

PROPOSED

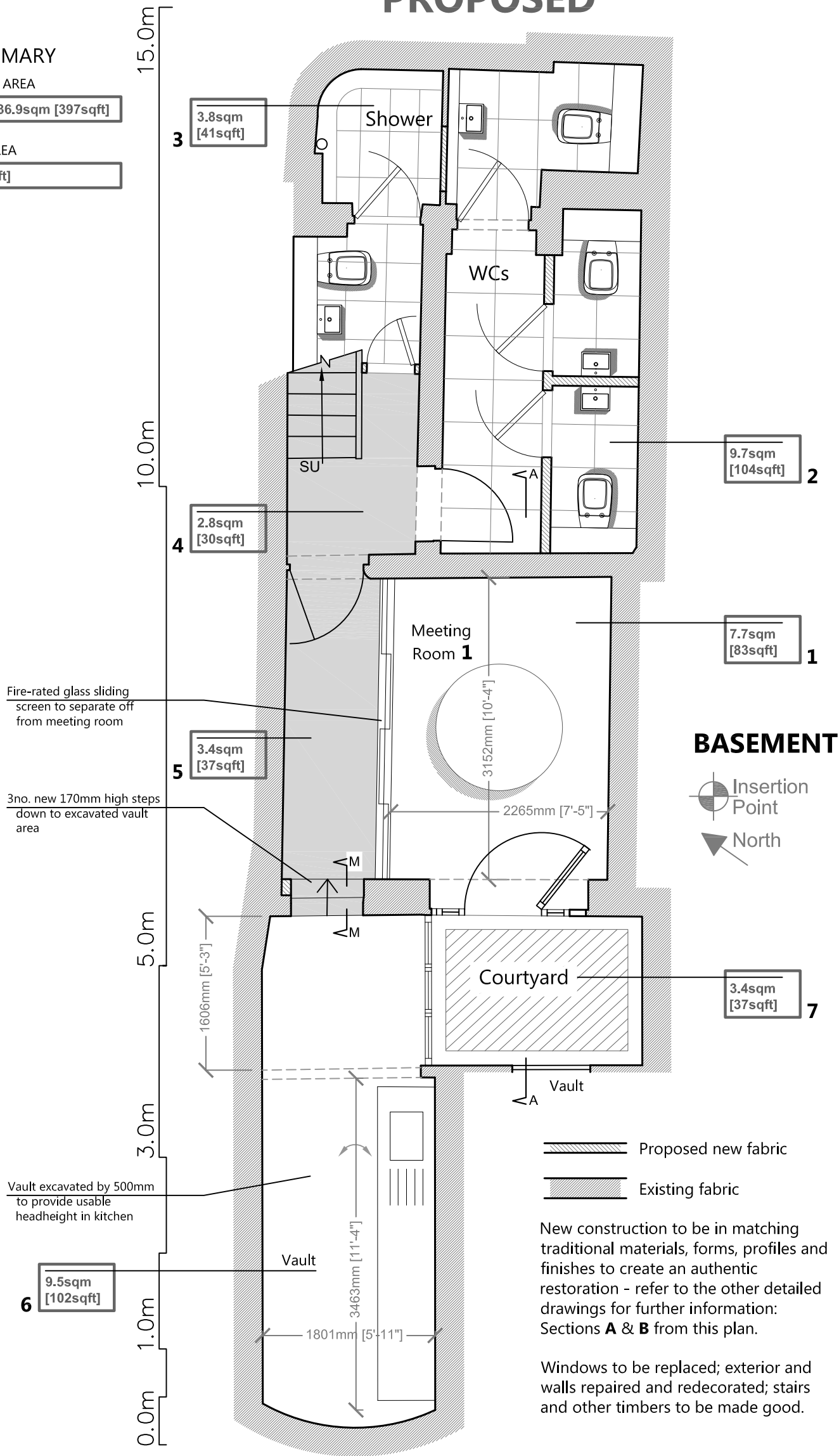
AREAS SUMMARY


GROSS INTERNAL AREA

1+2+3+4+5+6 = 36.9sqm [397sqft]

NET INTERNAL AREA

1 = 7.7sqm [83sqft]



 1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			Basement Floor Plan as Proposed	Change of Use	DATE Dec. 2016
	revA	Amended	04.03.16			SCALE 1:50@A3
						DRAWING NO. 22581-P01 revA
				1 Birkenhead Street London WC1	Lonprop Establishment	

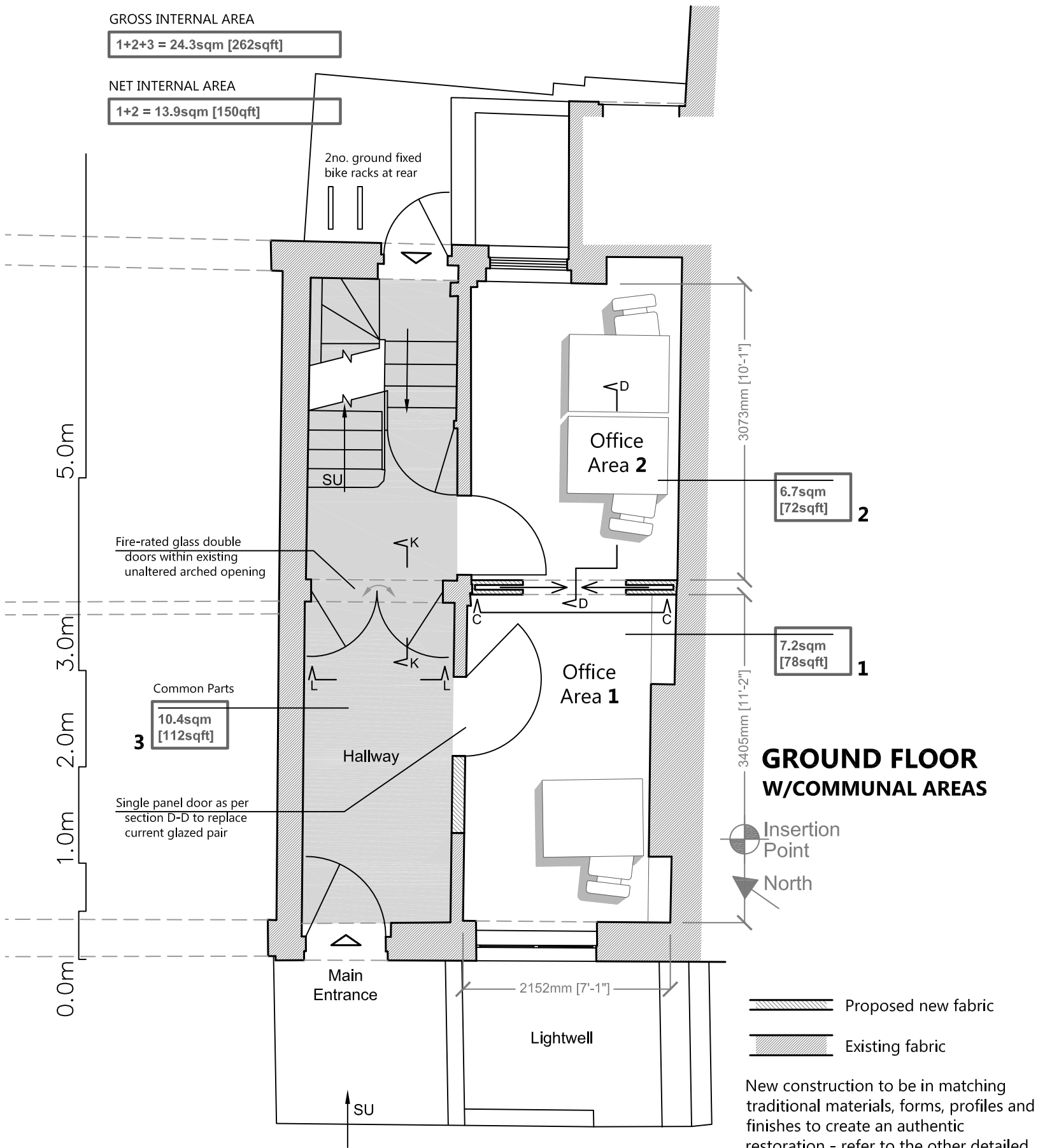
AREAS SUMMARY

GROSS INTERNAL AREA

1+2+3 = 24.3sqm [262sqft]

NET INTERNAL AREA

1+2 = 13.9sqm [150qft]



PROPOSED

<div><div><div>Fresson&Tee</div><div>CHARTERED SURVEYORS</div></div><div>1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121</div></div>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			DRAWING TITLE	PROJECT NAME	DATE
	revA	Amended	07.10.15	Ground Floor Plan as Proposed	Change of Use	Dec. 2016
	revB	Amended	10.11.15	1 Birkenhead Street London WC1	Lonprop Establishment	SCALE 1:50@A3
	revC	Amended	04.03.16			DRAWING NO.
	revD	Amended	07.12.16			22581-P02 revD

