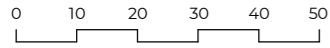




Location Plan
1:1250



Proposed site plan
1:500



Schedule of Areas

Total Site	246.32 s.q.m.
Existing Residential	626.64 s.q.m.
Existing Non-Residential	0.00 s.q.m.
Residential area lost by change of use or demolition	0.00 s.q.m.
Non Residential area lost by change of use or demolition	0.00 s.q.m.
Proposed Residential	0.00 s.q.m.
Proposed Non-Residential	0.00 s.q.m.
Net additional area	0.00 s.q.m.

Rev No.	Date	Description
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Notes:
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Dwg No
000RO-A-01-001

Drawn
UPP

Drawing
Location Plan

Checked
UPP

Scale
As indicated @ A3

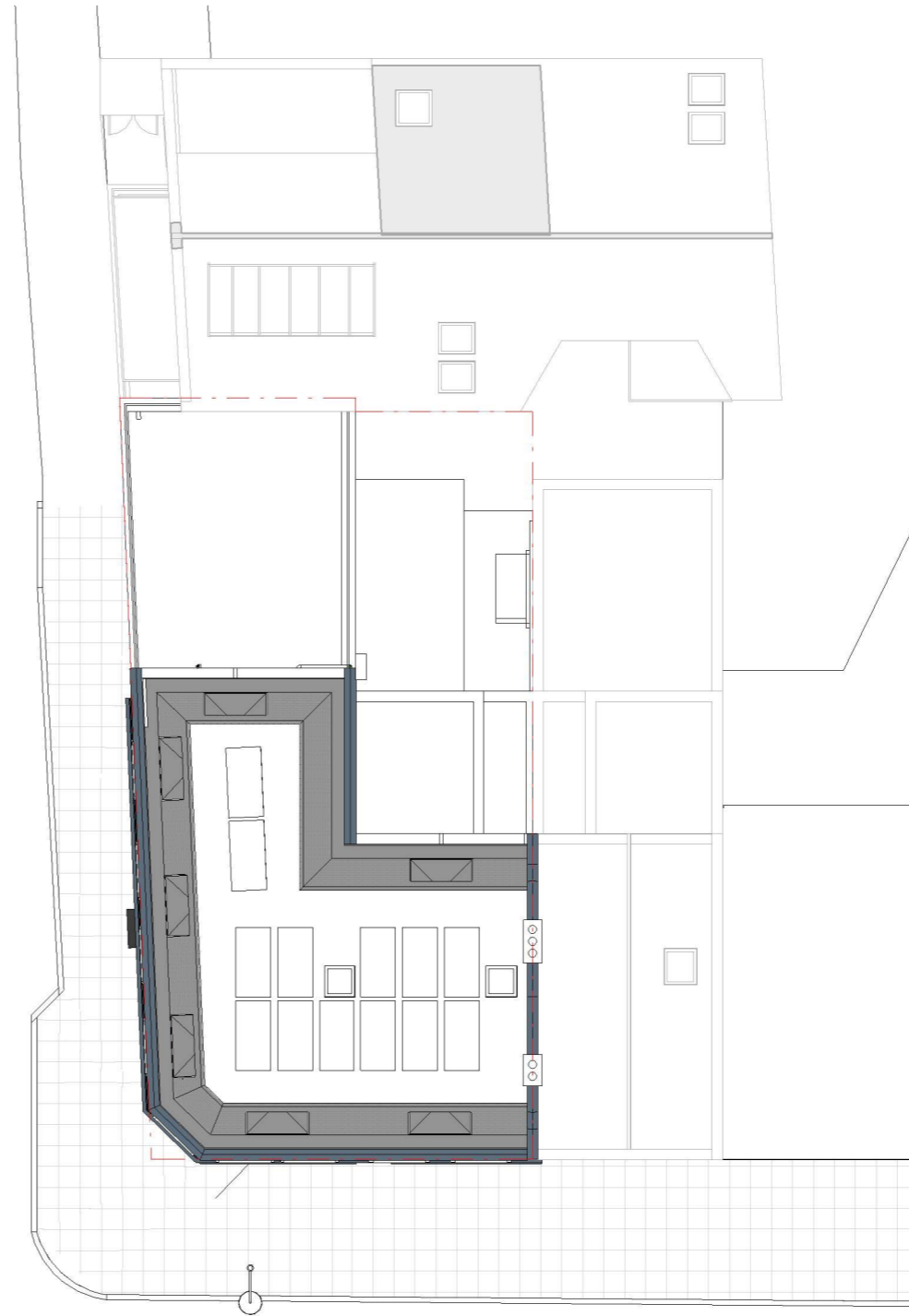
Issue Date
03.09.2025

Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN

Rev No.	Date	Description
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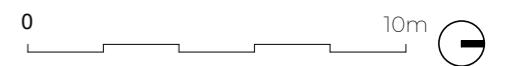
Notes:

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Dwg No	Drawn
000RO-A-01-002	UPP

Drawing	Checked
Block plans	UPP

Scale	Issue Date
1:200 @ A3	03.09.2025



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning

www.weareupp.co.uk
 info@weareupp.co.uk
 0208 202 9996
 Atrium, Stables Market,
 Chalk Farm Road, London,
 NW1 8AH



Rev No.	Date	Description
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Notes:

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Dwg No	Drawn
000RO-A-02-101	UPP

Drawing	Checked
Proposed Front Visualization	UPP

Scale	Issue Date
@ A3	03.09.2025

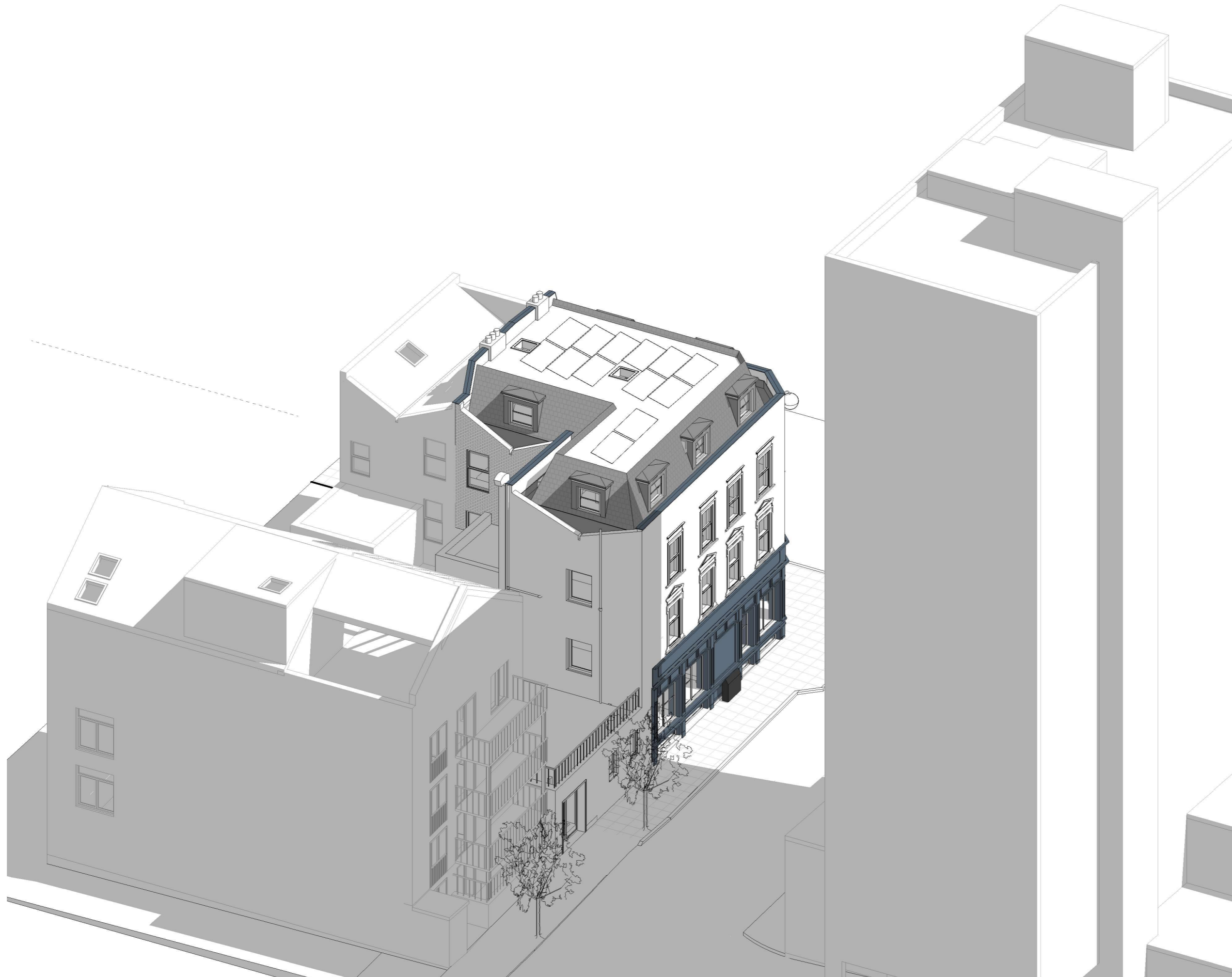
0 5m

Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
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upp



