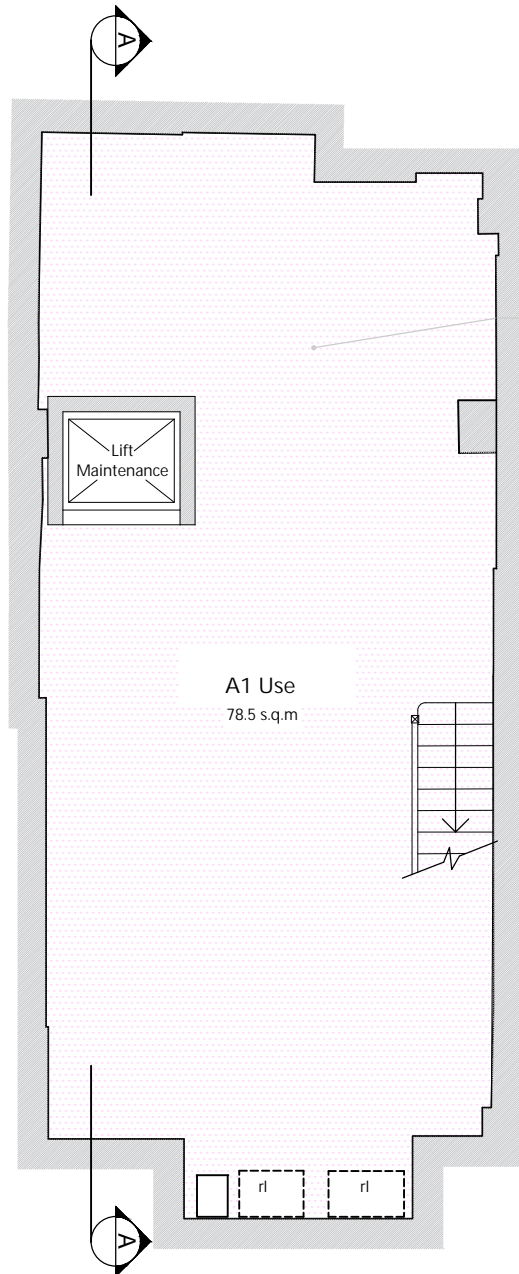
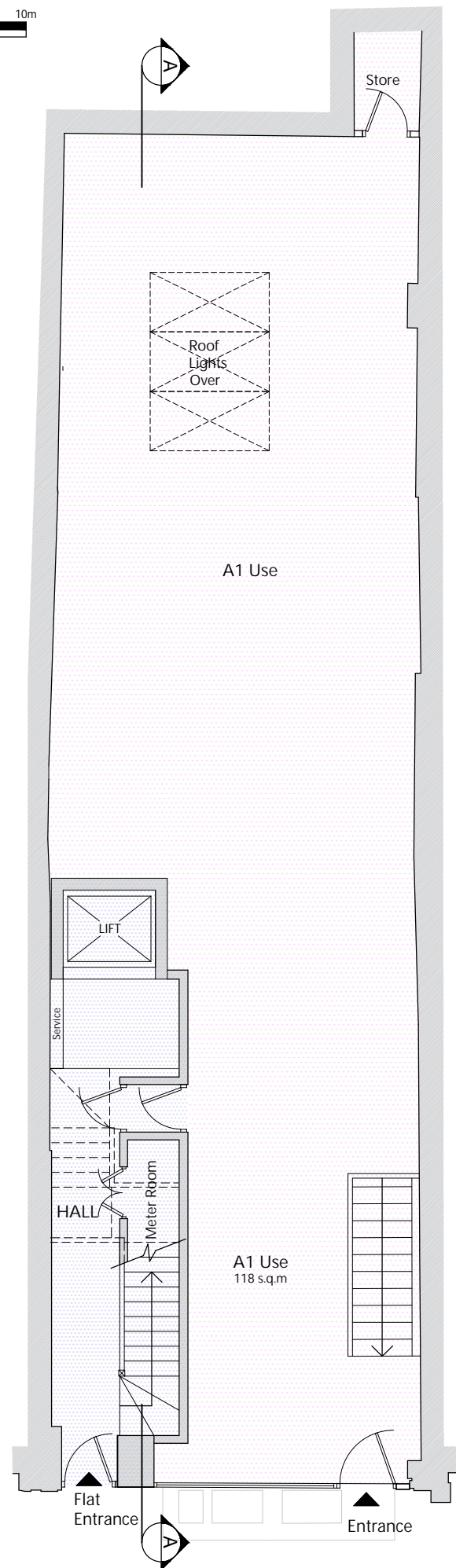


