



**EXISTING  
BASEMENT FLOOR**

-  Indicates surface to be removed.
-  Indicates building elements to be adjusted.

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Drawing Status:  
**Planning**

Revision	Date	
a	Excavation of bricked in backfill removed.	28,11,16

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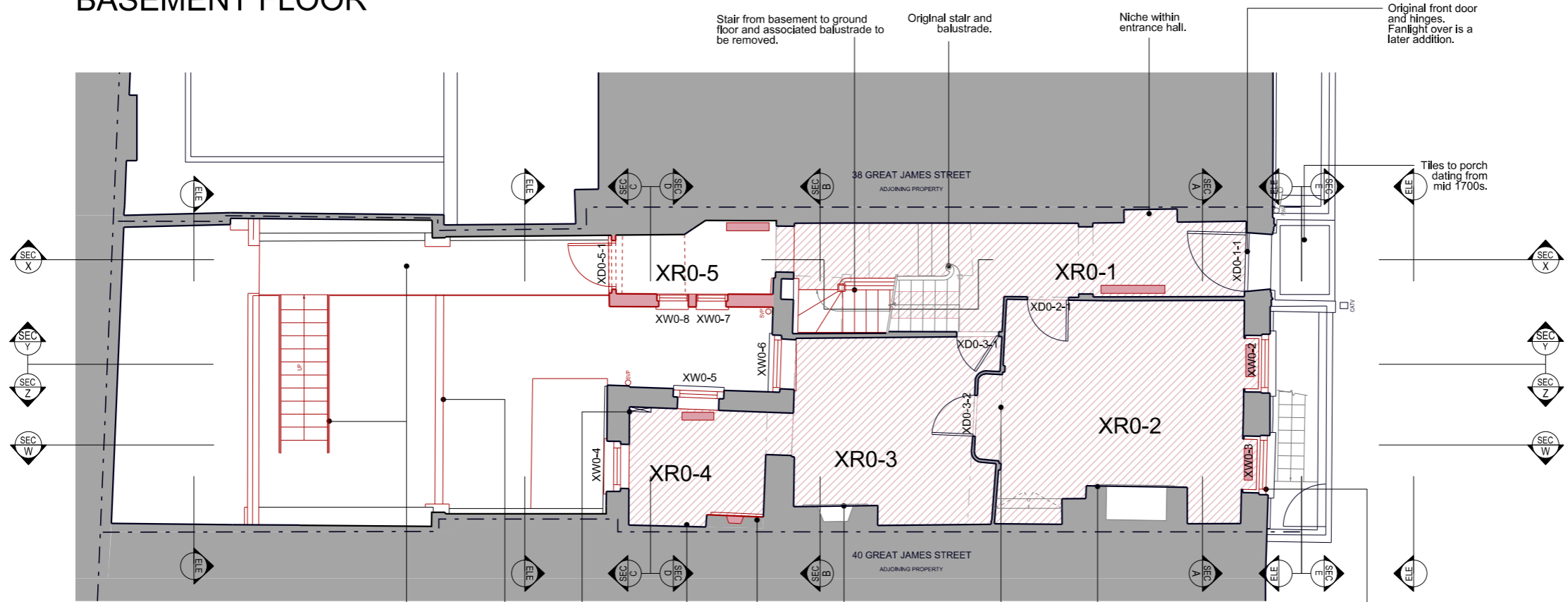
Second Floor 118a London Wall London EC2Y 5JA  
020 7256 2195 rp@prewettbizley.com www.prewettbizley.com

Project:  
**39 Great James Street  
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WC1N 3HB**

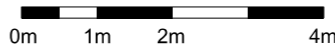
Drawing:  
**Existing Basement and  
Ground Floor Plans**

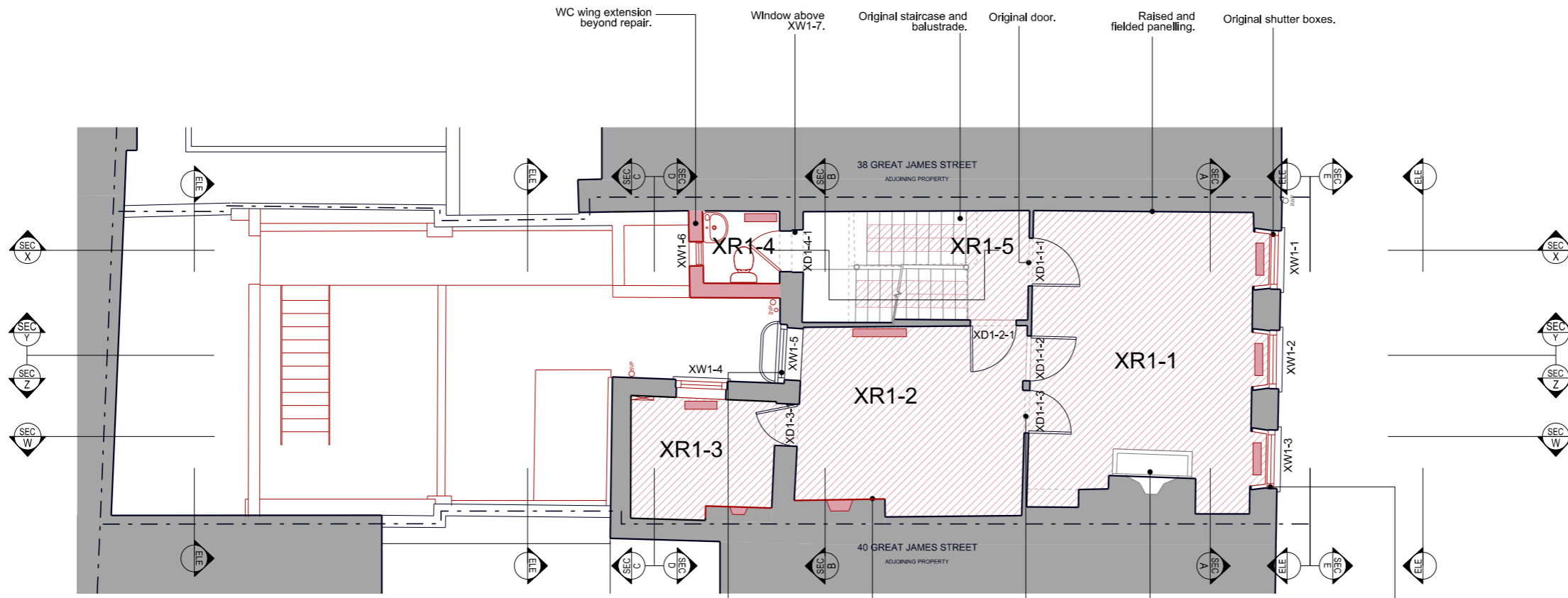
Scale: 1:100 @ A3  
1:50 @ A1  
Date: July 2016

