



00	6 Nov 15
01	10 Feb 16

Scale: 1:100 @ A1
Date: 06 March 2015
Lower Ground Floor
Plan: Existing

Planning

Revisions:

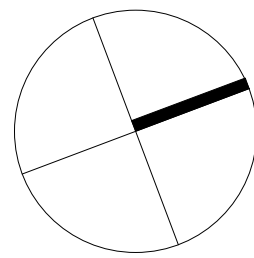
00 6 Nov 15
01 10 Feb 16

20 Flaxman Terrace
London WC1H 9AT

1384-D1100-rev01

Scale: 1:100 @ A1
Date: 06 March 2015
Ground floor plan:
Existing

Offices



Grafton
Mansions

22

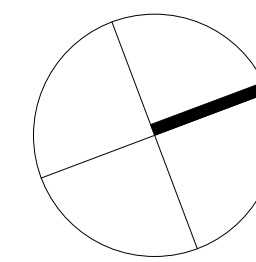
Application Boundary

Flaxman Terrace

Flaxman

Planning

Offices



Grafton
Mansions

22

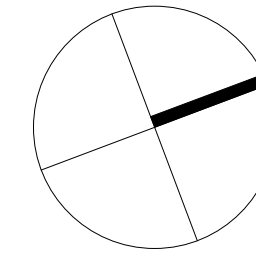
Application Boundary

Flaxman Terrace

Flaxman

Planning

Offices



Grafton
Mansions

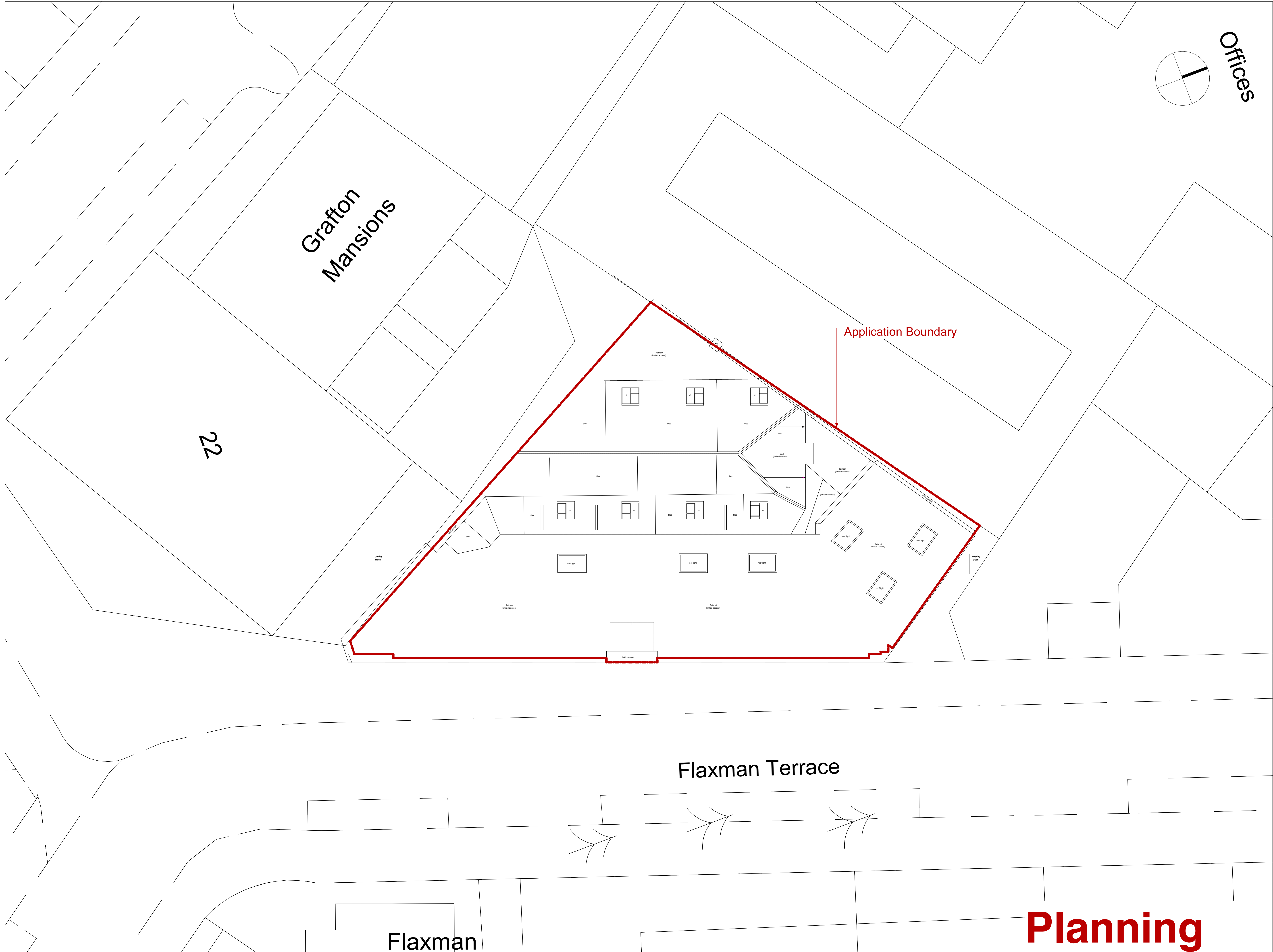
22

Application Boundary

Flaxman Terrace

Flaxman

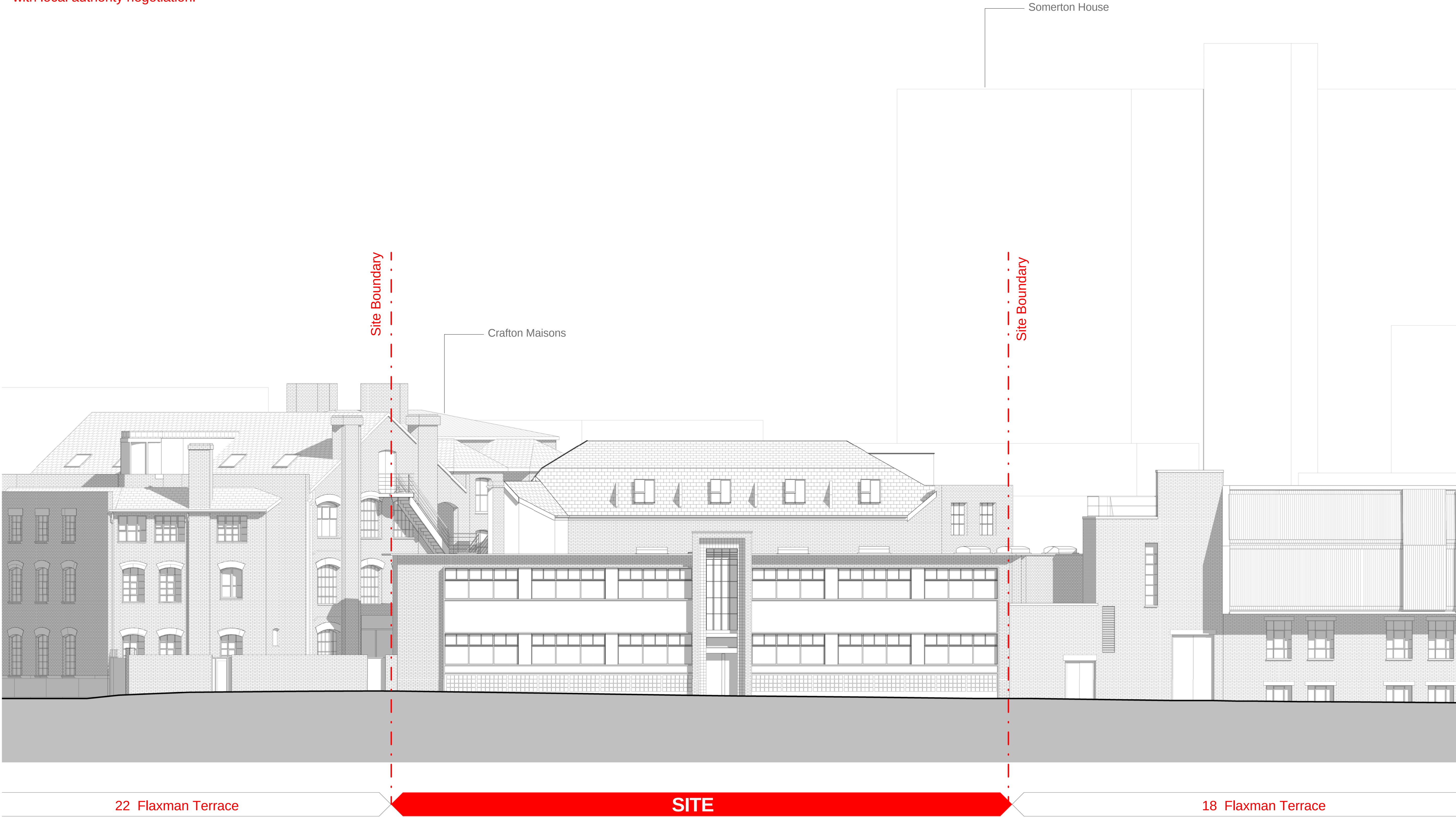
Planning



Note:

This is a preliminary design study based on the level of information available.

Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight / sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.

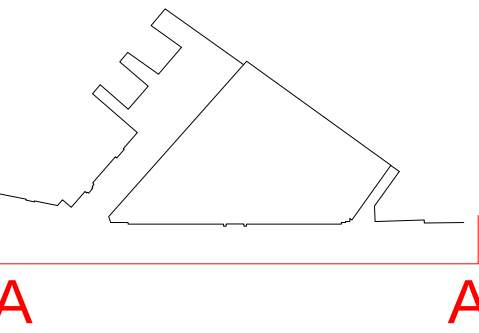


ELEVATION A-A

Preliminary

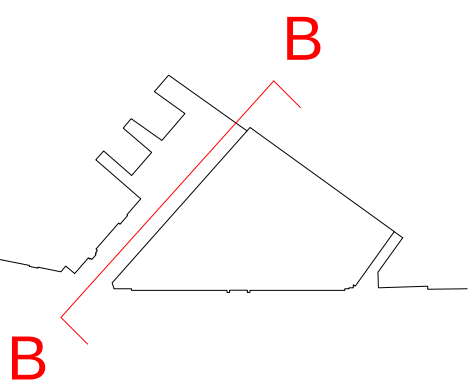
metropolis
green

Revisions:
00 07 October 16



20 Flaxman
Terrace London
WC1 9AT
for

1384-D1710-rev00
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 07 October 2016
Elevation A-A
Existing

