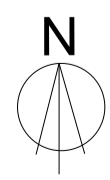


REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
-	06.12.13	ISSUED FOR PLANNING
-	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

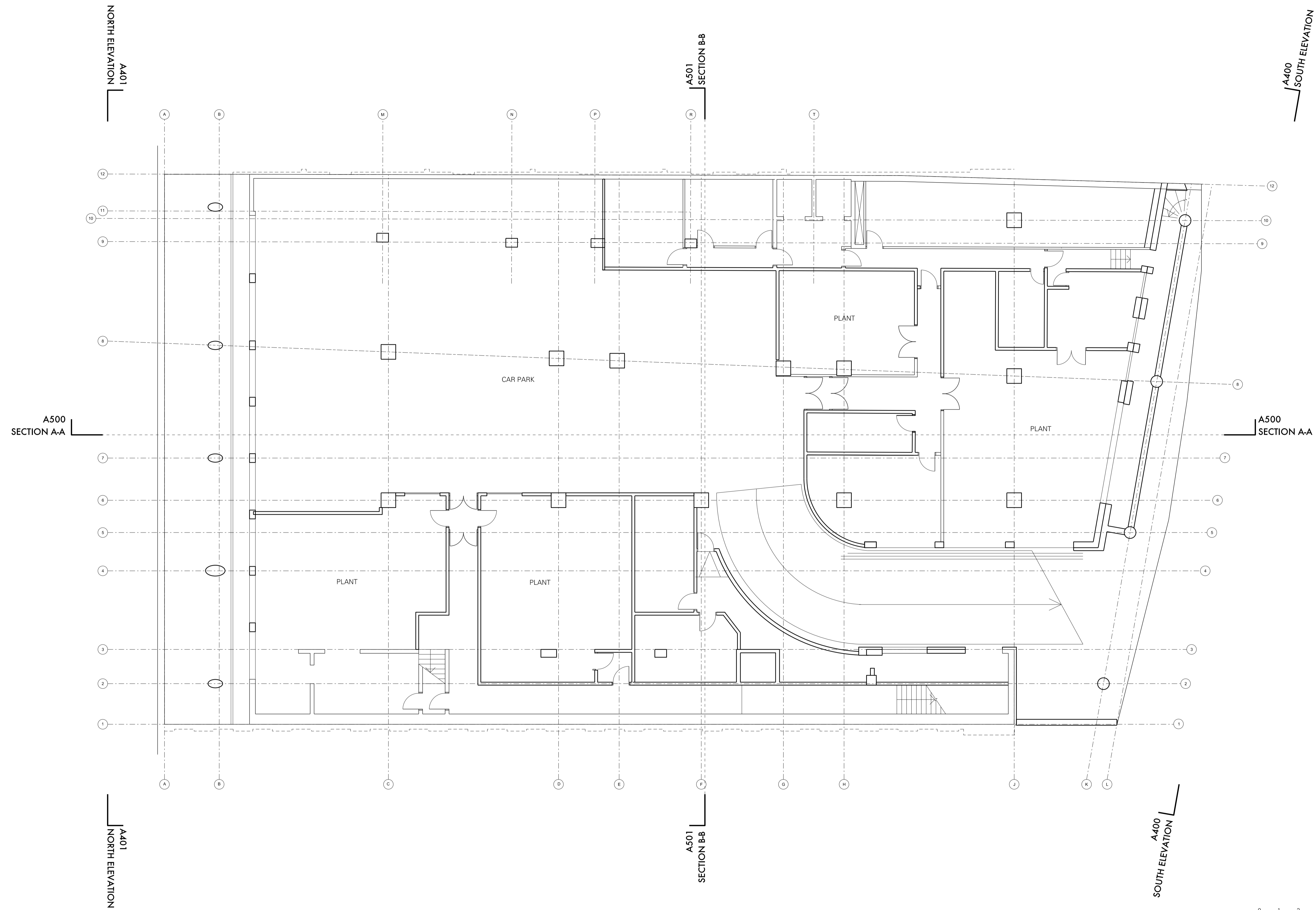
NOTES:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS
 4. DO NOT SCALE FROM THIS DRAWING
 5. REPORT ANY ERRORS, CONTRADICTIONS, AND OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE

KEY:
 - SITE BOUNDARY LINE
 - LAND WITHIN SAME OWNERSHIP



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 99 Southwark Street
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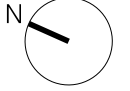
DRAWING NAME: SITE LOCATION PLAN
PROJECT NAME: JAMESTOWN ROAD
DRAWING NO.: P001/-
STATUS: PLANNING



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
-	17.04.15	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
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KEY:



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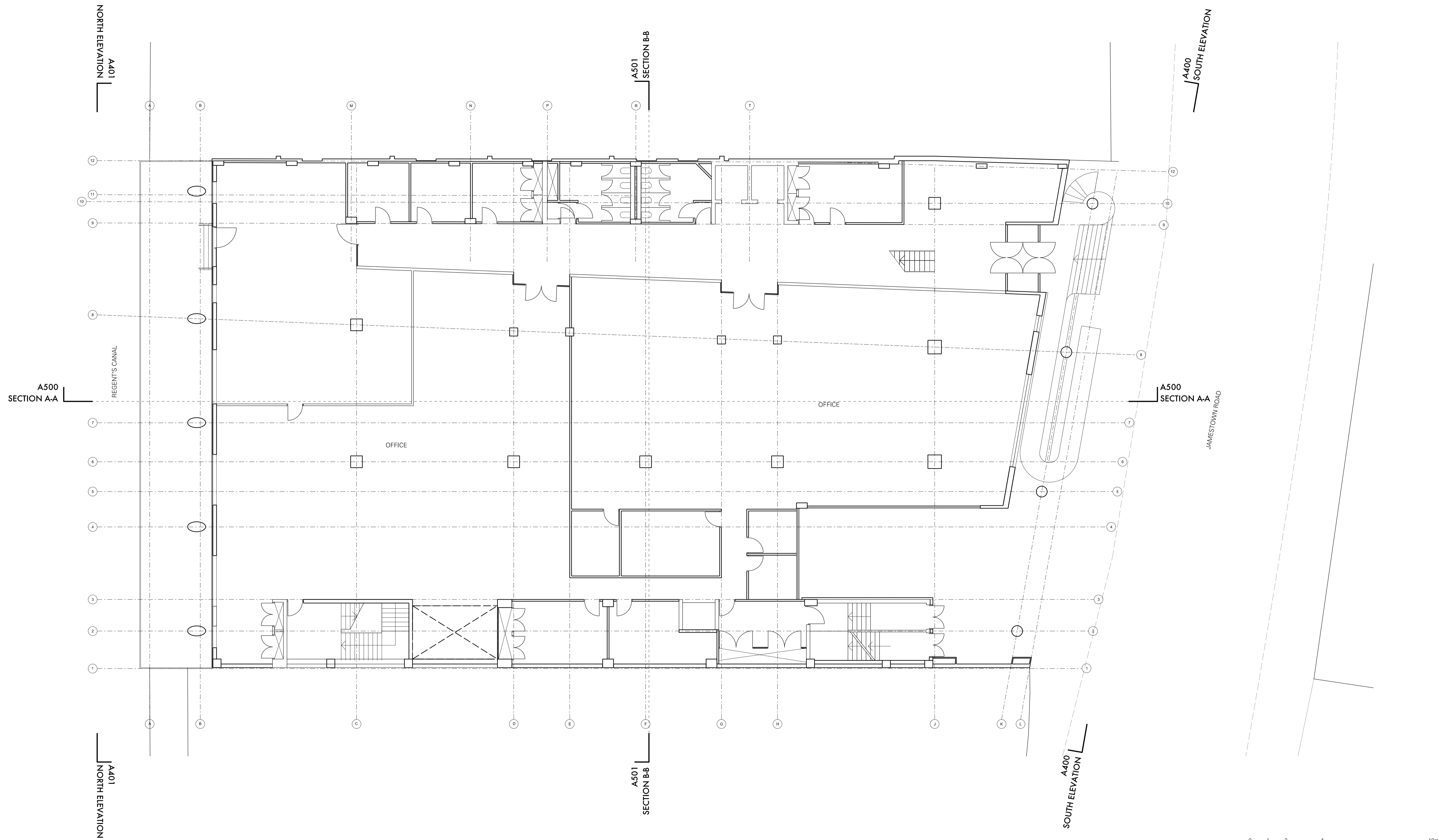
T 020 7633 0000
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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: EXISTING BASEMENT PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P099/-**




REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
-	06.12.13	ISSUED FOR PLANNING
-	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
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 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
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KEY:



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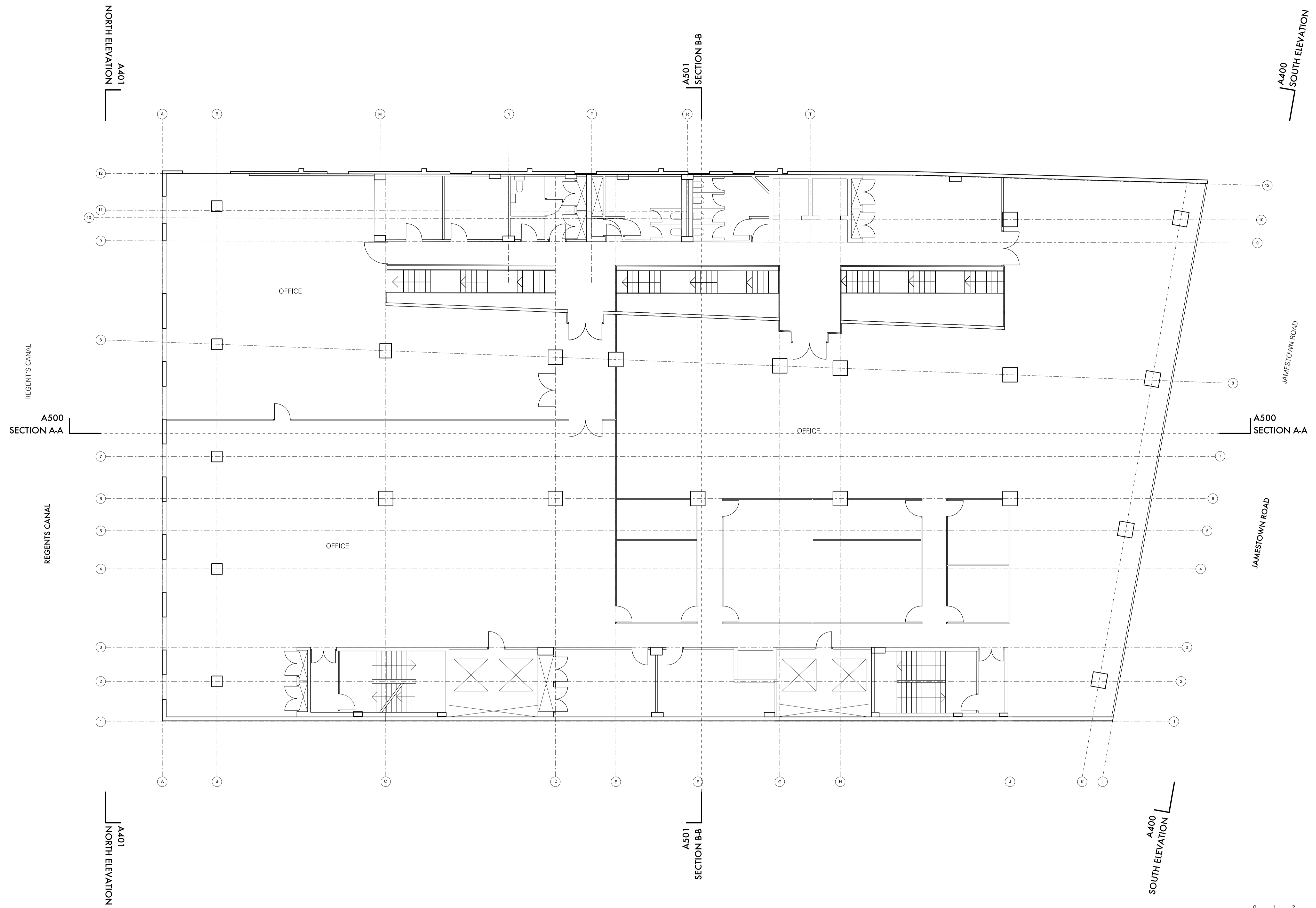
T 020 7633 0000
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DRAWING NAME: EXISTING GROUND FLOOR PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P100/-**

JOB NO:	A12-007
SCALE:	1:200 @ A3 1:100 @ A1
STATUS:	PLANNING

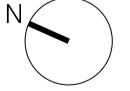


REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
-	06.12.13	ISSUED FOR PLANNING
-	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
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 5. REPORT ANY ERRORS, CONTRADICTIONS, AND OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE

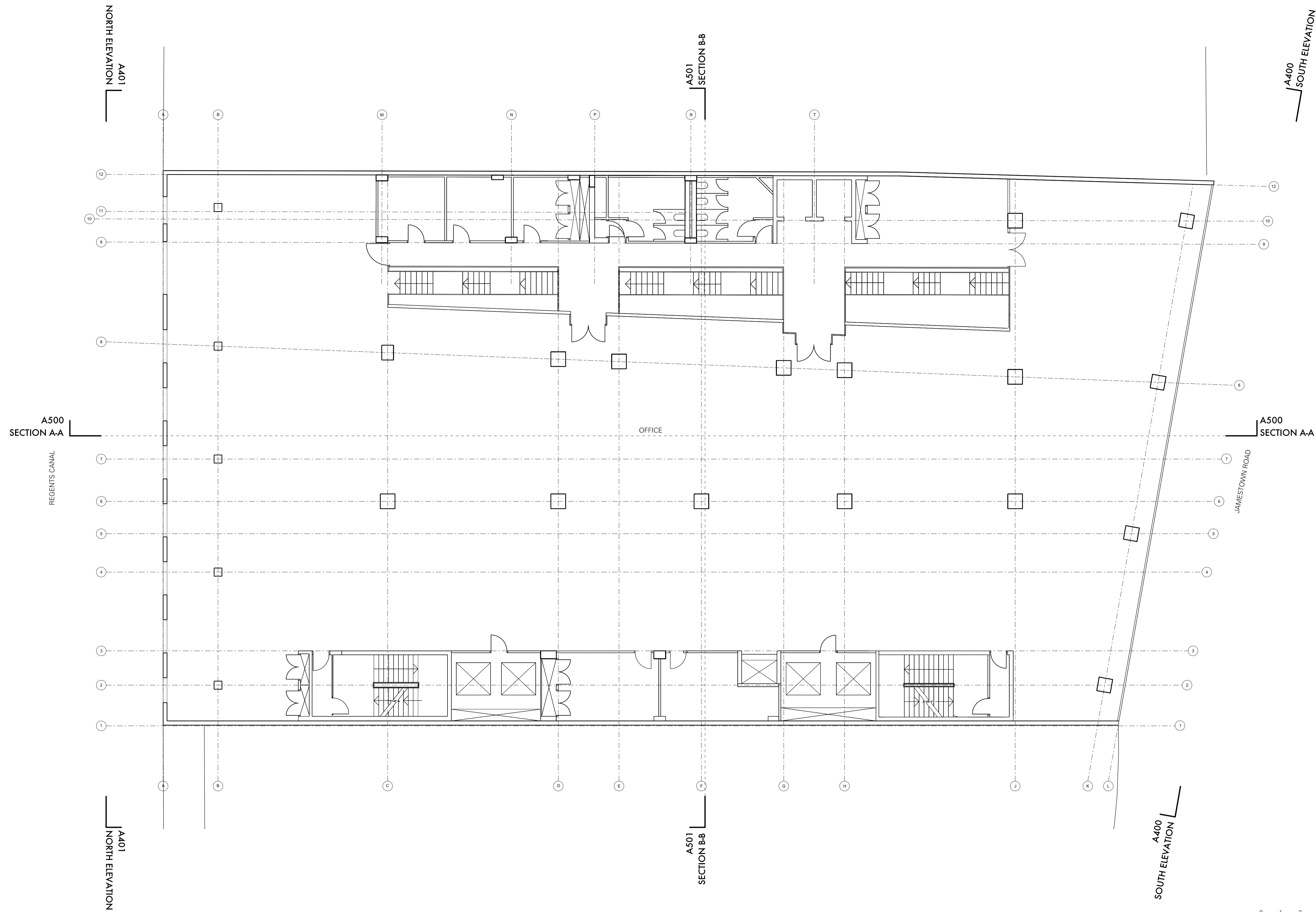
KEY:



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DRAWING NAME: EXISTING FIRST FLOOR PLAN
PROJECT NAME: JAMESTOWN ROAD
DRAWING NO.: P101/-

JOB NO.: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
-	17.04.15	ISSUED FOR PLANNING			

NOTES:
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KEY:

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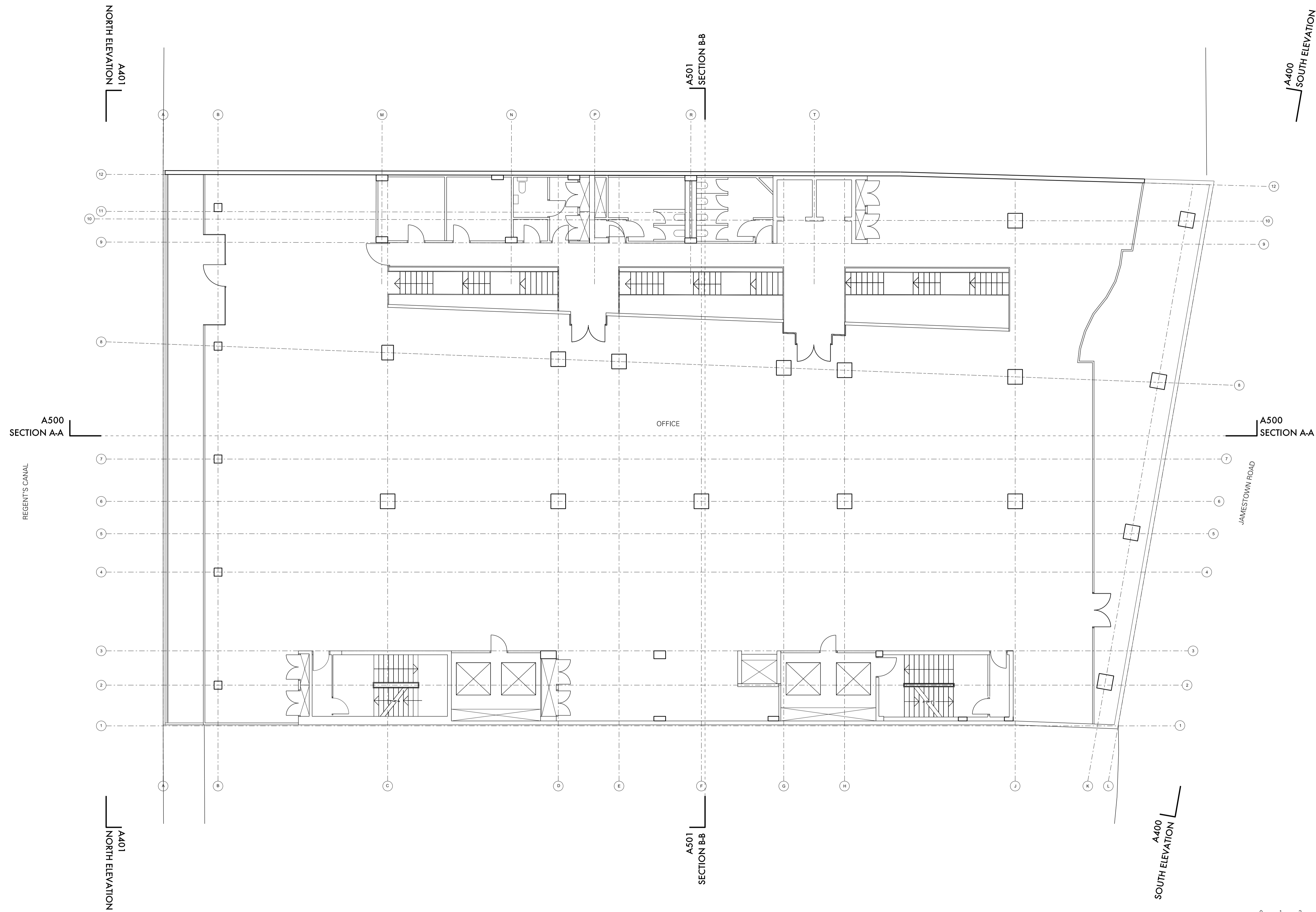
T 020 7633 0000
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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: EXISTING SECOND FLOOR PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P102/-**



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
-	17.04.15	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
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KEY:

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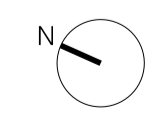
T 020 7633 0000
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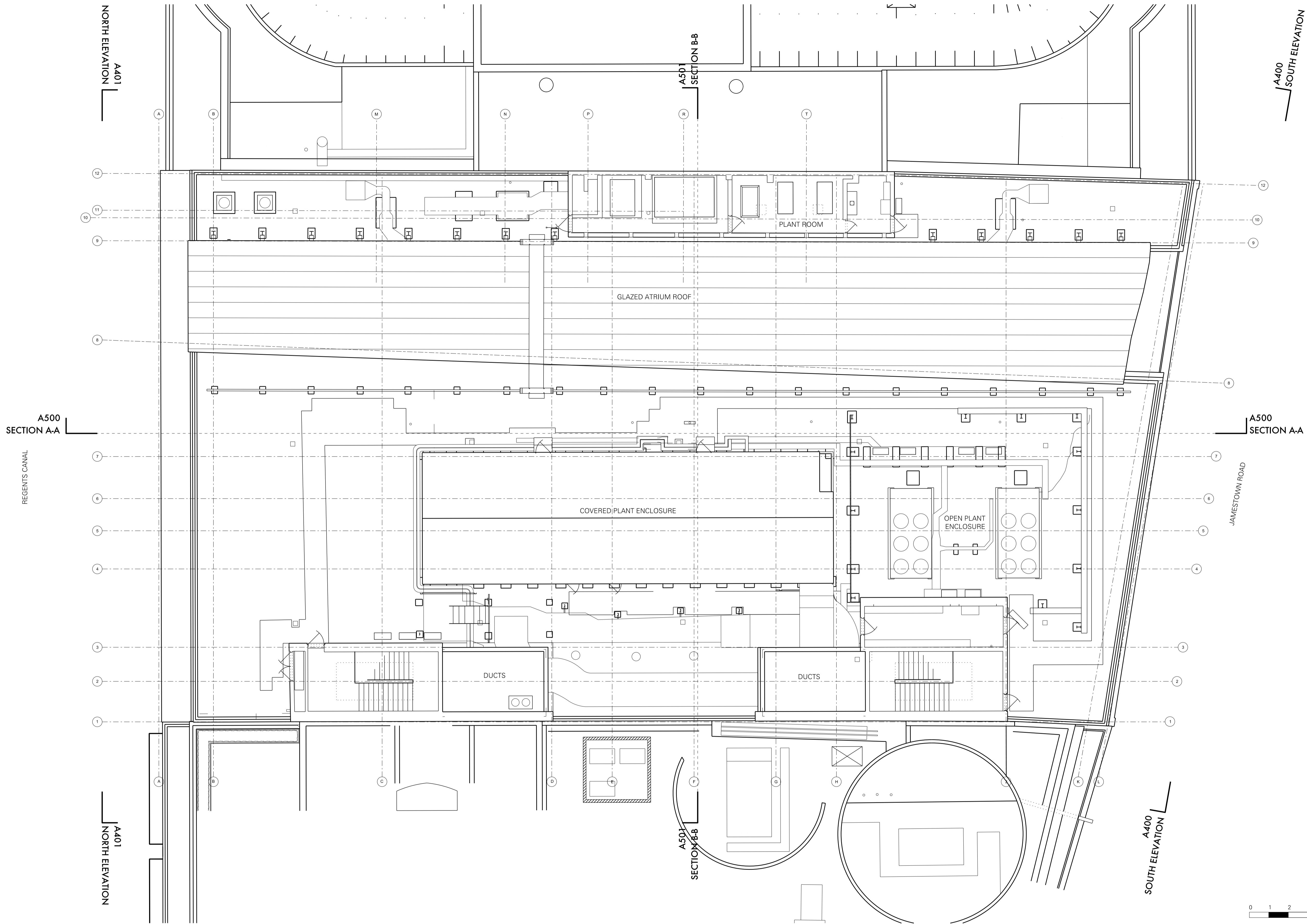
JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: EXISTING THIRD FLOOR PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P103/-**





REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
-	06.12.13	ISSUED FOR PLANNING
-	19.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
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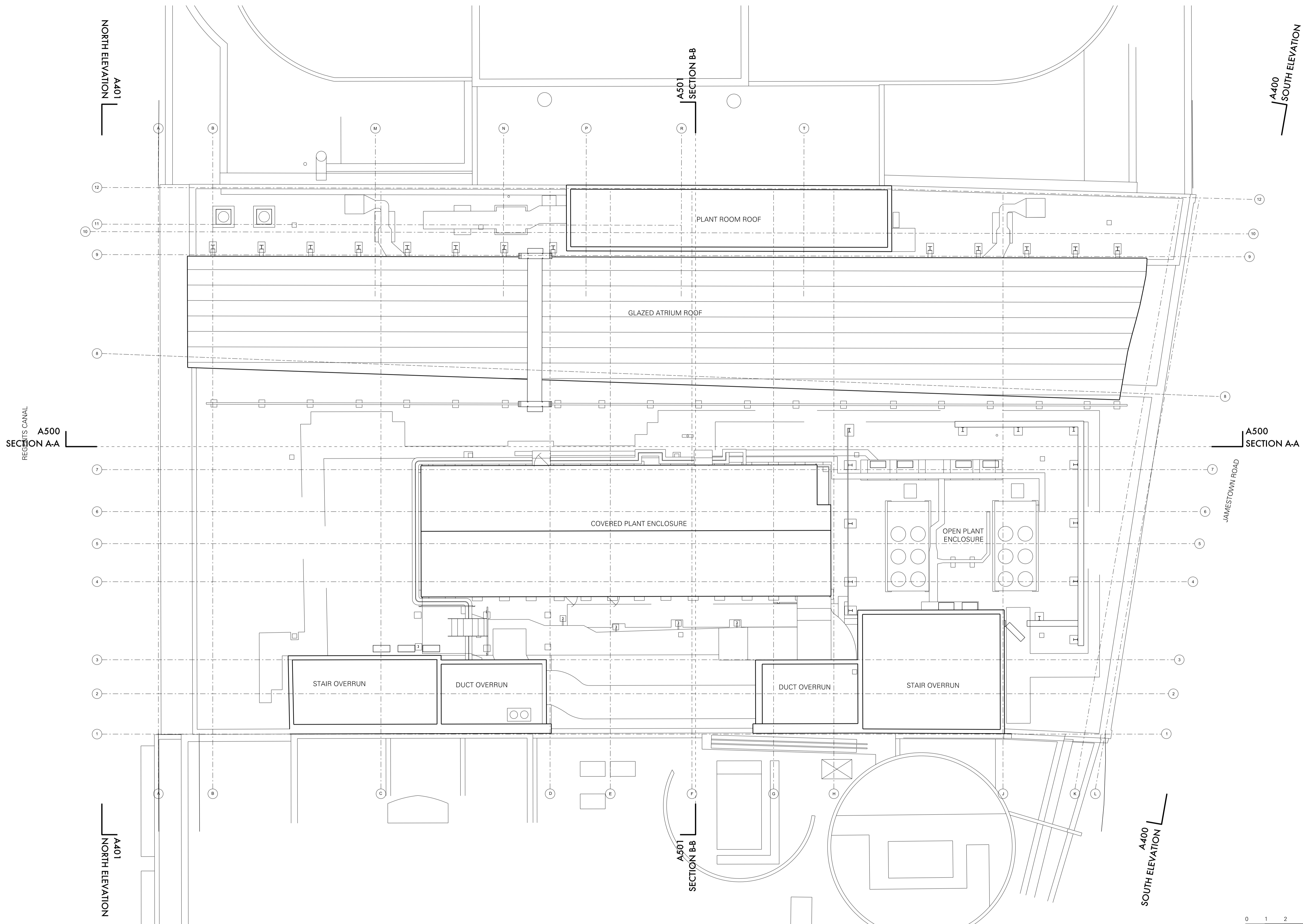
T 020 7633 0000
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info@benadamsarchitects.co.uk

DRAWING NAME: EXISTING ROOF PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P104/-**

JOB NO:	A12-007
SCALE:	1:200 @ A3 1:100 @ A1
STATUS:	PLANNING



REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
-	06.12.13	ISSUED FOR PLANNING
-	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
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KEY:

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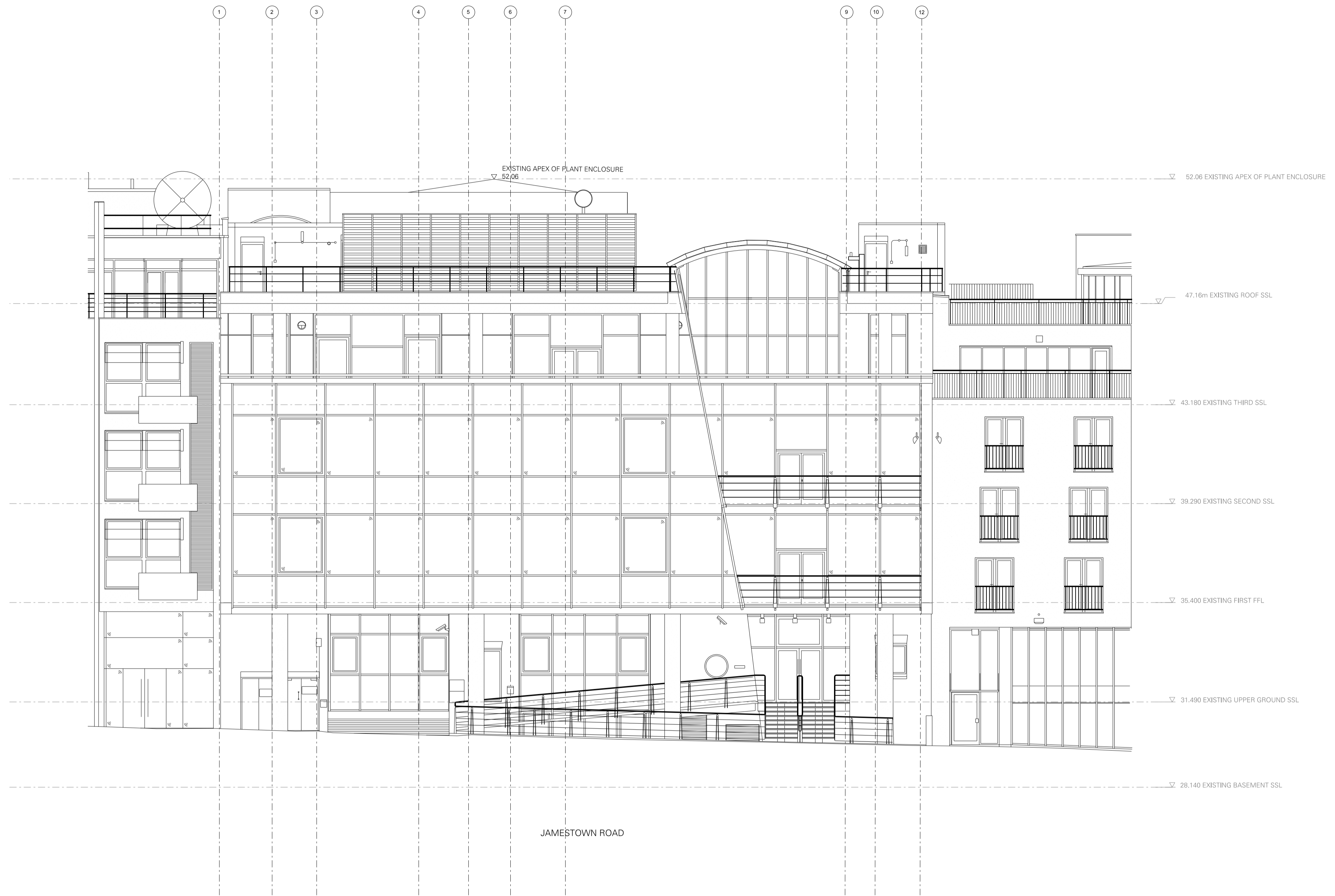
T 020 7633 0000
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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: EXISTING ROOF PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P105/-**



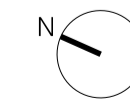
JAMESTOWN ROAD



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
-	17.04.15	ISSUED FOR PLANNING			

NOTES:
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KEY:



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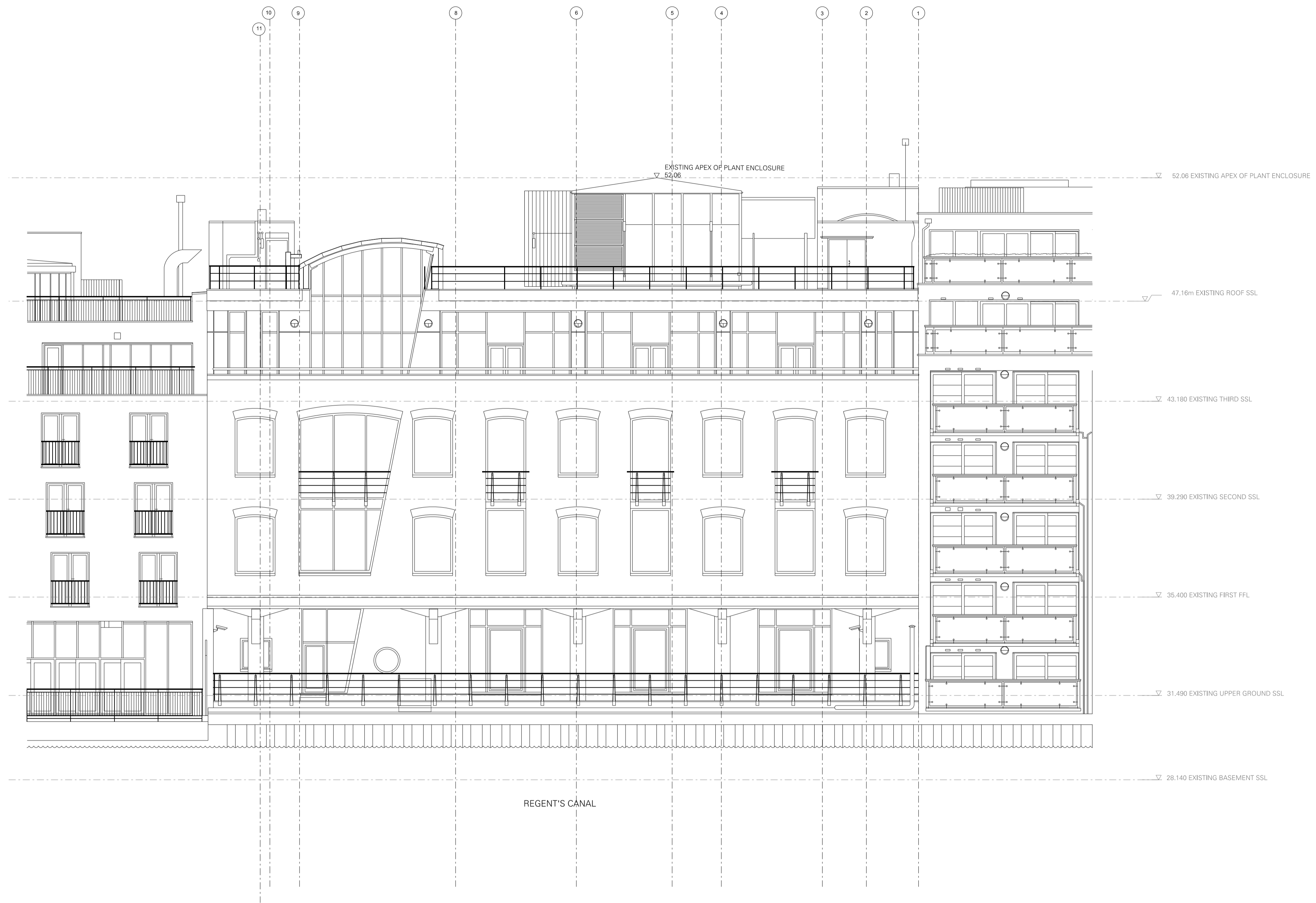
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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: EXISTING SOUTH ELEVATION

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P120/-**



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
-	17.04.15	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM
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KEY:

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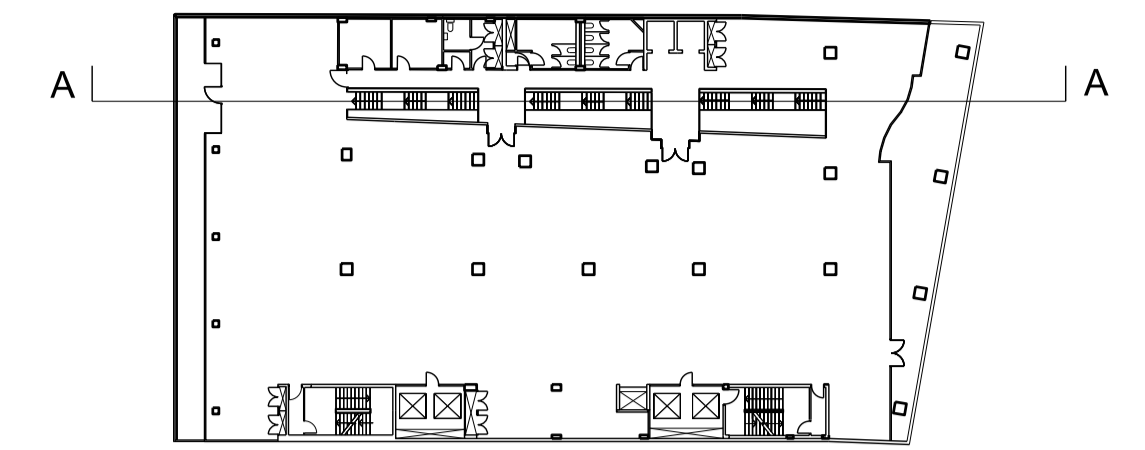
T 020 7533 0000
 benadamsarchitects.co.uk
 info@benadamsarchitects.co.uk

JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

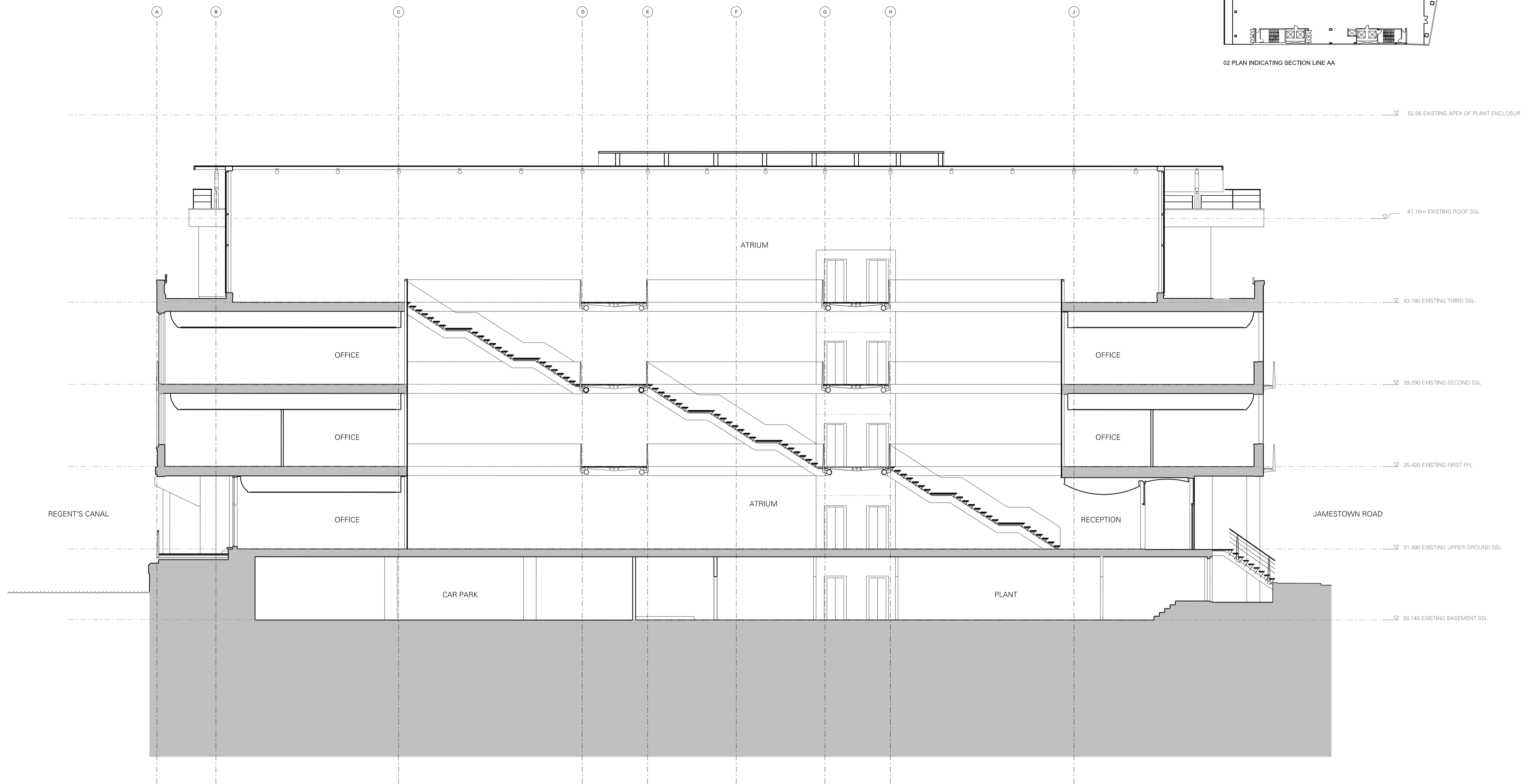
DRAWING NAME: EXISTING NORTH ELEVATION

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P121/-**



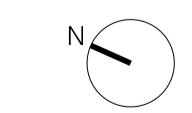
02 PLAN INDICATING SECTION LINE AA



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
-	17.04.15	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM
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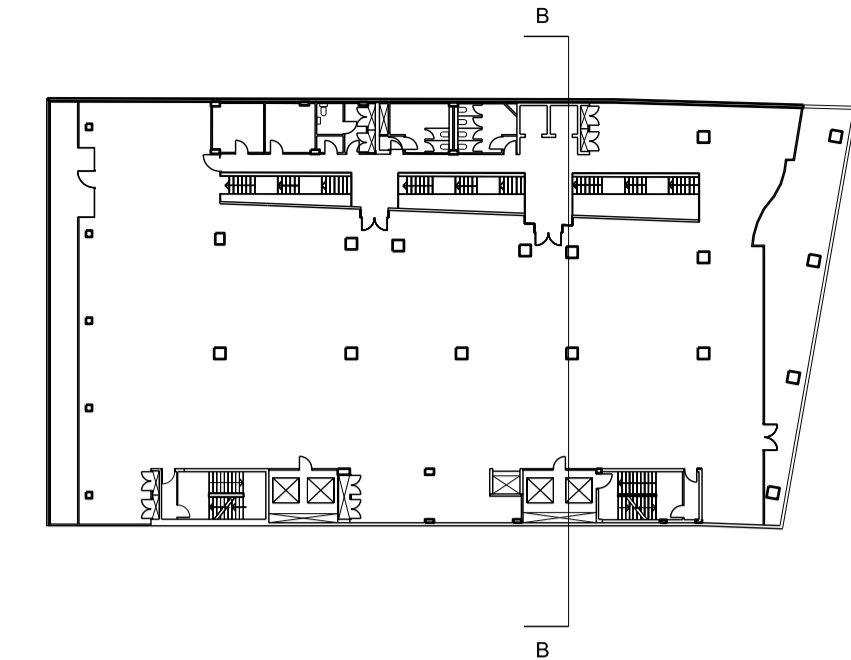
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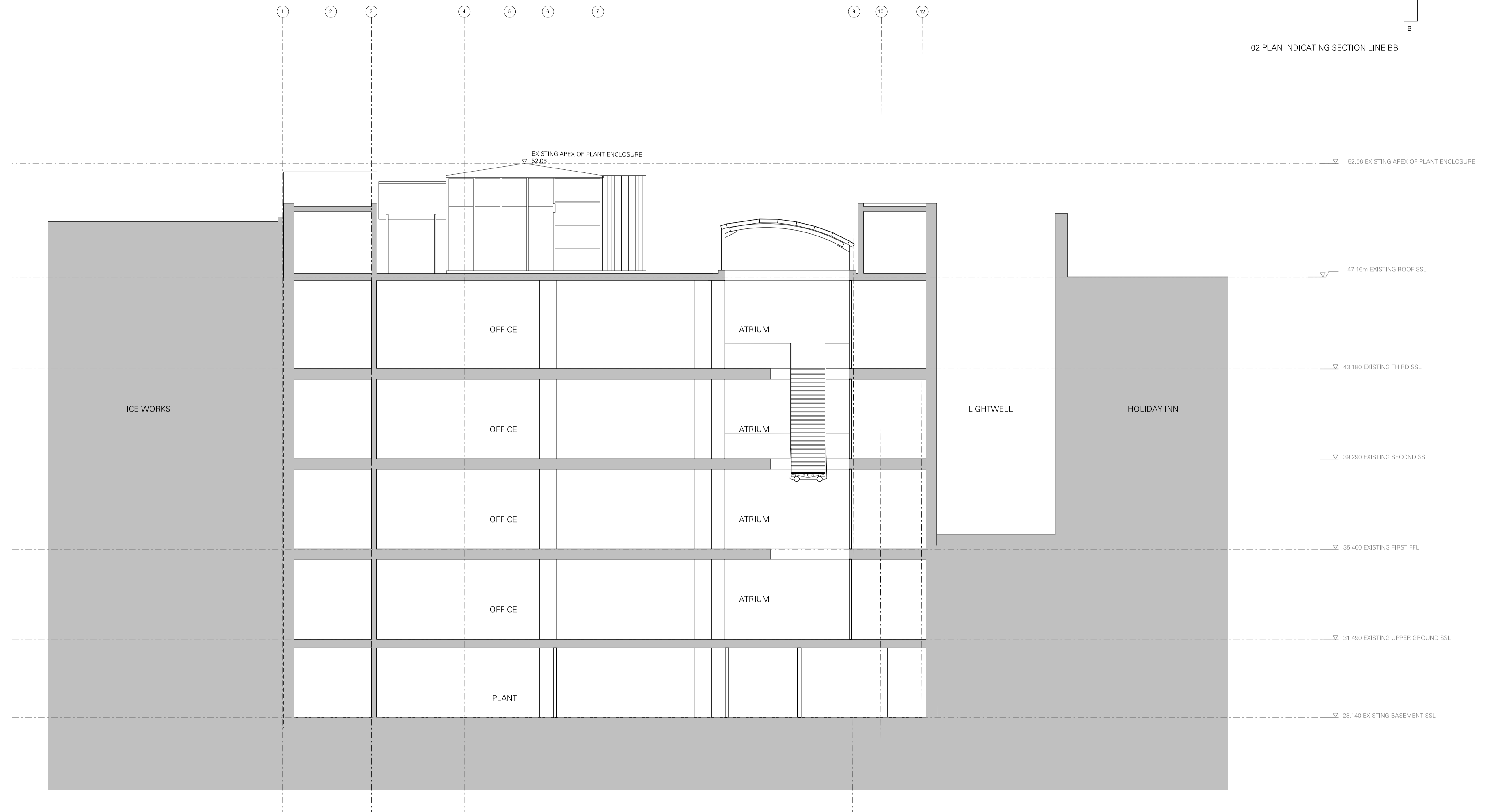
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 info@benadamsarchitects.co.uk

JOB NO:	A12-007
SCALE:	1:200 @ A3 1:100 @ A1
STATUS:	PLANNING

DRAWING NAME:	EXISTING SECTION AA
PROJECT NAME:	JAMESTOWN ROAD
DRAWING NO:	P130/-



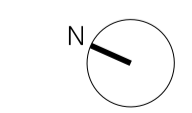
02 PLAN INDICATING SECTION LINE BB



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
-	17.04.15	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM
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KEY:



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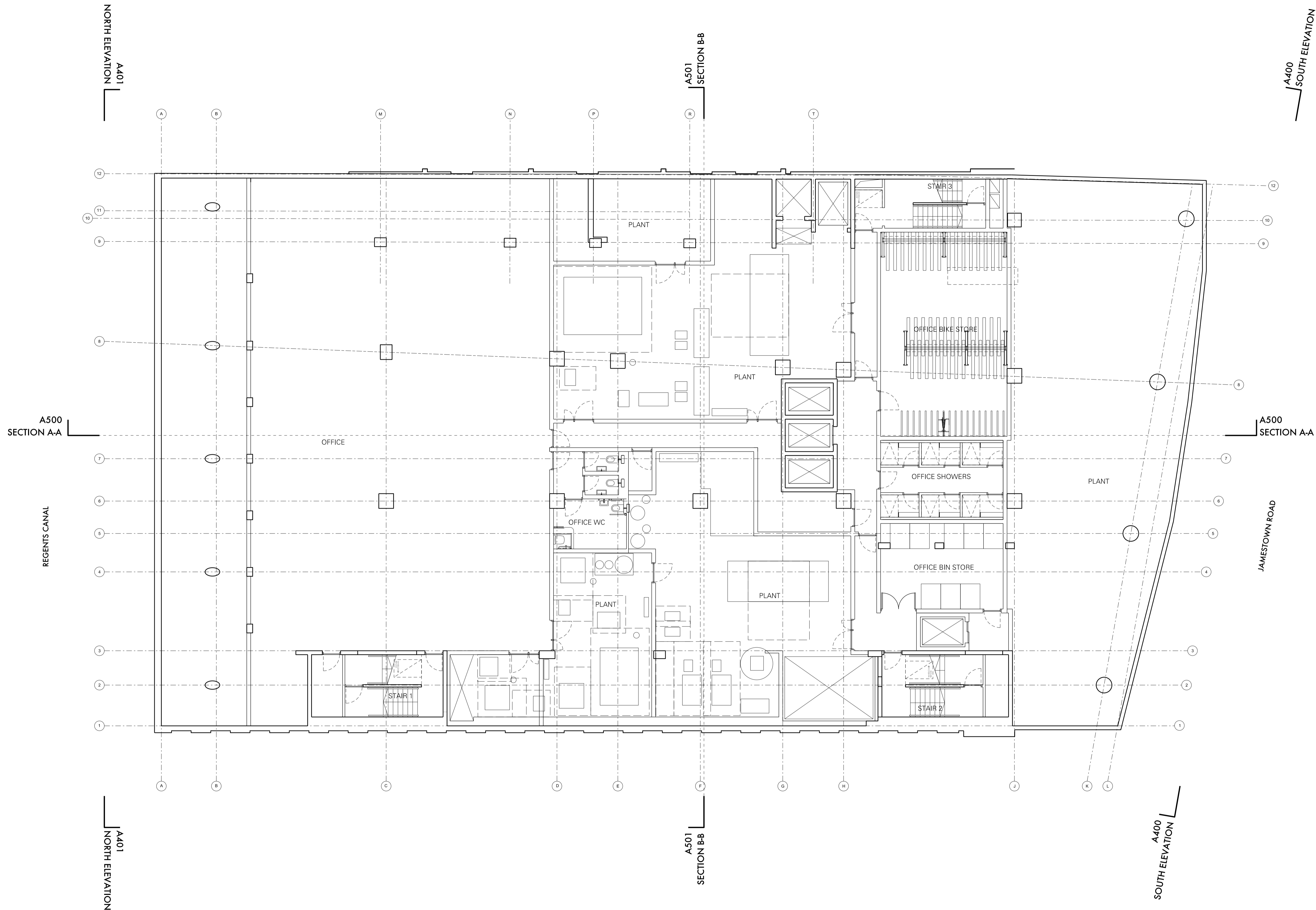
T 020 7633 0000
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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: EXISTING SECTION BB

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P131/-**



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
-	06.12.13	ISSUED FOR PLANNING			
A	14.04.15	ISSUED FOR INFORMATION			
B	17.04.15	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
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KEY:

