Design & Access Statement
April 2024

TAVISTOCK HOUSE, WC1

REFURBISHMENT AND FIT OUT:
BLOCKS F&G LEVEL 3&4

John Robertson Architects

JRA

Document Control

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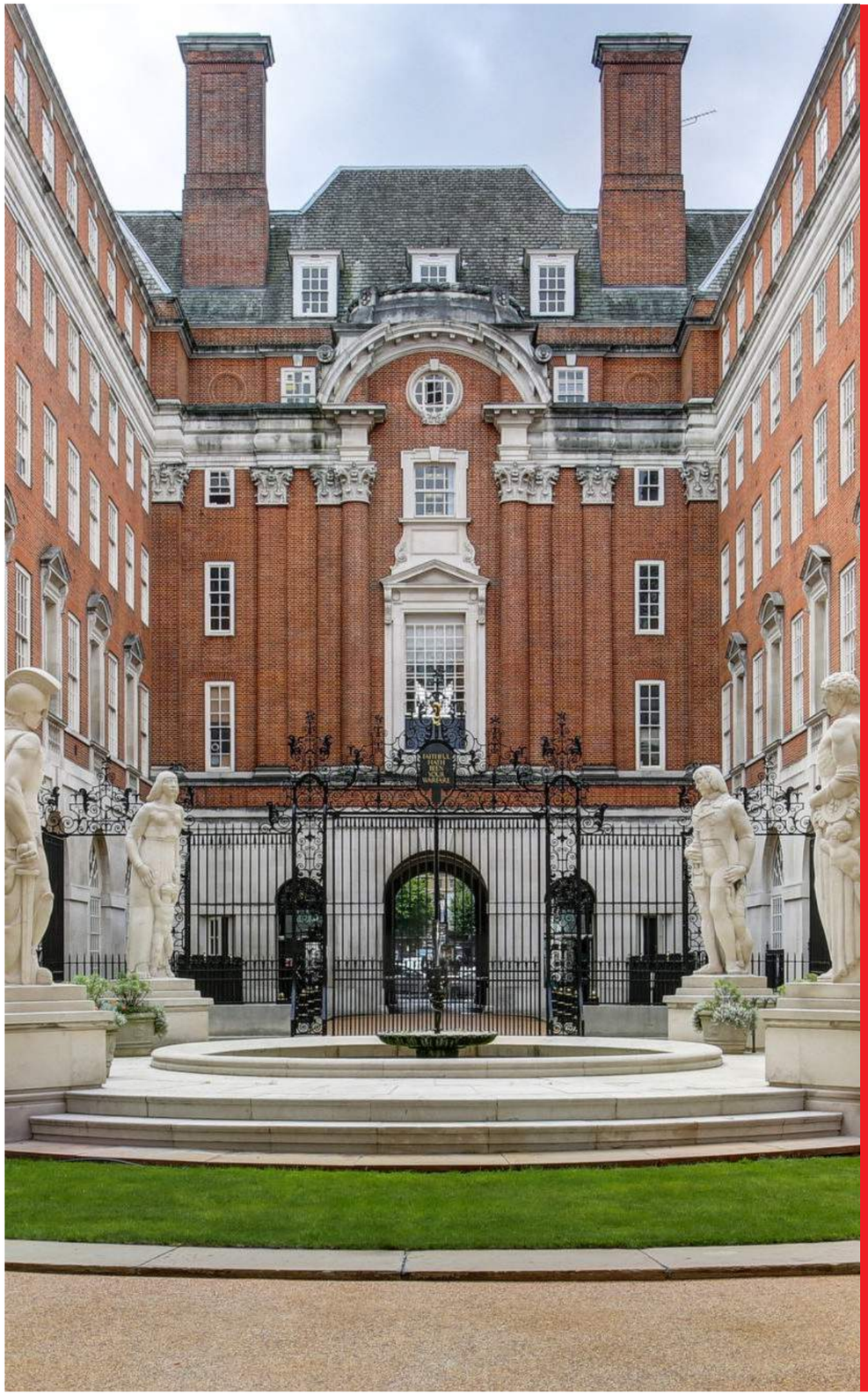

01

INTRODUCTION

Introduction
Project Team

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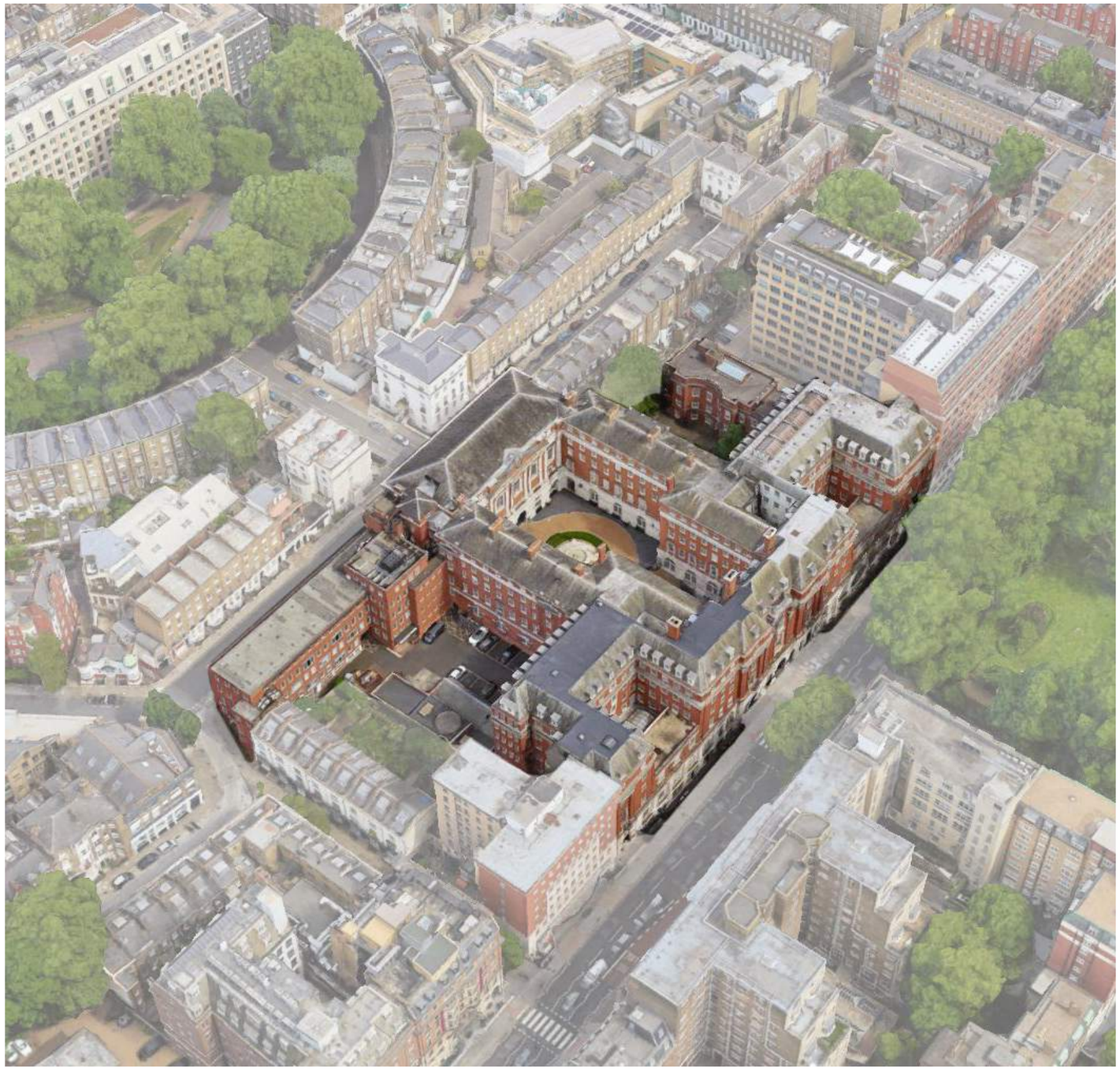


Introduction
The BMA in Camden

The British Medical Association (BMA) were founded in 1832 and for the last century have been resident in our headquarters in Tavistock Square, Bloomsbury. We are a not-for-profit trade union who currently support over 185,000 NHS doctors, as well as being the owners of our publication the British Medical Journal

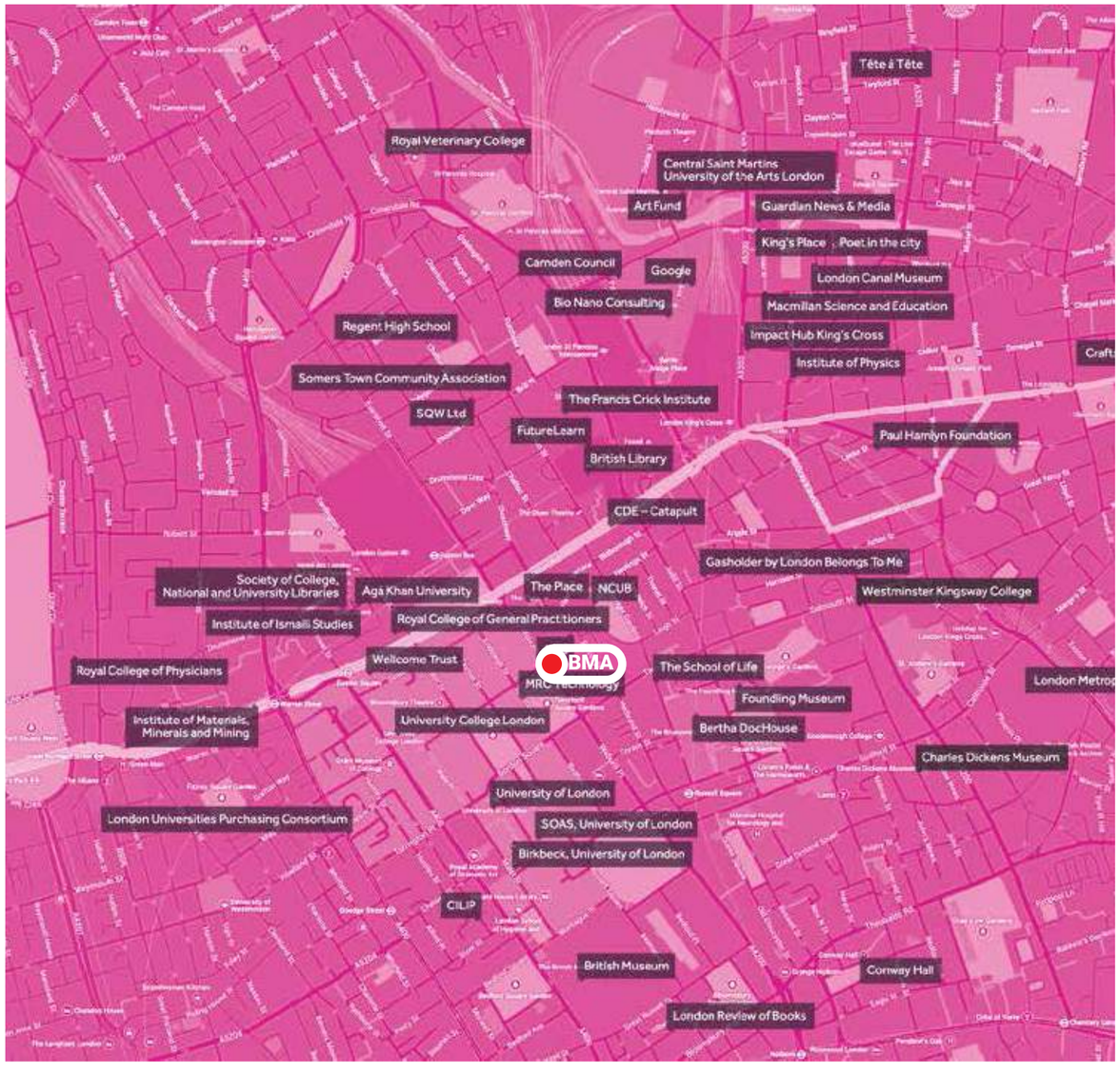
We are an active member of the Knowledge Quarter with its concentration for science, medicine and education within Camden and we hope to draw in more specialist organisations to a refurbished estate offering, whether that be for start-up incubators or established life science operators. We currently have around 20 tenants, including Birkbeck, Guide Dogs for the Blind and Londonwide operating in our building and we are seeking further organisations who could be brought to the area as active employers. A large percentage of the building remains empty post Covid, as our efficiencies are lacking in comparison to our closest neighbours and we need to catch up with our offer.

Our Listed Estate is falling behind the times and is in need of a thorough overhaul to address sustainability and Carbon reduction and to attract talent for the next 100 years as a partner in Camden. Our policies support NHS targets on sustainability and climate control which is directly linked to health & wellbeing hence a relationship to the Doctors we support. Our intention is to retain the spectacular Historic essence of the buildings whilst enhancing their efficiency and offering an estate where we attract the best talent and harness it within the neighbourhood.

Alongside this the BMA also has a prolific venues set up where we host Weddings, Events, Conferences, Trade shows and the occasional TV crews interested in the rich heritage that we can offer. We love our Home and wish to remain in-situ, taking an opportunity to regenerate our offering and remaining a strong identity and employer for the future.

We are not commercial developers and are not looking to profiteer from the refurbishments, the is to phase works to generate revenue which in turn pays for the next stage of refurbishment until the entire estate can sit proud, clean and efficient in its surroundings. The rest of this report gives a visioning of our long term lookahead where we need a great relationship with the community, the Council and other stakeholders in achieving a set of spaces rooted in the Bloomsbury lifecycle.

We look forward to our engagement with Camden Planning and Heritage teams as we commence this journey together.



Knowledge Quarter map (edited from the KQ's website)

Introduction

JRA: About Us

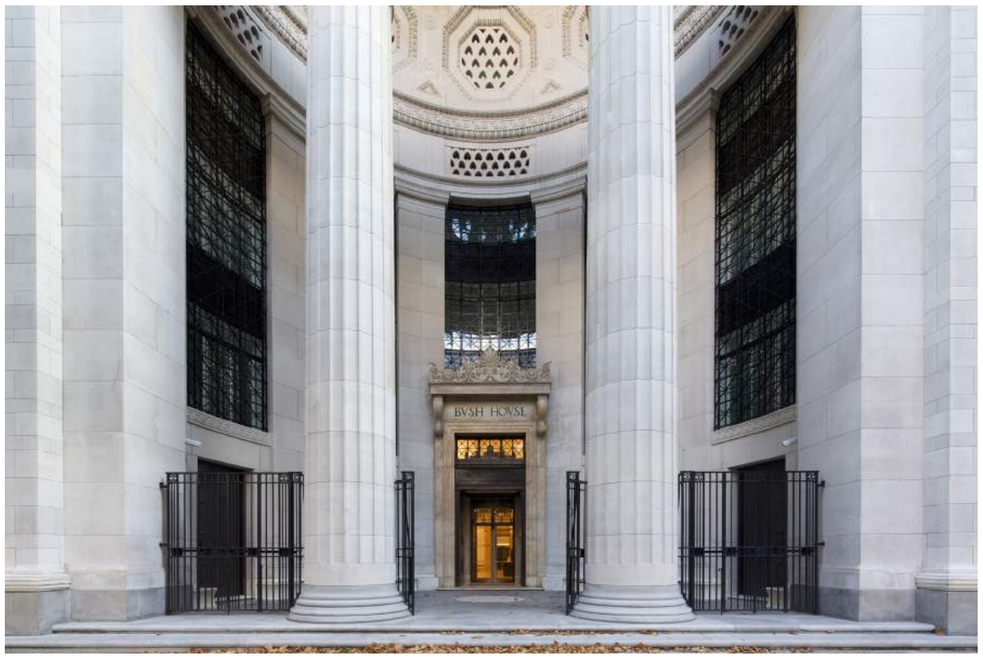
Who We Are

Since its formation in 1993, JRA has designed and delivered buildings that have established the firm's reputation as innovative architects who consistently realise client's ambitions and resolve complex problems with purpose and flair. Guided by founder John Robertson, the practice is led by Festus Moffat, David Magyar, Nathalie Bergvall and Smita Bhat, supported by an accomplished team of associate directors. Together, they have wide ranging project experience in the UK, EMEA and international markets, and in master-planning exercises across conceptual and detailed design stages. The practice's portfolio spans the office, residential, heritage, education, hotel, compliance monitoring and residential sectors.

JRA is currently undertaking commercial, higher education and residential projects in London, Birmingham, Manchester and Edinburgh, adding significant value through creative, sustainable and thoughtful design. JRA's recent completed projects include the environmentally outstanding workspace Bloom Clerkenwell for HB Reavis, a historic complex of buildings at Frederick's Place as part of the Mercers' Company's Estate, the prominent repositioning projects Bureau and The Ludgate, the new workplace concept at Cannon Green, and the redevelopment and fit out of Skanska's headquarters at 51 Moorgate.

The Practice

- Based in Bankside in Central London
- Award-winning practice - RIBA, BREEAM, NLA, BCO and Civic Trust awards
- Employs 65 staff
- Specialist technical design studio in Poland supports London office
- 3 Architectural Directors in charge of 3 studio based design teams
- Certified ISO9001 Quality Management System
- Certified ISO14001 Environmental Management System
- RIBA Chartered Practice
- Member of British Council for Offices (BCO)
- Member of UK Green Building Council (UKGBC)
- SSIP and Constructionline accredited



Helping Clients meet their ESG targets

At JRA, sustainability has been part of our DNA for the last 20+ years. JRA's commitment to sustainable architecture is reflected in the practice being awarded the British Research Establishment's 'BREEAM Professional Champion Award 2019' and having been shortlisted twice for the Architects Journal 'Sustainability Practice of the Year'. Our approach is underpinned by the increasing need for environmental action and the practice's commitment to the RIBA's 2030 Climate Challenge.

We encourage our clients to pursue their own sustainability goals, often through BREEAM certification, and we have been championing this accreditation system across the practice's projects for over ten years.

Introduction

Objectives and Aspirations

The proposals seek to regenerate and improve approximately 1,900 m2 of office space including Blocks E, F & G L3 and L4 covered under this application and the application for the adjacent wing issued at the same time, through the following key objectives and aspirations:

- Contribute to the phased regeneration of Tavistock House through exemplary workspaces.
- Target a high level of building performance with low energy use in operation.
- Celebrate the remaining historic features of the office spaces.