Orig. no. 125 S 00  
Revision a

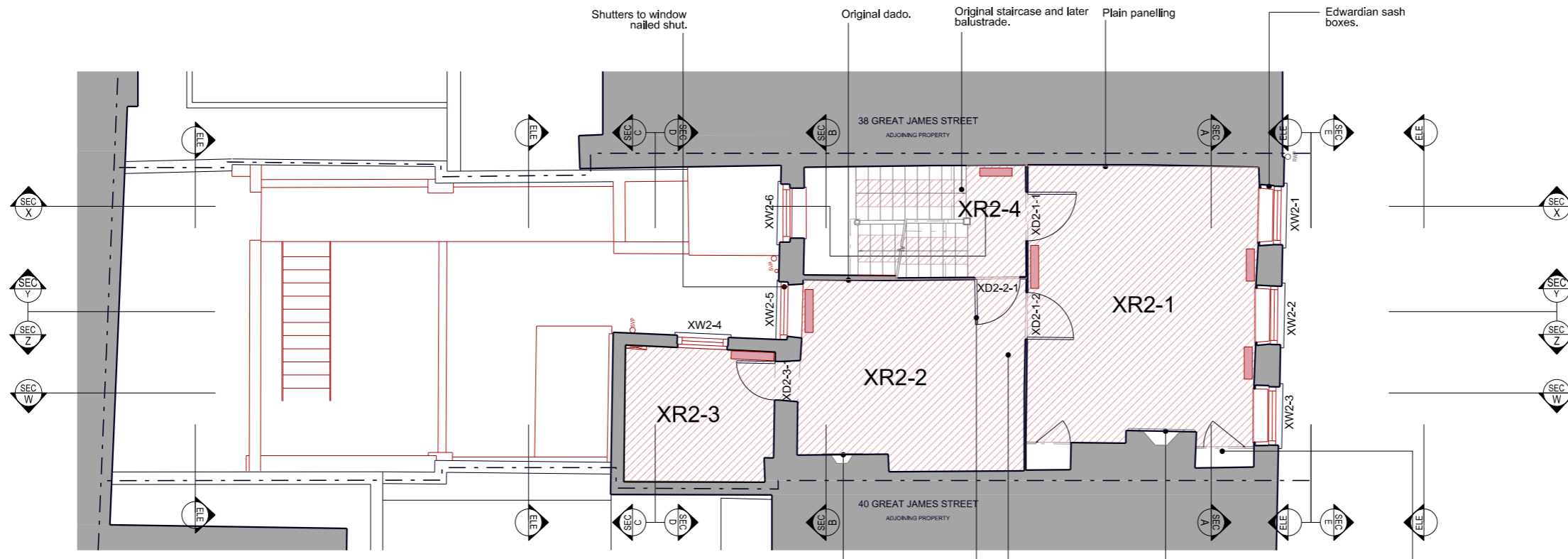


**EXISTING  
GROUND FLOOR**

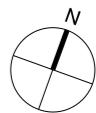




**EXISTING FIRST FLOOR**



**EXISTING SECOND FLOOR**



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Drawing Status:  
**Planning**

Revision	Date

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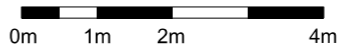
Second Floor 118a London Wall London EC2Y 5JA  
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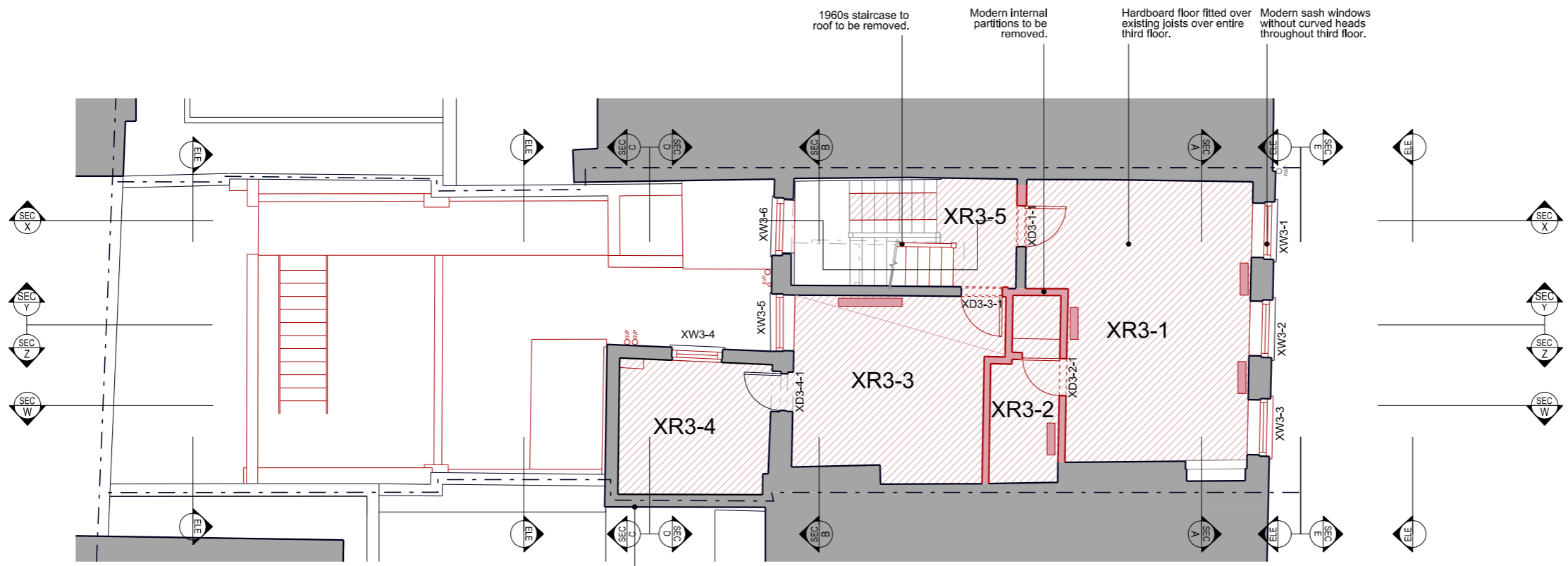
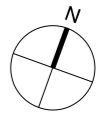
Project  
**39 Great James Street  
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Drawing  
**Existing First and Second Floor Plans**

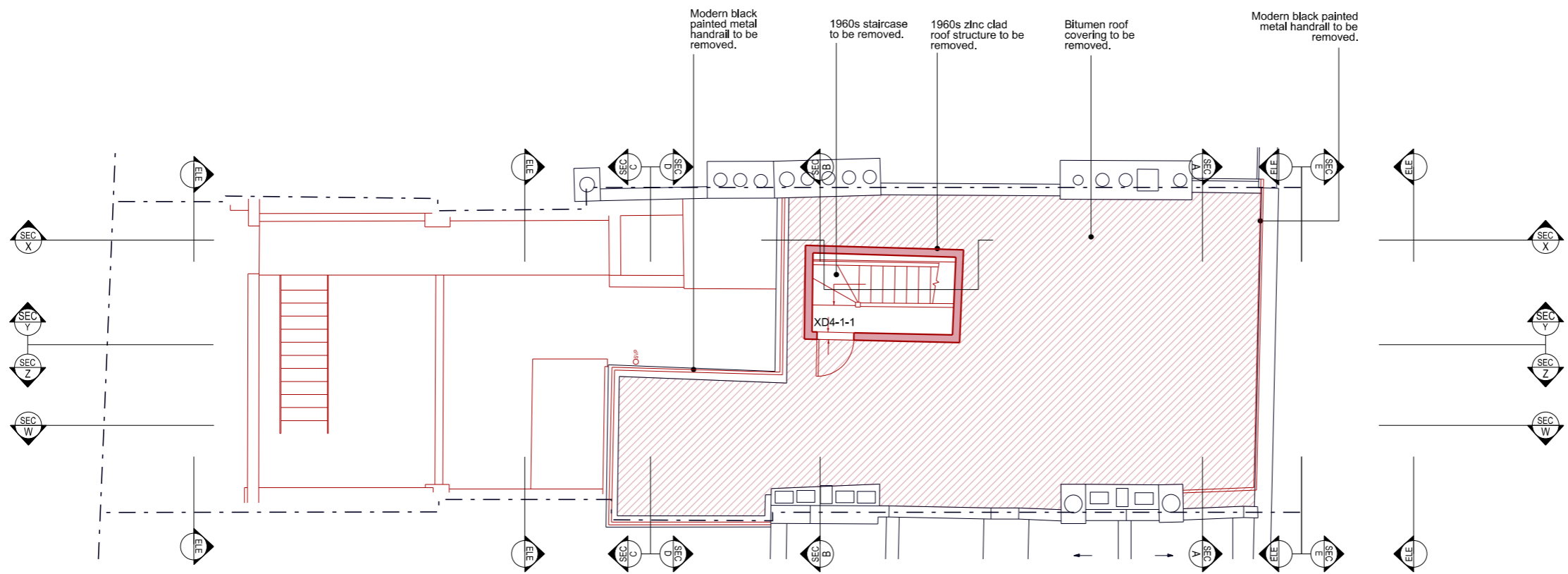
Scale: 1:100 @ A3  
 1:50 @ A1  
 Date: July 2016