Rev No.	Date	Description
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Dwg No	Drawn
000RO-A-02-102	UPP

Drawing	Checked
Proposed Rear Visualization	UPP

Scale	Issue Date
@ A3	03.09.2025

0 5m

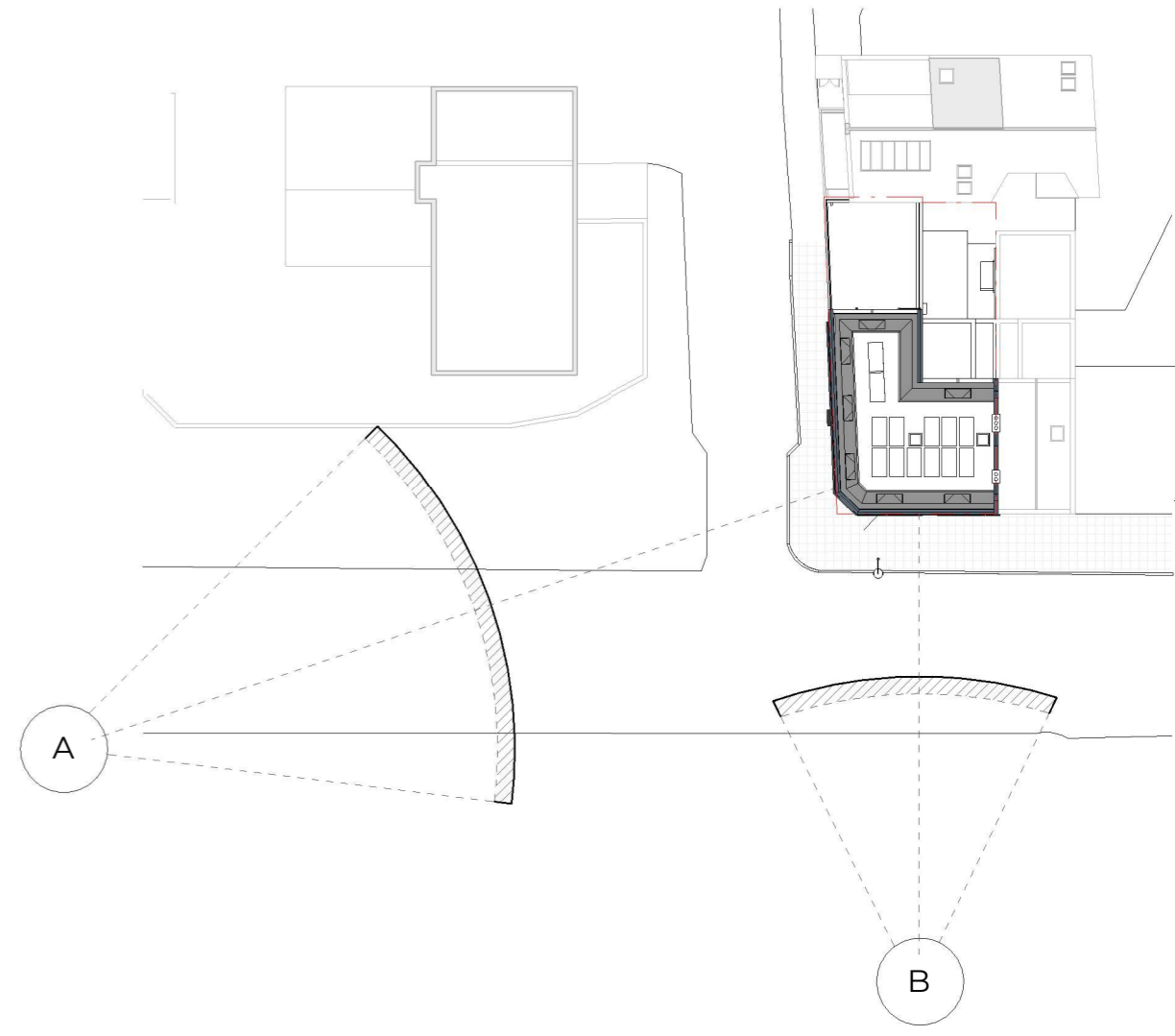
Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
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Long Street View A



Head-On View B

Rev No.	Date	Description
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Dwg No	Drawn
000RO-A-02-103	UPP

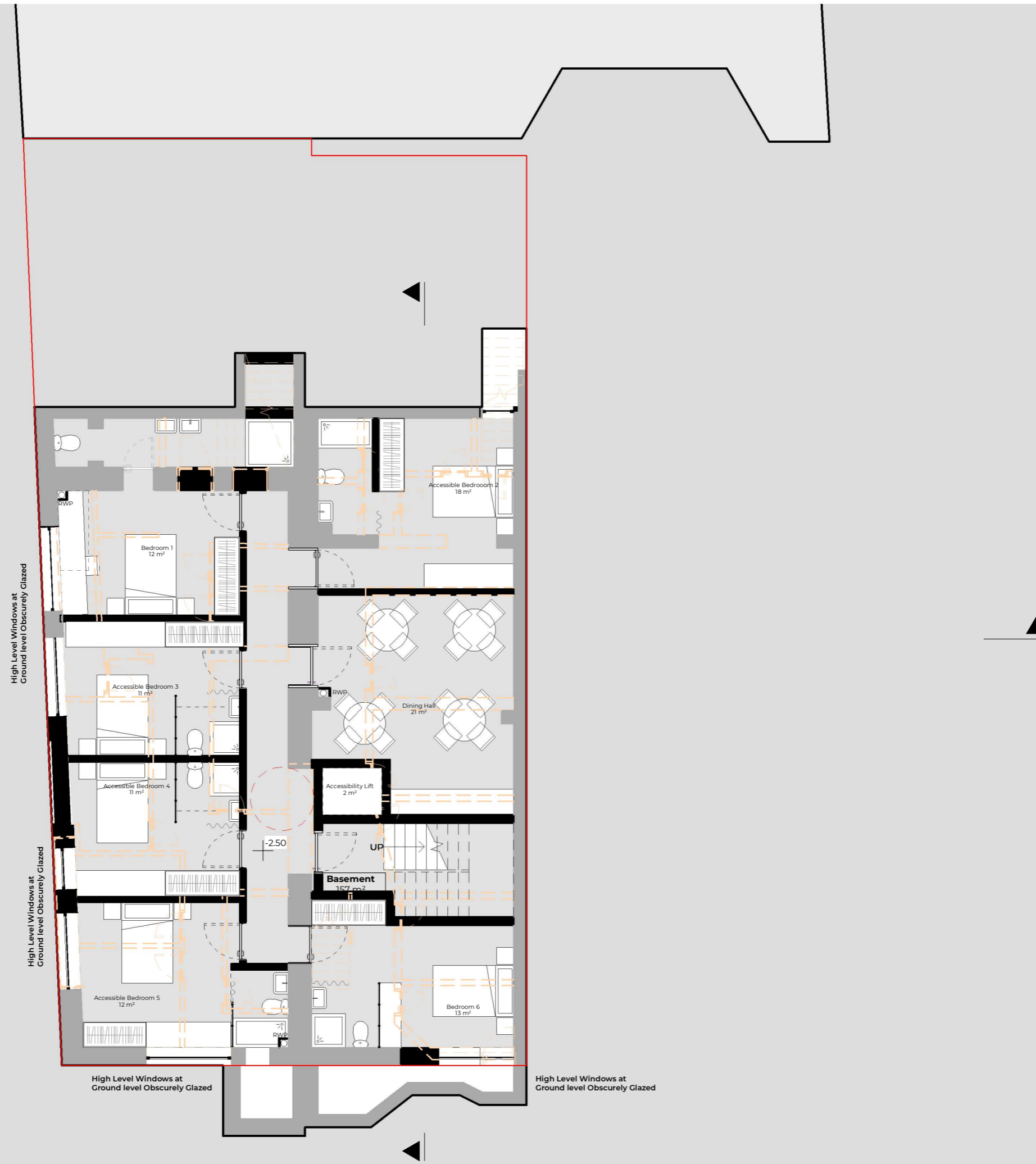
Drawing	Checked
Proposed Street Visualization	UPP

Scale	Issue Date
1:500 @ A3	03.09.2025



Project Address
 Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

Notes:
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Dwg No: **000RO-A-03-100** Drawn by: **UPP**

Drawing: **Proposed Basement Floor Plan** Checked by: **UPP**

Scale: **1:100 @ A3** Issue Date: **03.09.2025**



Project Address:
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status:
For Planning



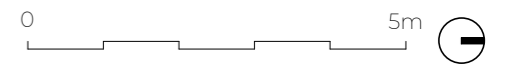
A	03.09.2025	New Lift
Rev No.	Date	Description

Notes:
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Dwg No	UPP
000RO-A-03-101	UPP

Drawing	Checked
Proposed Ground Floor Plan	UPP

Scale	Issue Date
1:100 @ A3	03.09.2025



Project Address
 Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

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Dwg No: **000RO-A-03-102** Drawn by: **UPP**

Drawing: **Proposed First Floor Plan** Checked by: **UPP**

Scale: **1:100 @ A3** Issue Date: **03.09.2025**



Project Address:
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status:
For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

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Dwg No
000RO-A-03-103 Drawn
 UPP