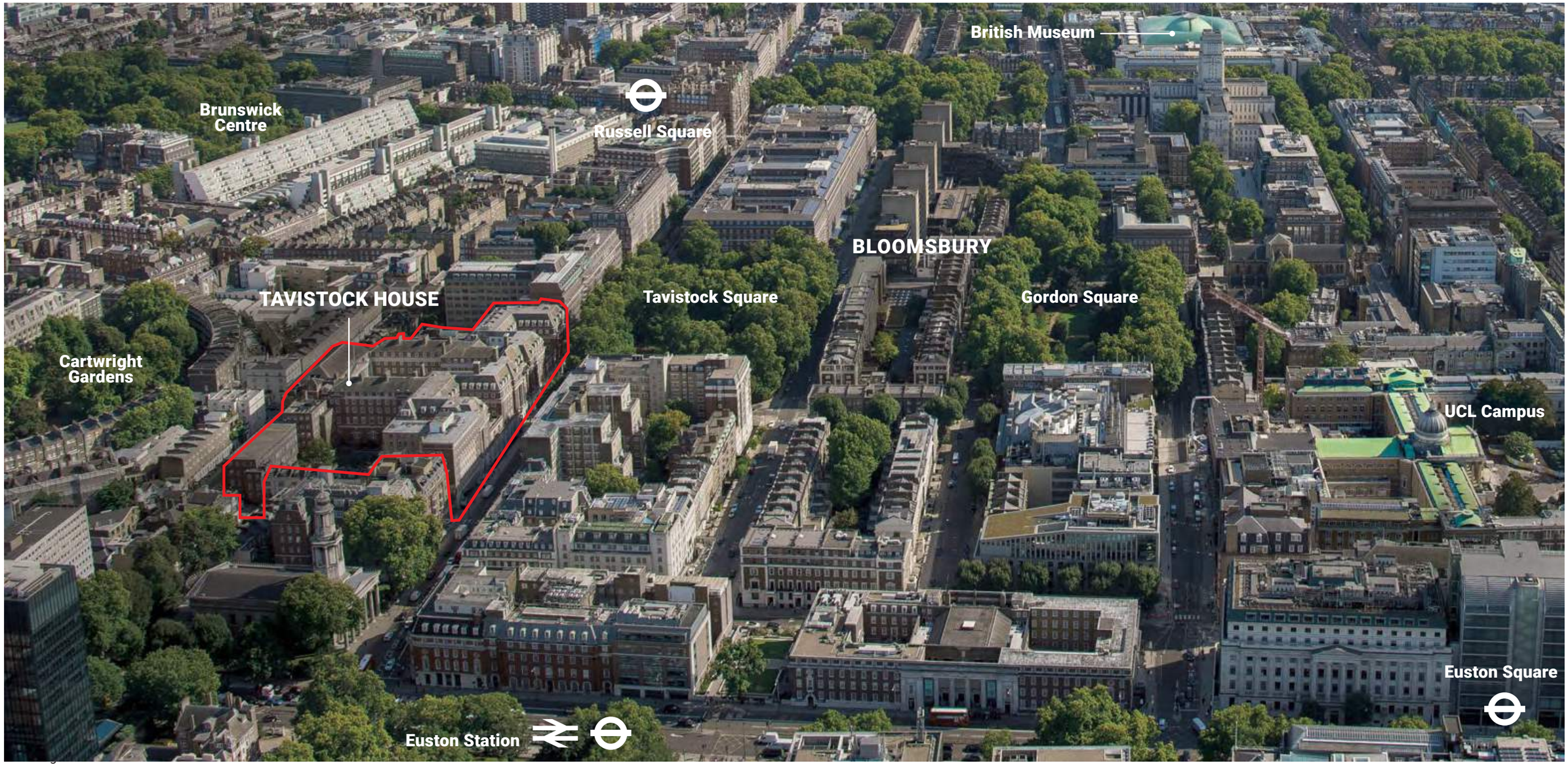
2.0

SITE ANALYSIS

Site Analysis
Location

The building is located in the ward of Bloomsbury within the London Borough of Camden, in close proximity to Euston station.

The site occupies the centre of a large urban block between Tavistock Square and Burton Street, and it is neighboured by the County Hotel to the northwest, by terraced houses to the north and east and Lynton House, a commercial building, to the south.



Site Analysis
Listed Buildings & Conservation Area

Tavistock House is located within the Bloomsbury Conservation Area in the London Borough of Camden.

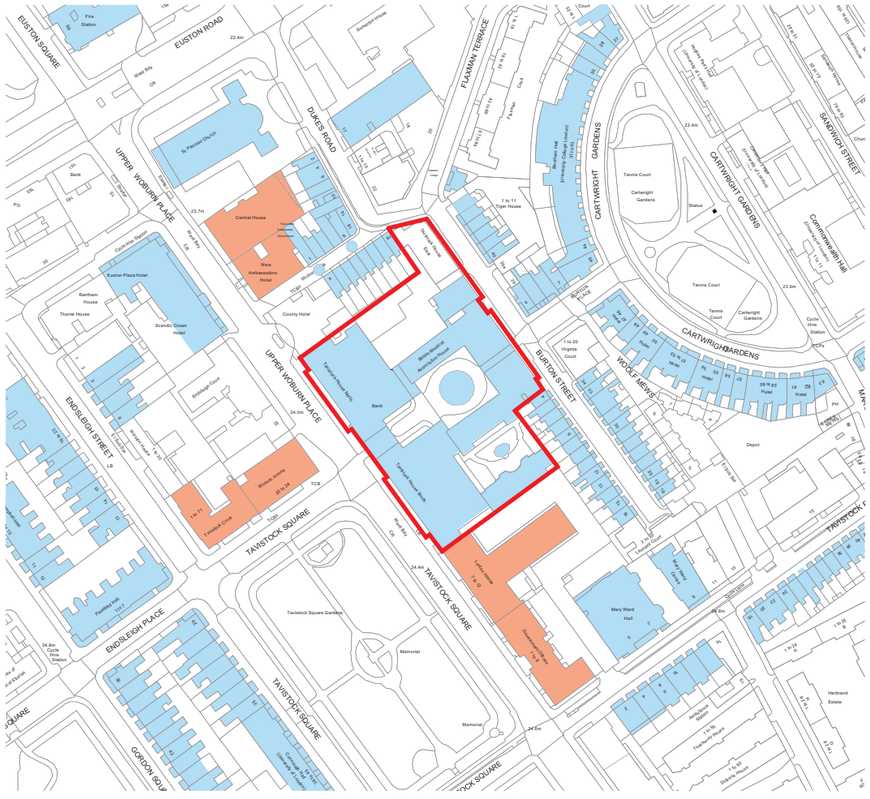
It is situated at the junction of Tavistock Square and Upper Woburn Place, and is within walking distance of many popular destinations such as the British Museum, the University of London, and the British Library.

Key:

- Tavistock House
- Bloomsbury Conservation Area

1. Tavistock Square
2. Russell Square
3. Cartwright Gardens
4. Euston Station
5. University College London

Tavistock House within the Bloomsbury Conservation Area

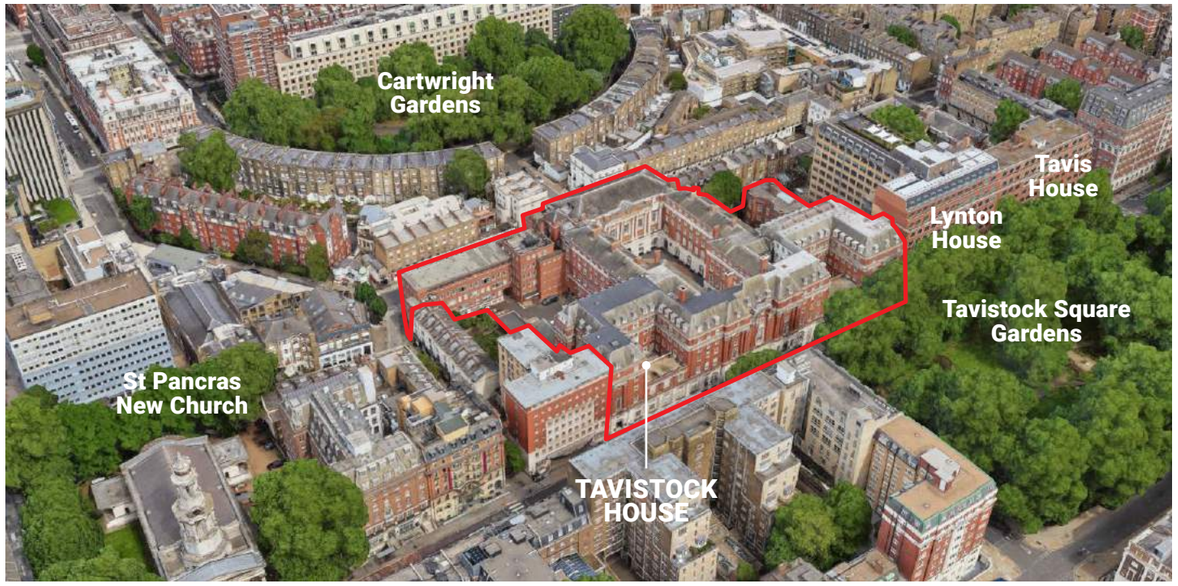


Key:

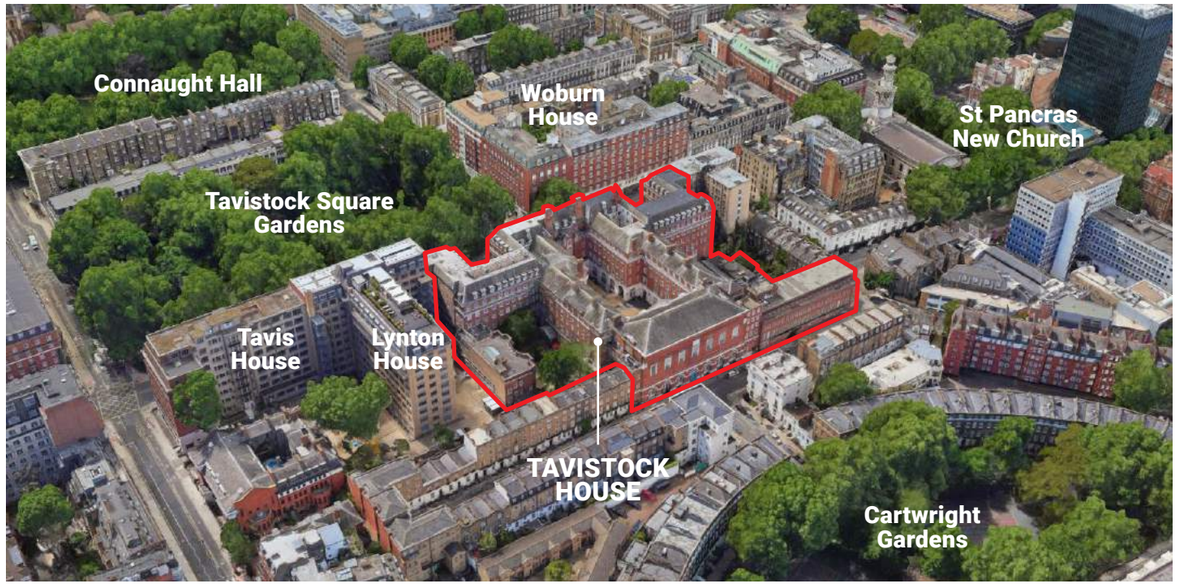
- Tavistock House
- Listed Building
- Positive Building

Tavistock House and listed buildings within the Bloomsbury Conservation Area

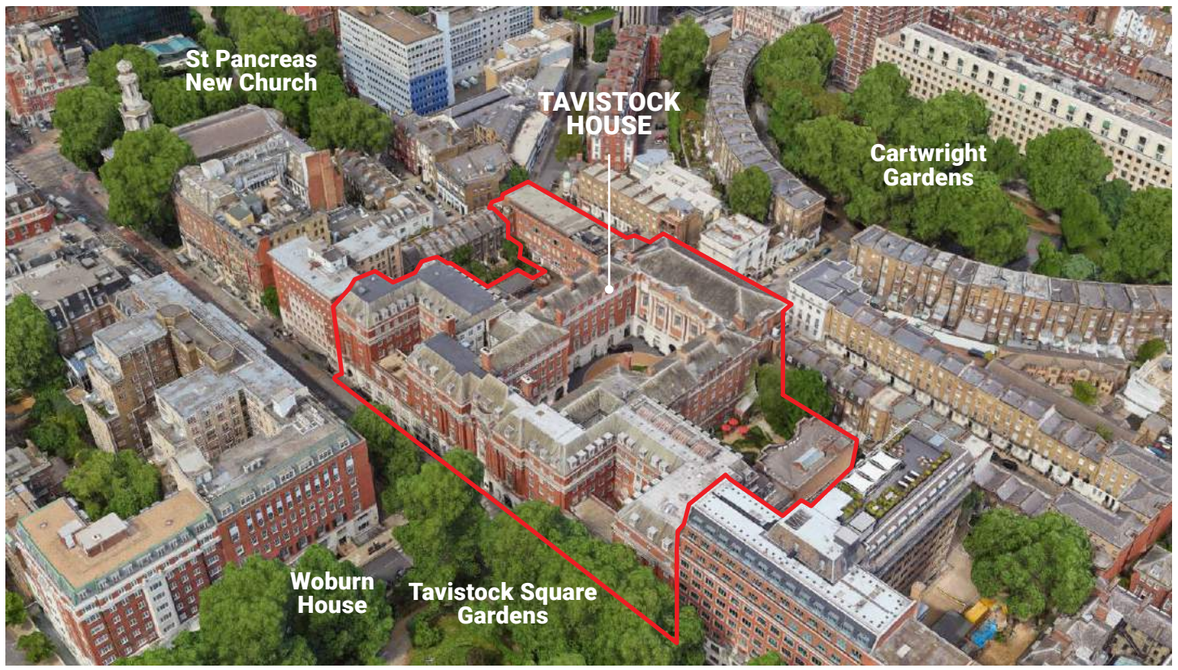
Site Analysis
Aerial Views



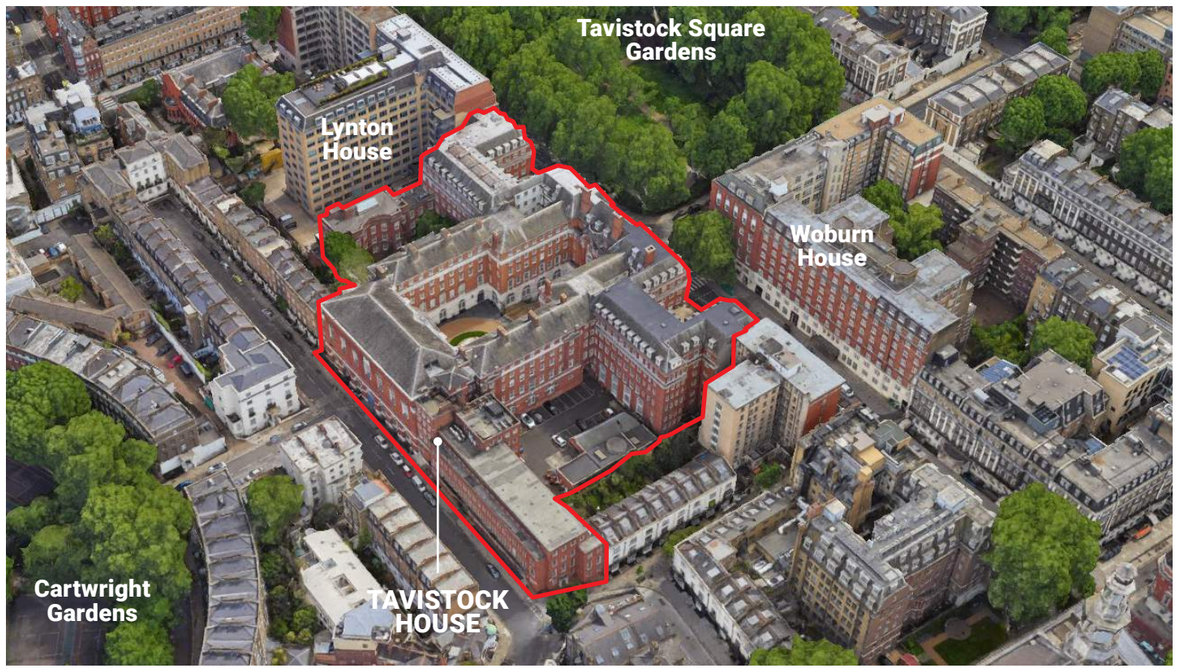
Aerial View of Tavistock House looking East



Aerial View of Tavistock House looking West



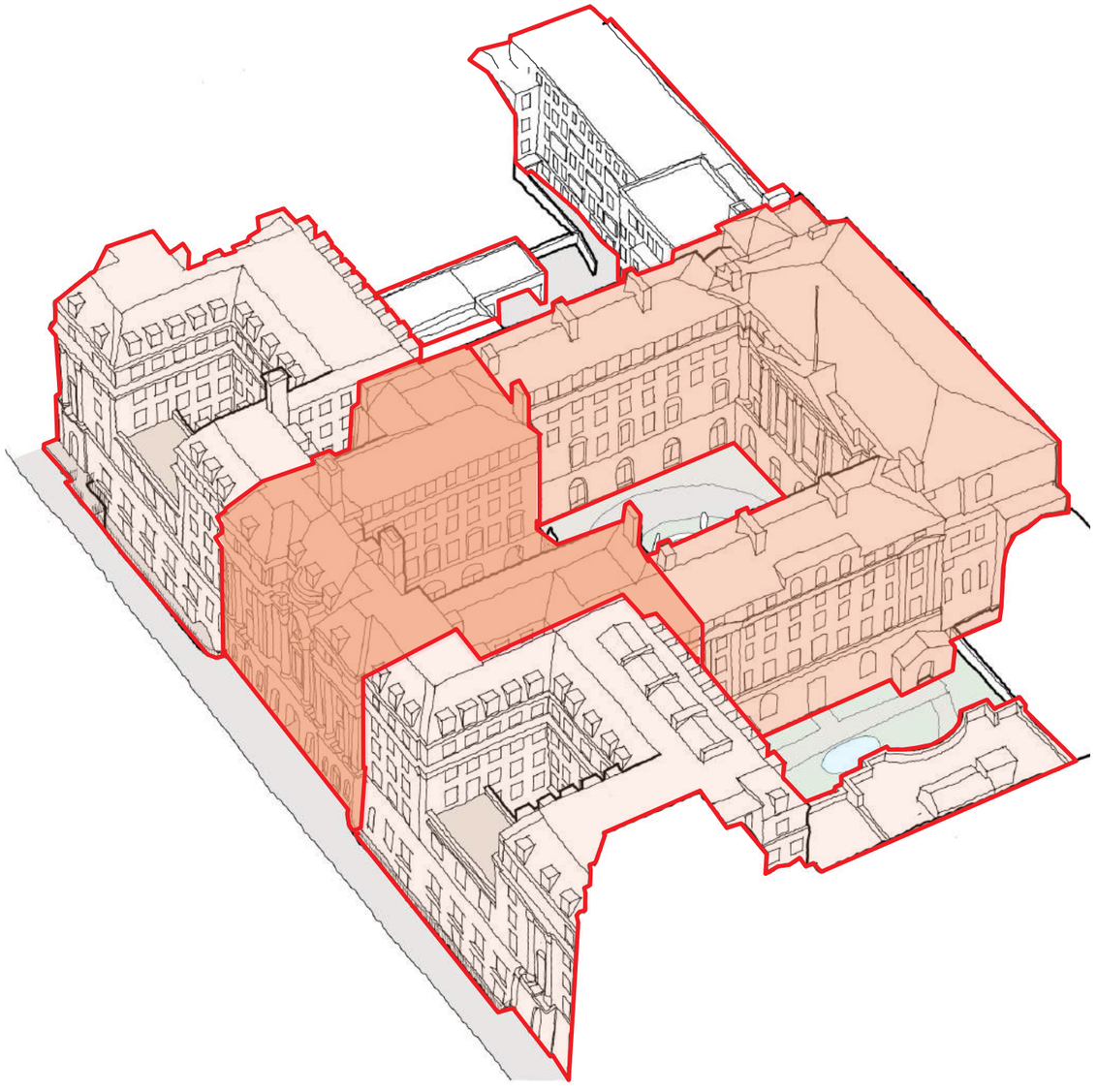
Aerial View of Tavistock House looking North



Aerial View of Tavistock House looking South

Site Analysis

The Evolution of Tavistock House



Tavistock House isometric sketch showing the four major phases of Tavistock House evolution and with levels of comparative significance indicated, as defined by the Heritage Practice.