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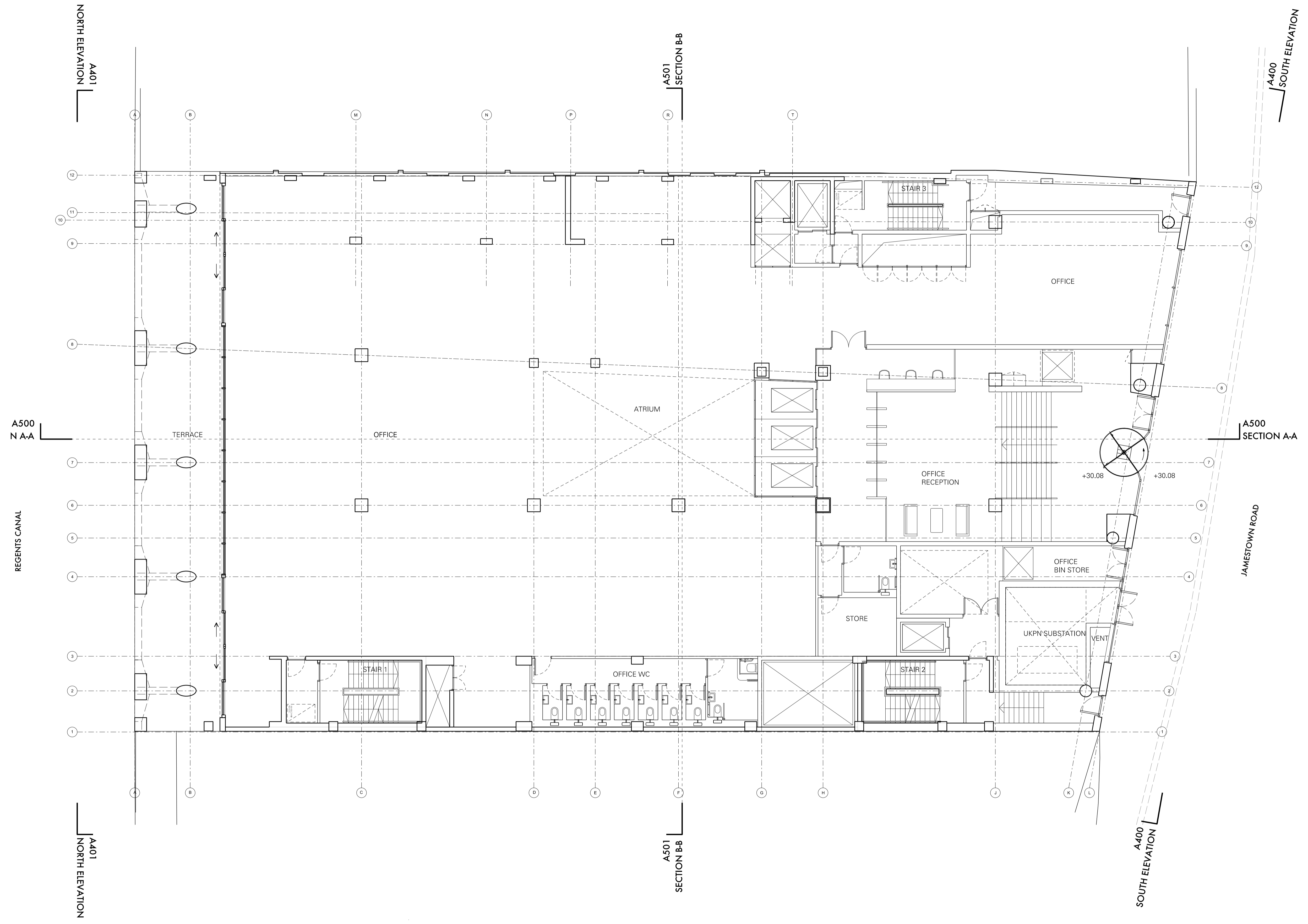
T 020 7633 0000
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DRAWING NAME: PROPOSED BASEMENT PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P199/B**

JOB NO:	A12-007
SCALE:	1:200 @ A3 1:100 @ A1
STATUS:	PLANNING



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
A	17.10.13	PIER WIDTHS AMENDED, FENESTRATION/GLAZED DOORS AMENDED			
-	06.12.13	ISSUED FOR PLANNING			
B	17.04.15	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
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KEY:

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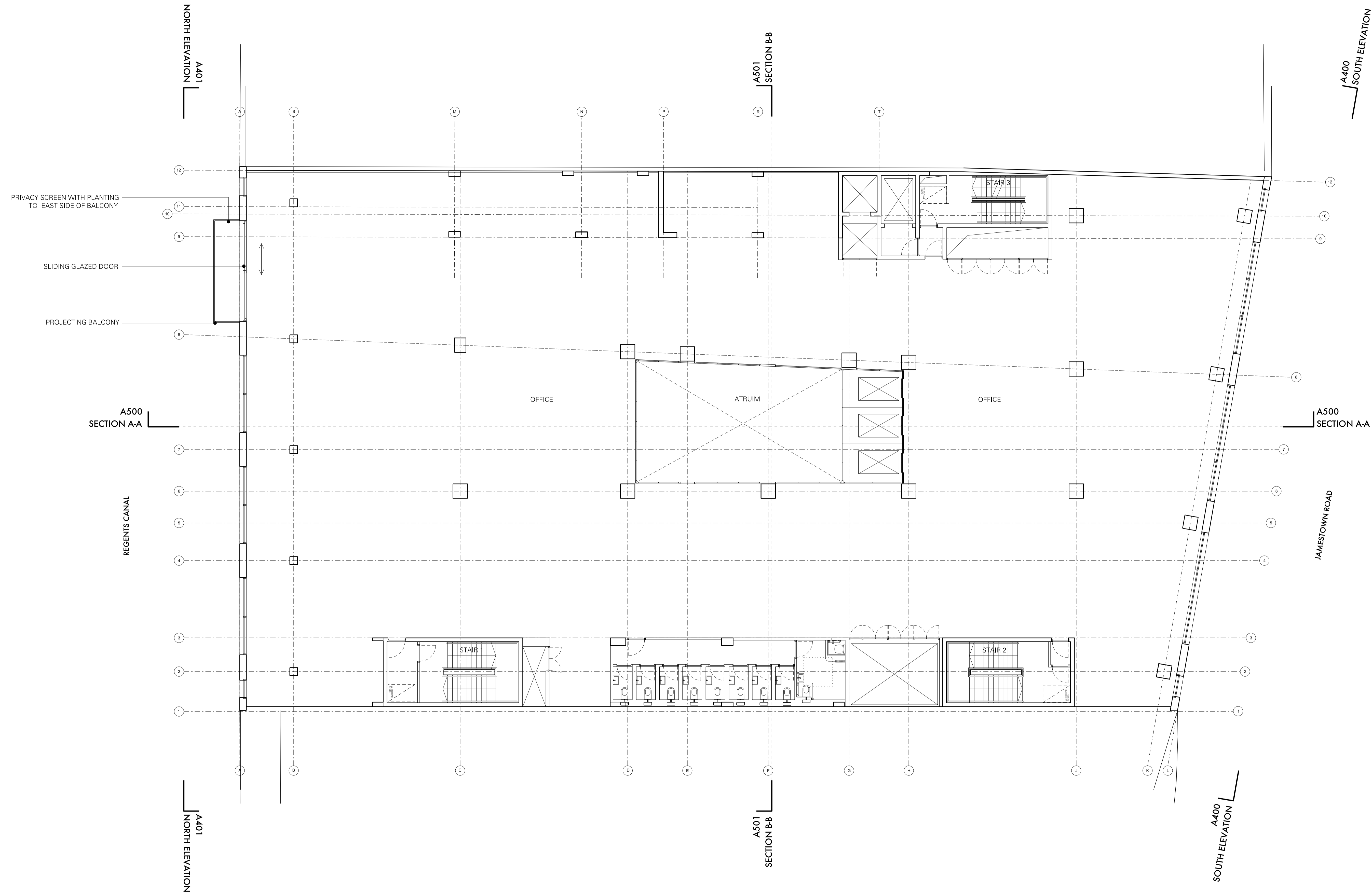
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DRAWING NAME: PROPOSED GROUND FLOOR PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P200/B**

JOB NO:	A12-007
SCALE:	1:200 @ A3 1:100 @ A1
STATUS:	PLANNING

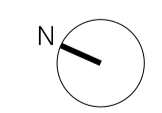


REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
A	16.10.13	PRIVACY SCREEN WITH PLANTING ADDED TO EAST SIDE OF PROJECTING BALCONY, PIER WIDTHS AMENDED, FENESTRATION AMENDED
-	06.12.13	ISSUED FOR PLANNING
B	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
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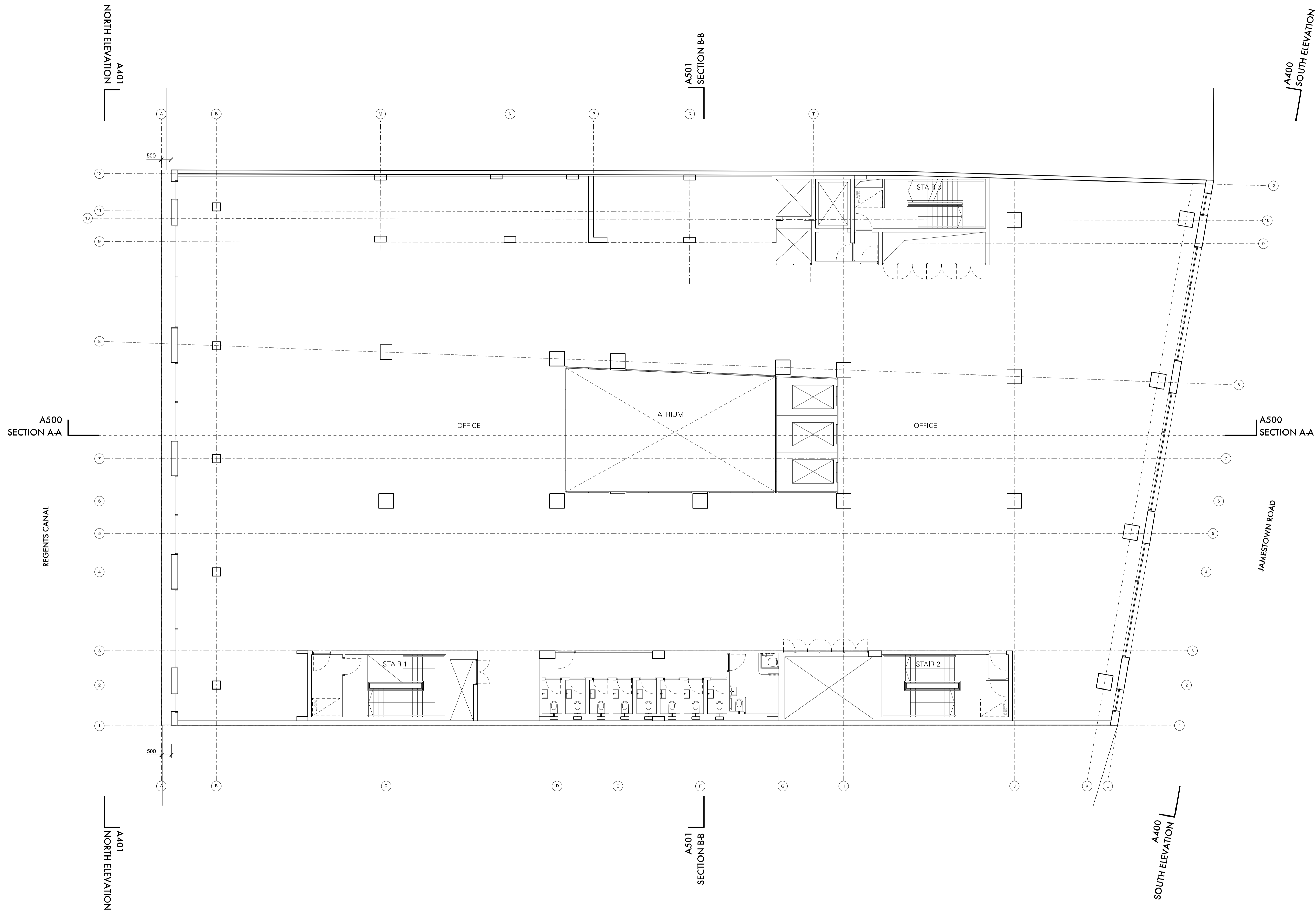


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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: PROPOSED TYPICAL FLOOR PLAN
PROJECT NAME: JAMESTOWN ROAD
DRAWING NO: P201/B

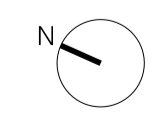


REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
A	16.10.13	PROJECTING BALCONY OMITTED, FEP WIDTHS AMENDED, FENESTRATION AMENDED
-	06.12.13	ISSUED FOR PLANNING
B	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
 1. ALL DIMENSIONS IN MM
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KEY:

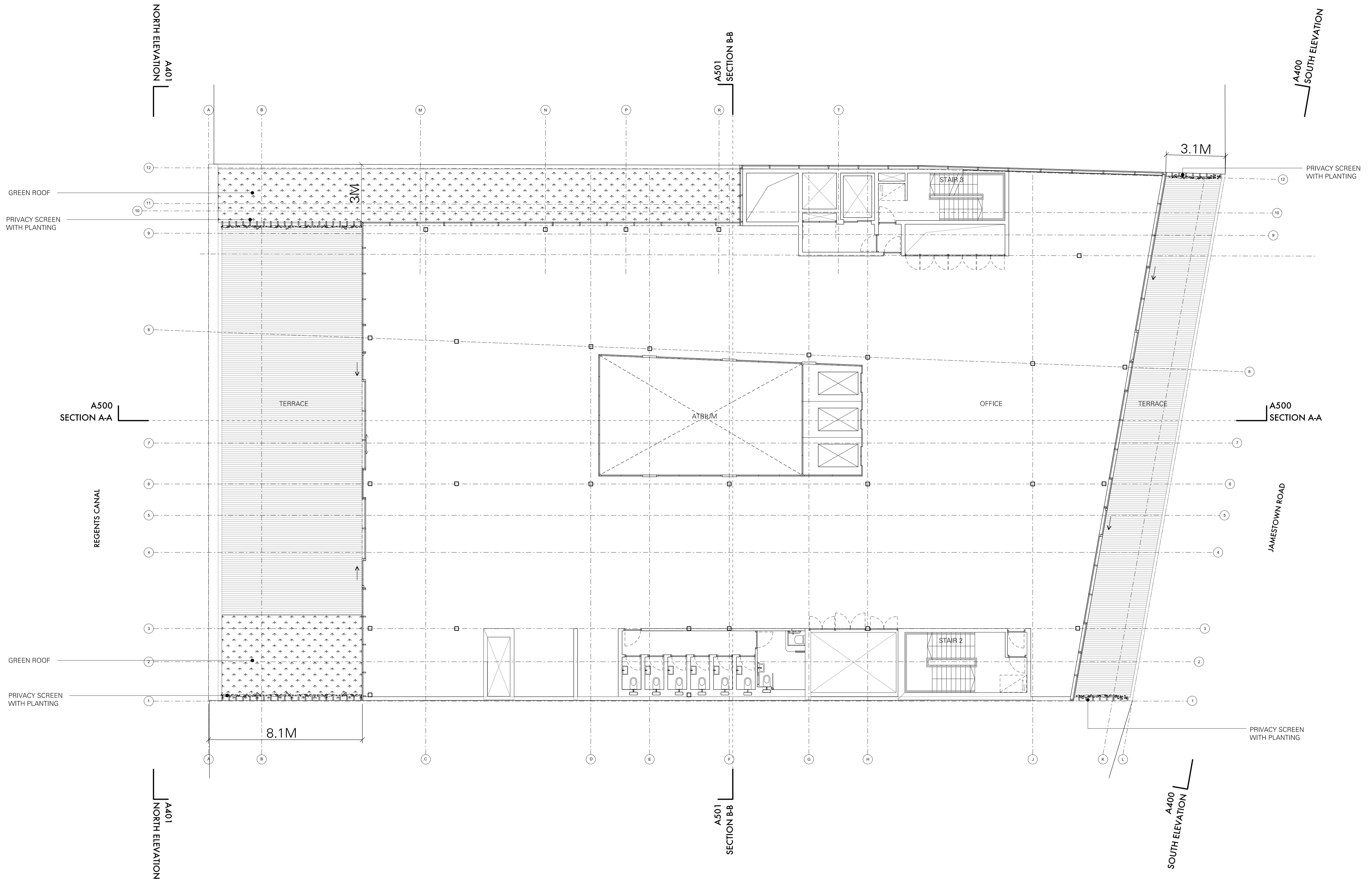


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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: PROPOSED THIRD FLOOR PLAN
PROJECT NAME: JAMESTOWN ROAD
DRAWING NO: P203/B



REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
A	14.10.13	PRIVACY SCREENS ADDED
B	29.11.13	33SQM RESIDENTIAL AREA ADDED ON ACCOUNT OF OFFICE AREA
-	06.12.13	ISSUED FOR PLANNING
C	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
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 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
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KEY:
 - - - Existing Building Line

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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

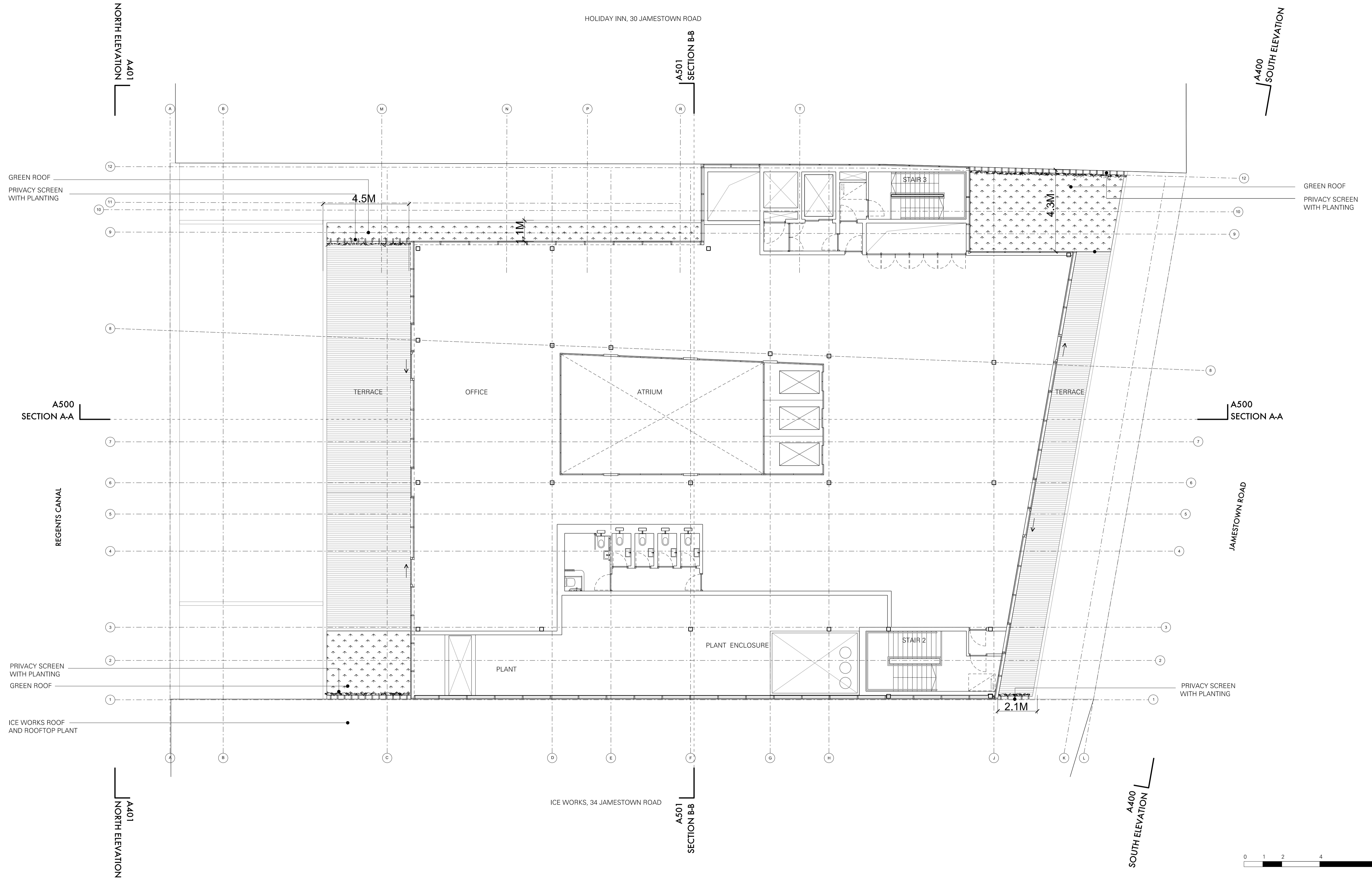
DRAWING NAME: PROPOSED FOURTH FLOOR PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P204/C**

HOLIDAY INN, 30 JAMESTOWN ROAD

ICE WORKS, 34 JAMESTOWN ROAD



REV.	DATE	DESCRIPTION
-	07.05.13	FOR INFORMATION
A	17.09.13	ADJACENT BUILDINGS INDICATED
B	14.10.13	PRIVACY SCREEN WITH PLANTING ADDED
C	26.11.13	NORTH FACADE SET BACK 1500mm. PRIVACY SCREENS SET IN FROM BOUNDARY
-	06.12.13	FOR INFORMATION
D	14.04.15	ISSUED FOR INFORMATION
E	17.04.15	ISSUED FOR PLANNING

REV.	DATE	DESCRIPTION

NOTES:
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KEY:
 - - - Existing Building Line

BenAdamsArchitects

Third floor
99 Southwark Street
London SE1 0JF

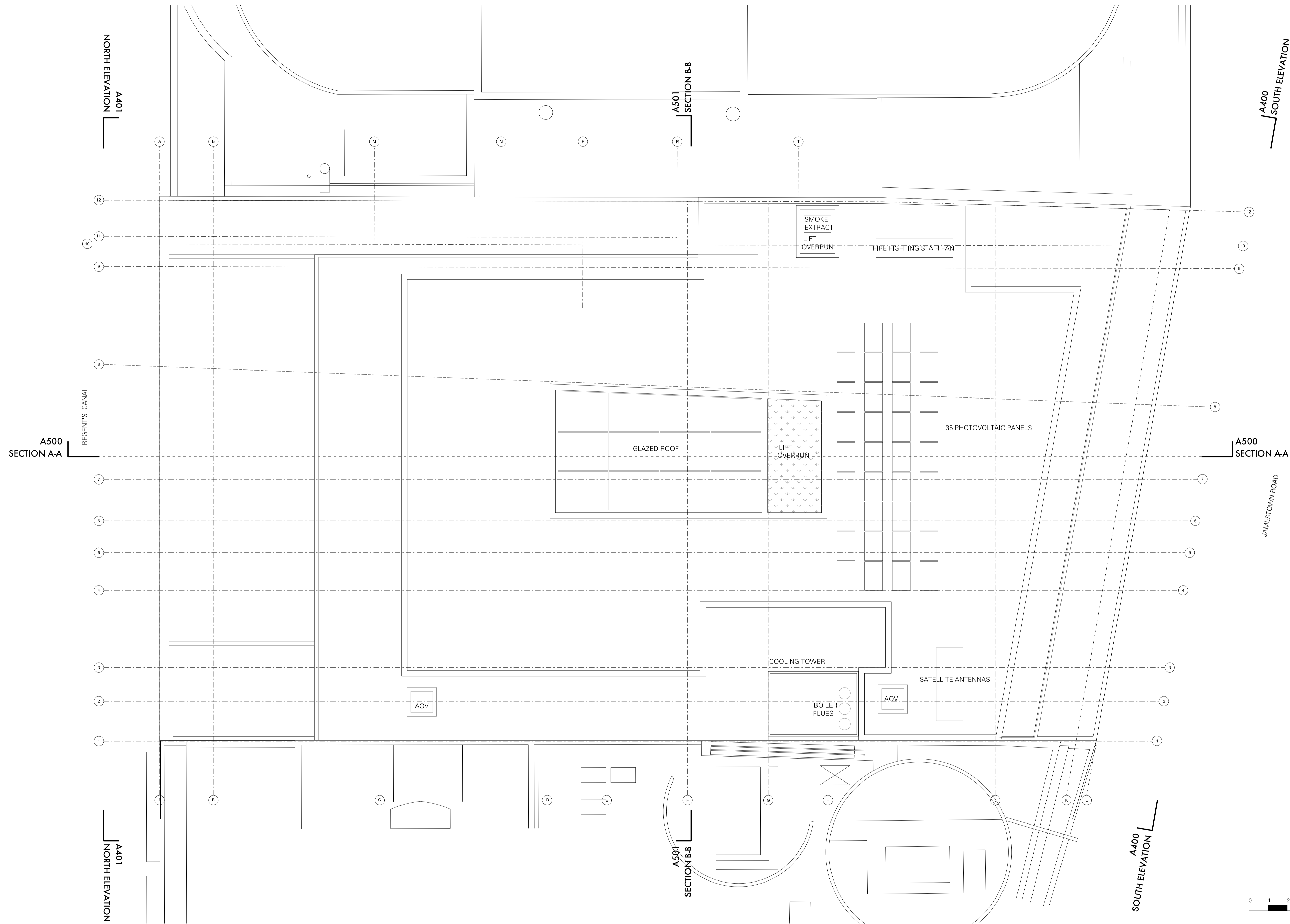
T 020 7633 0000
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info@benadamsarchitects.co.uk

JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: PROPOSED FIFTH FLOOR PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P205/E**



REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING
A	29.12.13	ROOF SETBACK 1500mm TO ALIGN WITH SETBACK OF GLAZING LINE ON LEVEL 5
-	26.07.13	ISSUED FOR PLANNING
B	14.04.15	ISSUED FOR INFORMATION
C	17.04.15	ISSUED FOR TENDER

REV.	DATE	DESCRIPTION

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KEY:

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 info@benadamsarchitects.co.uk

