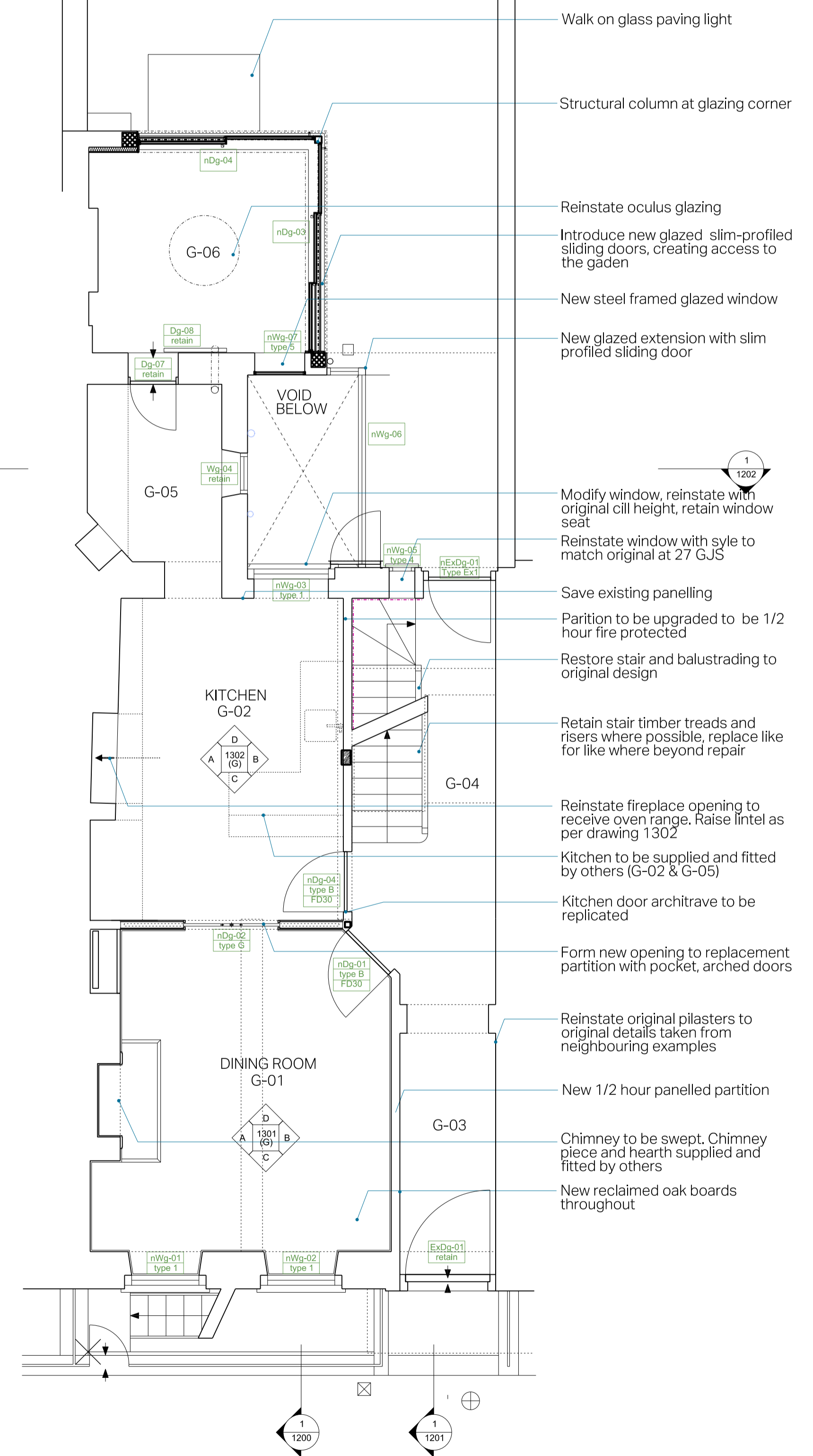
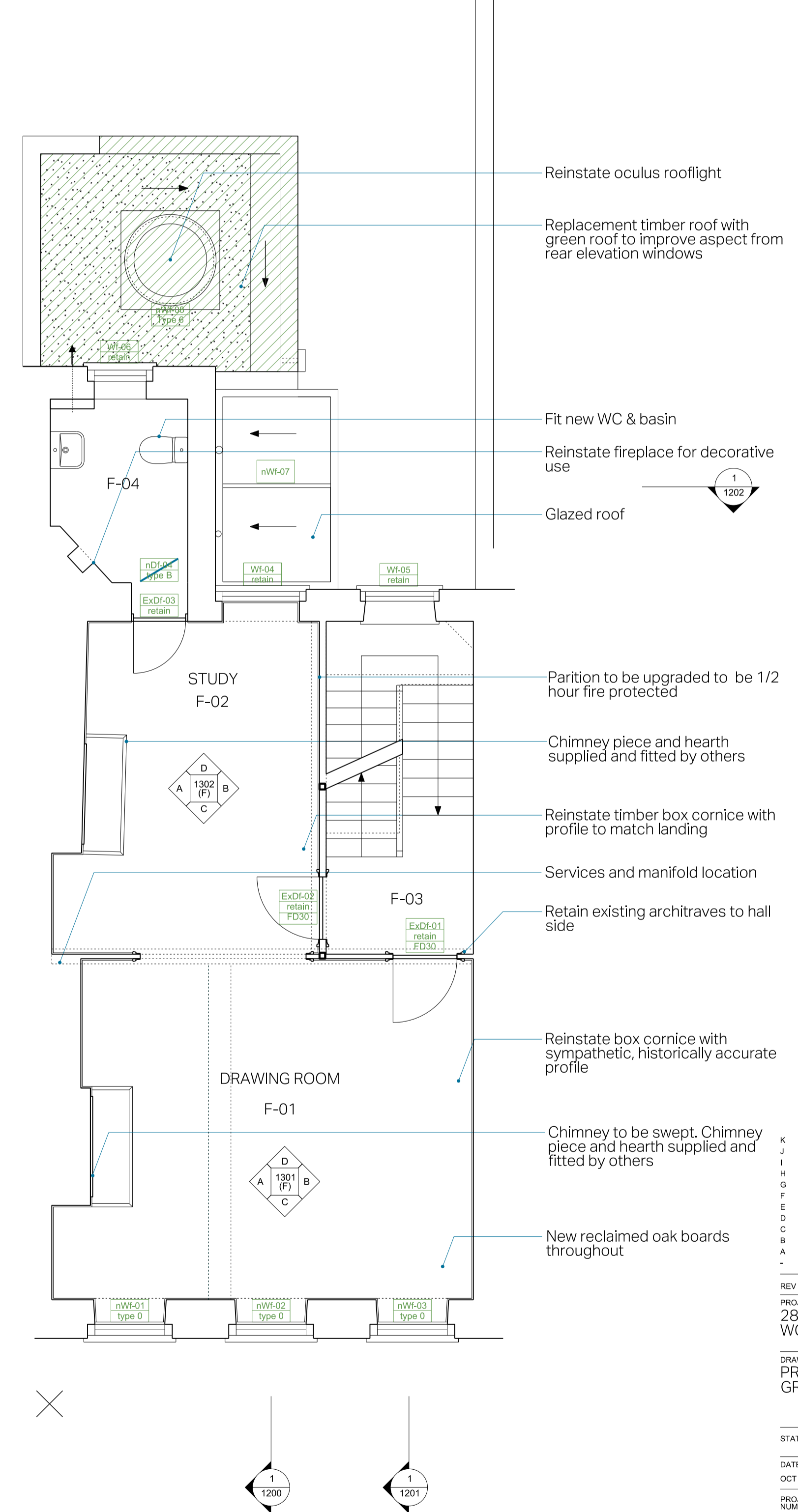