PROPOSED UNIT AREAS

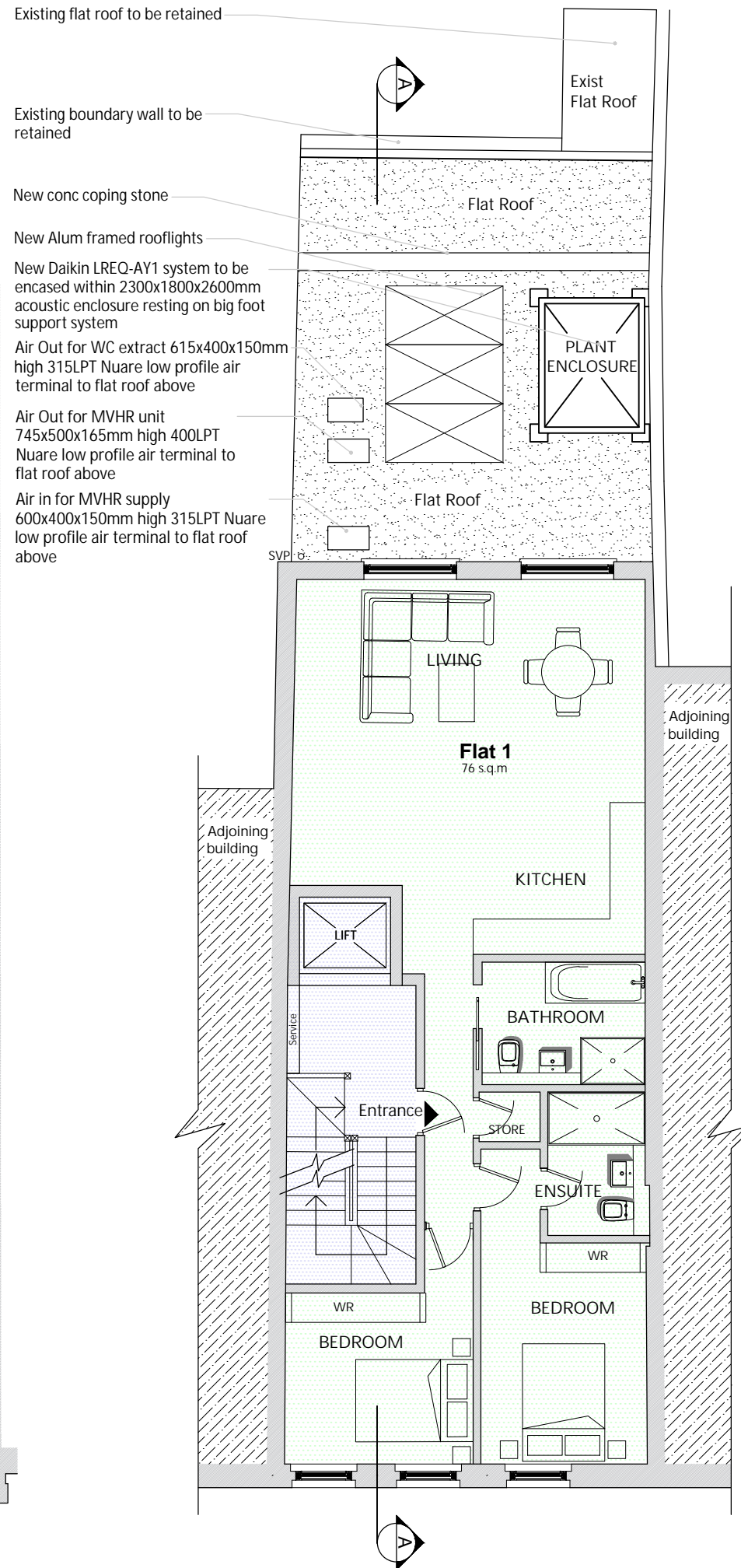
UNIT	SQ.M (GIA)	COMMON AREAS SQ.M	Beds
Basement A1 Use	78	0	NA
Ground Floor A1 Use	118	19	NA
First Floor Flat	76	14	2 Bed 4P
Second Floor Flat	65	14	2 Bed 3P
Third Floor Flat	66	14	2 Bed 3P
Fourth Floor Flat	55	14	1 Bed 2P
Total Areas	458	75	NA



