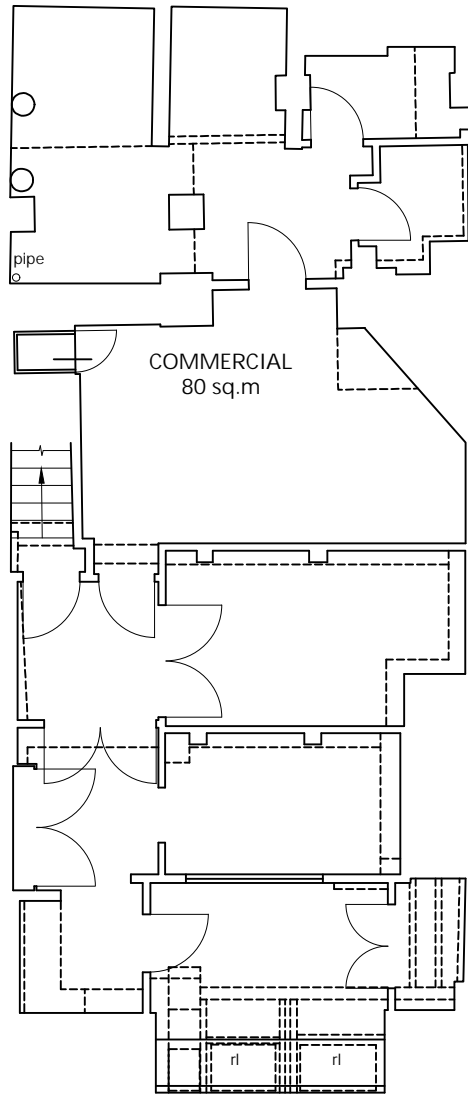
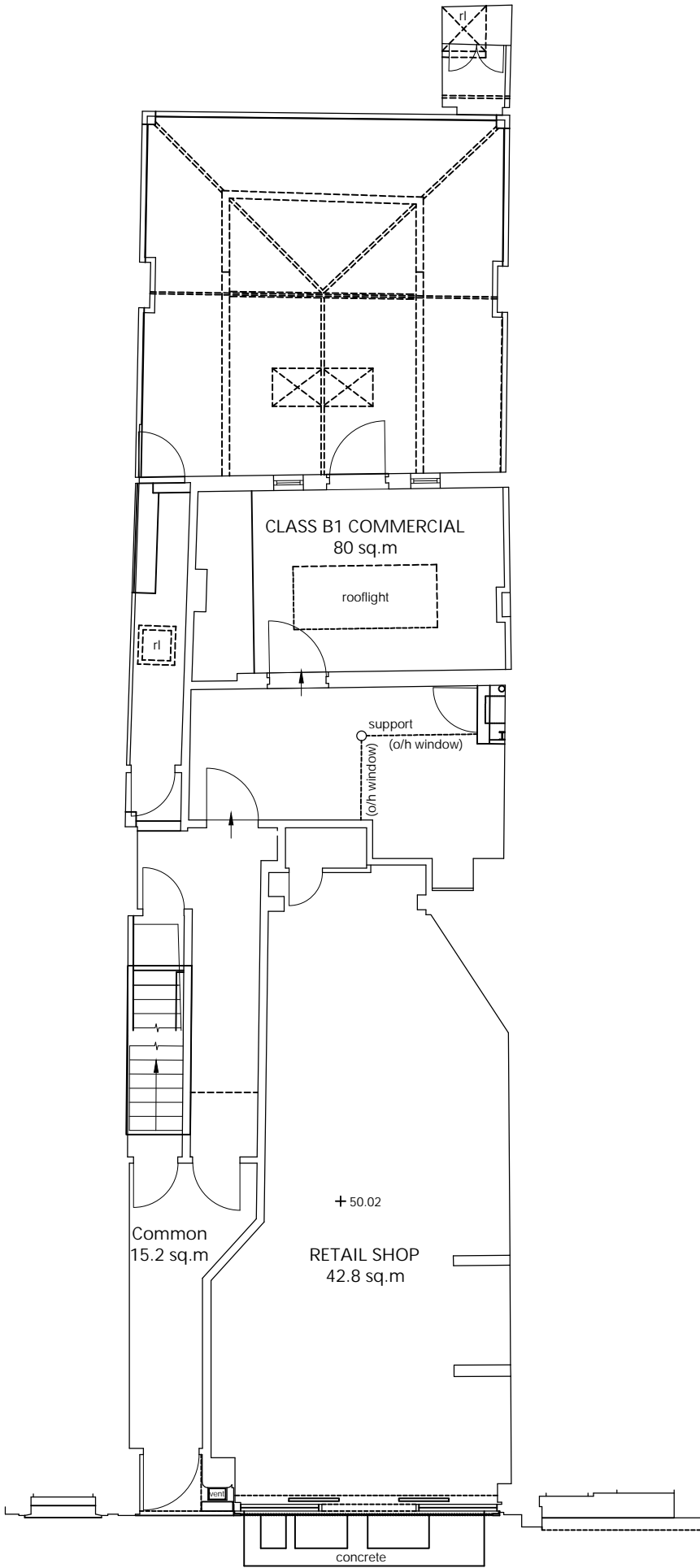


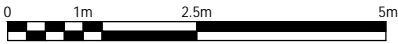
EXISTING UNIT AREAS		
UNIT	SQ.M (GIA)	COMMON AREAS SQ.M
Basement	80	0
Ground Floor	122	15.2
First Floor	54	9.5
Second Floor	54	9.2
Third Floor	44	4.4
Loft Storage space above 1500mm	11	0
Total Areas	367	38



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



# FRESSON AND TEE

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

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

DRAWING TITLE			
Basement & Ground Floor Plan As Existing			
PROJECT NAME			
Refurbishment			
ADDRESS			
37 Gray's Inn Road, London, WC1X 8PQ			
CLIENT			
Rodell Properties Ltd			
JOB NO.		DRAWING NO.	
24027		E01	
SCALE		DATE	
1:100@A3		April. 2019	
DRAWN BY		CHECKED BY	
KK		SL	