Dwg. no. 125 S 01  
 Revision -





**EXISTING THIRD FLOOR**



**EXISTING ROOF**

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**Planning**

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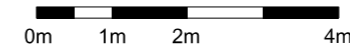
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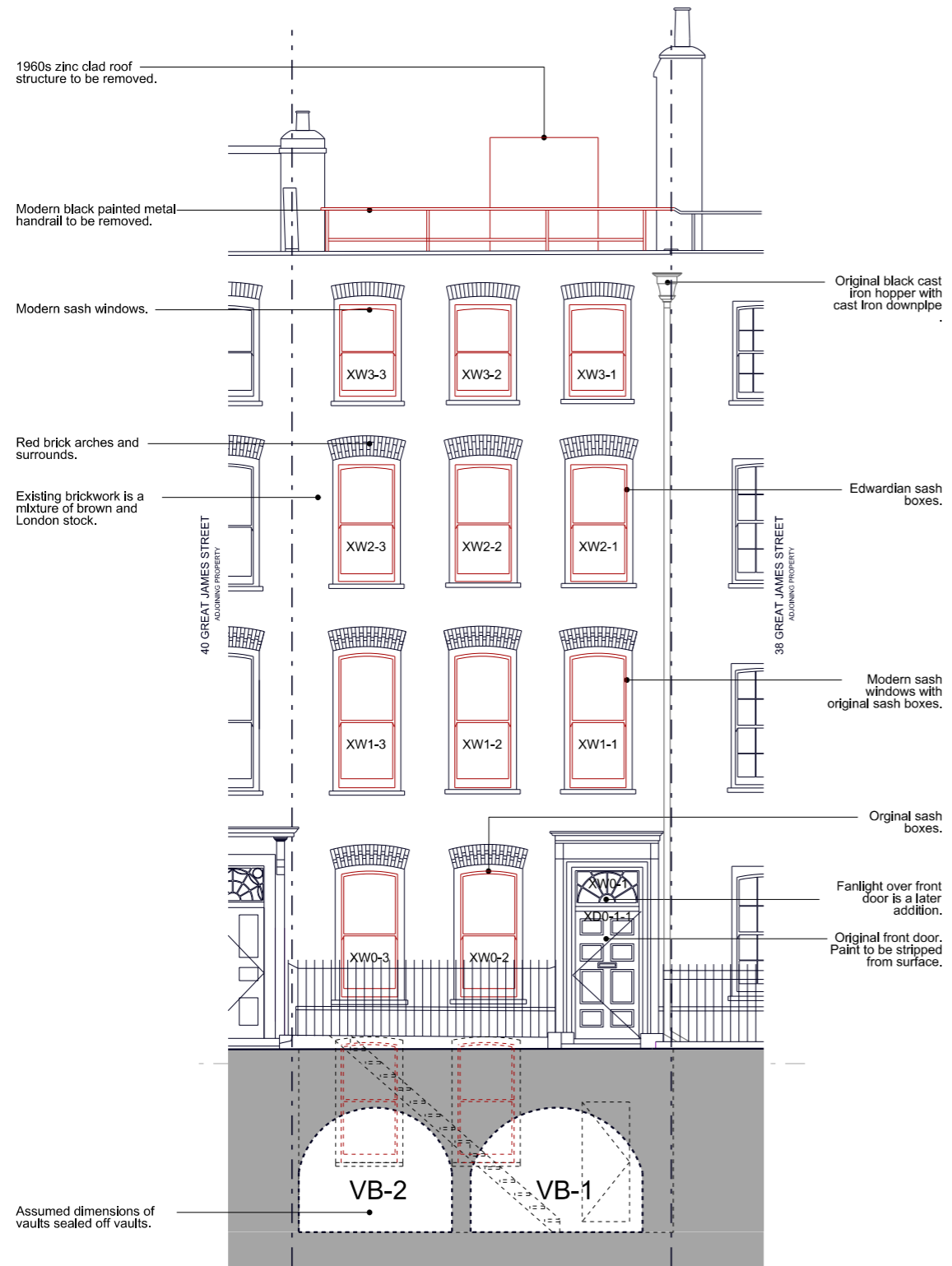
Project  
**39 Great James Street  
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Drawing  
**Existing Third Floor and  
Roof Plans**

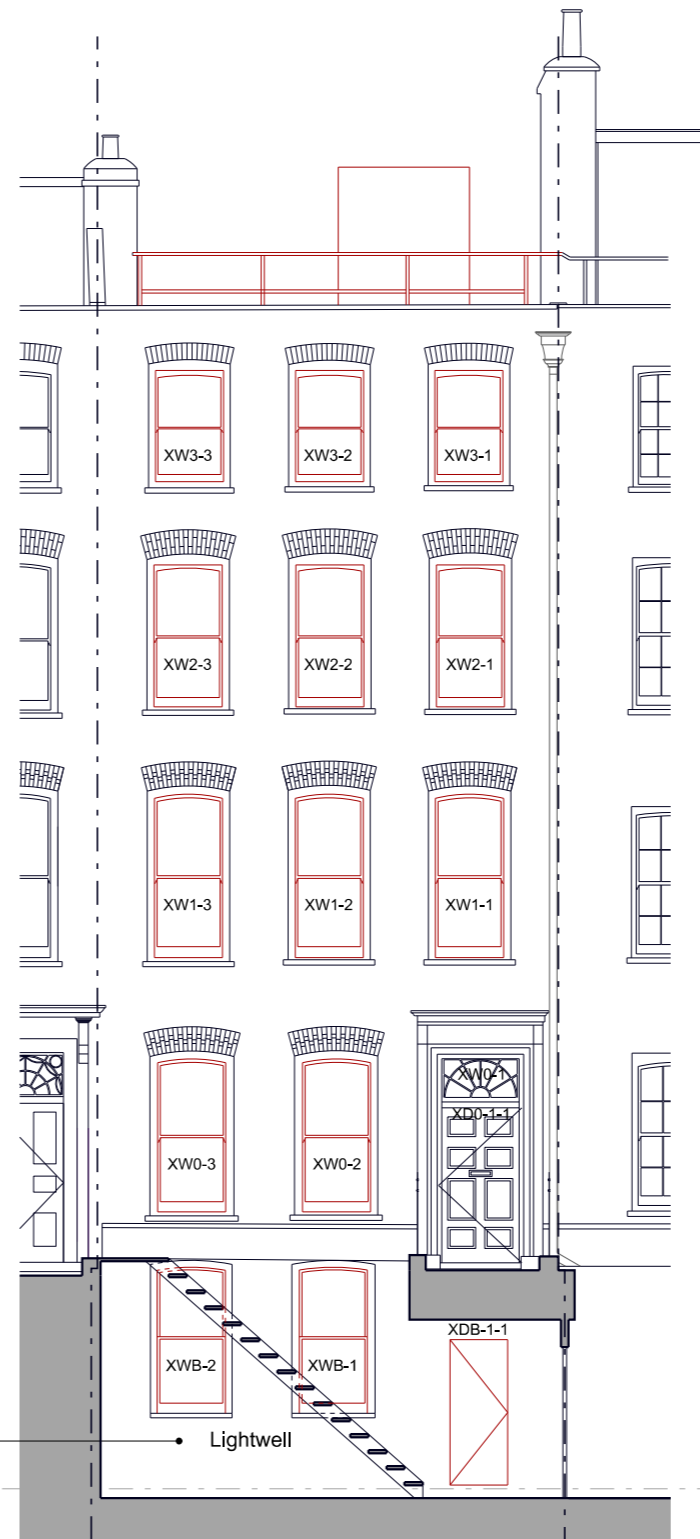
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Date: July 2016

