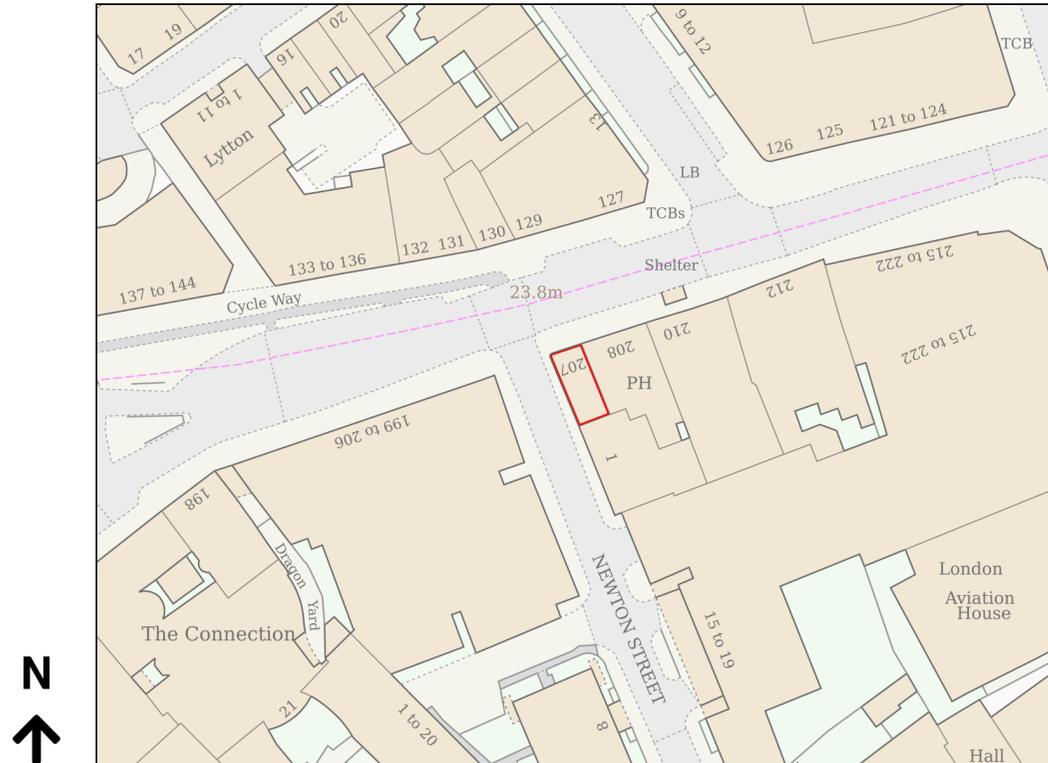


Location Plan

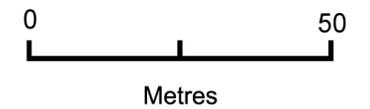
Site Address: 207, High Holborn, London, WC1V 7BW

Date Produced: 27-May-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14045239v1





210 HIGH HOLBORN

PRINCESS LOUISE P.H. 208-209 HIGH HOLBORN

NEWTON HOUSE 207 HIGH HOLBORN

NEWTON STREET

HOXTON HOTEL 199-206 HIGH HOLBORN

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project NEWTON HOUSE
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 LONDON WC1V 7BW

client AMBRITA AND THOMAS SHAHANI-TUCKWELL

drawing title STREET ELEVATION TO HIGH HOLBORN AS EXISTING

drawing scale 1:100 @A2

drawing number cmA213_GE_EX_11

revision May 2025_P1_planning and Listed Building applications

EX NORTH



NEWTON HOUSE 207 NEWTON STREET

EXISTING WEST

project NEWTON HOUSE
207 HIGH HOLBORN
LONDON WC1V 7BW

client AMBRITA AND THOMAS SHAHANI-TUCKWELL

drawing title GENERAL ARRANGEMENT ELEVATION TO NEWTON STREET AS EXISTING

drawing scale 1:50 @A2

drawing number cmA2.13_GE_EX_14

revision May 2025_P1_planning and Listed Building applications

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BLOOMSBURY CONSERVATION AREA
SUB-AREA 8

SEVEN DIALS
CONSERVATION AREA

210 HIGH HOLBORN

RESIDENTIAL
ROOF TERRACE

RESIDENTIAL
ROOF TERRACE

127-128 HIGH HOLBORN

HIGH HOLBORN

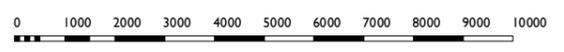
NEWTON HOUSE 207 HIGH HOLBORN

1-3 NEWTON STREET

5-19 NEWTON STREET

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project NEWTON HOUSE
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LONDON WC1V 7BW

client AMBRITA AND THOMAS SHAHANI-TUCKWELL

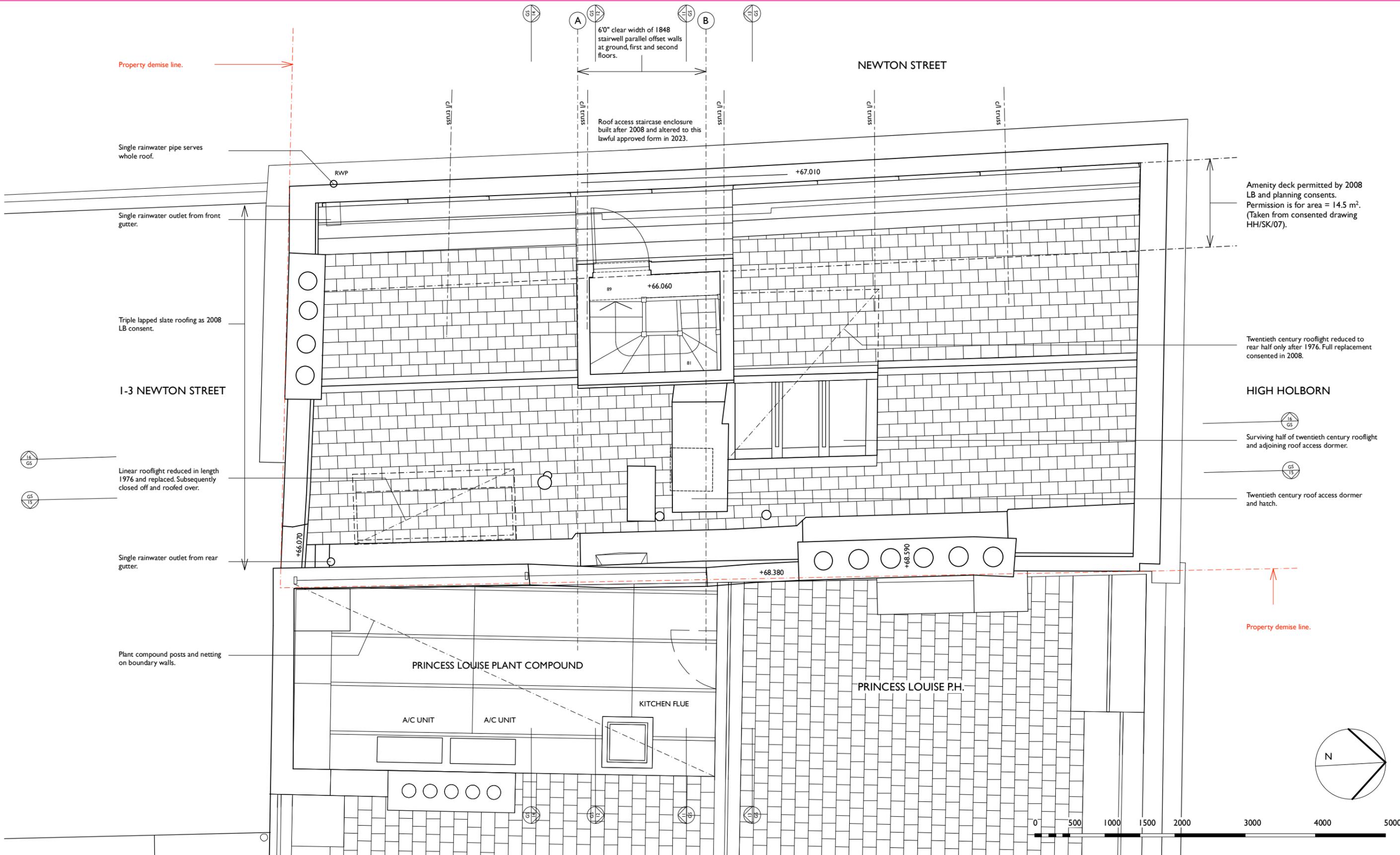
drawing title STREET ELEVATION TO NEWTON STREET AS EXISTING