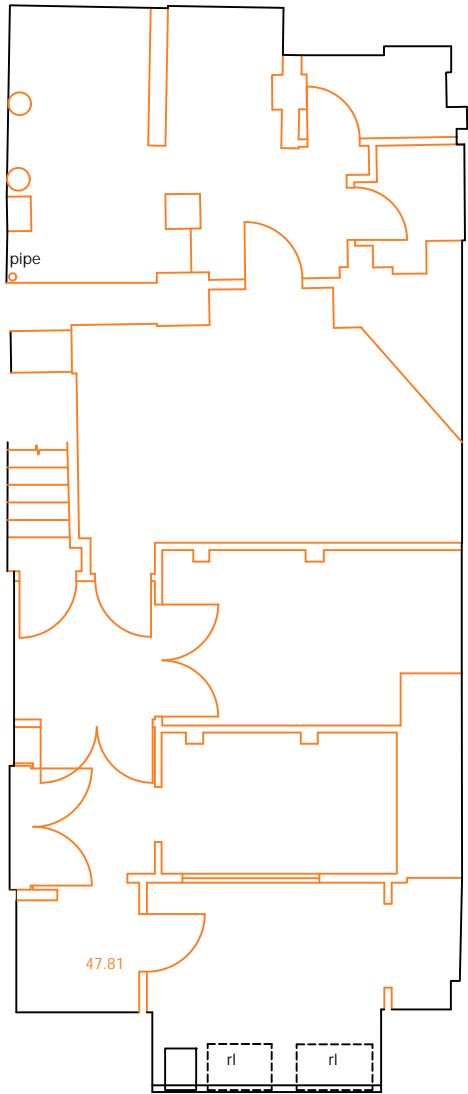
KEY



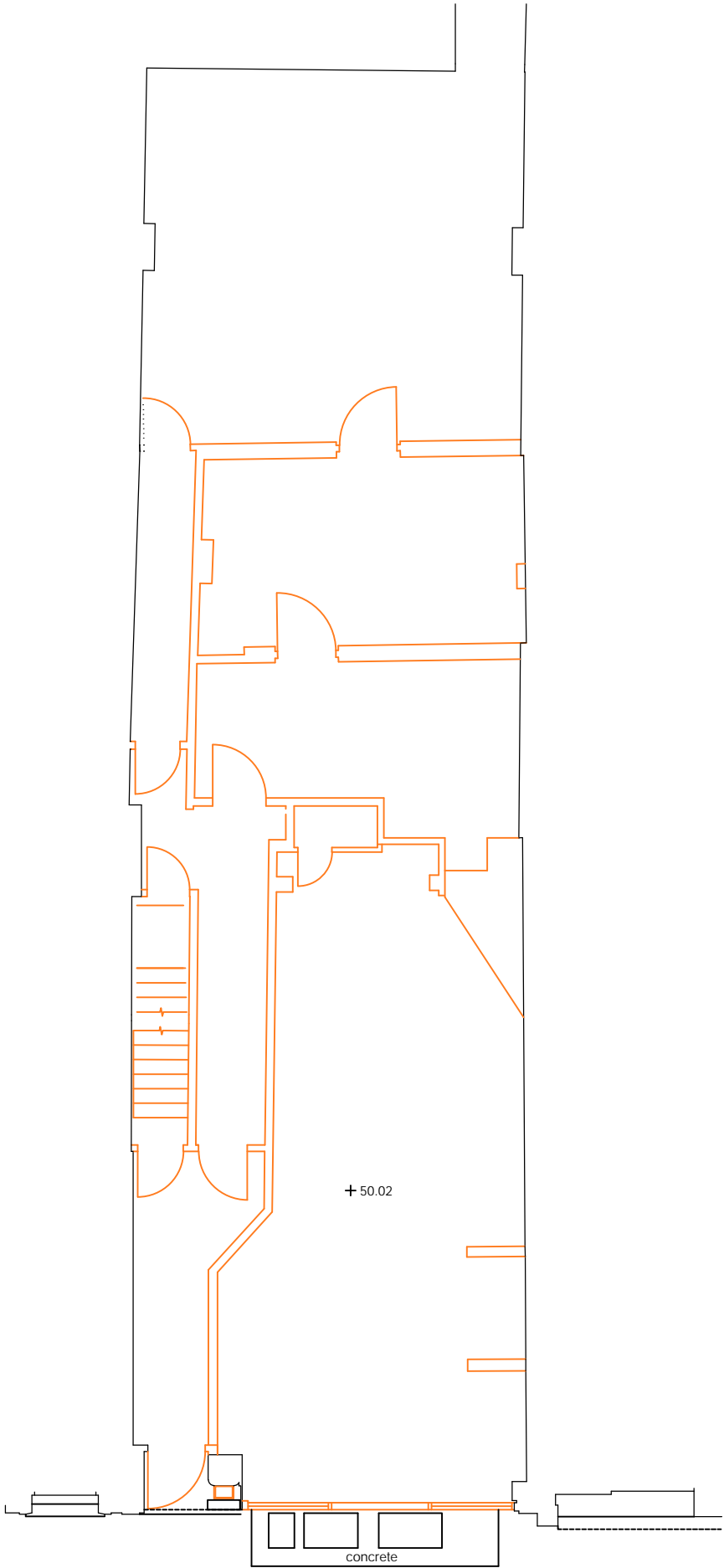
Existing fabric to remain



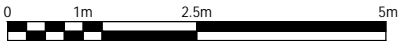
Elements to be carefully removed



BASEMENT FLOOR PLAN



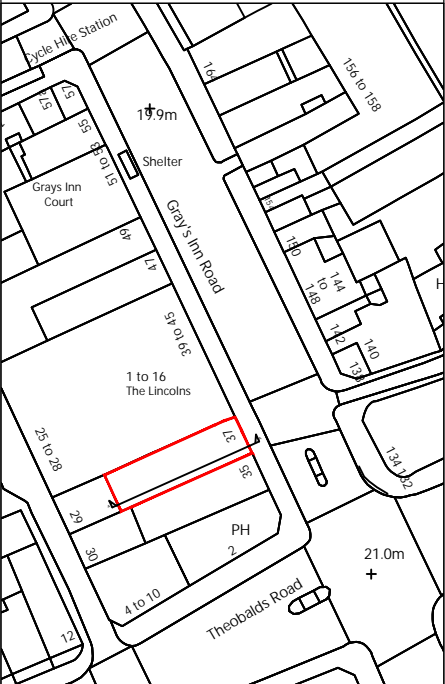
GROUND FLOOR PLAN



FRESSON  
AND TEE

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

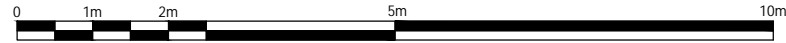
020 7391 7100    www.fandt.com



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

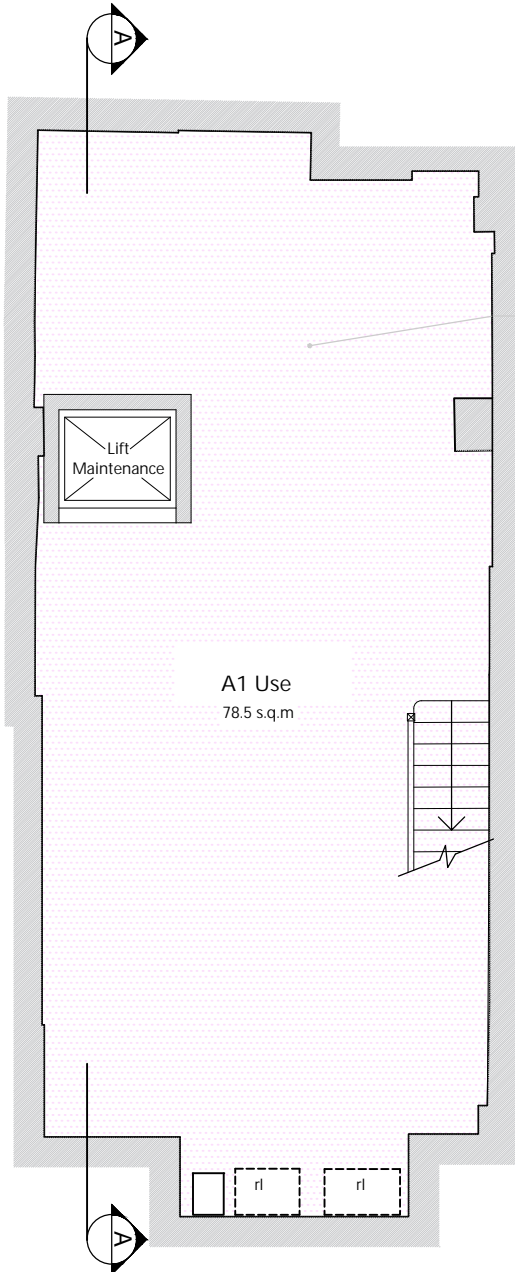
X	XX	XXXX	XX/XX/XXXX
REV	D.B.	Description	Date