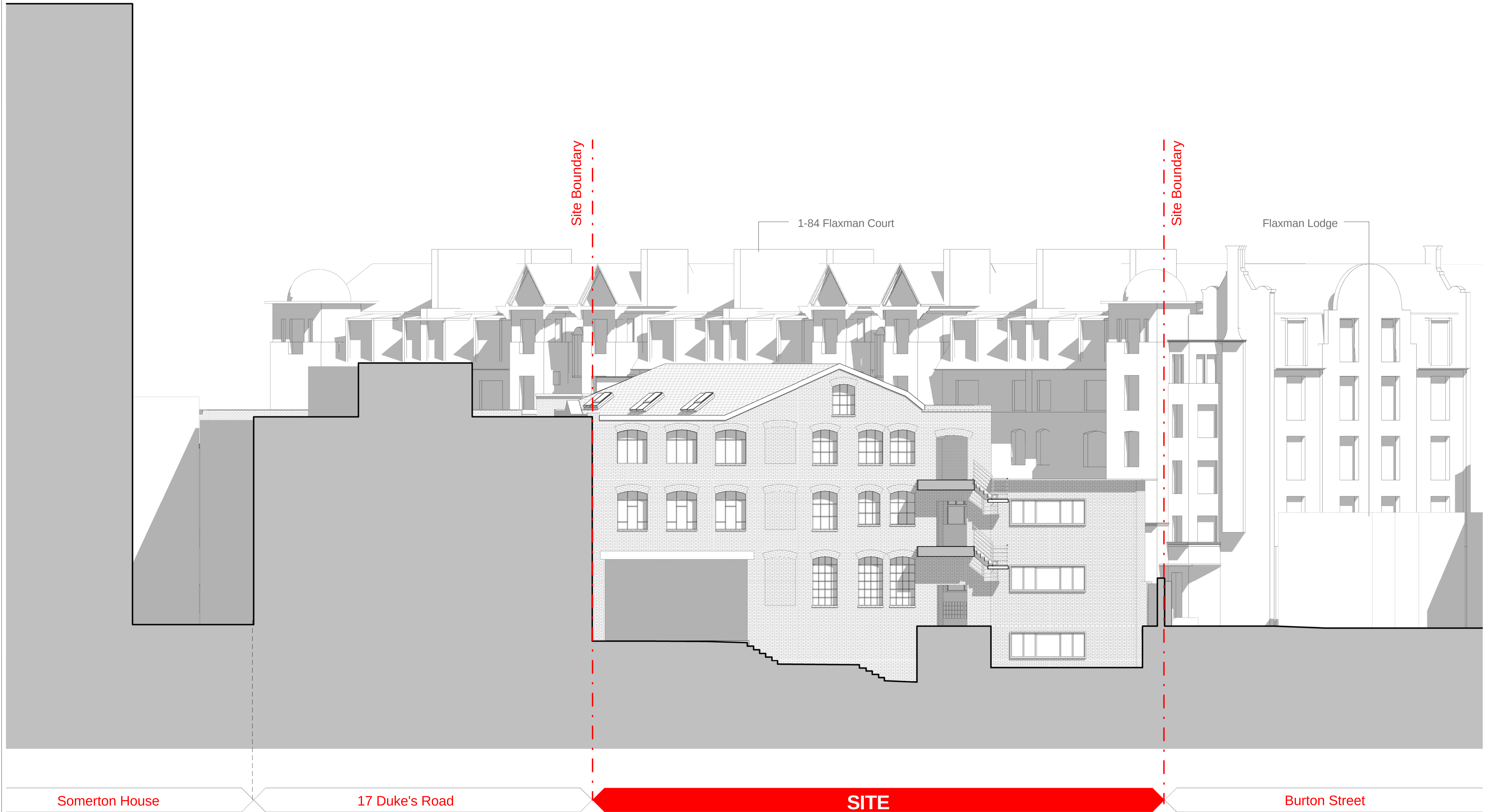


20 Flaxman
Terrace London
WC1 9AT
for

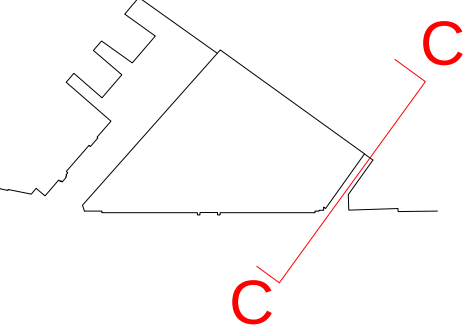
1384-D1711-rev00

Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 07 October 2016

Elevation B-B
Existing



Preliminary

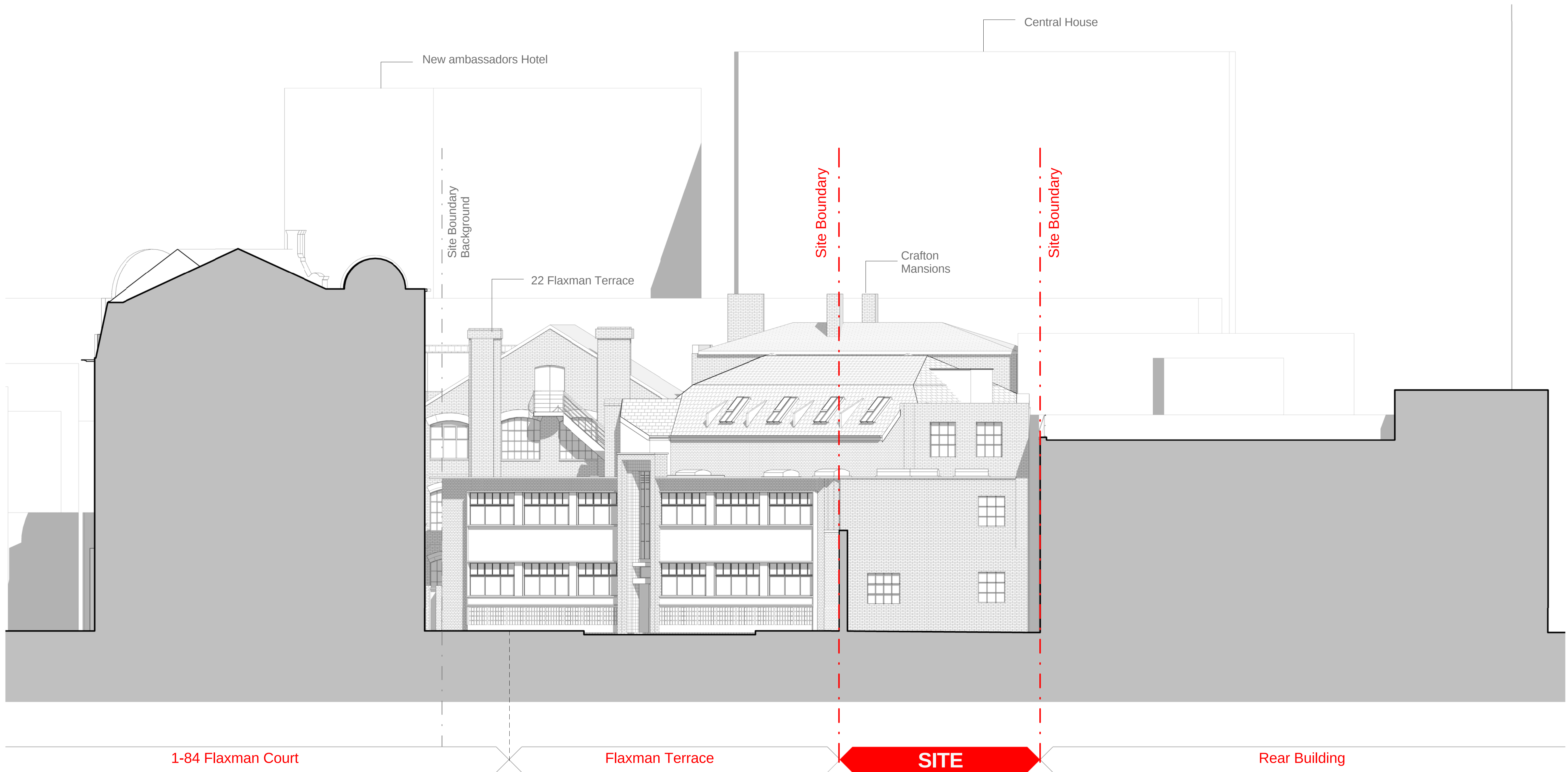


20 Flaxman
Terrace London
WC1 9AT
for

1384-D1712-rev00

Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 07 October 2016

Elevation C-C
Existing



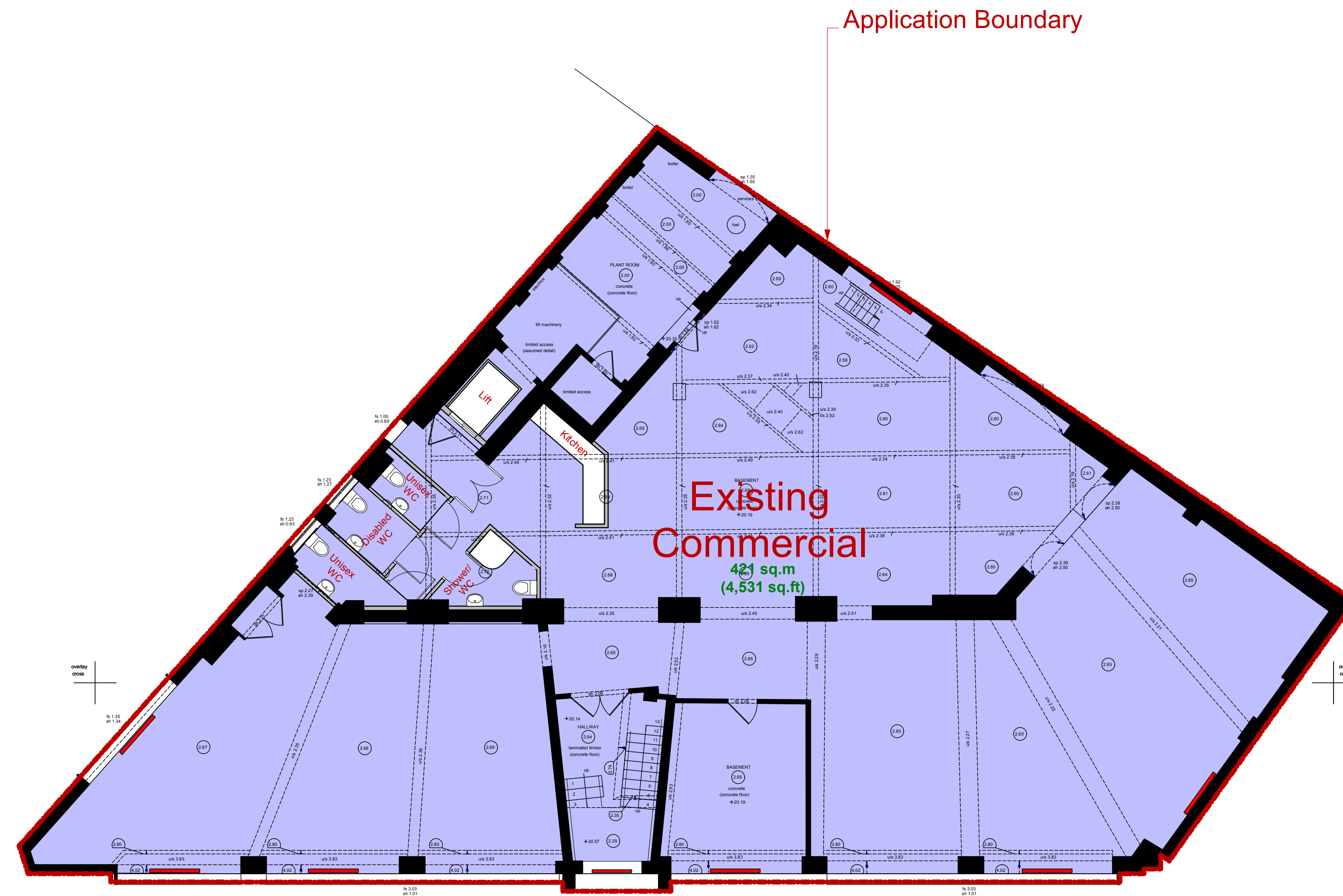
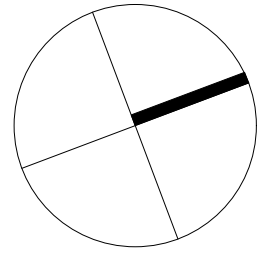
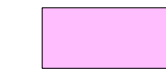
ELEVATION C-C

Preliminary

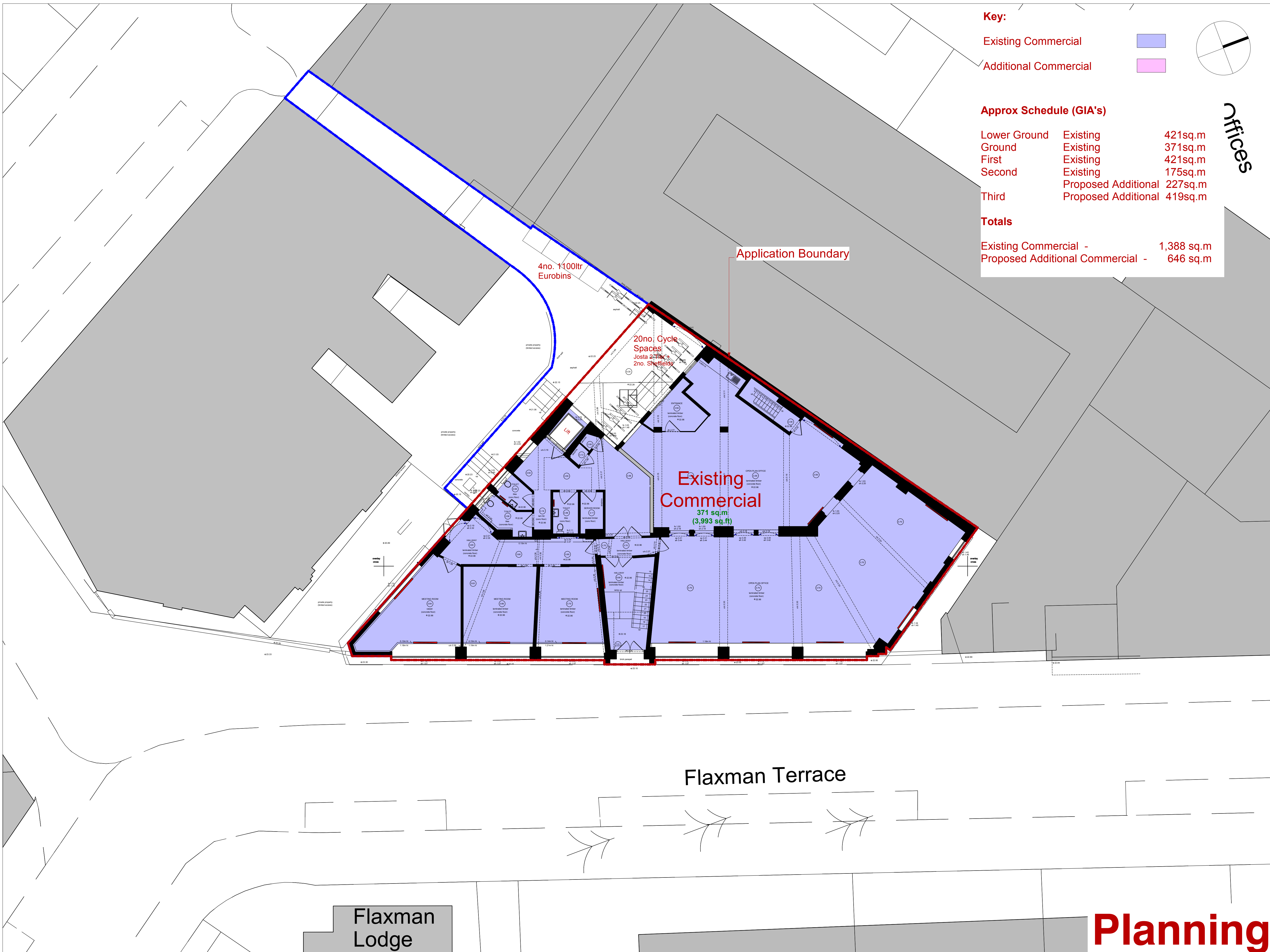
Key:

Existing Commercial

Additional Commercial



Planning



Key:

Existing Commercial

Additional Commercial

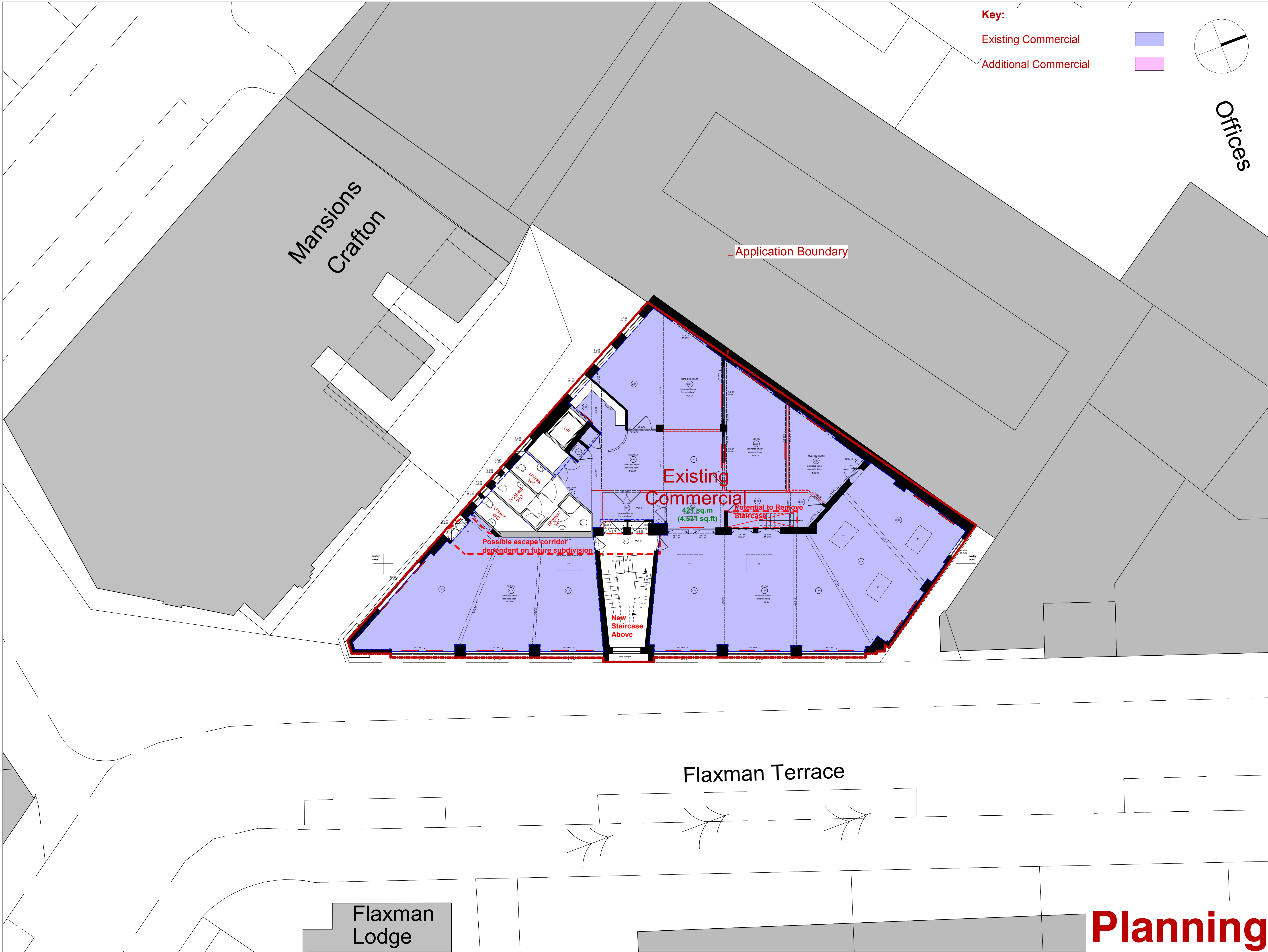
Approx Schedule (GIA's)

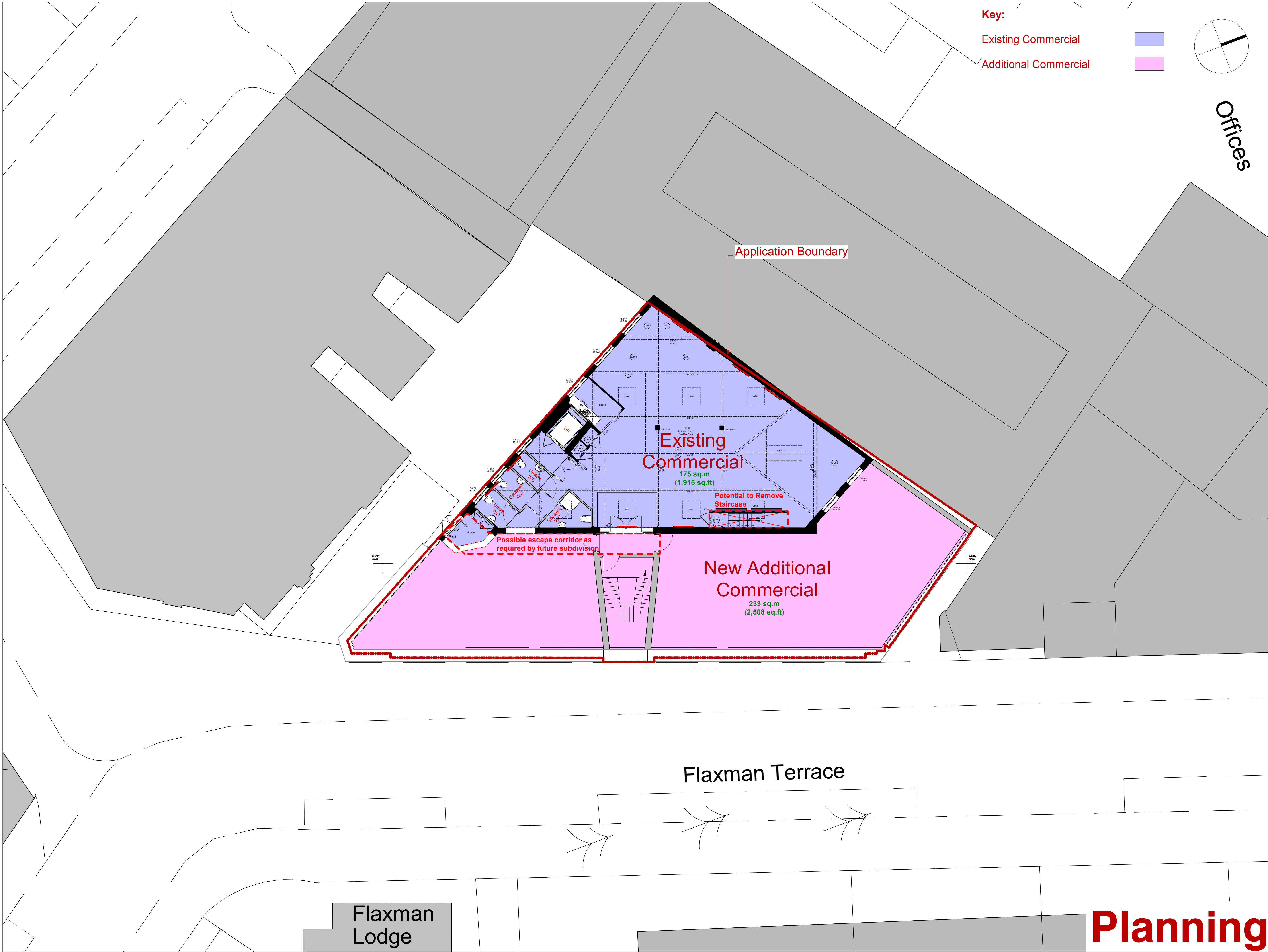
Lower Ground	Existing	421sq.m
Ground	Existing	371sq.m
First	Existing	421sq.m
Second	Existing	175sq.m
	Proposed Additional	227sq.m
Third	Proposed Additional	419sq.m

