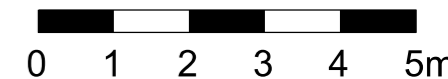


**01 Proposed Floor Plan - Basement**  
1:100 @ A3



Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
A	28/02/2025	Planning-bedroom/ensuite 5 renamed as bedroom/ensuite 4	TMA	HDO
-	25/10/2024	Planning	FNI	HDO

**General notes**

- Existing
- Proposed
- In Abeyance
- Revision

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DESIGN STUDIO

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w: owendesignstudio.co.uk  
e: office@owendesignstudio.co.uk

Status  
Planning

Date  
10/09/2024

Scale  
1:100 @ A3  
1:50 @ A1

Project title  
22 Great James Street  
London, WC1N 3ES

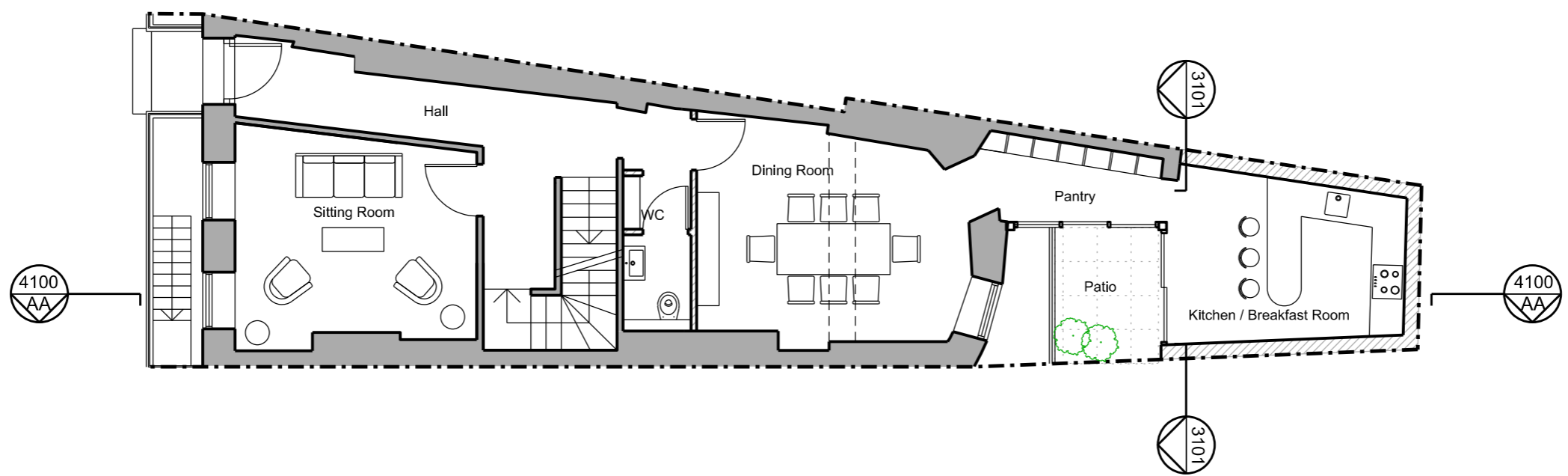
Drawing title  
Proposed Floor Plans - Basement

Drawing No  
414

Project No  
414

Drawing No  
2099

Rev  
A



**01 Proposed Floor Plan - Ground**  
1:100 @ A3



Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
-	25/10/2024	Planning	TMA	HDO