DRAWING TITLE			
Basement & Ground Floor Plan For Demolition			
PROJECT NAME			
Refurbishment			
ADDRESS			
37 Gray's Inn Road, London, WC1X 8PQ			
CLIENT			
Rodell Properties Ltd			
JOB NO.	24027	DRAWING NO.	D01
SCALE	1:100@A3	DATE	April. 2019
DRAWN BY	KK	CHECKED BY	SL

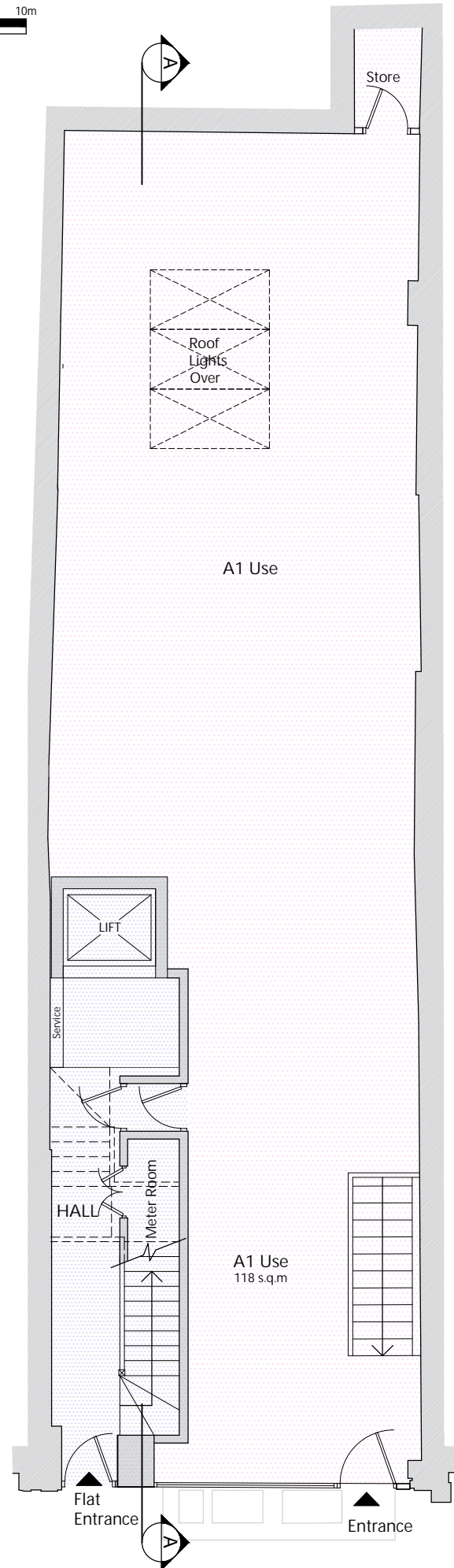


### PROPOSED UNIT AREAS

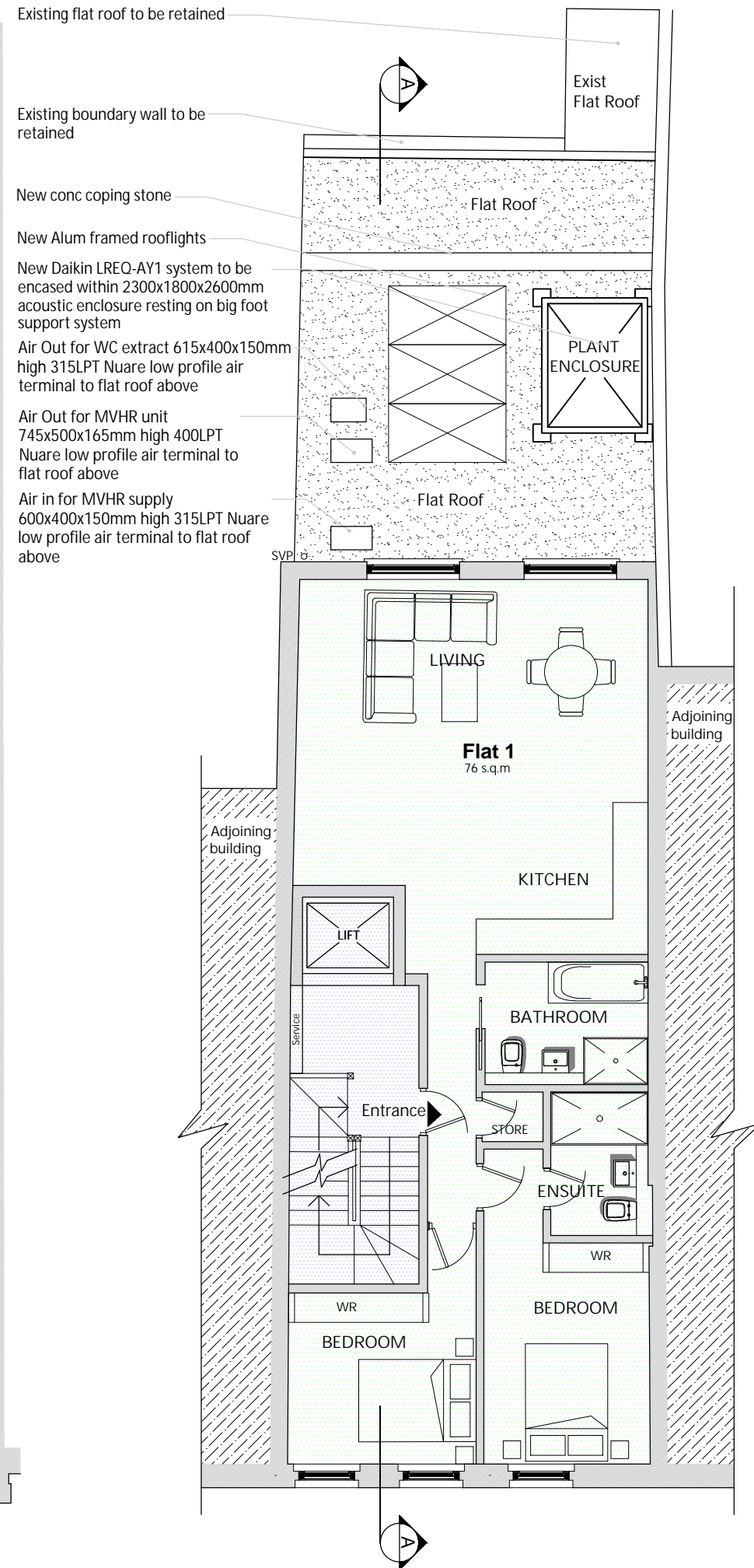
UNIT	SQ.M (GIA)	COMMON AREAS SQ.M	Beds
Basement A1 Use	78	0	NA
Ground Floor A1 Use	118	19	NA
First Floor Flat	76	14	2 Bed 4P
Second Floor Flat	65	14	2 Bed 3P
Third Floor Flat	66	14	2 Bed 3P
Fourth Floor Flat	55	14	1 Bed 2P
Total Areas	458	75	NA