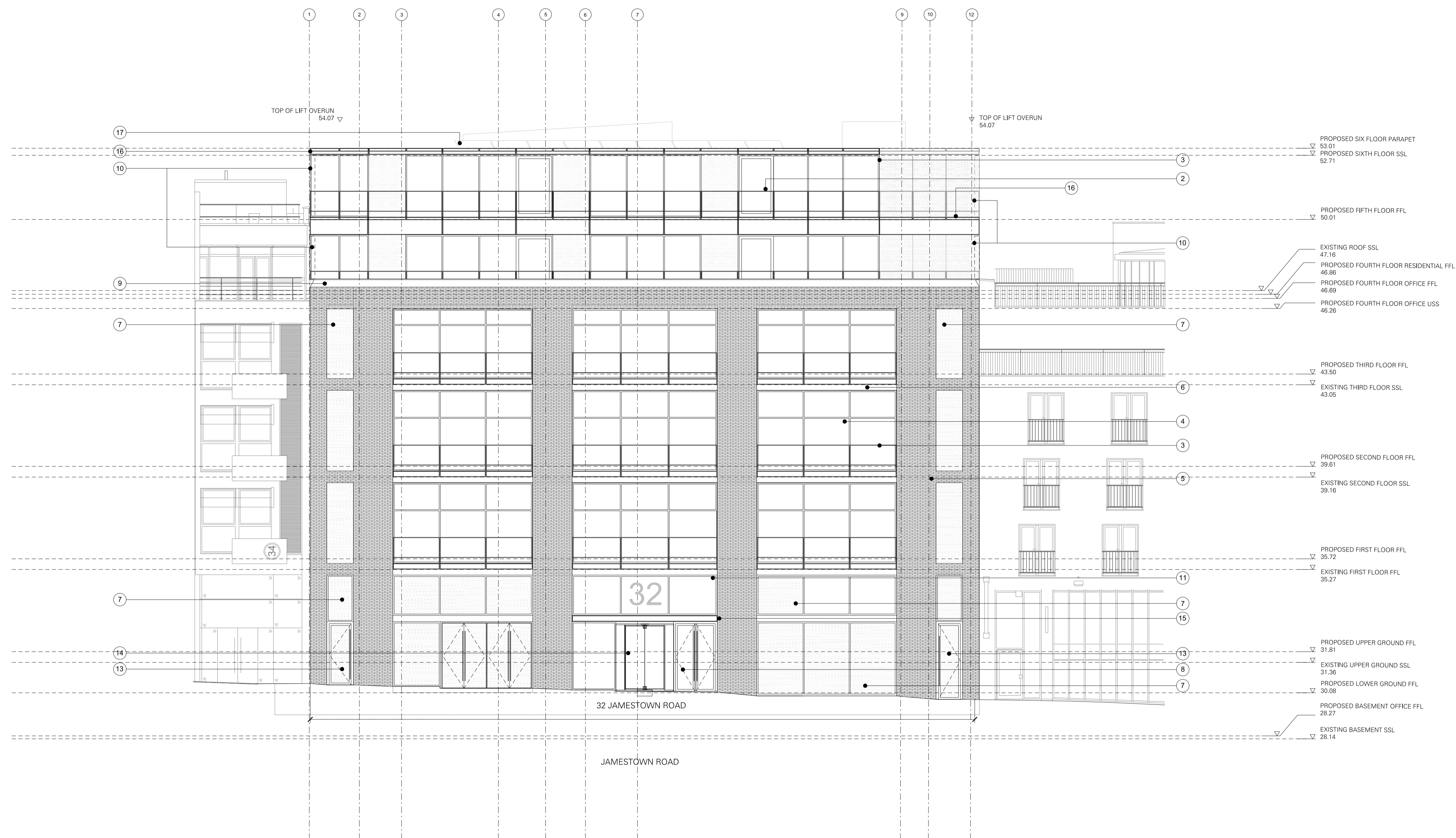
JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: PROPOSED ROOF PLAN

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: **P206/C**

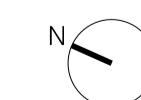
1. Fixed glazing panes
2. Double glazing sliding door system
3. Dark slender Powder coated metal balustrade
4. Fixed double glazed window
5. Red Brick cladding
6. Concrete spandrel panel
7. Mesh within a double glazed unit
8. Double glazed entrance door
9. Black painted 'Z' channel forms coping
10. Privacy screens with planting
11. Projecting sign
12. Mesh doors to substation and vent
13. Mesh within double glazed door
14. Rotating entrance door
15. Projecting canopy
16. Dark powder coated briese soleil
17. Photovoltaic Panels



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
A	16.10.13	FENESTRATION AND BALUSTRADES AMENDED, PIER WIDTHS AMENDED, GROUND FLOOR DOORS AMENDED, SIGNAGE ADDED			
B	26.11.13	LEVELS 4 & 5 LOWERED 600mm, PIER WIDTHS AT LEVEL 3 AMENDED			
-	06.12.13	ISSUED FOR PLANNING			
C	17.04.15	ISSUED FOR PLANNING			

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KEY:



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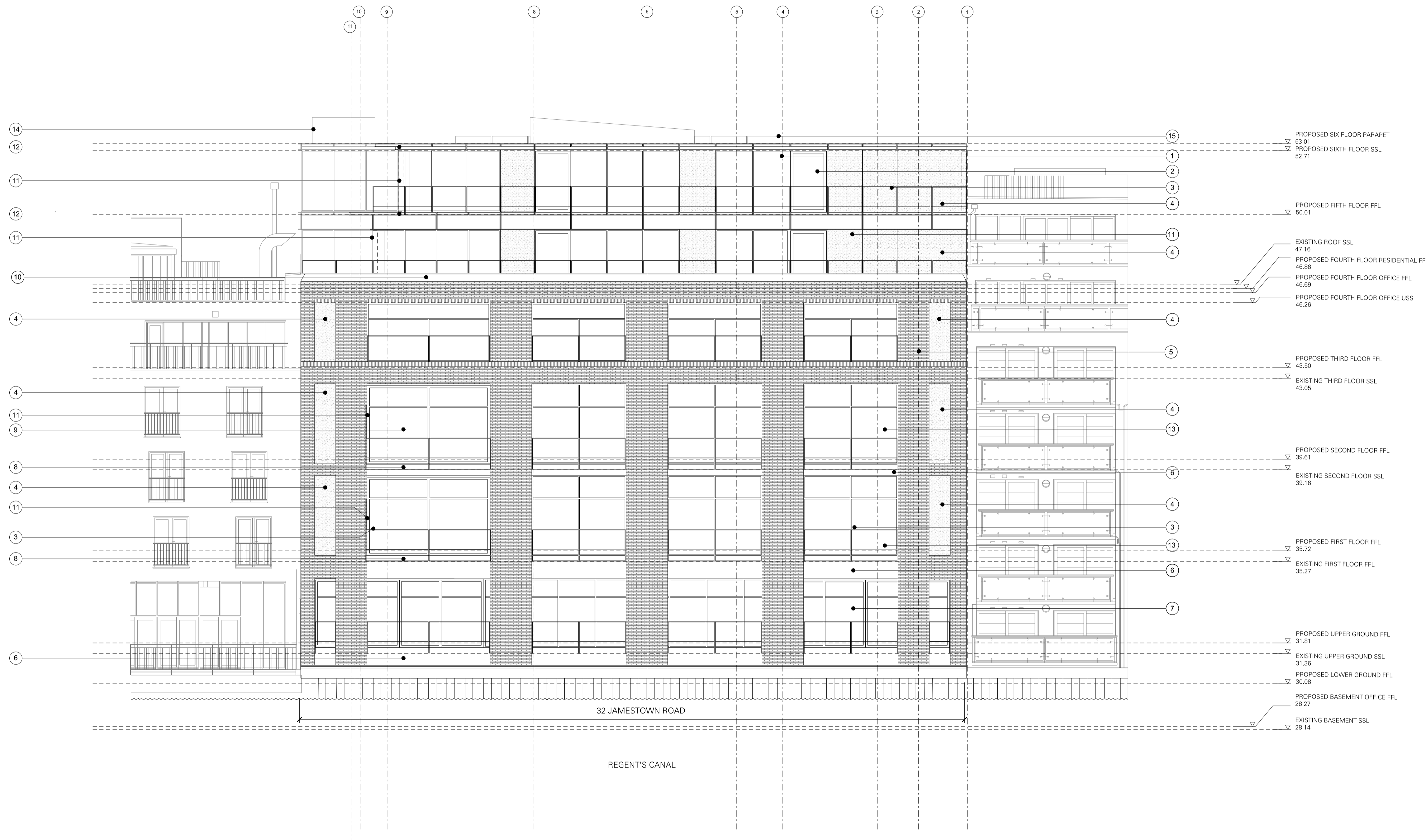
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JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NAME: PROPOSED SOUTH ELEVATION

PROJECT NAME: JAMESTOWN ROAD

DRAWING NO: P400/C



1. Fixed double glazing
2. Double glazed sliding door system
3. Dark slender powder coated metal balustrade
4. Mesh within a fixed double glazed unit
5. Brick cladding
6. Concrete spandrel panel
7. Double glazed sliding doors to ground floor terrace
8. Projecting balcony
9. Black painted Steel 'Z' channel forms coping
10. Privacy screen with planting
11. Mesh within a double glazed unit
12. Dark powder coated briese soleil
13. Fixed glazed window
14. Lift Overrun
15. Photovoltaic panels

PROPOSED SIX FLOOR PARAPET
53.01
PROPOSED SIXTH FLOOR SSL
52.71

PROPOSED FIFTH FLOOR FFL
50.01

EXISTING ROOF SSL
47.16
PROPOSED FOURTH FLOOR RESIDENTIAL FFL
46.86
PROPOSED FOURTH FLOOR OFFICE FFL
46.69
PROPOSED FOURTH FLOOR OFFICE USS
46.26

PROPOSED THIRD FLOOR FFL
43.50
EXISTING THIRD FLOOR SSL
43.05

PROPOSED SECOND FLOOR FFL
39.61
EXISTING SECOND FLOOR SSL
39.16

PROPOSED FIRST FLOOR FFL
35.72
EXISTING FIRST FLOOR FFL
35.27

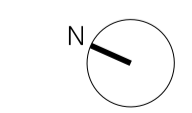
PROPOSED UPPER GROUND FFL
31.81
EXISTING UPPER GROUND SSL
31.36
PROPOSED LOWER GROUND FFL
30.08
PROPOSED BASEMENT OFFICE FFL
28.27
EXISTING BASEMENT SSL
28.14



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	26.07.13	ISSUED FOR PLANNING			
B	26.11.13	LEVELS 4, 5 LOWERED 600mm			
-	06.12.13	ISSUED FOR PLANNING			
C	17.04.15	ISSUED FOR PLANNING			

NOTES:
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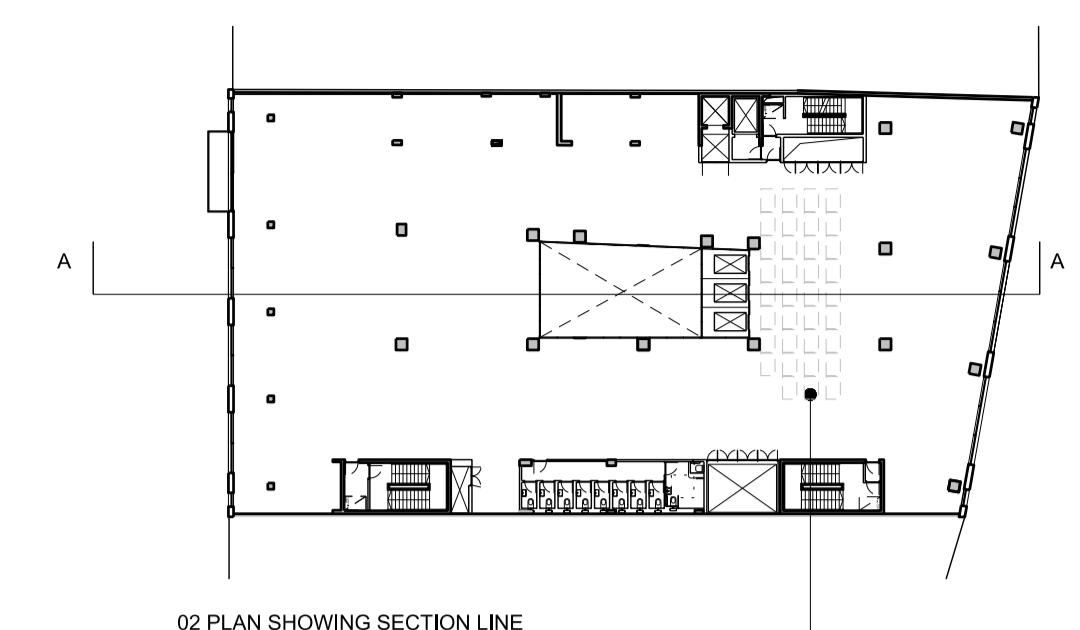
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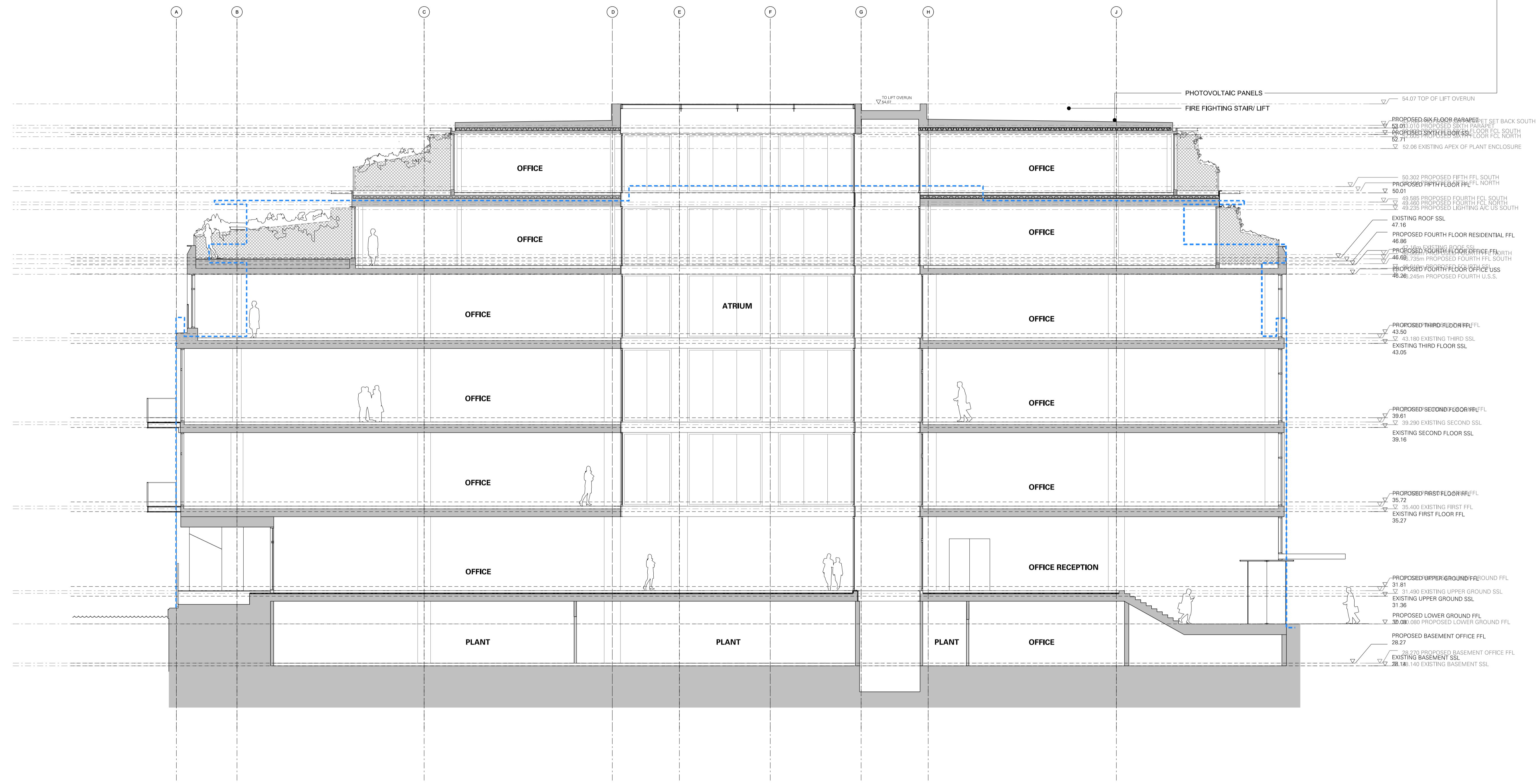
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DRAWING NAME: PROPOSED NORTH ELEVATION
PROJECT NAME: JAMESTOWN ROAD
DRAWING NO.: P401/C