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

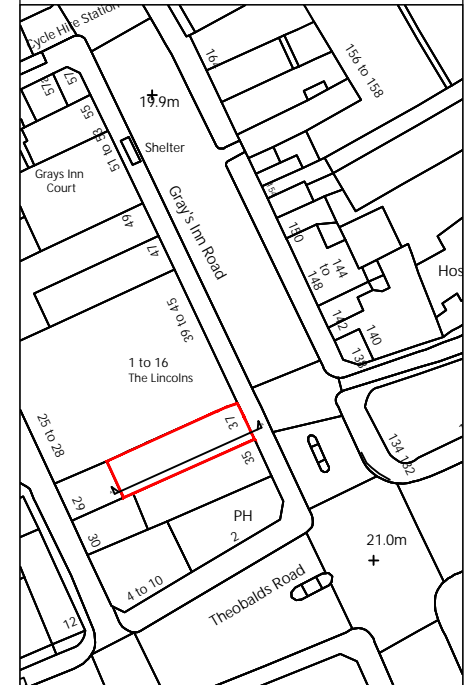


FIRST FLOOR PLAN

FRESSON AND TEE

6th Floor Queens House
55-56 Lincoln's Inn Fields
LONDON WC2A 3LJ

020 7391 7100 www.fandt.com



NOTES:
LOCATION PLAN @ 1:1250 and NORTH UP
ALL SCALES/DIMENSIONS TO BE CHECKED ON SITE.

REV	D.B.	Description	Date
D	KK	Bike Storage Removal	04/11/2019
C	KK	Revised usage	19/08/2019
B	KK	Revised Bike Rack Location	19/08/2019
A	KK	Revised Rear Flat Roof	03/06/19

DRAWING TITLE
Basement, Ground & First Floor Plans As Proposed

PROJECT NAME
Refurbishment

ADDRESS
37 Gray's Inn Road, London, WC1X 8PQ

CLIENT
Rodell Properties Ltd

JOB NO. **24027** DRAWING NO. **P01-RevC**

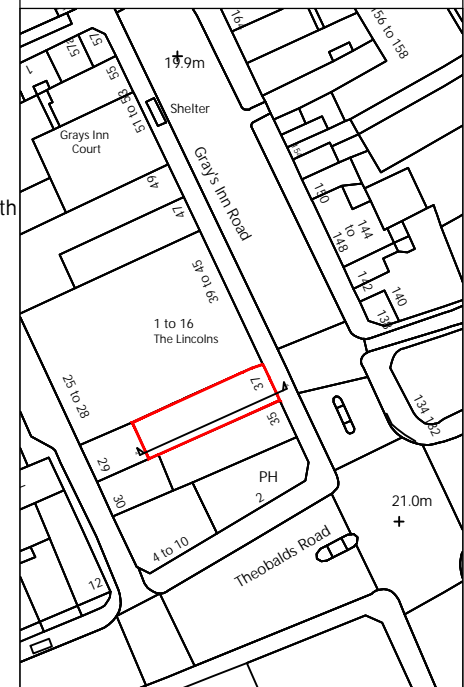
SCALE **1:100@A3** DATE **April, 2019**

DRAWN BY **KK** CHECKED BY **SL**

FRESSON AND TEE

6th Floor Queens House
55-56 Lincoln's Inn Fields
LONDON WC2A 3LJ

020 7391 7100 www.fandt.com



NOTES:
LOCATION PLAN @ 1:1250 and NORTH UP
ALL SCALES/DIMENSIONS TO BE CHECKED ON SITE.

REV	D.B.	Description	Date
B	KK	Revised Window Surround	13/08/2019
A	KK	Revised Rear Flat Roof	03/06/19