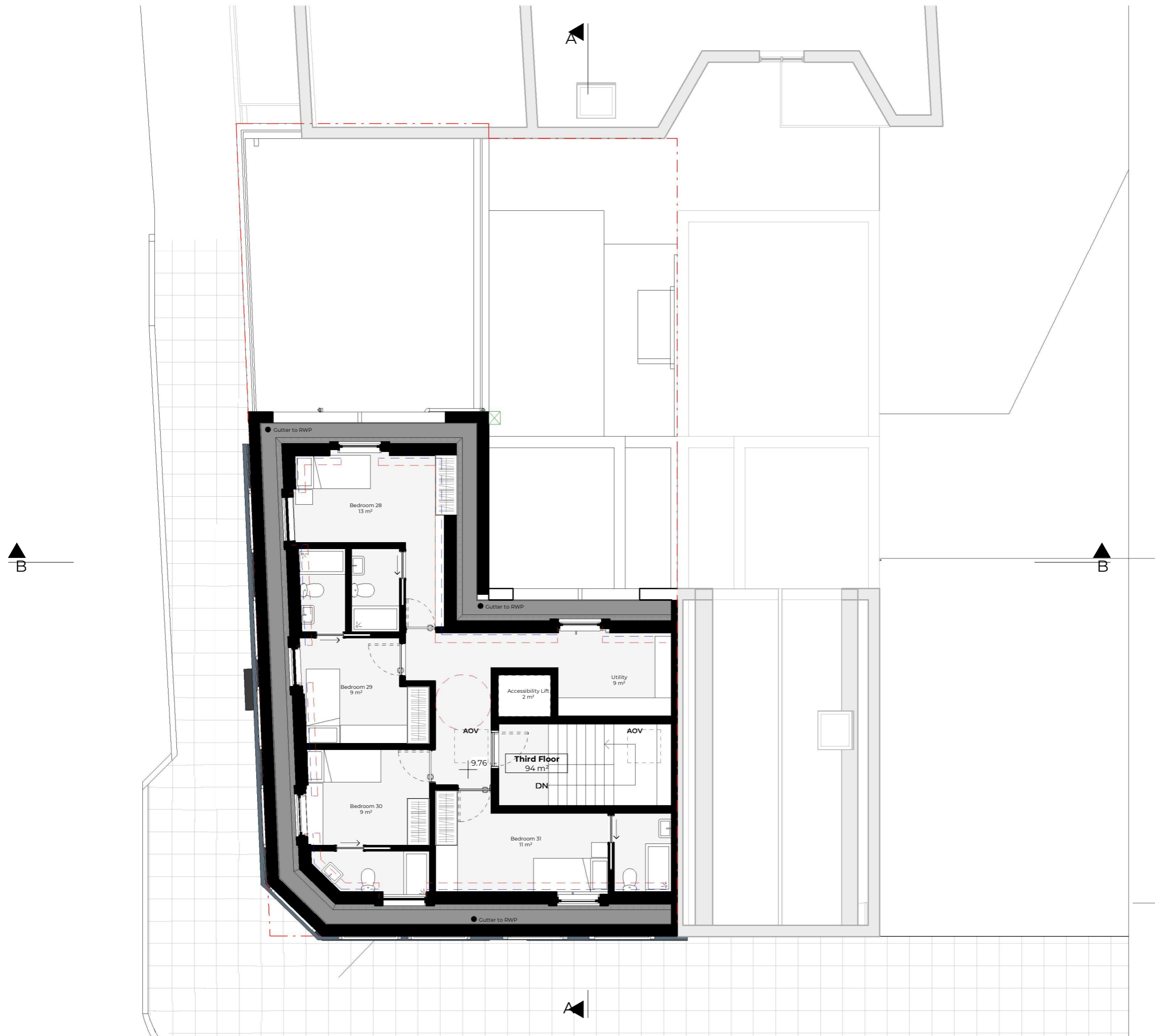
Drawing
Proposed Second Floor Plan Checked
 UPP

Scale
1:100 @ A3 Issue Date
03.09.2025



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

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Dwg No: 000RO-A-03-104
 Drawn by: UPP

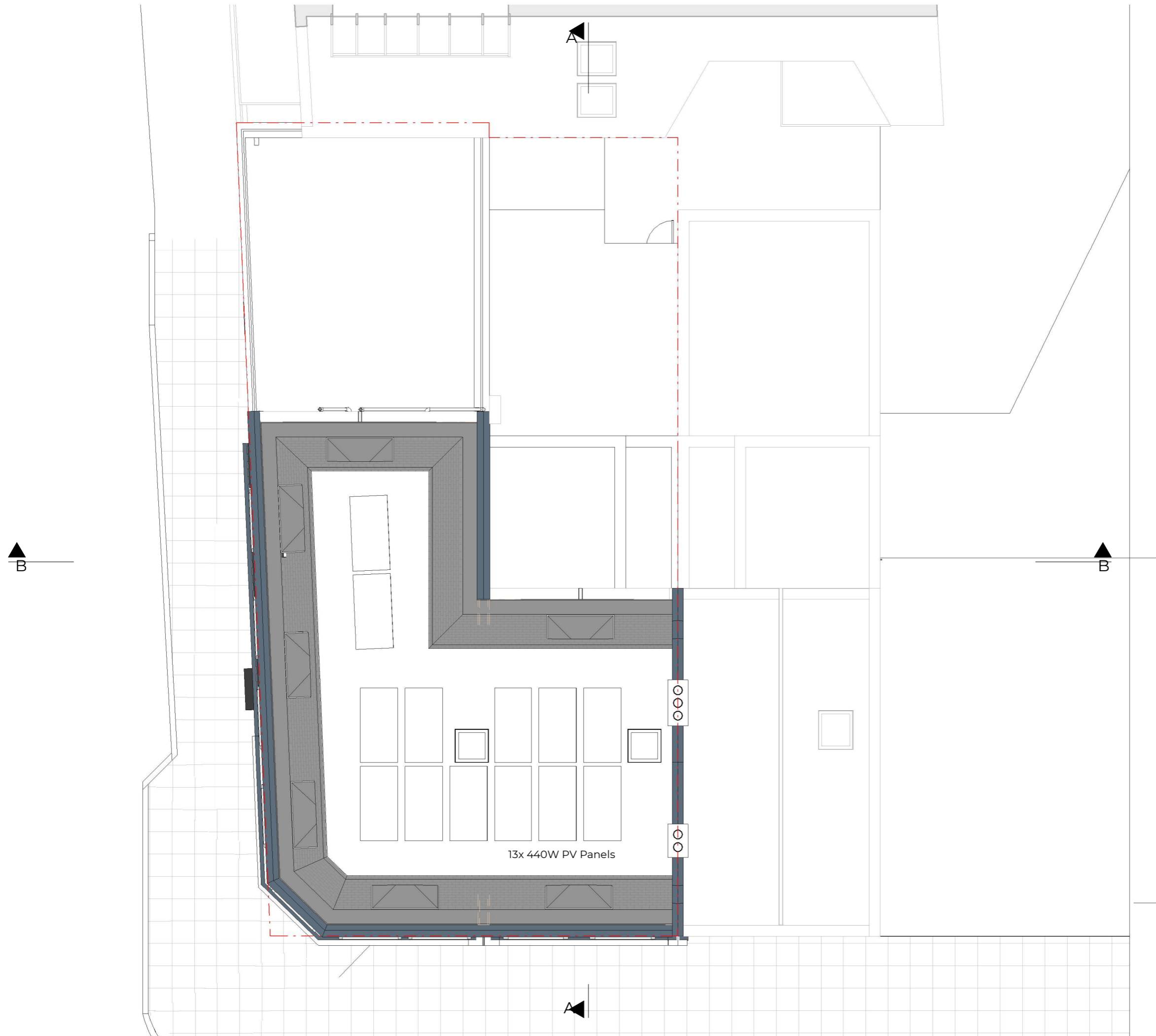
Drawing: Proposed Third Floor Plan
 Checked by: UPP

Scale: 1:100 @ A3
 Issue Date: 03.09.2025



Project Address:
 Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status:
 For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

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Dwg No
000RO-A-03-106 Drawn
 UPP

Drawing
Proposed Roof Plan Checked
 UPP

Scale
1:100 @ A3 Issue Date
03.09.2025



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

Notes:
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Dwg No **000RO-A-05-101** Drawn **UPP**

Drawing **Proposed Section A-A'** Checked **UPP**

Scale **1:100 @ A3** Issue Date **03.09.2025**



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

Notes:
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Dwg No
000RO-A-05-102 Drawn
 UPP

Drawing
Proposed Section B-B' Checked
 UPP

Scale
1:100 @ A3 Issue Date
03.09.2025



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



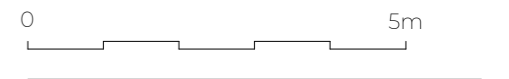
Rev No.	Date	Description
A	03.09.2025	New Lift

Notes:
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Dwg No
000RO-A-06-101 Drawn
UPP