Dwg. no. 125 S 02  
Revision -



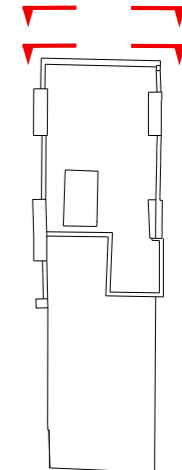


**EXISTING FRONT ELEVATION**



**EXISTING FRONT ELEVATION THROUGH LIGHTWELL**

**KEY PLAN**



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Revision	Date

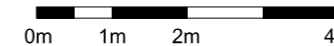
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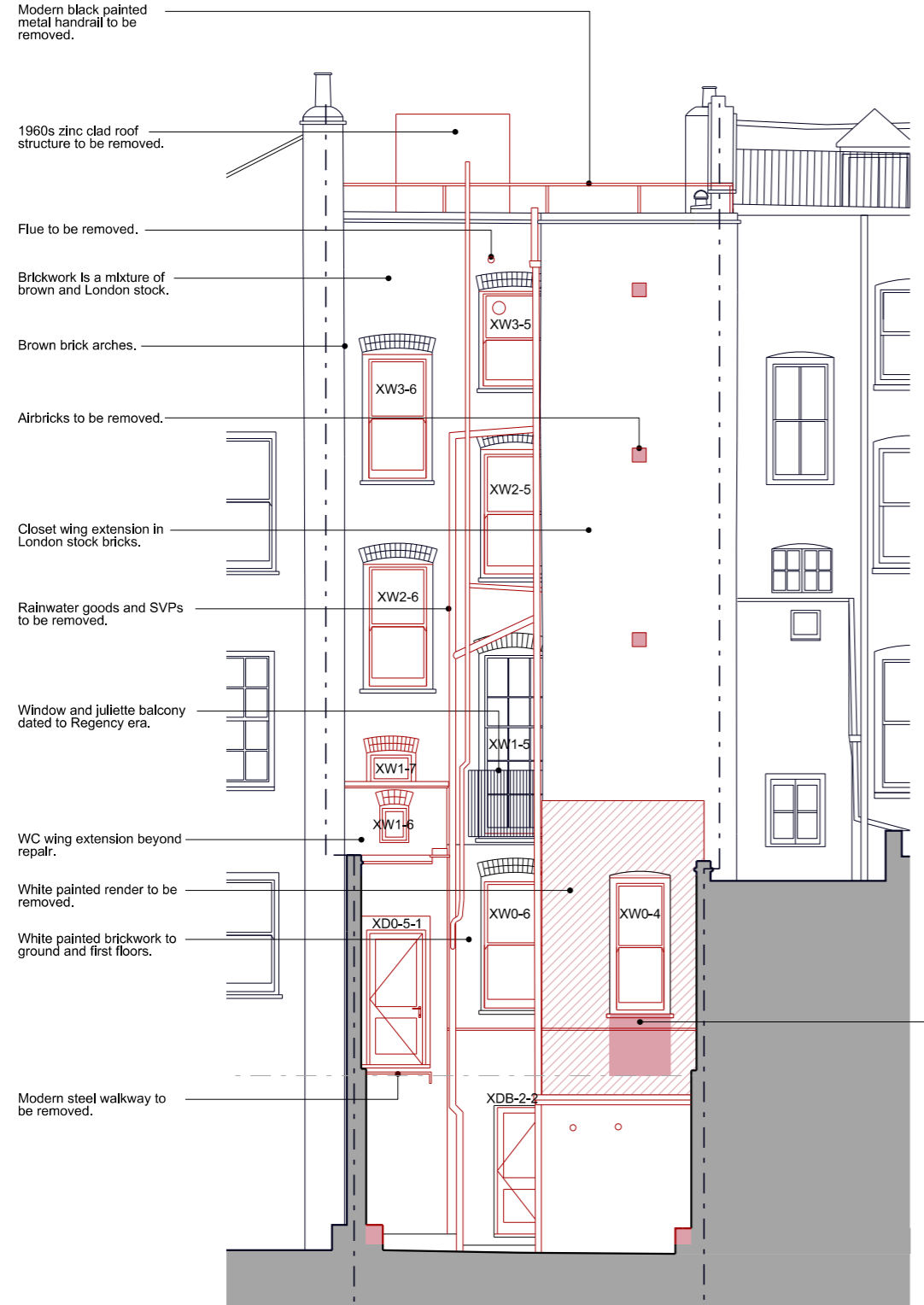
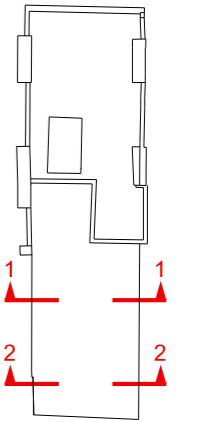
Drawing  
**Existing Front Elevations**

Scale **1:100 @ A3** Date **July 2016**  
 1:50 @ A1

Dwg. no. **125 S 10** Revision **-**



KEY PLAN



Modern black painted metal handrail to be removed.

1960s zinc clad roof structure to be removed.

Flue to be removed.

Brickwork is a mixture of brown and London stock.

Brown brick arches.

Airbricks to be removed.

Closet wing extension in London stock bricks.

Rainwater goods and SVPs to be removed.

Window and Juliette balcony dated to Regency era.

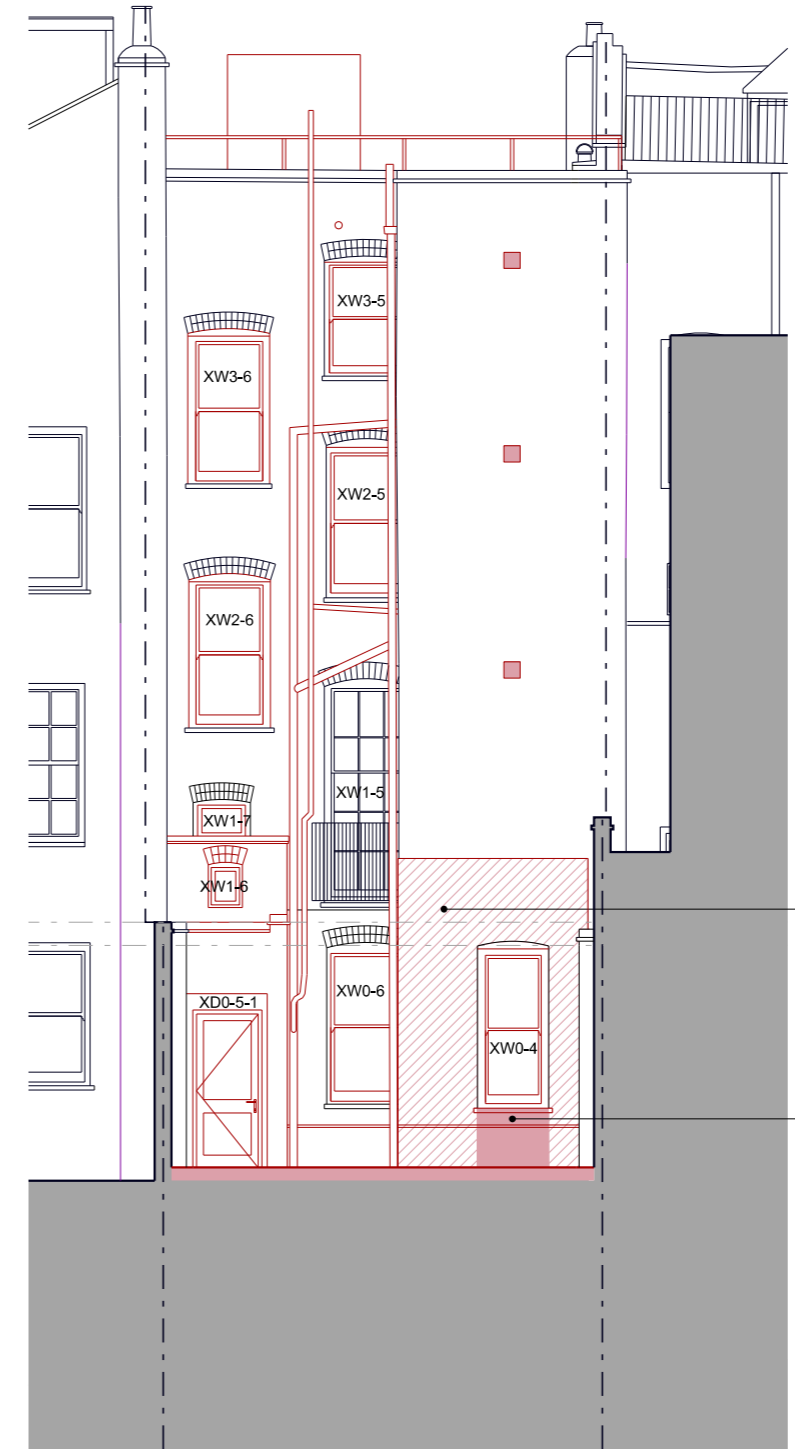
WC wing extension beyond repair.