PROPOSED

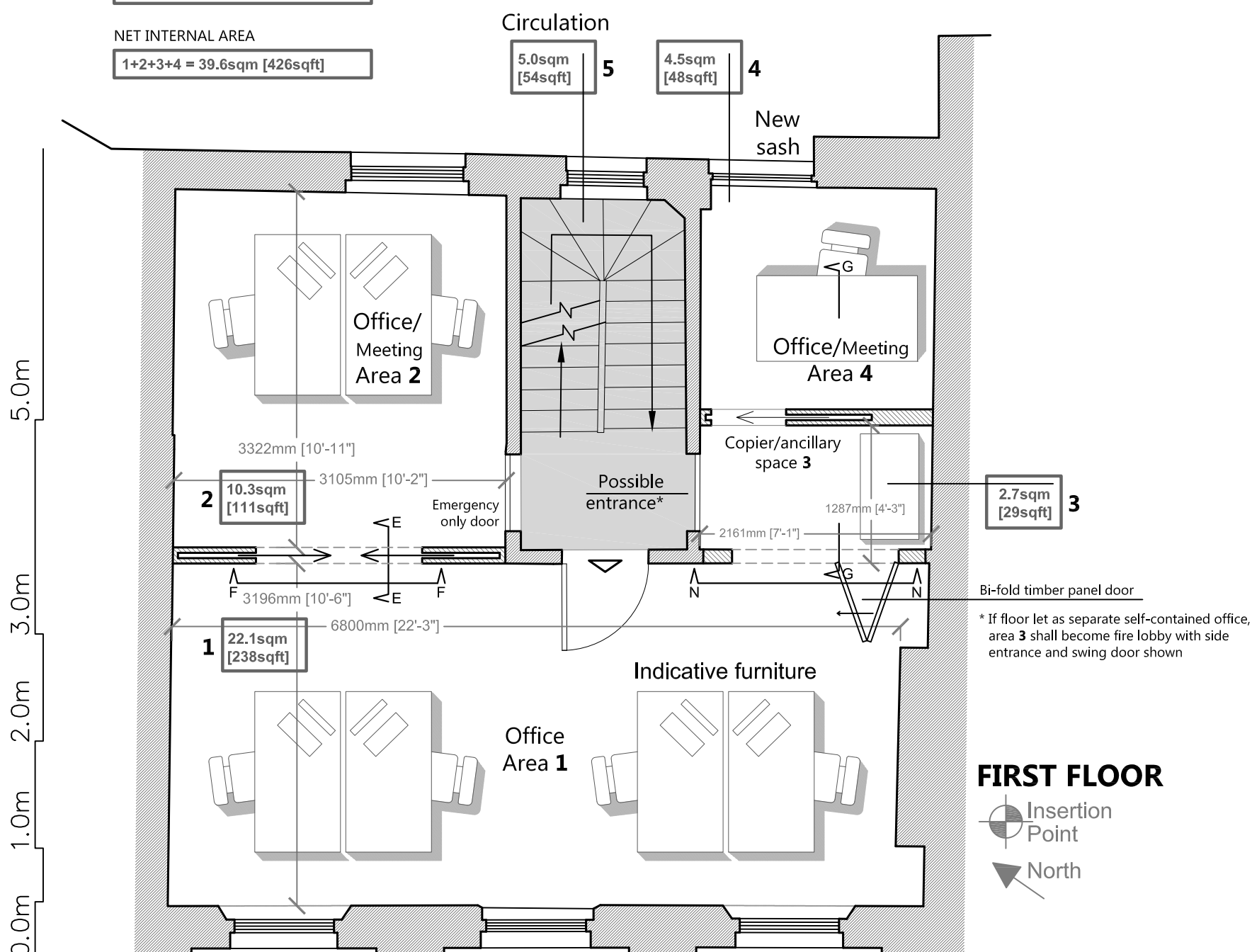
AREAS SUMMARY

GROSS INTERNAL AREA

$$1+2+3+4+5 = 44.6\text{sqm [480sqft]}$$

NET INTERNAL AREA

1+2+3+4 = 39.6sqm [426sqft]



FIRST FLOOR



Insertion
Point


North

 Proposed new fabric

 Existing fabric

New construction to be in matching traditional materials, forms, profiles and finishes to create an authentic restoration - refer to the other detailed drawings for further information: Sections **E, F, G & H** from this plan.

Windows to be overhauled generally;
exterior and walls repaired and
redecorated; stairs and other timbers to
be made good.

<div><p>1 SANDWICH STREET LONDON WC1H 9PF</p><p>Tel: (020) 7391 7100 Fax: (020) 7391 7121</p></div>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			DRAWING TITLE	PROJECT NAME	DATE
	revA	Amended	04.03.16	First Floor Plan as Proposed	Change of Use	Dec. 2016
	revB	Amended	22.03.16			SCALE
revC	Amended	07.12.16	ADDRESS	CLIENT	DRAWING NO.	
			1 Birkenhead Street London WC1	Lonprop Establishment	22581-P03 revC	

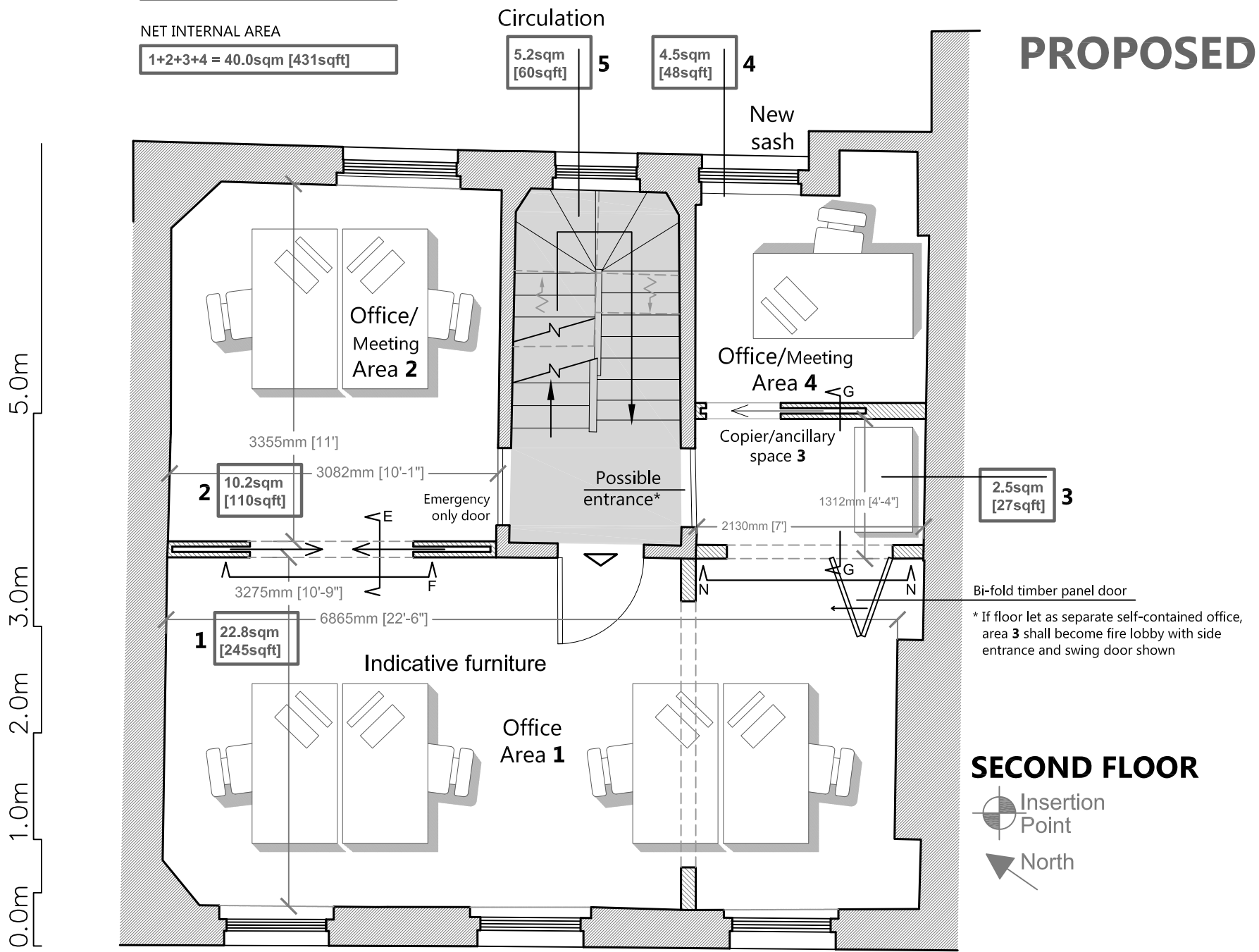
AREAS SUMMARY

GROSS INTERNAL AREA

1+2+3+4+5 = 45.2sqm [487sqft]

NET INTERNAL AREA

1+2+3+4 = 40.0sqm [431sqft]




SECOND FLOOR

- Proposed new fabric
- Existing fabric

New construction to be in matching traditional materials, forms, profiles and finishes to create an authentic restoration - refer to the other detailed drawings for further information: Sections E, F, G & H from this plan.

Windows to be replaced; exterior and walls repaired and redecorated; stairs and other timbers to be made good.

<div></div> <div>1 SANDWICH STREET LONDON WC1H 9PF</div> <div>Tel: (020) 7391 7100 Fax: (020) 7391 7121</div>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			Second Floor Plan as Proposed		Change of Use		DATE Dec. 2016
	revA	Amended	07.10.15	1 Birkenhead Street London WC1		Lonprop Establishment		SCALE 1:50@A3
	revB	Amended	22.03.16					DRAWING NO. 22581-P04 revB

