

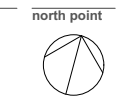
**Proposed Lower Ground Floor**

- key
- New timber floorboards
  - Paver finish
  - Stone/ tile finish
  - Timber decking finish
  - Carpet finish

- annotations
- 01 New structurally glazed rear extension
  - 02 Glazed partitions to vaults
  - 03 New insulated drylining to existing walls
  - 04 New internal partitions
  - 05 New built in joinery
  - 06 New fire surround and hearth
  - 07 New door
  - 08 Replacement glazing to windows
  - 09 New timber sash window
  - 10 New soil stack inside joinery
  - 11 Walk-on glass rooflight
  - 12 Heating concealed in new panelled joinery
  - 13 External metal stairs
  - 14 Structural glass balustrade
  - 15 Mild steel balustrade
  - 16 Timber privacy screen 1.7m above terrace FFL

- 17 Infill existing window in matching brickwork
- 18 New internal panelling matching surrounding panelling
- 19 New traditional style timber staircase and balustrade
- 20 New part glazed part solid stair enclosure
- 21 Panelled infill of existing door
- 22 Introduce arch and enlarge existing opening
- 23 Door retained and locked shut
- 24 Independent drylining to bathrooms
- 25 Make good existing cement render as necessary
- 26 Air source heat pumps
- 27 Acoustic enclosure housing to heat pumps
- 28 Adapt existing railing to form a gate
- 29 Wet underfloor heating to lower ground floor
- 30 Electric underfloor heating to bathrooms on upper floors

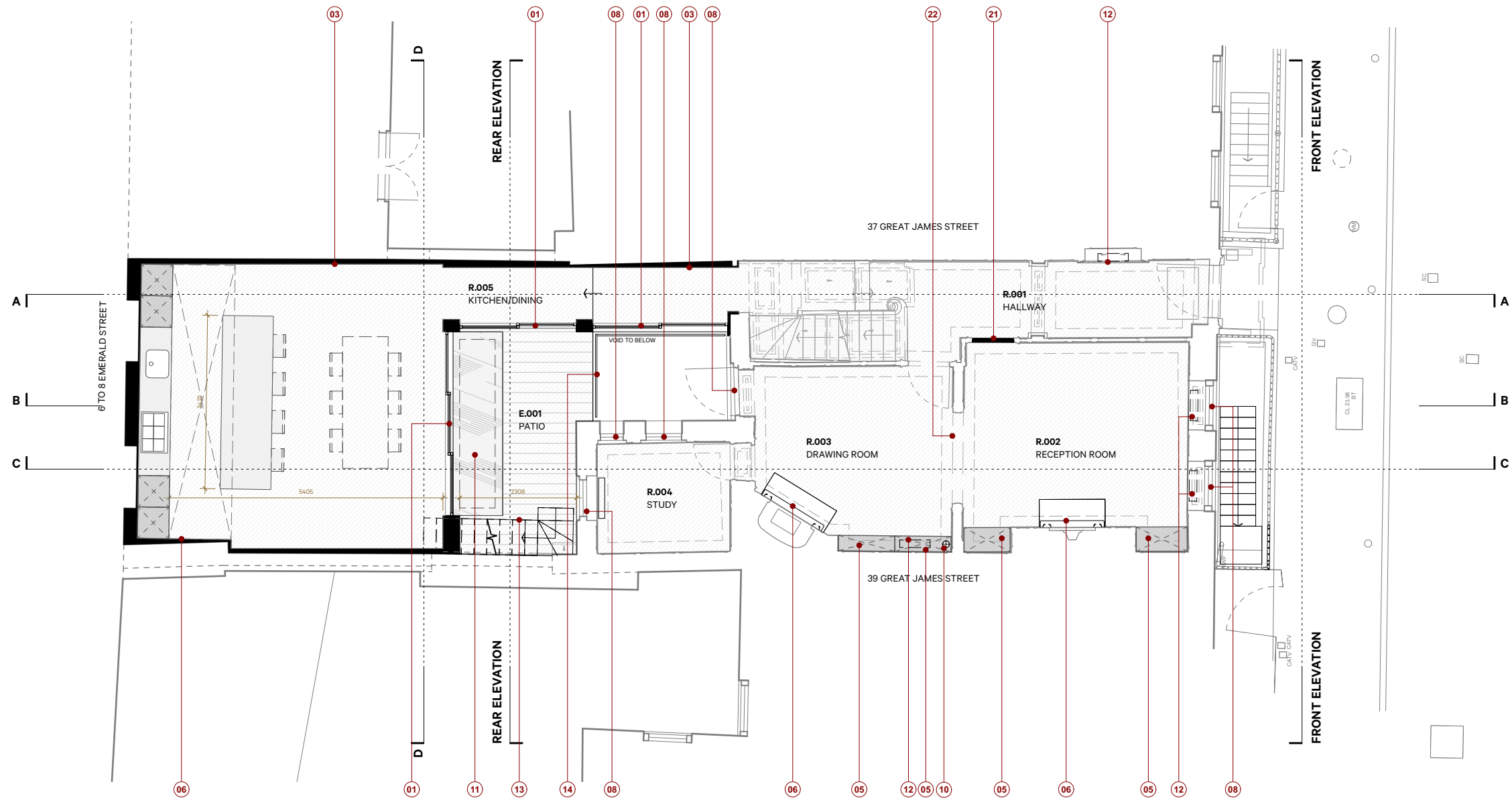
note  
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rev	note	project no.	status	client	date	drawn	check	by
dwg title	Proposed Lower GF Plan	2407	Planning	Cooper	January 2025	VV	VV	






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**Proposed Ground Floor**

key

-  New timber floorboards
-  Paver finish
-  Stone/ tile finish
-  Timber decking finish
-  Carpet finish

annotations

-  New structurally glazed rear extension
-  Glazed partitions to vaults
-  New insulated drylining to existing walls
-  New internal partitions
-  New built in joinery
-  New fire surround and hearth
-  New door
-  Replacement glazing to windows
-  New timber sash window
-  New soil stack inside joinery
-  Walk-on glass rooflight
-  Heating concealed in new panelled joinery
-  External metal stairs
-  Structural glass balustrade
-  Mild steel balustrade
-  Timber privacy screen 1.7m above terrace FFL

-  Infill existing window in matching brickwork
-  New internal panelling matching surrounding panelling
-  New traditional style timber staircase and balustrade
-  New part glazed part solid stair enclosure
-  Panelled infill of existing door
-  Introduce arch and enlarge existing opening
-  Door retained and locked shut
-  Independent drylining to bathrooms
-  Make good existing cement render as necessary
-  Air source heat pumps
-  Acoustic enclosure housing to heat pumps
-  Adapt existing railing to form a gate
-  Wet underfloor heating to lower ground floor
-  Electric underfloor heating to bathrooms on upper floors

