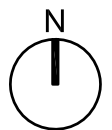


version	date	author	version notes
P1	As dwg	As dwg	Initial issue



0 20 m 50 m 100 m



SCALE: 1:1250

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright 2006.
All rights reserved Ordnance Survey Licence 100045894.

status **PLANNING**



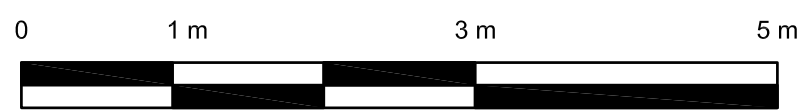
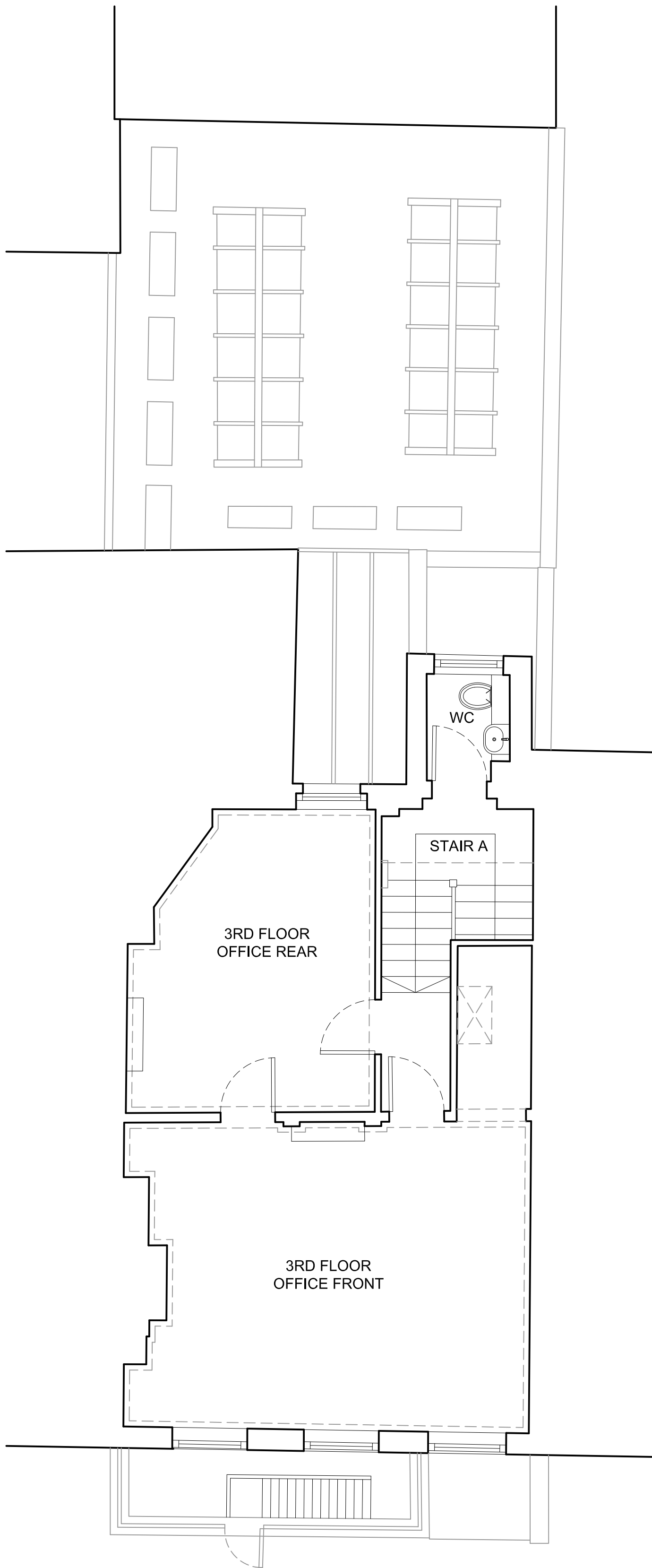
project 35 Great James Street, WC1N

title Location Plan

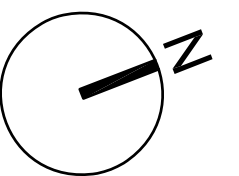
scale 1:1250 @ A4 date 08.12.16 author SC job no. dwg no. ver.

DO NOT SCALE FROM THIS DRAWING: Verify all dimensions on site **1532-F0-001 P1**

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



SCALE: 1:50



status **Preliminary**



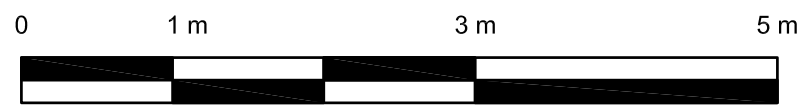
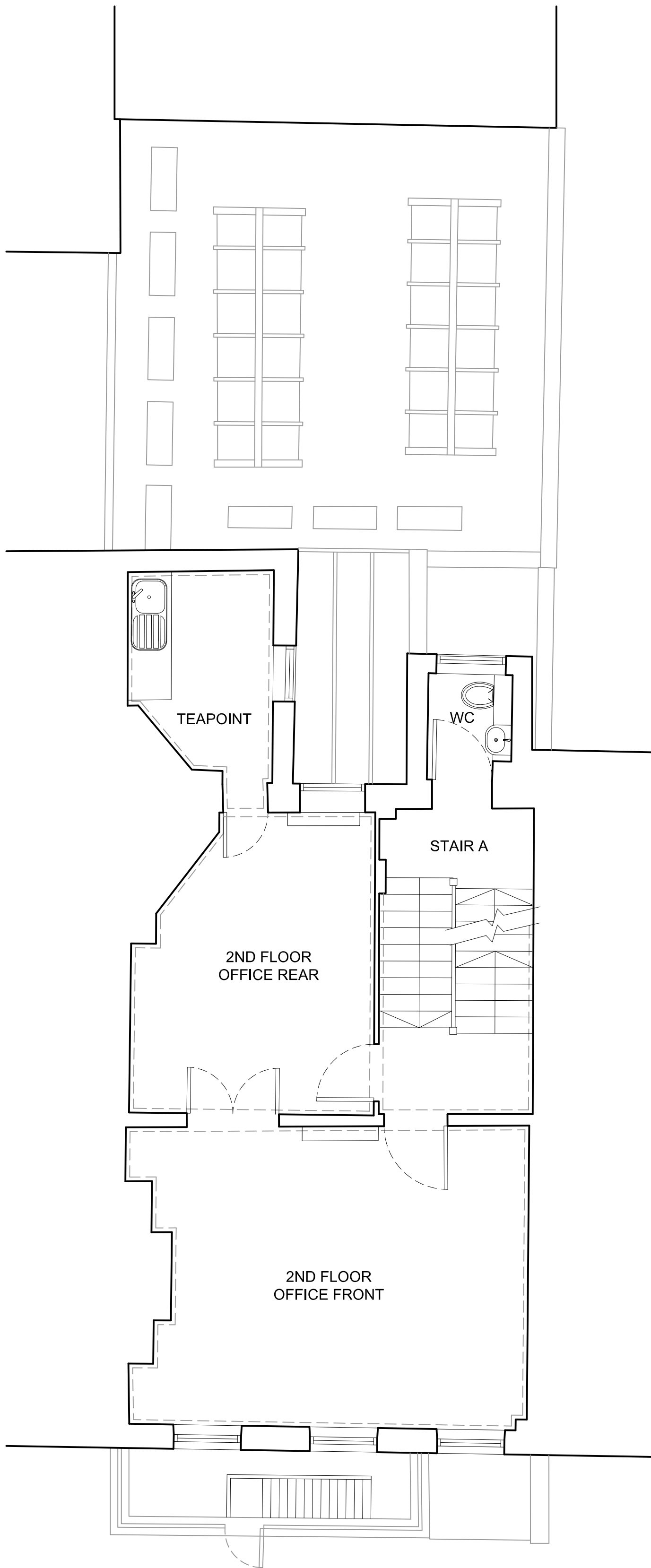
project **35 Great James Street, WC1N**

