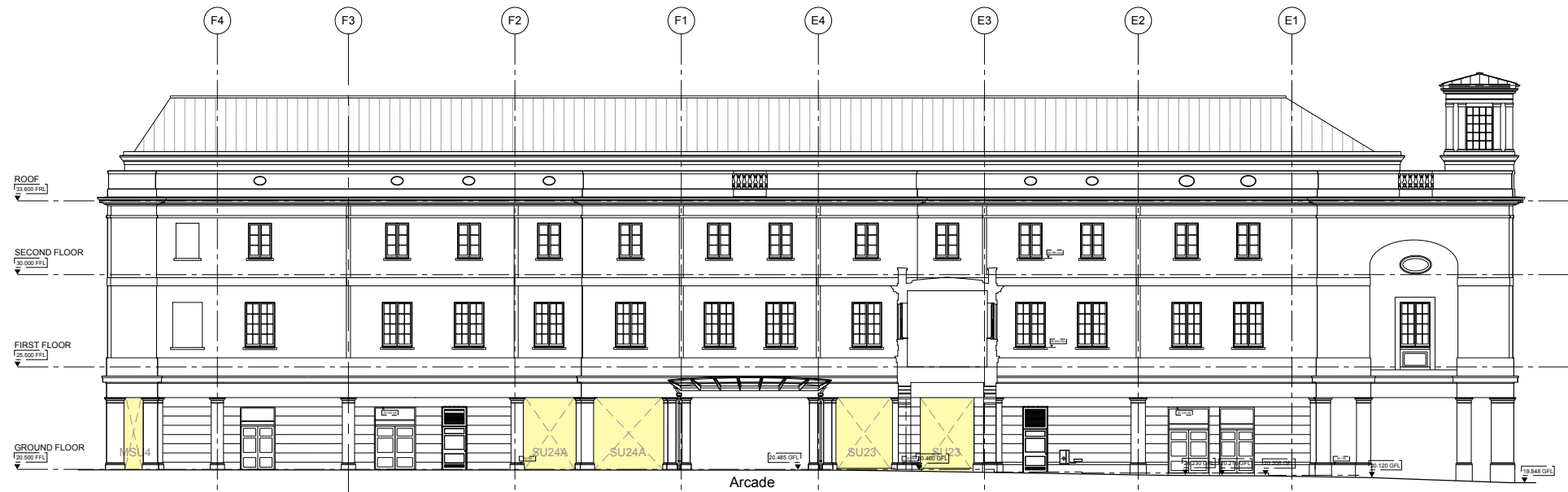
10 Eastbourne Terrace  
London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

DRAWING TITLE

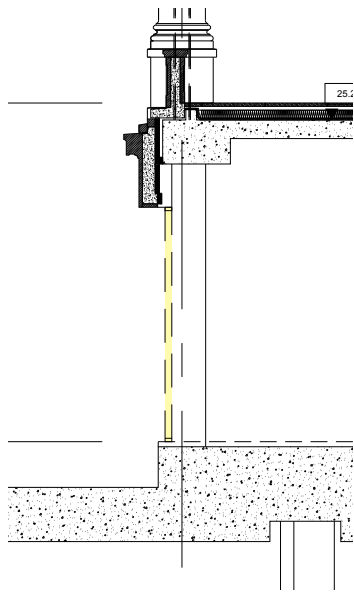
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## TENANTS

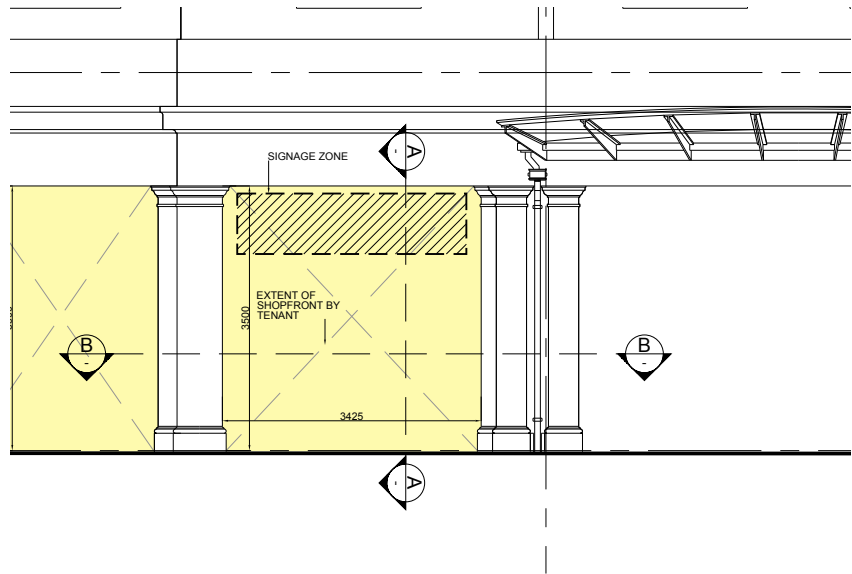
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CTL	GA	XX	TA	3016	01



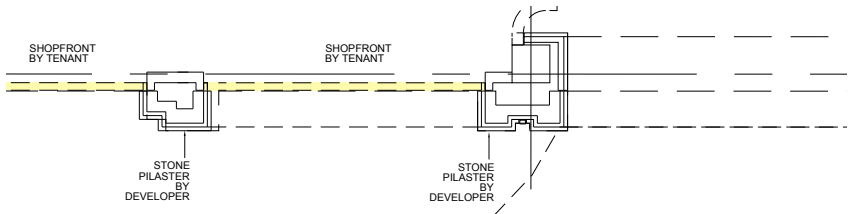
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SECTION A-A

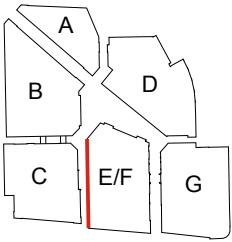


INTERNAL UNIT SHOPFRONT ELEVATION SCALE 1:100



SECTION B-B

## KEY PLAN



## NOTES

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AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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YELLOW COLOUR  
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TENANT