note

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scale bar



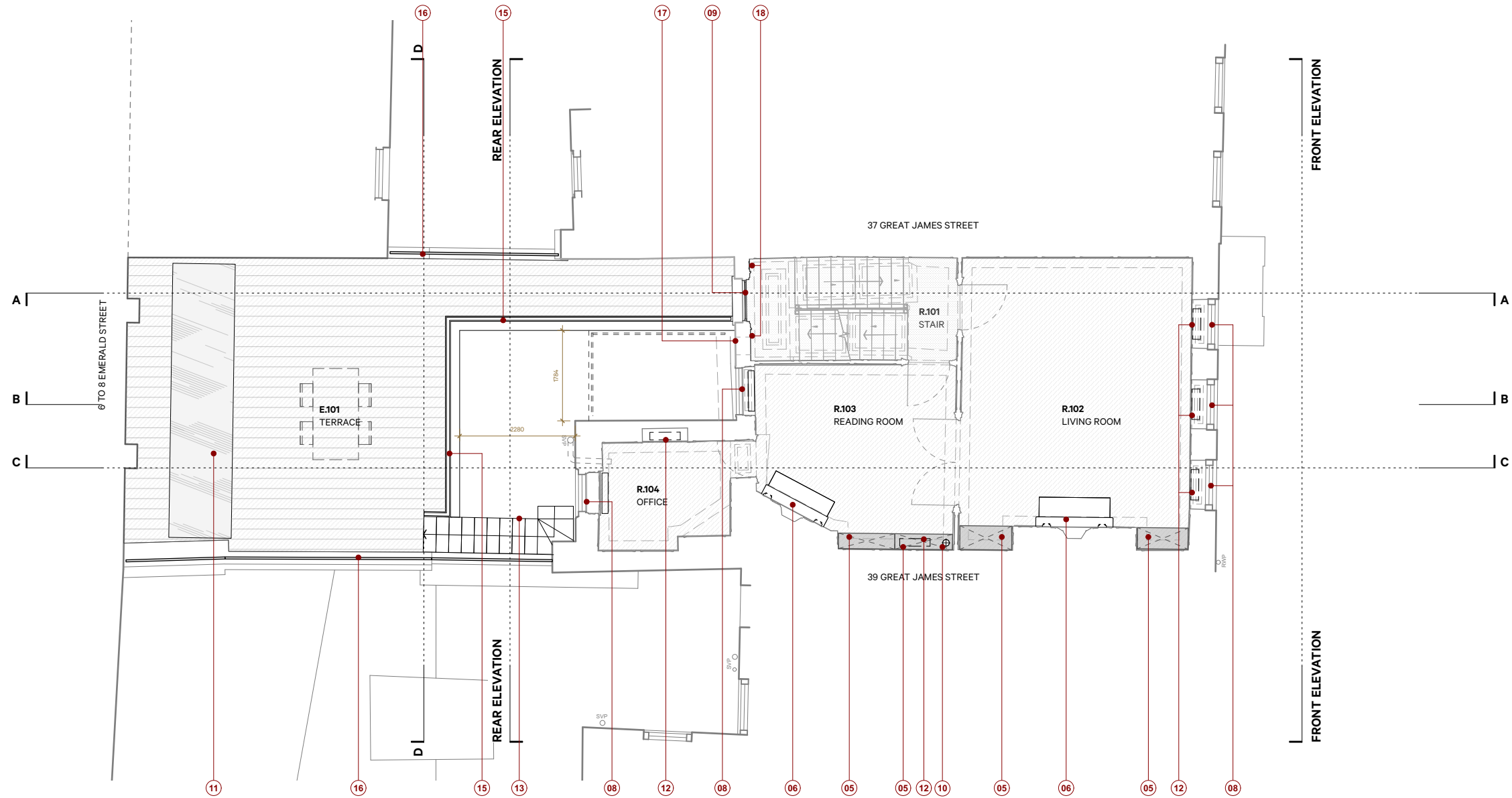
north point



rev	note	project no.	date	dwg no.	by
		2407		02-300	
dwg title Proposed GF Plan		status Planning	client Cooper	date January 2025	drawn VV check VV
project 38 Great James Street		scale 1:100@A3 / 1:50@A1			






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**NAME**

































**Proposed First Floor**

key

-  New timber floorboards
-  Paver finish
-  Stone/ tile finish
-  Timber decking finish
-  Carpet finish

annotations

- |   |  |  |   |
|---|--|--|---|
| <ul style="list-style-type: none"> <li> New structurally glazed rear extension</li> <li> Glazed partitions to vaults</li> <li> New insulated drylining to existing walls</li> <li> New internal partitions</li> <li> New built in joinery</li> <li> New fire surround and hearth</li> <li> New door</li> <li> Replacement glazing to windows</li> </ul> | <ul style="list-style-type: none"> <li> New timber sash window</li> <li> New soil stack inside joinery</li> <li> Walk-on glass rooflight</li> <li> Heating concealed in new panelled joinery</li> <li> External metal stairs</li> <li> Structural glass balustrade</li> <li> Mild steel balustrade</li> <li> Timber privacy screen 1.7m above terrace FFL</li> </ul> | <ul style="list-style-type: none"> <li> Infill existing window in matching brickwork</li> <li> New internal panelling matching surrounding panelling</li> <li> New traditional style timber staircase and balustrade</li> <li> New part glazed part solid stair enclosure</li> <li> Panelled infill of existing door</li> <li> Introduce arch and enlarge existing opening</li> <li> Door retained and locked shut</li> <li> Independent drylining to bathrooms</li> </ul> | <ul style="list-style-type: none"> <li> Make good existing cement render as necessary</li> <li> Air source heat pumps</li> <li> Acoustic enclosure housing to heat pumps</li> <li> Adapt existing railing to form a gate</li> <li> Wet underfloor heating to lower ground floor</li> <li> Electric underfloor heating to bathrooms on upper floors</li> </ul> |
|---|--|--|---|