title **Existing Third Floor Plan**

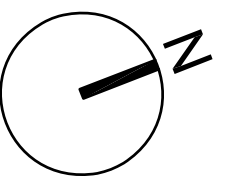
scale 1:50@A2 date 08..12.16 author LH job no. dwg no. ver.

1532-F0-103 P1

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



SCALE: 1:50



status **Preliminary**



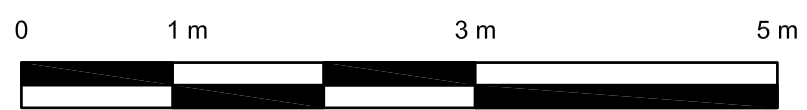
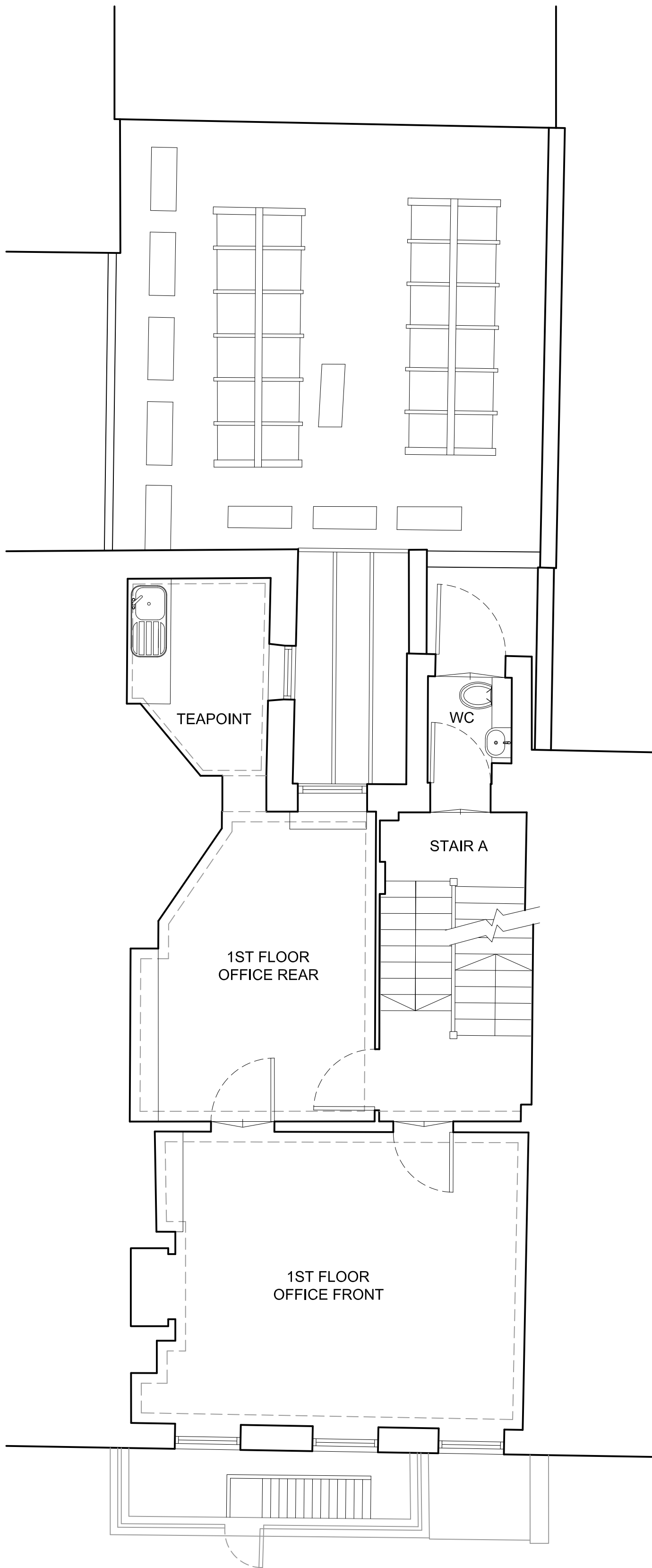
project **35 Great James Street, WC1N**

title **Existing Second Floor Plan**

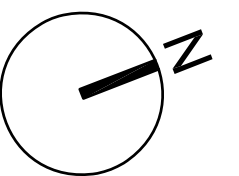
scale 1:50@A2 date 08..12.16 author LH job no. dwg no. ver.

1532-F0-102 P1

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



SCALE: 1:50



status **Preliminary**



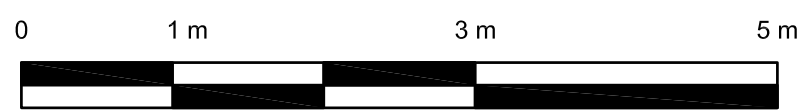
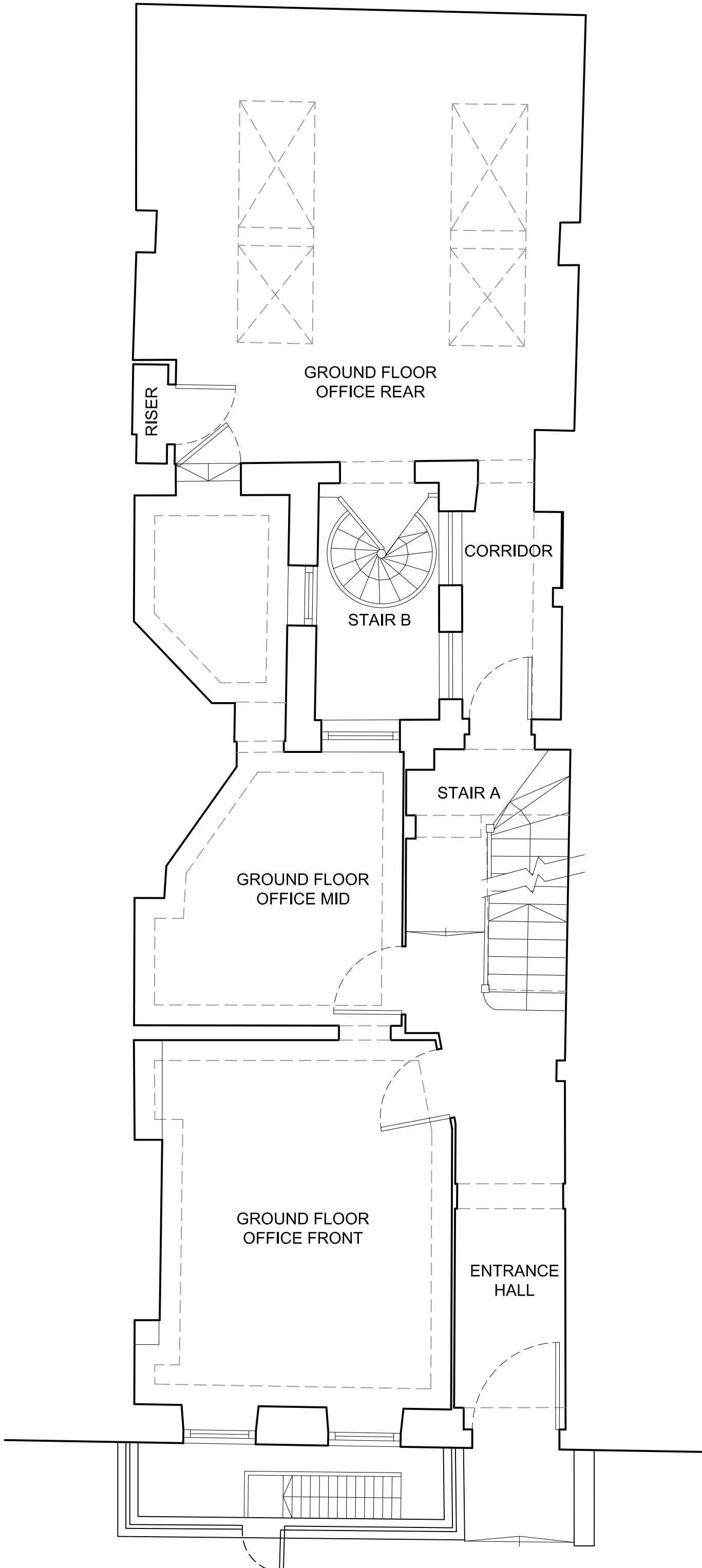
project **35 Great James Street, WC1N**