DRAWING TITLE
Elevations As Proposed

PROJECT NAME
Refurbishment

ADDRESS
**37 Gray's Inn Road,
London, WC1X 8PQ**

CLIENT
Rodell Properties Ltd

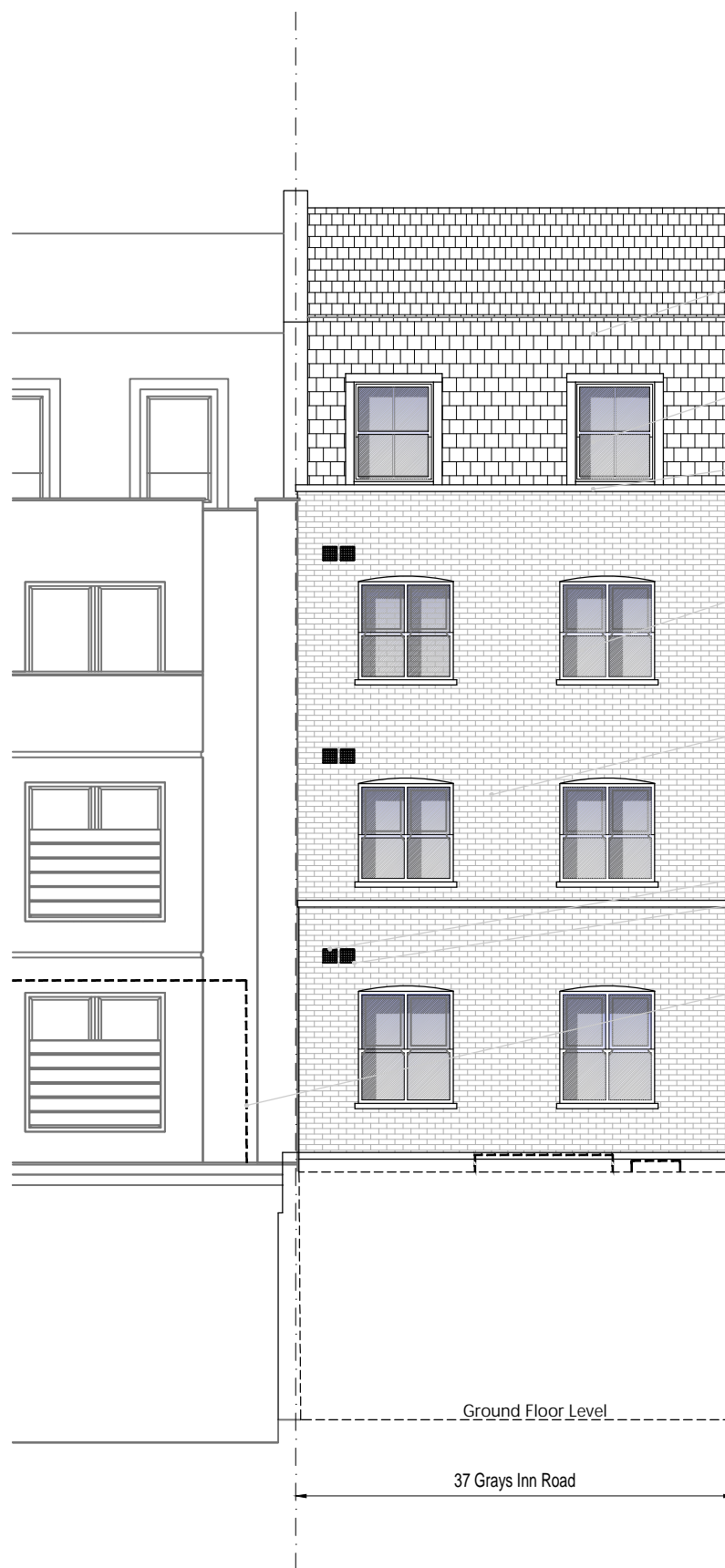
JOB NO. **24027** DRAWING NO. **P04-RevB**
SCALE **1:100@A3** DATE **April. 2019**

DRAWN BY **KK** CHECKED BY **SL**



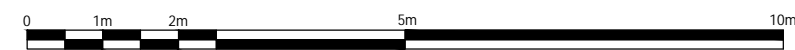
- Party wall raised in matching brick
- New Natural slate to Mansard walls
- New Traditional style double glazed painted timber box sash window with Lead Dormer Surround
- Precast concrete Capping
- Wall extended in matching brick
- New Traditional style double glazed painted timber box sash window installed
- Air brick for ventilation
- Proposed painted timber cornice with lead finish to top
- Proposed painted timber fascia display signage
- Fanlight glazing in timber frame
- Timber framed glazing to door and fixed windows
- Painted timber stallriser with relief panelling

Front Elevation As Proposed



- New Natural slate to Mansard walls
- New Traditional style double glazed painted timber box sash window with Lead Dormer Surround
- Precast concrete Capping
- New Traditional style double glazed painted timber box sash window installed
- New walls in matching brick work
- Air brick for MVHR extract vent
- Air brick for MVHR intake vent
- Line of adjoining plant (shown dashed)