drawing scale 1:100 @A2

drawing number cmA213_GE_EX_12

EX WEST

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project	NEWTON HOUSE 207 HIGH HOLBORN LONDON WC1V 7BW	5 EXISTING
client	AMBRITA AND THOMAS SHAHANI-TUCKWELL	
drawing title	GENERAL ARRANGEMENT PLAN FIFTH FLOOR EXISTING	
drawing scale	1:50 @ A3	
drawing number	cmA213_GA_EX_16	
revision	May 2025_PI_planning and Listed Building application	

West windows double hung sliding sashes with double glazed units and horns. No glazing bars. Installed 2008.

Floor joists and boards in this area run counter to the direction at the floors below. Areas of wider boards near the door. Multiple replacement and cut boards.

Bedroom partition installed on line of roof truss which is concealed within it.
Bedroom ceiling installed 1976 under the roof trusses. Plasterboard on rafters fitted between truss tie beams.

I-3 NEWTON STREET

Line of former partition.

Line of principal trimmer joist spanning from south wall to stair cross wall.

Areas of infilled floor with boards of varying lengths, widths and thicknesses different to the rest of the room and joists not running through. Infill area joists include salvaged timbers and modern timbers screwed together. Floor boards include salvaged and modern material wire-nailed and screwed.

Two doors to be removed
REFER to Schedule of Works p.14.

6'0" clear width of 1848 stairwell parallel offset walls at ground, first and second floors.

NEWTON STREET

North windows double hung sliding sashes with double glazed units and horns. No glazing bars. Installed 2008.

HIGH HOLBORN

Location of the 1848 back staircase from 3rd to 4th floors. Infill floor of later date than the main part of the room. Poor construction retaining some older elements.

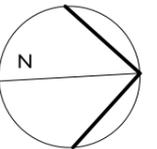
Bathroom installed in 1976. Plasterboard stud partitions and suspended ceilings. Floor concealed by finishes.

Gas fired boiler with vent flue above through roof.

Rooflight over.

PRINCESS LOUISE P.H.

For removals and scope here
REFER to Schedule of Works p.07.



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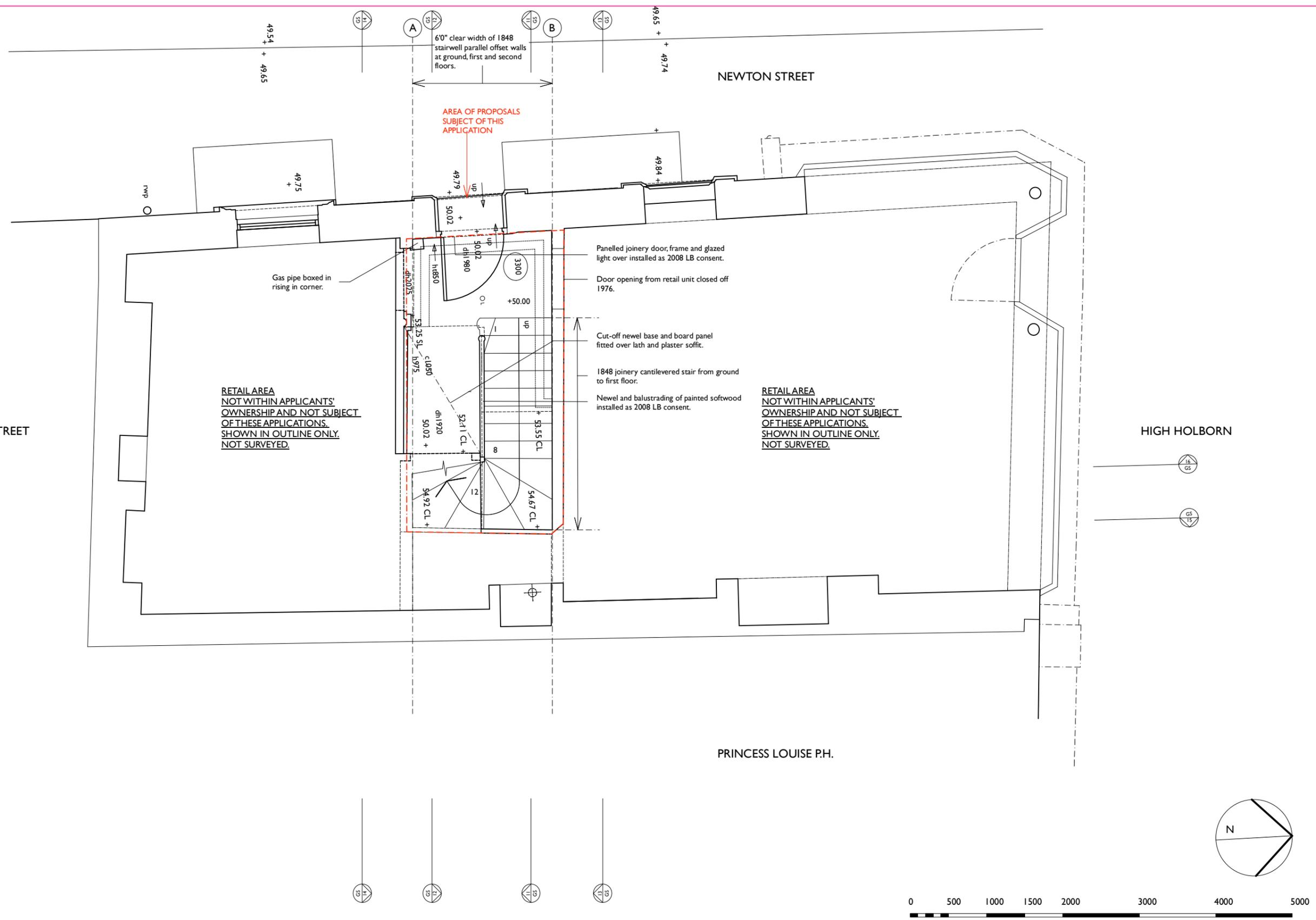
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project NEWTON HOUSE
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LONDON WC1V 7BW
client AMBRITA AND THOMAS SHAHANI-TUCKWELL
drawing title GENERAL ARRANGEMENT PLAN FOURTH FLOOR EXISTING
drawing scale 1:50 @ A3
drawing number cmA213_GA_EX_15