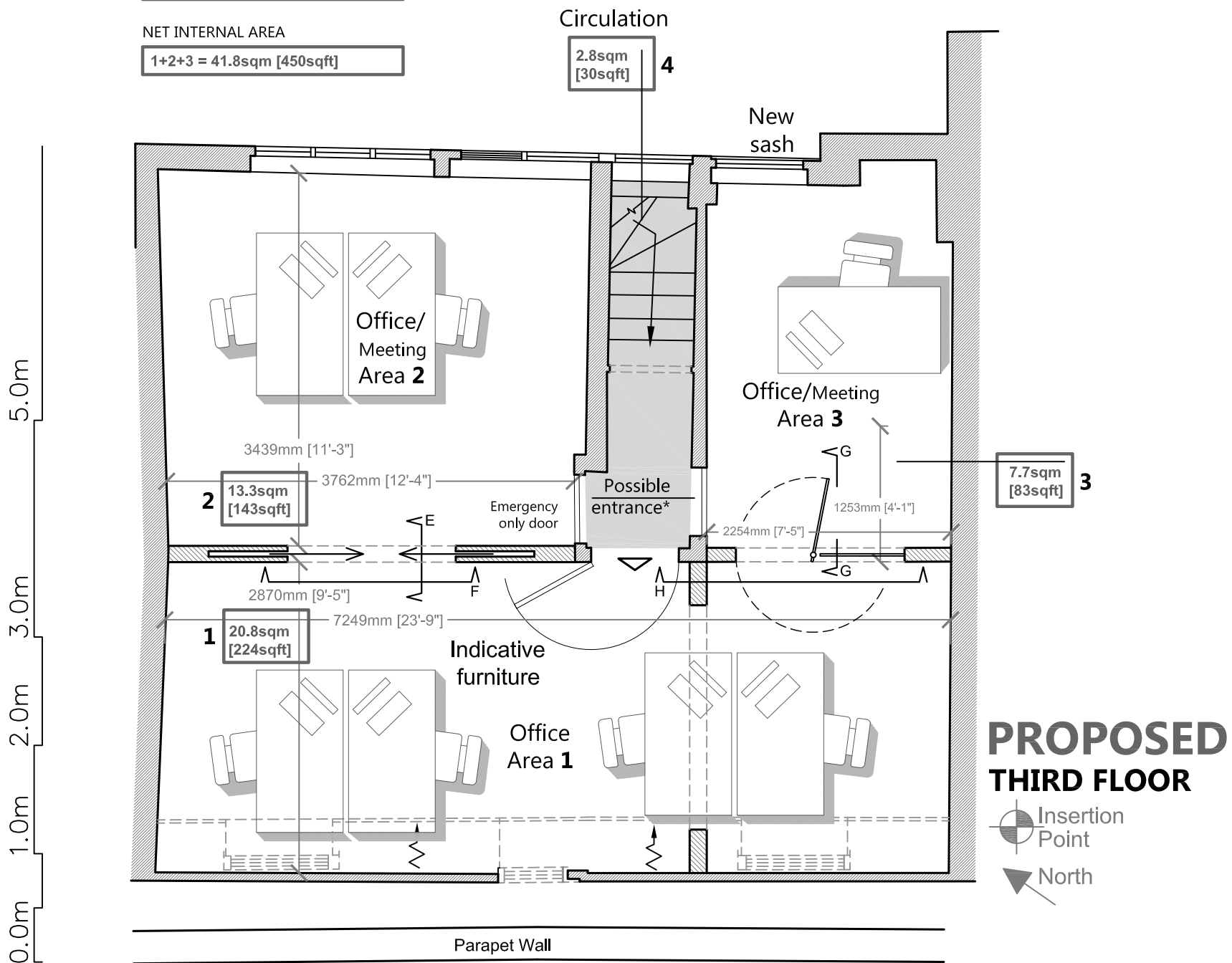
AREAS SUMMARY

GROSS INTERNAL AREA

1+2+3+4 = 44.6sqm [480sqft]

NET INTERNAL AREA


1+2+3 = 41.8sqm [450sqft]




- Proposed new fabric
- Existing fabric

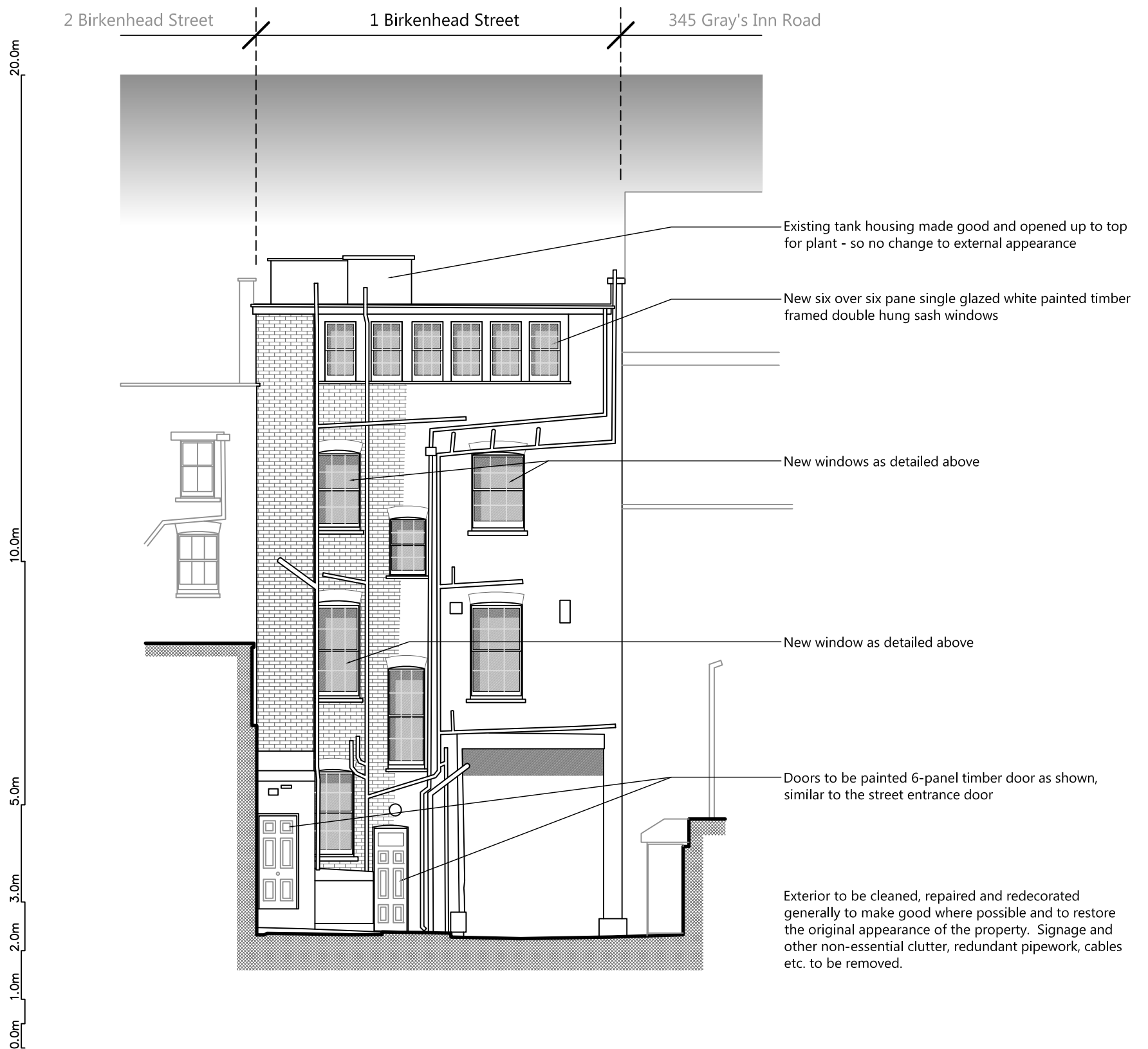
New construction to be in matching traditional materials, forms, profiles and finishes to create an authentic restoration - refer to the other detailed drawings for further information: Sections E, F, G & H from this plan.


Windows to be replaced; exterior and walls repaired and redecorated; stairs and other timbers to be made good.