General notes

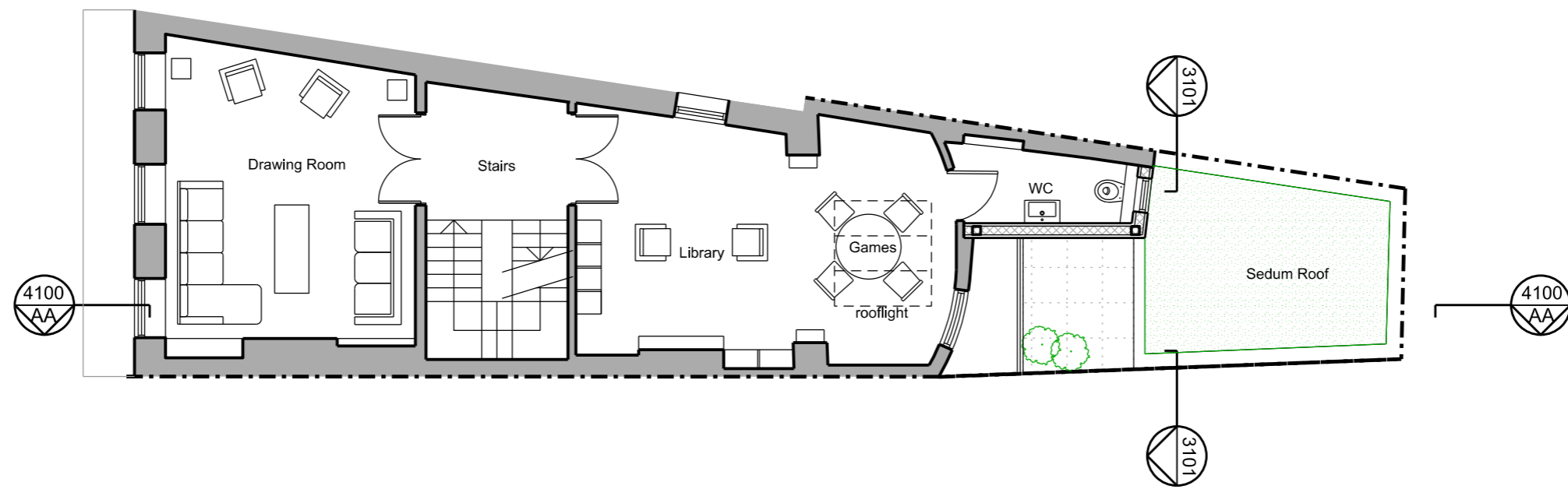
- Existing
- Proposed
- In Abeyance
- Revision

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w: owendesignstudio.co.uk  
e: office@owendesignstudio.co.uk

Status	Planning
Date	10/09/2024
Scale	1:100 @ A3 1:50 @ A1

Project title		
22 Great James Street London, WC1N 3ES		
Drawing title		
Proposed Floor Plans - Ground Floor		
Drawing No		
Project No	Drawing No	Rev
414	2100	-



**01 Proposed Floor Plan - First**  
1:100 @ A3



Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
-	25/10/2024	Planning	FNI	HDO