note

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scale bar



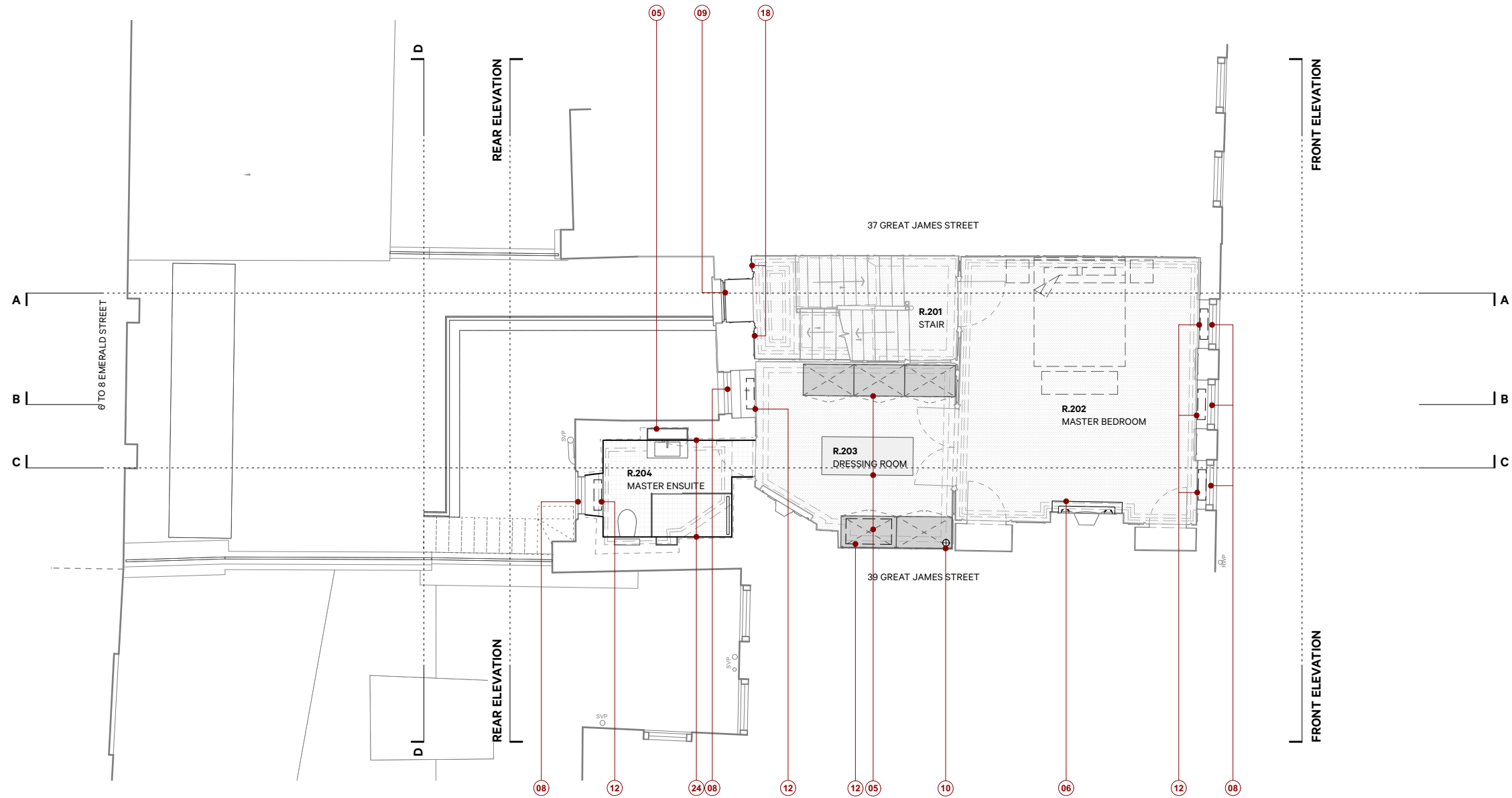
north point



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project	38 Great James Street				January 2025			
scale	1:100@A3 / 1:50@A1							






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**Proposed Second Floor**

key

-  New timber floorboards
-  Paver finish
-  Stone/ tile finish
-  Timber decking finish
-  Carpet finish

annotations

- |   |  |  |   |
|---|--|--|---|
| <ul style="list-style-type: none"> <li> 01 New structurally glazed rear extension</li> <li> 02 Glazed partitions to vaults</li> <li> 03 New insulated drylining to existing walls</li> <li> 04 New internal partitions</li> <li> 05 New built in joinery</li> <li> 06 New fire surround and hearth</li> <li> 07 New door</li> <li> 08 Replacement glazing to windows</li> </ul> | <ul style="list-style-type: none"> <li> 09 New timber sash window</li> <li> 10 New soil stack inside joinery</li> <li> 11 Walk-on glass rooflight</li> <li> 12 Heating concealed in new panelled joinery</li> <li> 13 External metal stairs</li> <li> 14 Structural glass balustrade</li> <li> 15 Mild steel balustrade</li> <li> 16 Timber privacy screen 1.7m above terrace FFL</li> </ul> | <ul style="list-style-type: none"> <li> 17 Infill existing window in matching brickwork</li> <li> 18 New internal panelling matching surrounding panelling</li> <li> 19 New traditional style timber staircase and balustrade</li> <li> 20 New part glazed part solid stair enclosure</li> <li> 21 Panelled infill of existing door</li> <li> 22 Introduce arch and enlarge existing opening</li> <li> 23 Door retained and locked shut</li> <li> 24 Independent drylining to bathrooms</li> </ul> | <ul style="list-style-type: none"> <li> 25 Make good existing cement render as necessary</li> <li> 26 Air source heat pumps</li> <li> 27 Acoustic enclosure housing to heat pumps</li> <li> 28 Adapt existing railing to form a gate</li> <li> 29 Wet underfloor heating to lower ground floor</li> <li> 30 Electric underfloor heating to bathrooms on upper floors</li> </ul> |
|---|--|--|---|

note

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scale bar



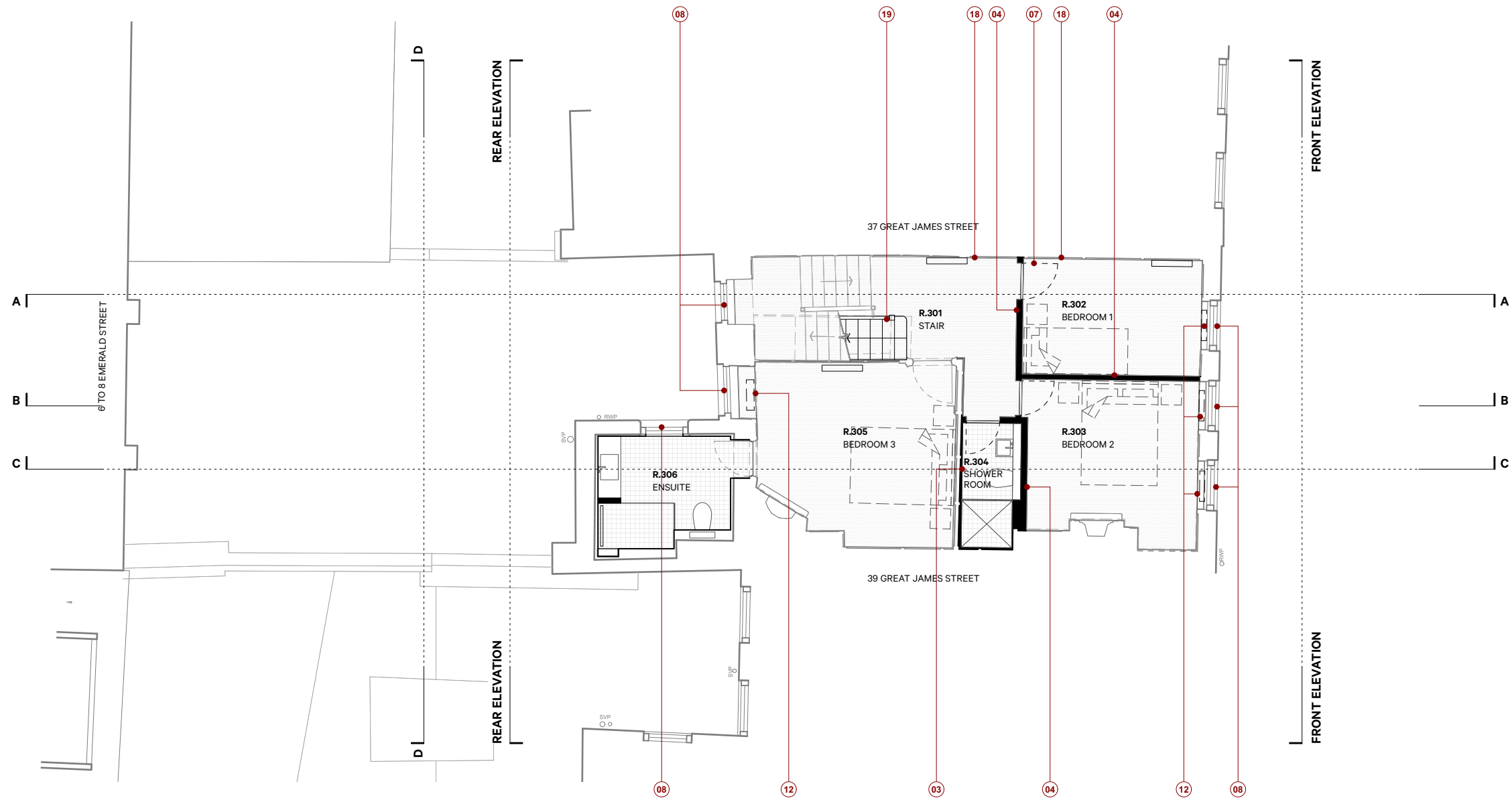
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project	38 Great James Street				January 2025			
scale	1:100@A3 / 1:50@A1							