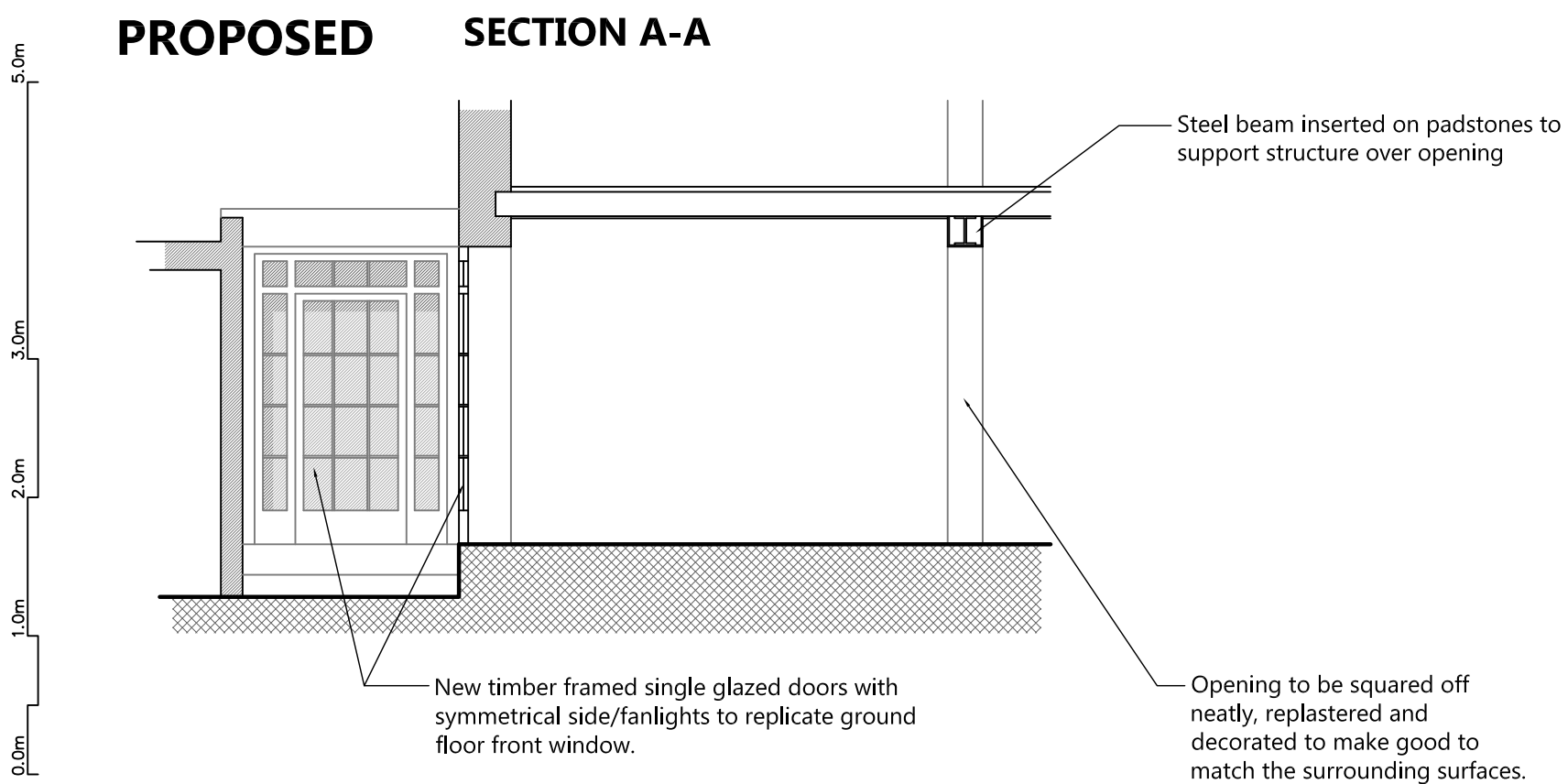
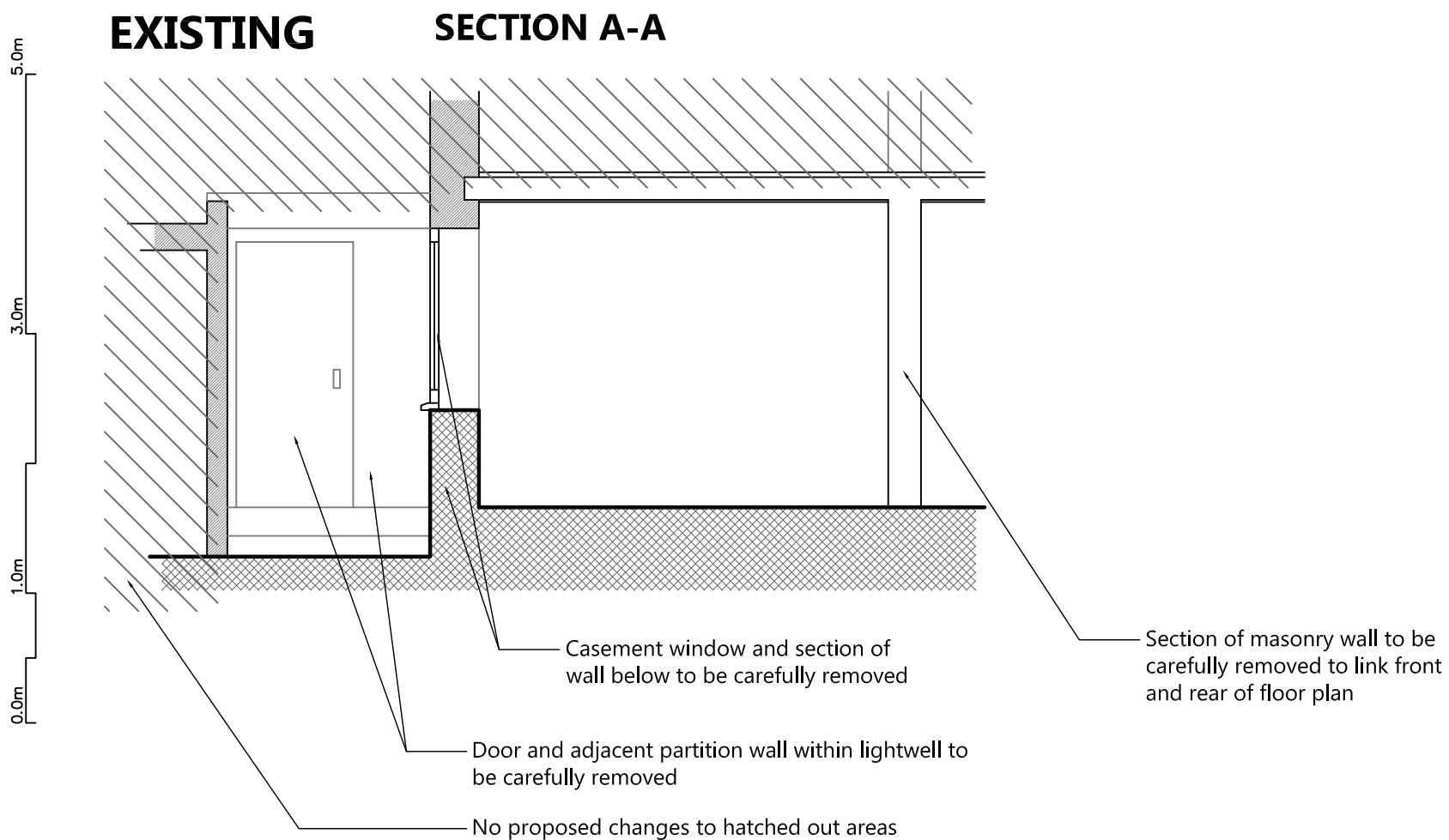
<div><p>1 SANDWICH STREET LONDON WC1H 9PF</p><p>Tel: (020) 7391 7100 Fax: (020) 7391 7121</p></div>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			DRAWING TITLE Third Floor Plan as Proposed	PROJECT NAME Change of Use	DATE Dec. 2016
	revA	Amended	07.10.15	ADDRESS 1 Birkenhead Street London WC1	CLIENT Lonprop Establishment	SCALE 1:50@A3
						DRAWING NO. 22581-P05 revA



<div></div> <div>1 SANDWICH STREET LONDON WC1H 9PF</div> <div>Tel: (020) 7391 7100 Fax: (020) 7391 7121</div>	<div>NOTES:</div> <div>ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.</div>	DRAWING TITLE	PROJECT NAME	DATE
		Front Elevation as Proposed	Change of Use	Dec. 2016
		ADDRESS	CLIENT	DRAWING NO.
		1 Birkenhead Street London WC1	Lonprop Establishment	22581-P06



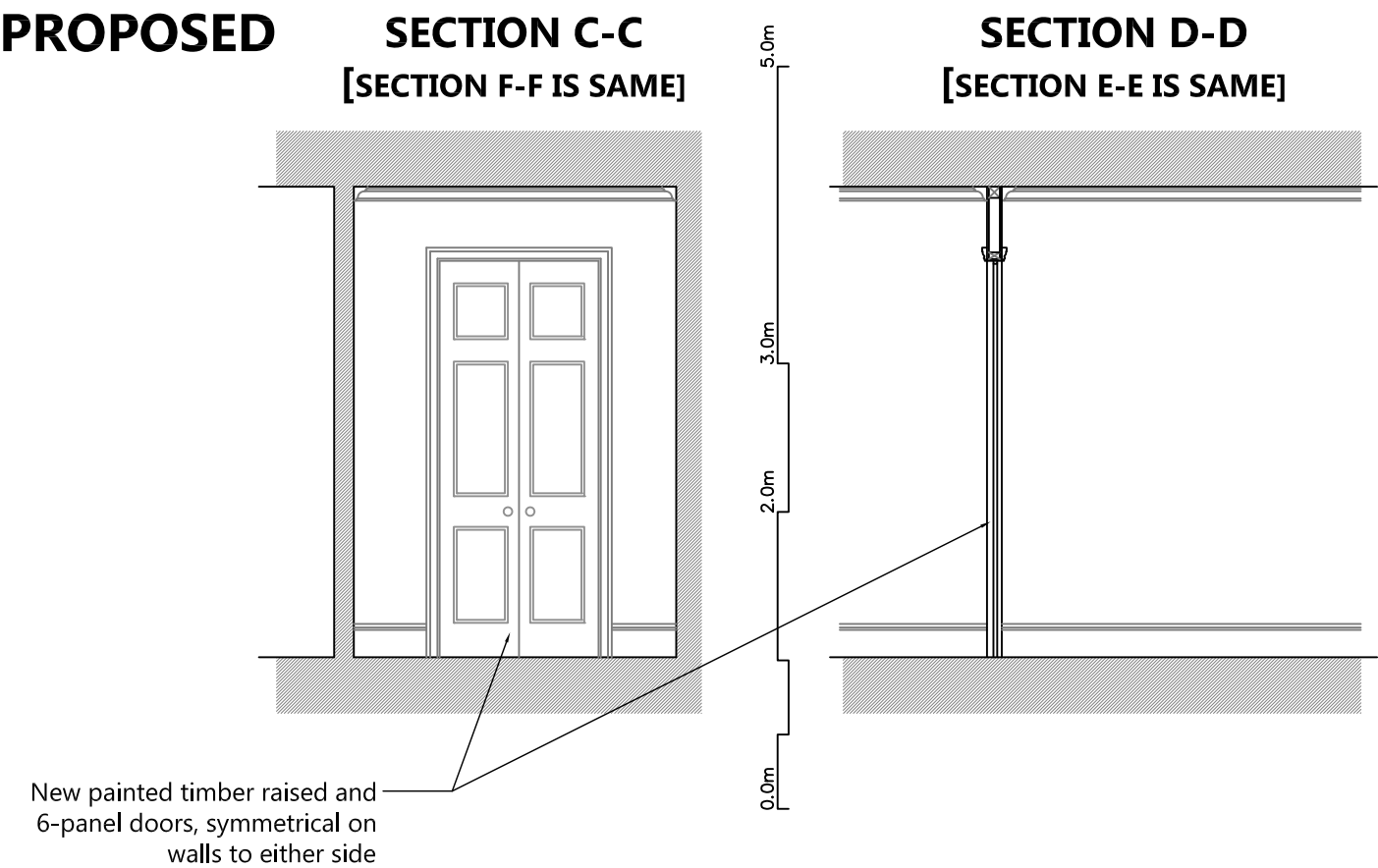
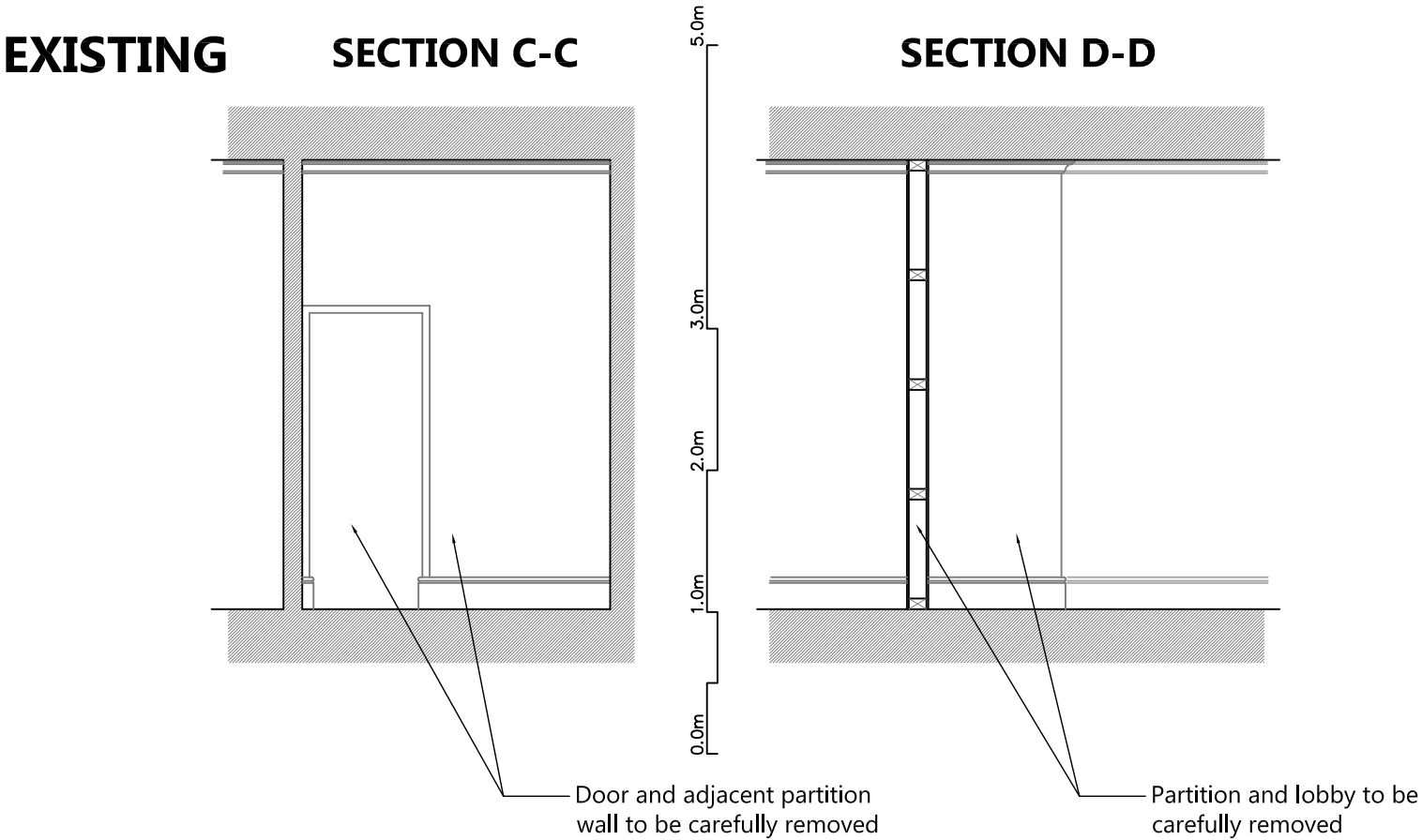
<div></div> <div>1 SANDWICH STREET LONDON WC1H 9PF</div> <div>Tel: (020) 7391 7100 Fax: (020) 7391 7121</div>	<div>NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.</div>	<div>DRAWING TITLE</div> <div>Rear Elevation as Proposed</div>	<div>PROJECT NAME</div> <div>Change of Use</div>	<div>DATE</div> <div>Dec. 2016</div>
				<div>SCALE</div> <div>1:100@A3 1:50@A1</div>
				<div>ADDRESS</div> <div>1 Birkenhead Street London WC1</div>