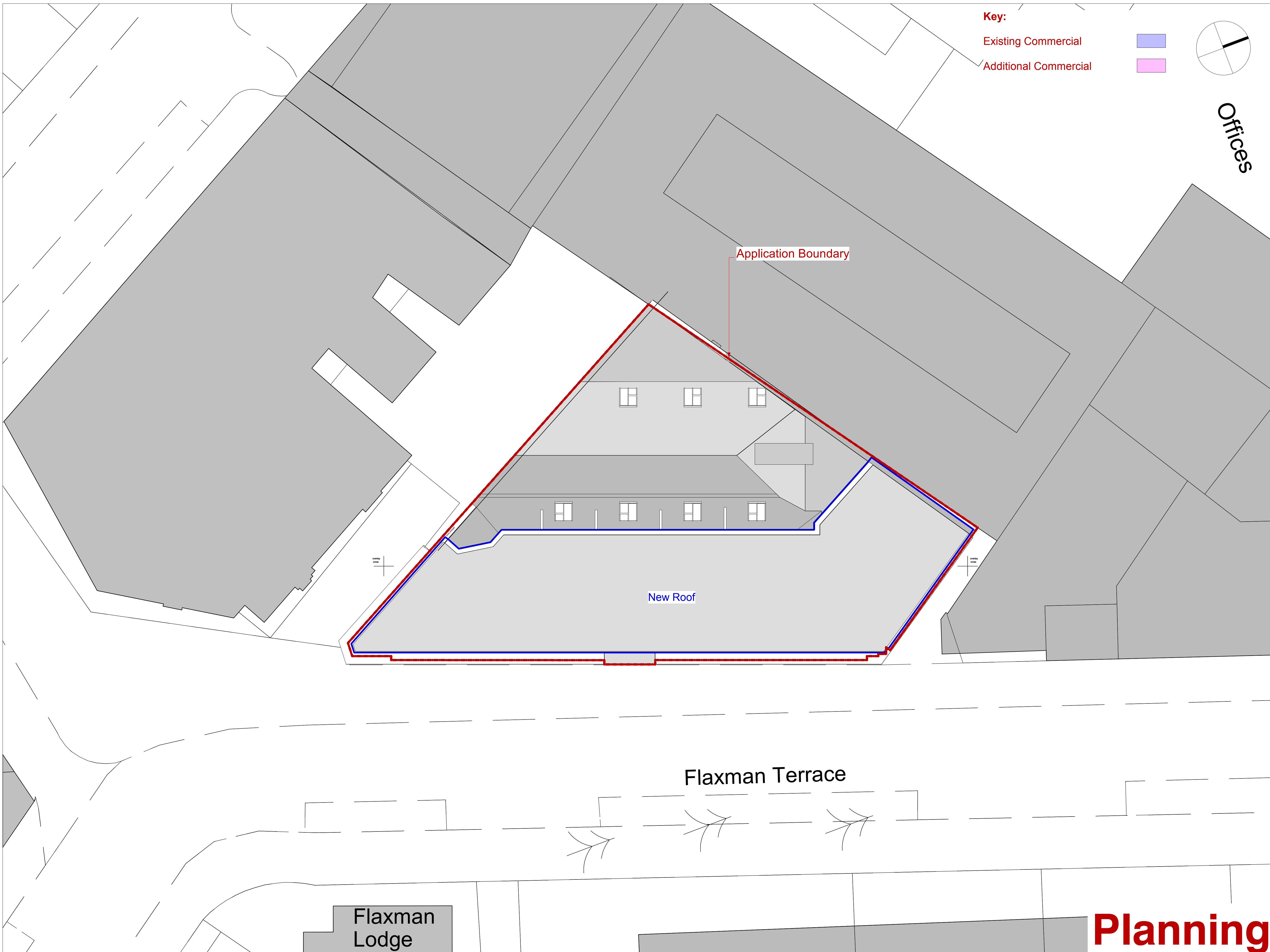
Totals

Existing Commercial -	1,388 sq.m
Proposed Additional Commercial -	646 sq.m

Planning







Revisions:
00 08 February 17

20 Flaxman Terrace
London WC1H 9AT

1384-D5104-rev00

Scale: 1:100 @ A1
Date: 08 February 2017

Roof plan:
Proposed

Planning

Note:

This is a preliminary design study based on the level of information available.

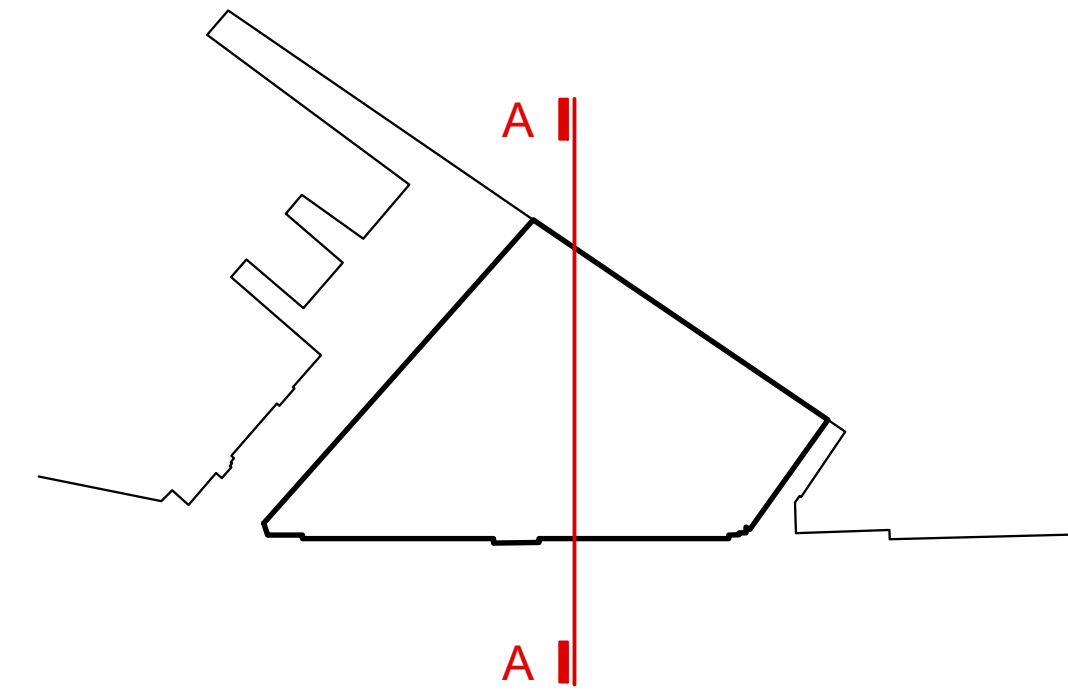
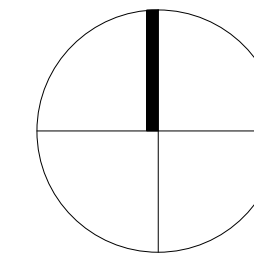
Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight / sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.