- General notes
- Existing
  - Proposed
  - In Abeyance
  - Revision

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Status  
Planning

Date  
10/09/2024

Scale  
1:100 @ A3  
1:50 @ A1

Project title  
22 Great James Street  
London, WC1N 3ES

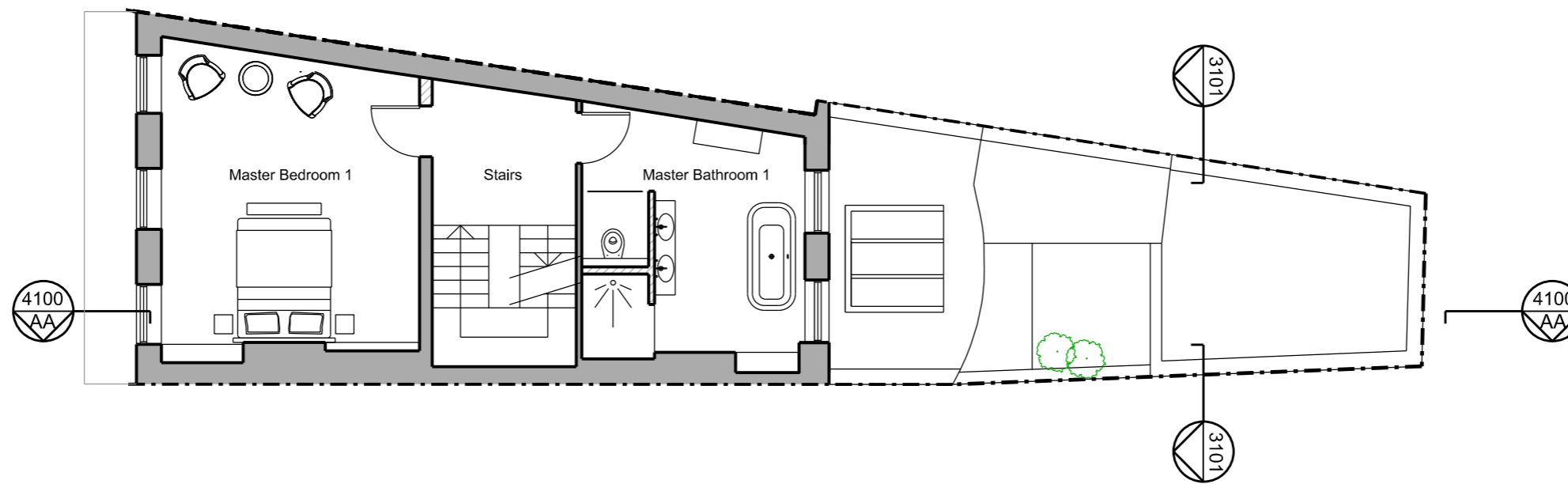
Drawing title  
Proposed Floor Plans - First Floor

Drawing No  
414

Project No  
414

Drawing No  
2101

Rev  
-



**01 Proposed Floor Plan - Second**  
1:100 @ A3

Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
-	25/10/2024	Planning	FNI	HDO

**General notes**

- Existing
- Proposed
- In Abeyance
- Revision

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Status  
Planning

Date  
10/09/2024

Scale  
1:100 @ A3  
1:50 @ A1

Project title  
22 Great James Street  
London, WC1N 3ES

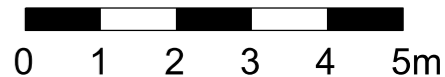
Drawing title  
Proposed Floor Plans - Second Floor