Drawing
Proposed Elevation Checked
UPP

Scale
1:100 @ A3 Issue Date
03.09.2025



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



- 12.26 ▼ 04 - New ROOF
- 11.39 ▼ 04 - ROOF
- 9.96 ▼ 03 - NEW 1st FLOOR
- 7.06 ▼ 02 - SECOND FLOOR
- 3.81 ▼ 01 - FIRST FLOOR
- 0.86 ▼ 00 - UPPER GROUND FLOOR
- 0.00 ▼ 00 - GROUND FLOOR
- 2.50 ▼ -00 BASEMENT FLOOR

Rev No.	Date	Description
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Dwg No
000RO-A-06-102 Drawn
UPP

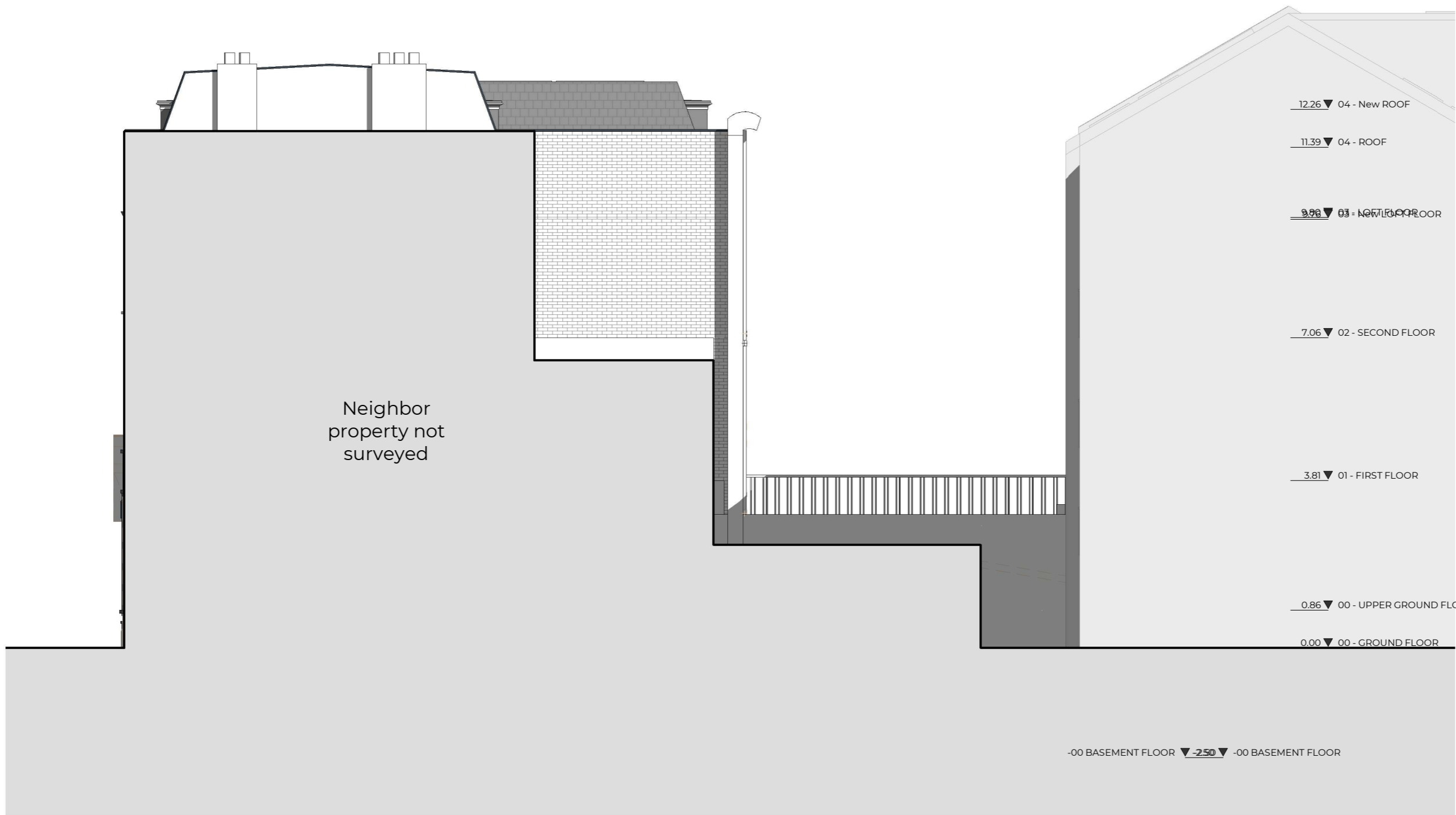
Drawing
Proposed Elevation Checked
UPP

Scale
1:100 @ A3 Issue Date
03.09.2025



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning



Neighbor
property not
surveyed

- 12.26 ▼ 04 - New ROOF
- 11.39 ▼ 04 - ROOF
- 9.96 ▼ 03 - NEW FLOOR
- 7.06 ▼ 02 - SECOND FLOOR
- 3.81 ▼ 01 - FIRST FLOOR
- 0.86 ▼ 00 - UPPER GROUND FLOOR
- 0.00 ▼ 00 - GROUND FLOOR

-00 BASEMENT FLOOR ▼ -2.50 ▼ -00 BASEMENT FLOOR

Rev No.	Date	Description
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Dwg No	Drawn
000RO-A-06-103	UPP

Drawing	Checked
Proposed Elevation	UPP

Scale	Issue Date
1:100 @ A3	03.09.2025



Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status
For Planning

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info@weareupp.co.uk
0208 202 9996
Atrium, Stables Market,
Chalk Farm Road, London,
NW1 8AH





- 12.26 ▼ 04 - New ROOF
- 11.39 ▼ 04 - ROOF
- 9.96 ▼ 03 - NEW TOP FLOOR
- 7.06 ▼ 02 - SECOND FLOOR
- 3.81 ▼ 01 - FIRST FLOOR
- 0.86 ▼ 00 - UPPER GROUND FLOOR
- 0.00 ▼ 00 - GROUND FLOOR
- 2.50 ▼ -00 BASEMENT FLOOR

Rev No.	Date	Description
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Dwg No: **000RO-A-06-104** Drawn: **UPP**

Drawing: **Proposed Elevation** Checked: **UPP**

Scale: **1:100 @ A3** Issue Date: **03.09.2025**



Project Address:
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status:
For Planning



Rev No.	Date	Description
A	03.09.2025	New Lift

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Dwg No: 000RO-A-33-101
 Drawn: UPP

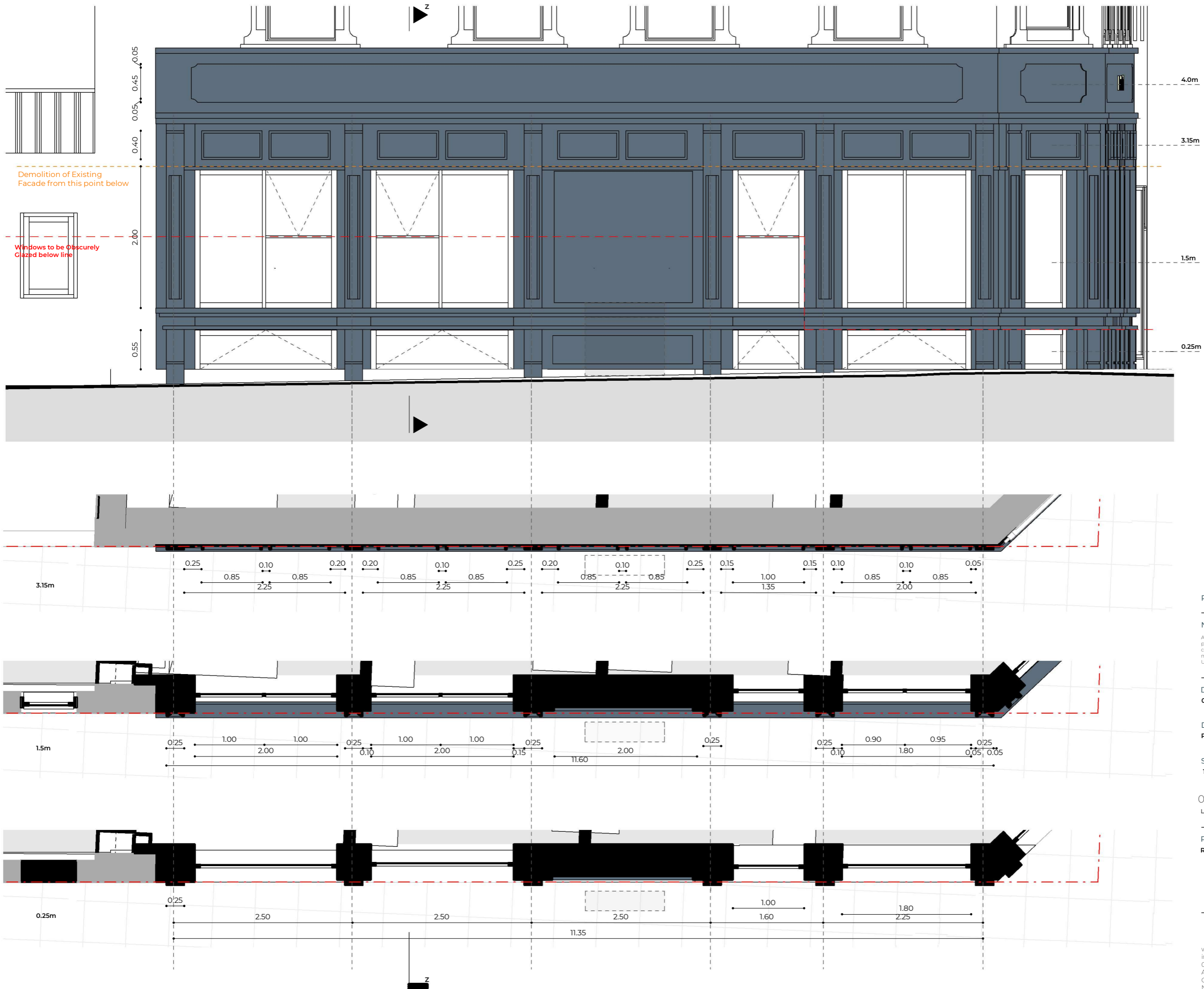
Drawing: Proposed Shop Front Detail
 Checked: UPP