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

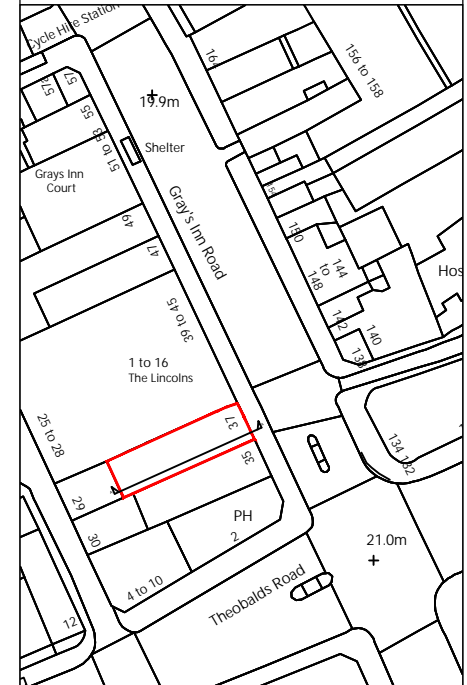


FIRST FLOOR PLAN

## FRESSON AND TEE

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

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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**

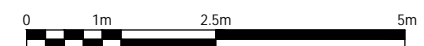
DRAWING NO.  
**P01-RevC**

SCALE  
**1:100@A3**

DATE  
**April. 2019**

DRAWN BY  
**KK**

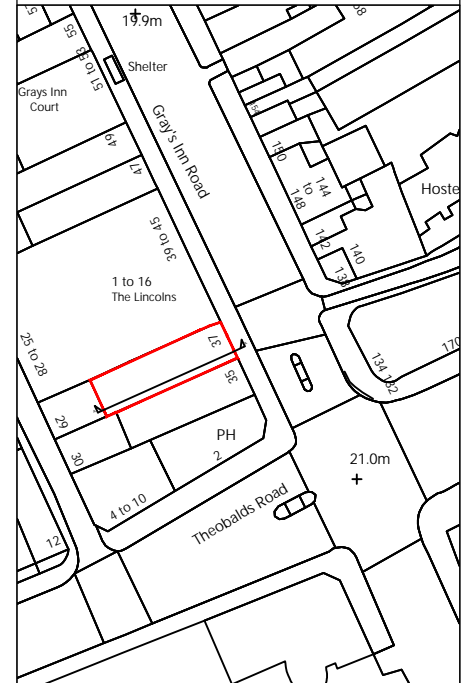
CHECKED BY  
**SL**



**FRESSON  
AND TEE**

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

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

X	XX	XXXX	XX/XX/XXXX
REV	D.B.	Description	Date
DRAWING TITLE			
Elevations As Existing			
PROJECT NAME			
Refurbishment			
ADDRESS			
37 Gray's Inn Road, London, WC1X 8PQ			
CLIENT			
Rodell Properties Ltd			
JOB NO.		DRAWING NO.	
24027		E04	
SCALE		DATE	
1:100@A3		April. 2019	
DRAWN BY		CHECKED BY	
KK		SL	

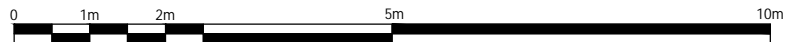




Front Elevation As Proposed



Rear Elevation As Proposed



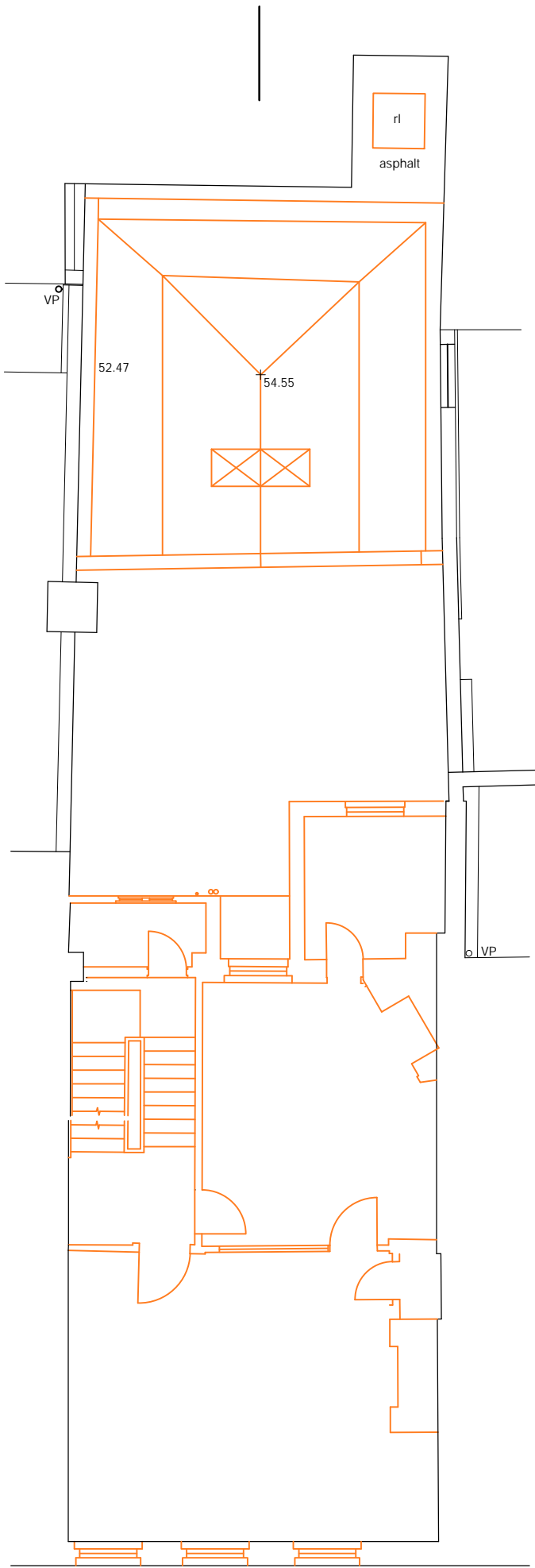
FRESSON  
AND TEE

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

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

DRAWING TITLE			
Elevations As Proposed			
PROJECT NAME			
Refurbishment			
ADDRESS			
37 Gray's Inn Road, London, WC1X 8PQ			
CLIENT			
Rodell Properties Ltd			
JOB NO.		DRAWING NO.	
24027		P04-RevB	
SCALE		DATE	
1:100@A3		April. 2019	
DRAWN BY		CHECKED BY	
KK		SL	