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**Proposed Third Floor**

key

-  New timber floorboards
-  Paver finish
-  Stone/ tile finish
-  Timber decking finish
-  Carpet finish

annotations

-  New structurally glazed rear extension
-  Glazed partitions to vaults
-  New insulated drylining to existing walls
-  New internal partitions
-  New built in joinery
-  New fire surround and hearth
-  New door
-  Replacement glazing to windows
-  New timber sash window
-  New soil stack inside joinery
-  Walk-on glass rooflight
-  Heating concealed in new panelled joinery
-  External metal stairs
-  Structural glass balustrade
-  Mild steel balustrade
-  Timber privacy screen 1.7m above terrace FFL

-  Infill existing window in matching brickwork
-  New internal panelling matching surrounding panelling
-  New traditional style timber staircase and balustrade
-  New part glazed part solid stair enclosure
-  Panelled infill of existing door
-  Introduce arch and enlarge existing opening
-  Door retained and locked shut
-  Independent drylining to bathrooms
-  Make good existing cement render as necessary
-  Air source heat pumps
-  Acoustic enclosure housing to heat pumps
-  Adapt existing railing to form a gate
-  Wet underfloor heating to lower ground floor
-  Electric underfloor heating to bathrooms on upper floors

note

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scale bar



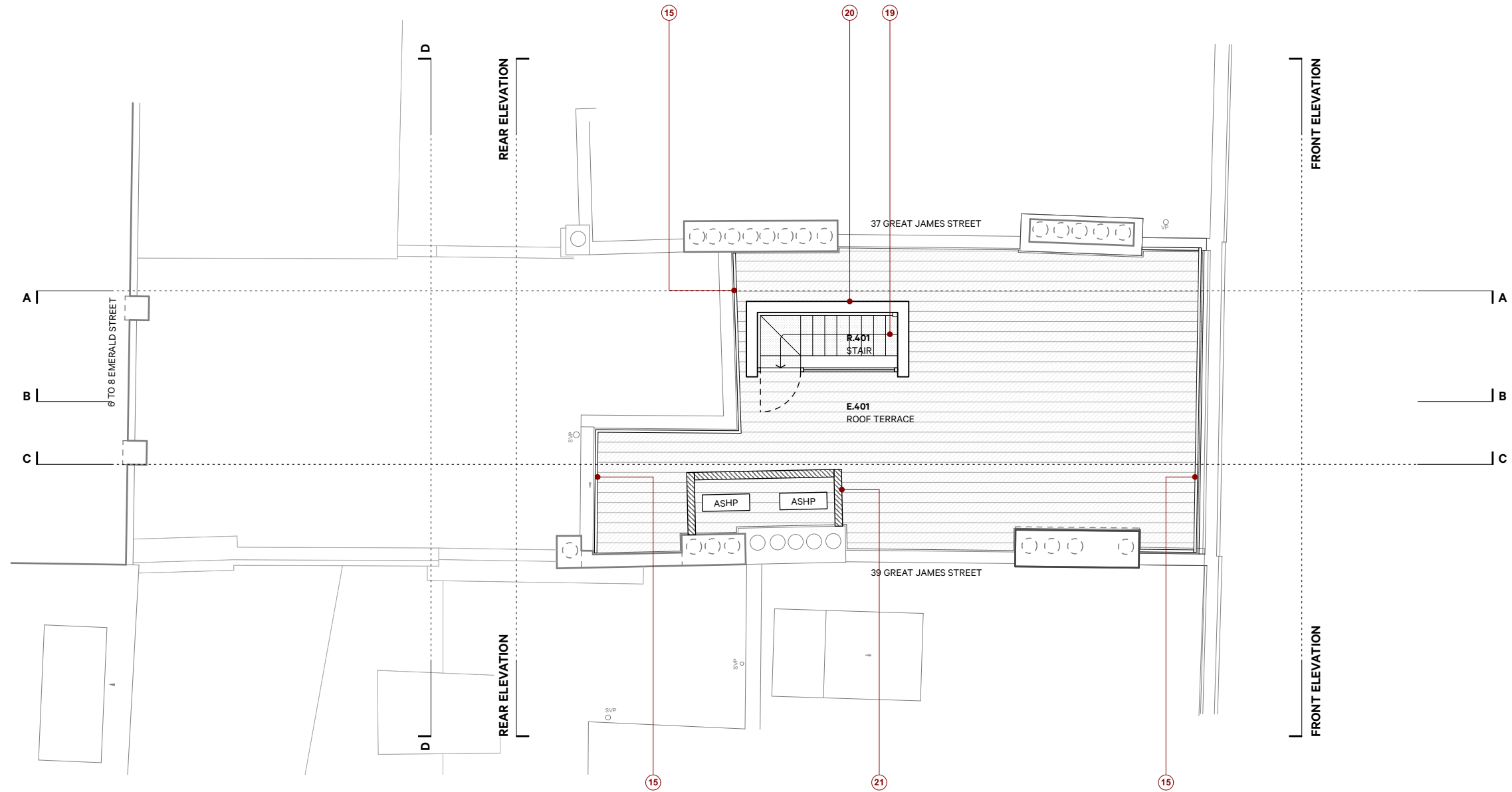
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project	38 Great James Street								
scale	1:100@A3 / 1:50@A1								

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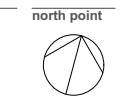
**Proposed Fourth Floor**

- key
- New timber floorboards
  - Paver finish
  - Stone/ tile finish
  - Timber decking finish
  - Carpet finish

- annotations
- 01 New structurally glazed rear extension
  - 02 Glazed partitions to vaults
  - 03 New insulated drylining to existing walls
  - 04 New internal partitions
  - 05 New built in joinery
  - 06 New fire surround and hearth
  - 07 New door
  - 08 Replacement glazing to windows
  - 09 New timber sash window
  - 10 New soil stack inside joinery
  - 11 Walk-on glass rooflight
  - 12 Heating concealed in new panelled joinery
  - 13 External metal stairs
  - 14 Structural glass balustrade
  - 15 Mild steel balustrade
  - 16 Timber privacy screen 1.7m above terrace FFL

- 17 Infill existing window in matching brickwork
- 18 New internal panelling matching surrounding panelling
- 19 New traditional style timber staircase and balustrade
- 20 New part glazed part solid stair enclosure
- 21 Panelled infill of existing door
- 22 Introduce arch and enlarge existing opening
- 23 Door retained and locked shut
- 24 Independent drylining to bathrooms
- 25 Make good existing cement render as necessary
- 26 Air source heat pumps
- 27 Acoustic enclosure housing to heat pumps
- 28 Adapt existing railing to form a gate
- 29 Wet underfloor heating to lower ground floor
- 30 Electric underfloor heating to bathrooms on upper floors