01	23.01.09	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT  
**SOUTHGATE  
BATH**

CLIENT  
**SOUTHGATE PARTNERSHIP LIMITED**  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

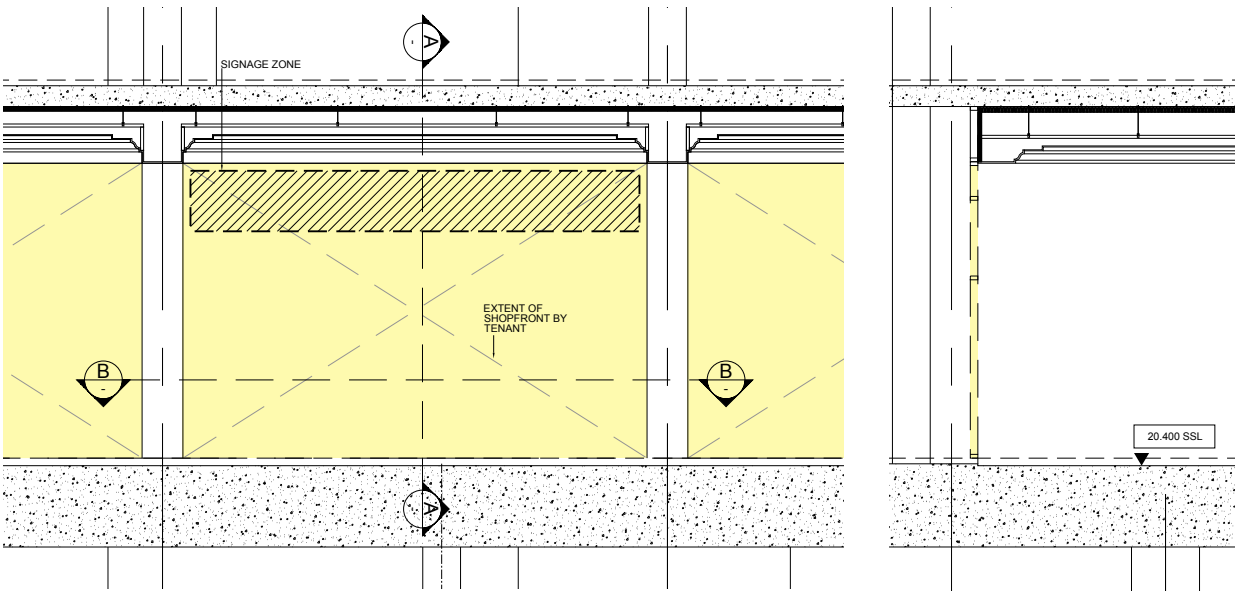
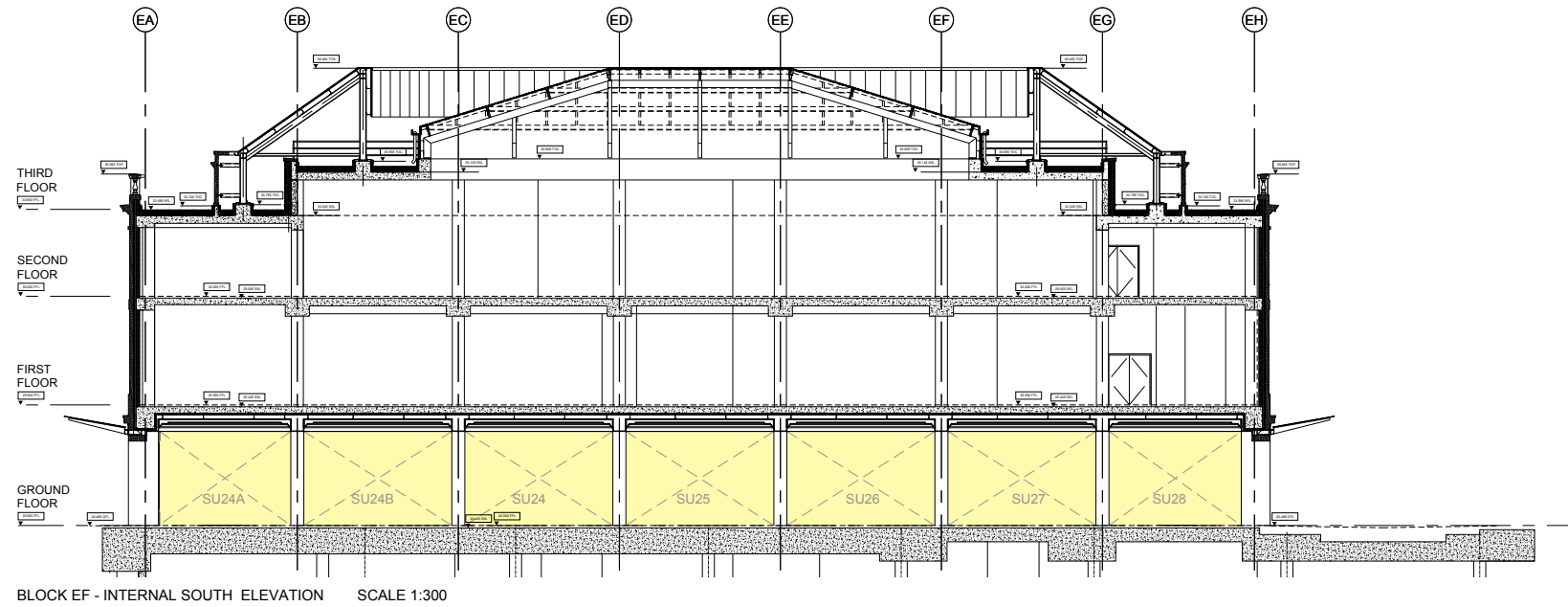
ARCHITECTS  
**Chapman Taylor**  
Chapman Taylor LLP  
Architects Masterplanners Designers  
10 Eastbourne Terrace  
London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