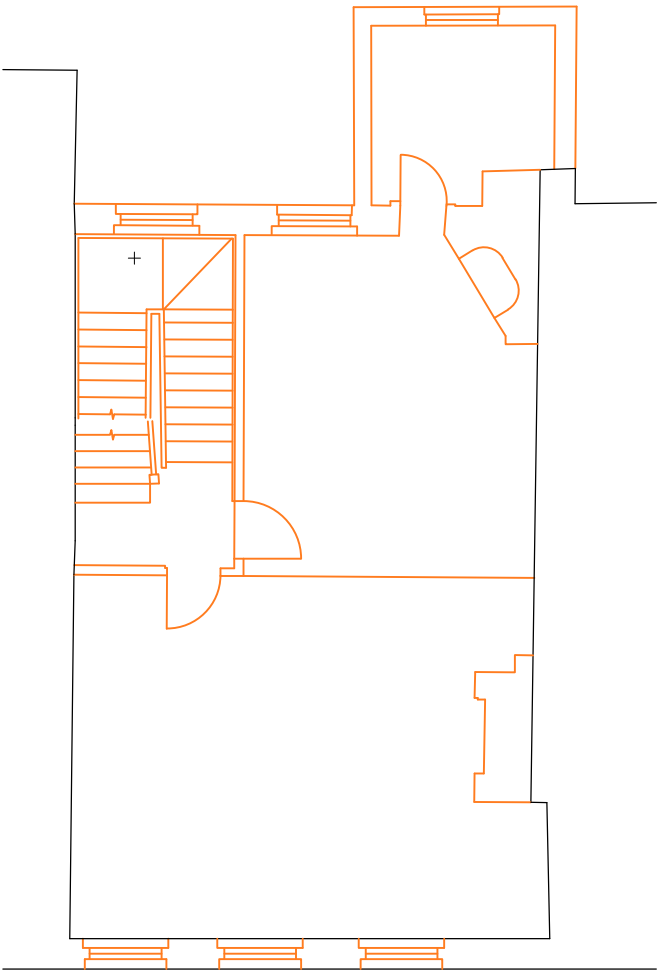


FIRST FLOOR PLAN

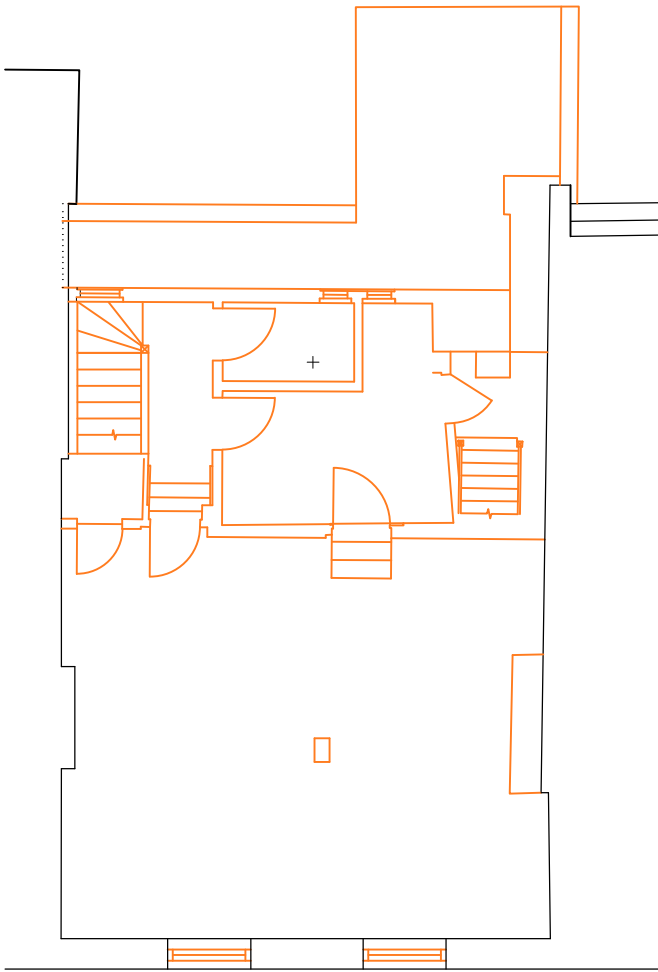
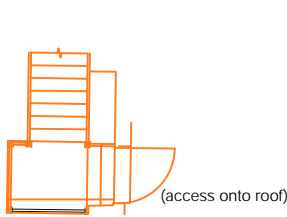
**KEY**

Existing fabric to remain

Elements to be carefully removed



SECOND FLOOR PLAN



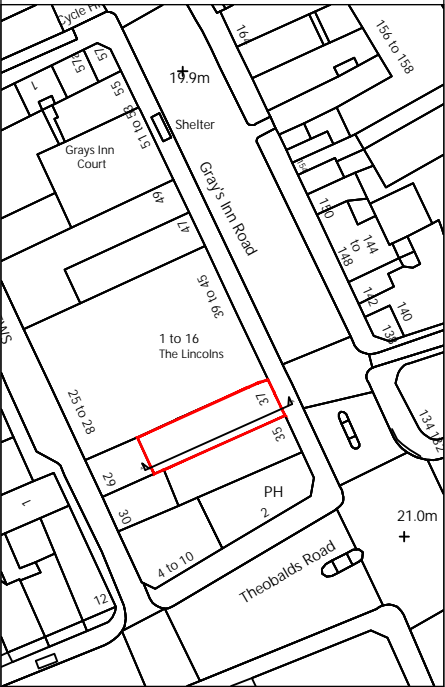
THIRD FLOOR PLAN



# FRESSON AND TEE

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

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

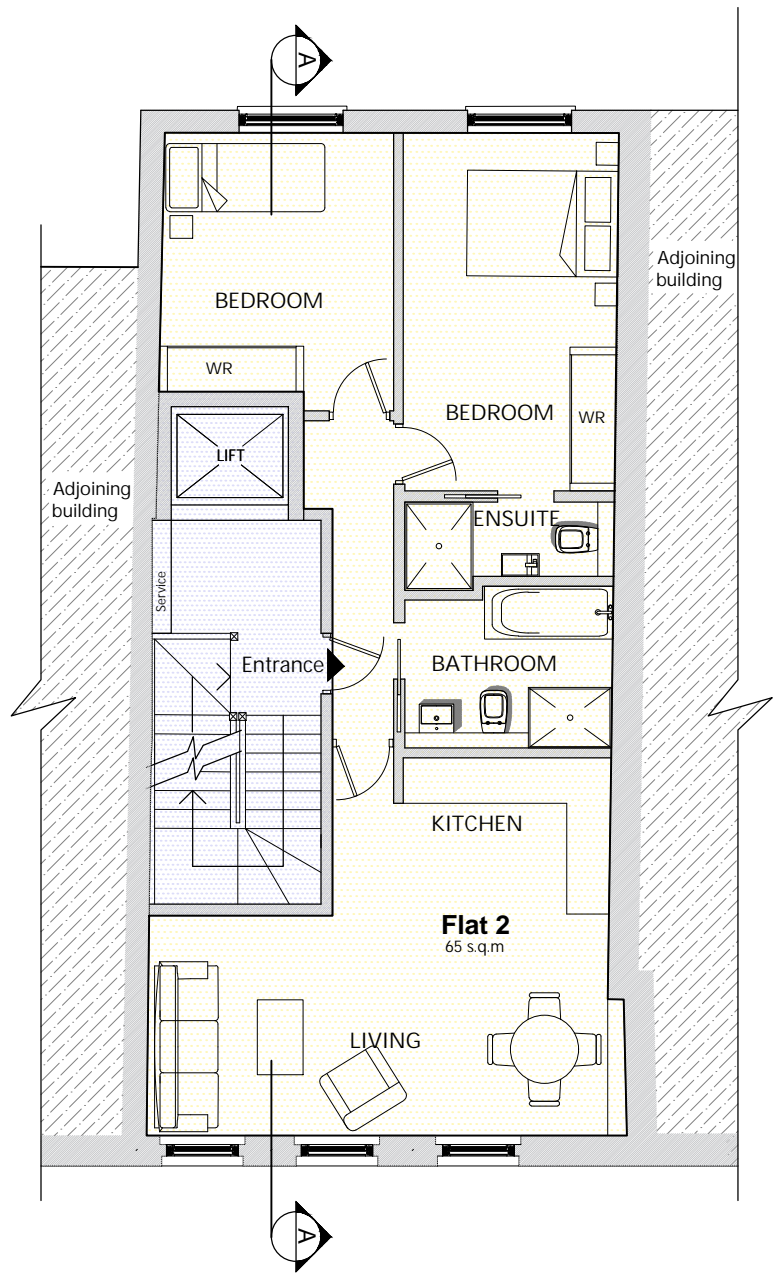
REV	D.B.	Description	Date
X	XX	XXXX	XX/XX/XXXX