title **Existing First Floor Plan**

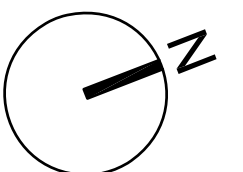
scale 1:50@A2 date 08..12.16 author LH job no. dwg no. **1532-F0-101** ver. **P1**

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
 © Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



SCALE: 1:50



status **Preliminary**



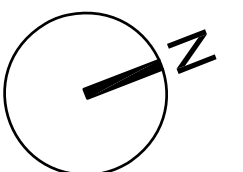
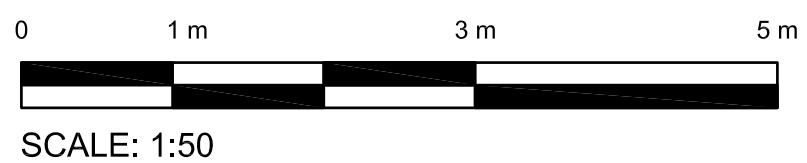
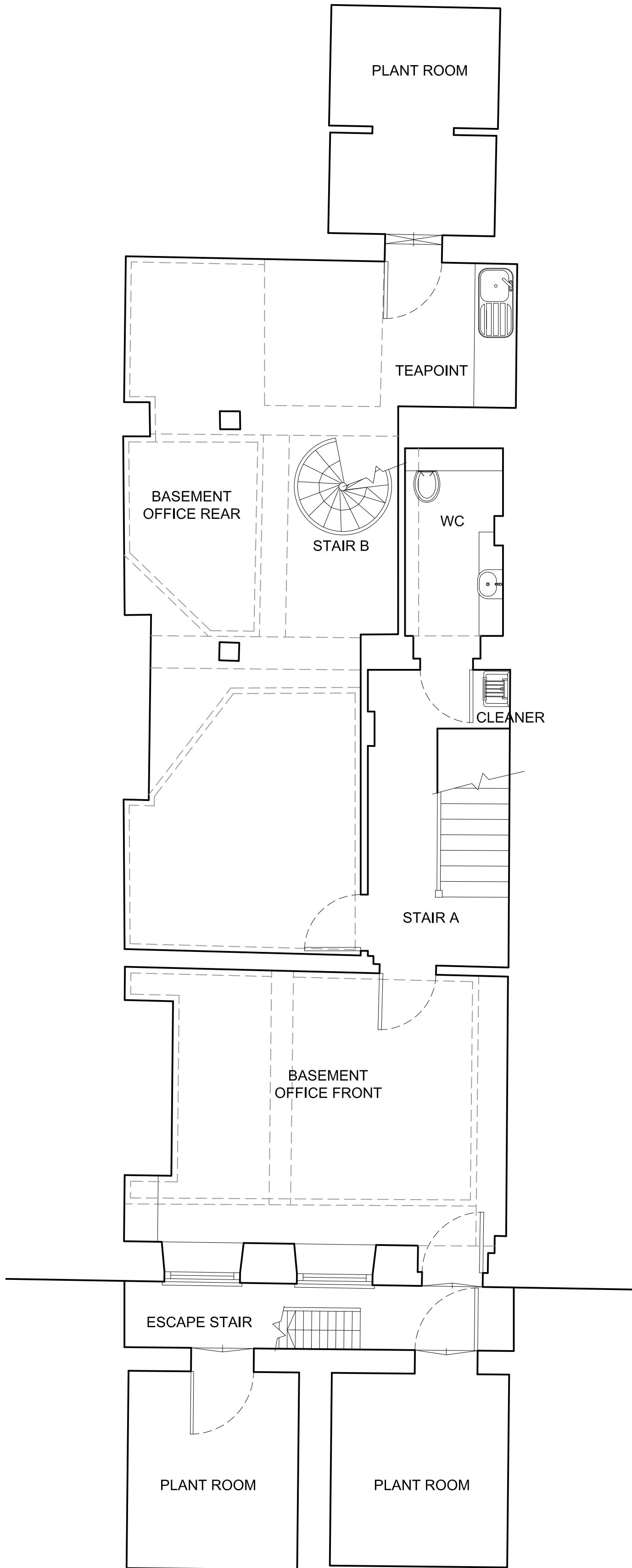
project **35 Great James Street, WC1N**

title **Existing Ground Floor Plan**

scale 1:50@A2 date 08..12.16 author LH job no. 1532-F0-100 dwg no. P1 ver.