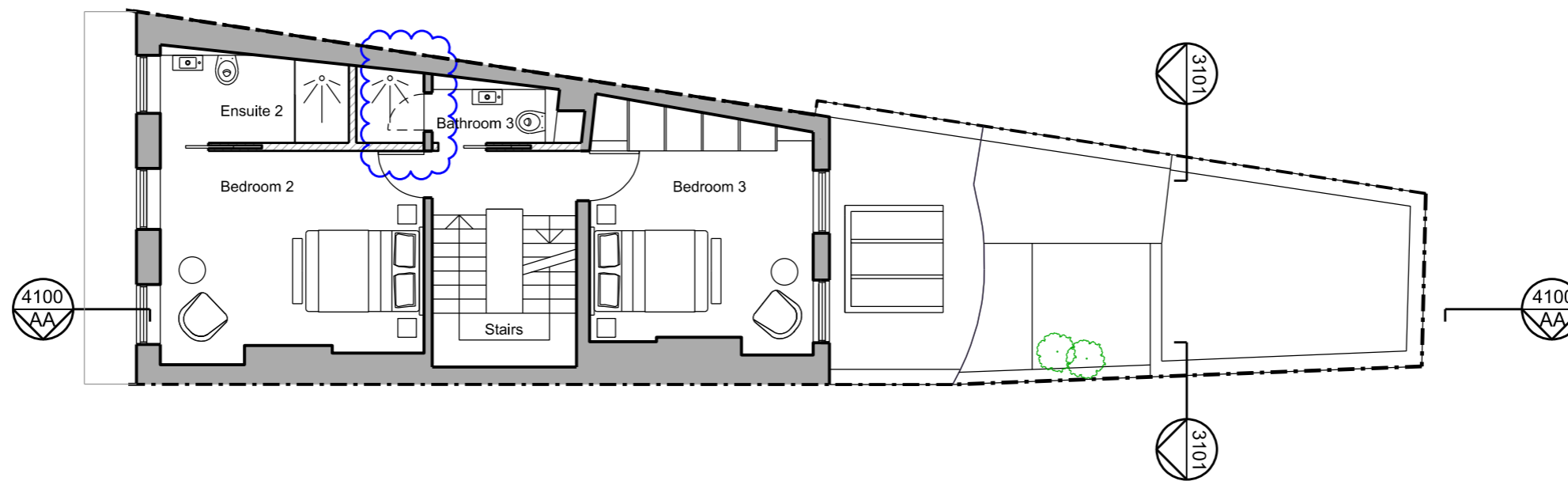
Drawing No  
414

Project No  
414

Drawing No  
2102

Rev  
-





**01 Proposed Floor Plan - Third**  
1:100 @ A3

Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
A	28/02/2025	Planning - original stairwell wall retained as clouded	TMA	HDO
-	25/10/2024	Planning	FNI	HDO

**General notes**

- Existing
- Proposed
- In Abeyance
- Revision

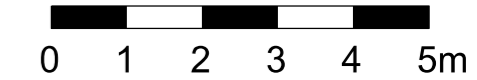
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Status  
Planning