DRAWING TITLE			
First & Second Floor Plan For Demolition			
PROJECT NAME			
Refurbishment			
ADDRESS			
37 Gray's Inn Road, London, WC1X 8PQ			
CLIENT			
Rodell Properties Ltd			
JOB NO.		DRAWING NO.	
24027		D02	
SCALE		DATE	
1:100@A3		April. 2019	
DRAWN BY		CHECKED BY	
KK		SL	

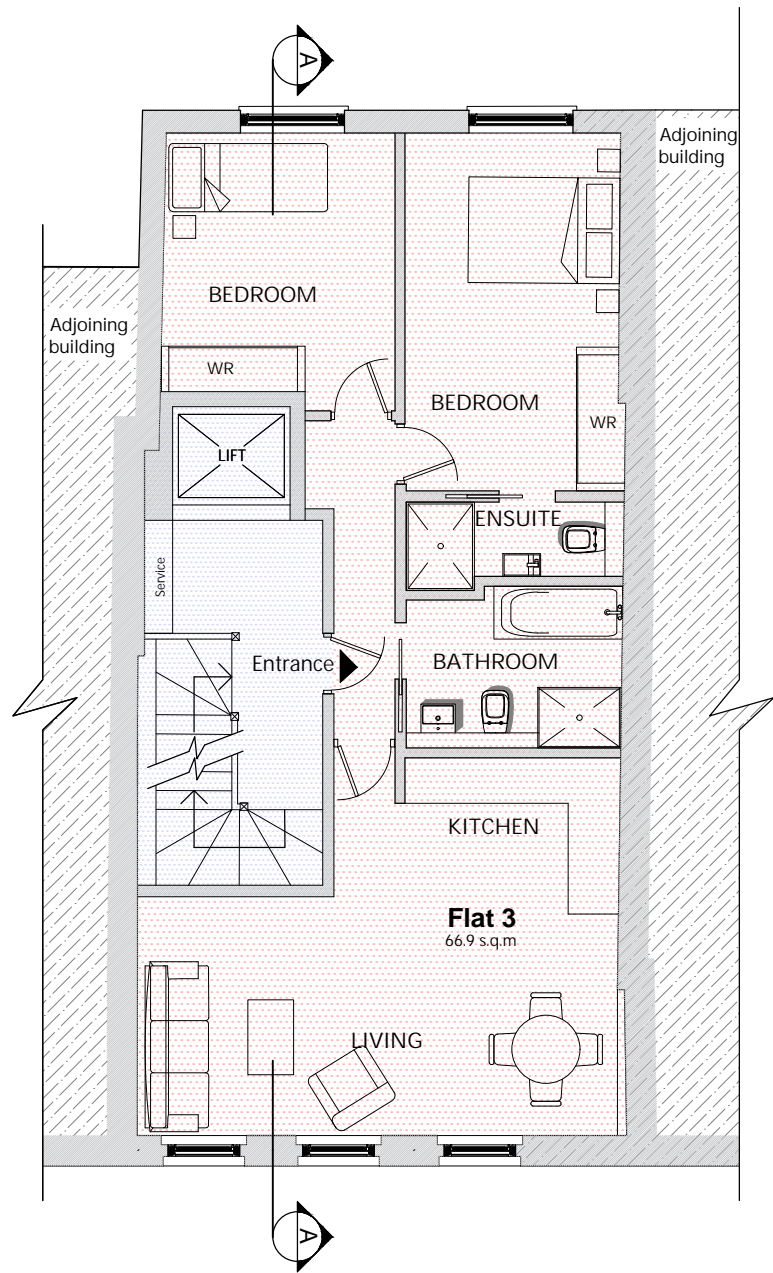




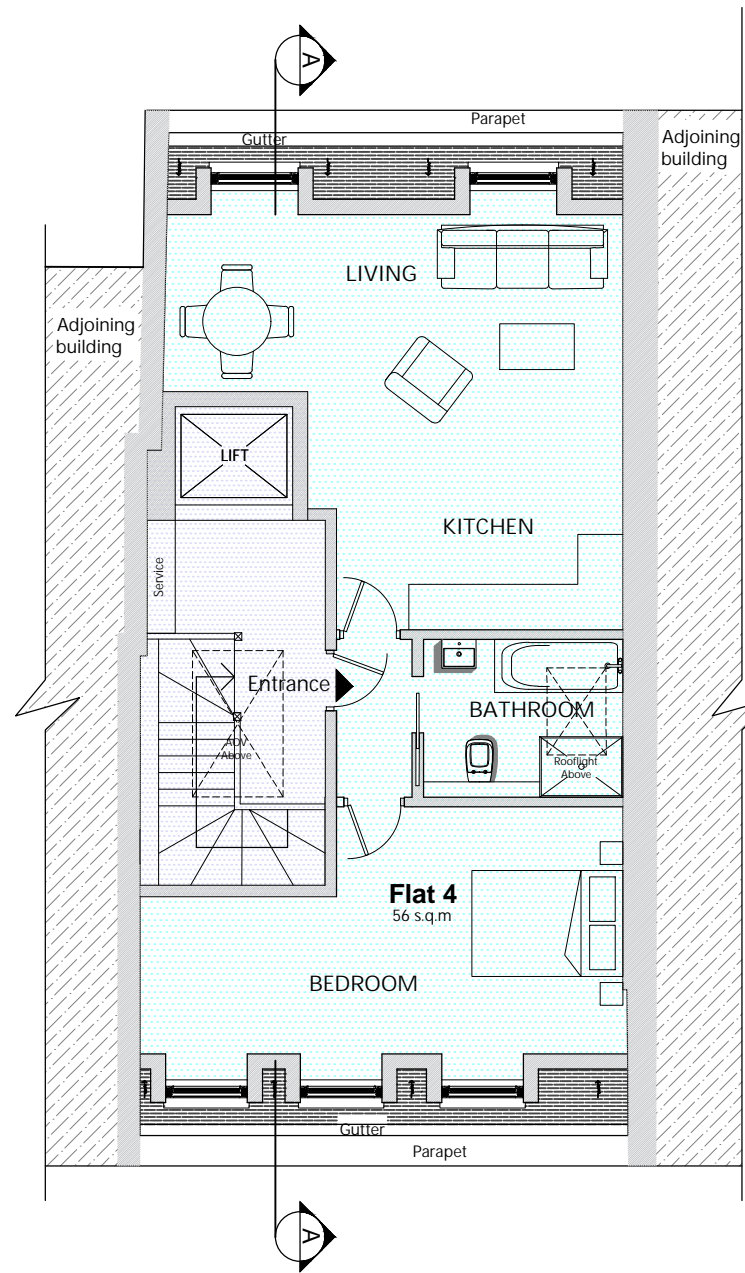
PROPOSED UNIT AREAS				
UNIT	SQ.M (GIA)	COMMON AREAS SQ.M	Beds	
Basement A1 Use	78	0	NA	
Ground Floor A1 Use	118	19	NA	
First Floor Flat	76	14	2 Bed 4P	
Second Floor Flat	65	14	2 Bed 3P	
Third Floor Flat	66	14	2 Bed 3P	
Fourth Floor Flat	55	14	1 Bed 2P	
Total Areas	458	75	NA	