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
 © Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



status **Preliminary**



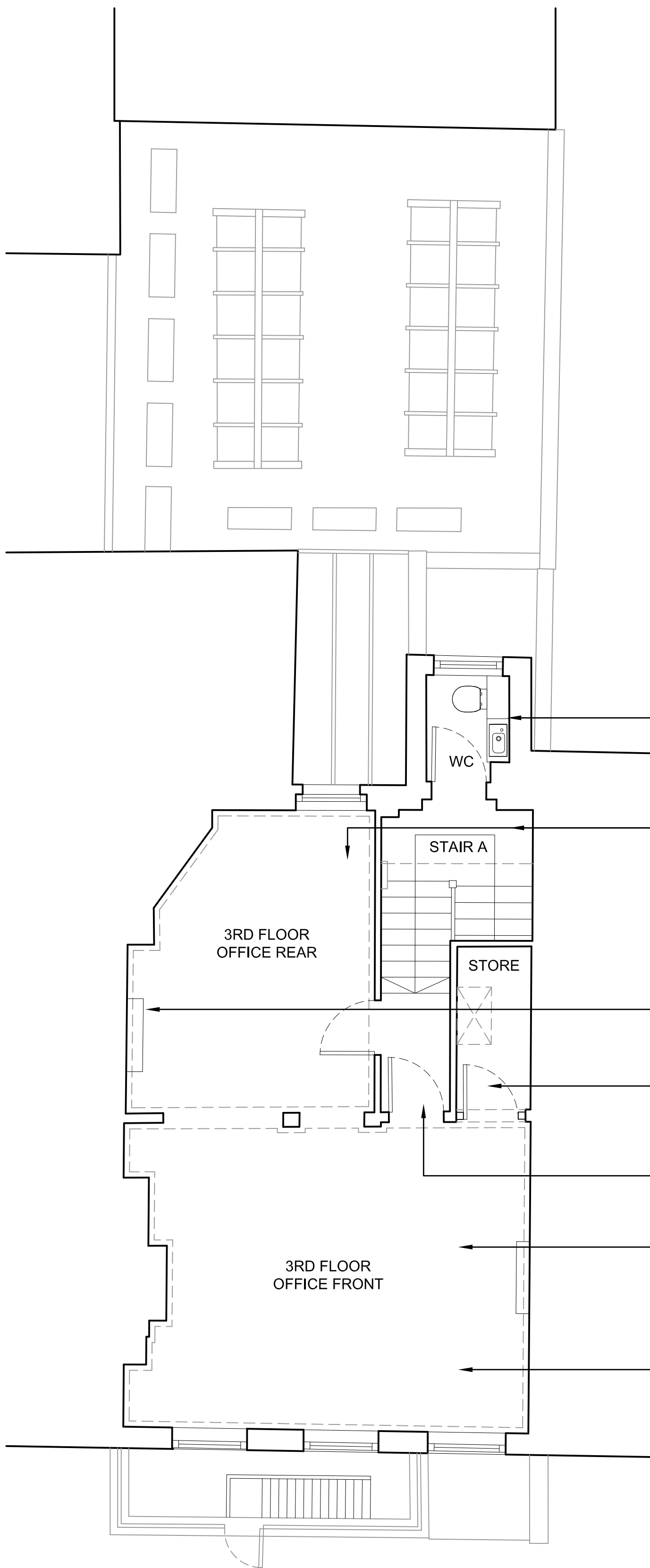
project **35 Great James Street, WC1N**

title **Existing Basement Plan**

scale 1:50@A2 date 08..12.16 author LH job no. 1532-F0-099 ver. P1

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
 © Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



New fixtures, fittings and tiling

New broadloom carpets throughout

New heating unit

New door and part partition

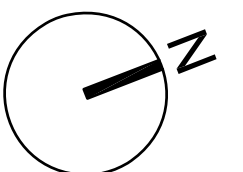
All doors stripped back and repaired, stained and fitted with new ironmongery

New broadloom carpets throughout

Walls and woodwork painted throughout



SCALE: 1:50



status **Preliminary**



project 35 Great James Street, WC1N

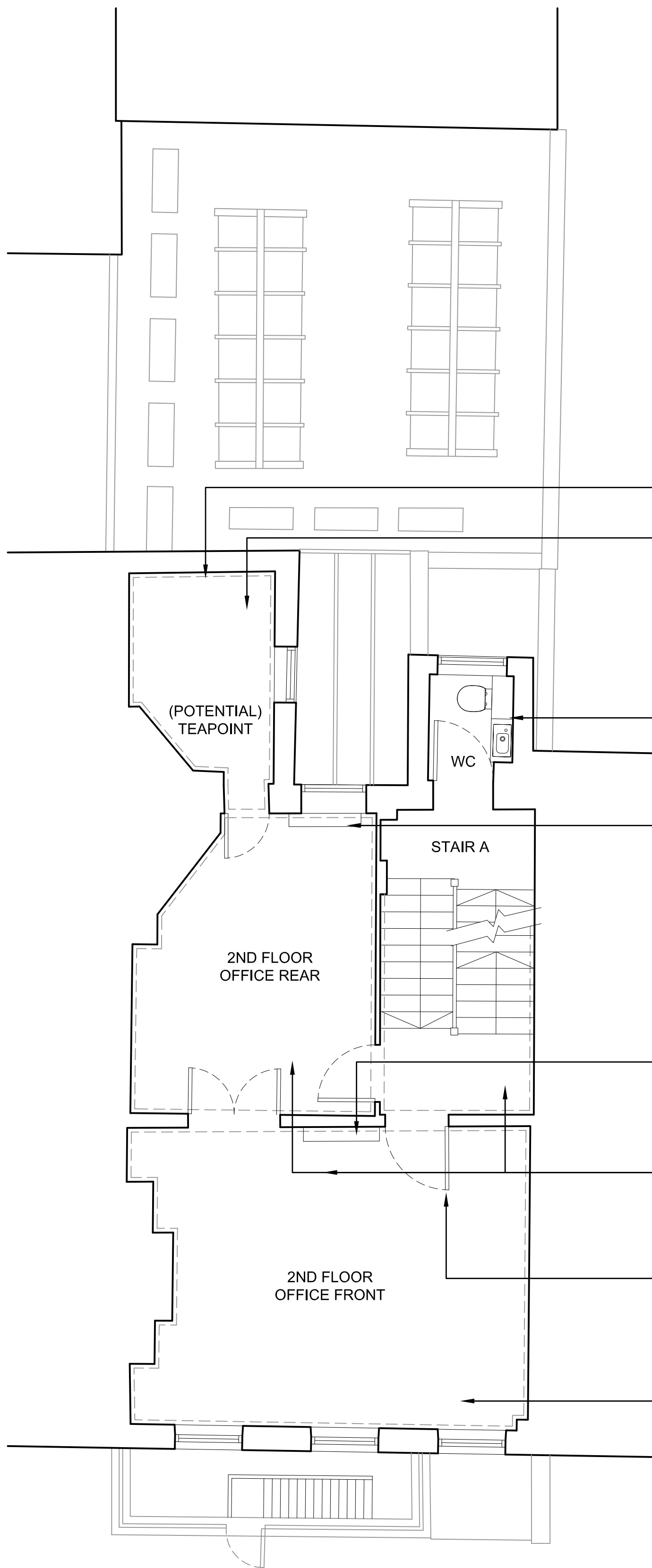
title Proposed Third Floor Plan

scale 1:50@A2 date 08..12.16 author LH

job no. dwg no.