Date  
10/09/2024

Scale  
1:100 @ A3  
1:50 @ A1



Project title  
22 Great James Street  
London, WC1N 3ES

Drawing title  
Proposed Floor Plans - Third Floor

Drawing No  
414

Project No  
414

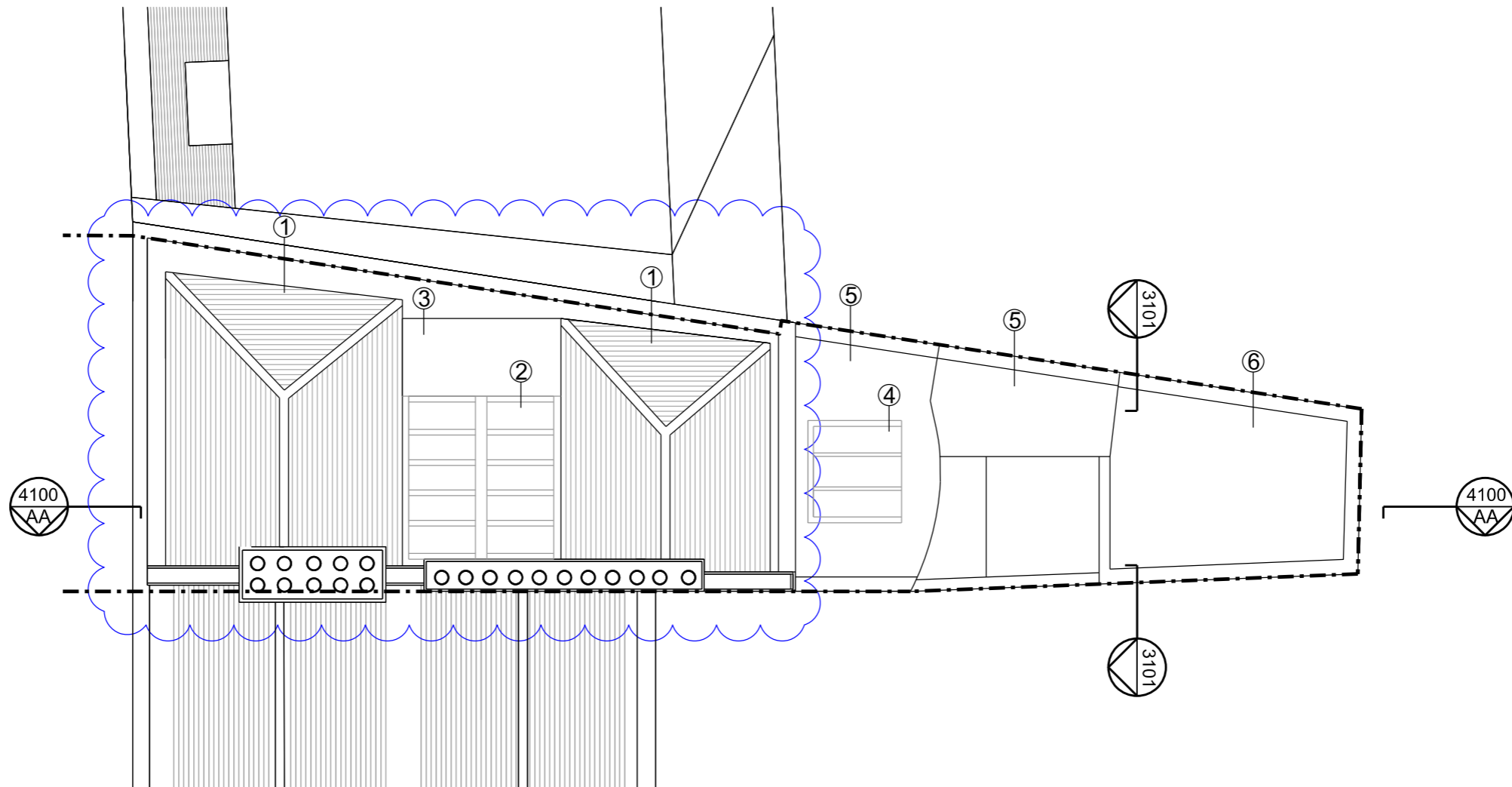
Drawing No  
2103

Rev  
A

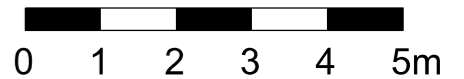


**Materials Key**

- ① Existing clay tile roof
- ② Existing glazed roof lantern
- ③ Existing lead finish
- ④ New glazed rooflight
- ⑤ Single ply membrane
- ⑥ Sedum roof



**01 Proposed Floor Plan - Roof**  
1:100 @ A3





Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
A	28/02/2025	Planning - existing roof retained	TMA	HDO
-	25/10/2024	Planning	FNI	HDO

General notes

 In Abeyance

 Revision

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t: +44 (0)7957 364 375  
w: owendesignstudio.co.uk  
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Status  
Planning

Date  
10/09/2024

Scale  
1:100 @ A3  
1:50 @ A1

Project title  
22 Great James Street  
London, WC1N 3ES

Drawing title  
Proposed Floor Plans - Roof

Drawing No  
414

Project No  
414

Drawing No  
2105

Rev  
A

**Materials Key**

- ① London stock brickwork
- ② Clay tile roof
- ③ Brick chimney
- ④ Painted render finish
- ⑤ Timber painted sash windows
- ⑥ Glazed window
- ⑦ Cast iron rwp
- ⑧ Timber door



**01 Proposed Front East Elevation**  
1:100 @ A3

Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
A	28/02/2025	Planning - existing roof retained	TMA	HDO
-	25/10/2024	Planning	FNI	HDO

General notes

In Abeyance

Revision

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t: +44 (0)7957 364 375  
w: owendesignstudio.co.uk  
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Status  
Planning