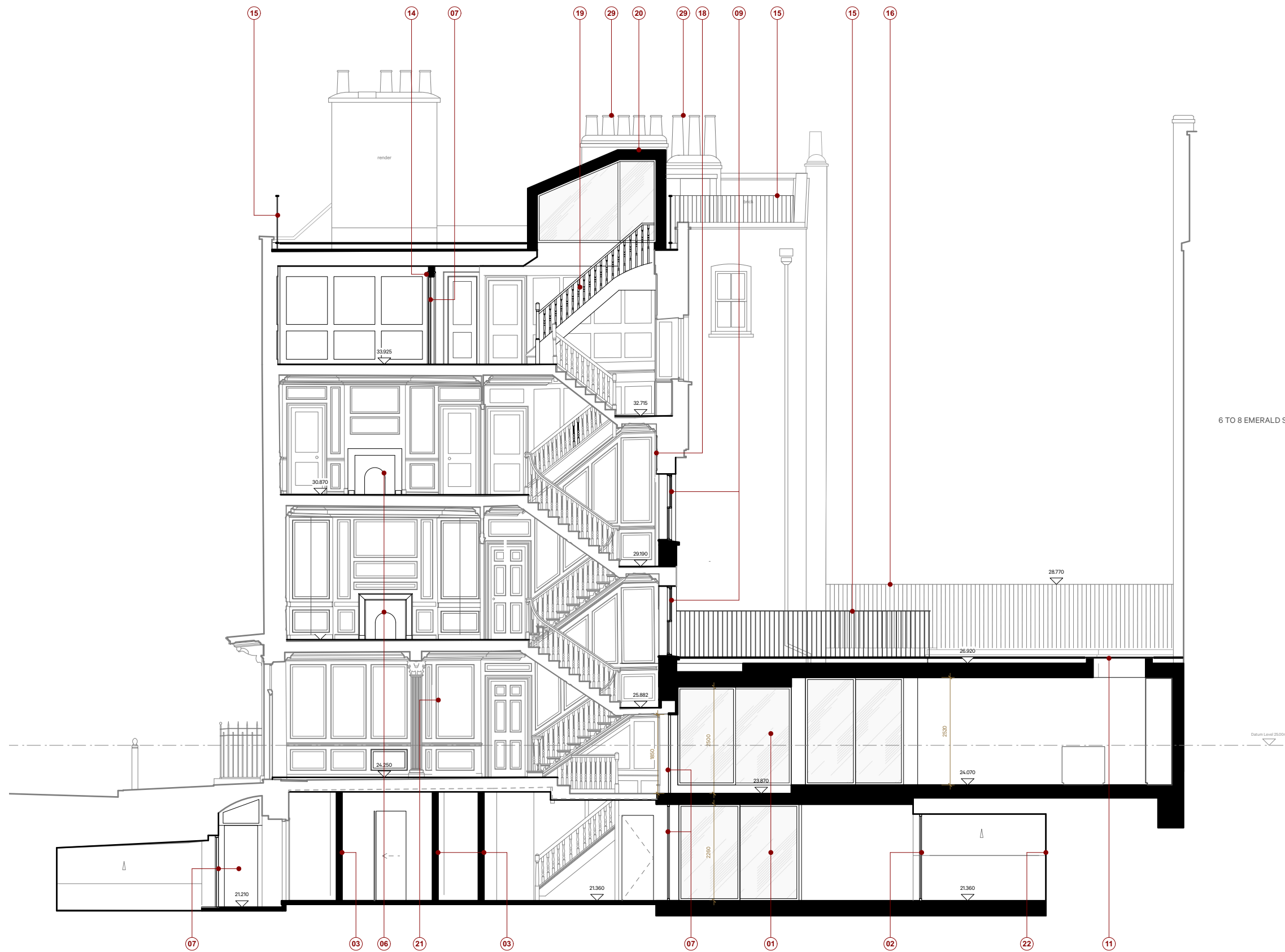
note  
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rev	note	project no.	status	date	client	drawn	check	dwg no.	rev.
		2407	Planning	January 2025	Cooper	VV	VV	02-304	-
dwg title		38 Great James Street							

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**Proposed Section A-A**

key

annotations

- 01 New structurally glazed rear extension
- 02 Glazed partitions to vaults
- 03 New insulated drylining to existing walls
- 04 New internal partitions
- 05 New built in joinery
- 06 New fire surround and hearth
- 07 New door
- 08 Replacement glazing to windows
- 09 New timber sash window
- 10 New soil stack inside joinery
- 11 Walk-on glass rooflight
- 12 Heating concealed in new panelled joinery
- 13 External metal stairs
- 14 Structural glass balustrade
- 15 Mild steel balustrade
- 16 Timber privacy screen 1.7m above terrace FFL

- 17 Infill existing window in matching brickwork
- 18 New internal panelling matching surrounding panelling
- 19 New traditional style timber staircase and balustrade
- 20 New part glazed part solid stair enclosure
- 21 Panelled infill of existing door
- 22 Introduce arch and enlarge existing opening
- 23 Door retained and locked shut
- 24 Independent drylining to bathrooms
- 25 Make good existing cement render as necessary
- 26 Air source heat pumps
- 27 Acoustic enclosure housing to heat pumps
- 28 Insert painted metal gate to match existing railing
- 29 Raised chimneys as approved for 39 GJS
- 30 6 over 6 sashes to retained frames

note

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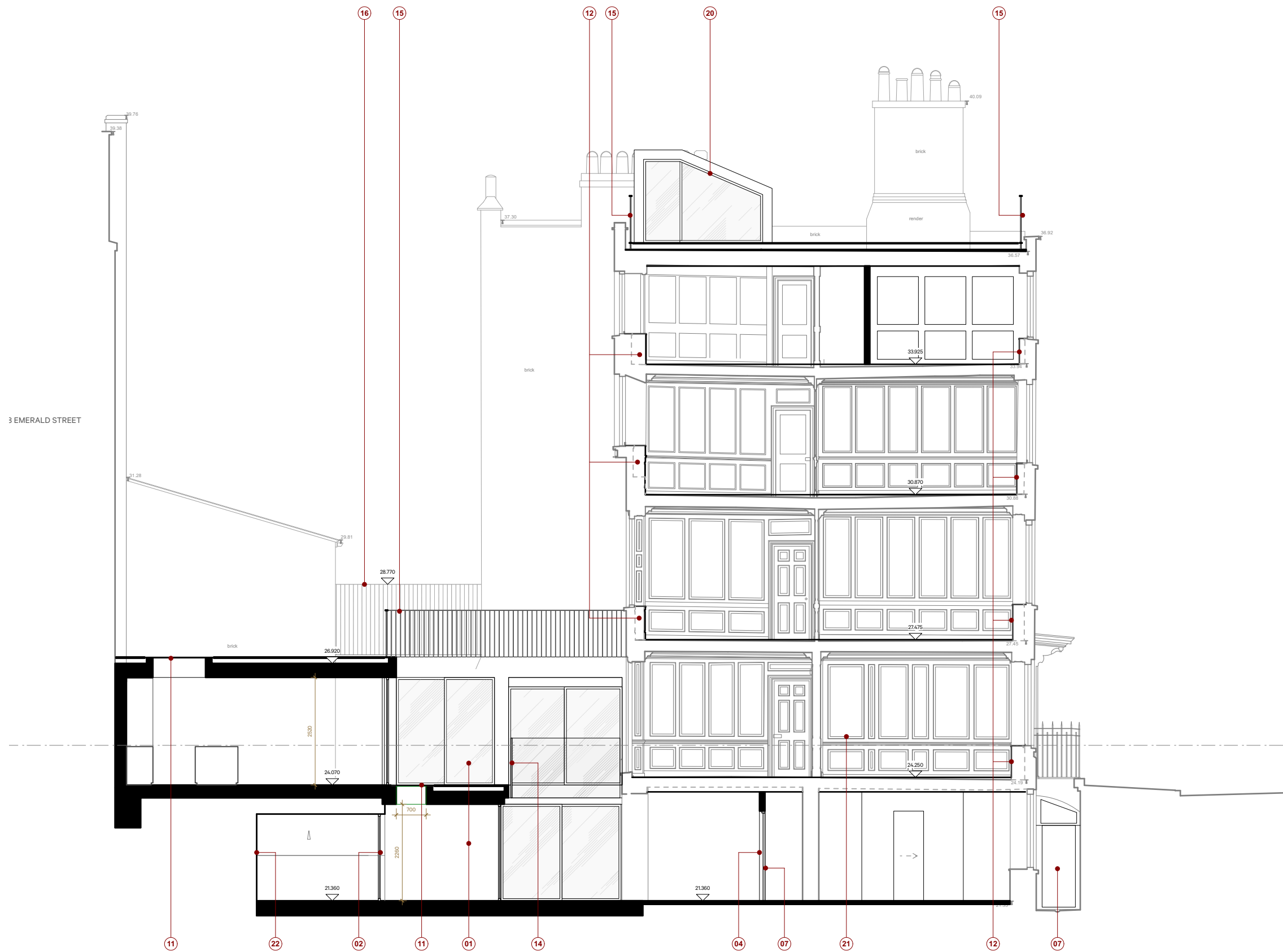