Rear Elevation As Proposed



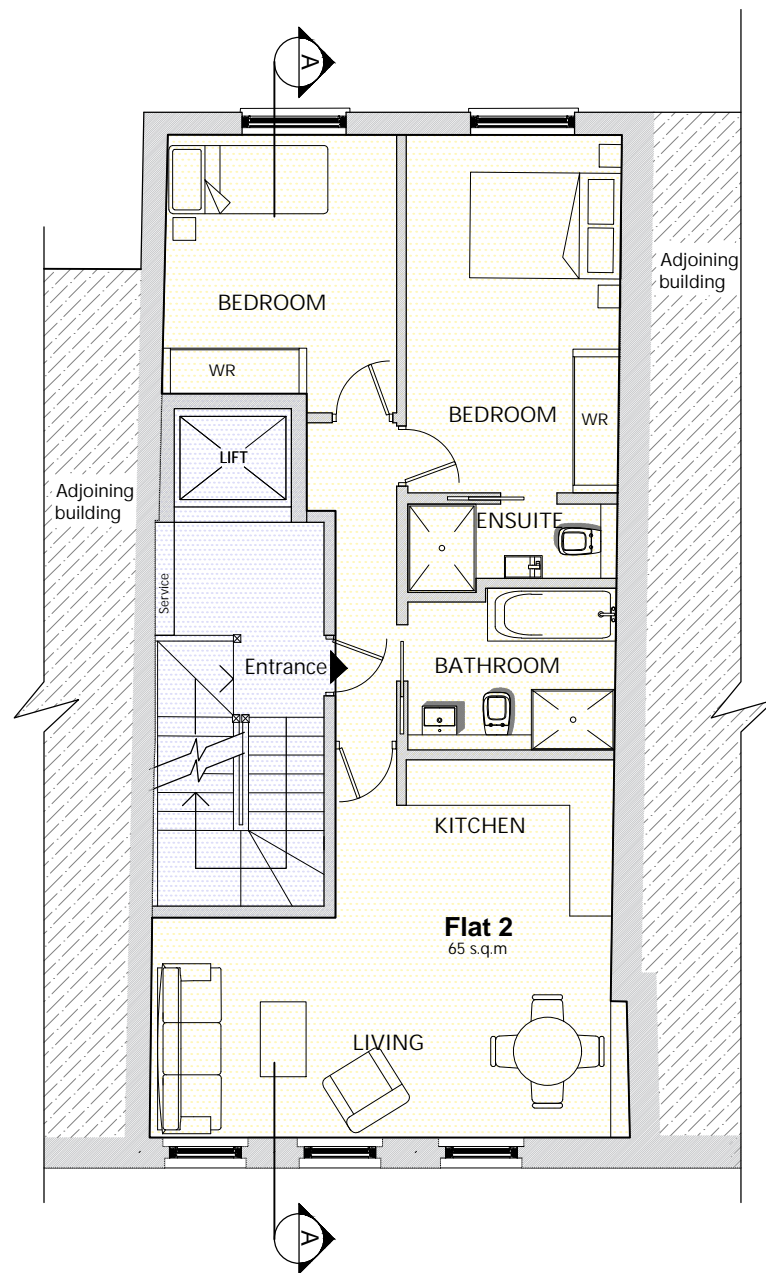
FRESSON AND TEE

6th Floor Queens House
55-56 Lincoln's Inn Fields
LONDON WC2A 3LJ

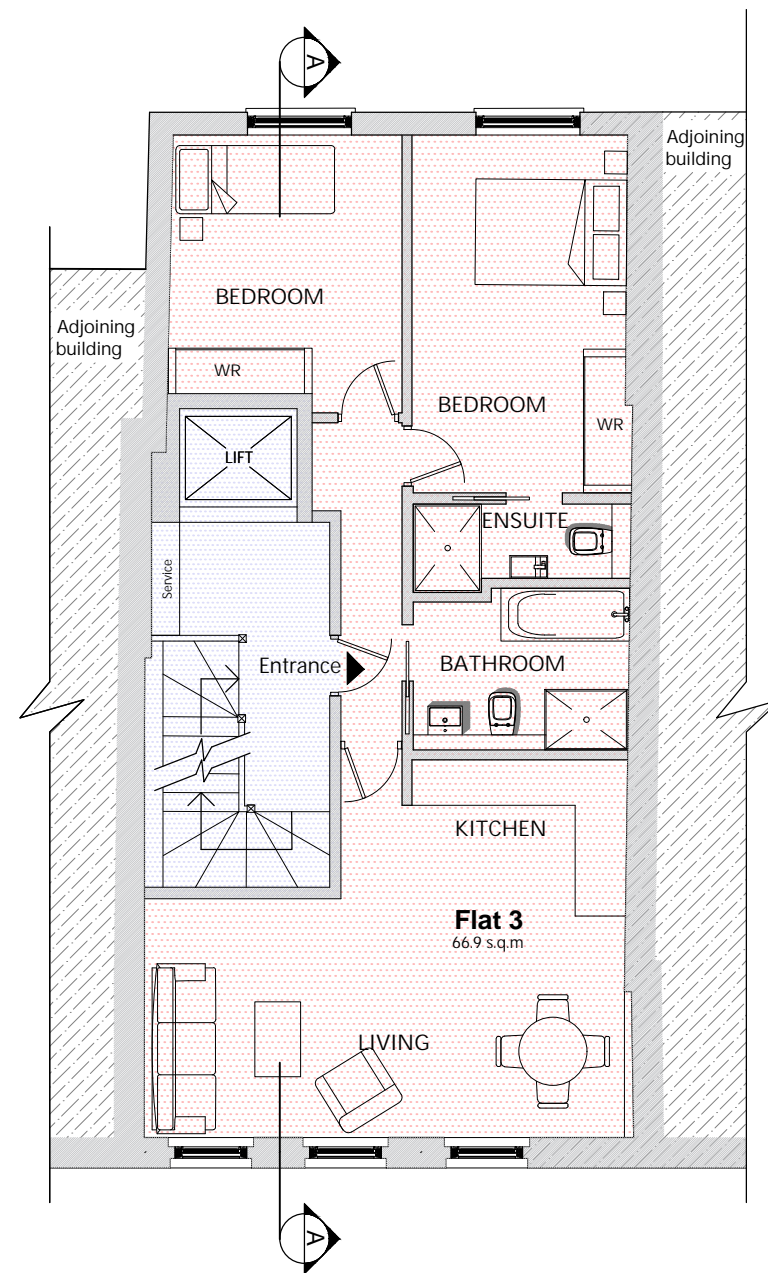
020 7391 7100 www.fandt.com

PROPOSED UNIT AREAS

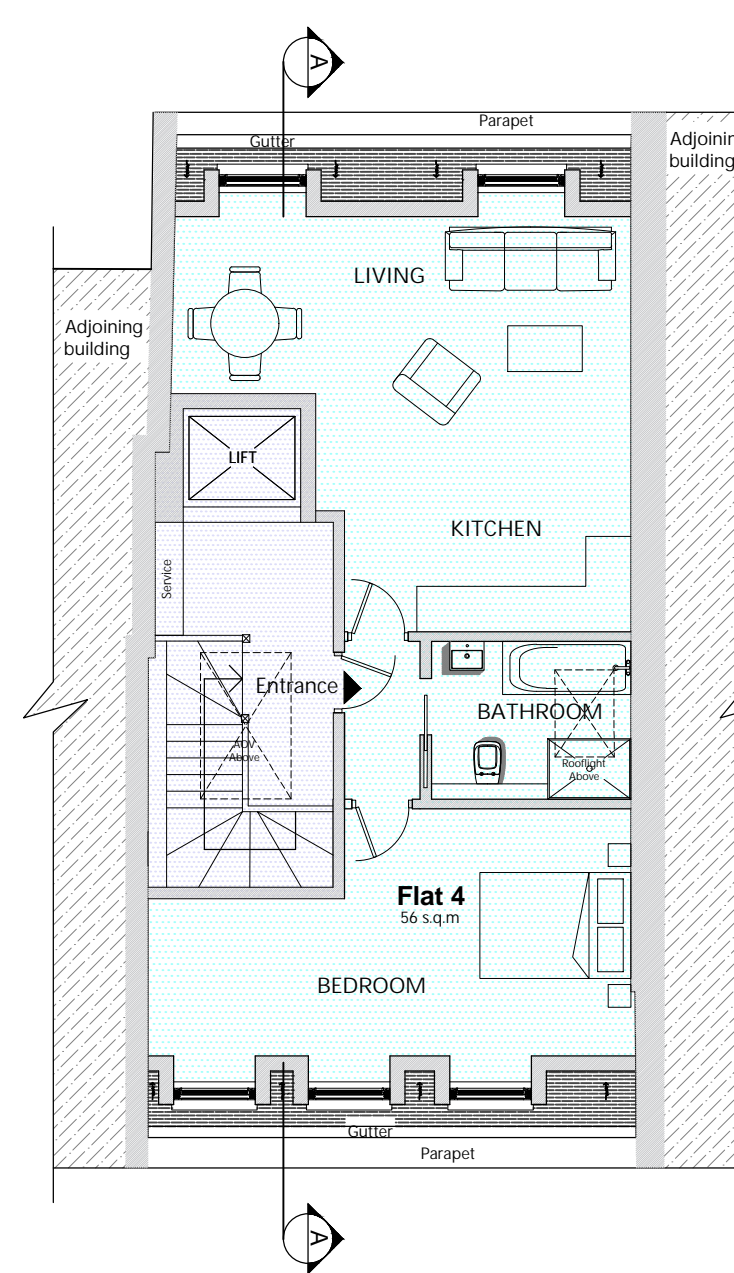
UNIT	SQ.M (GIA)	COMMON AREAS SQ.M	Beds
Basement A1 Use	78	0	NA
Ground Floor A1 Use	118	19	NA
First Floor Flat	76	14	2 Bed 4P
Second Floor Flat	65	14	2 Bed 3P
Third Floor Flat	66	14	2 Bed 3P
Fourth Floor Flat	55	14	1 Bed 2P
Total Areas	458	75	NA