Scale: 1:50 @ A3
 Issue Date: 03.09.2025



Project Address:
 Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status:
 For Planning



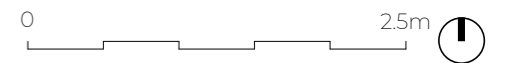
Rev No.	Date	Description
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Notes:
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Dwg No: 000RO-A-33-102 Drawn: UPP

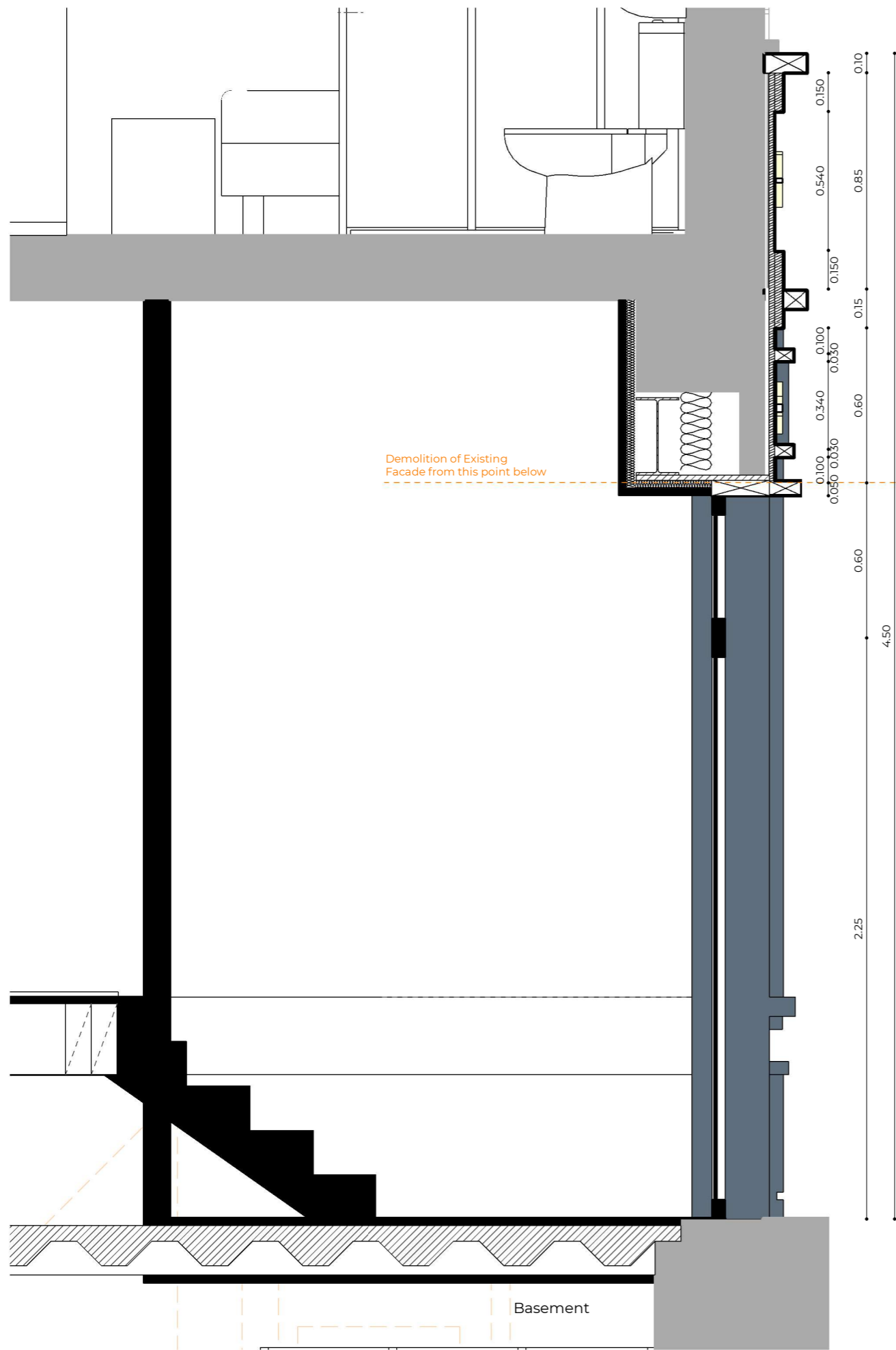
Drawing: Proposed Shop Side Detail Checked: UPP

Scale: 1:50 @ A3 Issue Date: 03.09.2025

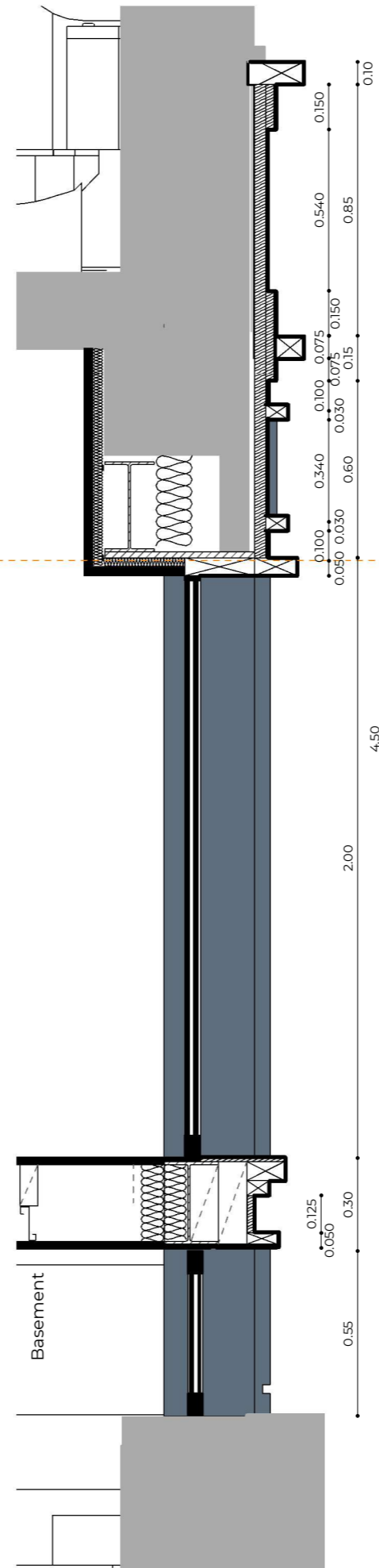


Project Address: Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

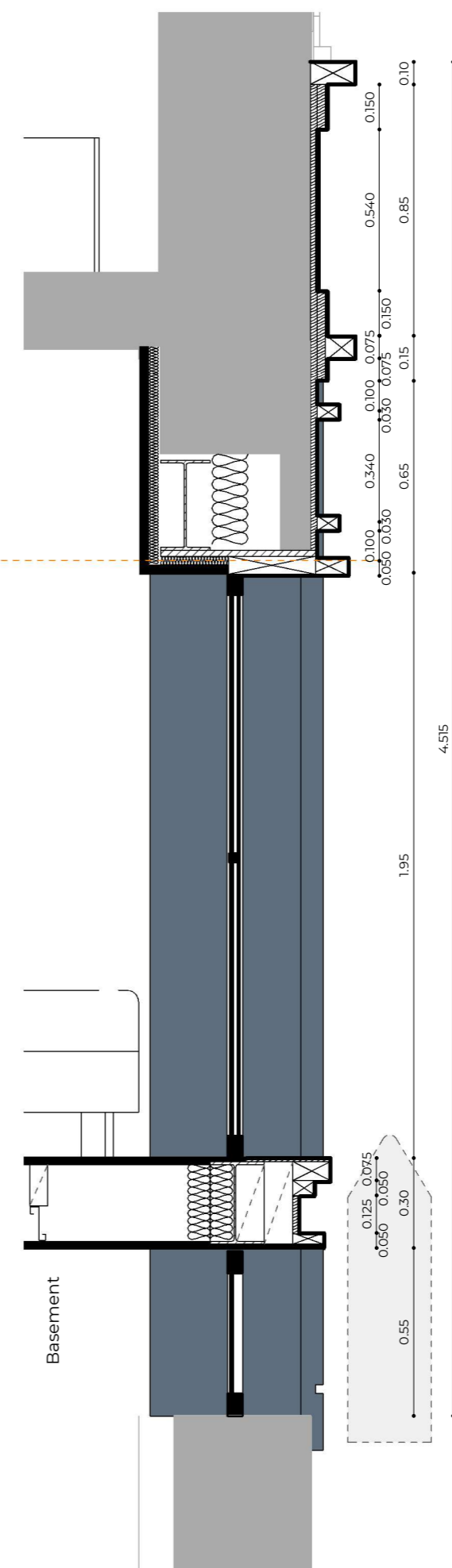
Status: For Planning



Section XX



Section YY



Section ZZ

Rev No.	Date	Description
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Dwg No 000RO-A-33-103	Drawn UPP
---------------------------------	---------------------