4 EXISTING

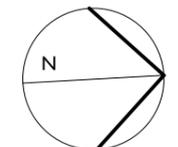
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1-3 NEWTON STREET

HIGH HOLBORN

PRINCESS LOUISE P.H.

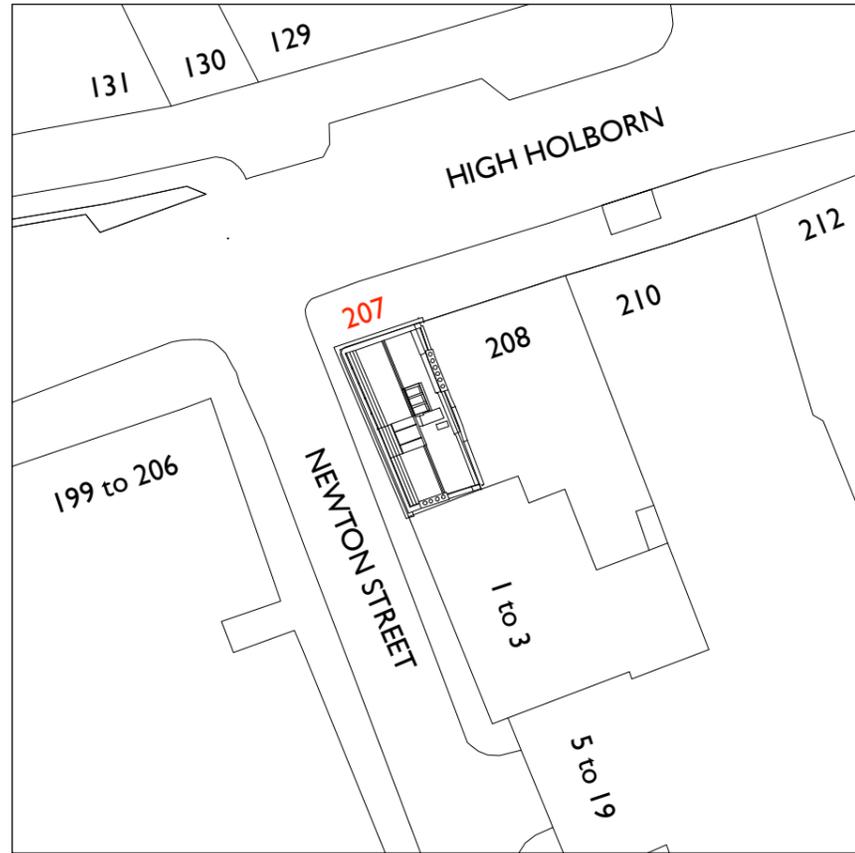


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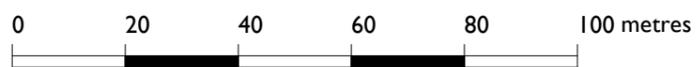
project	NEWTON HOUSE 207 HIGH HOLBORN LONDON WC1V 7BW	G EXISTING
client	AMBRITA AND THOMAS SHAHANI-TUCKWELL	
drawing title	GENERAL ARRANGEMENT PLAN GROUND FLOOR EXISTING	
drawing scale	1:50 @ A3	
drawing number	cmA213_GA_EX_11	
revision	May 2025_PI_planning and Listed Building application	



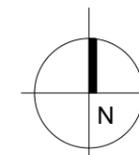
EXISTING BLOCK PLAN 1 : 500



SITE LOCATION PLAN 1 : 1250



-  Listed Building
-  Positive Building
-  L B Camden Bloomsbury Conservation Area Sub Area 8
-  L B Camden Seven Dials Conservation Area



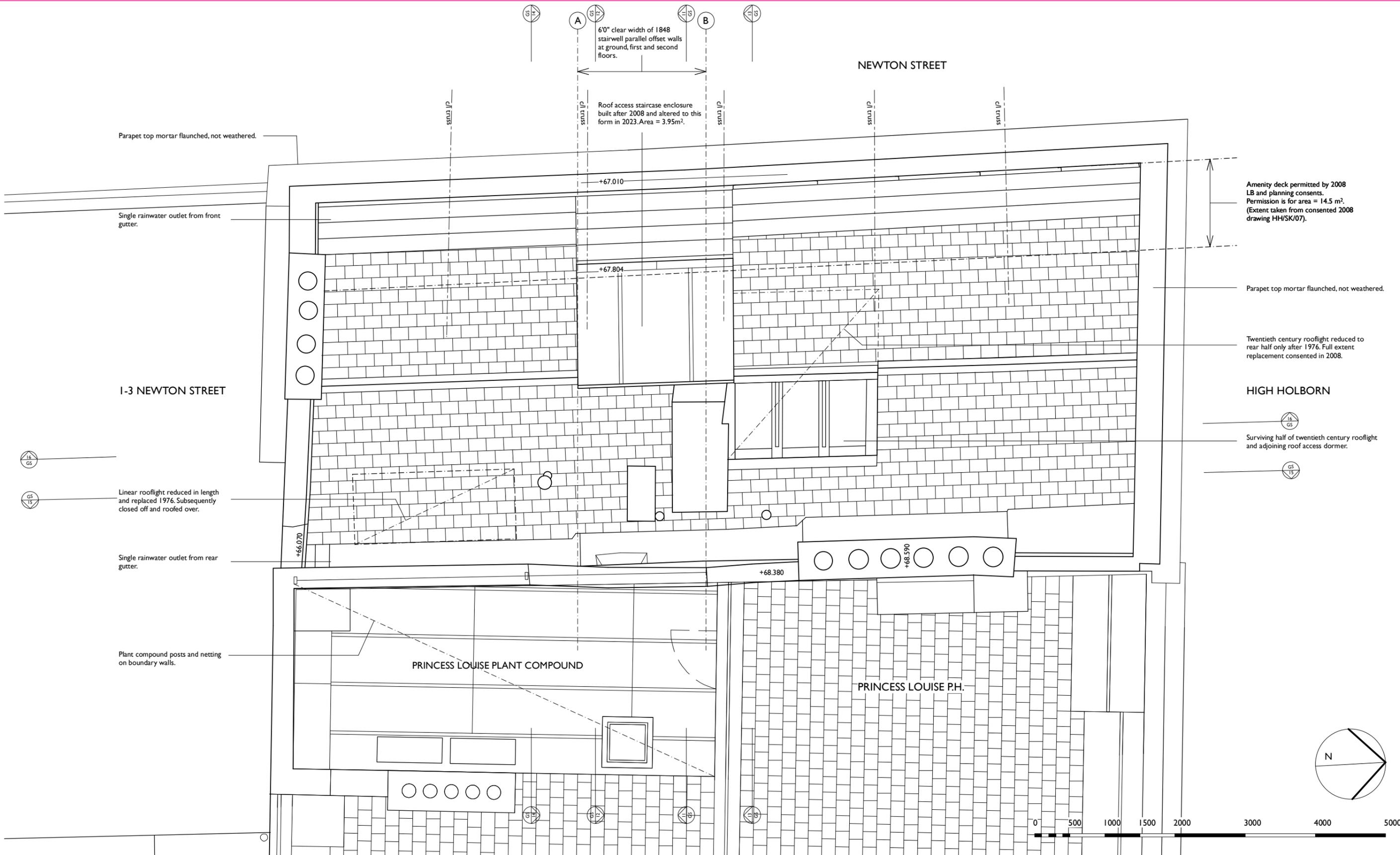
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project NEWTON HOUSE
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 LONDON WC1V 7BW
client AMBRITA AND THOMAS SHAHANI-TUCKWELL
drawing title LOCATION AND BLOCK PLANS AS EXISTING
drawing scale 1:1250 / 1 : 500 @ A3
drawing number cmA213_LOC_EX_01