JOB NO:688/SGBD

DRAWING TITLE  
**BLOCK EF  
WEST ELEVATION  
SHOPFRONT DESIGN**

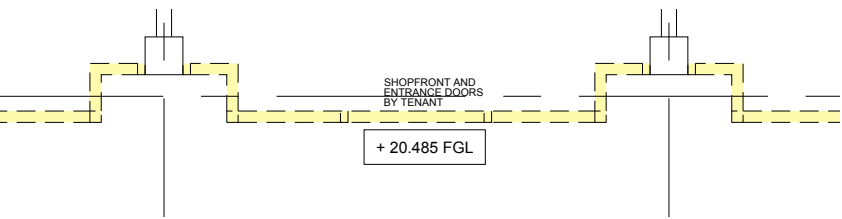
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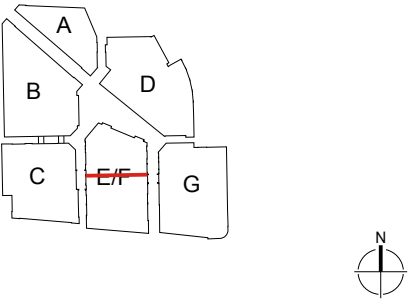
ARCADE UNIT SHOPFRONT ELEVATION SCALE 1:100

SECTION A-A



SECTION B-B

KEY PLAN



NOTES

THIS DRAWING MUST NOT BE SCALED  
THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE

AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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YELLOW COLOUR DENOTES ALL AREAS OF SHOPFRONTS TO BE PROVIDED BY THE TENANT

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01	23.01.09	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT

**SOUTHGATE  
BATH**

CLIENT

**SOUTHGATE PARTNERSHIP LIMITED**  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

**Chapman Taylor**

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Architects Masterplanners Designers

10 Eastbourne Terrace  
London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

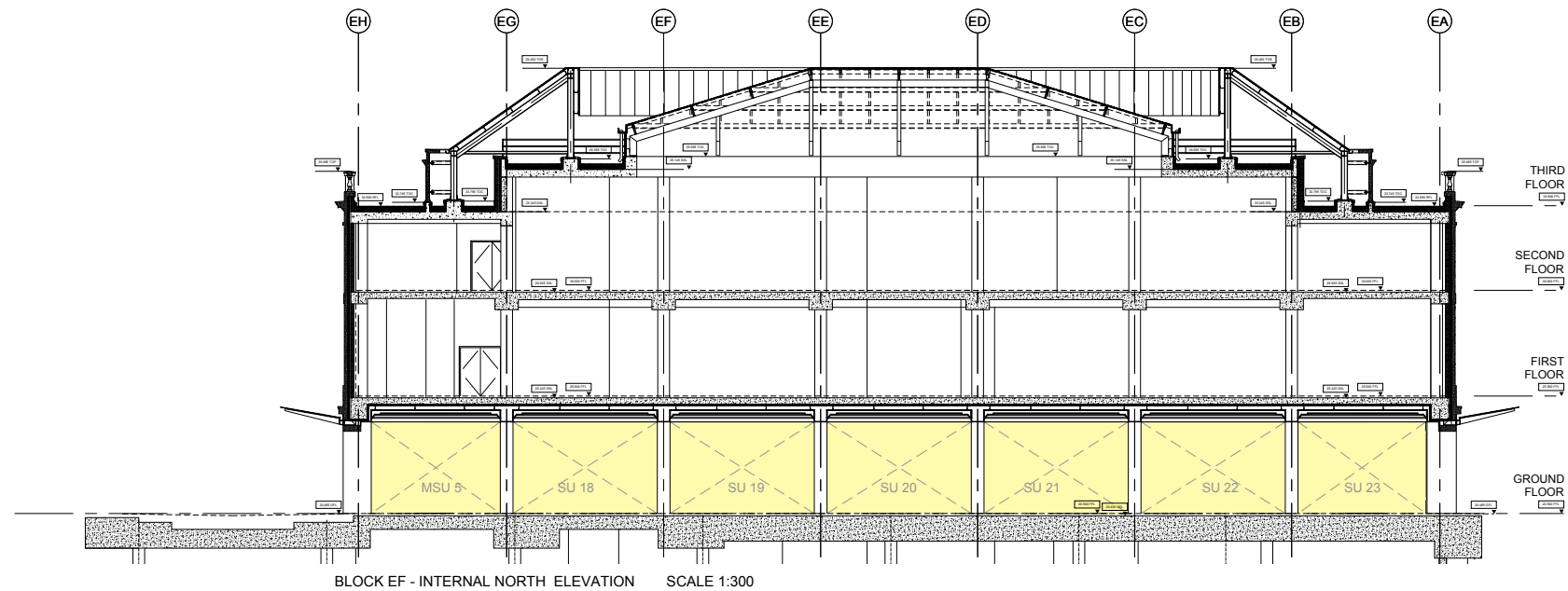
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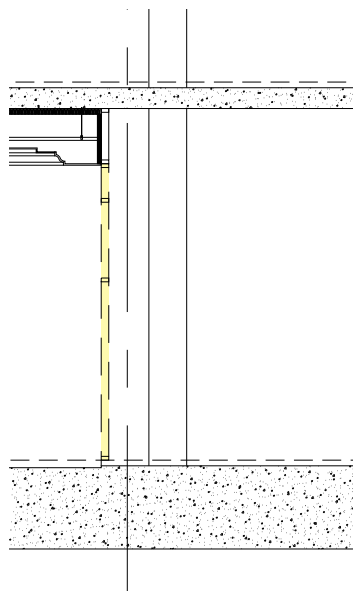
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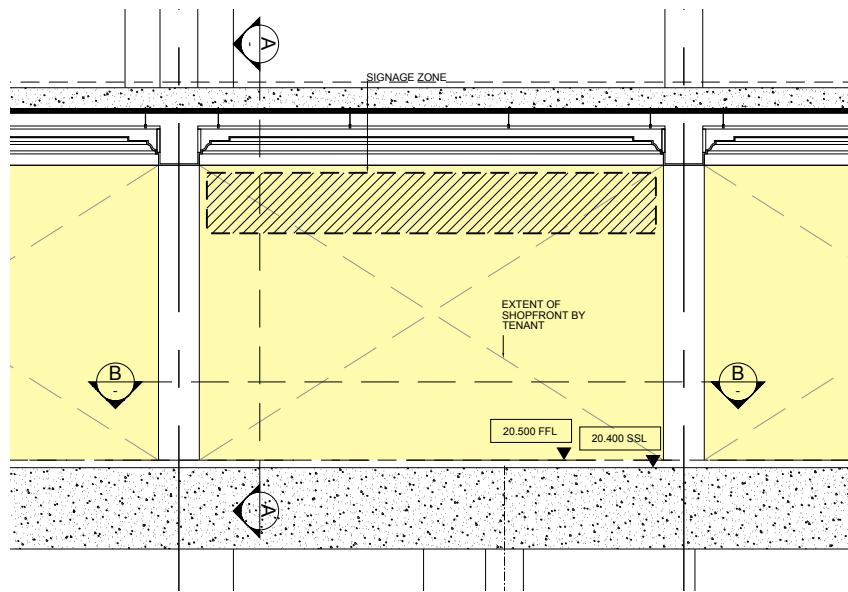