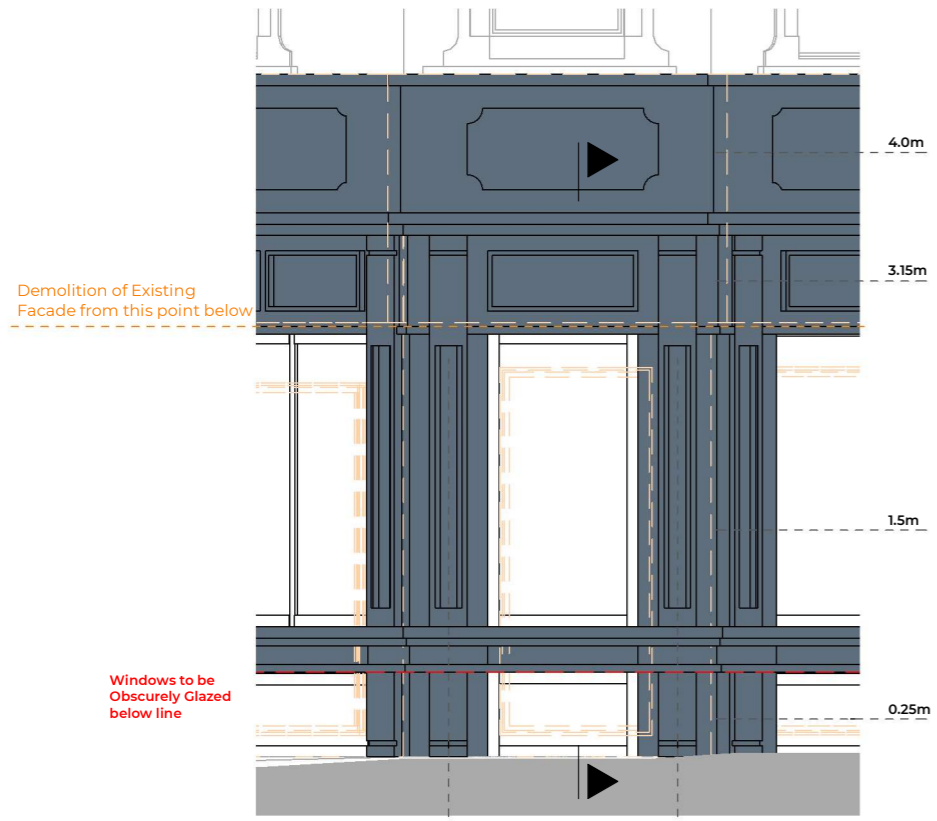
Drawing Proposed Shop Detail Section	Checked UPP
------------------------------------------------	-----------------------

Scale 1:20 @ A3	Issue Date 03.09.2025
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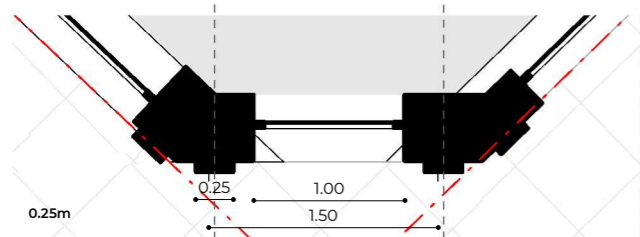
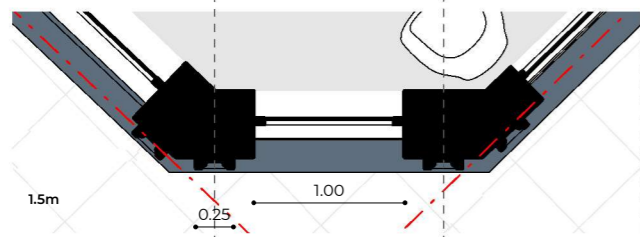
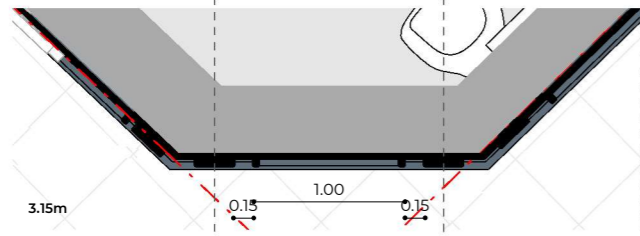
Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