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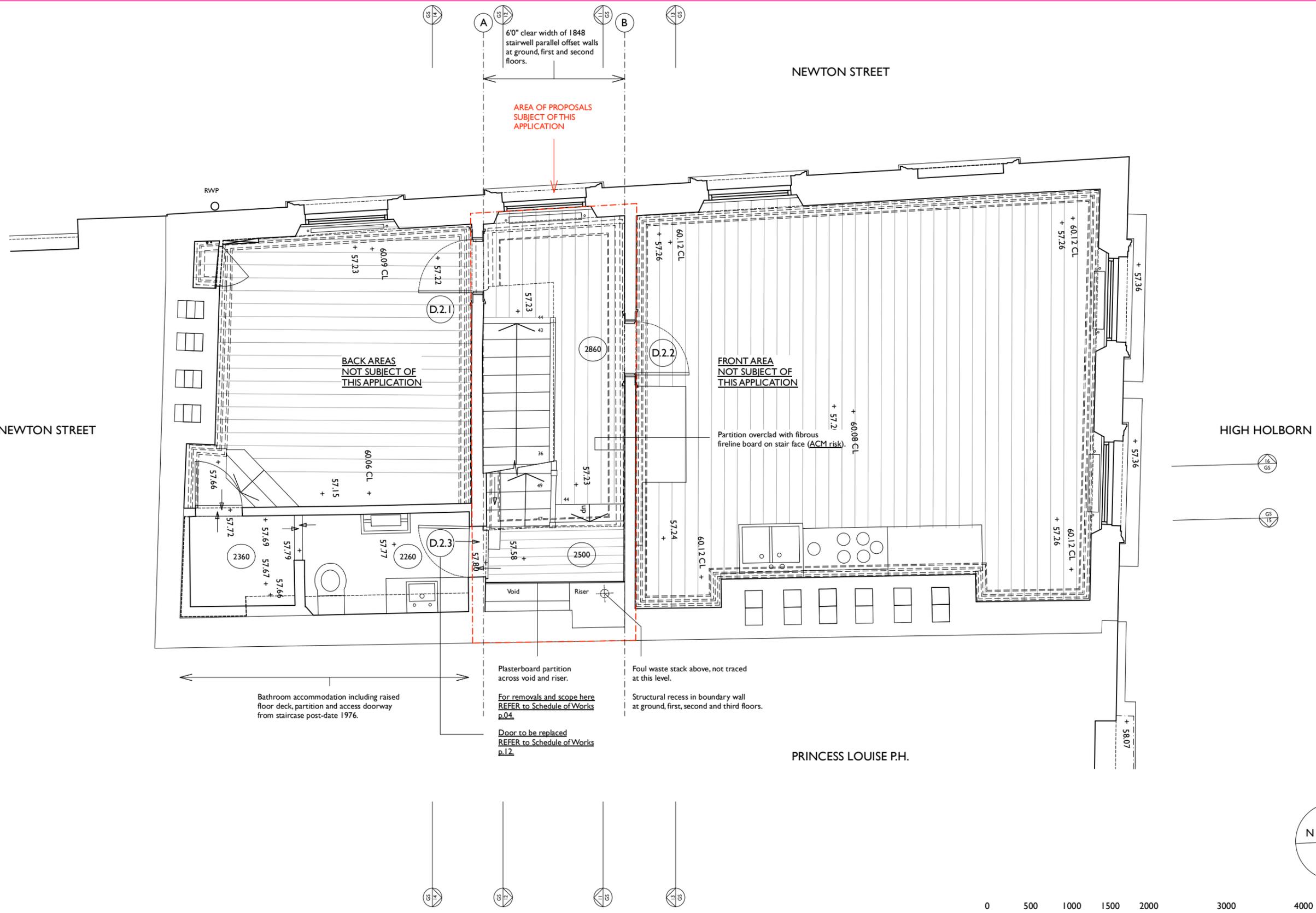


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project	NEWTON HOUSE 207 HIGH HOLBORN LONDON WC1V 7BW	ROOF EXISTING
client	AMBRITA AND THOMAS SHAHANI-TUCKWELL	
drawing title	GENERAL ARRANGEMENT PLAN ROOF EXISTING	
drawing scale	1:50 @ A3	
drawing number	cmA213_GA_EX_17	
revision	May 2025_PI_planning and Listed Building application	