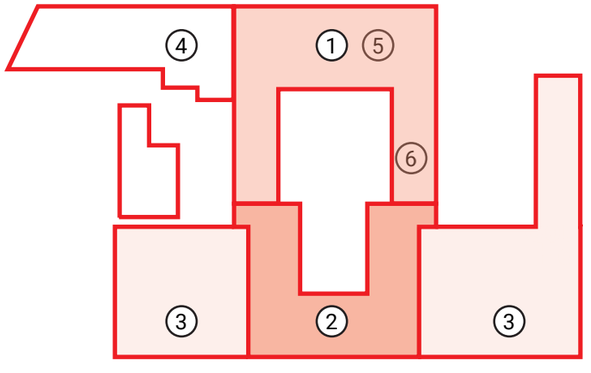
Tavistock House Construction timeline:

Phase 1. 1913-25, E.L. Lutyens	*Highest comparative heritage significance*
Phase 2. 1928-29, C. Wontner-Smith	*Mid to high comparative heritage significance*
Phase 3. 1938-50, D. Wood	*Mid to low comparative heritage significance*
Phase 4. 1959-60, D. Wood	*Lowest comparative heritage significance*

Outside the key:

Phase 5. 1984, Nellist Blundell
Alterations of the Great Hall
(Lutyens Wing)

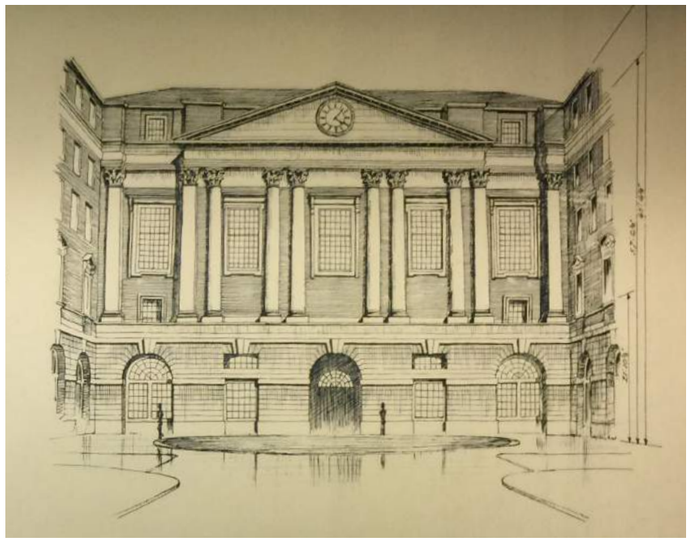
Phase 6. 2006, HOK
Refurbishment of areas within lower
floors of the Lutyens
and Wontner-Smith wings



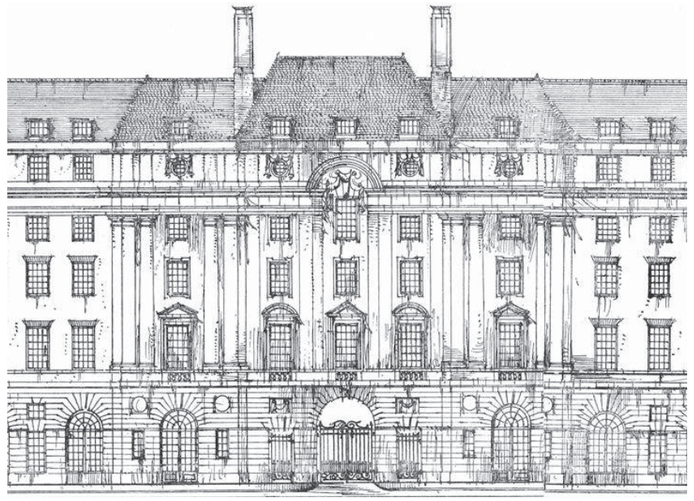
Block plan illustrating the construction phasing of Tavistock House

Site Analysis

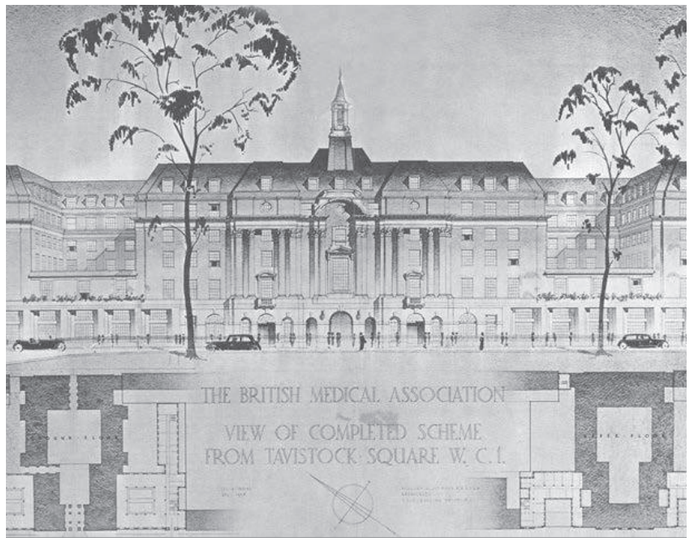
The Evolution of Tavistock House



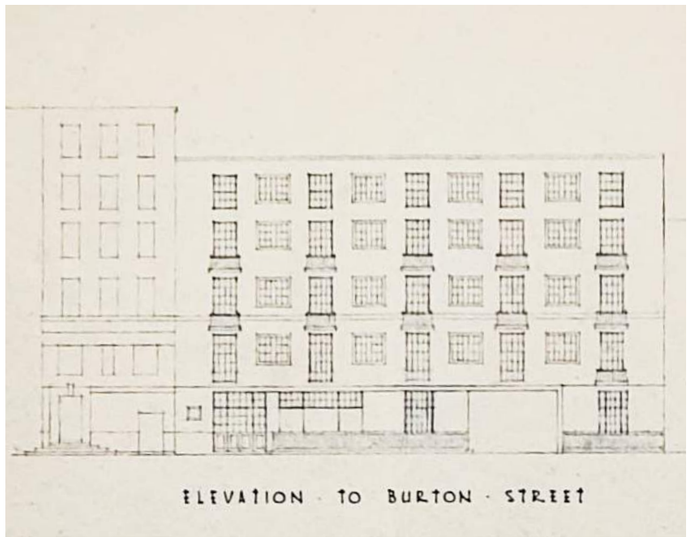
① Lutyens' sketch as he envisaged the courtyard elevation



② Wontner-Smith's Tavistock Square Facade proposal

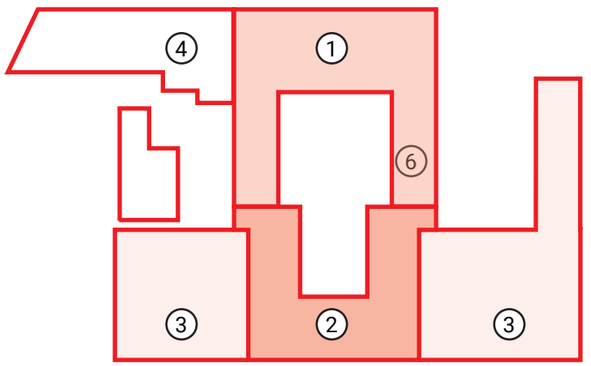


③ Douglas Wood's conception of the extended facade



④ Douglas Wood's drawing for Tavistock House East extension

⑥ HOK's 2006 refurbishment



Block plan illustrating the construction phasing of Tavistock House

Site Analysis

The Evolution of Tavistock House

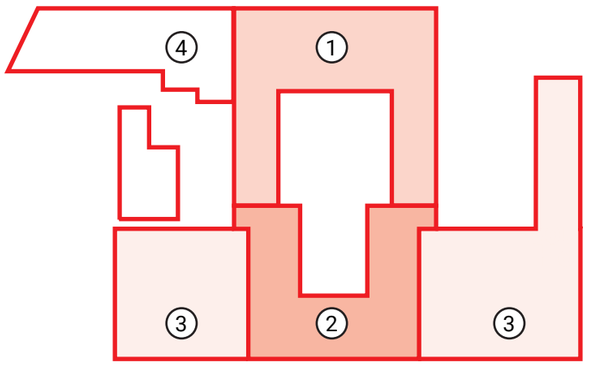
① Lutyens' courtyard archive photograph

② Wontner-Smith's completed courtyard facade

③ Douglas Wood's Extended Tavistock Square facade

WWII Bomb Damage Map

④ Douglas Wood's Burton Street Extension



Block plan illustrating the construction phasing of Tavistock House

Site Analysis

Brief History of the Site

Tavistock House had been designed before the war by Sir Edwin Lutyens for the Theosophical Society.

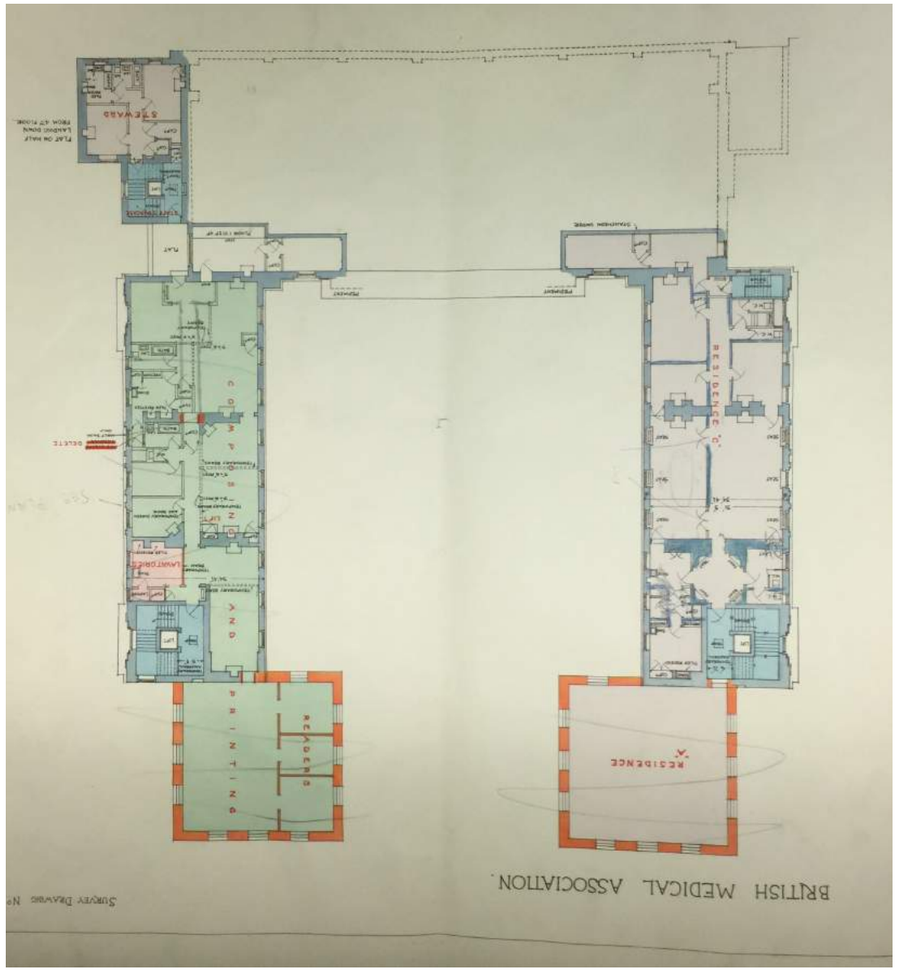
Over 40 years, several different architects including Cyril Wontner Smith, Douglas Wood and HOK added to the BMA house.

The original design of the building includes offices for the Theosophical Publishing House, the Great Hall, other office space, residential suites for members and special rooms on third floor for meditation and devotion. The front of the building contained a library and a Masonic lodge.

Once the BMA occupied the building, the main hall and the two double height rooms in the north and south wings were kept. The flats were changed into offices and the meditation rooms were put into a more down to earth use.

Currently, Tavistock House is home to various tenants including the BMA, BMJ, Rayner Essex, and other tenants. Now that the BMA have vacated Level 3 and part of Level 4 and relocated their office space onto Level 5, the floors need to be refurbished to be re-let into the market.

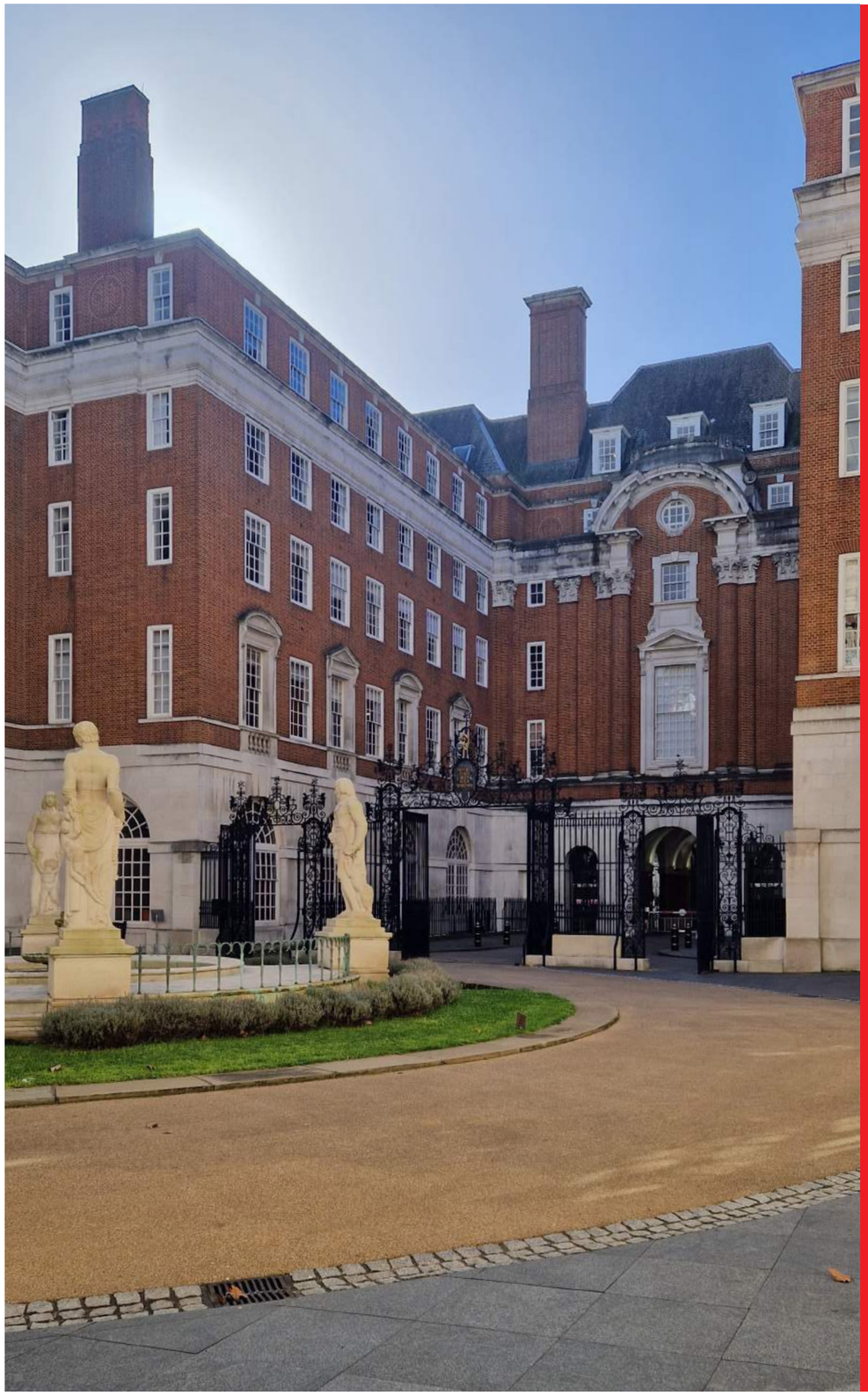
Blocks B,D & E are what currently remain of the original Lutyens Design. The image on the right shows a historic floorplan of Blocks B and E. The current floorplan has been modified over the years and our proposal is to create a more open office environment while retaining the chimney breasts while creating historic features to reflect on the historic Lutyens design.



Sir Edwin Lutyens Block E Level 4 Plan, 1923 (rotated to reflect JRA drawings orientation). Courtesy of BMA Archives.