Status For Planning

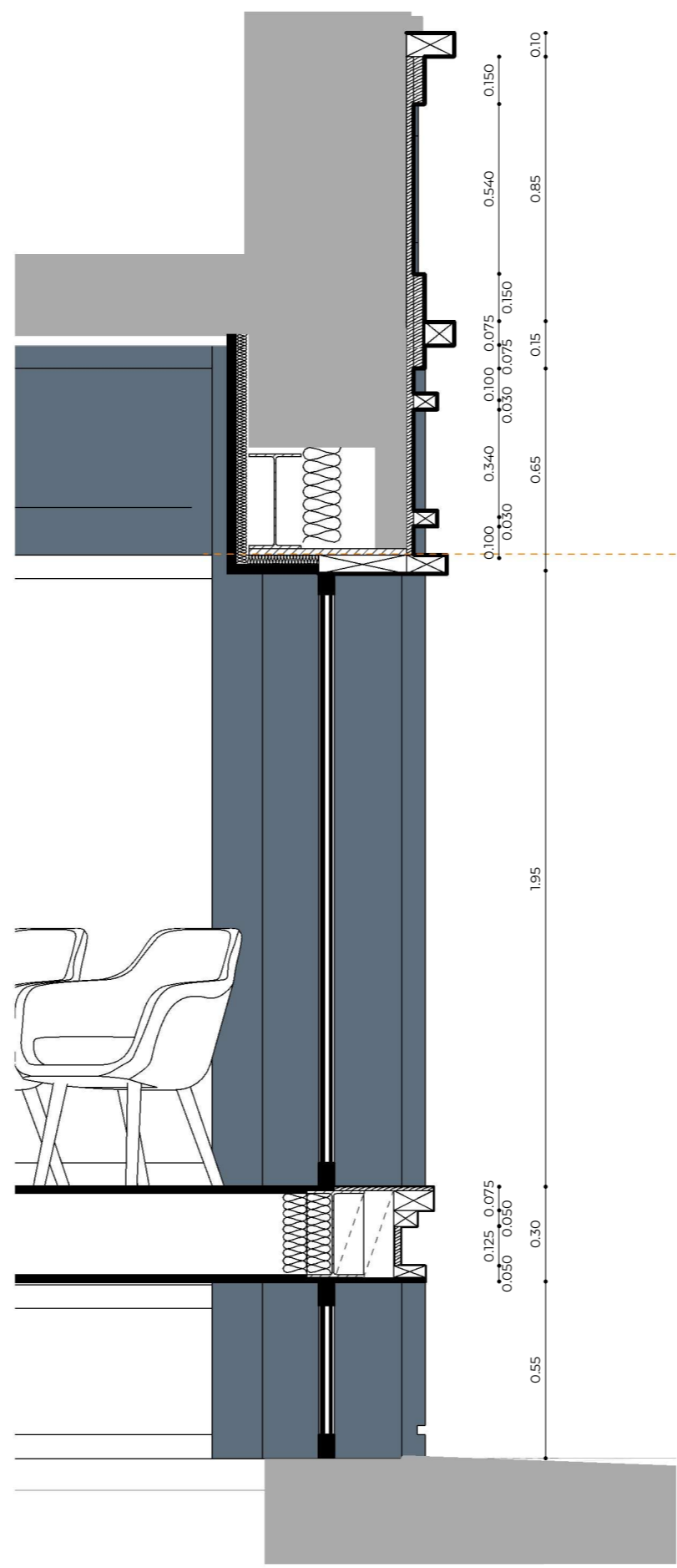


Demolition of Existing Facade from this point below

Windows to be Obscurely Glazed below line



0 2.5m
1:50 Detail Plans



Demolition of Existing Facade from this point below

0 1000mm
1:20 Detail Section

Rev No.	Date	Description
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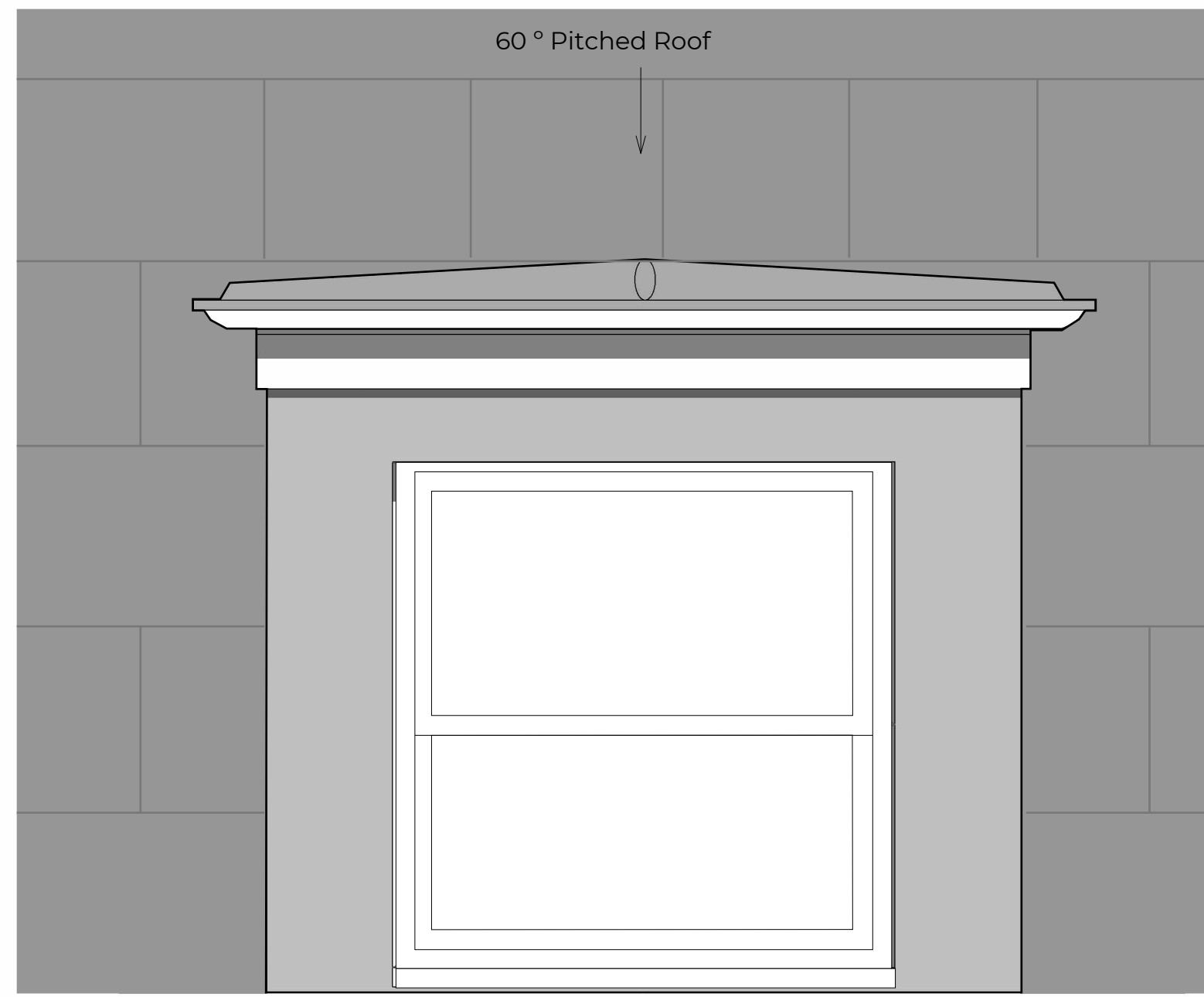
Dwg No 000RO-A-33-104	Drawn UPP
--------------------------	--------------

Drawing Proposed Shop Old Door Detail	Checked UPP
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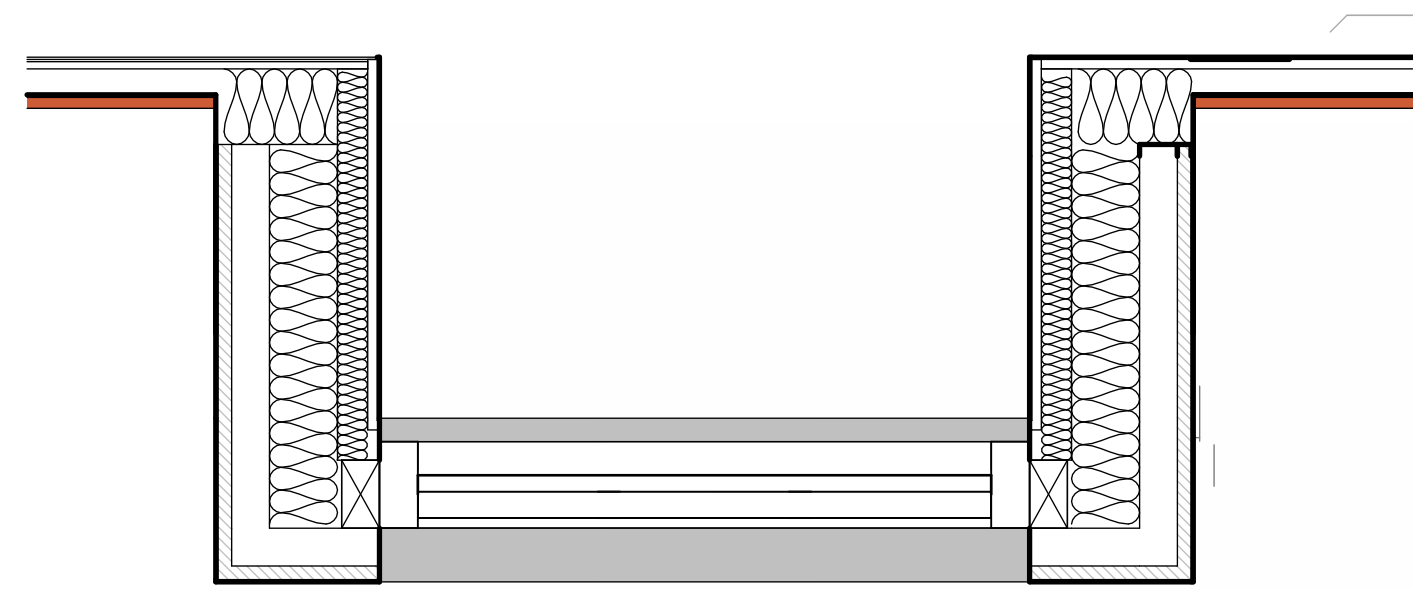
Scale As indicated @ A3	Issue Date 03.09.2025
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Project Address
Rose Hotel, 69-71 Stoke Newington Road, Hackney N16 8AD