Key:

Existing

Proposed New Structure

Removed Existing



0m 5m
Note:
Do not scale this drawing

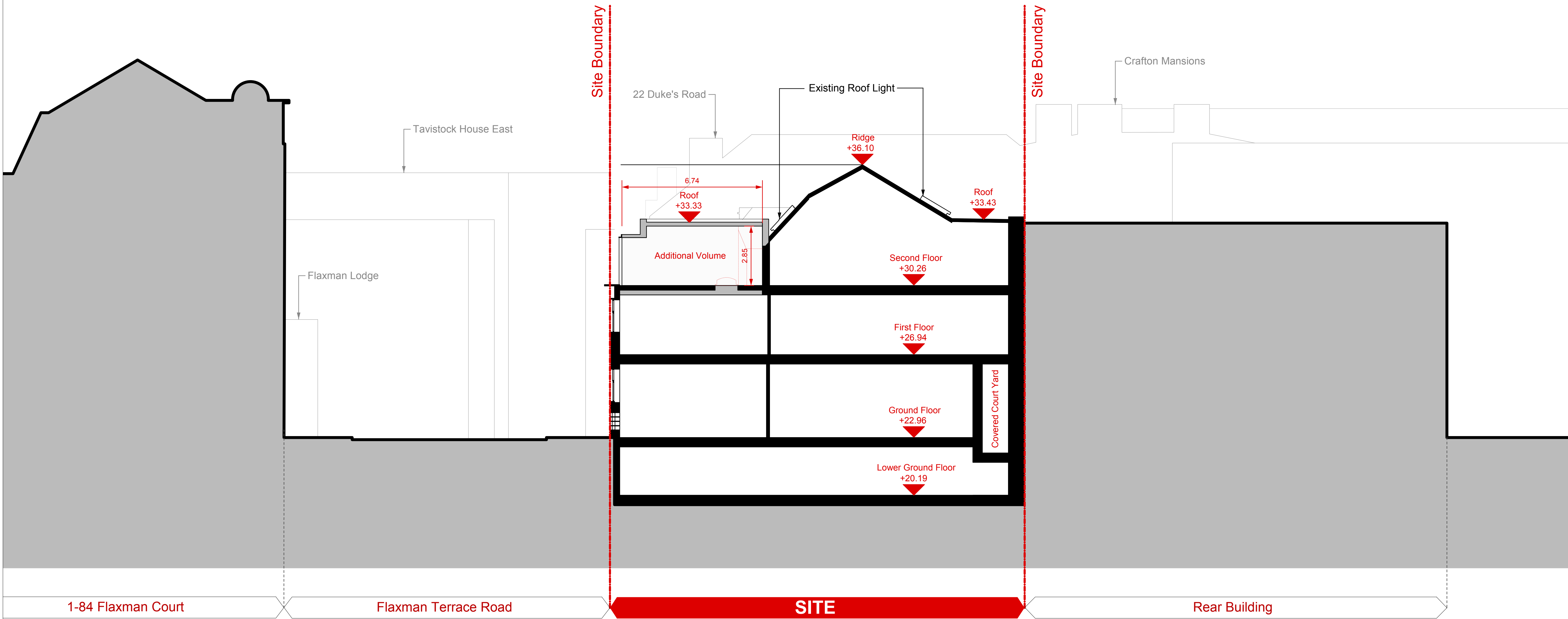
Revisions:
00 08 February 17

20 Flaxman Terrace,
London WC1 9AT

1384-D5520-rev00

Scale: 1:100 @ A1
Date: 08 February 2017

Section AA



SECTION A-A

Preliminary

Note:

This is a preliminary design study based on the level of information available.

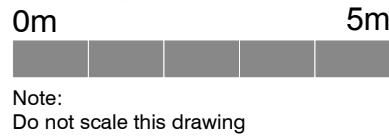
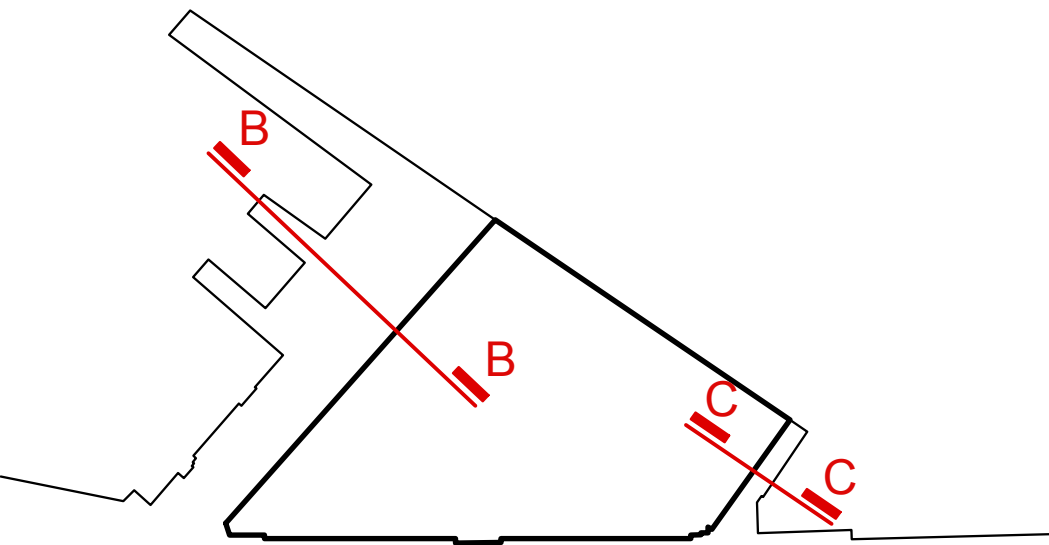
Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight / sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.

Key:

Existing

Proposed New Structure

Removed Existing



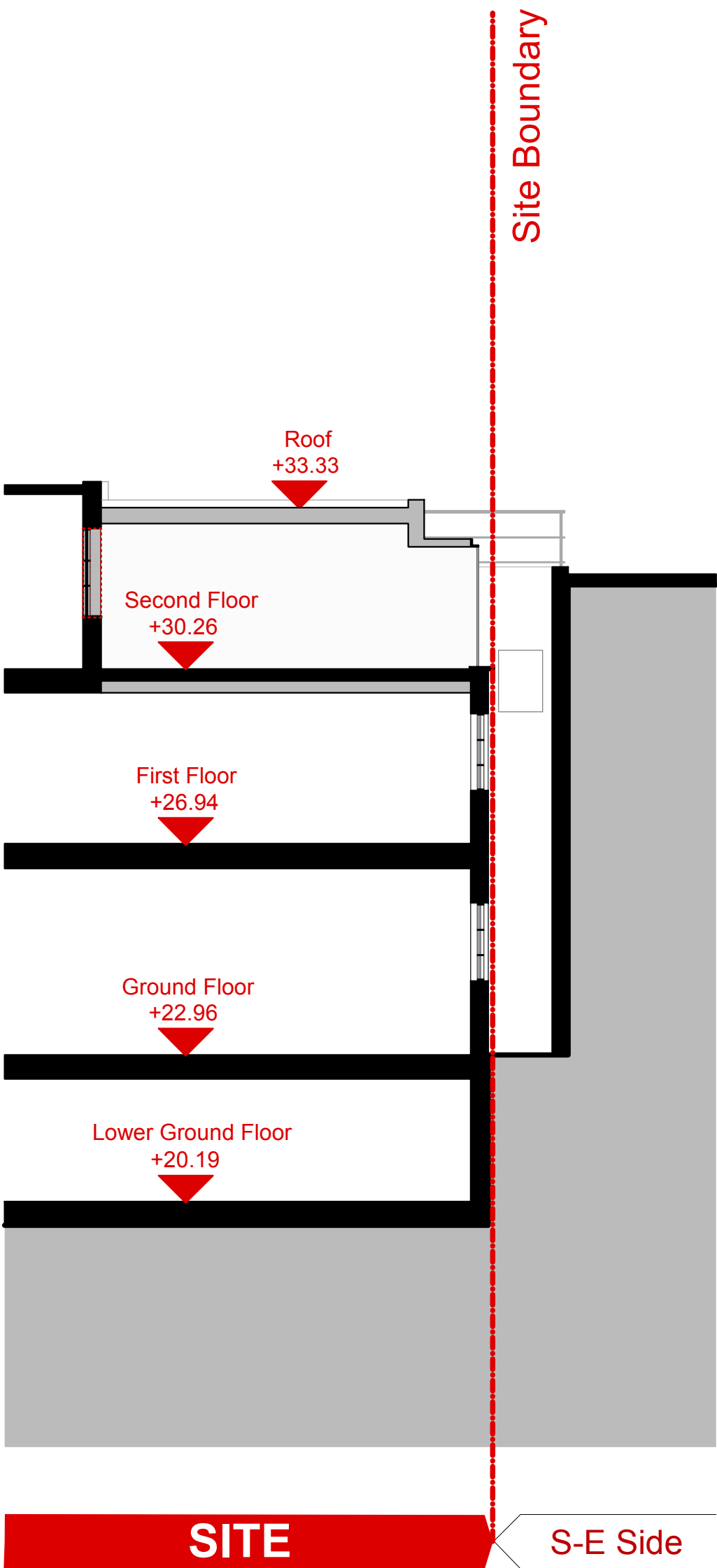
Revisions:
00 08 February 17

20 Flaxman Terrace,
London WC1 9AT

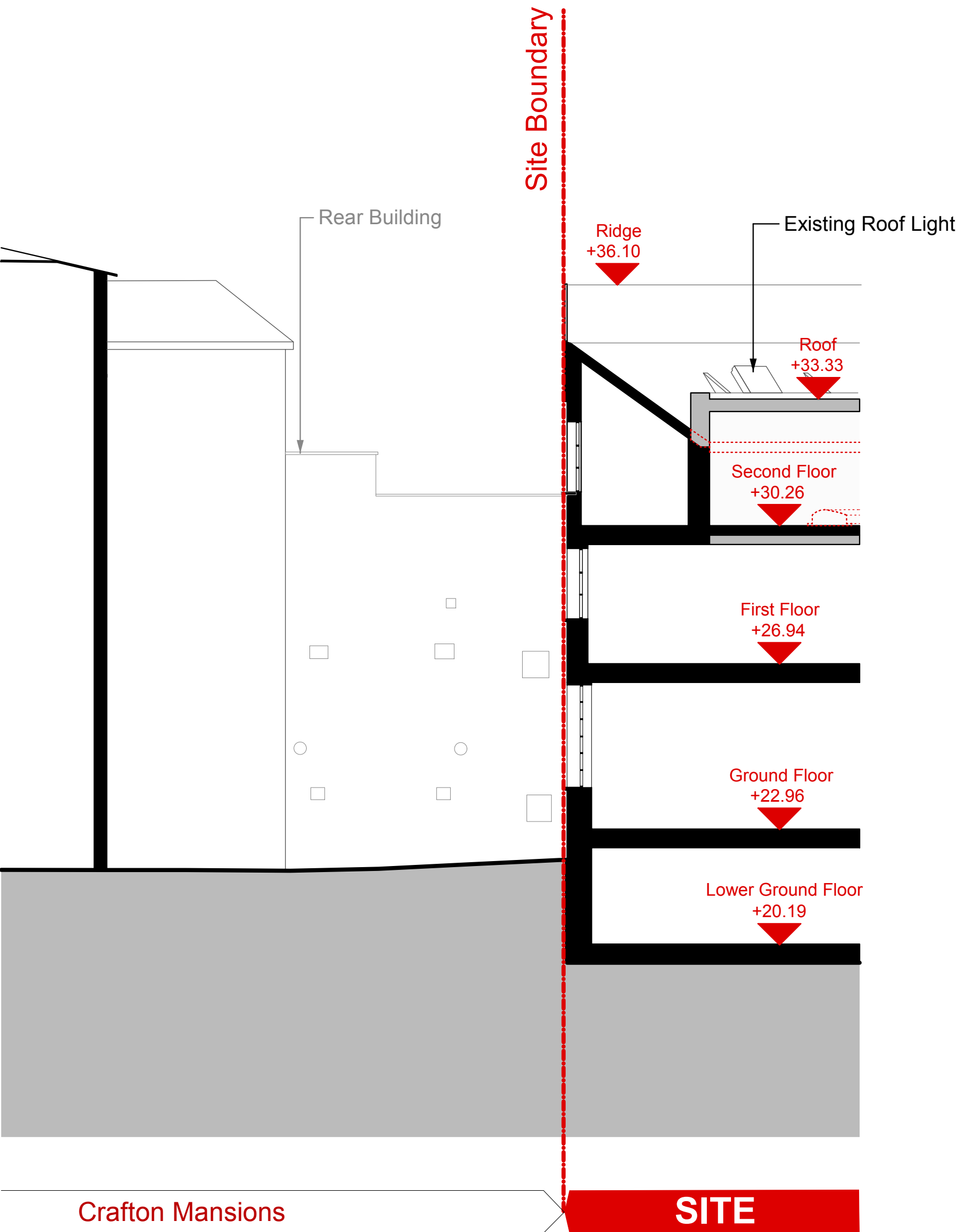
1384-D5521-rev00

Scale: 1:100 @ A1
Date: 08 February 2017

Section BB & CC



SECTION B-B



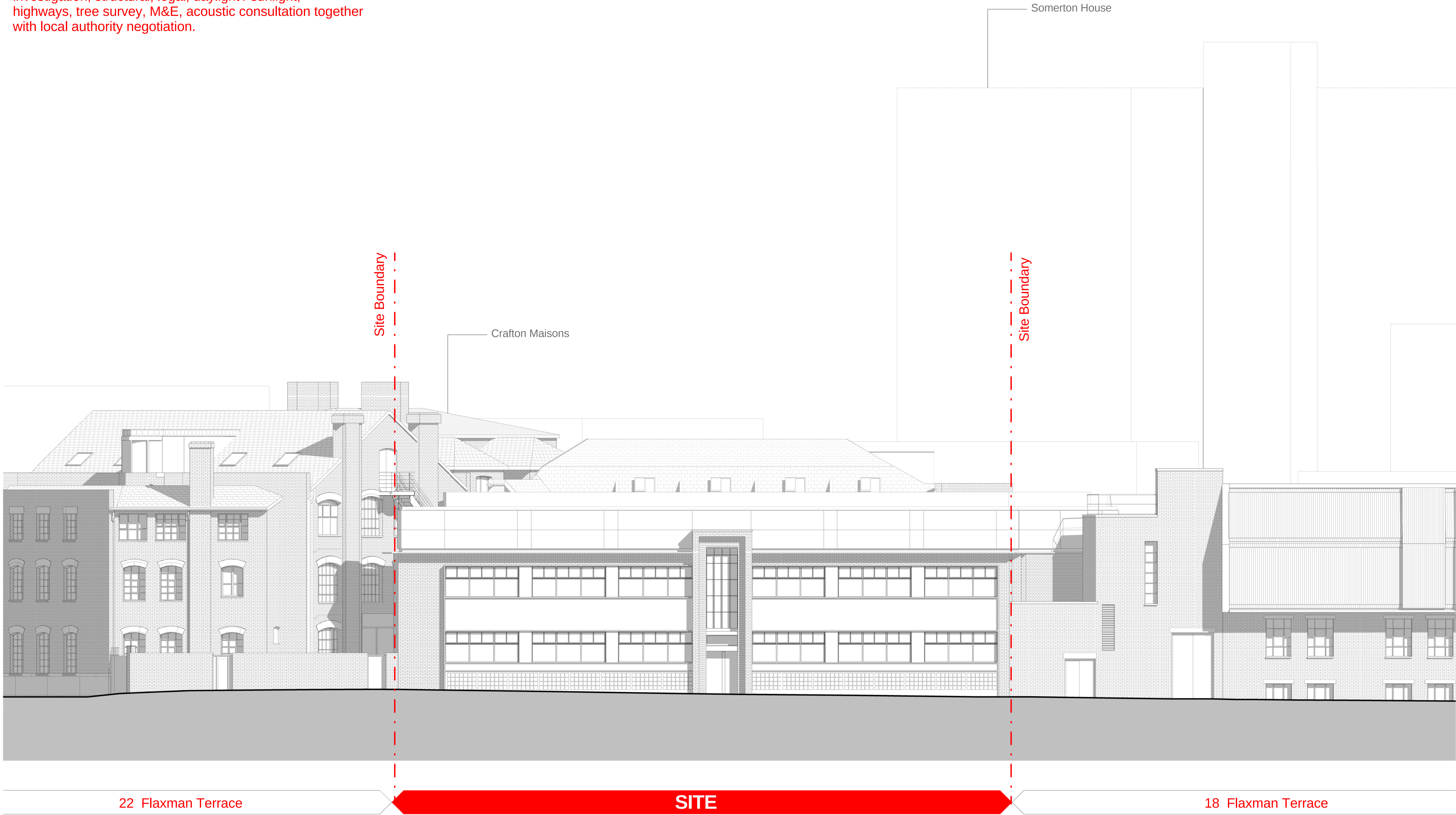
SECTION C-C

Preliminary

Note:

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Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight / sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.