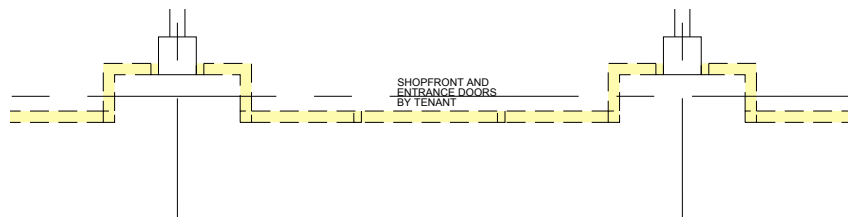
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SECTION A-A

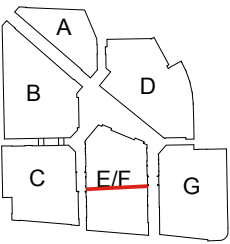


ARCANE UNIT SHOPFRONT ELEVATION SCALE 1:100



SECTION B-B

KEY PLAN



NOTES

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TENANT

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT

SOUTHGATE  
BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

Chapman Taylor

Chapman Taylor LLP  
Architects Masterplanners Designers

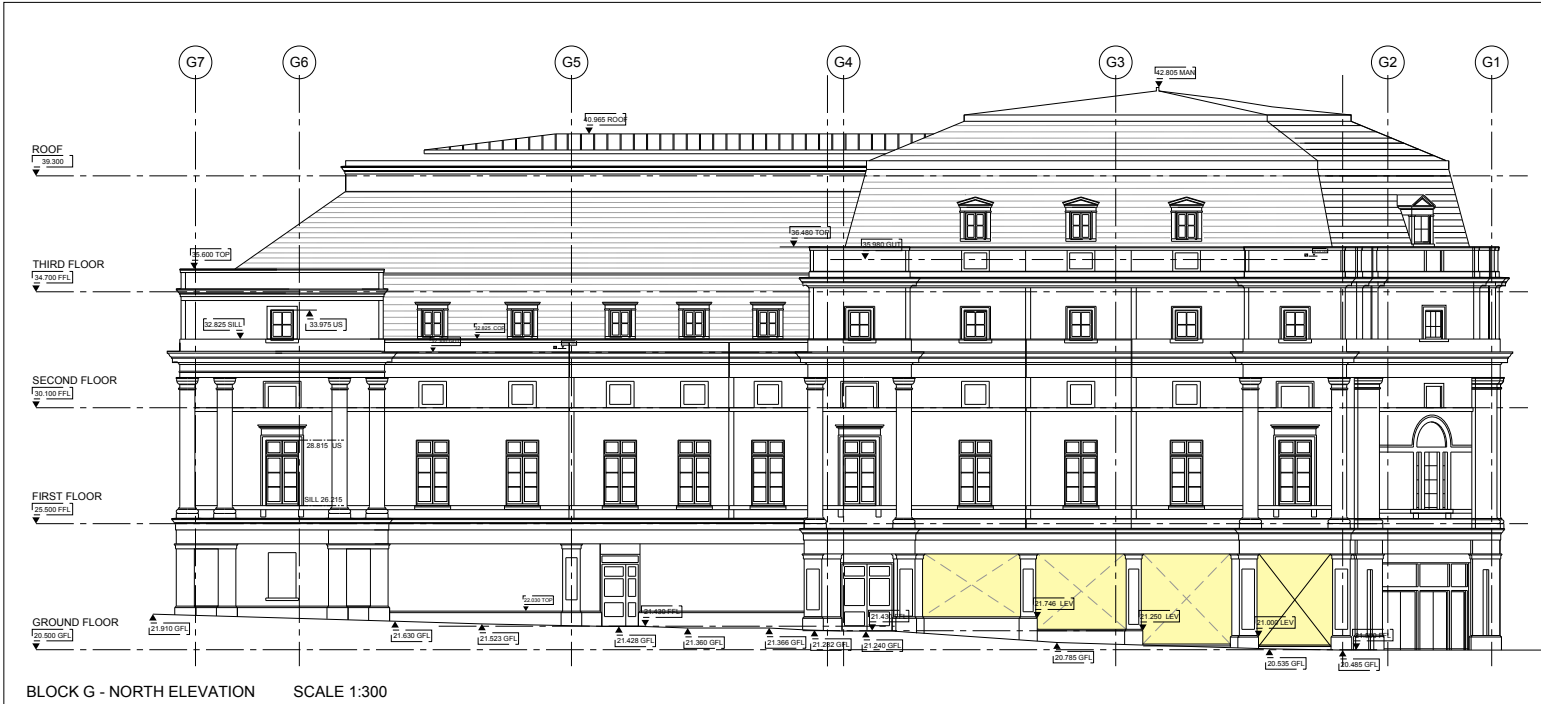
10 Eastbourne Terrace  
London W2 6LG  
Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