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dwg title	Proposed Section A-A	2407	Planning	Cooper	January 2025	VV	VV	rev. -
project	38 Great James Street							
scale	1:100@A3 / 1:50@A1							

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**Proposed Section B-B**

key

annotations

- 01 New structurally glazed rear extension
- 02 Glazed partitions to vaults
- 03 New insulated drylining to existing walls
- 04 New internal partitions
- 05 New built in joinery
- 06 New fire surround and hearth
- 07 New door
- 08 Replacement glazing to windows
- 09 New timber sash window
- 10 New soil stack inside joinery
- 11 Walk-on glass rooflight
- 12 Heating concealed in new panelled joinery
- 13 External metal stairs
- 14 Structural glass balustrade
- 15 Mild steel balustrade
- 16 Timber privacy screen 1.7m above terrace FFL

- 17 Infill existing window in matching brickwork
- 18 New internal panelling matching surrounding panelling
- 19 New traditional style timber staircase and balustrade
- 20 New part glazed part solid stair enclosure
- 21 Panelled infill of existing door
- 22 Introduce arch and enlarge existing opening
- 23 Door retained and locked shut
- 24 Independent drylining to bathrooms
- 25 Make good existing cement render as necessary
- 26 Air source heat pumps
- 27 Acoustic enclosure housing to heat pumps
- 28 Insert painted metal gate to match existing railing
- 29 Raised chimneys as approved for 39 GJS
- 30 6 over 6 sashes to retained frames

note

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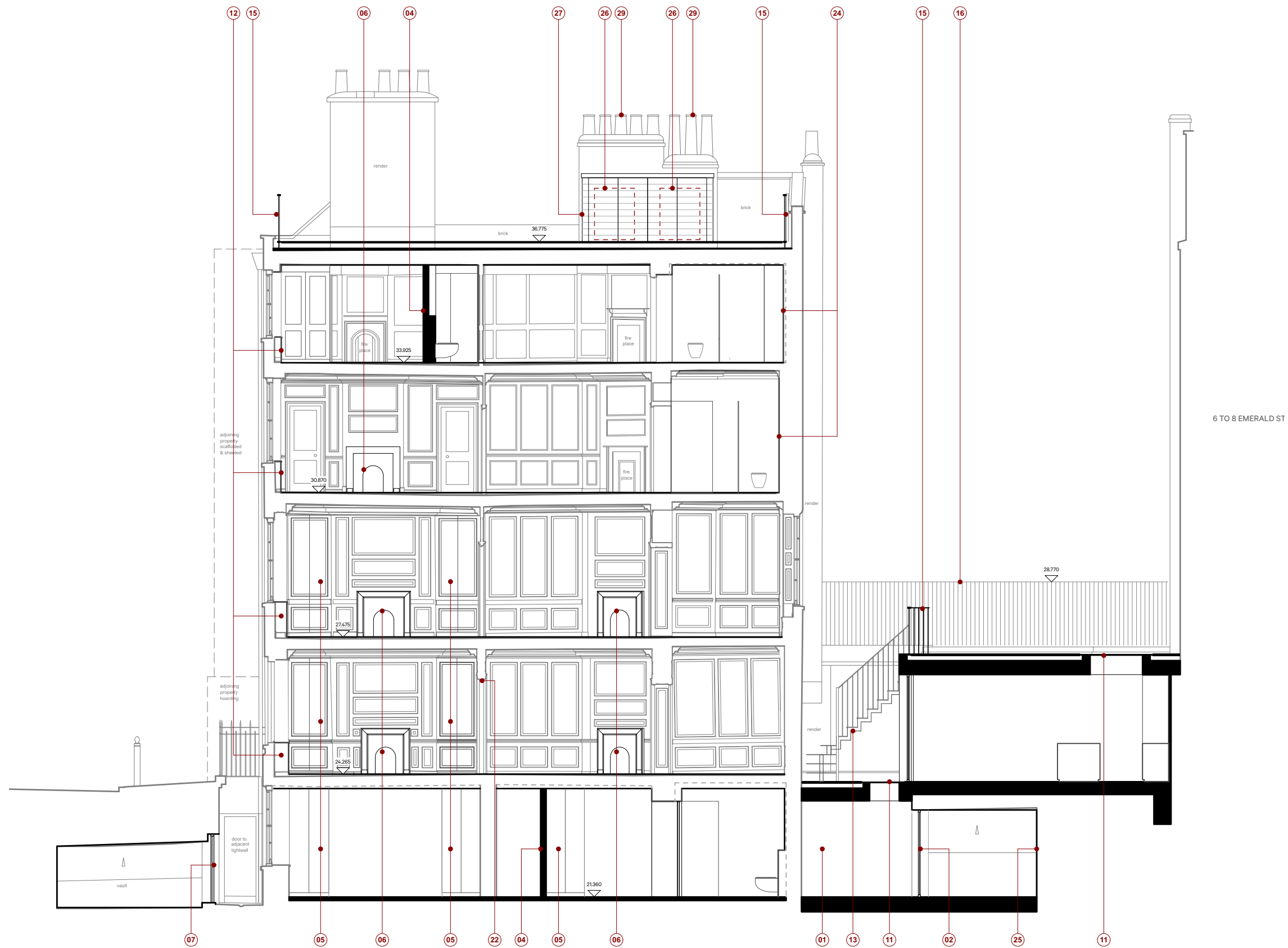


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dwg title	Proposed Section B-B	2407	Planning	January 2025	Cooper	VV	VV		
project	38 Great James Street								
scale	1:100@A3 / 1:50@A1								

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**NAME**





**Proposed Section C-C**

key

annotations

- 01 New structurally glazed rear extension
- 02 Glazed partitions to vaults
- 03 New insulated drylining to existing walls
- 04 New internal partitions
- 05 New built in joinery
- 06 New fire surround and hearth
- 07 New door
- 08 Replacement glazing to windows
- 09 New timber sash window
- 10 New soil stack inside joinery
- 11 Walk-on glass rooftop
- 12 Heating concealed in new panelled joinery
- 13 External metal stairs
- 14 Structural glass balustrade
- 15 Mild steel balustrade
- 16 Timber privacy screen 1.7m above terrace FFL