White painted render to be removed.

White painted brickwork to ground and first floors.

Modern steel walkway to be removed.


EXISTING REAR ELEVATION 1  
(Through Garden)




White painted render to be removed.

Section of wall below window to be removed to enlarge opening.

EXISTING REAR ELEVATION 2  
(Through Terrace)

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Drawing Status:

**Planning**

Revision	Date	
a	Excavation of bricked in backfill removed.	28.11.16

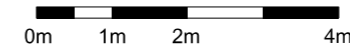
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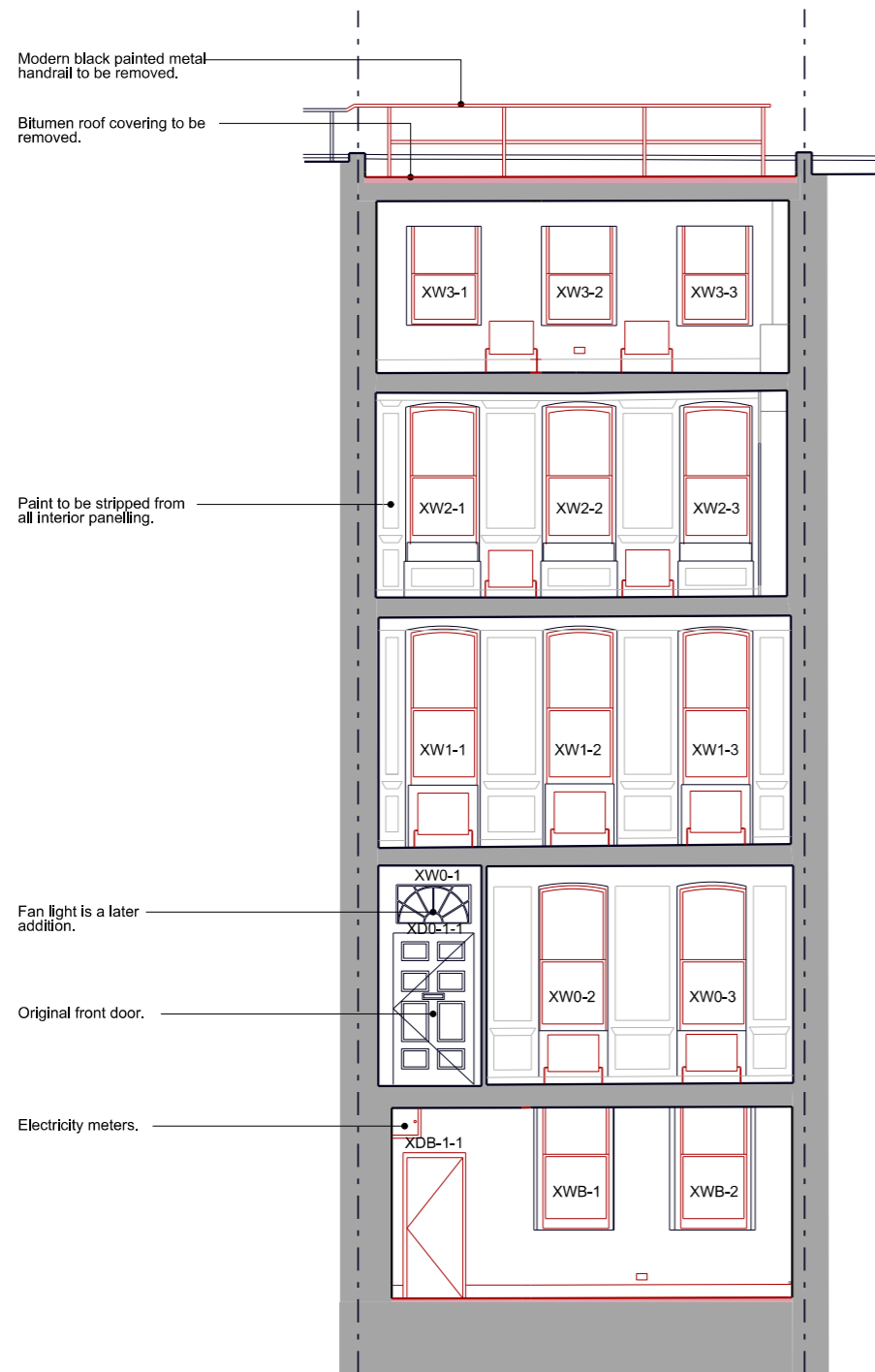
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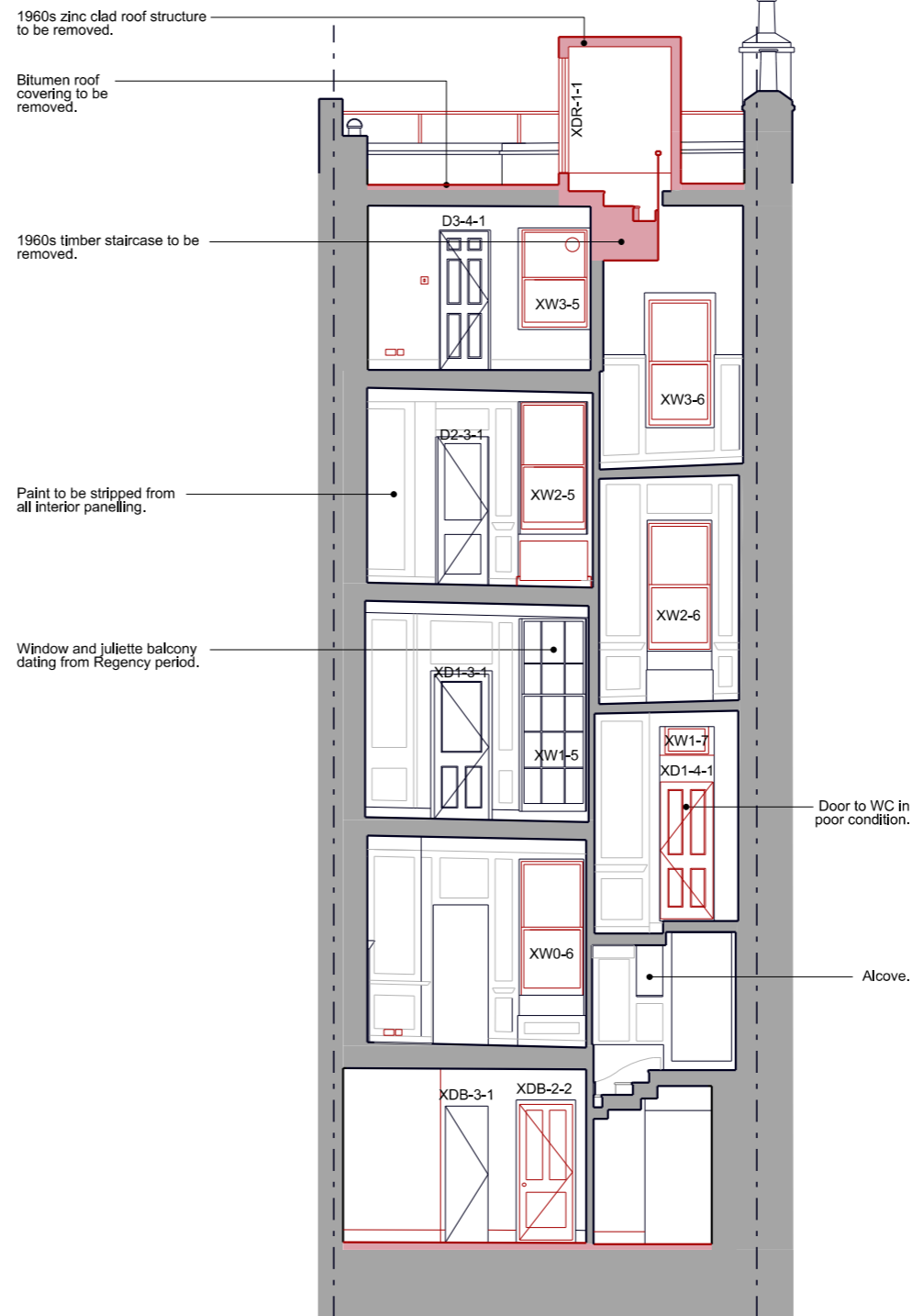
Drawing  
**Existing Rear Elevations**