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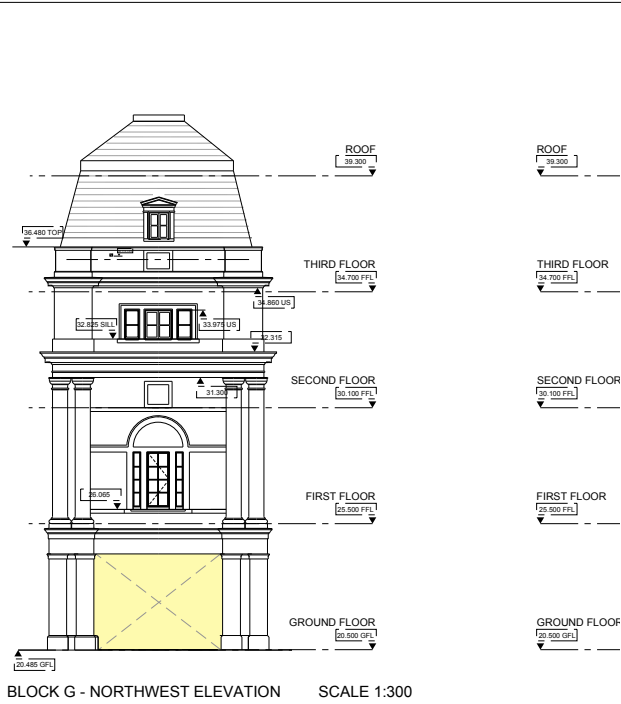
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TENANTS

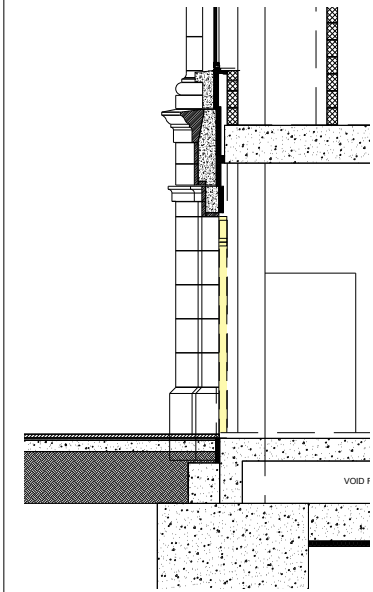
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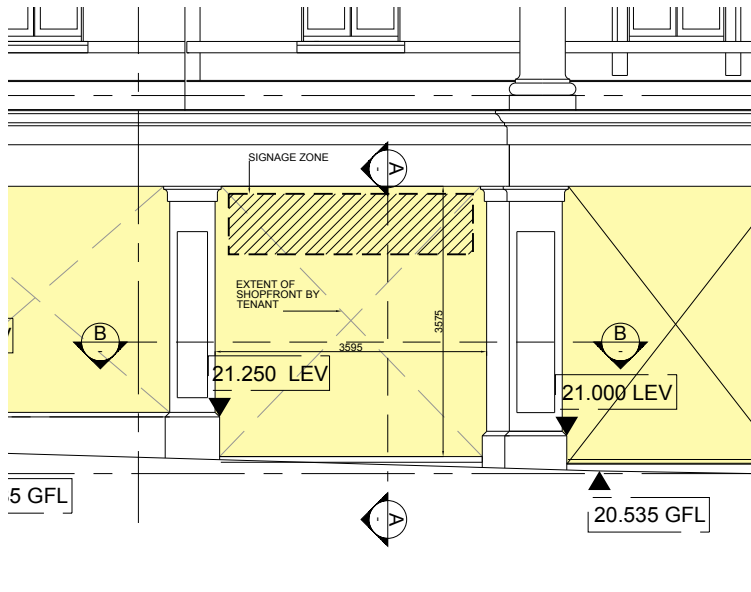
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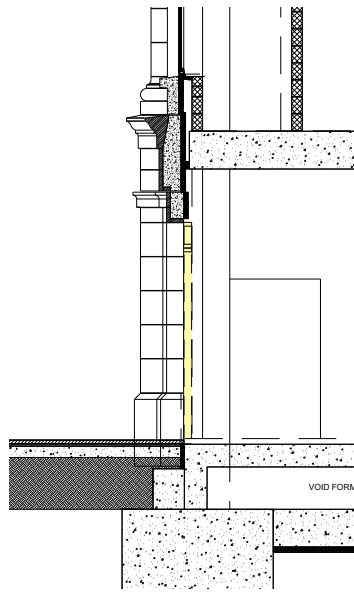
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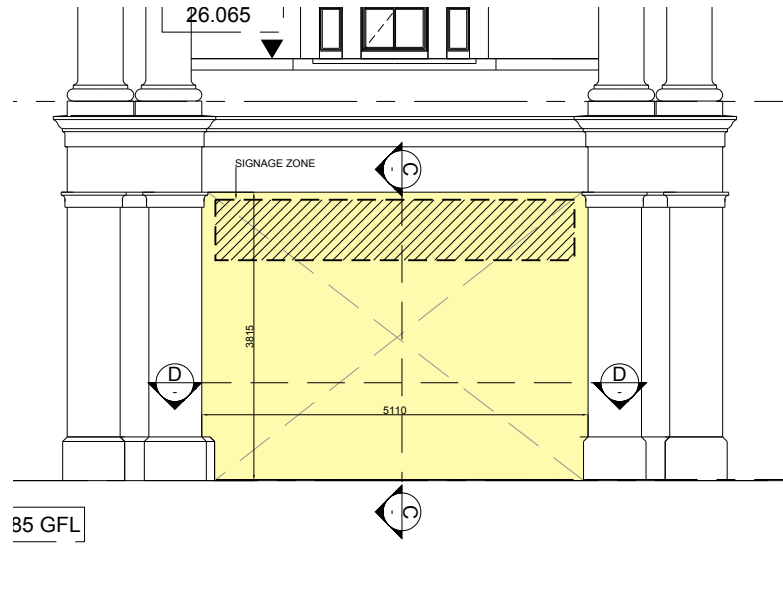
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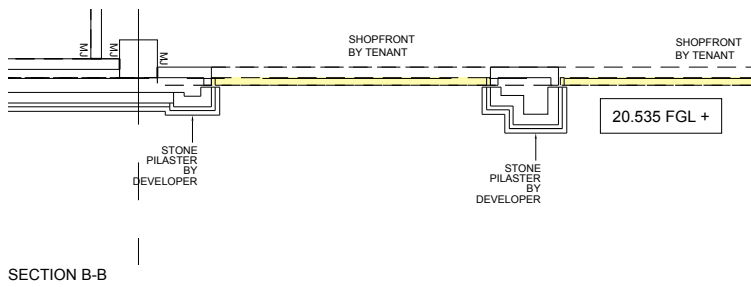
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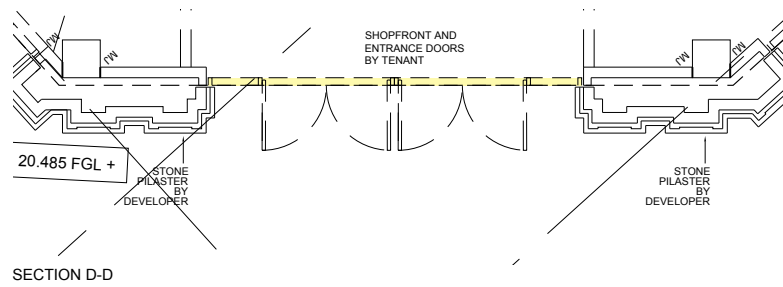
SECTION C-C