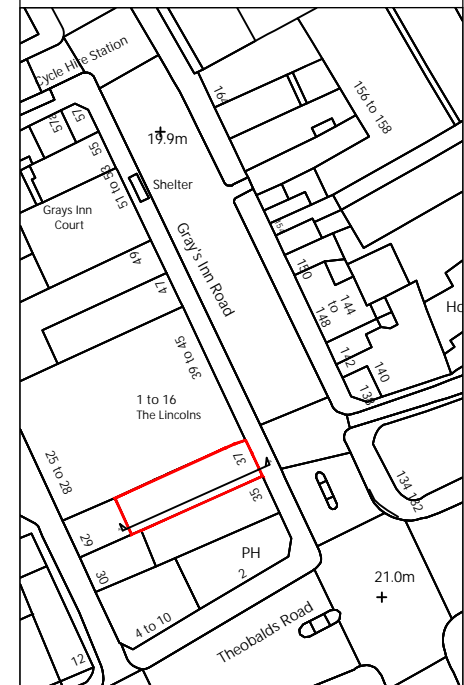
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



NOTES:
LOCATION PLAN @ 1:1250 and NORTH UP
ALL SCALES/DIMENSIONS TO BE CHECKED ON SITE.

REV	D.B.	Description	Date
C	KK	Bike Storage Removal	04/11/2019
B	KK	Revised Bike Rack Location	16/07/2019
A	KK	Revised Rear Flat Roof	03/06/19

DRAWING TITLE
**Second, Third & Fourth
Floor Plans
As Proposed**

PROJECT NAME
Refurbishment

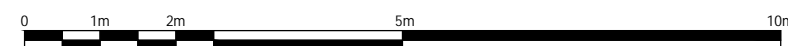
ADDRESS
**37 Gray's Inn Road,
London, WC1X 8PQ**