Refurbishment to include changes to services as necessary throughout, strip-out and only a few structural alterations as indicated on the submitted drawings.


Upon strip-out any architectural features discovered (including period skirtings, rails, architraves, cornices, fire-places etc.) to be recorded, protected and retained.

<div><div><div><div>Fresson&Tee</div><div>CHARTERED SURVEYORS</div></div><div><div>1 SANDWICH STREET</div><div>LONDON WC1H 9PF</div></div><div>Tel: (020) 7391 7100 Fax: (020) 7391 7121</div></div></div>	<div>NOTES:</div> <div>ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.</div>			<div>DRAWING TITLE</div>	<div>PROJECT NAME</div>	<div>DATE</div>
				<div>Sections A-A & B-B as Existing & Proposed</div>	<div>Change of Use</div>	<div>Dec. 2016</div>
	<div>revA</div>	<div>Amended</div>	<div>07.12.16</div>	<div>ADDRESS</div>	<div>CLIENT</div>	<div>SCALE</div>
			<div>1 Birkenhead Street London WC1</div>	<div>Lonprop Establishment</div>	<div>1:50@A3 1:25@A1</div>	<div>DRAWING NO.</div>
					<div>22581-P08 revA</div>	



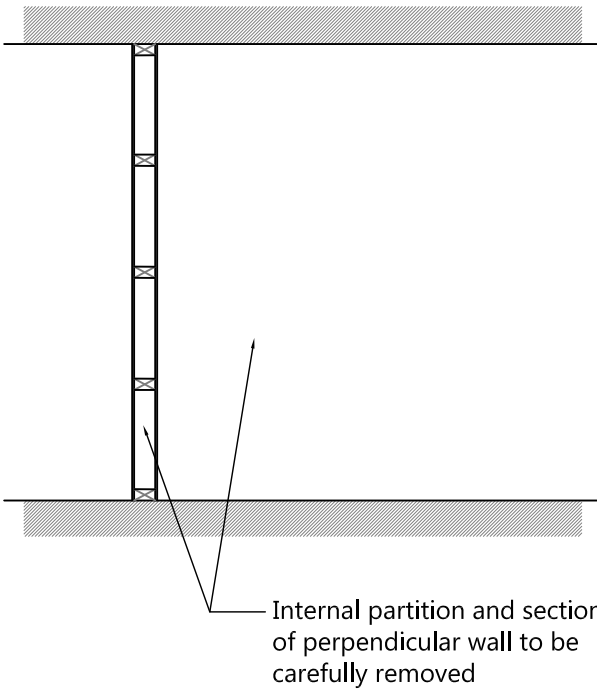
Changes to internal layouts to be undertaken in reversible lightweight stud construction, in timber with surface finishes and decoration to match the existing and original state.

Skirtings, architraves and cornicing to be replicated/reused/restored where possible in the proposals.

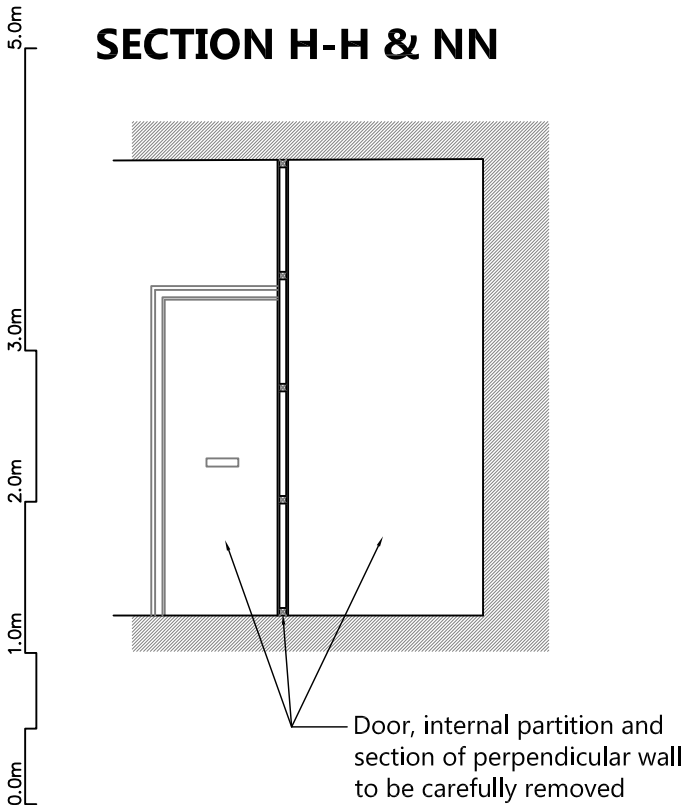
<div><p>1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121</p></div>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			<div>DRAWING TITLE Sections C-C & D-D as Existing & Proposed [Same Principals to E-E & F-F]</div> <div>ADDRESS 1 Birkenhead Street London WC1</div>	<div>PROJECT NAME Change of Use</div> <div>CLIENT Lonprop Establishment</div>	DATE Dec. 2016
	revA revB	Amended Amended	22.03.16 07.12.16			SCALE 1:50@A3 1:25@A1 DRAWING NO. 22581-P09 revB