1 1:50 BASEMENT PLAN



2 1:50 GROUND FLOOR PLAN



3 1:50 FIRST FLOOR PLAN

- Walk on glass paving light
- Structural column at glazing corner
- Reinstate oculus glazing
- Introduce new glazed slim-profiled sliding doors, creating access to the garden
- New steel framed glazed window
- New glazed extension with slim profiled sliding door
- Modify window, reinstate with original cill height, retain window seat
- Reinstate window with syle to match original at 27 GJS
- Save existing panelling
- Partition to be upgraded to be 1/2 hour fire protected
- Restore stair and balustrading to original design
- Retain stair timber treads and risers where possible, replace like for like where beyond repair
- Reinstate fireplace opening to receive oven range. Raise lintel as per drawing 1302
- Kitchen to be supplied and fitted by others (G-02 & G-05)
- Kitchen door architrave to be replicated
- Form new opening to replacement partition with pocket, arched doors
- Reinstate original pilasters to original details taken from neighbouring examples
- New 1/2 hour panelled partition
- Chimney to be swept. Chimney piece and hearth supplied and fitted by others
- New reclaimed oak boards throughout
- Reinstate fireplace for decorative use
- Drop cill level and introduce a glazed door
- Fixed door creates storage to bathroom side and no through route
- Reinstate fireplace for decorative use
- Retain & restore existing panelling
- Expose existing beam
- Reinstate fireplace for decorative use. Make ready to receive new surround and hearth supplied and fitted by others.
- Fitted joinery with bead and butt panelling
- New engineered timber boards throughout basement
- Door to be replicated. See drawing 0232_A_1407
- Modification of window joinery to accommodate window seat beneath wb-01, wb-02
- Reinstate oculus rooflight
- Replacement timber roof with green roof to improve aspect from rear elevation windows
- Fit new WC & basin
- Reinstate fireplace for decorative use
- Glazed roof
- Partition to be upgraded to be 1/2 hour fire protected
- Chimney piece and hearth supplied and fitted by others
- Reinstate timber box cornice with profile to match landing
- Services and manifold location
- Retain existing architraves to hall side
- Reinstate box cornice with sympathetic, historically accurate profile
- Chimney to be swept. Chimney piece and hearth supplied and fitted by others
- New reclaimed oak boards throughout

REV	DATE	NOTES	INT.
K	10.06.2016	Issued for Listed Building Consent	RM
J	09.03.2016	Issued for Listed Building Consent	RM
I	03.02.2016	Issued for Listed Building Consent	RM
H	23.11.2015	Issued for Tender	RM
G	23.10.2015	Draft Tender	RM
F	14.10.2015	Issued for Plans Assessment	GR
E	27.05.2015	Planning & Listed Building Revisions	GR
D	11.05.2015	Planning & Listed Building Revisions	GR
C	06.02.2015	Planning & Listed Building Revisions	GM
B	25.11.2014	For Comment	GM
A	10.04.2014	Planning & Listed Building Application	GM
-	15.11.2013	Pre-application advice	GM

REV DATE NOTES INT.

PROJECT
28 GREAT JAMES STREET
WC1N 3EY

DRAWING TITLE
PROPOSED BASEMENT,
GROUND & FIRST FLOOR PLANS

STATUS		PLANNING		SCALE @ A1
DATE	DRAWN	CHECK	CD	1:50
OCT 2013	GM			
PROJECT NUMBER	UNIT / BLOCK	CU / SFB	TYPE & NUMBER	REVISION LETTER
0232	A		1000	K

0 1 2 3
SCALE IN METRES 1:50 @ A1, 1:100 @ A3