Scale	1:100 @ A3 1:50 @ A1	Date	July 2016
Dwg. no.	125 S 11	Revision	a



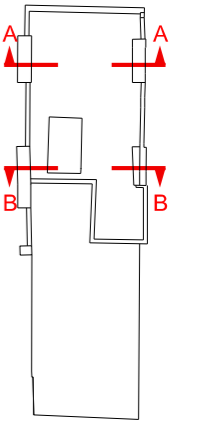


EXISTING SECTION A-A



EXISTING SECTION B-B

KEY PLAN



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Drawing Status:

**Planning**

Revision	Date

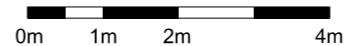
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Drawing  
**Existing Sections  
 A-A and B-B**

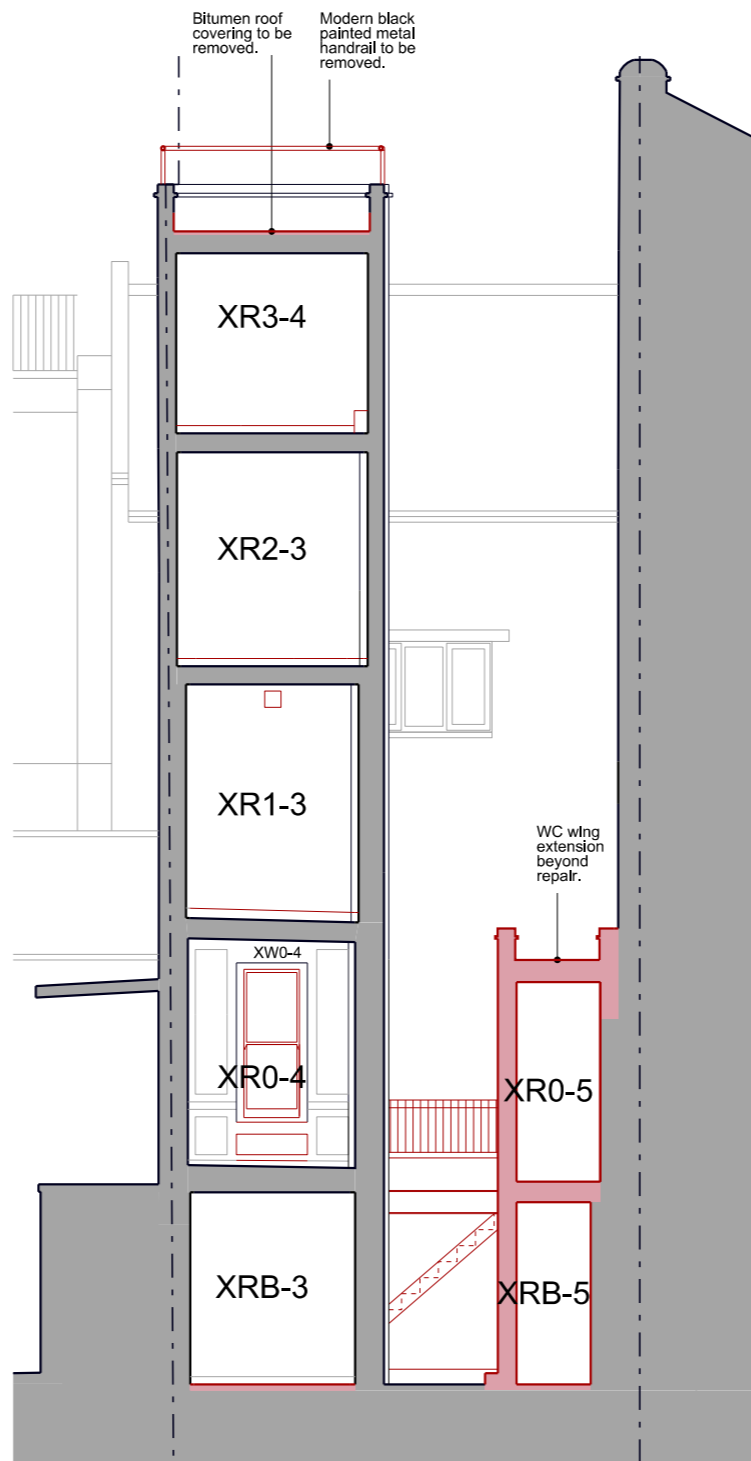
Scale **1:100 @ A3** Date **July 2016**  
**1:50 @ A1**

Dwg. no. **125 S 20** Revision **-**

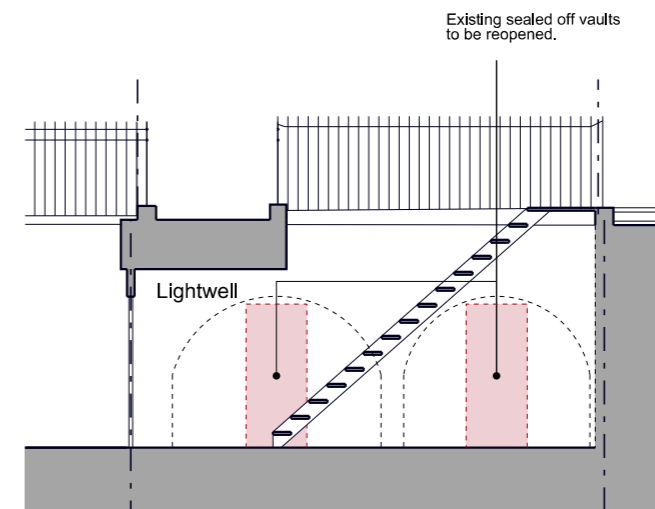




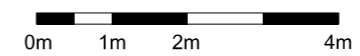
EXISTING SECTION C-C



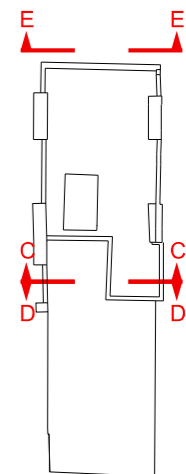
EXISTING SECTION D-D



EXISTING SECTION E-E



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Drawing Status:

**Planning**

Revision	Date

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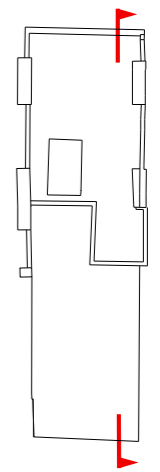
Project  
**39 Great James Street**  
**London**  
**WC1N 3HB**

Drawing  
Existing Sections C-C,  
D-D and E-E

Scale	1:100 @ A3	Date	July 2016
	1:50 @ A1		

Dwg. no.	125 S 21	Revision	-
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KEY PLAN



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Drawing Status:

Planning

Revision	Date	
a	Excavation of bricked in backfill removed.	28.11.16

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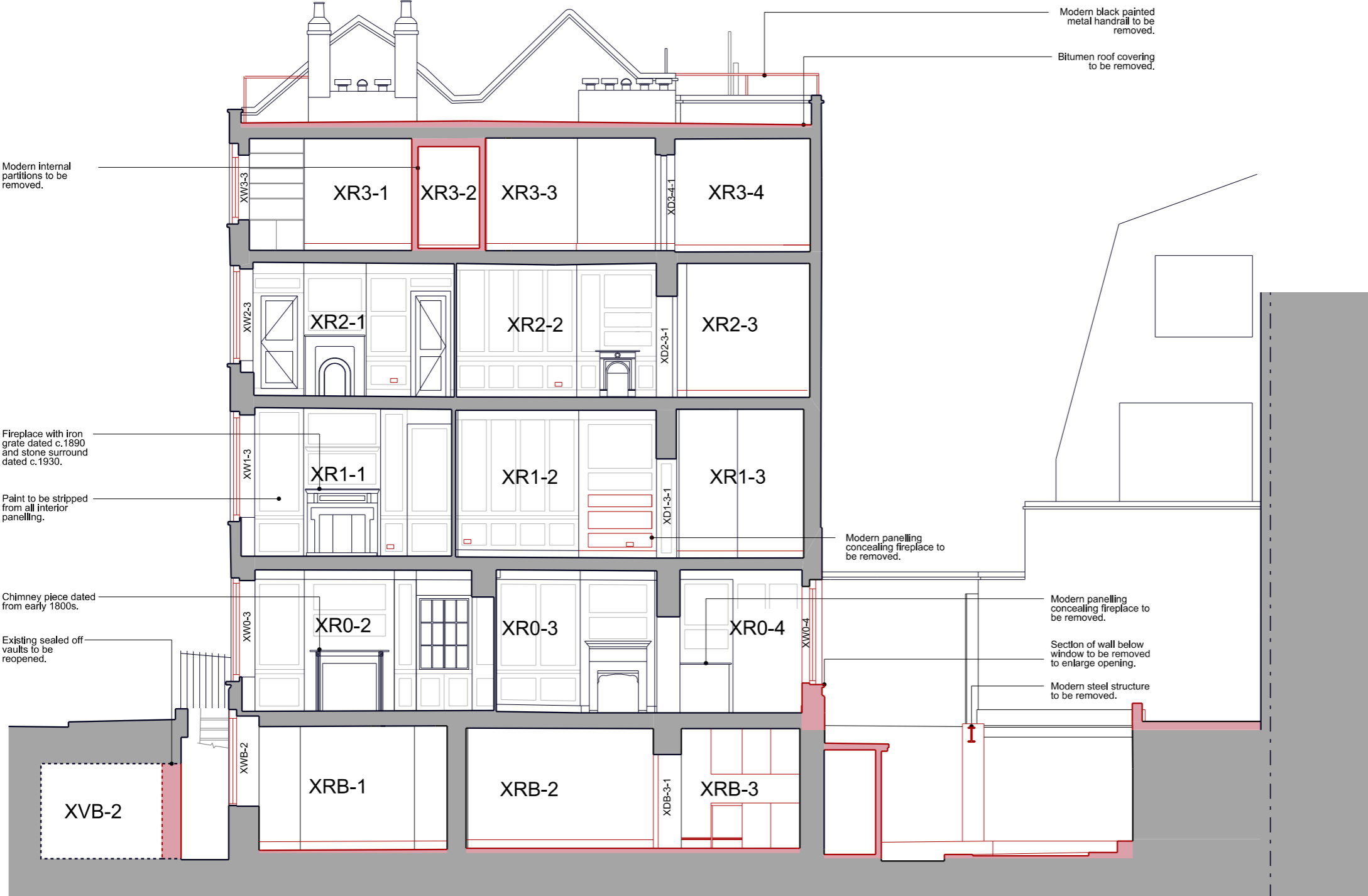
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Project  
**39 Great James Street  
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Drawing  
**Existing Section W-W**

Scale **1:100 @ A3** Date **July 2016**  
**1:50 @ A1**

Dwg. no. **125 S 25** Revision **a**



Modern internal partitions to be removed.

Fireplace with iron grate dated c.1890 and stone surround dated c.1930.

Paint to be stripped from all interior panelling.

Chimney piece dated from early 1800s.

Existing sealed off vaults to be reopened.

Modern black painted metal handrail to be removed.

Bitumen roof covering to be removed.

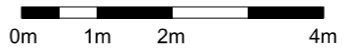
Modern panelling concealing fireplace to be removed.

Modern panelling concealing fireplace to be removed.

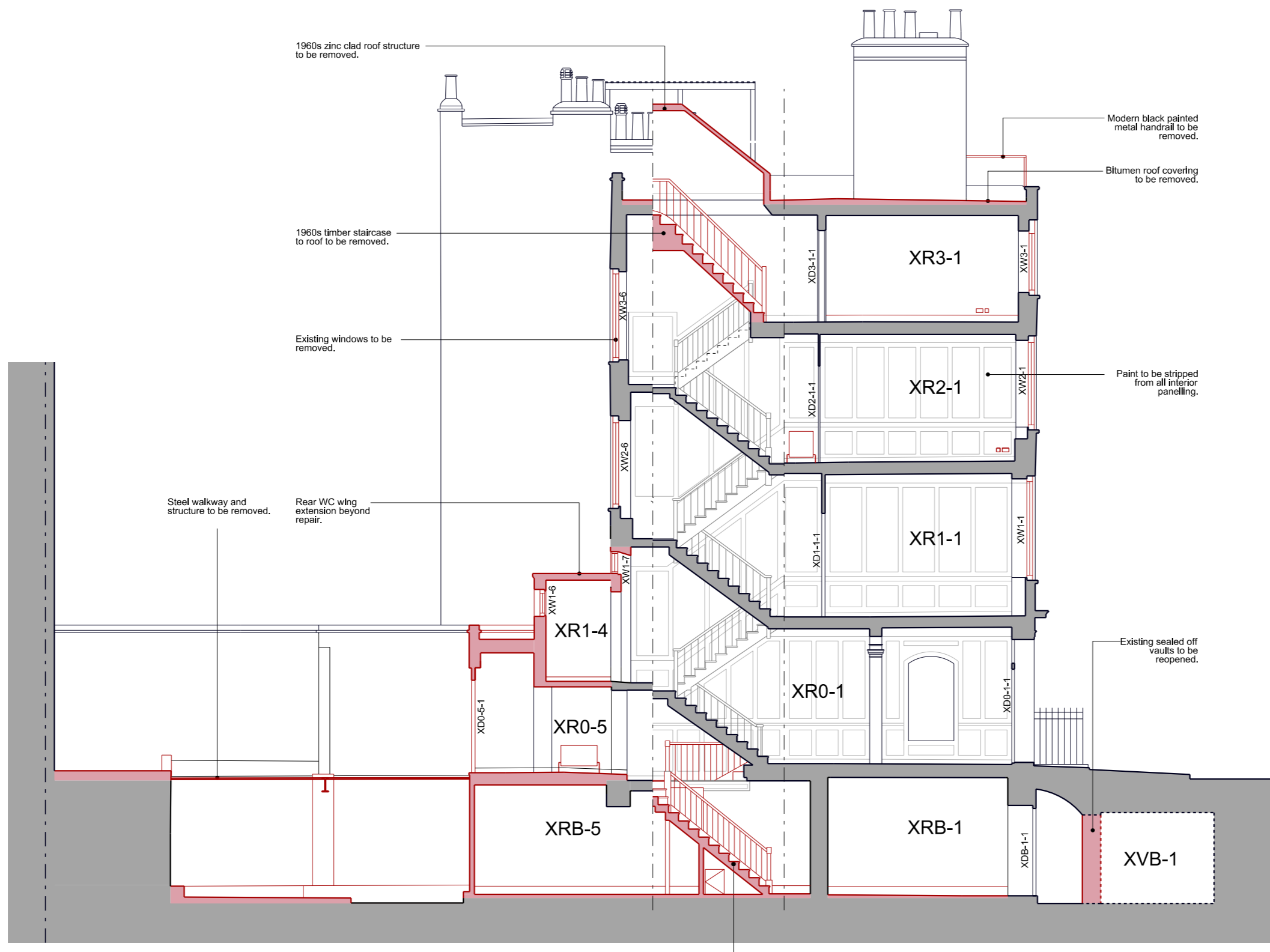
Section of wall below window to be removed to enlarge opening.