Date  
10/09/2024

Scale  
1:100 @ A3  
1:50 @ A1

Project title  
22 Great James Street  
London, WC1N 3ES

Drawing title  
Proposed Front Elevation - East

Drawing No  
414

Project No  
414

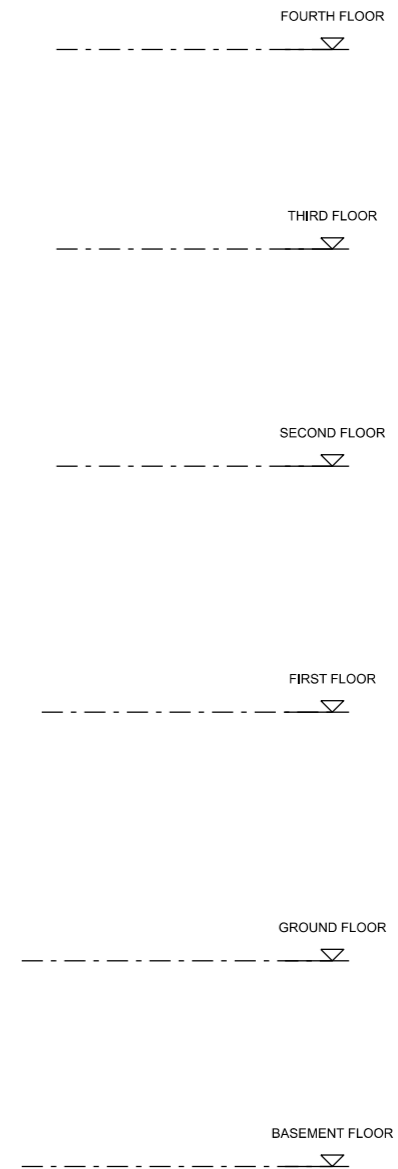
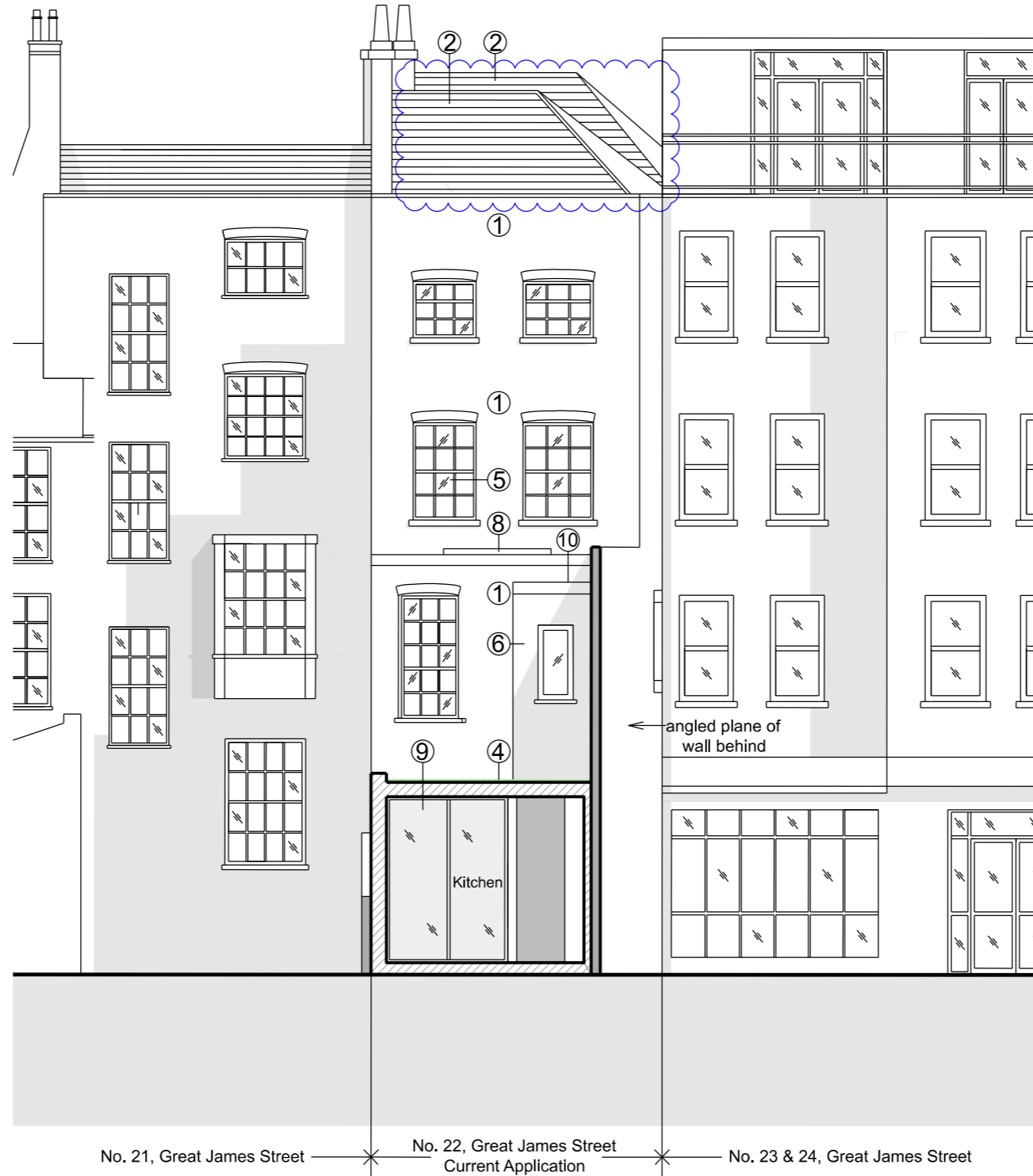
Drawing No  
3100