Photograph by Herbert Felton, Red Lion, WC1

Historical photo of the courtyard from London Picture Archive



03

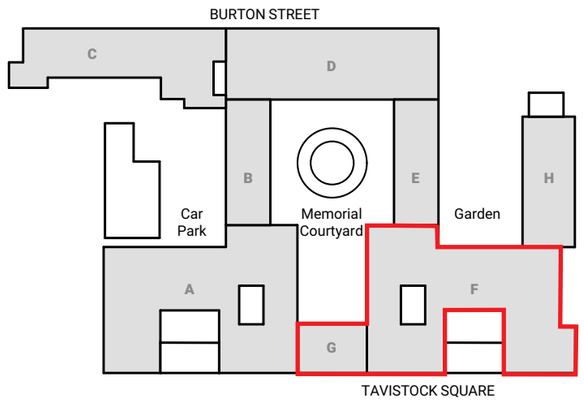
PROPOSALS

Proposals
Strategic Overview

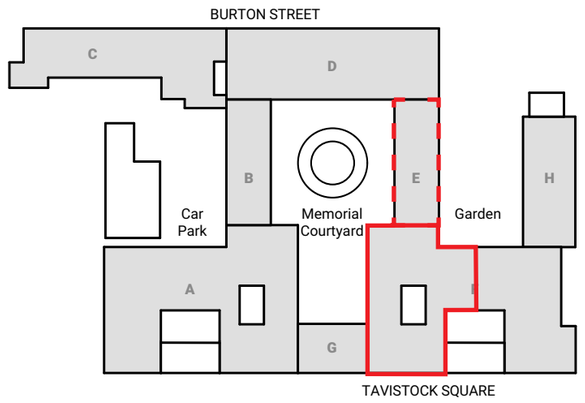
The key objectives of the office refurbishment works are:

- Refurbish Level 3 of Block F&G and Level 4 of Blocks E&F, remediating latent building defects.
- Provide new efficient building services and plant for the new offices.
- Target BCO 2019 compliant standards for the office refurbishment.

The object of this specific DAS is the refurbishment of L3 & 4 Blocks F&G. Please refer to our separate DAS for the refubishment of L3 Block E.



Block Plan: Level 3 Scope of Area



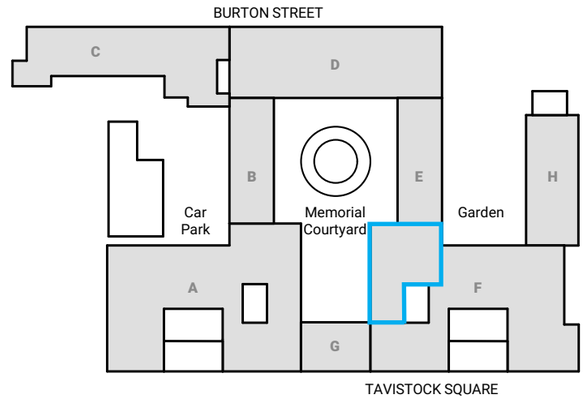
Block Plan: Level 4 Scope of Area

Key

Area of Scope

Refer to Block E DAS

Attic Space

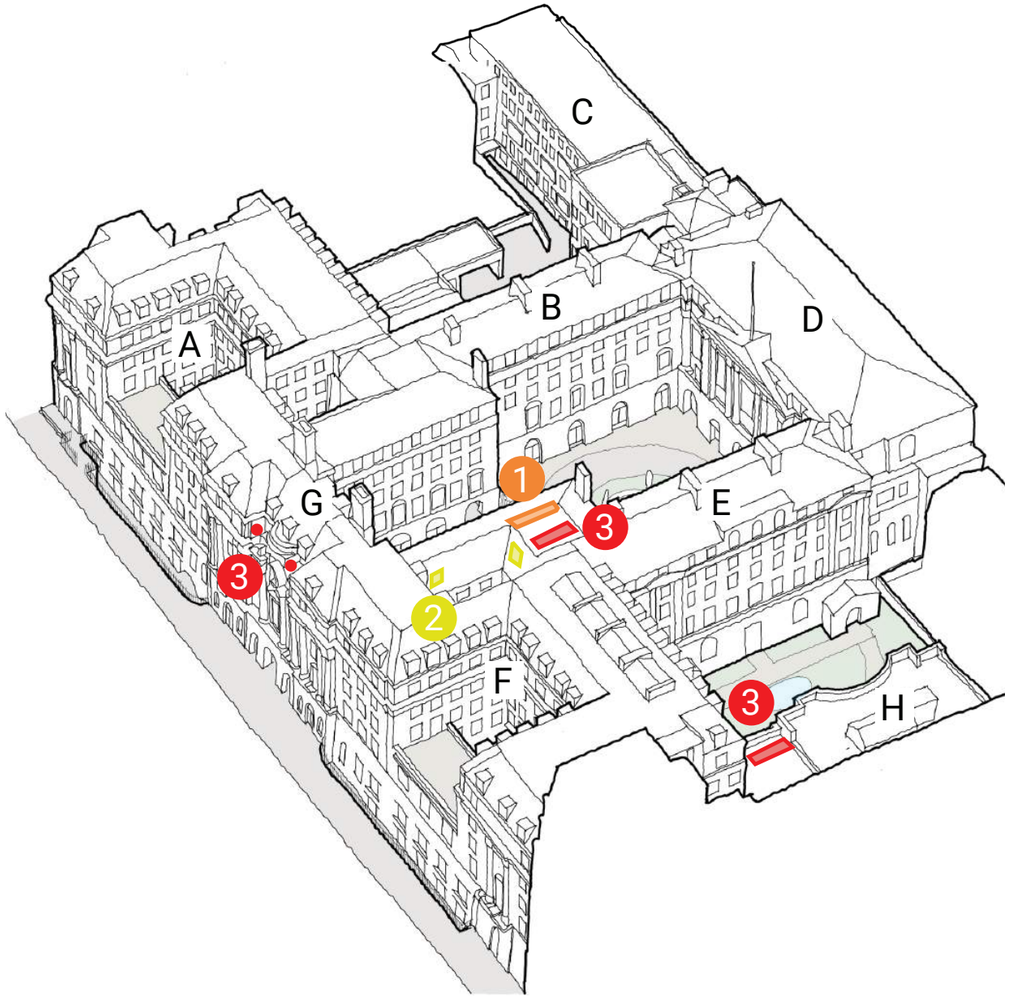


Block Plan: Level 5 and Roof Scope of Area

Proposals
Summary

L3 & 4 Blocks F&G Refurbishment

- Removal of modern office partitions, suspended ceilings and any other modern office fittings
- Provision of mechanical ventilation
- Improvement of the thermal performance with the provision of secondary glazing and attic insulation
- Celebration of the few remaining historic features believed being original Wontner Smith and Wood design elements, these mainly being cornices and window sill boards.
- Original fire doors will be inspected and retained if their fire performance is adequate.
- Removal of certain walls aimed at improving the circulation
- Improvement of the fire strategy
- Provision of new plant in the Block F attic and on Blocks F, G, H roof

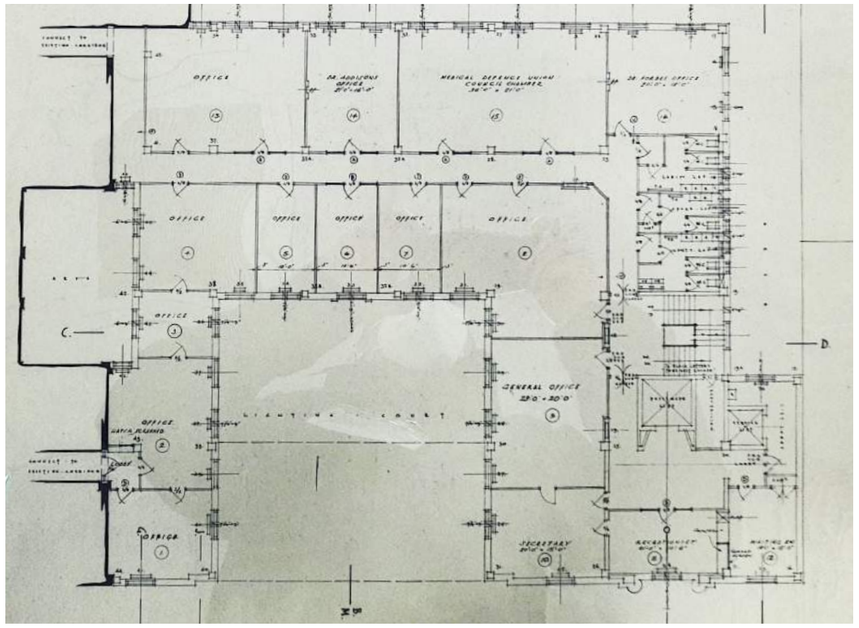


New Attic & Roof Plant

1. New internal AHU in Block F attic
2. New louvres dormers in Block F lightwell to serve the new AHU
3. New condensers split across Block F, Block G, and Block H roof.

Proposals - Context

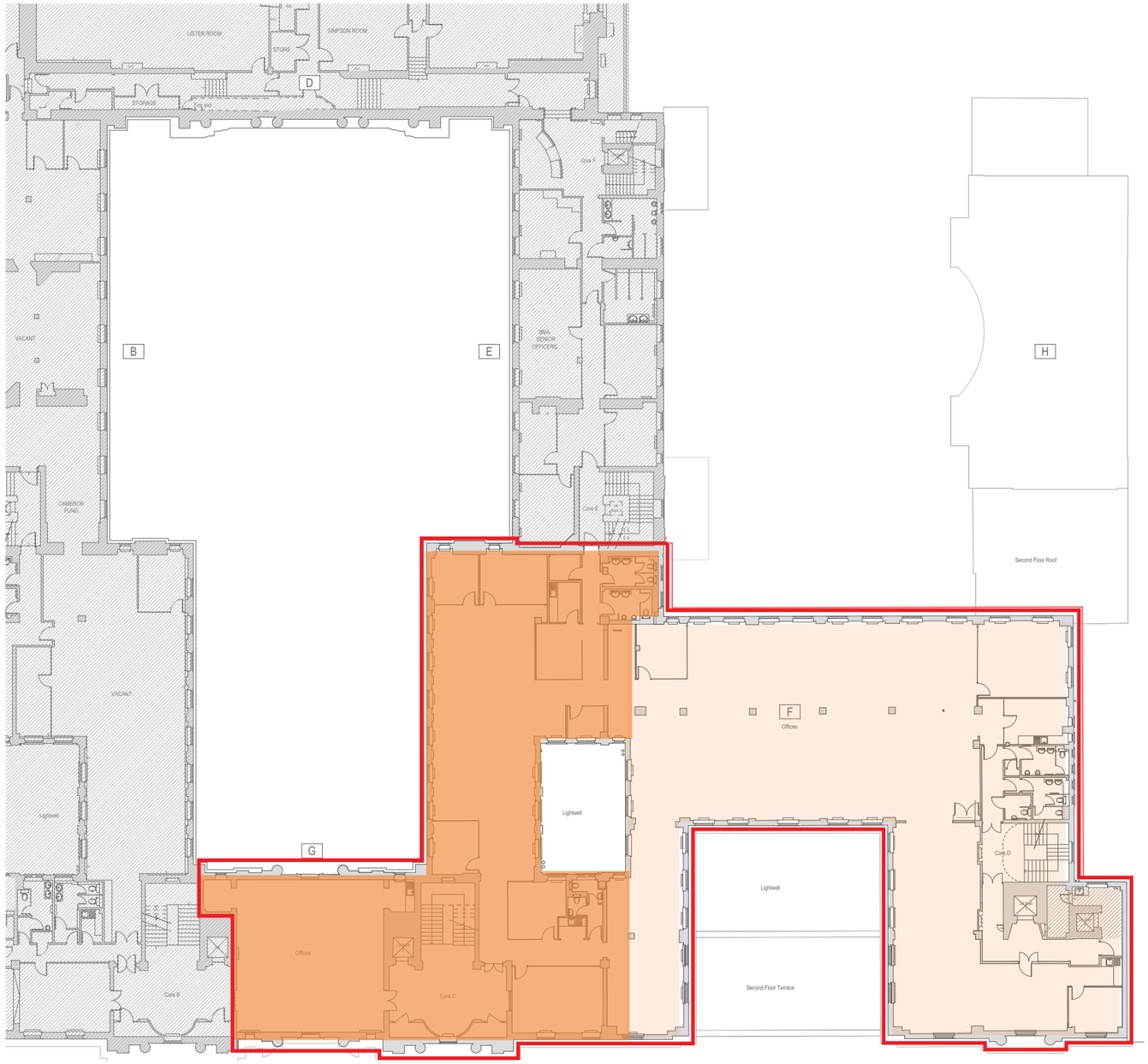
Level 3 Existing Condition - Phasing



D. Wood Level 3 Block F Floor Plan

Key

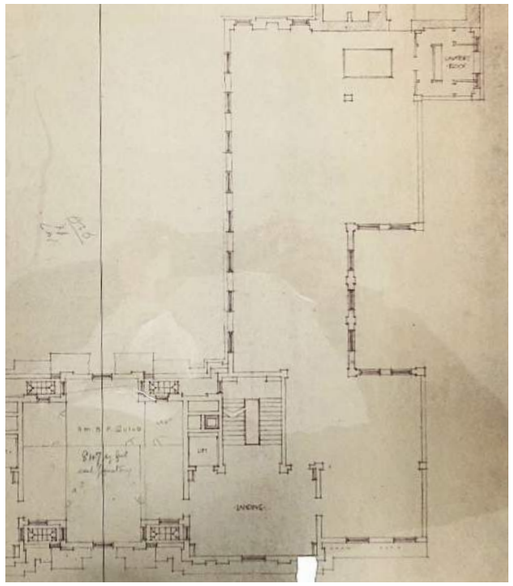
- Area of Scope
- Phase 1: Lutyens c. 1913-25
- Phase 2: Wontner Smith c. 1928-29
- Phase 3: Douglas Wood c. 1938-50



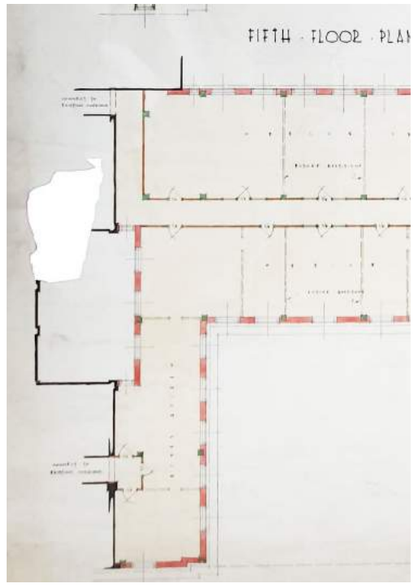
Existing Level 3 Floor Plan - Scope of Work: Block F&G

Proposals - Context

Level 4 Existing Condition - Phasing



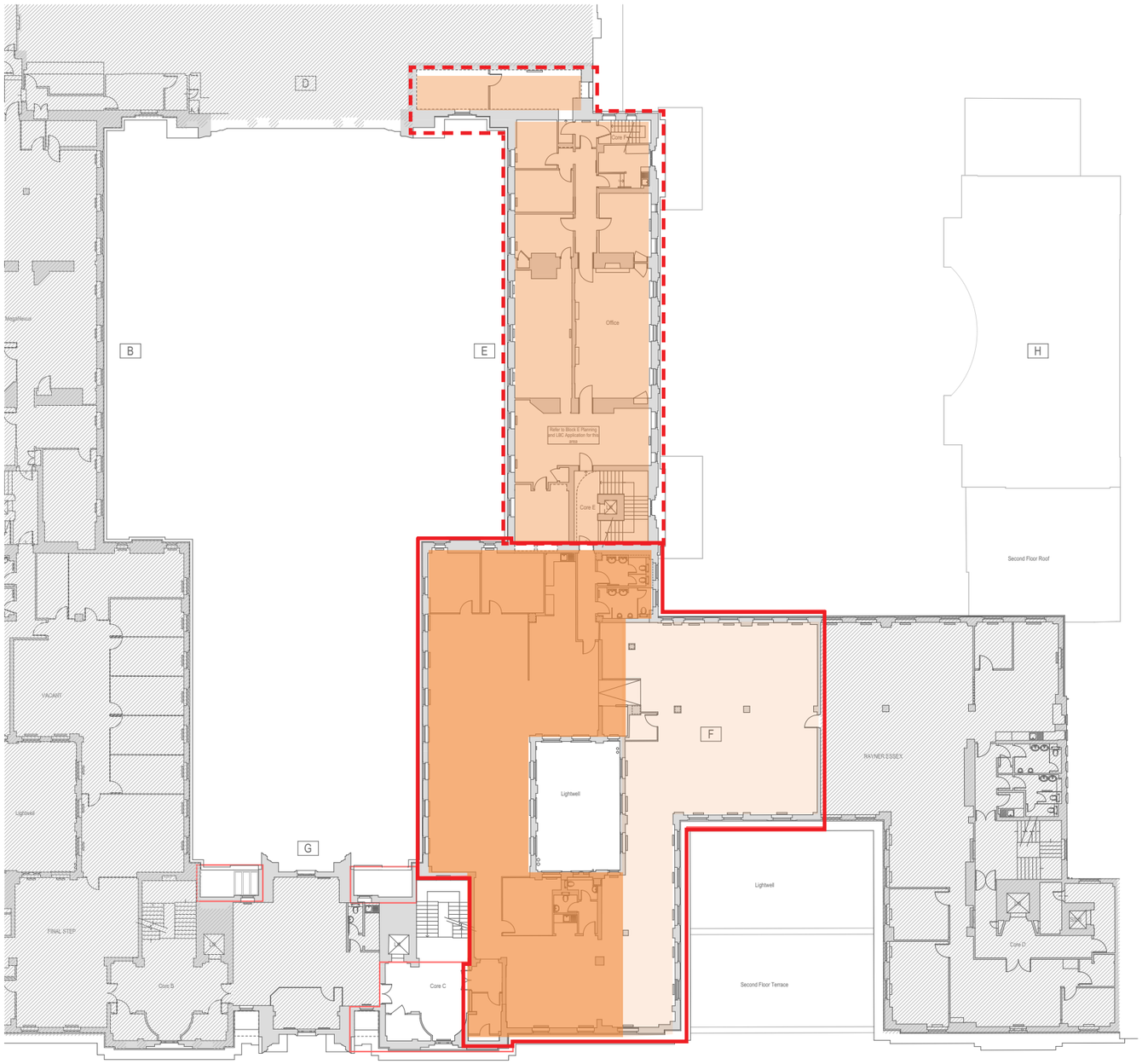
C. Wontner Smith, Block F&G Level 4 Floor Plan