CLIENT
Rodell Properties Ltd

JOB NO. **24027** DRAWING NO. **P02-Rev C**

SCALE **1:100@A3** DATE **April, 2019**

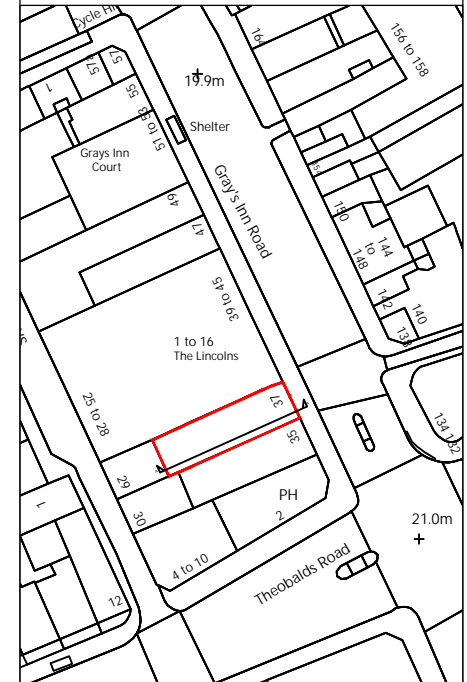
DRAWN BY **KK** CHECKED BY **SL**



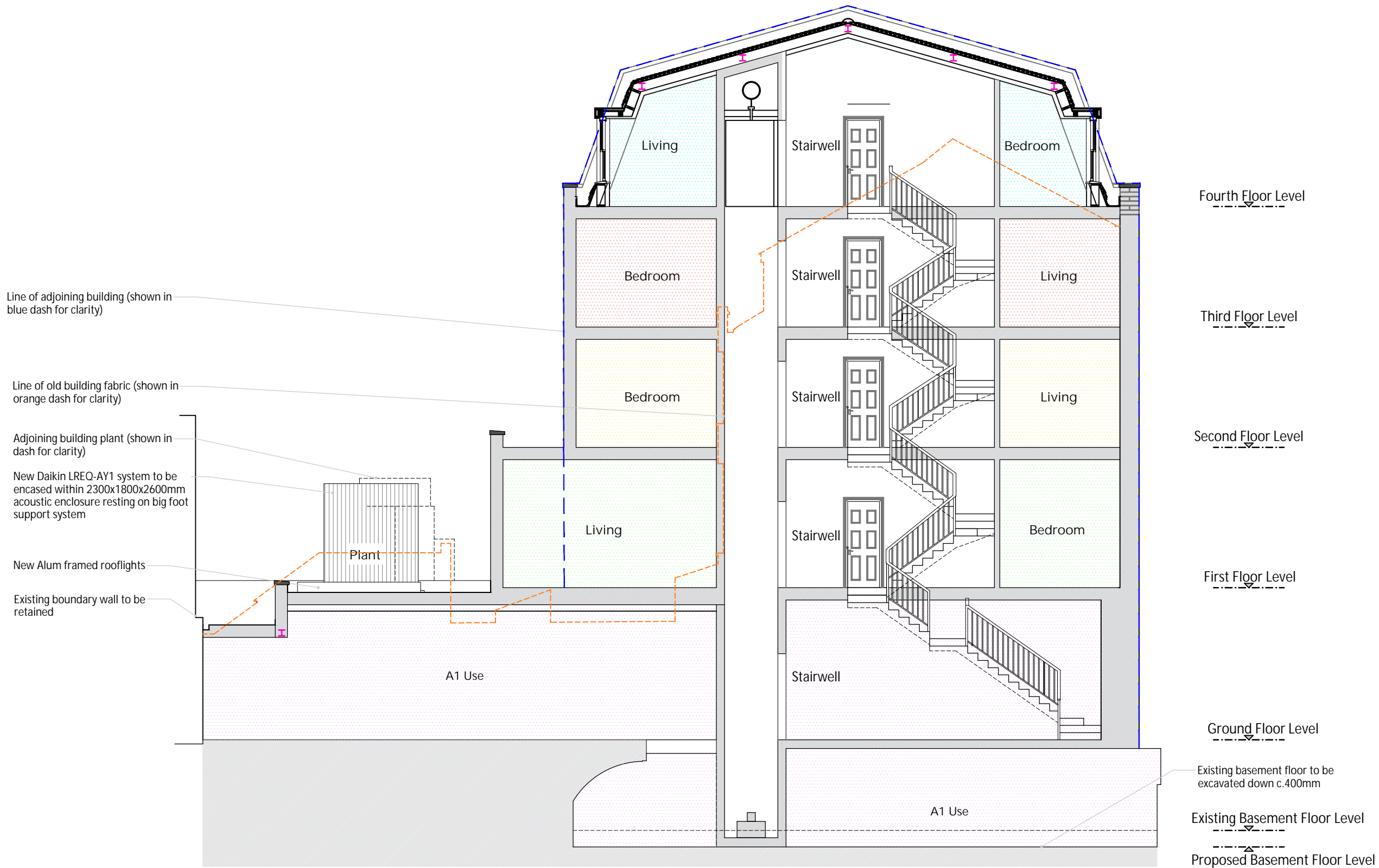
FRESSON AND TEE

6th Floor Queens House
55-56 Lincoln's Inn Fields
LONDON WC2A 3LJ

020 7391 7100 www.fandt.com



NOTES:
LOCATION PLAN @ 1:1250 and NORTH UP
ALL SCALES/DIMENSIONS TO BE CHECKED ON SITE.



Line of adjoining building (shown in blue dash for clarity)

Line of old building fabric (shown in orange dash for clarity)

Adjoining building plant (shown in dash for clarity)

New Daikin LREQ-AY1 system to be encased within 2300x1800x2600mm acoustic enclosure resting on big foot support system

New Alum framed rooflights

Existing boundary wall to be retained

Fourth Floor Level

Third Floor Level

Second Floor Level

First Floor Level

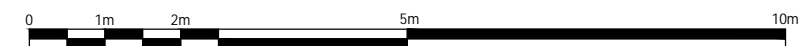
Ground Floor Level

Existing basement floor to be excavated down c.400mm

Existing Basement Floor Level

Proposed Basement Floor Level

SECTION A-A AS PROPOSED



REV	D.B.	Description	Date
B	KK	Revised Usage	19/08/2019
A	KK	Revised Rear Flat Roof	03/06/19

DRAWING TITLE
**Section A-A
As Proposed**

PROJECT NAME
Refurbishment

ADDRESS
**37 Gray's Inn Road,
London, WC1X 8PQ**

CLIENT
Rodell Properties Ltd

JOB NO. **24027** DRAWING NO. **P03-RevB**

SCALE **1:100@A3** DATE **April. 2019**

DRAWN BY **KK** CHECKED BY **SL**