NORTHWEST UNIT SHOPFRONT ELEVATION    SCALE 1:100



SECTION B-B



SECTION D-D

KEY PLAN

NOTES

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AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT

SOUTHGATE BATH

CLIENT

SOUTHGATE PARTNERSHIP LIMITED  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

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Architects Masterplanners Designers  
10 Eastbourne Terrace  
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Tel +44 (0) 20 7371 3000  
Fax +44 (0) 20 7371 1949

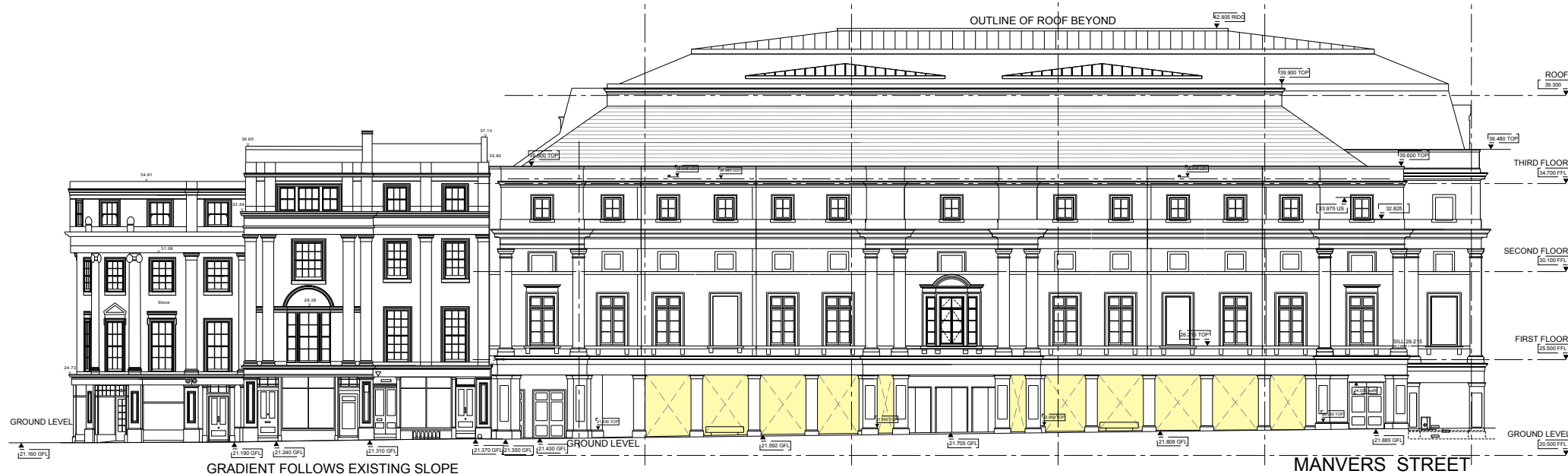
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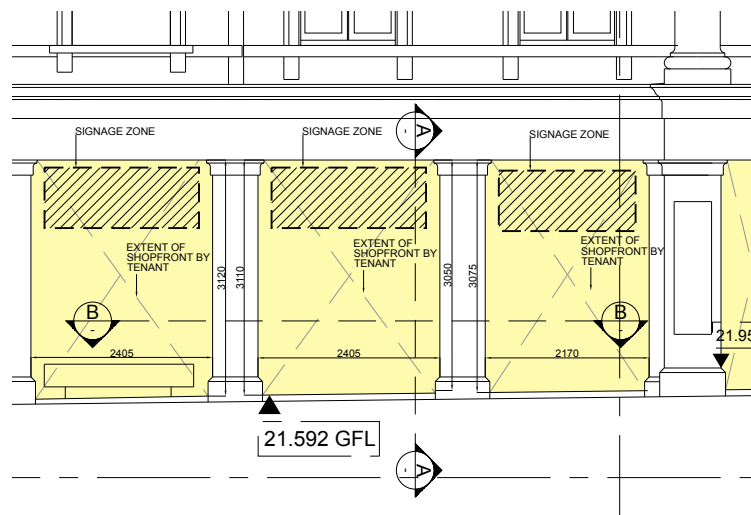
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SHOPFRONT DESIGN