SECOND FLOOR PLAN



THIRD FLOOR PLAN

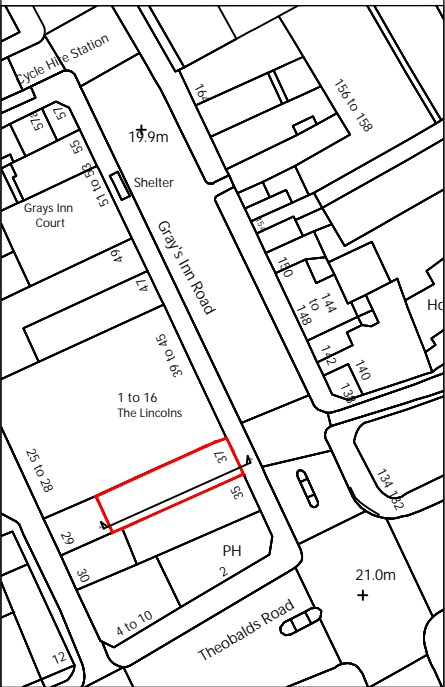


FOURTH FLOOR PLAN

# FRESSON AND TEE

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

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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**

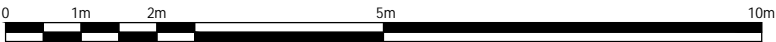
DRAWING NO.  
**P02-Rev C**

SCALE  
**1:100@A3**

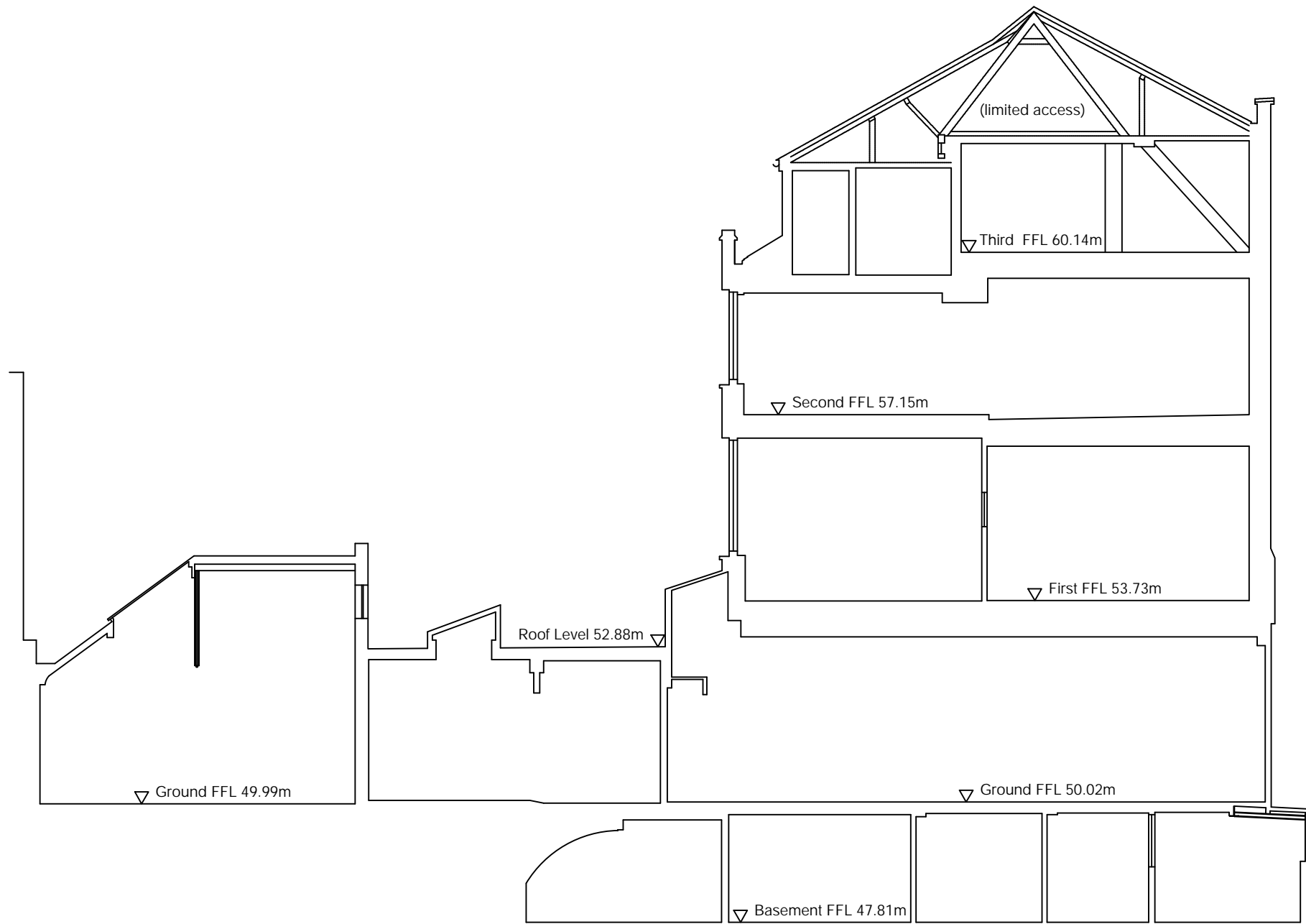
DATE  
**April. 2019**

DRAWN BY  
**KK**

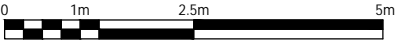
CHECKED BY  
**SL**





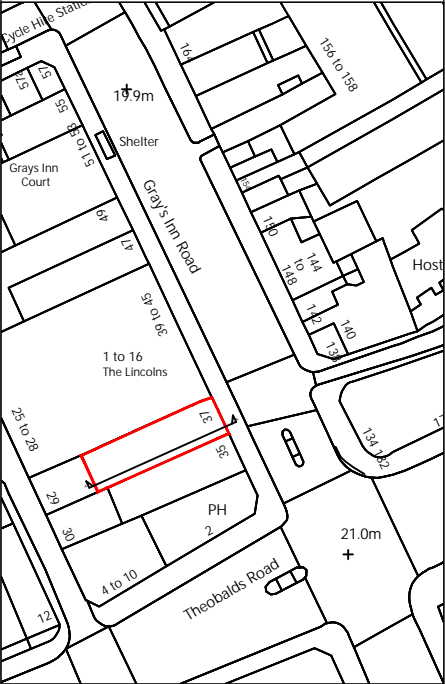


Section A-A



FRESSON  
AND TEE

6th Floor Queens House  
55-56 Lincoln's Inn Fields  
LONDON WC2A 3LJ  
  
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NOTES:  
LOCATION PLAN @ 1:1250 and NORTH UP  
ALL SCALES/DIMENSIONS TO BE CHECKED ON SITE.