EXISTING

SECTION G-G

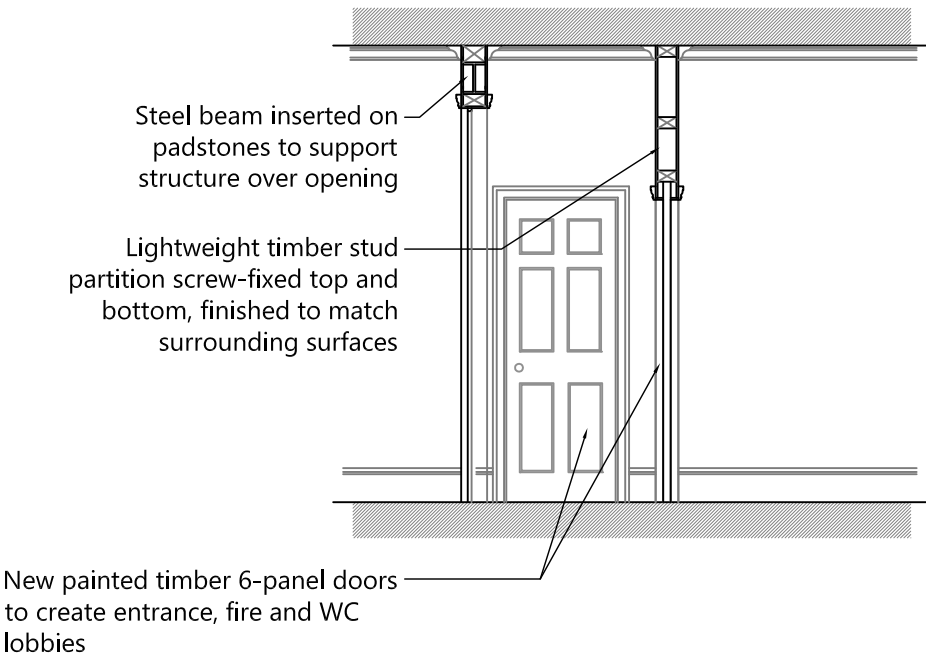


SECTION H-H & NN

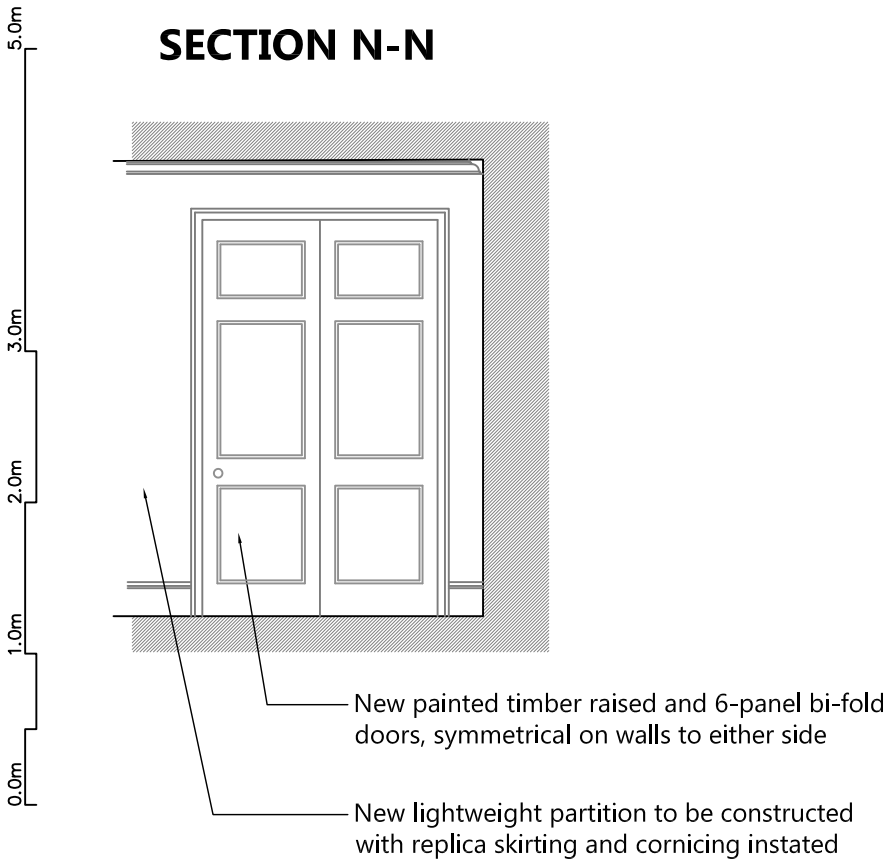



PROPOSED

SECTION G-G

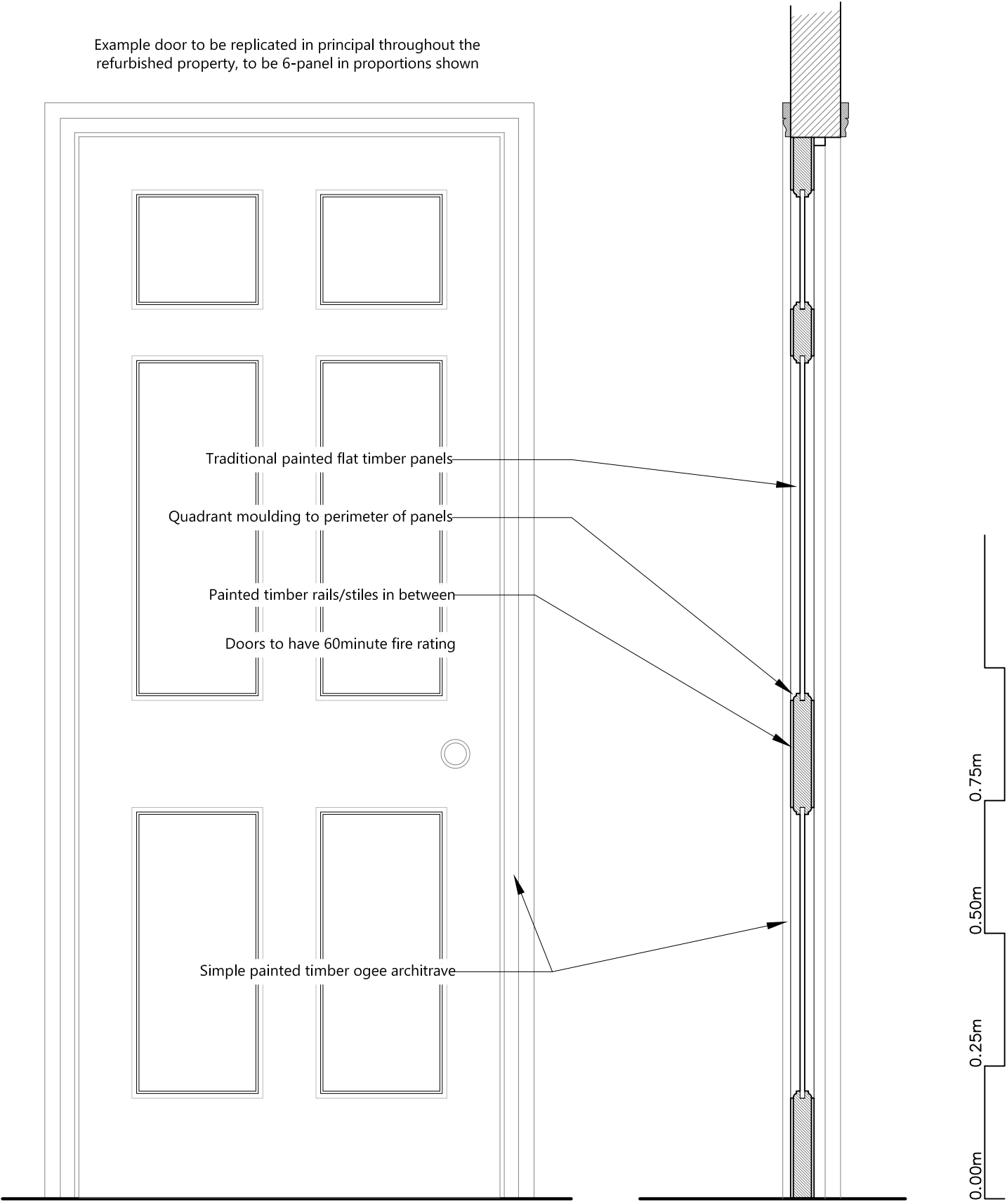


SECTION N-N



<div></div> <div>1 SANDWICH STREET LONDON WC1H 9PF</div> <div>Tel: (020) 7391 7100 Fax: (020) 7391 7121</div>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			DRAWING TITLE	PROJECT NAME	DATE
	revA	Amended	22.03.16	Sections G-G & H-H as Existing & Proposed	Change of Use	Dec. 2016
	revB	Amended	07.12.16	ADDRESS	CLIENT	SCALE 1:50@A3 1:25@A1
1 Birkenhead Street London WC1				Lonprop Establishment		DRAWING NO. 22581-P10 revB