1532-D0-103 P1

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



New timber wall panels

New broadloom carpet

New fixtures, fittings and tiling

New heating unit

New heating unit

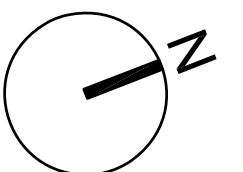
New broadloom carpets throughout

All doors stripped back and repaired, stained and fitted with new ironmongery

Walls and woodwork painted throughout



SCALE: 1:50



status **Preliminary**

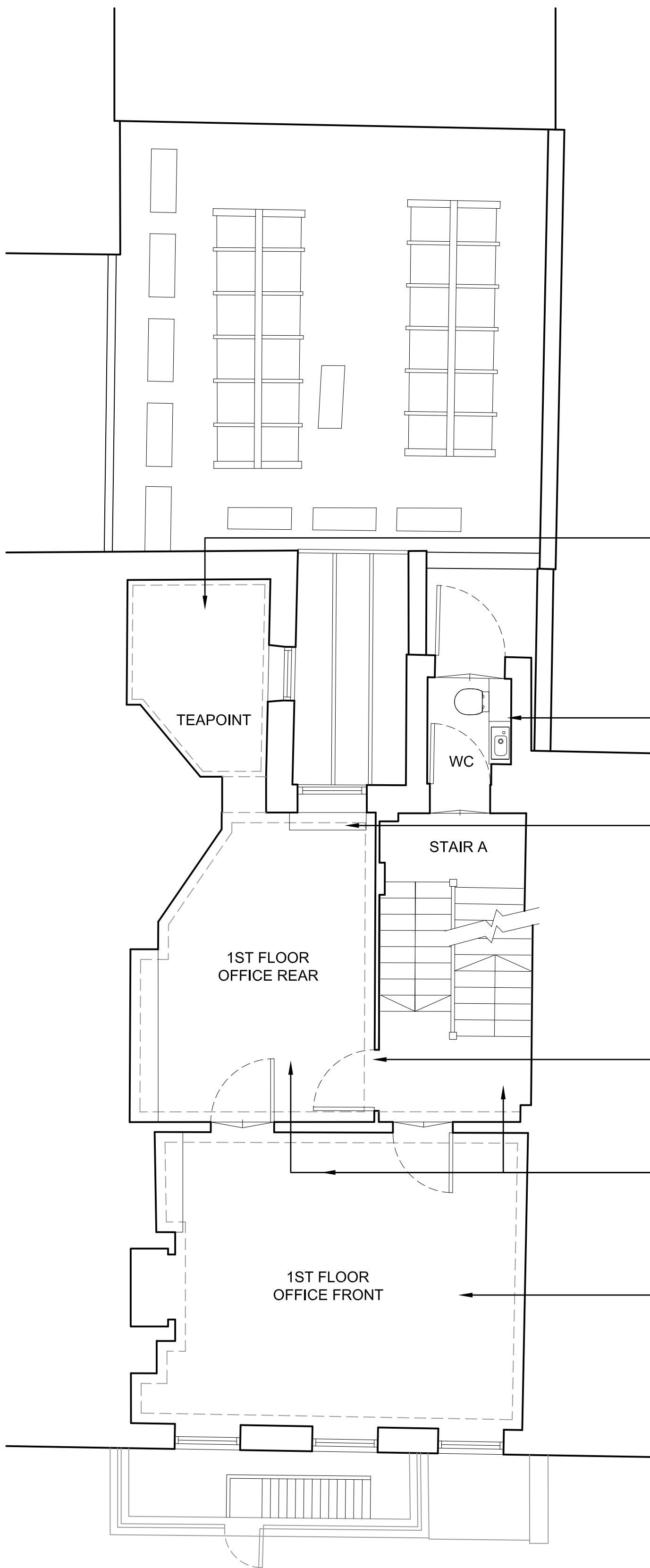


project 35 Great James Street, WC1N

title Proposed Second Floor Plan

scale 1:50@A2 date 08..12.16 author LH job no. 1532-D0-102 dwg no. P1 ver.

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



New broadloom carpet

New fixtures, fittings and tiling

New heating unit and casing

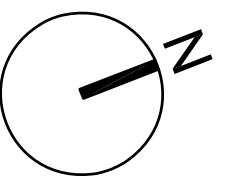
All doors stripped back and repaired, stained and fitted with new ironmongery

New broadloom carpets throughout

Walls and woodwork painted throughout



SCALE: 1:50



status **Preliminary**



project 35 Great James Street, WC1N

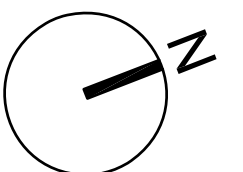
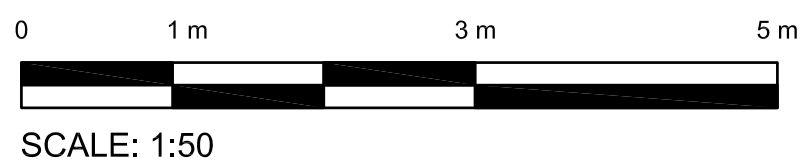
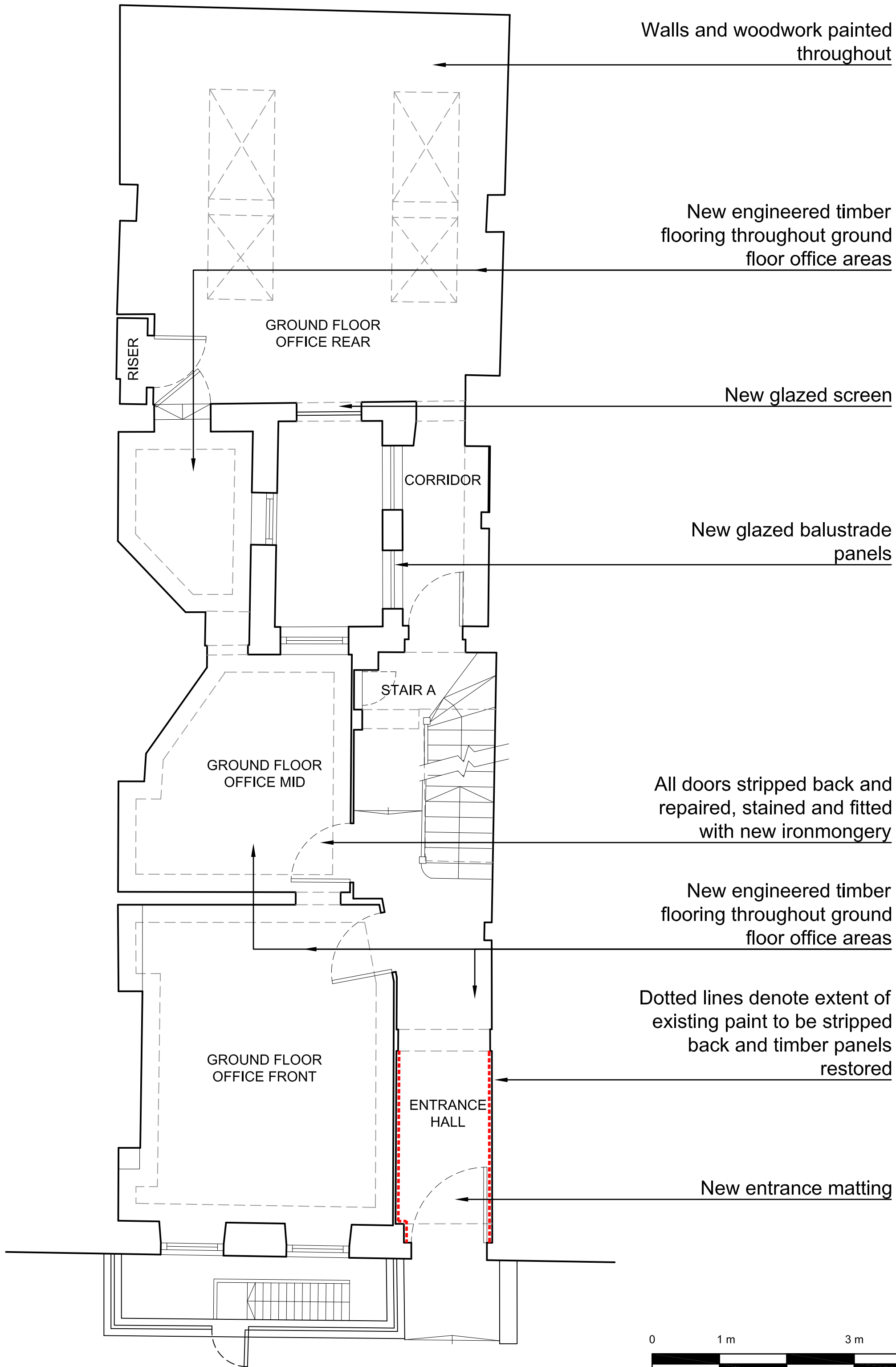
title Proposed First Floor Plan