D. Wood, Level 4 Block F Floor Plan

Key

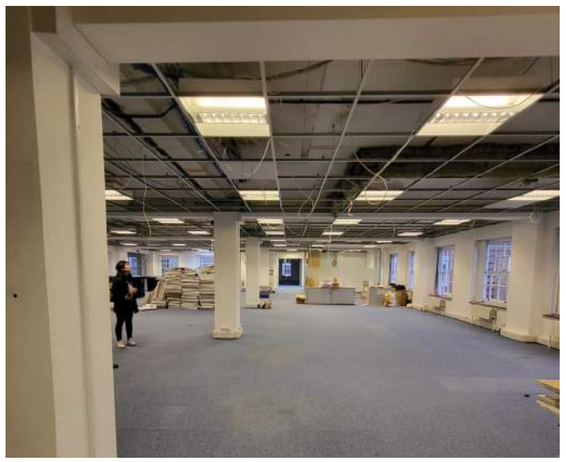
- Area of Scope
- Refer to Block E DAS
- Phase 1: Lutyens c. 1913-25
- Phase 2: Wontner Smith c. 1928-29
- Phase 3: Douglas Wood c. 1938-50



Existing Level 4 Floor Plan - Scope of Work: Block F&G

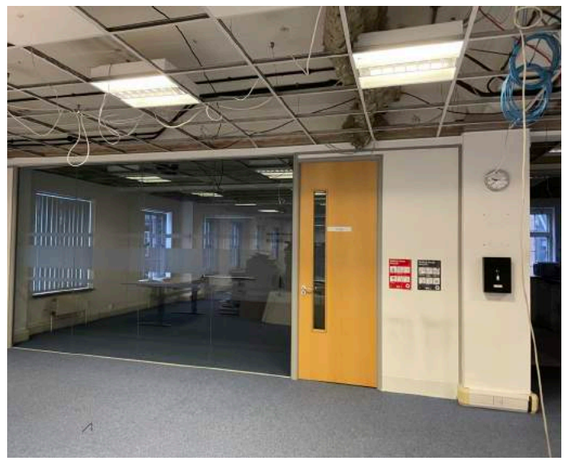
Proposals - Context

Level 3 Existing Condition - Block F&G



1. Block F open plan

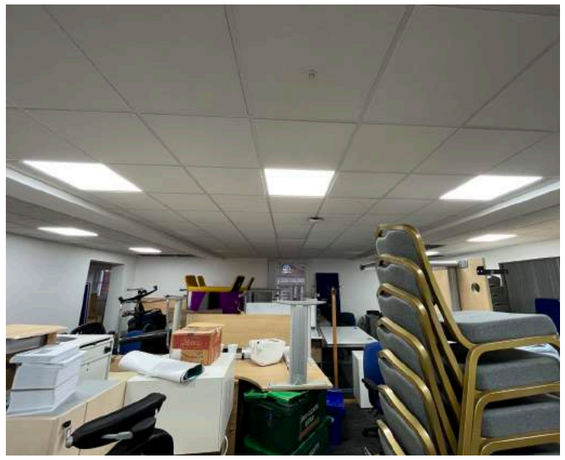
2. Block F exposed soffit visible through the stripped out grid ceiling



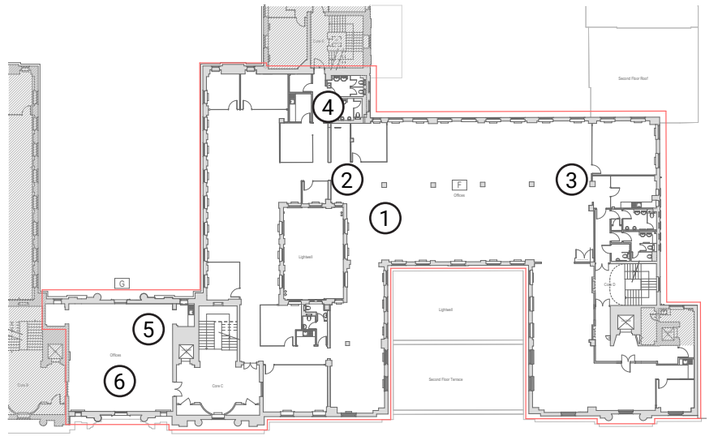
3. Block F meeting rooms

4. Block F kitchenette

5. Block G roof leaks



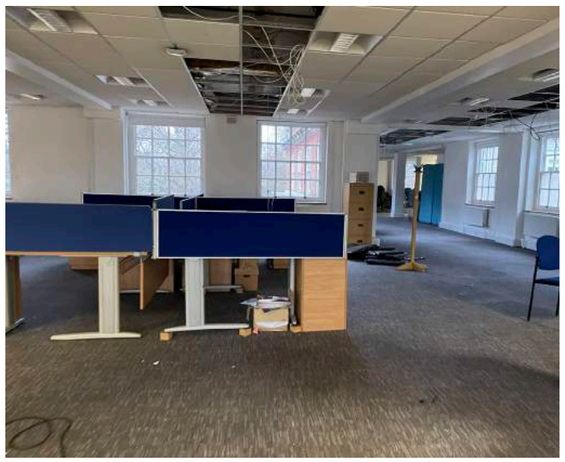
6. Block G open space



Level 3 Block F Key Plan

Proposals - Context

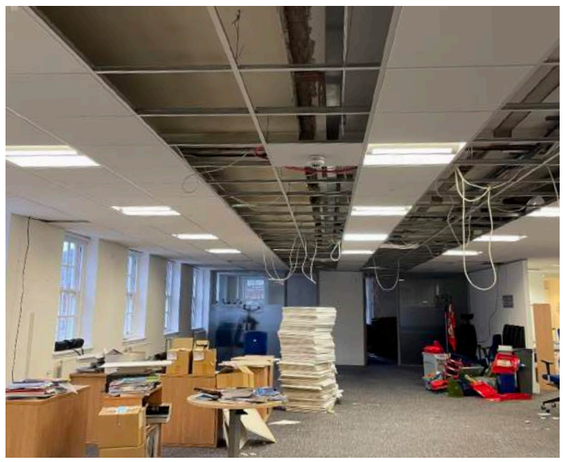
Level 4 Existing Condition - Block F



1.Office open plan

2. Typical internal facade

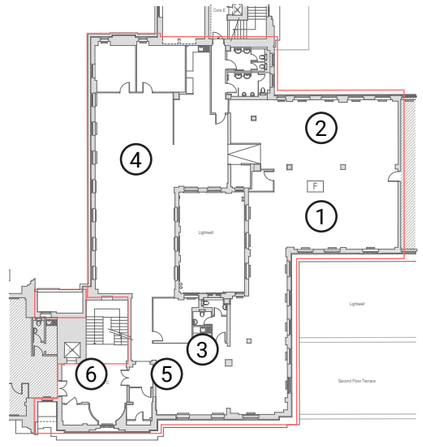
3. Kitchenette



4. Office open plan

5. Tenant lobby and fire door leading to stair C lobby

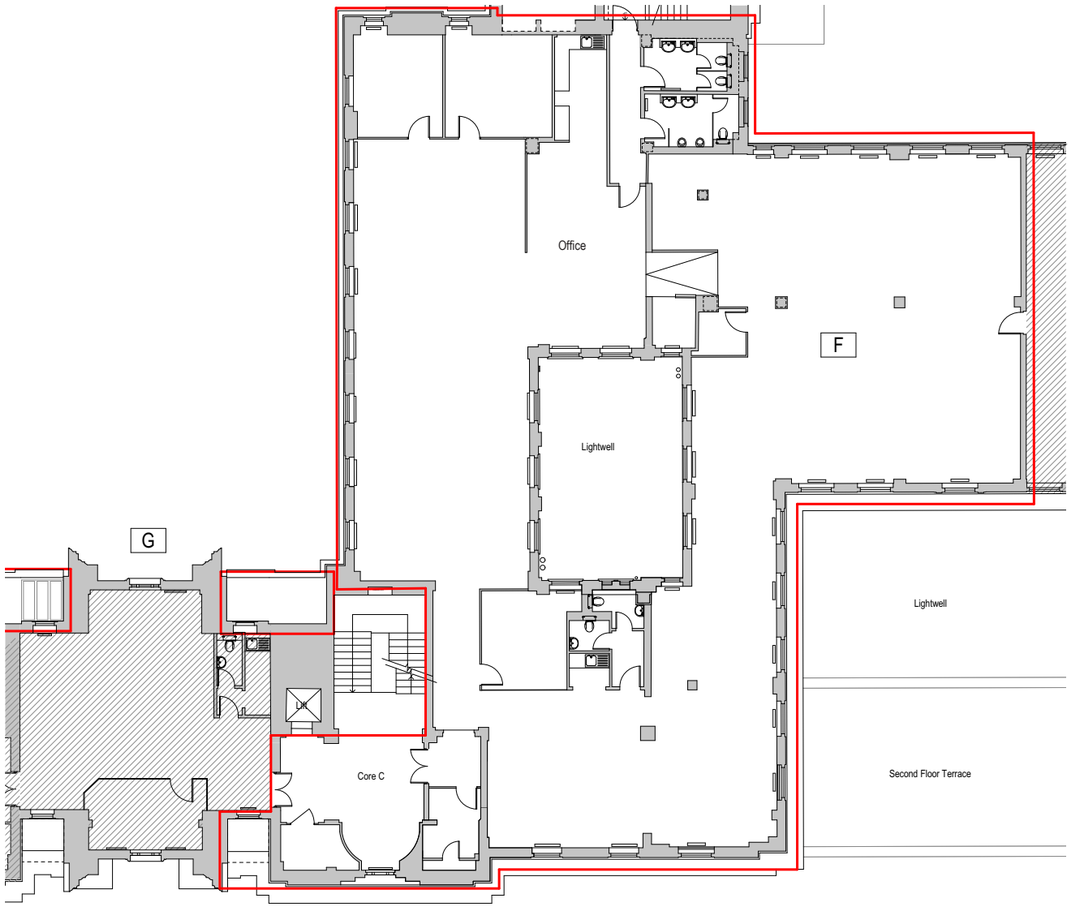
6. Stair C lobby



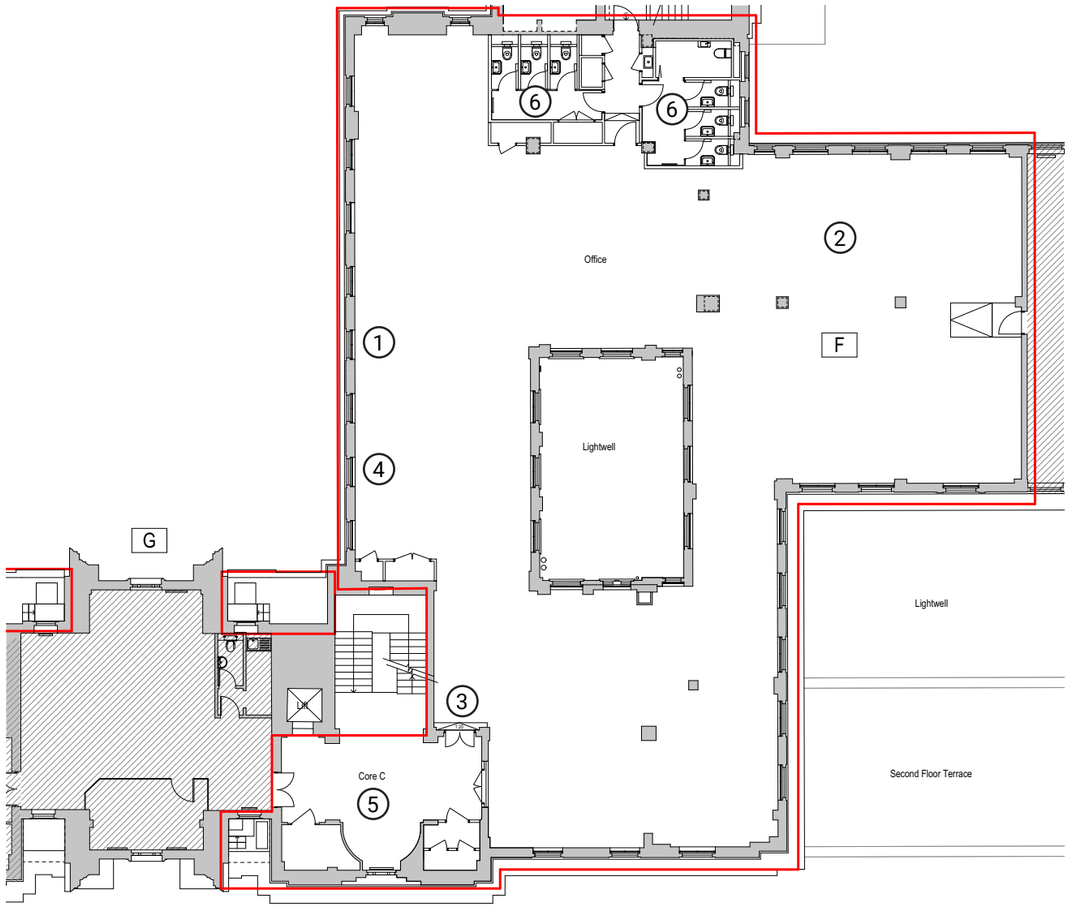
Level 4 Block F Key Plan

Proposals

Scope Summary - Office Spaces



Existing Level 4 Block F Floor Plan



Proposed Level 4 Block F Floor Plan

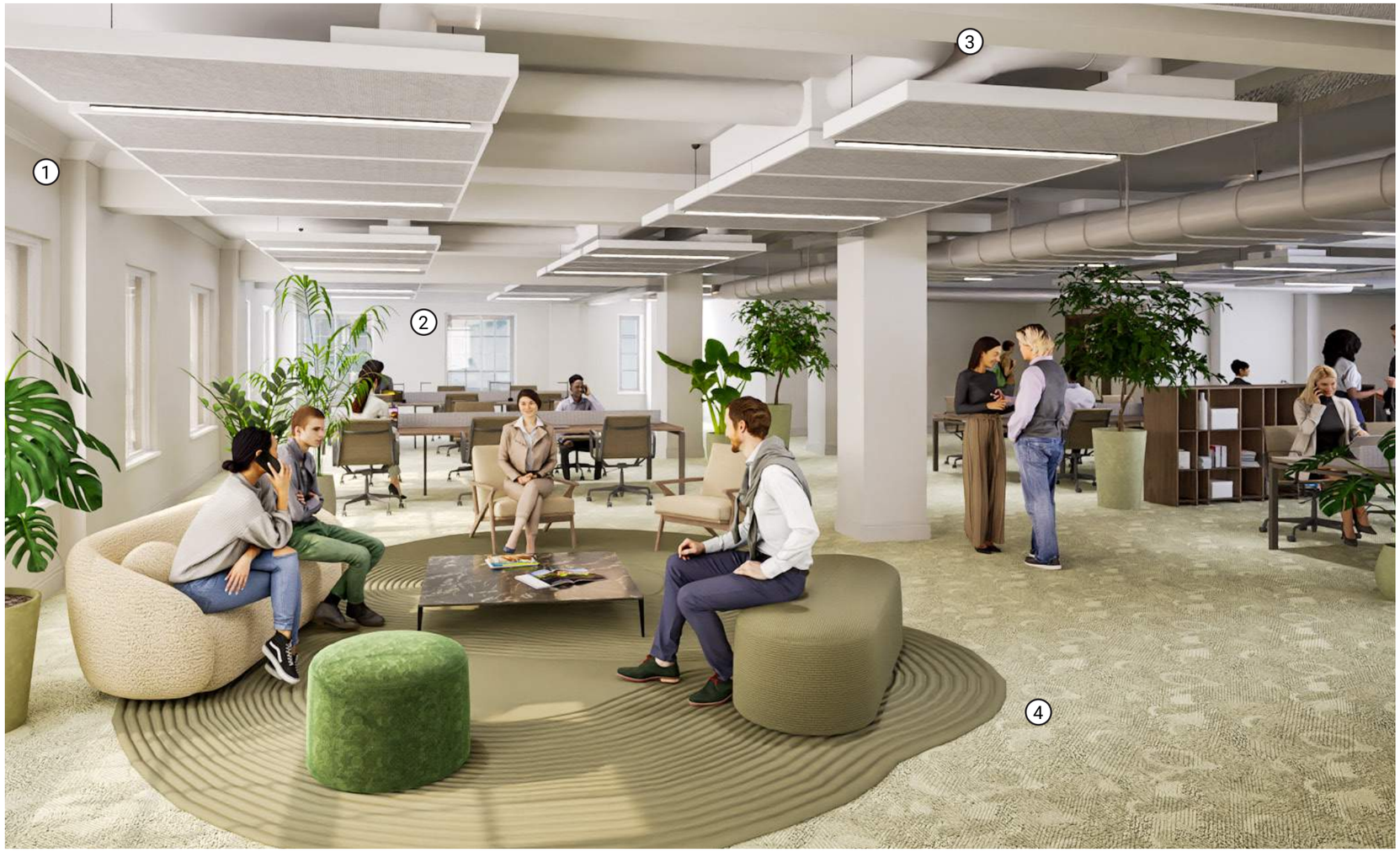
Key:

1. Introduction of secondary glazing and solar film to primary glazing to improve the thermal and acoustic performance of the windows. The attic at L5 is also going to be thermally insulated.
2. Introduction of mechanical ventilation with fan coil units concealed above architectural ceiling rafts
3. Inspection of existing fire rated doors and refurbishment where possible.
4. Celebration of historic building features believed being original design elements, including, cornices, window sills
5. Modification of the stair lobby layout to reflect the original Lutyens plan.
6. Creation of new unisex WCs.