SECTION I-I

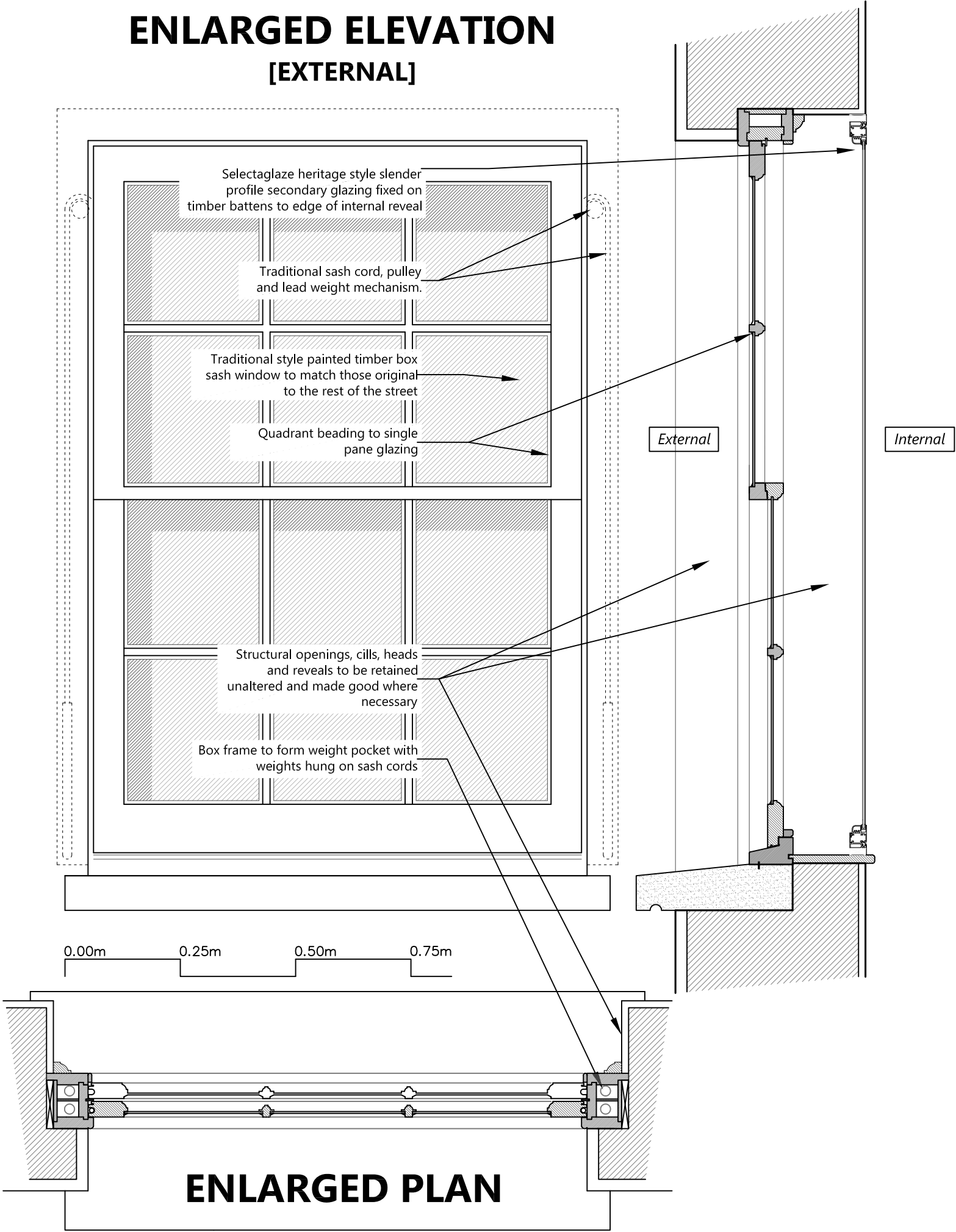



ENLARGED ELEVATION

<div><div><div>Fresson&Tee</div><div>CHARTERED SURVEYORS</div></div><div>1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121</div></div>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.	DRAWING TITLE	PROJECT NAME	DATE
		ADDRESS	CLIENT	SCALE
		1 Birkenhead Street London WC1	Lonprop Establishment	Dec. 2016 1:10@A3 1:5@A1 22581-P11

SECTION J-J

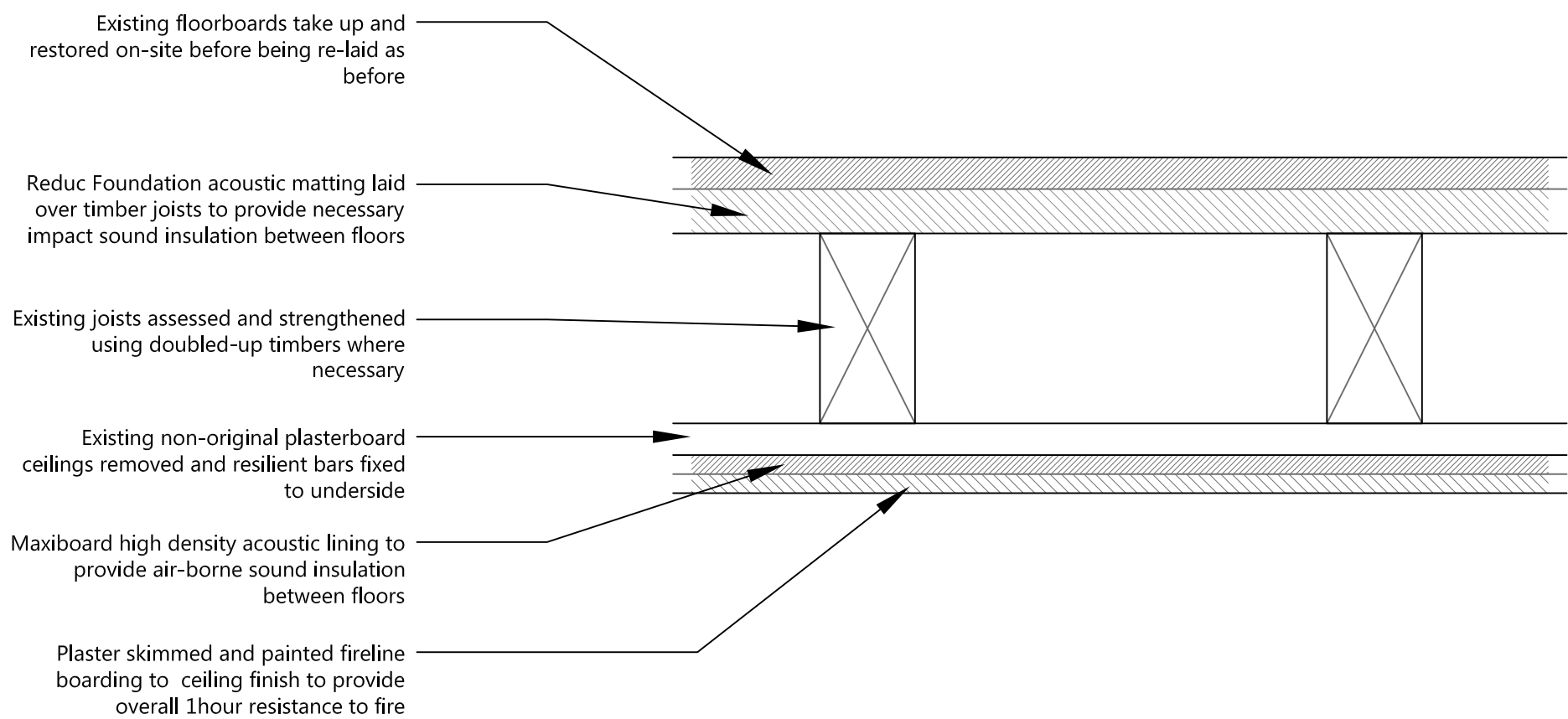
ENLARGED ELEVATION
[EXTERNAL]




 <p>1 SANDWICH STREET LONDON WC1H 9PF</p> <p>Tel: (020) 7391 7100 Fax: (020) 7391 7121</p>	<p>NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.</p>	<p>DRAWING TITLE</p> <p>Section J-J as Proposed</p>	<p>PROJECT NAME</p> <p>Change of Use</p>	<p>DATE</p> <p>Dec. 2016</p>
				<p>SCALE</p> <p>1:10@A3 1:5@A1</p>
		<p>ADDRESS</p> <p>1 Birkenhead Street London WC1</p>	<p>CLIENT</p> <p>Lonprop Establishment</p>	<p>DRAWING NO.</p> <p>22581-P12</p>

FLOOR-CEILING SECTION

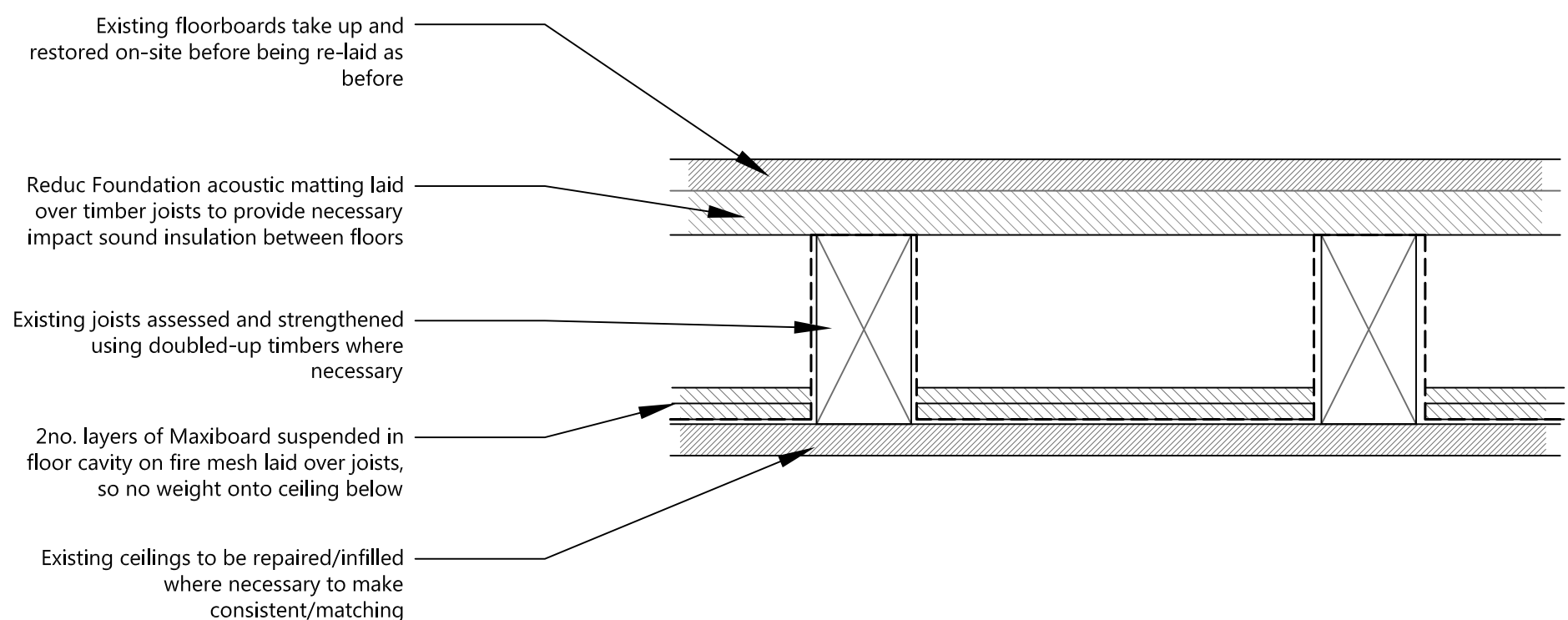
[PROPOSED UPGRADE at 1st to 3rd FLOORS]