- 17 Infill existing window in matching brickwork
- 18 New internal panelling matching surrounding panelling
- 19 New traditional style timber staircase and balustrade
- 20 New part glazed part solid stair enclosure
- 21 Panelled infill of existing door
- 22 Introduce arch and enlarge existing opening
- 23 Door retained and locked shut
- 24 Independent drylining to bathrooms
- 25 Make good existing cement render as necessary
- 26 Air source heat pumps
- 27 Acoustic enclosure housing to heat pumps
- 28 Insert painted metal gate to match existing railing
- 29 Raised chimneys as approved for 39 GJS
- 30 6 over 6 sashes to retained frames

note

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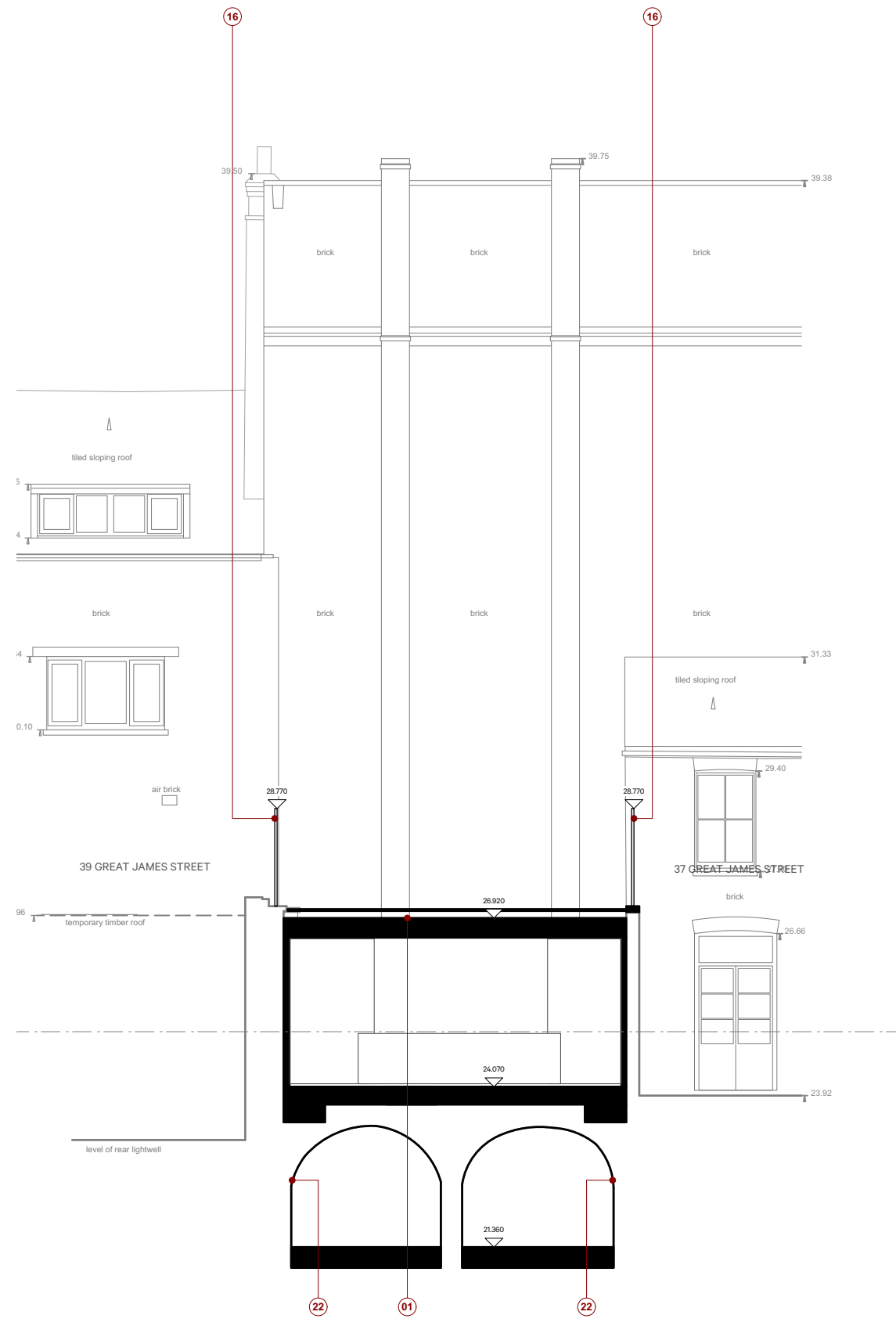
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rev	note	project no.	status	client	date	dwg no.	by
		2407	Planning	Cooper	January 2025	03-302	

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**NAME**



**Proposed Section D-D**

key

annotations

- 01 New structurally glazed rear extension
- 02 Glazed partitions to vaults
- 03 New insulated drylining to existing walls
- 04 New internal partitions
- 05 New built in joinery
- 06 New fire surround and hearth
- 07 New door
- 08 Replacement glazing to windows

- 09 New timber sash window
- 10 New soil stack inside joinery
- 11 Walk-on glass rooflight
- 12 Heating concealed in new panelled joinery
- 13 External metal stairs
- 14 Structural glass balustrade
- 15 Mild steel balustrade
- 16 Timber privacy screen 1.7m above terrace FFL

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- 20 New part glazed part solid stair enclosure
- 21 Panelled infill of existing door
- 22 Introduce arch and enlarge existing opening
- 23 Door retained and locked shut
- 24 Independent drylining to bathrooms

- 25 Make good existing cement render as necessary
- 26 Air source heat pumps
- 27 Acoustic enclosure housing to heat pumps
- 28 Insert painted metal gate to match existing railing
- 29 Raised chimneys as approved for 39 GJS
- 30 6 over 6 sashes to retained frames