Proposals

L3 & L4 Block F & G Look and Feel

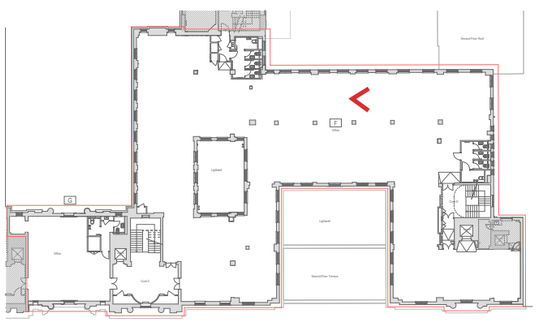
Existing Photo



Proposed look and feel of the typical open plan space

Proposed key interventions:

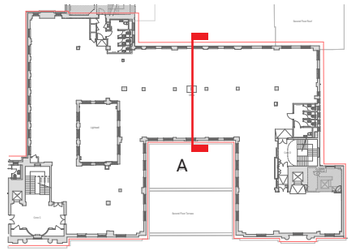
1. Celebration of historic ceiling and cornices believed to be original design features.
2. Introduction of secondary glazing and solar film to primary glazing to improve the thermal and acoustic performance of the windows.
3. Introduction of mechanical ventilation with fan coil units concealed above suspended metal ceiling rafts.
4. Proposed raised access floor, subject to existing floor void depth to be determined post strip-out. Floor finish is shown for presentation purpose only.



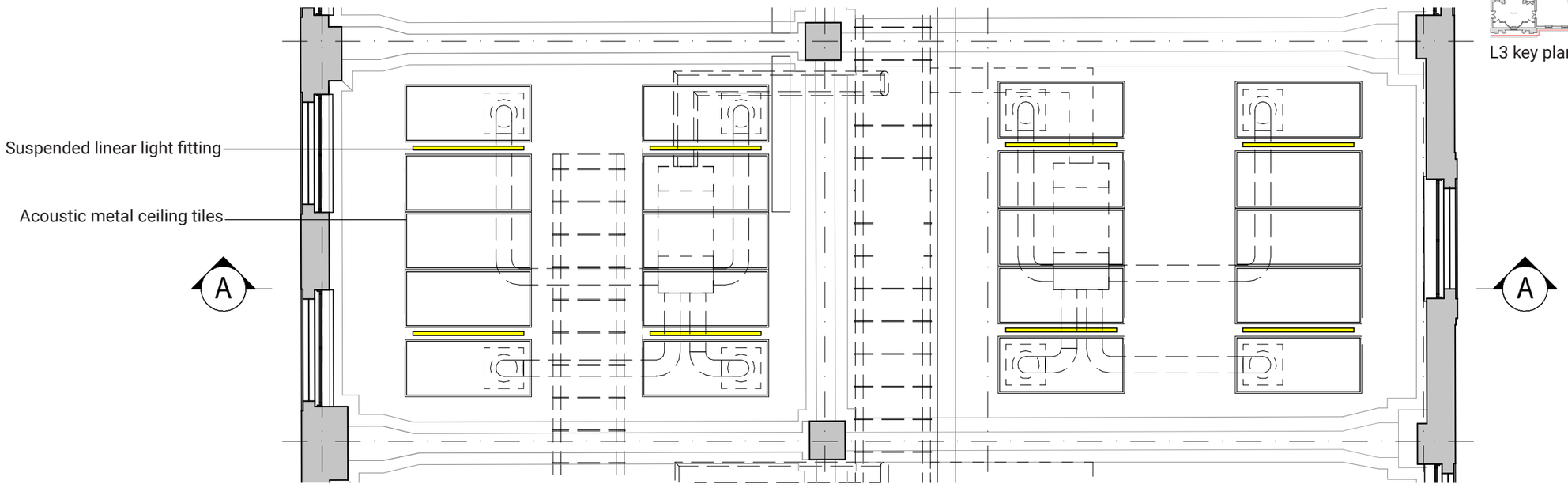
Level 3 Block F Key Plan

Proposals

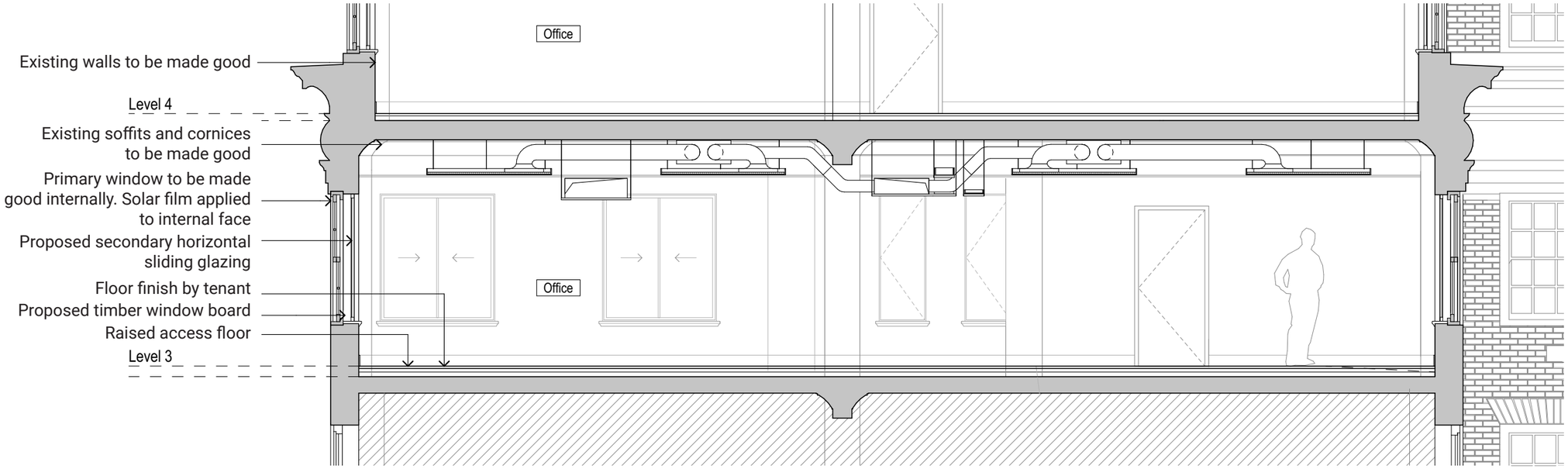
L3 & L4 Block F Proposed Section and Ceiling Design



L3 key plan



Typical Bay - Reflected Ceiling Plan

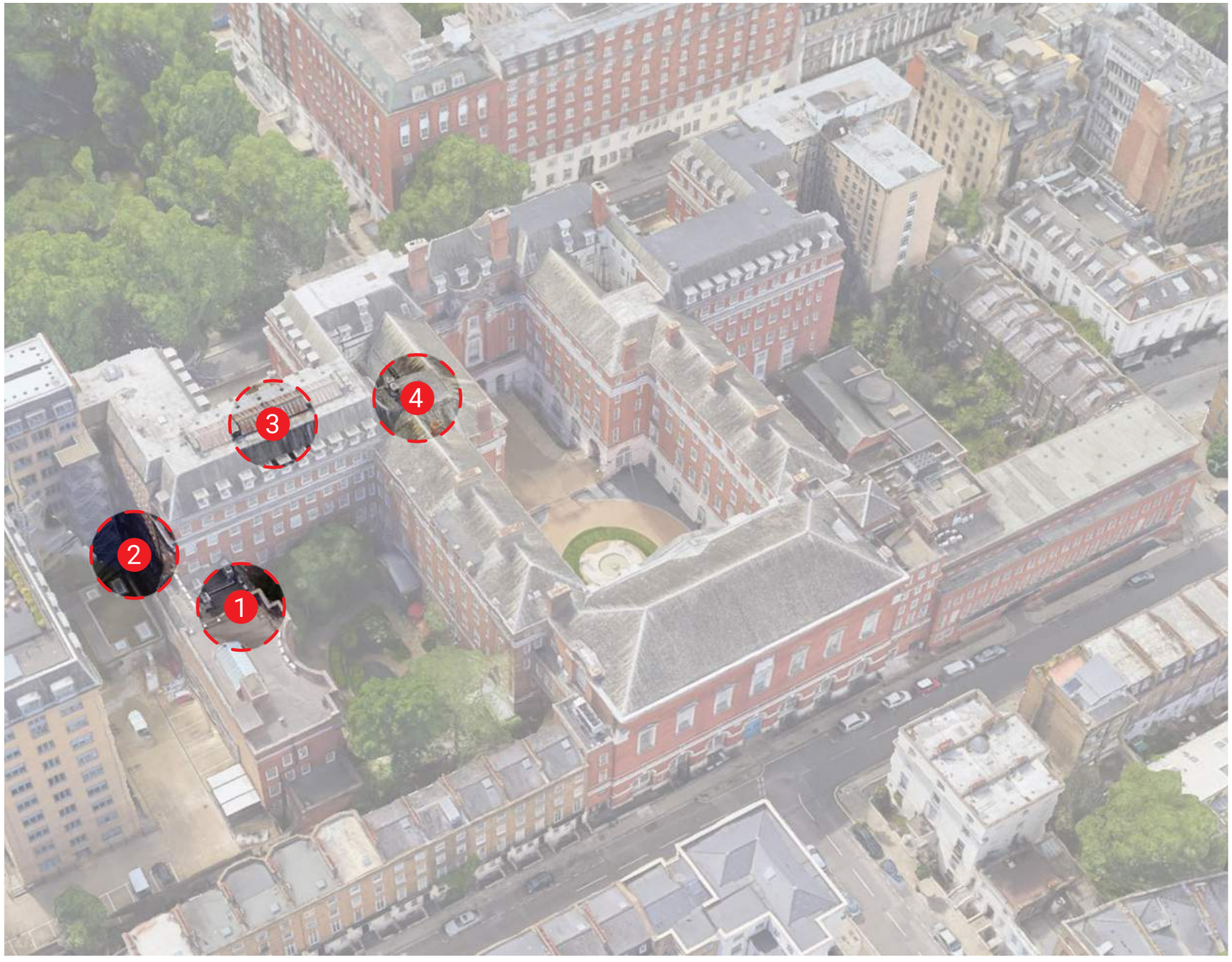


Cross Section A-A

Proposals - New Plant
Location

The design team looked at various locations for the new plant, which is required for the Level 3 and level 4 refurbishment. Four potential plant locations were considered and explored. The new plant consists of a new AHU and condensers.

The condensers proposed at the L4 Block G terraces, not indicated here, are small units concealed behind the terraces parapets.



Google Earth Bird’s eye view showing the explored locations for the new plant in the south wing of Tavistock House.

Proposals - New Plant
AHU Location Study

The following are the four locations, which were explored for the new plant.

Option 1: The easiest location to serve Levels 3&4 would have been on the rooftop of Block H. However, this choice would be visible from the courtyard and necessitate an acoustic shroud. Additionally, it is in close proximity to neighboring buildings.

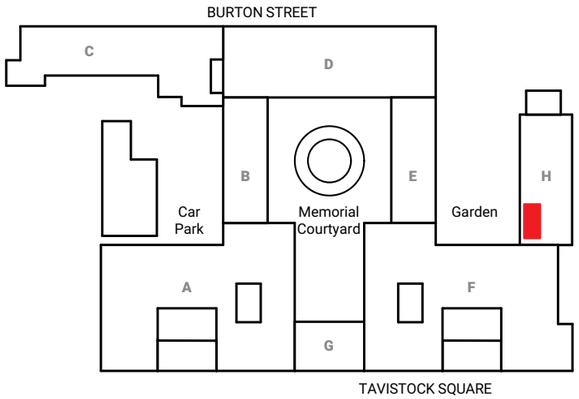
Option 2: Another possibility is a small plant space situated between the neighboring buildings. Although access to this area is difficult, it is not impossible. This option could still be considered for external condensers if our preferred choice is not feasible.

Option 3: The Attic of Block F offers ample space but would require the creation of a new riser through the recently fitted out Level 5 tenancy. Due to this requirement, it has been ruled out as a viable option.

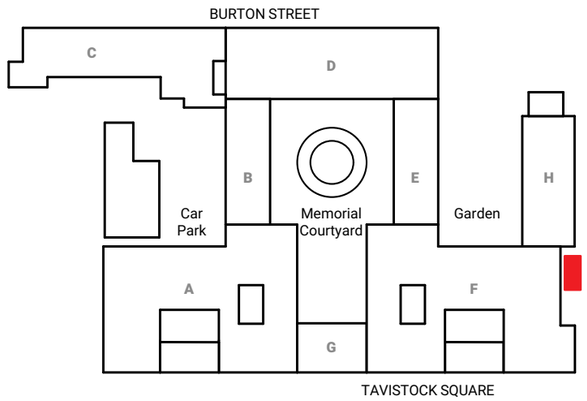
Option 4: Alternatively, the Attic of Block F, adjacent to the south wing lightwell, could be considered.

Key

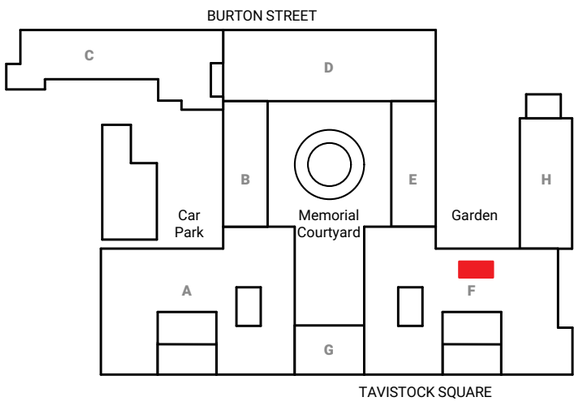
Proposed AHU Location



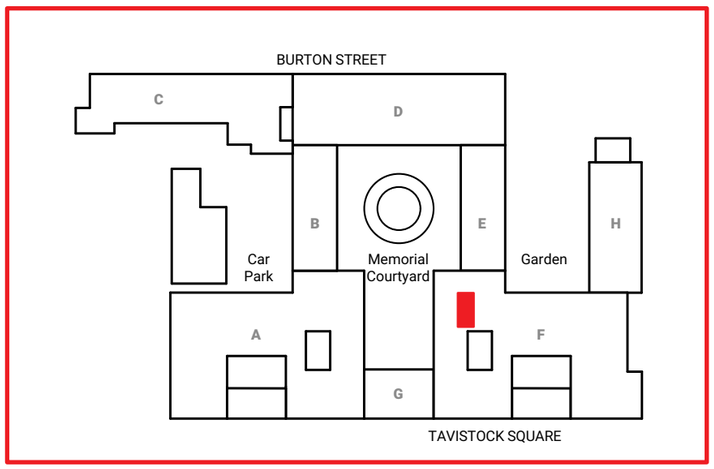
Option 1: Block H Roof



Option 2: In between Block F and Neighbouring Building



Option 3: Block F Attic



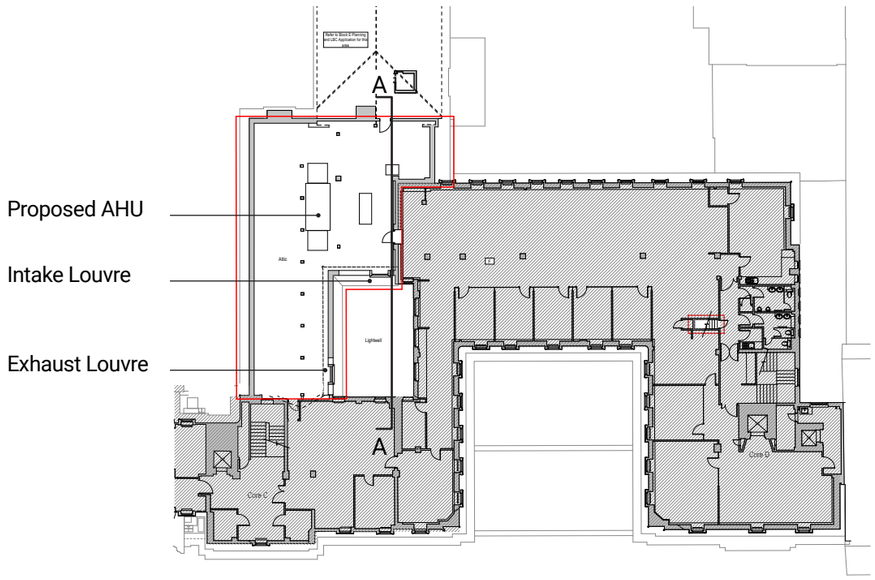
Option 4: Block F Attic next to South-Wing Lightwell

Proposals - New Plant

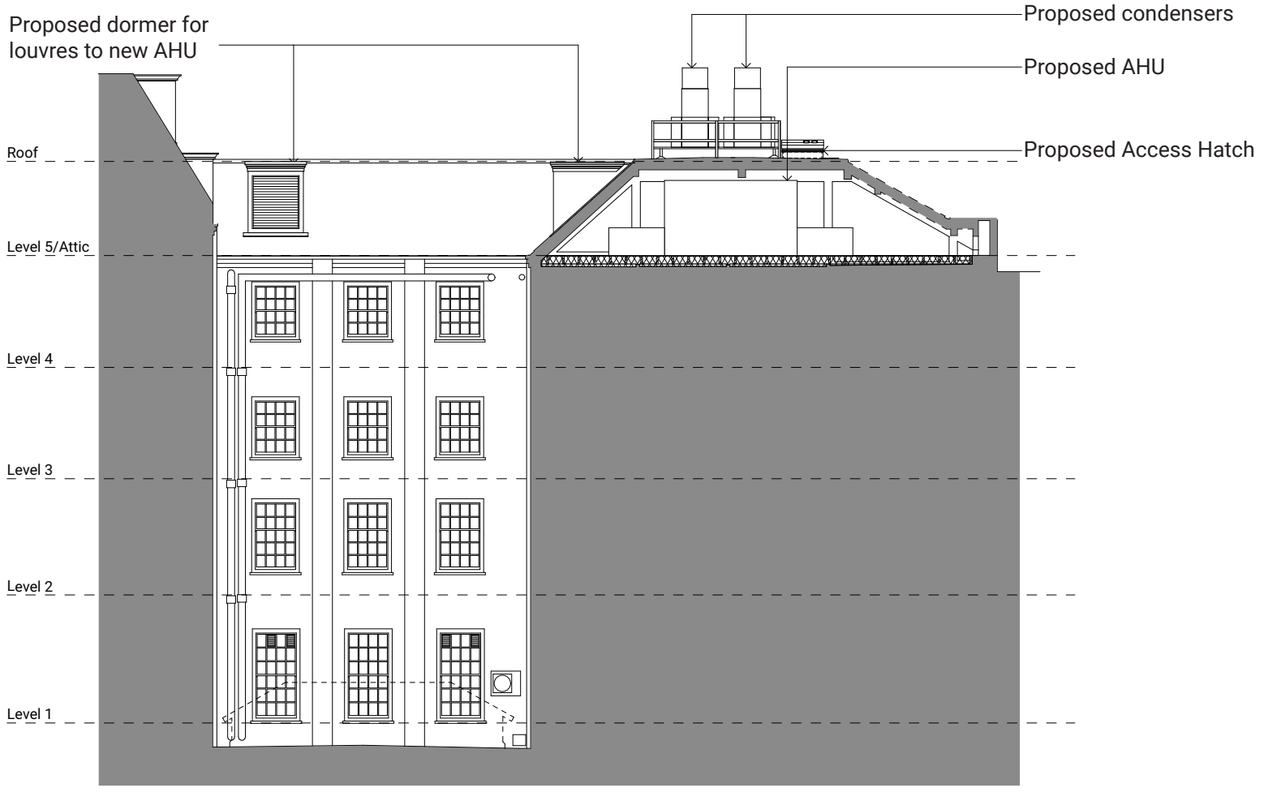
AHU Location Study

Preferred New Plant Location

Option 4 is the preferred new plant location. It is an attic space at L5 Block F and has existing water tanks that can be relocated and would serve Level 3 and 4 in this best way possible. This location would be internal and would require 2 louvers that open into the internal lightwell which would only be seen from internal tenants. The design team believe this is the least intrusive location for the AHU as it is internal and would not be altering the exterior bar the two new louvers in the internal lightwell.