Rev  
A



**Materials Key**

- ① London stock brickwork
- ② Clay tile roof
- ④ Sedum roof
- ⑤ Timber painted sash windows
- ⑥ White render
- ⑧ Glazed rooflight
- ⑨ Glazed doors
- ⑩ Single ply roof membrane




**01 Proposed Rear West Elevation**  
1:100 @ A3


Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
A	28/02/2025	Planning - existing roof retained	TMA	HDO
-	25/10/2024	Planning	FNI	HDO

General notes

 In Abeyance

 Revision

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w: owendesignstudio.co.uk  
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Status  
Planning

Date  
10/09/2024

Scale  
1:100 @ A3  
1:50 @ A1

Project title  
22 Great James Street  
London, WC1N 3ES

Drawing title  
Proposed Rear Elevation - West

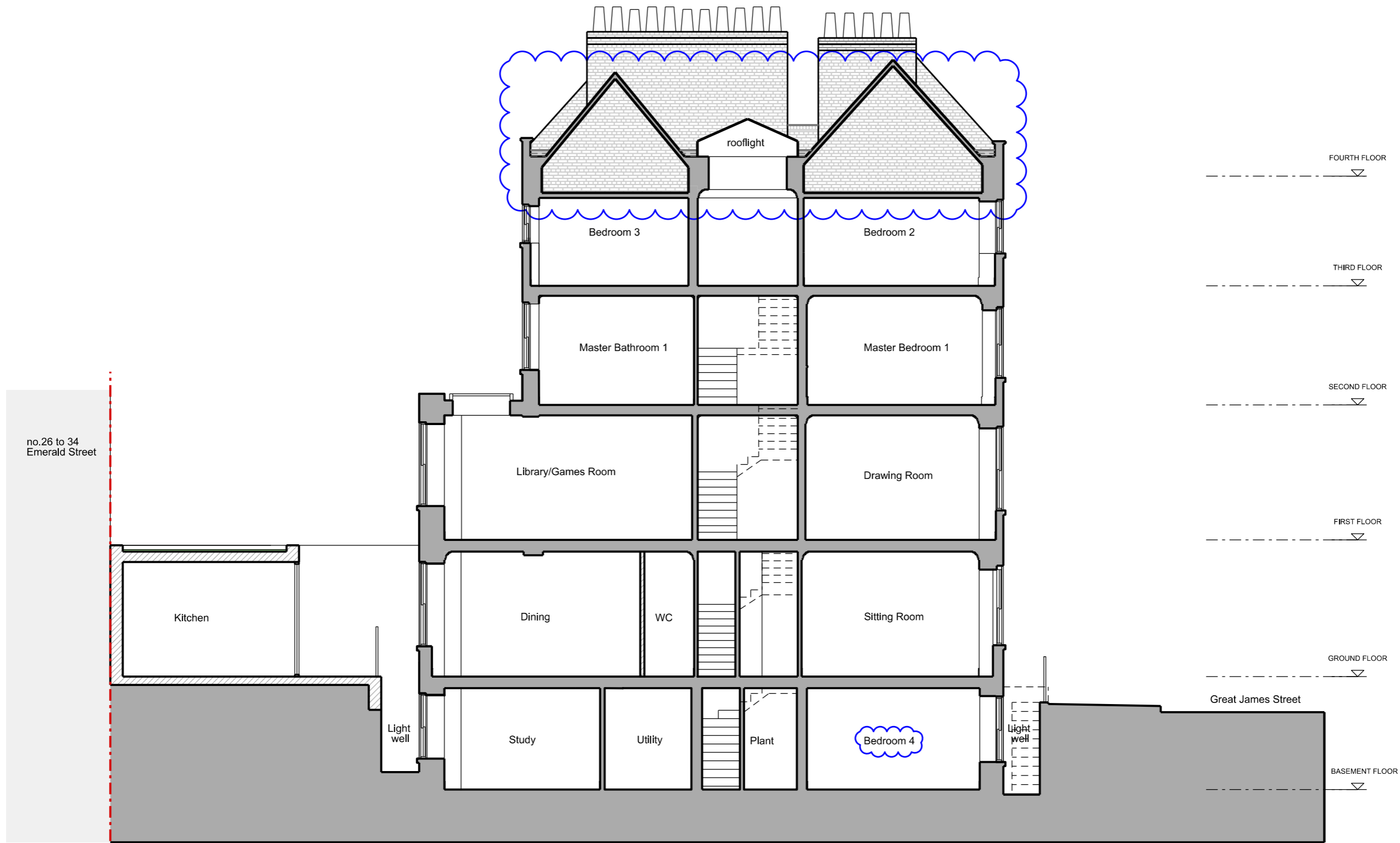
Drawing No  
414

Project No  
414

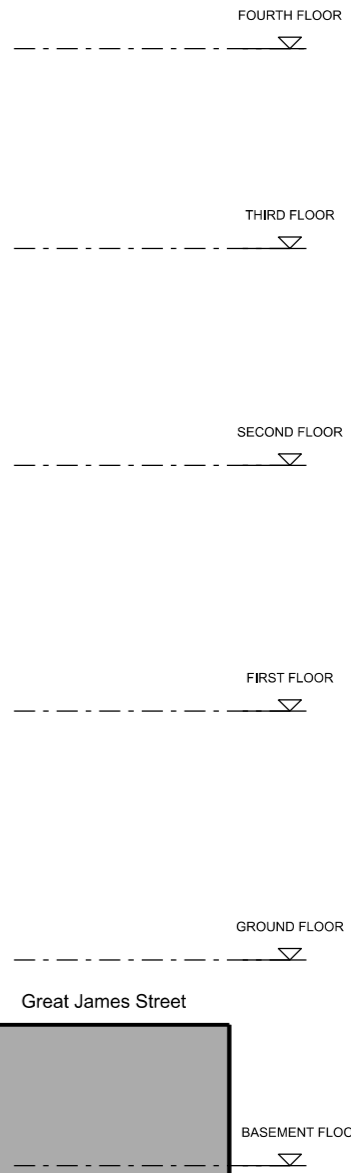
Drawing No  
3101

Rev  
A

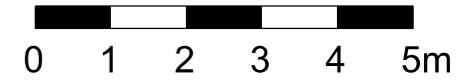




no.26 to 34  
Emerald Street



**01 Section AA**  
1:100 @ A3



Do not scale.  
Use figured dimensions only.  
All dimensions to be checked on site.

All drawings to be read in conjunction  
with other consultants' information:  
any discrepancies to be  
reported before work commences.

Rev	Date	Description	Drawn	Checked
A	28/02/2025	Planning - existing roof retained	TMA	HDO
-	25/10/2024	Planning	FNI	HDO

General notes	
	Existing
	Proposed
	In Abeyance
	Revision

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DESIGN STUDIO

t: +44 (0)7957 364 375  
w: owendesignstudio.co.uk  
e: office@owendesignstudio.co.uk

Status	Planning
Date	10/09/2024
Scale	1:100 @ A3 1: 50 @ A1

Project title		
22 Great James Street London WC1N 3ES		
Drawing title		
Proposed Section		
Drawing No		
Project No	Drawing No	Rev
414	4100	A