JOB NO.: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING



02 PLAN SHOWING SECTION LINE



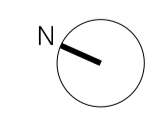
- PROPOSED SIX FLOOR PARAPET SET BACK SOUTH
- 53.01 PROPOSED SIXTH PARAPET FLOOR FCL SOUTH
- PROPOSED SIXTH FLOOR FCL SOUTH
- 52.71 PROPOSED FIFTH FLOOR FCL SOUTH
- 52.06 EXISTING APEX OF PLANT ENCLOSURE
- 50.302 PROPOSED FIFTH FFL SOUTH
- PROPOSED FIFTH FLOOR FFL NORTH
- 50.01
- 49.985 PROPOSED FOURTH FCL SOUTH
- 49.480 PROPOSED FOURTH FCL NORTH
- 49.235 PROPOSED LIGHTING AC US SOUTH
- EXISTING ROOF SSL
- 47.15
- PROPOSED FOURTH FLOOR RESIDENTIAL FFL
- 46.86
- EXISTING ROOF SSL
- PROPOSED FOURTH FLOOR OFFICE FFL
- 46.68 735m PROPOSED FOURTH FFL SOUTH
- PROPOSED FOURTH FLOOR OFFICE USS
- 46.30 245m PROPOSED FOURTH U.S.S.
- PROPOSED THIRD FLOOR FFL
- 43.50
- 43.180 EXISTING THIRD SSL
- EXISTING THIRD FLOOR SSL
- 43.05
- PROPOSED SECOND FLOOR FFL
- 39.61
- 39.290 EXISTING SECOND SSL
- EXISTING SECOND FLOOR SSL
- 39.16
- PROPOSED FIRST FLOOR FFL
- 35.72
- 35.400 EXISTING FIRST FFL
- EXISTING FIRST FLOOR FFL
- 35.27
- PROPOSED UPPER GROUND FFL
- 31.81
- 31.490 EXISTING UPPER GROUND SSL
- EXISTING UPPER GROUND SSL
- 31.36
- PROPOSED LOWER GROUND FFL
- 30.00 080 PROPOSED LOWER GROUND FFL
- PROPOSED BASEMENT OFFICE FFL
- 28.27
- 28.270 PROPOSED BASEMENT OFFICE FFL
- EXISTING BASEMENT SSL
- 28.180 140 EXISTING BASEMENT SSL



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	07.05.13	FOR INFORMATION			
A	14.05.13	FOR INFORMATION			
B	26.11.13	LEVELS 4, 5 LOWERED 600mm			
C	07.05.13	ISSUED FOR PLANNING			
D	30.01.14	Location of PV's on roof added			
E	17.04.15	ISSUED FOR PLANNING			

NOTES:
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KEY:
 - - - - - Outline profile of existing roof

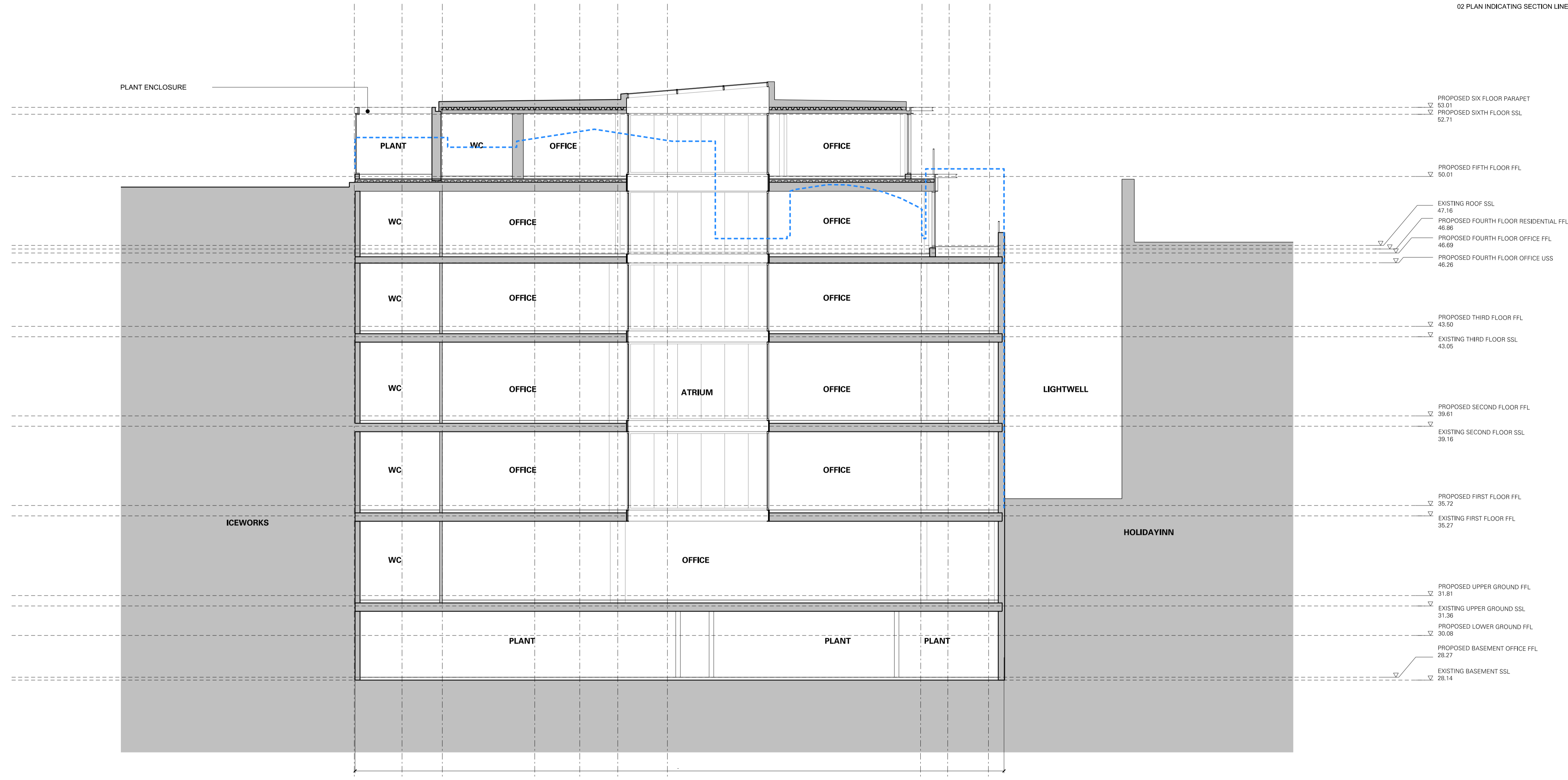
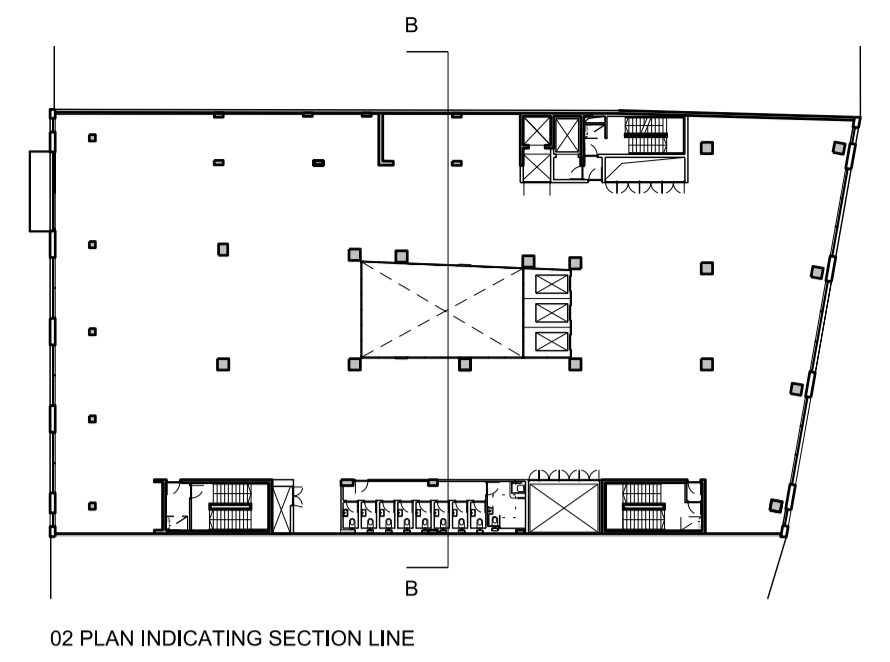


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DRAWING NAME: PROPOSED SECTION AA
PROJECT NAME: JAMESTOWN ROAD

JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING

DRAWING NO: **P500/E**



- PROPOSED SIX FLOOR PARAPET 53.01
- PROPOSED SIXTH FLOOR SSL 52.71
- PROPOSED FIFTH FLOOR FFL 50.01
- EXISTING ROOF SSL 47.16
- PROPOSED FOURTH FLOOR RESIDENTIAL FFL 46.98
- PROPOSED FOURTH FLOOR OFFICE FFL 46.69
- PROPOSED FOURTH FLOOR OFFICE USS 46.26
- PROPOSED THIRD FLOOR FFL 43.50
- EXISTING THIRD FLOOR SSL 43.05
- PROPOSED SECOND FLOOR FFL 39.61
- EXISTING SECOND FLOOR SSL 39.16
- PROPOSED FIRST FLOOR FFL 35.72
- EXISTING FIRST FLOOR FFL 35.27
- PROPOSED UPPER GROUND FFL 31.81
- EXISTING UPPER GROUND SSL 31.36
- PROPOSED LOWER GROUND FFL 30.08
- PROPOSED BASEMENT OFFICE FFL 28.27
- EXISTING BASEMENT SSL 28.14

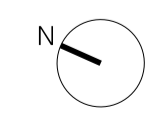
32 JAMESTOWN ROAD



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
A	26.11.13	LEVELS 4,5 LOWERED 600mm			
-	06.12.13	ISSUED FOR PLANNING			
B	17.04.15	ISSUED FOR PLANNING			

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KEY:
 - - - - - Outline profile of existing roof



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DRAWING NAME: PROPOSED SECTION BB
PROJECT NAME: JAMESTOWN ROAD
DRAWING NO: P501/B
JOB NO: A12-007
SCALE: 1:200 @ A3 1:100 @ A1
STATUS: PLANNING