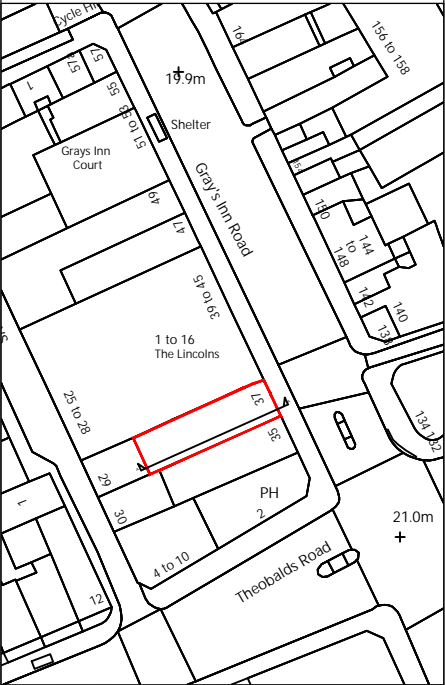
X	XX	XXXX	XX/XX/XXXX
REV	D.B.	Description	Date

DRAWING TITLE			
Section A-A As Existing			
PROJECT NAME			
Refurbishment			
ADDRESS			
37 Gray's Inn Road, London, WC1X 8PQ			
CLIENT			
Rodell Properties Ltd			
JOB NO.	24027	DRAWING NO.	E03
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

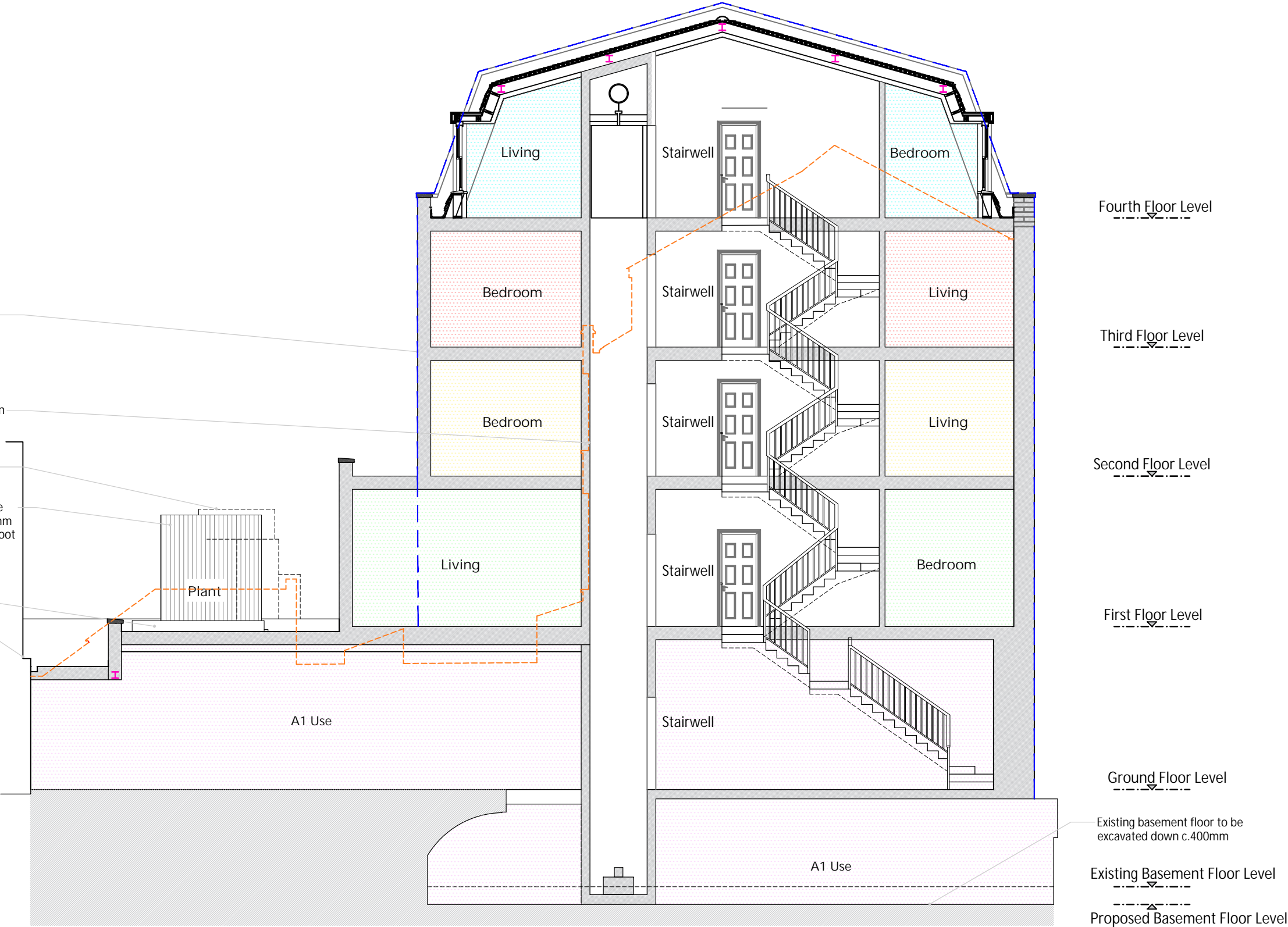
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NOTES:  
LOCATION PLAN @ 1:1250 and NORTH UP  
ALL SCALES/DIMENSIONS TO BE CHECKED ON SITE.

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

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



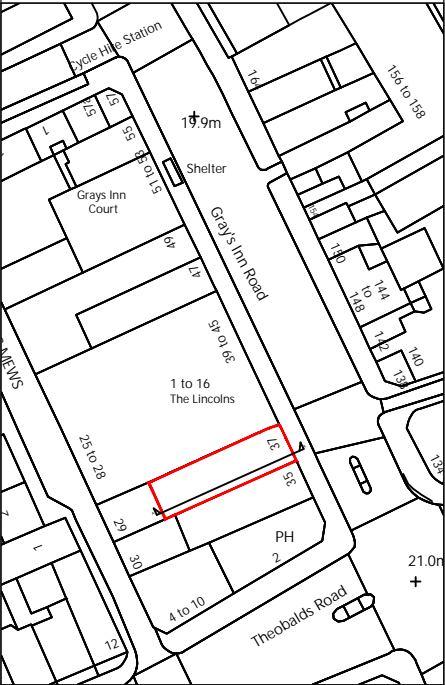
SECTION A-A AS PROPOSED



FRESSON  
AND TEE

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

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

X	XX	XXXX	XX/XX/XXXX
REV	D.B.	Description	Date

DRAWING TITLE			
Location Plan			
PROJECT NAME			
Refurbishment			
ADDRESS			
37 Gray's Inn Road, London, WC1X 8PQ			
CLIENT			
Rodell Properties Ltd			
JOB NO.		DRAWING NO.	
24027		00	
SCALE		DATE	
1:500@A3		April. 2019	
DRAWN BY		CHECKED BY	
KK		SL	