TENANTS

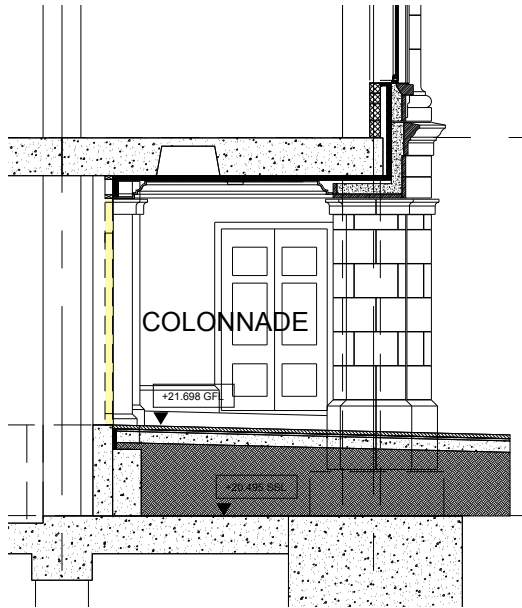
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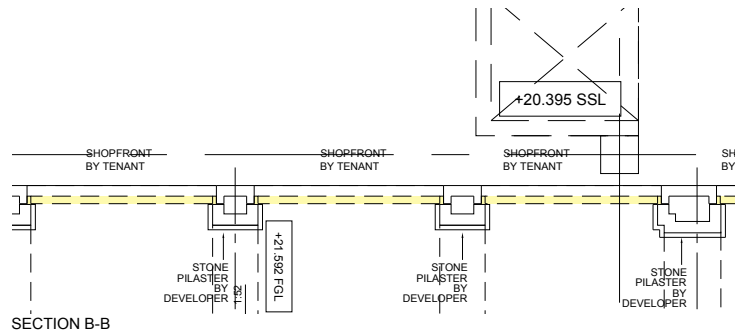
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INTERNAL SHOPFRONT ELEVATION SCALE 1:100

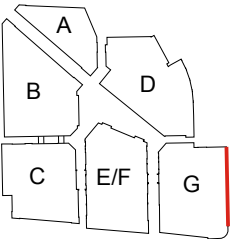


SECTION A-A



SECTION B-B

KEY PLAN



NOTES

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AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT  
**SOUTHGATE  
BATH**

CLIENT  
**SOUTHGATE PARTNERSHIP LIMITED**  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

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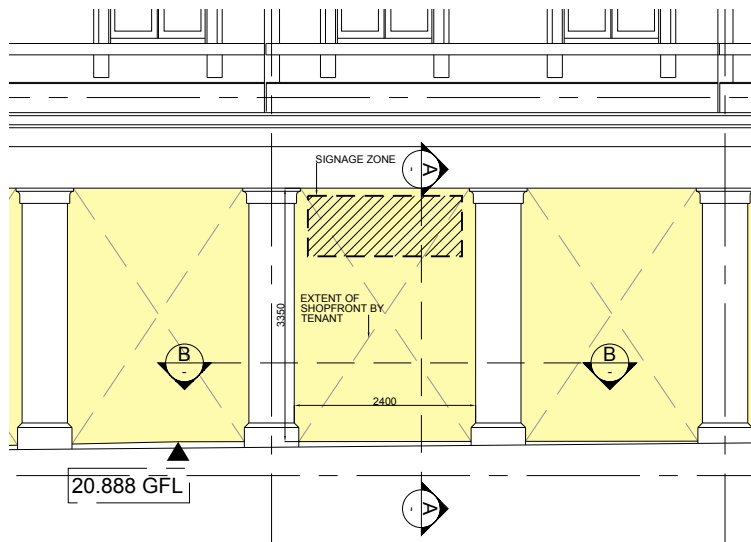
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**BLOCK G  
EAST ELEVATION  
SHOPFRONT DESIGN**

TENANTS

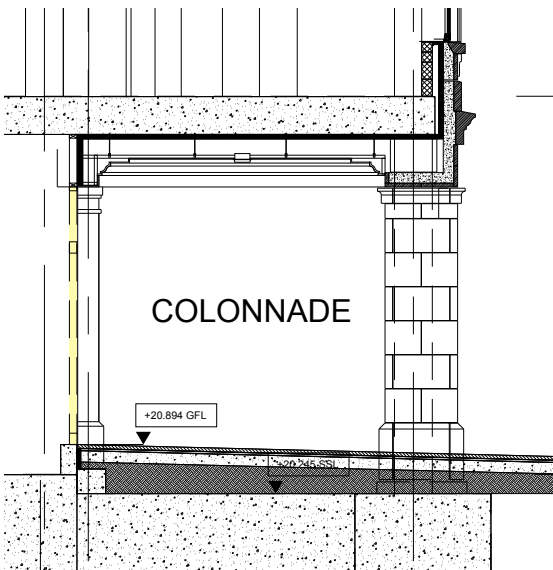
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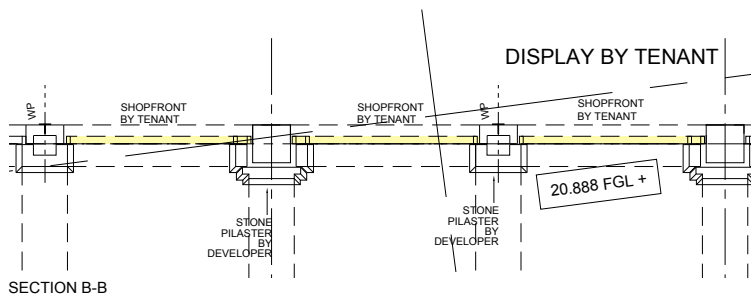
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INTERNAL SHOPFRONT ELEVATION      SCALE 1:100

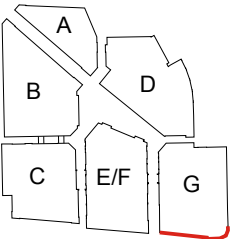


SECTION A-A



SECTION B-B

KEY PLAN



NOTES

THIS DRAWING MUST NOT BE SCALED  
THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE

AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT LIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