scale 1:50@A2 date 08..12.16 author LH

job no. 1532-D0-101 ver. P1

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
 © Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



status **Preliminary**



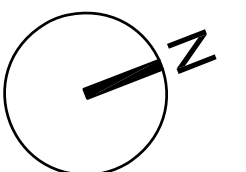
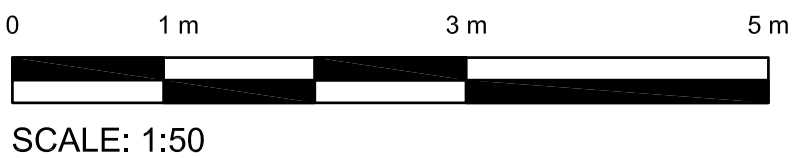
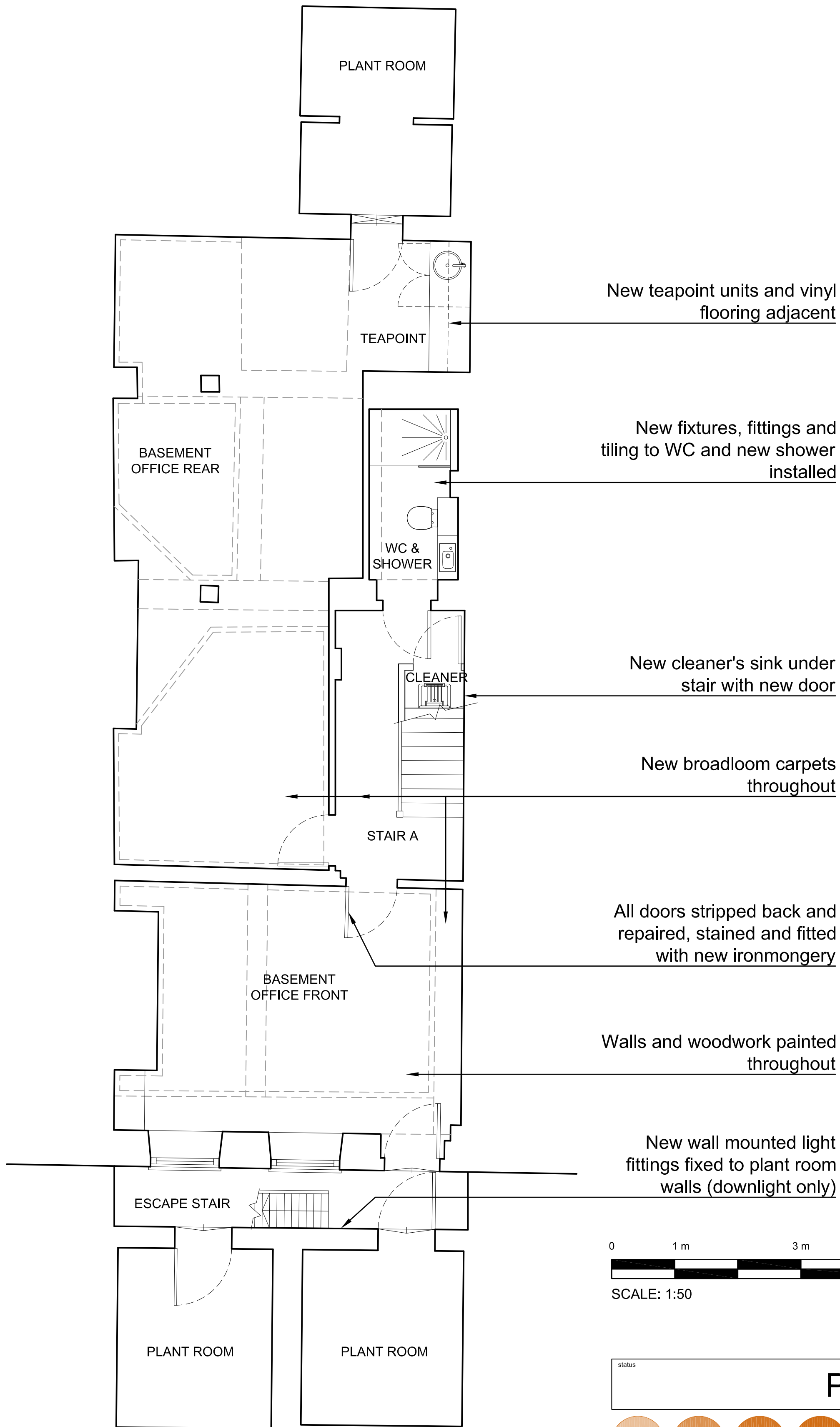
project 35 Great James Street, WC1N

title Proposed Ground Floor Plan

scale 1:50@A2 date 08..12.16 author LH

job no. 1532-D0-100 ver. P1

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



status **Preliminary**



project 35 Great James Street, WC1N

title Proposed Basement Plan

scale 1:50@A2 date 08..12.16 author LH job no. 1532-D0-099 ver. P1

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
 © Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



All windows to front & rear elevation to be redecorated and locally repaired where necessary in materials to match existing