 <p>1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121</p>	NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.			Proposed Floor-Ceiling Upgrade at 1st to 3rd Floors	Change of Use	Dec. 2016
						1:5@A3
	revA	Amended	30.03.16	1 Birkenhead Street London WC1	Lonprop Establishment	22581-P13 revA

FLOOR-CEILING SECTION

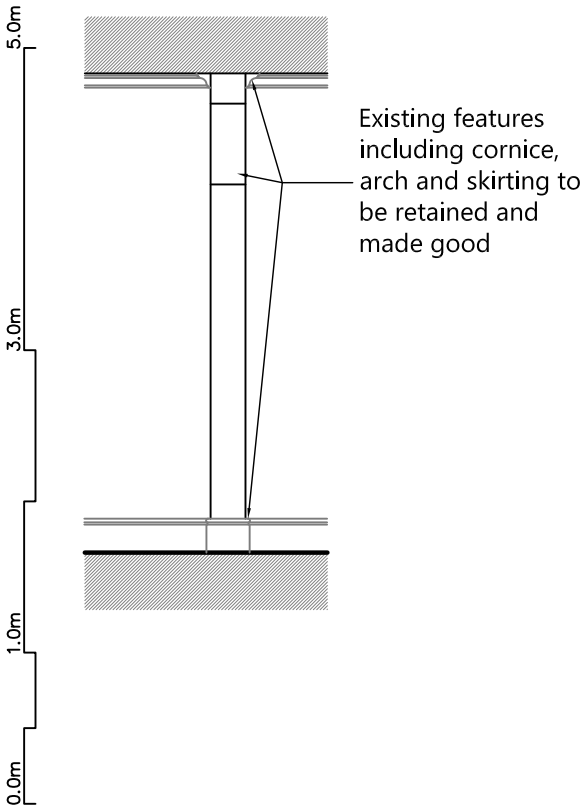
[PROPOSED UPGRADE at BASEMENT & GROUND FLOORS]



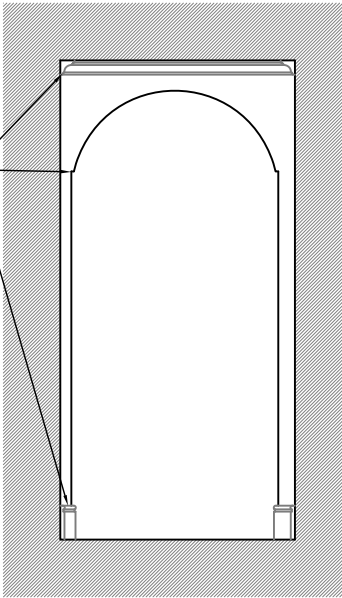
<div></div> <div>1 SANDWICH STREET LONDON WC1H 9PF</div> <div>Tel: (020) 7391 7100 Fax: (020) 7391 7121</div>	<div>NOTES:</div> <div>ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.</div>	<div>DRAWING TITLE</div> <div>Proposed Floor-Ceiling Upgrade at Basement & Ground Floors</div>	<div>PROJECT NAME</div> <div>Change of Use</div>	<div>DATE</div> <div>Dec. 2016</div>
		<div>ADDRESS</div> <div>1 Birkenhead Street London WC1</div>	<div>CLIENT</div> <div>Lonprop Establishment</div>	<div>SCALE</div> <div>1:5@A3</div>
		<div>DRAWING NO.</div> <div>22581-P14</div>		

EXISTING

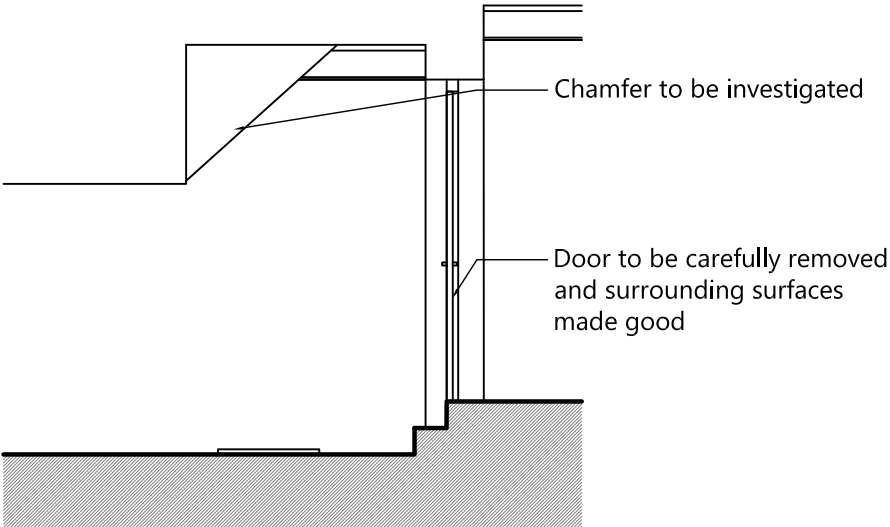
SECTION K-K



SECTION L-L

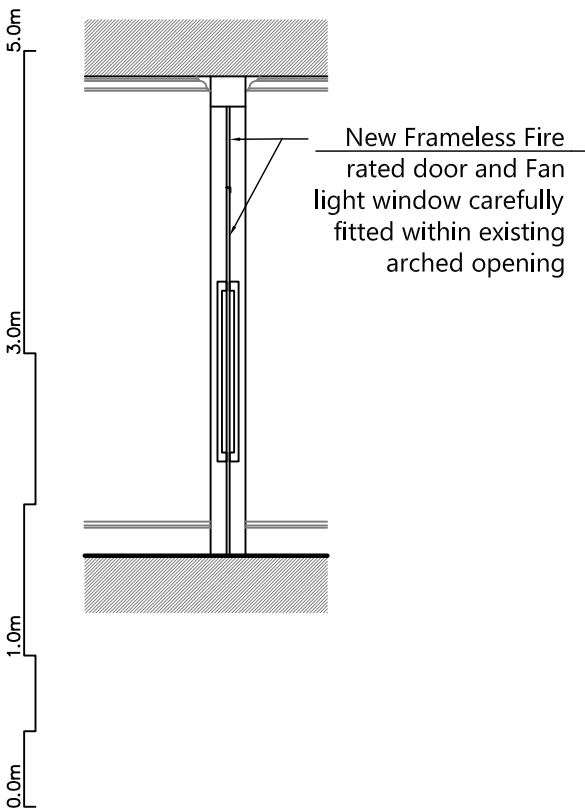


SECTION M-M

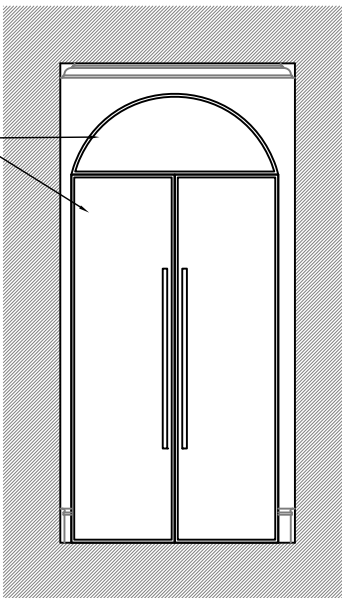


PROPOSED

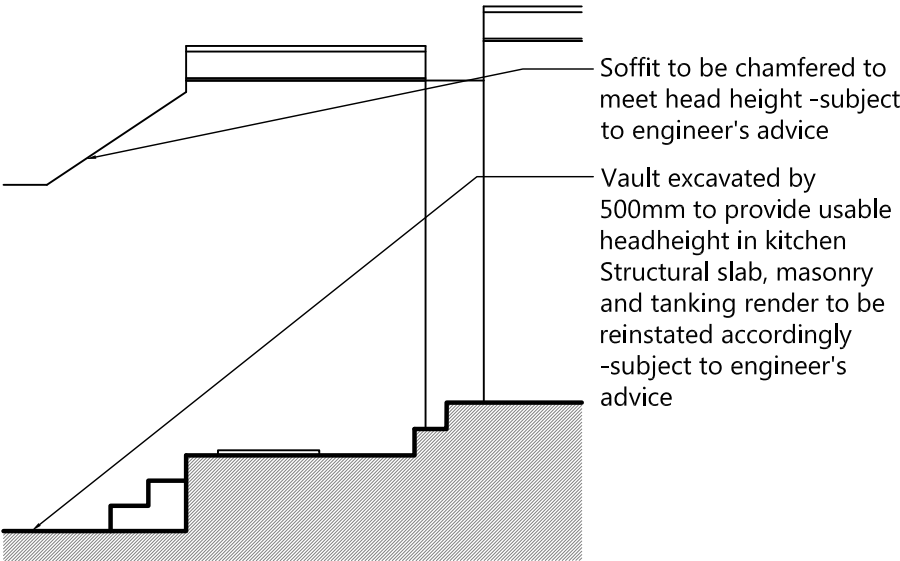
SECTION K-K



SECTION L-L




SECTION M-M



Changes to internal layouts to be undertaken in reversible lightweight stud construction, in timber with surface finishes and decoration to match the existing and original state.

Skirtings, architraves and cornicing to be replicated/reused/restored where possible in the proposals.

<div><p>1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121</p></div>	<div>NOTES: ALL SCALES/DIMS FOR PLANNING PURPOSES ONLY.</div>	DRAWING TITLE		PROJECT NAME	DATE
		Sections K-K, L-L & M-M as Existing & Proposed		Change of Use	Dec. 2016
ADDRESS		CLIENT	SCALE		
1 Birkenhead Street London WC1		Lonprop Establishment	1:50@A3 1:25@A1		
				DRAWING NO.	22581-P15