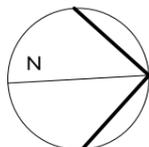


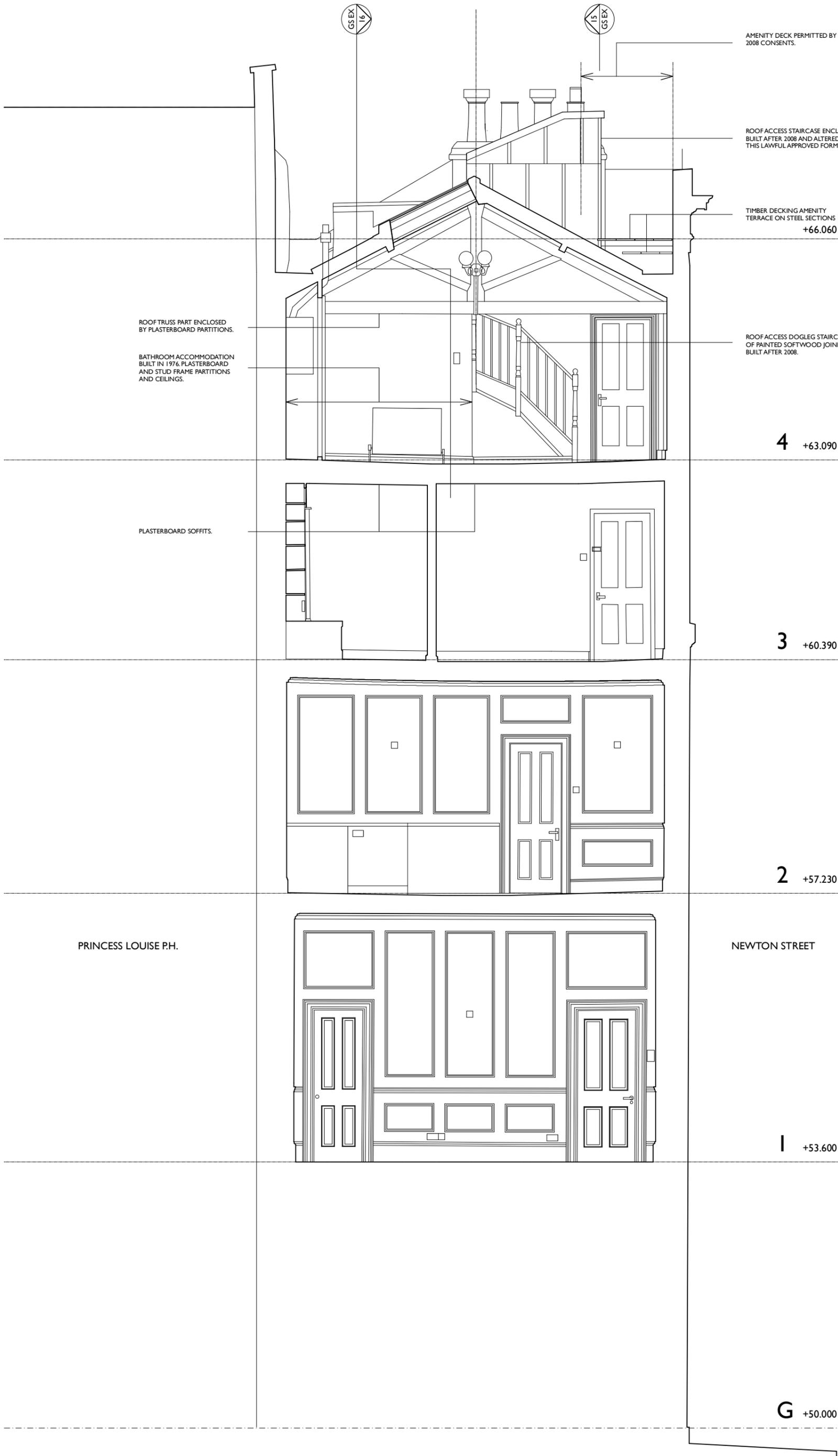
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project	NEWTON HOUSE 207 HIGH HOLBORN LONDON WC1V 7BW	2 EXISTING
client	AMBRITA AND THOMAS SHAHANI-TUCKWELL	
drawing title	GENERAL ARRANGEMENT PLAN SECOND FLOOR EXISTING	
drawing scale	1:50 @ A3	
drawing number	cmA213_GA_EX_13	
revision	May 2025_PI_planning and Listed Building application	





EXISTING EAST-WEST

project
 NEWTON HOUSE
 207 HIGH HOLBORN
 LONDON WC1V 7BW

client
 AMBRITA AND THOMAS SHAHANI-TUCKWELL

drawing title
 GA SECTION EAST_WEST ACROSS FRONT ROOMS AS EXISTING

drawing scale
 1:50 @ A3

drawing number
 cma213_GS_EX_13

revision
 May 2025_P1_planning and Listed Building application

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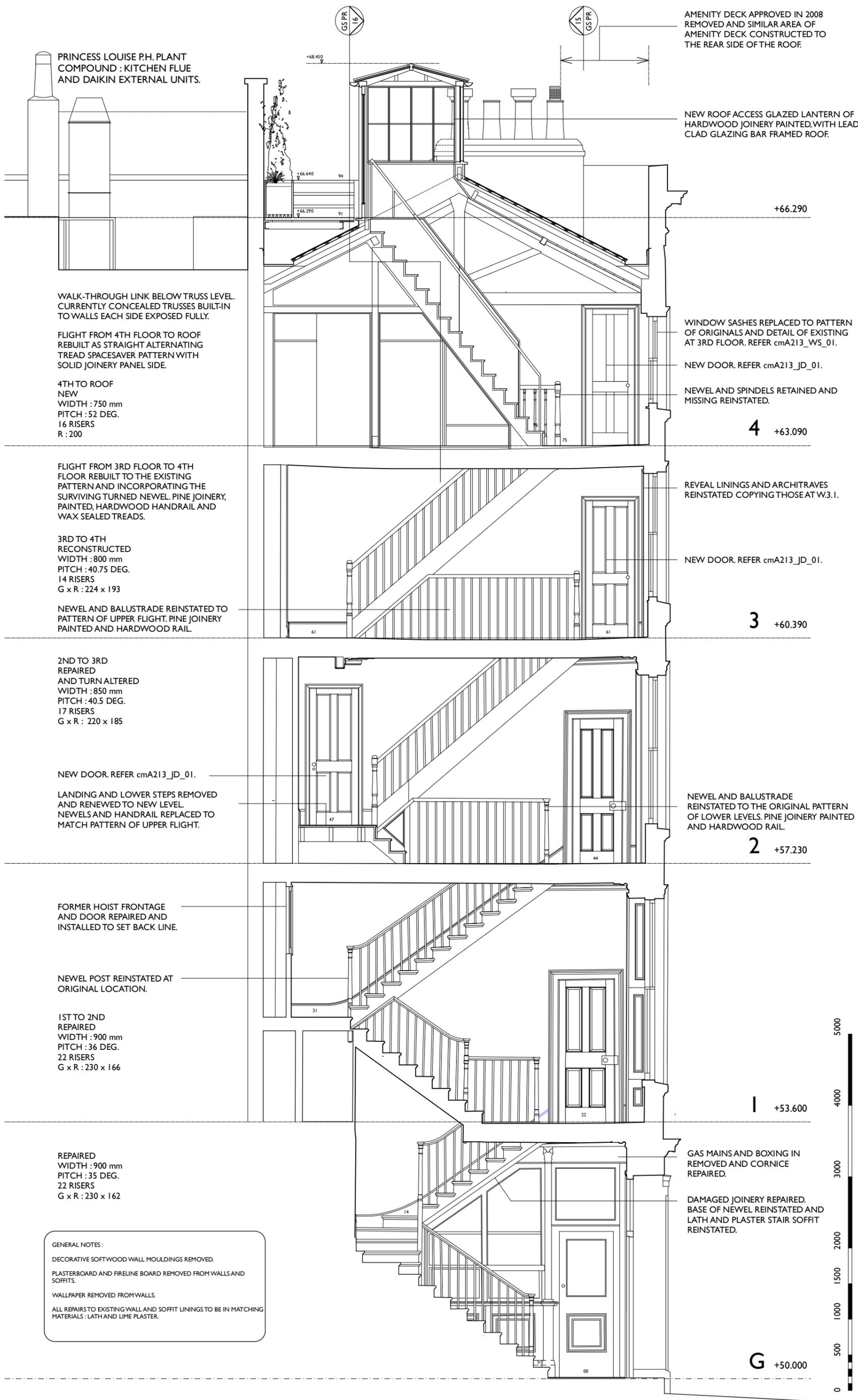
G +50.000