Modern steel structure to be removed.

EXISTING SECTION W-W







1960s zinc clad roof structure to be removed.

1960s timber staircase to roof to be removed.

Existing windows to be removed.

Steel walkway and structure to be removed.

Rear WC wing extension beyond repair.

Modern black painted metal handrail to be removed.

Bitumen roof covering to be removed.

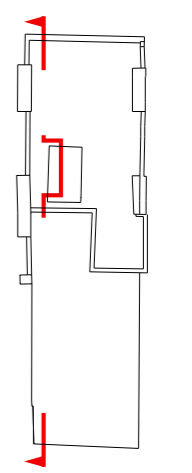
Paint to be stripped from all interior panelling.

Existing sealed off vaults to be reopened.

Stair from basement to ground floor and associated balustrade to be removed.

EXISTING SECTION X-X

KEY PLAN



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Drawing Status:  
**Planning**

Revision	Date
a	Excavation of bricked in backfill removed, 28.11.16

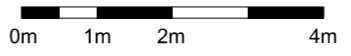
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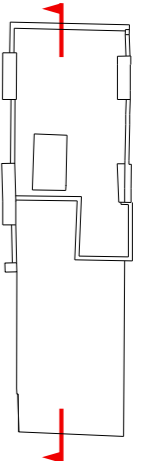
Drawing  
**Existing Section X-X**

Scale **1:100 @ A3** Date **July 2016**  
**1:50 @ A1**

Drwg. no. **125 S 26** Revision **a**



KEY PLAN



EXISTING SECTION Y-Y

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Drawing Status:

<b>Planning</b>	
Revision	Date
a	Excavation of bricked in backfill removed, 28.11.16

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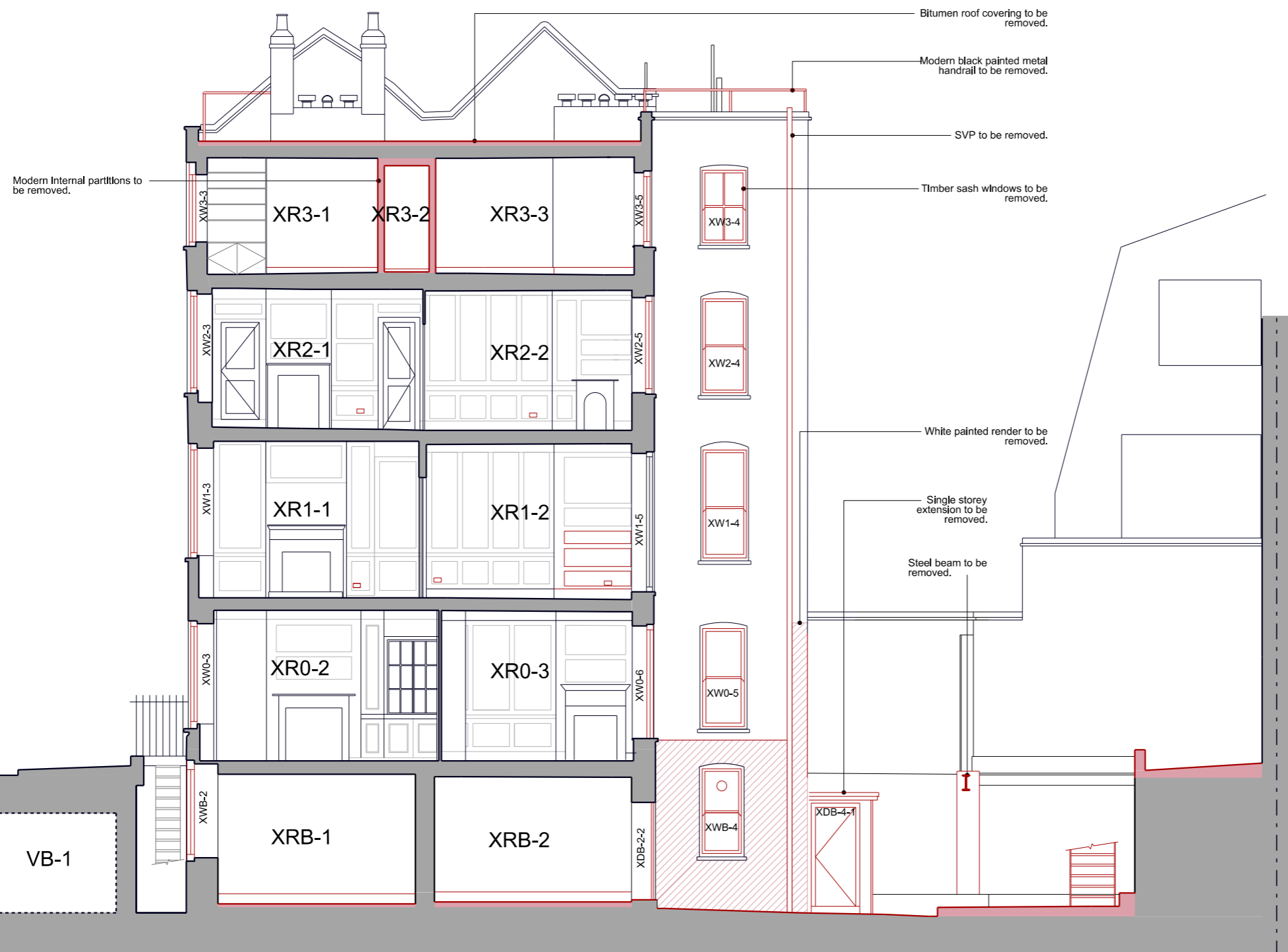
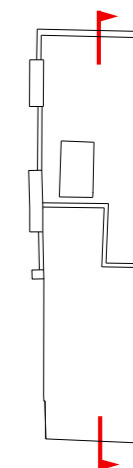
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39 Great James Street  
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Drawing  
Existing Section Y-Y

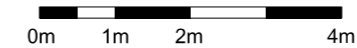
Scale	1:100 @ A3	Date	July 2016
	1:50 @ A1		

Dwg. no.	125 S 27	Revision	a
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## KEY PLAN



EXISTING SECTION Z-Z



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Drawing Status:  
**Planning**

Revision	Date
a	Excavation of bricked in backfill removed, 28,11,16

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Drawing  
**Existing Section Z-Z**

Scale  
**1:100 @ A3  
1:50 @ A1**

Date  
**July 2016**

Dwg. no.  
**125 S 28**

Revision  
**a**