01 Elevation C

Scale 1:100

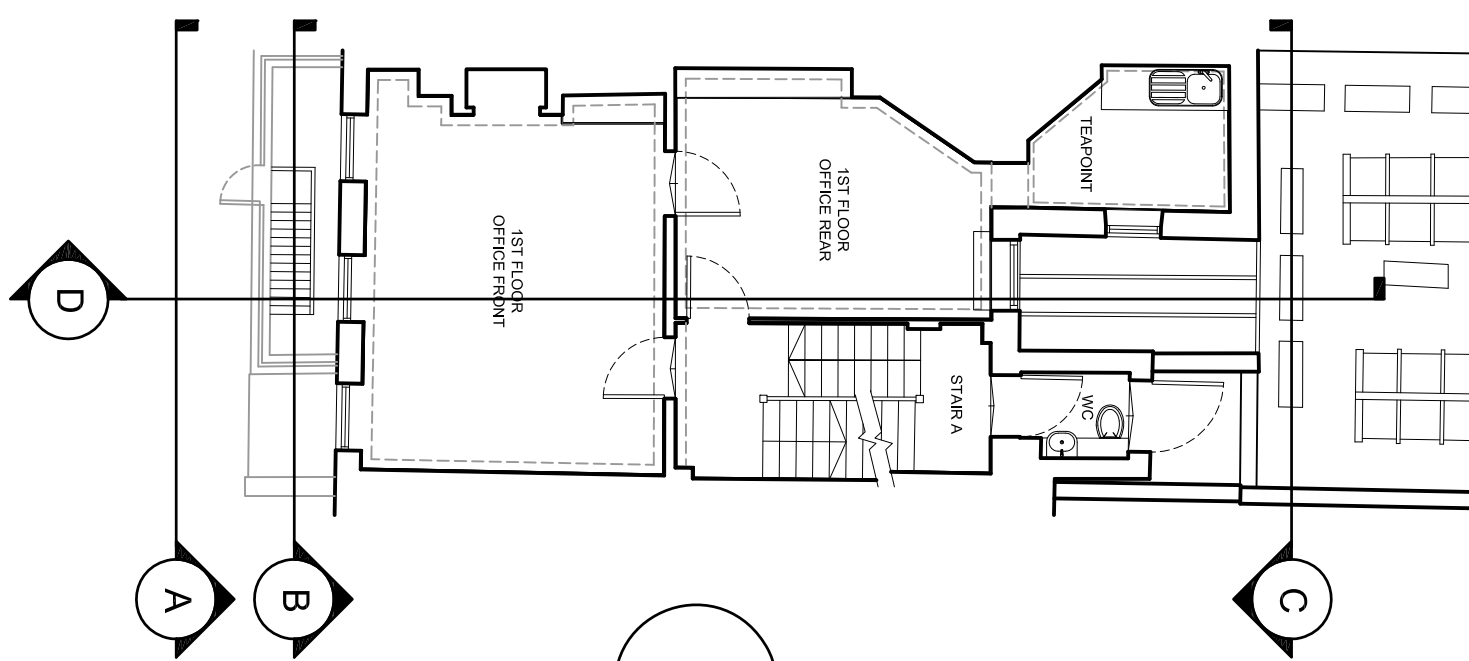
No.35



All windows to front & rear elevation to be redecorated and locally repaired where necessary in materials to match existing

02 Elevation D

Scale 1:100



0 2 m 5 m 10 m

SCALE: 1:100

status **PLANNING**

Orbit Architects

project 35 Great James Street, WC1N

title Proposed Elevations C & D

scale 1:100@A2 date 08.12.16 author SC

job no. 1532-D0-201 ver. P1

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
© Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

03 Key Plan

Scale 1:100

N

version	date	author	version notes
P1	As dwg	As dwg	Initial issue



New planter boxes to the ground and first to be installed to ground and first floors to match other properties on the street

All windows to front & rear elevation to be redecorated and locally repaired where necessary in materials to match existing

Railings and the external stair to be rubbed down and redecorated and locally repaired where necessary in materials to match existing

Replace external tiles, make good substrate and install new to match existing

01 Elevation A - Great James Street
Scale 1:100

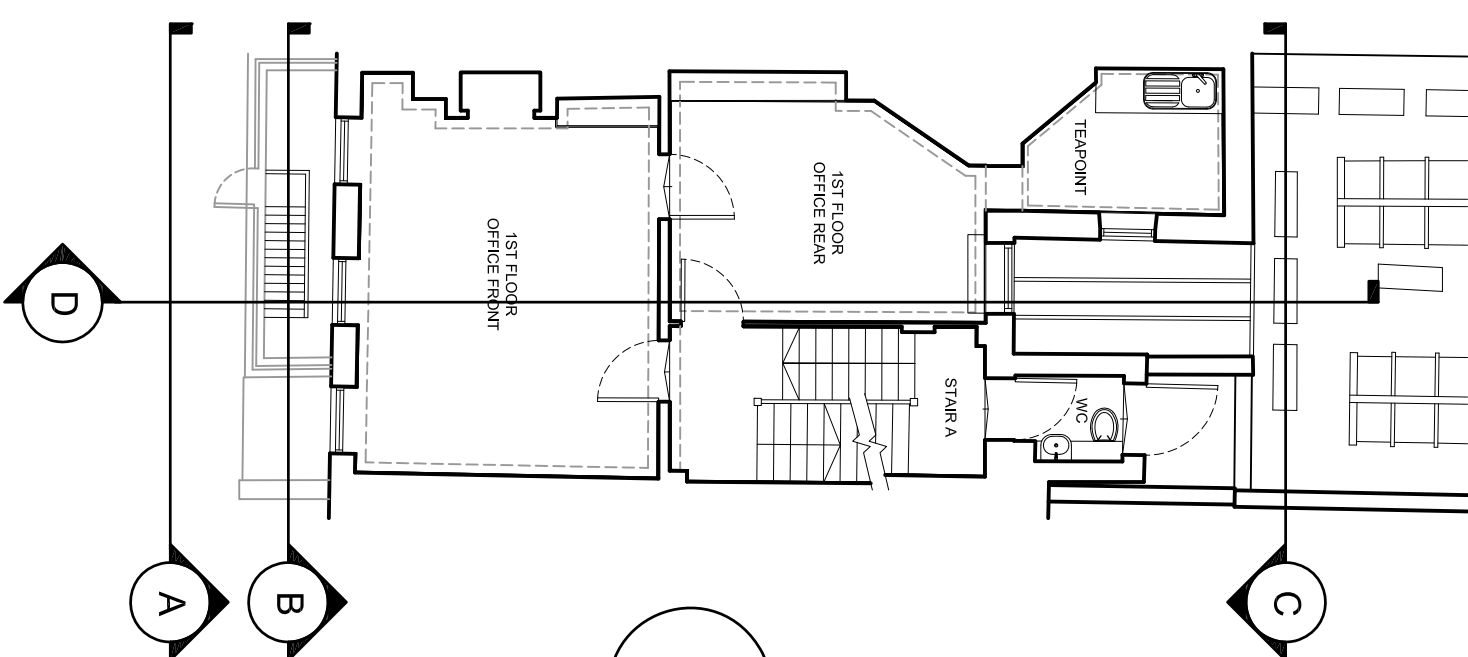


Remove external projecting sign and make good

Front door and canopy to be redecorated and locally repaired where necessary in materials to match existing. New lead roofing to match the existing is required

Window railings to the basement front windows redecorated and locally repaired where necessary in materials to match existing

02 Elevation B - Great James Street
Scale 1:100



0 2 m 5 m 10 m

SCALE: 1:100

status **PLANNING**

Orbit Architects

project 35 Great James Street, WC1N

title Proposed Elevations A & B

scale 1:100@A2 date 08.12.16 author SC job no. dwg no. ver.