I +53.600

2 +57.230

3 +60.390

4 +63.090



PRINCESS LOUISE P.H. PLANT COMPOUND : KITCHEN FLUE AND DAIKIN EXTERNAL UNITS.

WALK-THROUGH LINK BELOW TRUSS LEVEL. CURRENTLY CONCEALED TRUSSES BUILT-IN TO WALLS EACH SIDE EXPOSED FULLY.

FLIGHT FROM 4TH FLOOR TO ROOF REBUILT AS STRAIGHT ALTERNATING TREAD SPACESAVER PATTERN WITH SOLID JOINERY PANEL SIDE.

4TH TO ROOF
NEW
WIDTH : 750 mm
PITCH : 52 DEG.
16 RISERS
R : 200

FLIGHT FROM 3RD FLOOR TO 4TH FLOOR REBUILT TO THE EXISTING PATTERN AND INCORPORATING THE SURVIVING TURNED NEWEL, PINE JOINERY, PAINTED, HARDWOOD HANDRAIL AND WAX SEALED TREADS.

3RD TO 4TH
RECONSTRUCTED
WIDTH : 800 mm
PITCH : 40.75 DEG.
14 RISERS
G x R : 224 x 193

NEWEL AND BALUSTRADE REINSTATED TO PATTERN OF UPPER FLIGHT. PINE JOINERY PAINTED AND HARDWOOD RAIL.

2ND TO 3RD
REPAIRED
AND TURN ALTERED
WIDTH : 850 mm
PITCH : 40.5 DEG.
17 RISERS
G x R : 220 x 185

NEW DOOR. REFER cmA213_JD_01.

LANDING AND LOWER STEPS REMOVED AND RENEWED TO NEW LEVEL. NEWELS AND HANDRAIL REPLACED TO MATCH PATTERN OF UPPER FLIGHT.

FORMER HOIST FRONTAGE AND DOOR REPAIRED AND INSTALLED TO SET BACK LINE.

NEWEL POST REINSTATED AT ORIGINAL LOCATION.

1ST TO 2ND
REPAIRED
WIDTH : 900 mm
PITCH : 36 DEG.
22 RISERS
G x R : 230 x 166

REPAIRED
WIDTH : 900 mm
PITCH : 35 DEG.
22 RISERS
G x R : 230 x 162

GENERAL NOTES :

- DECORATIVE SOFTWOOD WALL MOULDINGS REMOVED.
- PLASTERBOARD AND FIRELINE BOARD REMOVED FROM WALLS AND SOFFITS.
- WALLPAPER REMOVED FROM WALLS.
- ALL REPAIRS TO EXISTING WALL AND SOFFIT LININGS TO BE IN MATCHING MATERIALS : LATH AND LIME PLASTER.

AMENITY DECK APPROVED IN 2008 REMOVED AND SIMILAR AREA OF AMENITY DECK CONSTRUCTED TO THE REAR SIDE OF THE ROOF.

NEW ROOF ACCESS GLAZED LANTERN OF HARDWOOD JOINERY PAINTED, WITH LEAD CLAD GLAZING BAR FRAMED ROOF.

WINDOW SASHES REPLACED TO PATTERN OF ORIGINALS AND DETAIL OF EXISTING AT 3RD FLOOR. REFER cmA213_WS_01.

NEW DOOR. REFER cmA213_JD_01.

NEWEL AND SPINDELS RETAINED AND MISSING REINSTATED.

REVEAL LININGS AND ARCHITRAVES REINSTATED COPYING THOSE AT W.3.I.

NEW DOOR. REFER cmA213_JD_01.

NEWEL AND BALUSTRADE REINSTATED TO THE ORIGINAL PATTERN OF LOWER LEVELS. PINE JOINERY PAINTED AND HARDWOOD RAIL.

GAS MAINS AND BOXING IN REMOVED AND CORNICE REPAIRED.

DAMAGED JOINERY REPAIRED. BASE OF NEWEL REINSTATED AND LATH AND PLASTER STAIR SOFFIT REINSTATED.