Option 4: New AHU location in Block F Attic



Section AA: Showing the AHU and the new dormer louvres at Block F attic level (fifth floor).

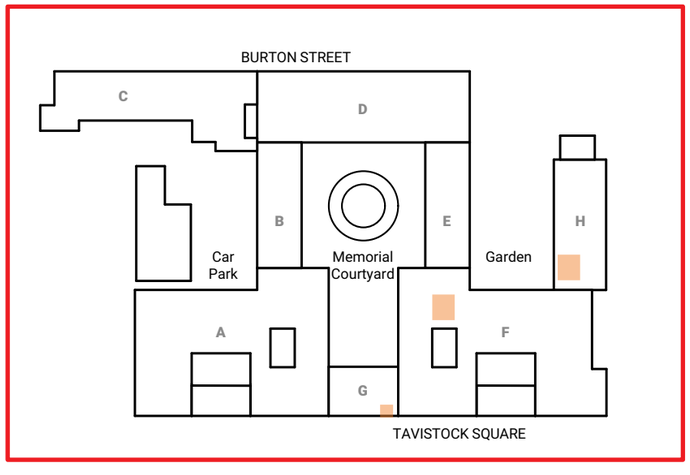
Proposals - New Plant
Condensers Location Study

The following are the three possible locations, which were explored for the new condensers.

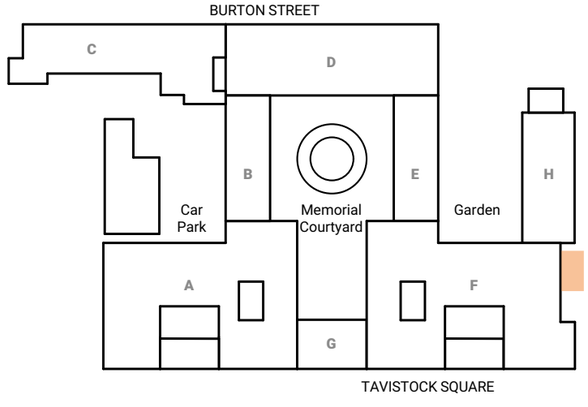
Option 1: Condensers split between Block H roof and Block F roof.

Option 2: Condensers in between Block F and Neighbour's Building

Option 3: All condensers on Block F roof.



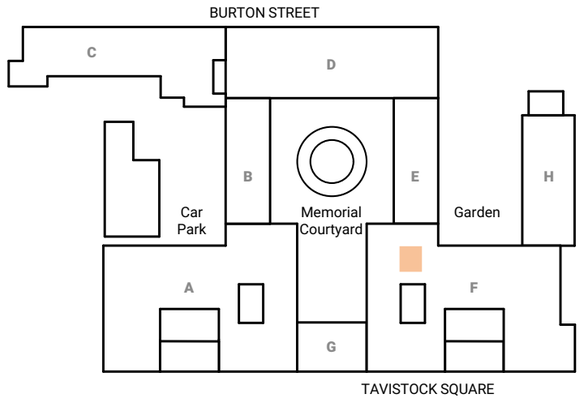
Option 1: Block F and H roof.



Option 2: In-between Block F and Neighbour's Building

Key

New Condensers Location



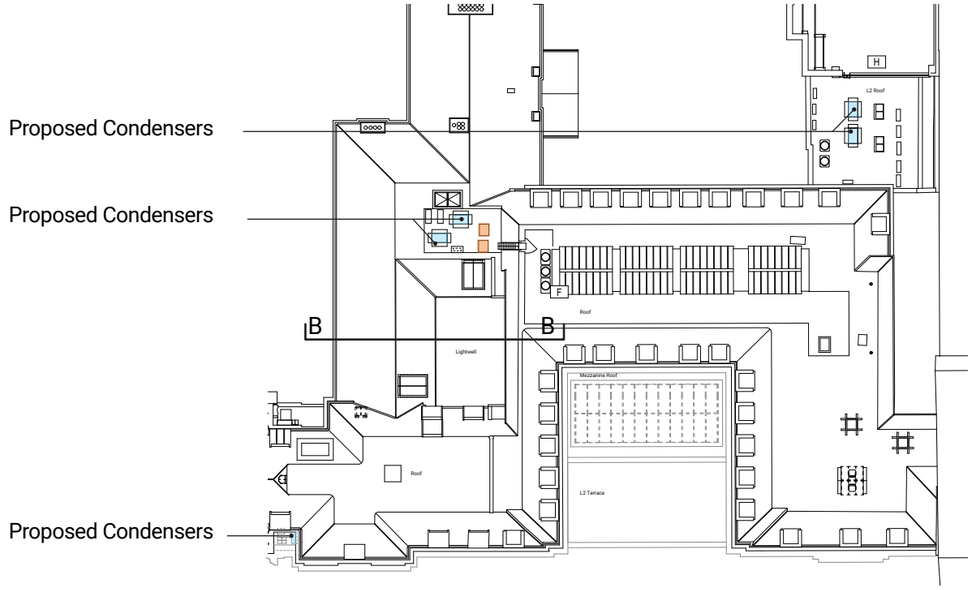
Option 3: Block F roof

Proposals - New Plant

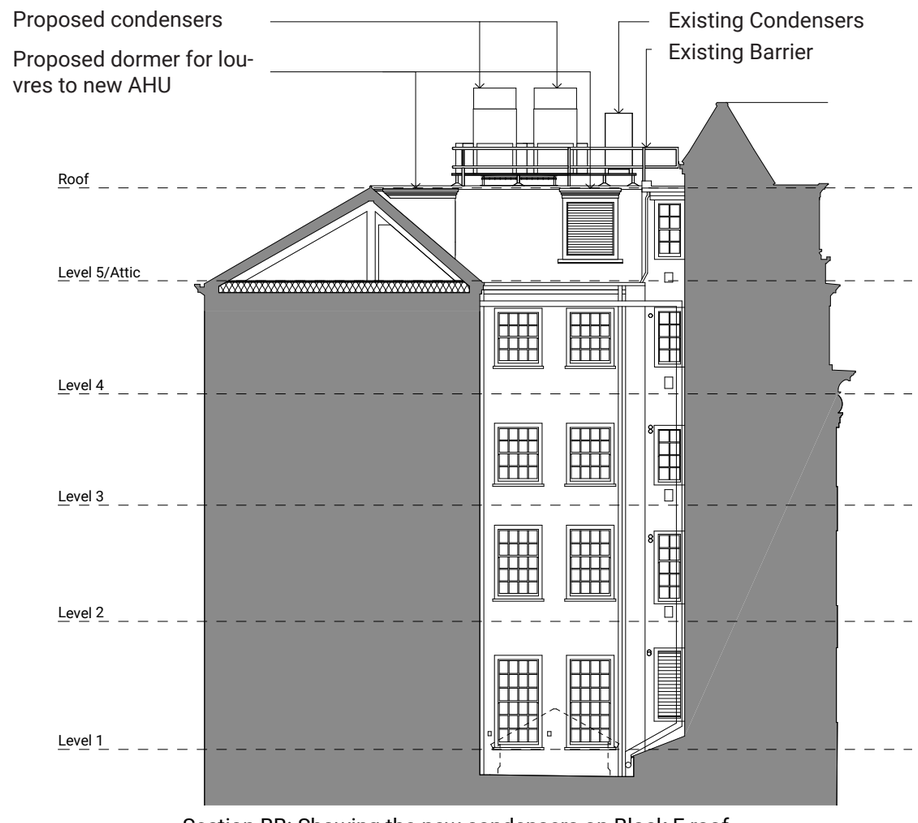
Condensers Location Study

Preferred Condensers Location

The Design Team has concluded that the Block F flat roof above the new AHU location is the most suitable location to place the new condensers to service Level 3 and 4 offices.



Proposed Roof Plan: Showing new condensers location



Section BB: Showing the new condensers on Block F roof.

Key

Existing Condensers Location

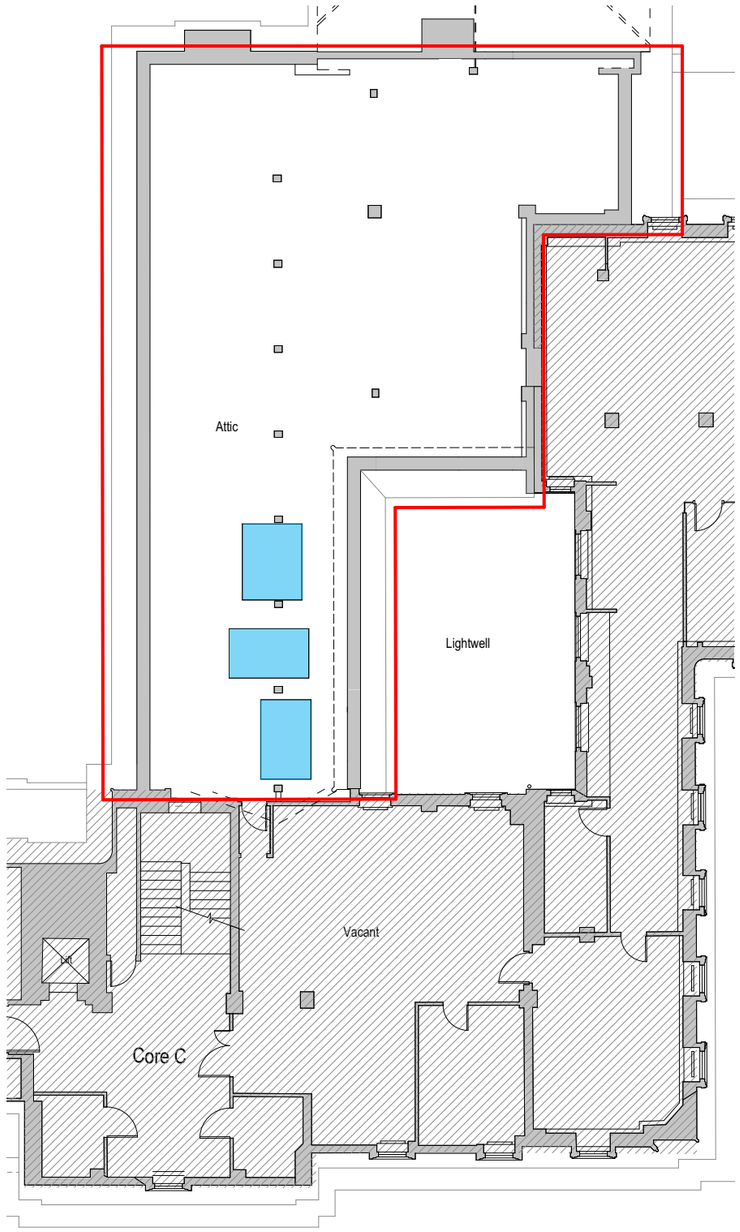
New Condensers Location

Proposals - New Plant

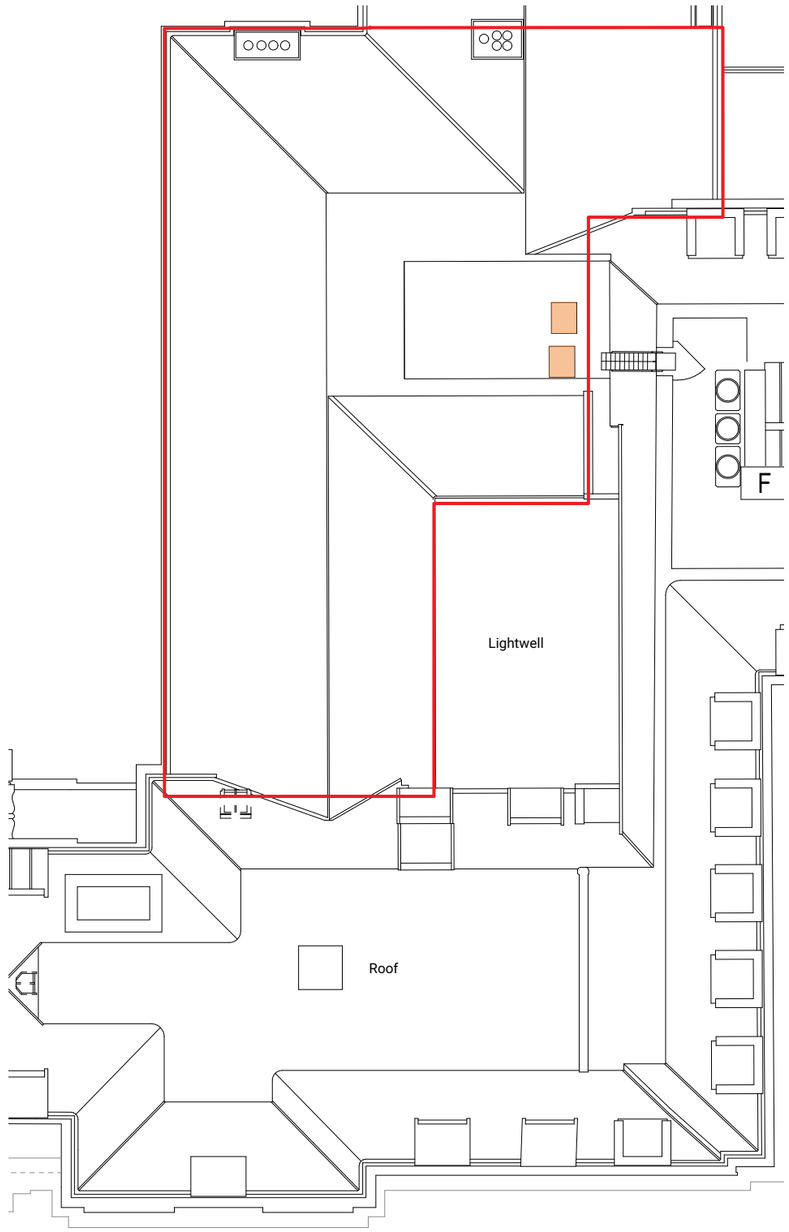
Existing Block F Attic and Roof Plan

Key

- Area of Scope
- Water Tanks
  To be relocated
- Existing Roof Condensers



Existing Level 5 Plan: Showing existing attic Plant (Water Tanks) in Block F



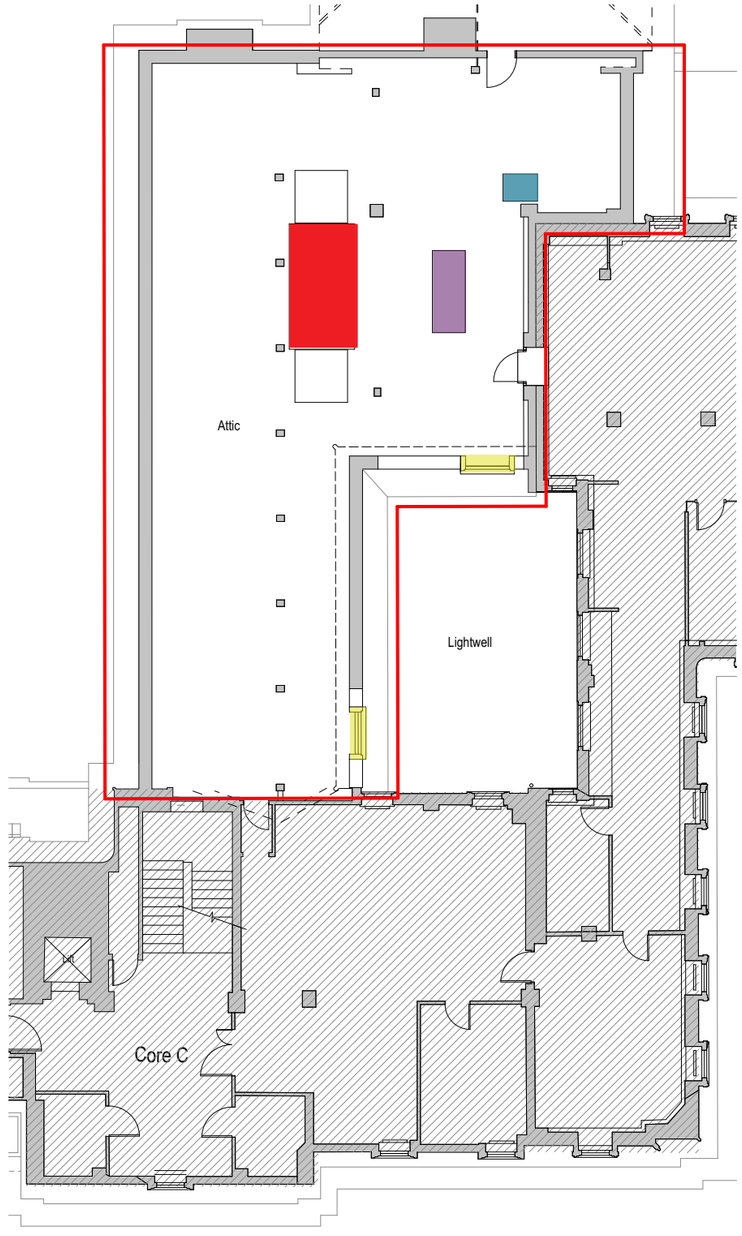
Existing Roof Plan: Showing existing roof condensers