ELEVATION A-A

metropolis

gs

green

0m

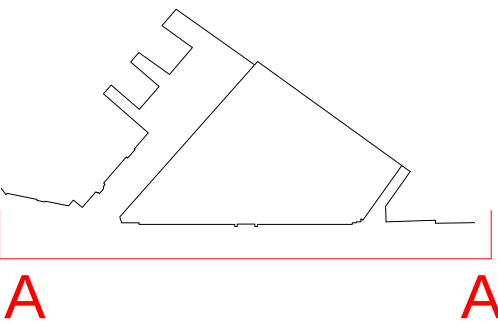
55m

Note:

Do Not Scale This Drawing

Revisions:

00	08 February 17
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20 Flaxman
Terrace London
WC1 9AT
for

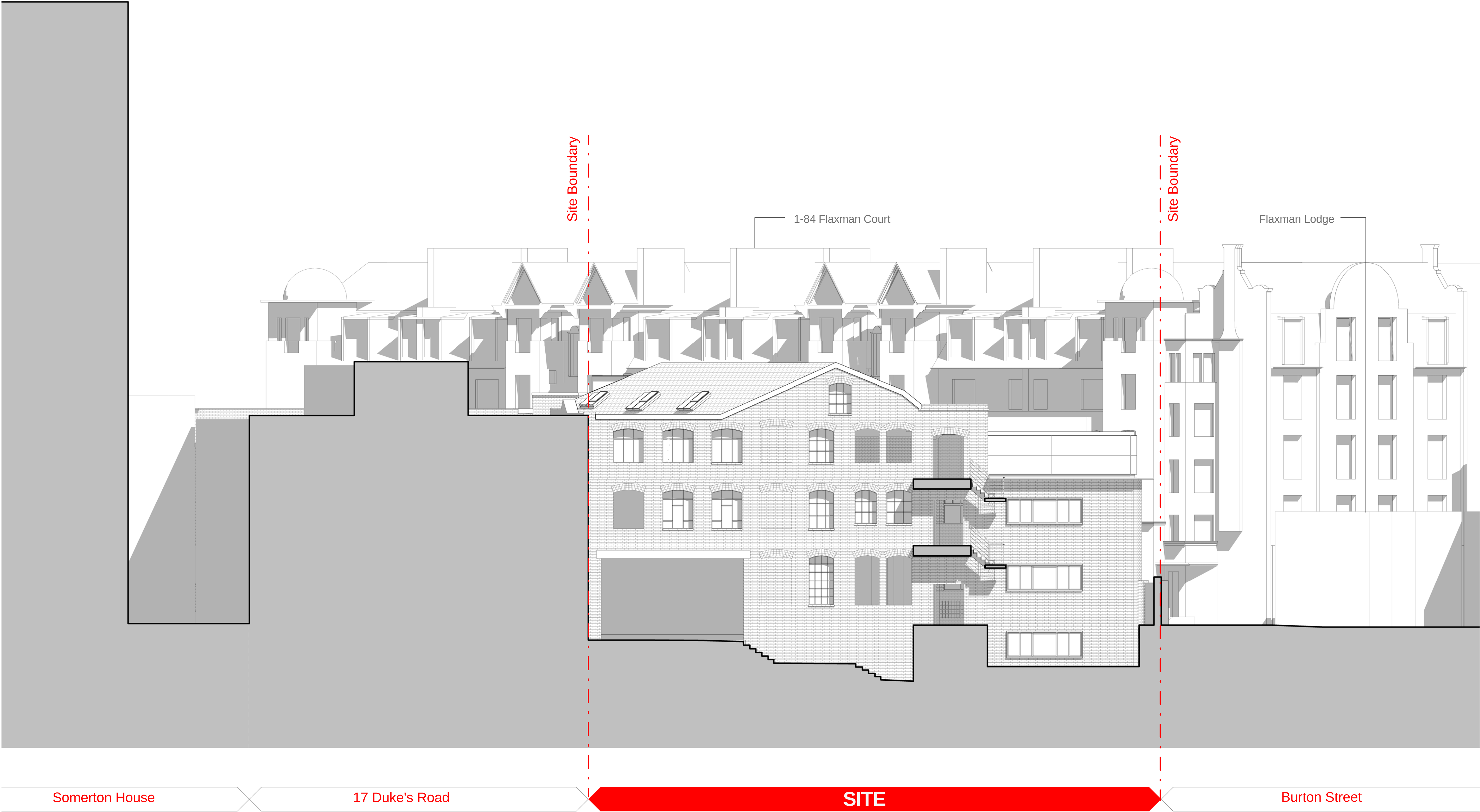
1384-D5710-rev00
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 08 February 2017
Elevation A-A
Proposed

Preliminary

Note:

This is a preliminary design study based on the level of information available.

Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight / sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.



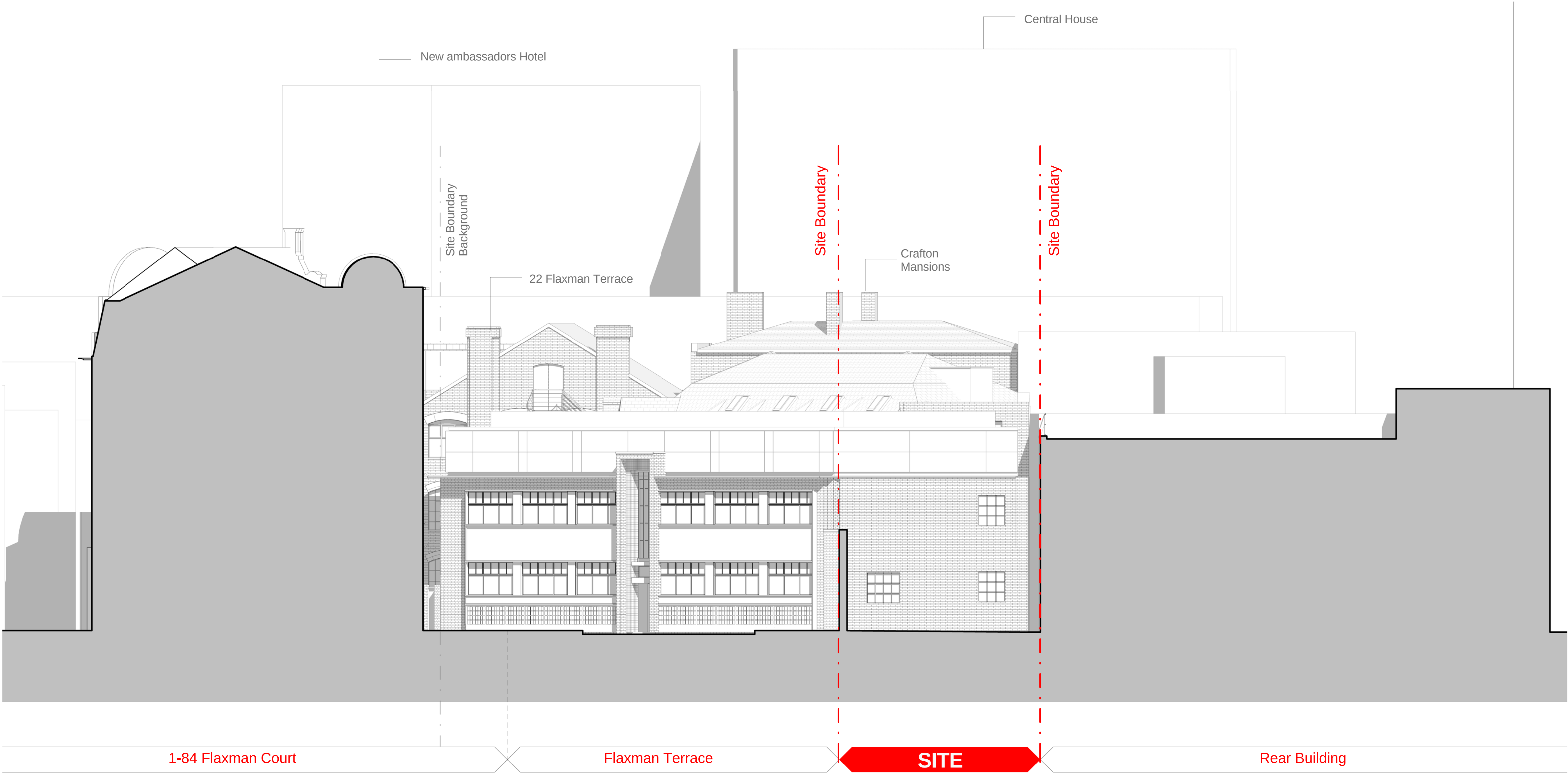
ELEVATION B-B

Preliminary

Note:

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Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight / sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.



ELEVATION C-C

Preliminary

1384-D5712-rev00
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 08 February 2017
Elevation C-C
Proposed