PROPOSED EAST-WEST

project NEWTON HOUSE
207 HIGH HOLBORN
LONDON WC1V 7BW

client AMBRITA AND THOMAS SHAHANI-TUCKWELL

drawing title GA SECTION EAST-WEST ACROSS STAIRCASE AS PROPOSED

drawing scale 1:50 @ A3

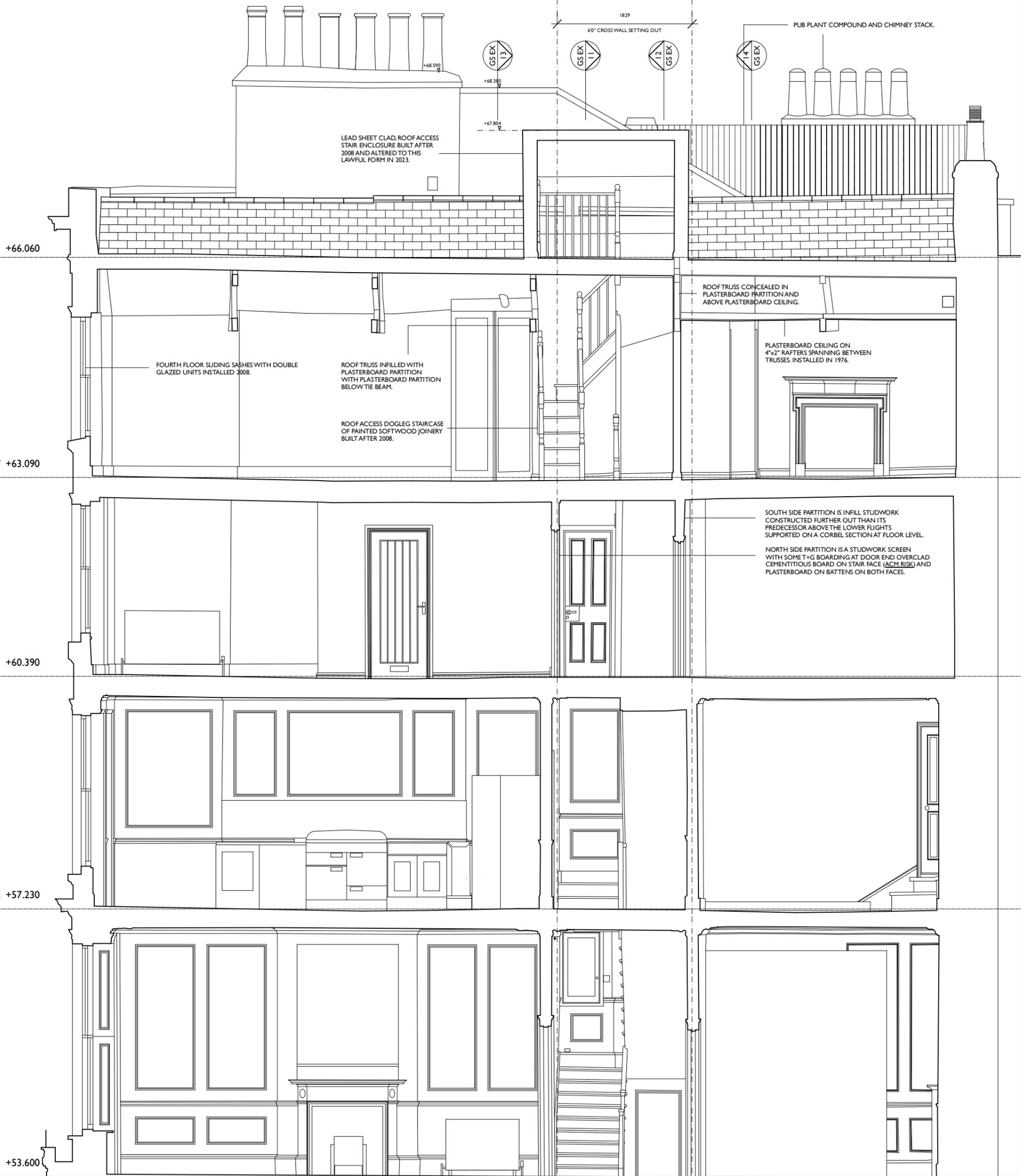
drawing number cmA213_GS_PR_11

revision May 2025 P1_planning and Listed Building application

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GENERAL STAIRCASE SCOPE NOTES:
 DECORATIVE SOFTWOOD WALL MOULDINGS REMOVED.
 PLASTERBOARD AND FIRELINE BOARD REMOVED FROM WALLS AND SOFFITS.
 WALLPAPER REMOVED FROM WALLS.
 ALL REPAIRS TO EXISTING WALL AND SOFFIT LININGS TO BE IN MATCHING MATERIALS: LATH AND LIME PLASTER.

project NEWTON HOUSE EXISTING NORTH-SOUTH
 207 HIGH HOLBORN
 LONDON WC1V 7BW
 client AMBRITA AND THOMAS SHAHANI-TUCKWELL
 drawing title GA SECTION NORTH-SOUTH AS EXISTING
 drawing scale 1:50 @ A3
 drawing number cmA213_GS_EX_15 revision May 2025_P1_planning and Listed Building application



GENERAL STAIRCASE SCOPE NOTES :
 DECORATIVE SOFTWOOD WALL MOULDINGS REMOVED.
 PLASTERBOARD AND FIRELINE BOARD REMOVED FROM WALLS AND SOFFITS.
 WALLPAPER REMOVED FROM WALLS.
 ALL REPAIRS TO EXISTING WALL AND SOFFIT LININGS TO BE IN MATCHING MATERIALS : LATH AND LIME PLASTER.



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project NEWTON HOUSE
 207 HIGH HOLBORN
 LONDON WC1V 7BW

client AMBRITA AND THOMAS SHAHANI-TUCKWELL

drawing title GA SECTION SOUTH-NORTH AS EXISTING

drawing scale 1:50 @ A3

drawing number cmA213_GS_EX_16

revision May 2025_PI_planning and Listed Building application

EXISTING SOUTH-NORTH

AMENITY DECK PERMITTED BY 2008 CONSENTS.

ROOF ACCESS STAIRCASE ENCLOSURE BUILT AFTER 2008 AND ALTERED TO THIS LAWFUL APPROVED FORM IN 2023.

ROOF ACCESS DOGLEG STAIRCASE OF PAINTED SOFTWOOD JOINERY BUILT AFTER 2008.

STAIRCASE OPENING IN THE FLOOR FORMED EARLY 20th CENTURY. BALUSTRADE WAS INSTALLED AROUND THREE SIDES SINCE REMOVED LEAVING A NEWEL AND FOUR SPINDLES.

TOP FLOOR FLAT ACCESS CORRIDOR AND LININGS BUILT 1976.

DOOR AND OPENING BUILT 1976.

STRINGERED STRAIGHT FLIGHT INSTALLED TO NEW OPENING EARLY 20th CENTURY. SUBSEQUENTLY REBUILT TO A SHALLOWER PITCH. LATER 20th C. PLASTER LINING ON RAFTERS UNDER CONCEALS ELEMENTS OF EARLIER STAIR CARRIAGE.

INFILL PARTITION UNDER STAIR FORMING CORRIDOR BUILT 1976.

OPENING CUT THROUGH FLOOR FOR STRINGERED STAIR FROM 2ND TO 3RD.

DECORATIVE MOULDINGS PLANTED ON WALL LININGS.

FABRIC EVIDENCE OF ORIGINAL LOCATION OF DOOR SINCE RELOCATED TO THE SIDE.

NEWEL AND BALUSTRADE INSTALLED AFTER 1976 WHEN LOBBY PARTITION REMOVED.

NEWTON STREET

DECORATIVE MOULDINGS PLANTED ON WALL LININGS.

BASE OF NEWEL HAS BEEN HACKED OFF WHERE A PARTITION WAS INSTALLED ON THE STAIR STRINGER IN 1976.