note

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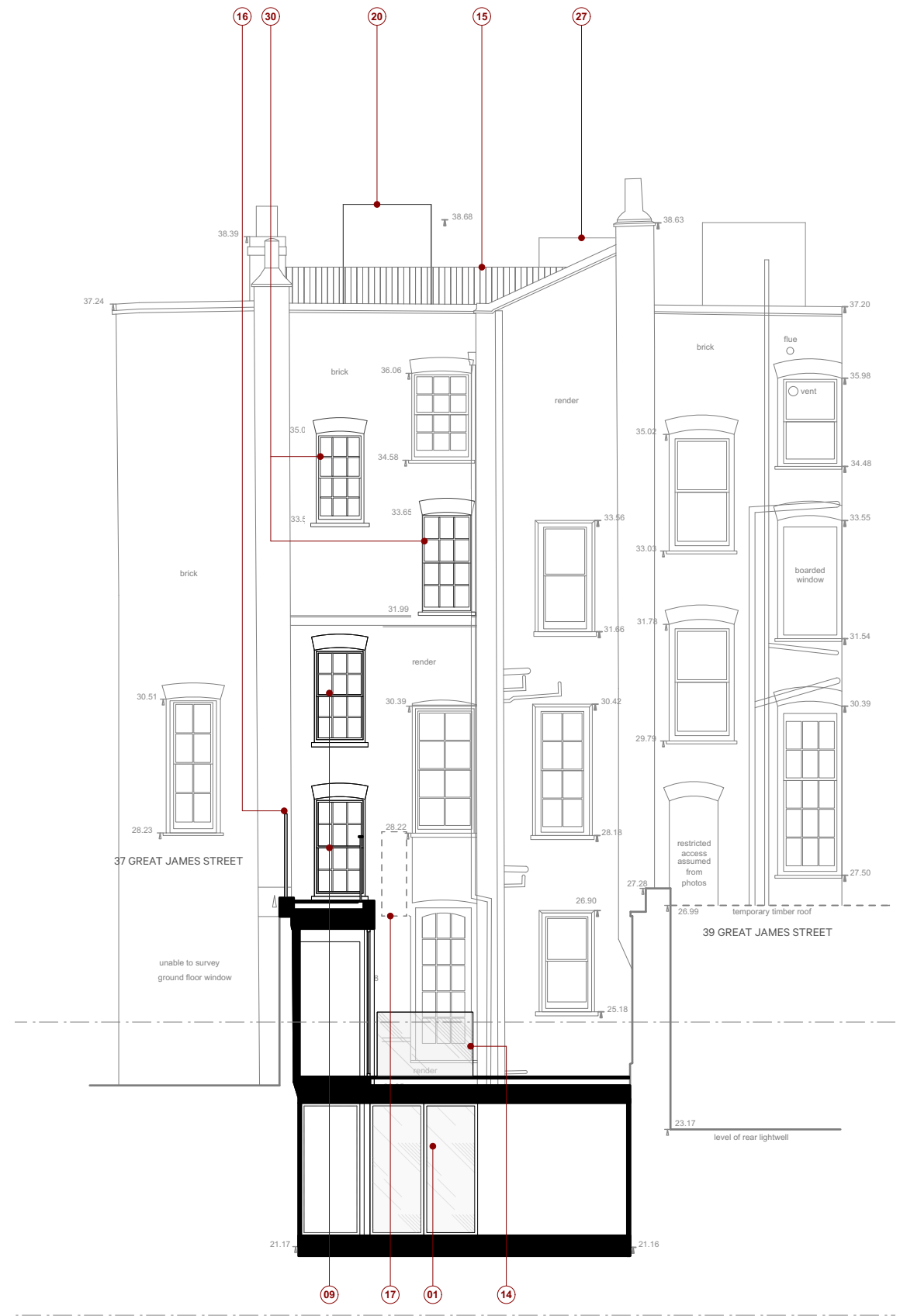


rev	note	date	by
dwg	Proposed Section D-D	project no. 2407	dwg no. 03-303

project	status	client
38 Great James Street	Planning	Cooper
scale 1:100@A3 / 1:50@A1	date January 2025	drawn VV check VV

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**NAME**



**Proposed Elevations**

key

annotations

- 01 New structurally glazed rear extension
- 02 Glazed partitions to vaults
- 03 New insulated drylining to existing walls
- 04 New internal partitions
- 05 New built in joinery
- 06 New fire surround and hearth
- 07 New door
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- 28 Insert painted metal gate to match existing railing
- 29 Raised chimneys as approved for 39 GJS
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note

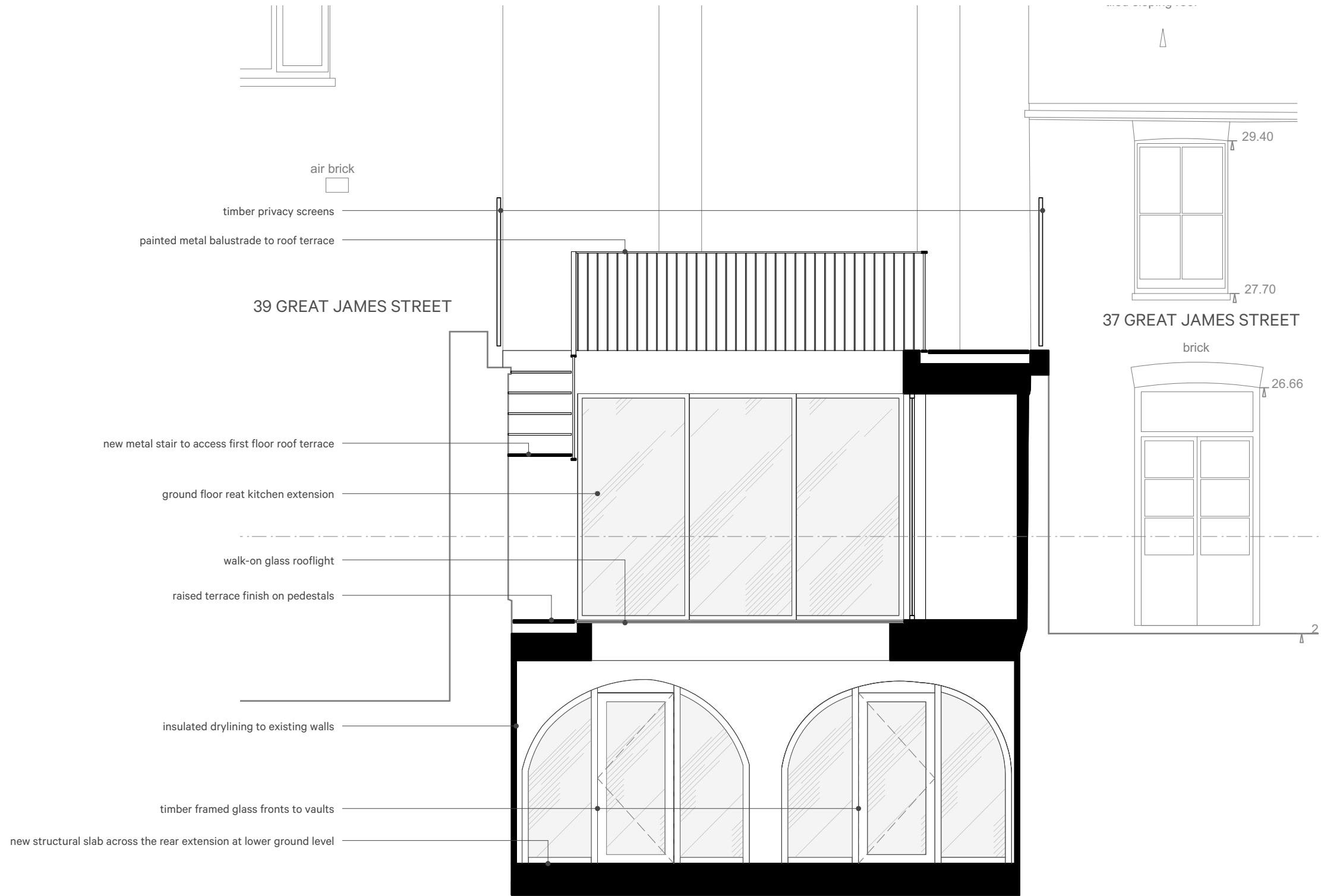
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rev	note	project no.	status	client	date	drawn	check	by	
dwg	Demolition Elevations	2407	Planning	Cooper	04-200	VV	VV	-	
project	38 Great James Street	status	Planning	client	Cooper	date	January 2025	drawn	VV
scale	1:100@A3 / 1:50@A1	date	January 2025	drawn	VV	check	VV		

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**NAME**



**Proposed Elevation**

key annotations

**note**  
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rev	note	project no.	date	by
dwg title	Proposed Rear Vault Elevation	2407	04-351	rev. -
project	38 Great James Street	status	Planning	client
scale	1:50@A3	date	January 2025	drawn
				check
				VV

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