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NOTE: ALL SHOPFRONT DIMENSIONS TO BE CHECKED ON SITE BY TENANT

YELLOW COLOUR DENOTES ALL AREAS OF SHOPFRONTS TO BE PROVIDED BY THE TENANT

01	23.01.09	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT	SOUTHGATE BATH
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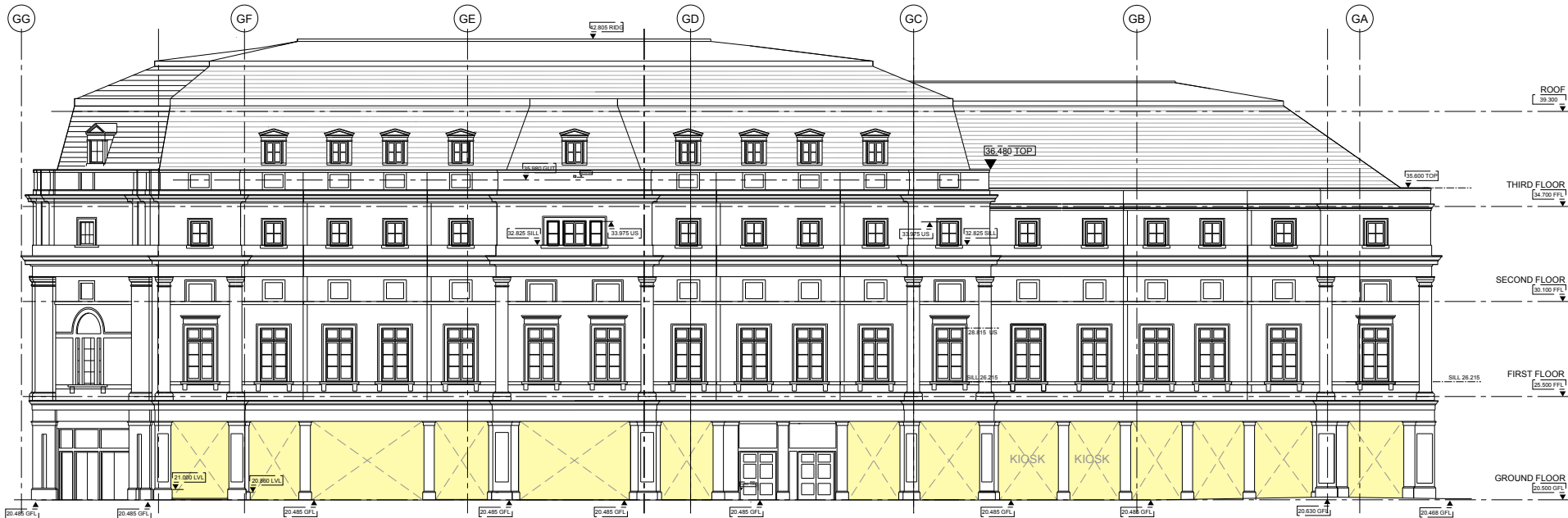
CLIENT	SOUTHGATE PARTNERSHIP LIMITED (CGNU LIFE) 34-36 LIME STREET - LONDON - EC 3M 7JE
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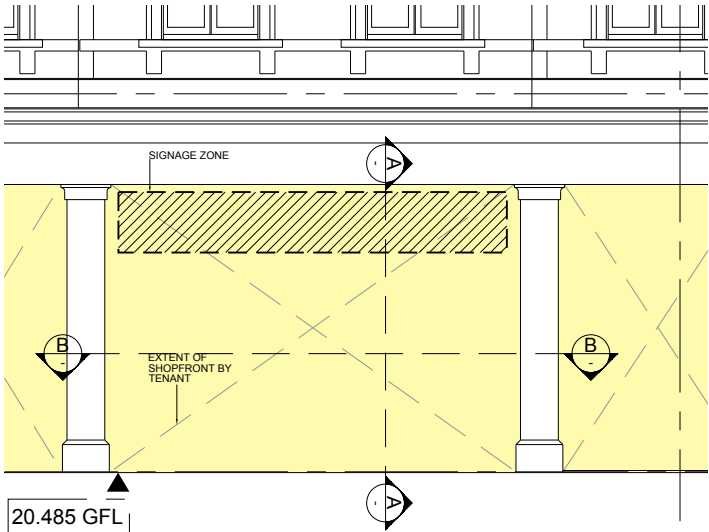
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TENANTS

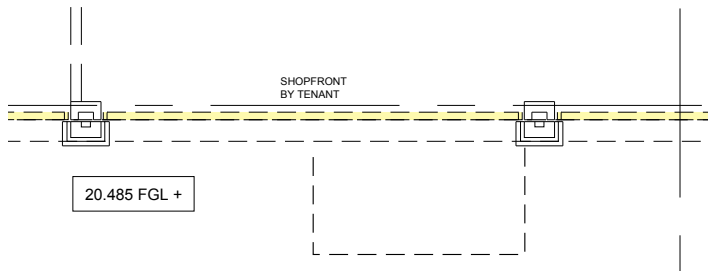
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COMPANY CODE	BUILDING / ZONE	FLOOR LEVEL	CATEGORY ELEMENT	DRAWING NO	REVISION
CTL	GA	XX	TA	3022	01



BLOCK G - WEST ELEVATION SCALE 1:300

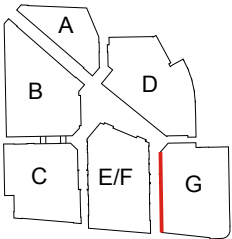


INTERNAL SHOPFRONT ELEVATION SCALE 1:100



SECTION B-B

## KEY PLAN



## NOTES

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NOTE: ALL SHOPFRONT  
DIMENSIONS TO BE CHECKED  
ON SITE BY TENANT

YELLOW COLOUR  
DENOTES ALL AREAS  
OF SHOPFRONTS TO BE  
PROVIDED BY THE  
TENANT

01	23.01.09	ES	LAYOUT UPDATED	MH
00	19.01.09	ES	FIRST ISSUE	MH
REV	DATE	IN'L	DESCRIPTION	CHK

PROJECT

**SOUTHGATE  
BATH**

CLIENT

**SOUTHGATE PARTNERSHIP LIMITED**  
(CGNU LIFE)  
34-36 LIME STREET - LONDON - EC 3M 7JE

ARCHITECTS

JOB NO:688/SGBD

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DRAWING TITLE

**BLOCK G  
WEST ELEVATION  
SHOPFRONT DESIGN**

## TENANTS

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COMPANY CODE	BUILDING / ZONE	FLOOR LEVEL	CATEGORY ELEMENT	DRAWING NO	REVISION
CTL	GA	XX	TA	3023	01