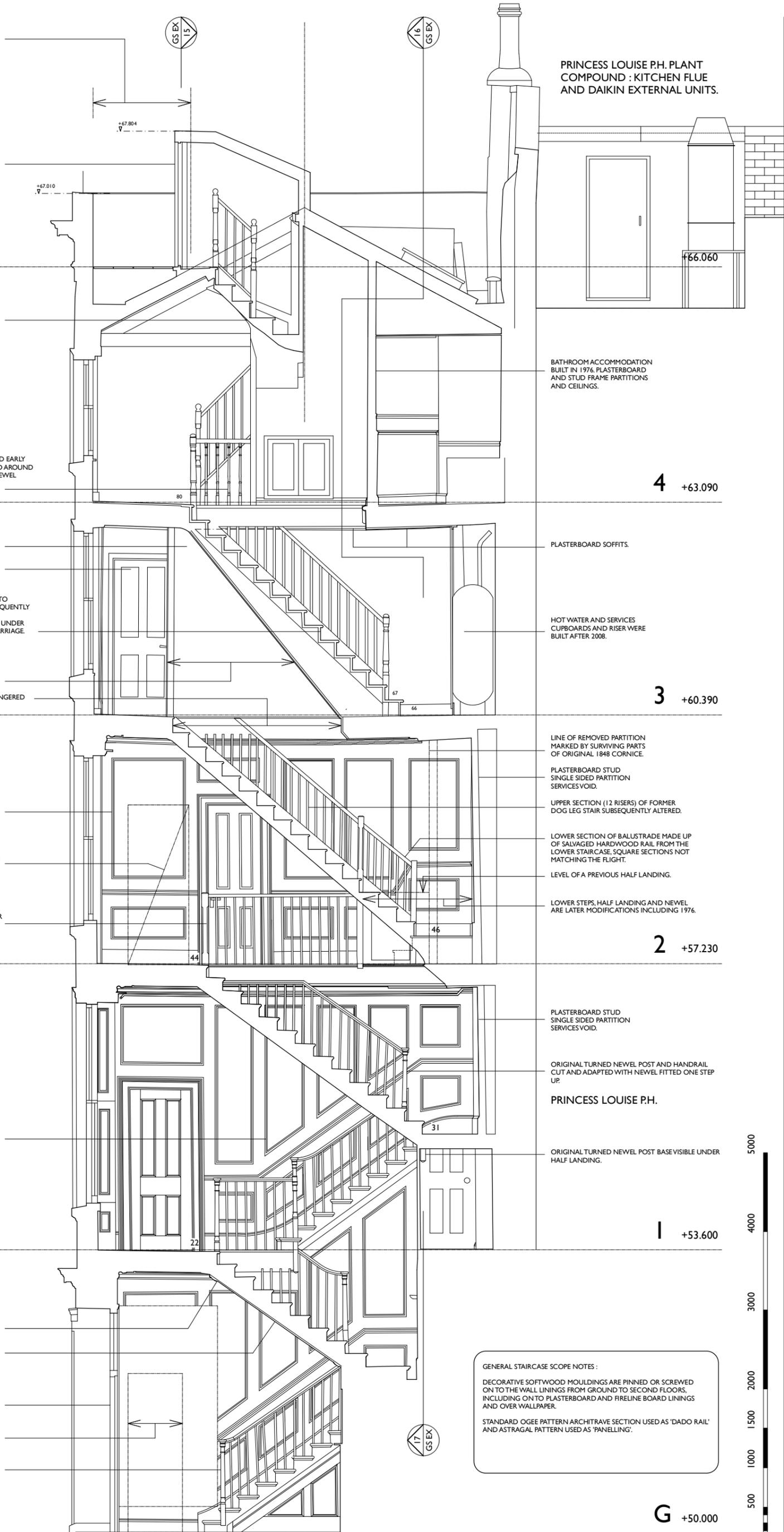
SOFFIT PANEL WITH MOULDINGS INSTALLED WHERE PARTITIONS REMOVED AS LB CONSENT 2008.

PANELLED DOOR AND GLAZED LIGHT OVER INSTALLED AS 2008 LB CONSENT.

ORIGINAL DOOR OPENING INFILLED 1976.

NEWEL AND BALUSTRADE IN PAINTED SOFTWOOD INSTALLED AS LB CONSENT 2008.

Datum 50.00m



PRINCESS LOUISE P.H. PLANT COMPOUND : KITCHEN FLUE AND DAIKIN EXTERNAL UNITS.

BATHROOM ACCOMMODATION BUILT IN 1976. PLASTERBOARD AND STUD FRAME PARTITIONS AND CEILINGS.

PLASTERBOARD SOFFITS.

HOT WATER AND SERVICES CUPBOARDS AND RISER WERE BUILT AFTER 2008.

LINE OF REMOVED PARTITION MARKED BY SURVIVING PARTS OF ORIGINAL 1848 CORNICE.

PLASTERBOARD STUD SINGLE SIDED PARTITION SERVICES VOID.

UPPER SECTION (12 RISERS) OF FORMER DOG LEG STAIR SUBSEQUENTLY ALTERED.

LOWER SECTION OF BALUSTRADE MADE UP OF SALVAGED HARDWOOD RAIL FROM THE LOWER STAIRCASE. SQUARE SECTIONS NOT MATCHING THE FLIGHT.

LEVEL OF A PREVIOUS HALF LANDING.

LOWER STEPS, HALF LANDING AND NEWEL ARE LATER MODIFICATIONS INCLUDING 1976.

PLASTERBOARD STUD SINGLE SIDED PARTITION SERVICES VOID.

ORIGINAL TURNED NEWEL POST AND HANDRAIL CUT AND ADAPTED WITH NEWEL FITTED ONE STEP UP.

PRINCESS LOUISE P.H.

ORIGINAL TURNED NEWEL POST BASE VISIBLE UNDER HALF LANDING.

GENERAL STAIRCASE SCOPE NOTES :
DECORATIVE SOFTWOOD MOULDINGS ARE PINNED OR SCREWED ON TO THE WALL LININGS FROM GROUND TO SECOND FLOORS, INCLUDING ON TO PLASTERBOARD AND FIRELINE BOARD LININGS AND OVER WALLPAPER.
STANDARD OGEE PATTERN ARCHITRAVE SECTION USED AS 'DADO RAIL' AND ASTRAGAL PATTERN USED AS 'PANELLING'.



EXISTING WEST-EAST

NEWTON HOUSE
207 HIGH HOLBORN
LONDON WC1V 7BW

project

client
AMRITA AND THOMAS SHAHANI-TUCKWELL

drawing title
GA SECTION WESTEAST ACROSS STAIRCASE AS EXISTING

drawing scale
1:50 @ A3

drawing number
cmA213_GS_EX_12

revision
May 2025_P1_planning and Listed Building application

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←-----
 NEWTON HOUSE 207 NEWTON STREET
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EXISTING NORTH

project NEWTON HOUSE
 207 HIGH HOLBORN
 LONDON WC1V 7BW

client AMBRITA AND THOMAS SHAHANI-TUCKWELL

drawing title GENERAL ARRANGEMENT ELEVATION TO HIGH HOLBORN AS EXISTING

drawing scale 1:50 @A2

drawing number cmA2.13_GE_EX_13

revision May 2025_P1_planning and Listed Building applications

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