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site **1532-D0-200 P1**
© Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

03 Key Plan
Scale 1:100

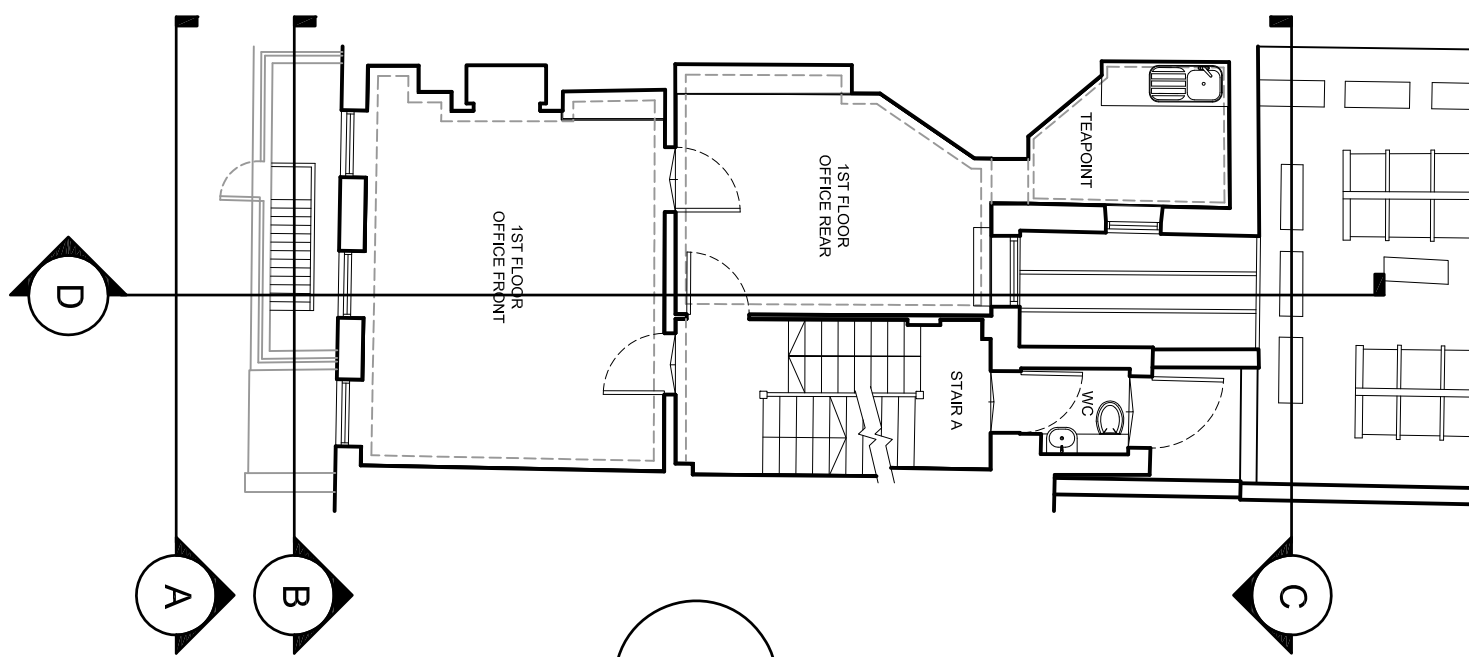
version	date	author	version notes
P1	As dwg	As dwg	Initial issue



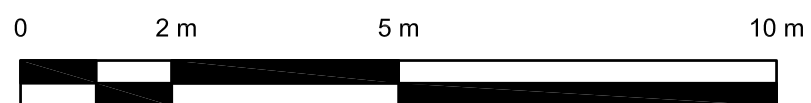
01 Elevation C
Scale 1:100



02 Elevation D
Scale 1:100



03 Key Plan
Scale 1:100



SCALE: 1:100

status **PLANNING**

Orbit Architects

project **35 Great James Street, WC1N**

title **Existing Elevations C & D**

scale 1:100@A2 date 08.12.16 author SC job no. dwg no. ver.

1532-F0-201 P1

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
© Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com

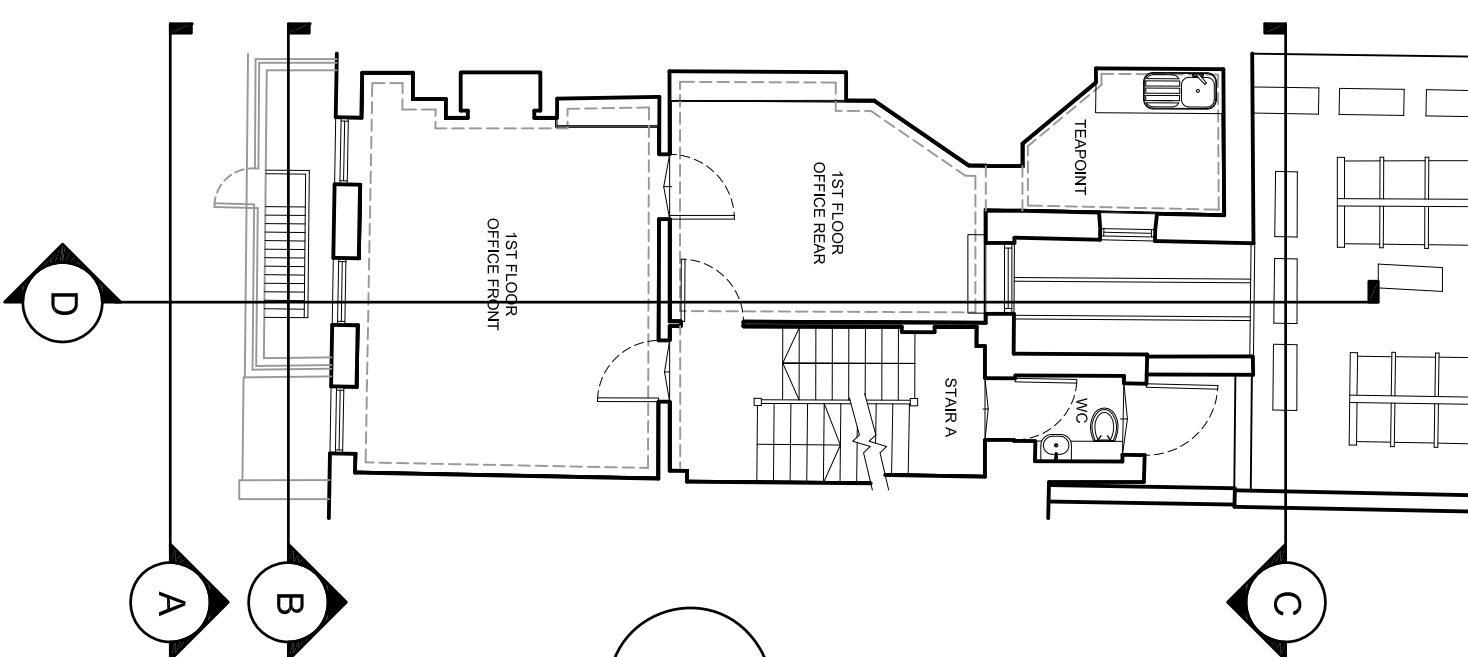
version	date	author	version notes
P1	As dwg	As dwg	Initial issue



01 Elevation A - Great James Street
Scale 1:100



02 Elevation B - Great James Street
Scale 1:100



03 Key Plan
Scale 1:100

0 2 m 5 m 10 m



SCALE: 1:100

status **PLANNING**

Orbit Architects

project 35 Great James Street, WC1N

title Existing Elevations A & B

scale 1:100@A2 date 08.12.16 author SC job no. dwg no. ver.

1532-F0-200 P1

DO NOT SCALE FROM THIS DRAWING : Verify all dimensions on site
© Orbit Architects 83 Blackfriars Road, London SE1 8HA t. 020 7593 3380 w. www.orbitarchitects.com e. info@orbitarchitects.com