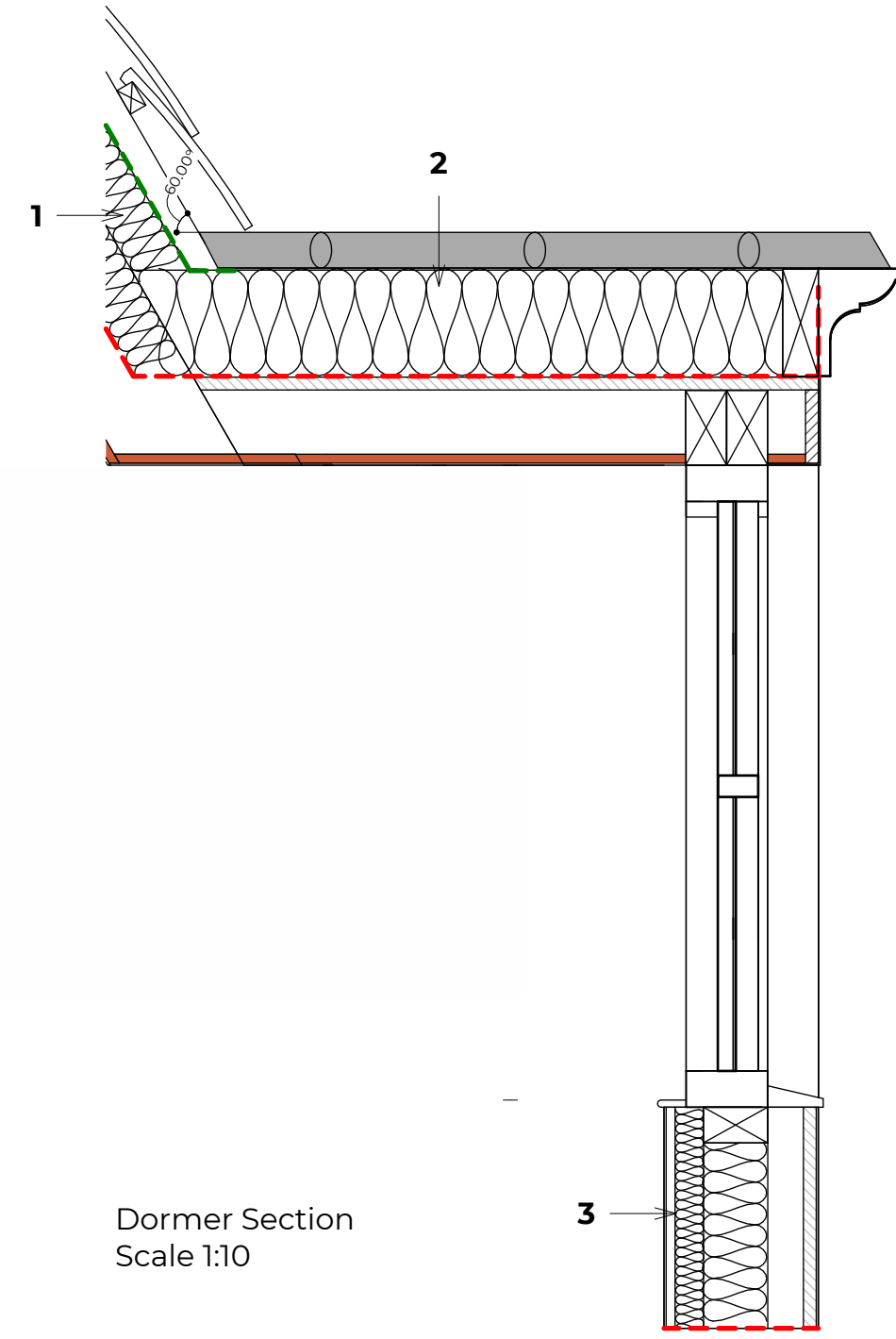
Status
For Planning



Dormer Front Elevation
Scale 1:10



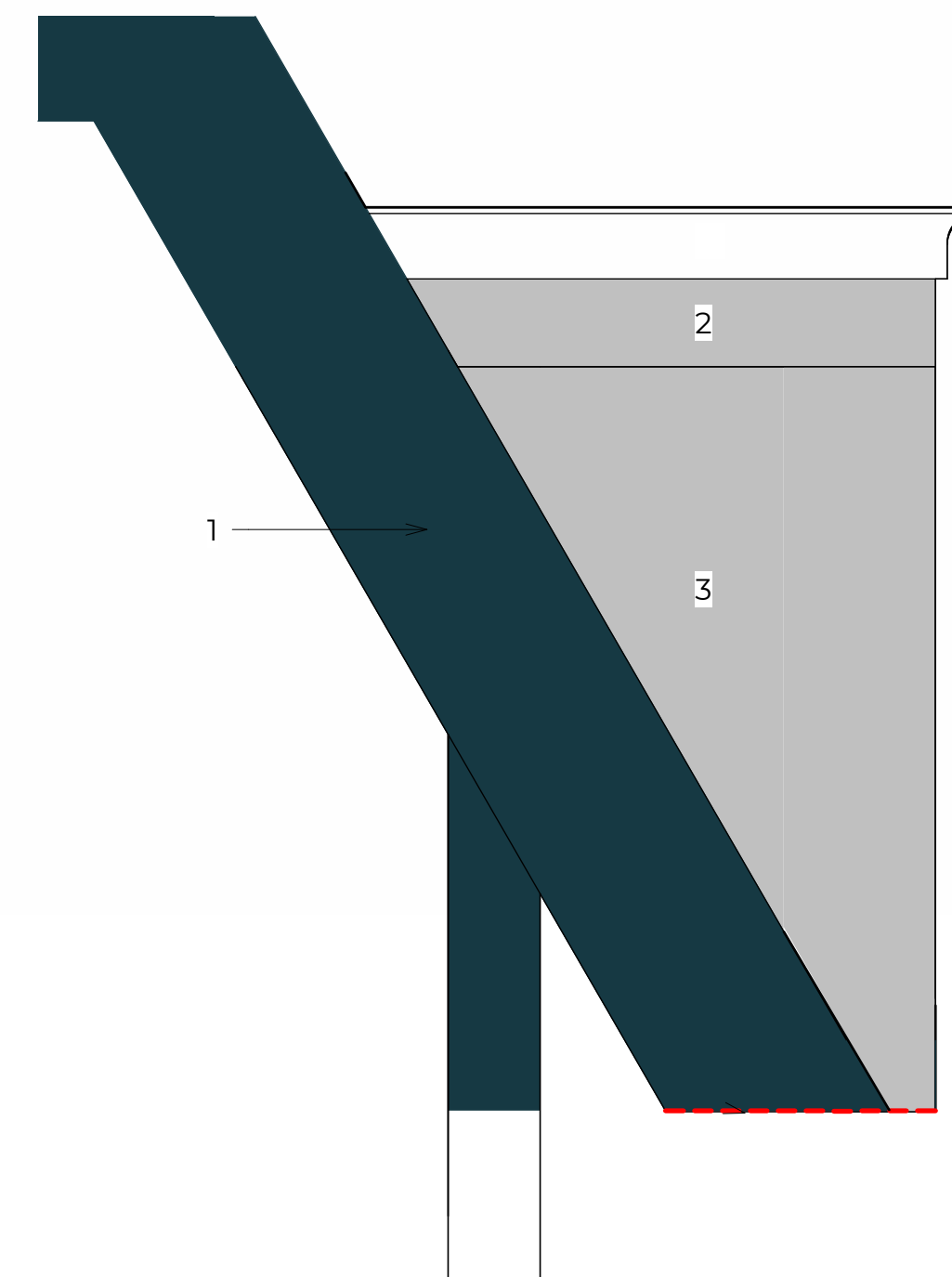
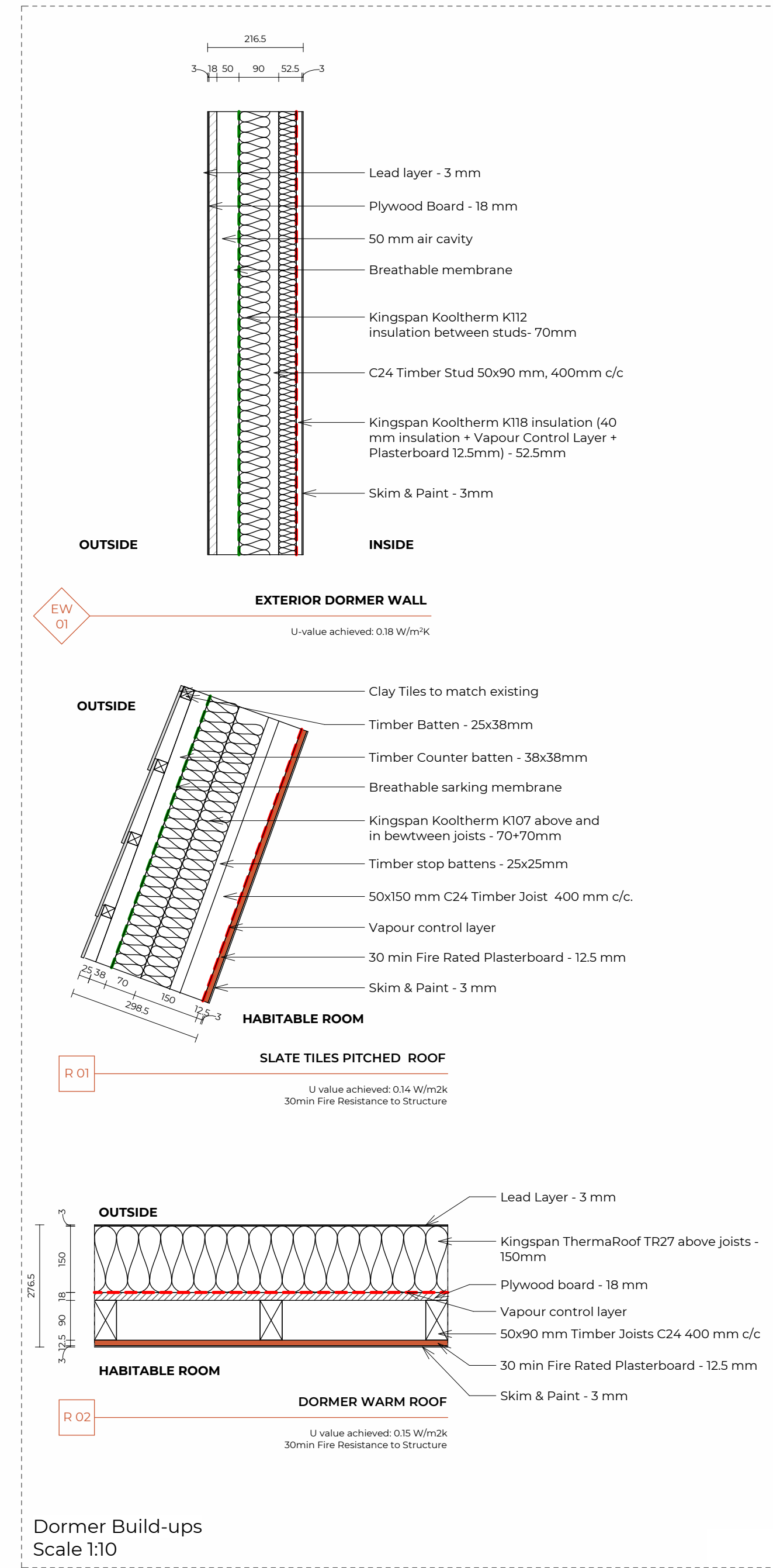
Dormer Floor Plan
Scale 1:10



LEGEND

- 1. Pitched Roof - Refer to Build-ups
- 2. Dormer Flat - Refer to Build-ups
- 3. Dormer Wall - Refer to Build-ups

Pitched Roof Gutter Detail
Scale 1:10



Rev No.	Date	Description
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Notes:

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Dwg No: 00000-a-10-201
Drawn: UPP

Drawing: Indicative Dormer Detail
Checked: UPP

Scale: 1:10 @ A3
Issue Date: 10.07.2023

Project Address:
Rosa Hotel, 69-71 Stoke Newington Road, Hackney N16 6AD

Status:
For Review