Proposals - New Plant

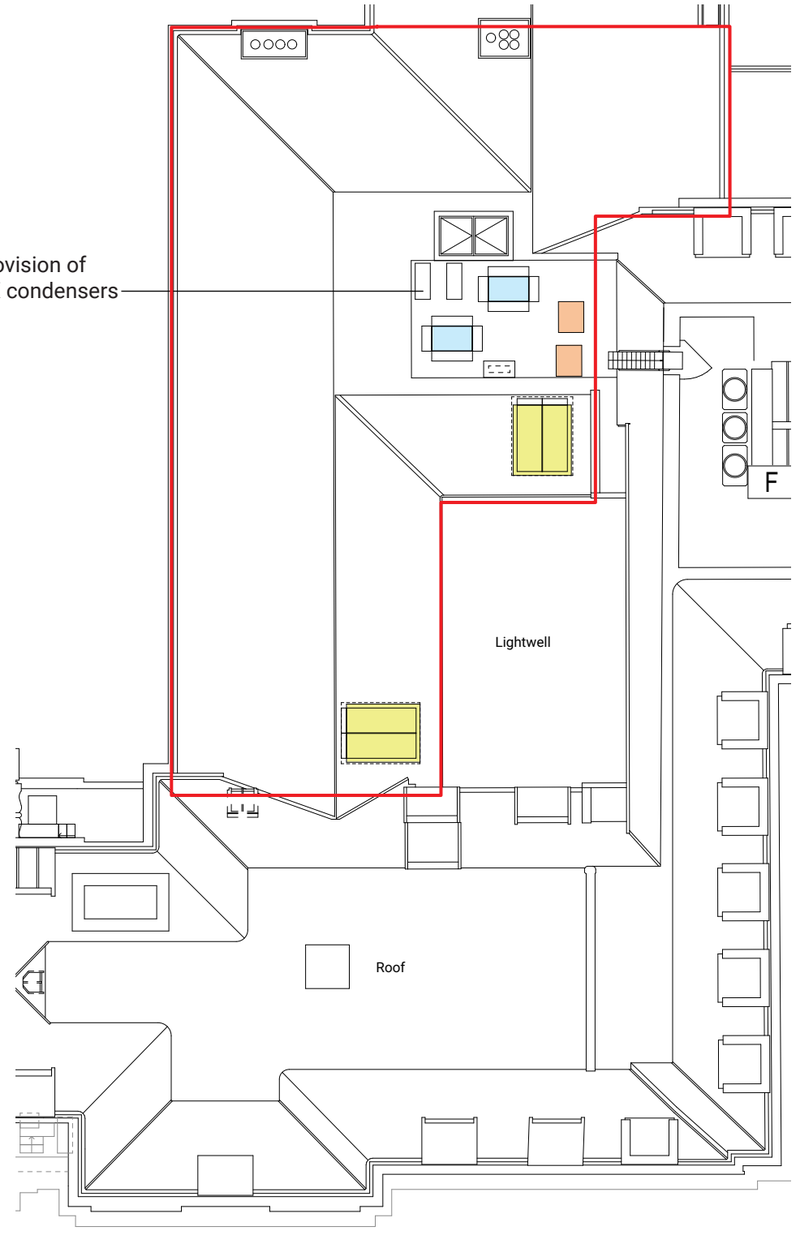
Proposed Block F Attic and Roof Plan

Key

- Area of Scope
- New AHU
- New Dormer Louvres
- New Cold Water Storage Tank
- New Pump Set
- Existing Condensers
- Proposed Condensers



Proposed Level 5 Plan: Showing proposed attic Plant (Water Tanks) in Block F



Proposed Roof Plan: Showing proposed roof condensers

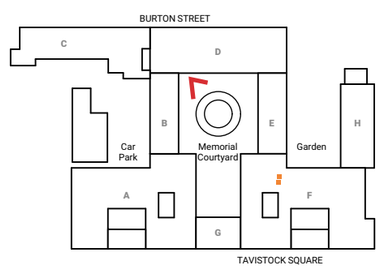
Proposals - New Plant

Existing and Proposed Condensers Courtyard Views

Existing view from Courtyard at ground level looking towards the existing condensers on Block F.

Proposed 3D model of the Courtyard looking towards the proposed condensers on Block F.

In both existing and proposed condition the condensers are not visible.



04

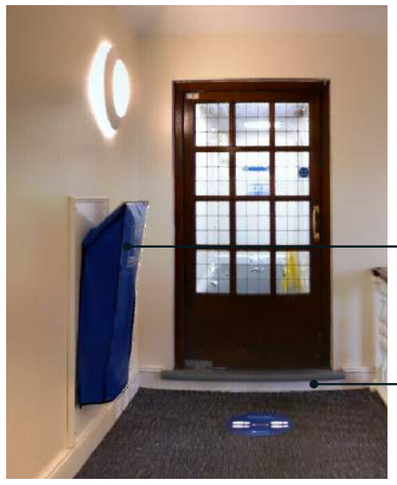
INCLUSIVE ACCESS

Inclusive Access

The inclusive access strategy of the building within the area of scope remains the same as the existing.

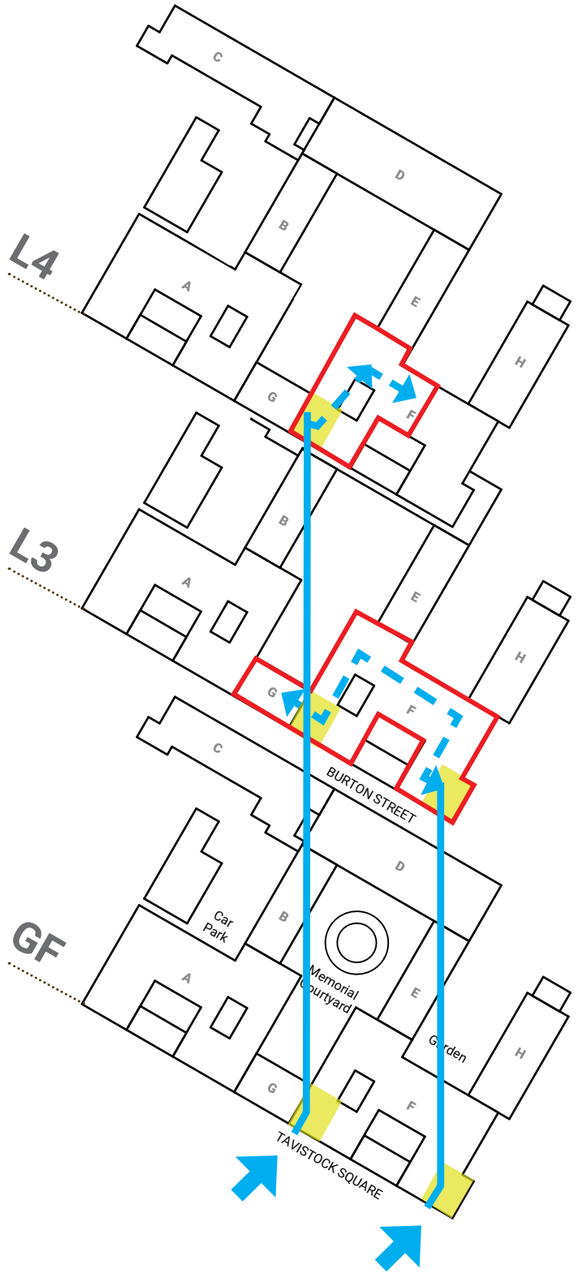
All areas are step free access except the step between stair E and the WC lobby. Disabled refuges are being explored at both L3 and L4.

The current strategy to overcome the step at L4 lift lobby is to use the provided portable ramp, which allows access between the WCs and the office space.

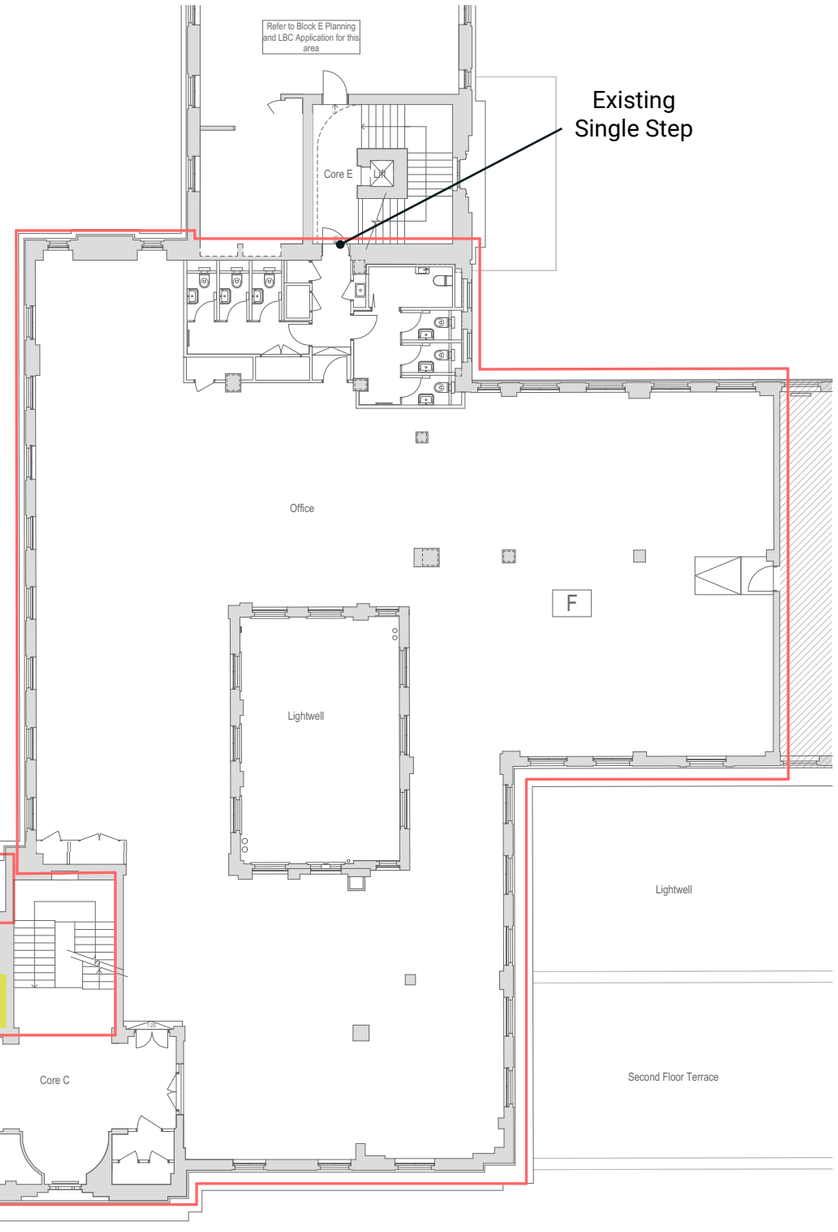


KEY:

- GF Entrance
- Lift Lobby
- Vertical Access Route via Lift
- Horizontal Access Route



Iso Diagram: Showing step free access route from GF reception lift lobby into the L3 and L4 area of scope.



Proposed Level 4 Floor Plan

05

SUSTAINABILITY

Sustainability Statement

Low Carbon Approach

The reuse and re-purposing of existing buildings is recognised as a highly sustainable and environmentally responsible development model. The refurbishment aims to celebrate the significant heritage value of the building and at the same time improve the energy efficiency, while minimising embodied carbon.

Energy Performance Certificates

The existing building has a current EPC rating of 'E' and is heated primarily by fossil fuels. The existing building is also 'leaky' and has predominantly single-glazed windows. The refurbishment works aim to improve the EPC rating to 'B' or above by providing high-performing secondary glazing to improve heat loss, reduce solar gain and improve air tightness. The existing oil-fired heating system will be replaced with an all-electric heat pump system, and mechanical ventilation will be provided with heat-recovery to ensure waste heat is recovered to reduce energy demand.

Services & Recycling

The existing building services have generally reached their end of economic life (CIBSE Guide M) and the proposal is to strip the existing services out. The existing systems were energy intensive and relied on fossil fuels to operate. The new systems provided will greatly improve the energy use intensity (EUI) of the refurbished areas and remove reliance on fossil fuels. This will improve the operational carbon footprint of the refurbished areas. The strip-out Contractor will operate a 'zero to landfill' policy and will ensure all equipment removed from site is recorded, sorted and sent for processing.

Heating & Cooling

The existing oil-fired radiator heating system will be replaced with an all-electric heat pump system which removes reliance on fossil fuels and provides highly efficient heating and cooling, taking advantage of the coefficient of performance (CoP) achievable with heat pump systems. The new system will ensure thermal comfort is achieved in line with the British Council for Offices (BCO) specification

Lighting & Controls

The existing lighting will be replaced with high efficiency LED light fittings and controls which will allow light fittings to be dimmed in response to daylight. The lighting will also be provided with zonal presence detection to ensure it is only on when there are occupants within the zone.

Domestic Hot Water

The existing hot water is generated using fossil fuels. The existing systems will be stripped-out and replaced with new electric point-of-use water heaters. The heaters will provide hot water for use within the WCs.

Ventilation and Controls

A new air handling unit (AHU) will be provided within the attic of Block F to supply fresh air to the refurbished areas. The AHU will have heat recovery to capture waste heat energy from exhaust air to pre-heat the incoming fresh air.

The AHU will be provided with intelligent packaged controls which will operate the system efficiently. The supply air rate will be linked to CO2 sensors within the occupied spaces to ensure the AHU can respond to demand.

The specific fan power of the fans in the new ventilation equipment will all be selected to improve on the minimum required for the Building Regulations (Part L2B) for refurbishments.

On Site Renewables

The scope of the refurbishment and listed status limit the viability of renewables to be included on the scheme.

Reducing Waste

The decision to refurbish the existing areas rather than rebuild is a major step towards reducing demand for materials. The structural frame, foundations and fabric of the building are being retained. The focus of this scheme is an interior based refurbishment.

Encouraging Sustainable Transport

The provision of cycle parking and end of trip facilities that this scheme delivers encourages users of the building to travel by low carbon (active) means.

Fabric Air-tightness improvements

Where required, the existing windows will be 'made good' to ensure they can open/close adequately. Secondary glazing will be provided to improve the air-tightness of the building and to reduce heat loss and solar gain. This will reduce energy demand on the heating and cooling systems.

Fabric Thermal Improvements

Improvements to the thermal performance of the building will be made by introducing secondary glazing and solar film to the existing windows, as well as insulating the roof. These measures have been modelled and are expected to bring the EPC rating up to B.

Re-use/Recycling of Waste Materials

The project will aim to recycle 99% of construction waste through the use of specialist demolition contractors and on site waste separation. Where feasible, recycled materials will be specified for use in the refurbishment.

06

DRAWING SCHEDULE

Blocks F&G Drawing Schedule

Drawing Number	Drawing Title	Scale
1998-JRA-02-ZZ-DR-A-0000	Location Plan	1:500@A0
1998-JRA-02-03-DR-A-0063	Block F & G - Existing Third Floor Plan	1:100@A0
1998-JRA-02-04-DR-A-0064	Block F & G - Existing Fourth Floor Plan	1:100@A0
1998-JRA-02-05-DR-A-0065	Block F - Existing Fifth Floor Plan (Attic)	1:100@A0
1998-JRA-02-RF-DR-A-0066	Existing Roof Plan	1:100@A0
1998-JRA-02-03-DR-A-0067	Block F & G - Third Floor Strip-Out Plan	1:100@A0
1998-JRA-02-04-DR-A-0068	Block F & G - Fourth Floor Strip-Out Plan	1:100@A0
1998-JRA-02-05-DR-A-0069	Block F & G - Fifth Floor Strip-Out Plan (Attic)	1:100@A0
1998-JRA-02-ZZ-DR-A-0080	Block F - Existing Lightwell Elevations	1:100@A0
1998-JRA-02-ZZ-DR-A-0081	Block E & F - Existing Courtyard Elevation	1:100@A0
1998-JRA-02-ZZ-DR-A-0082	Block G - Existing Courtyard Elevation	1:100@A0
1998-JRA-02-ZZ-DR-A-0083	Block H - Existing Garden Elevation	1:100@A0
1998-JRA-02-ZZ-DR-A-0084	Existing Tavistock Square Elevation	1:100@A0
1998-JRA-02-ZZ-DR-A-0085	Block H - Existing South East Elevation	1:100@A0
1998-JRA-02-03-DR-A-0102	Block F - Existing Third Floor Plan	1:50@A0
1998-JRA-02-03-DR-A-0103	Block G - Existing Third Floor Plan	1:50@A0
1998-JRA-02-04-DR-A-0104	Block F&G - Existing Fourth Floor Plan	1:50@A0
1998-JRA-02-05-DR-A-0105	Block F - Existing Fifth Floor Plan (Attic)	1:50@A0
1998-JRA-02-RF-DR-A-0106	Existing Roof Plan	1:50@A0
1998-JRA-02-ZZ-DR-A-0108	Block F - Existing Typical Section	1:50@A2
1998-JRA-02-03-DR-A-0163	Block F & G - Proposed Third Floor Plan	1:100@A0
1998-JRA-02-04-DR-A-0164	Block F & G - Proposed Fourth Floor Plan	1:100@A0
1998-JRA-02-05-DR-A-0165	Block F - Proposed Fifth Floor Plan (Attic)	1:100@A0
1998-JRA-02-RF-DR-A-0166	Proposed Roof Plan	1:100@A0
1998-JRA-02-ZZ-DR-A-0180	Block F - Proposed Lightwell Elevations	1:100@A0
1998-JRA-02-ZZ-DR-A-0181	Block E & F - Proposed Courtyard Elevation	1:100@A0
1998-JRA-02-ZZ-DR-A-0182	Block G - Proposed Courtyard Elevation	1:100@A0
1998-JRA-02-ZZ-DR-A-0183	Block H - Proposed Garden Elevation	1:100@A0
1998-JRA-02-03-DR-A-0192	Block F - Proposed Third Floor Plan	1:50@A0
1998-JRA-02-03-DR-A-0193	Block G - Proposed Third Floor Plan	1:50@A0
1998-JRA-02-04-DR-A-0194	Block F&G - Proposed Fourth Floor Plan	1:50@A0
1998-JRA-02-05-DR-A-0195	Block F - Proposed Fifth Floor Plan (Attic)	1:50@A0
1998-JRA-02-RF-DR-A-0196	Proposed Roof Plan	1:50@A0
1998-JRA-02-ZZ-DR-A-0198	Block F - Proposed Typical Section	1:50@A2

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