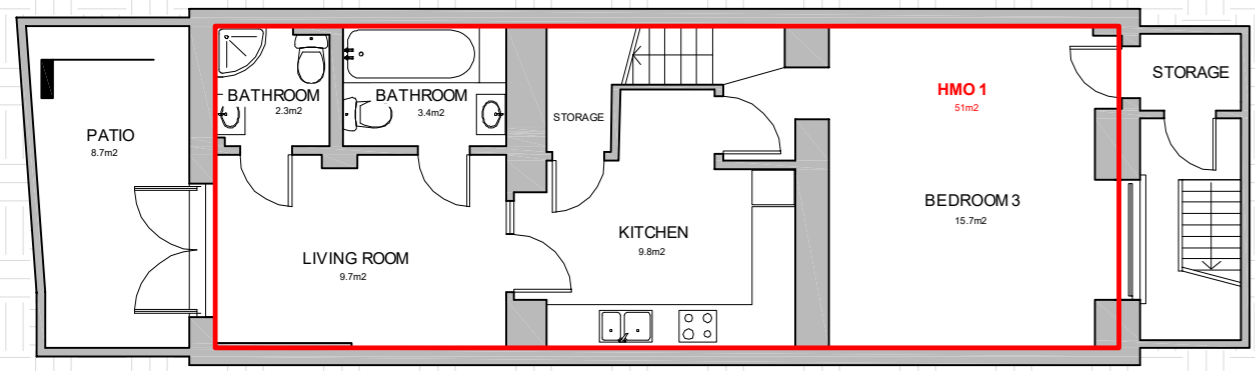
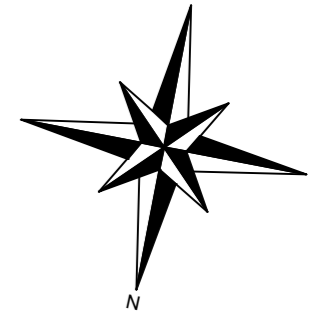
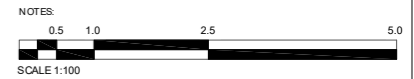


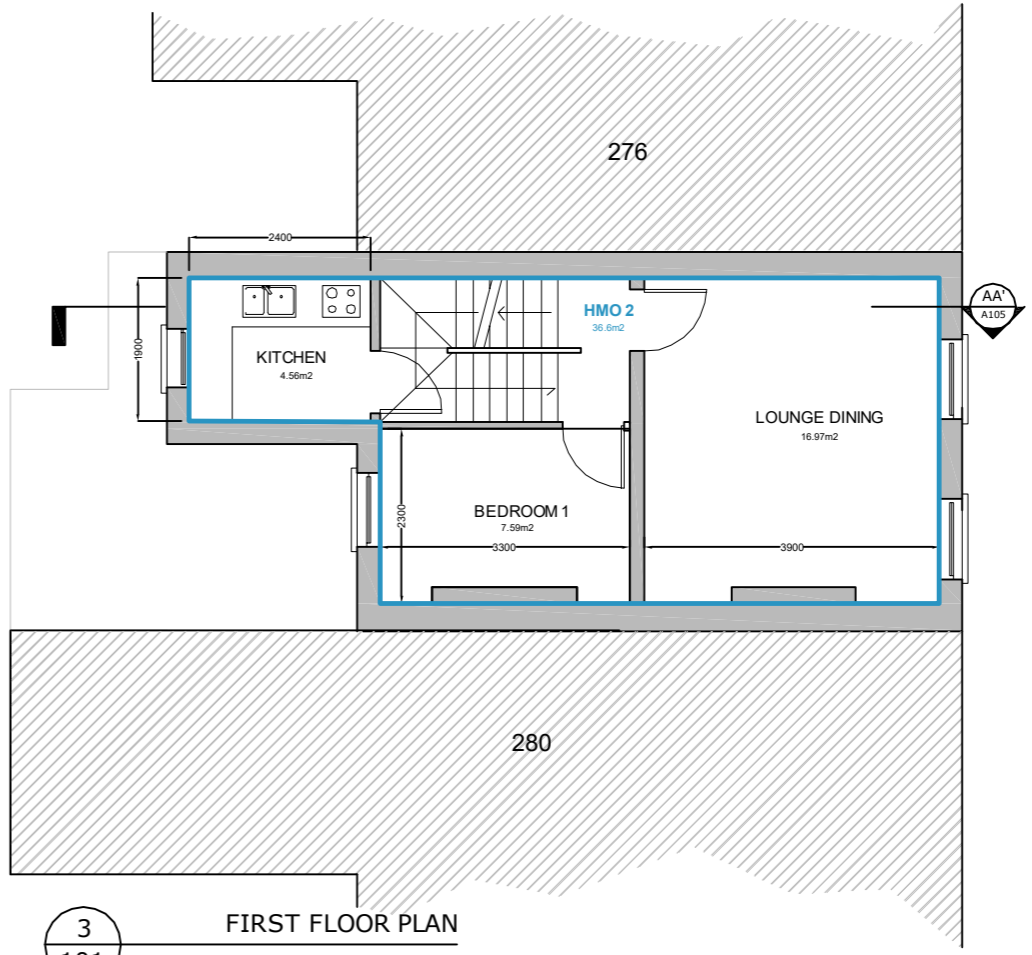
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Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

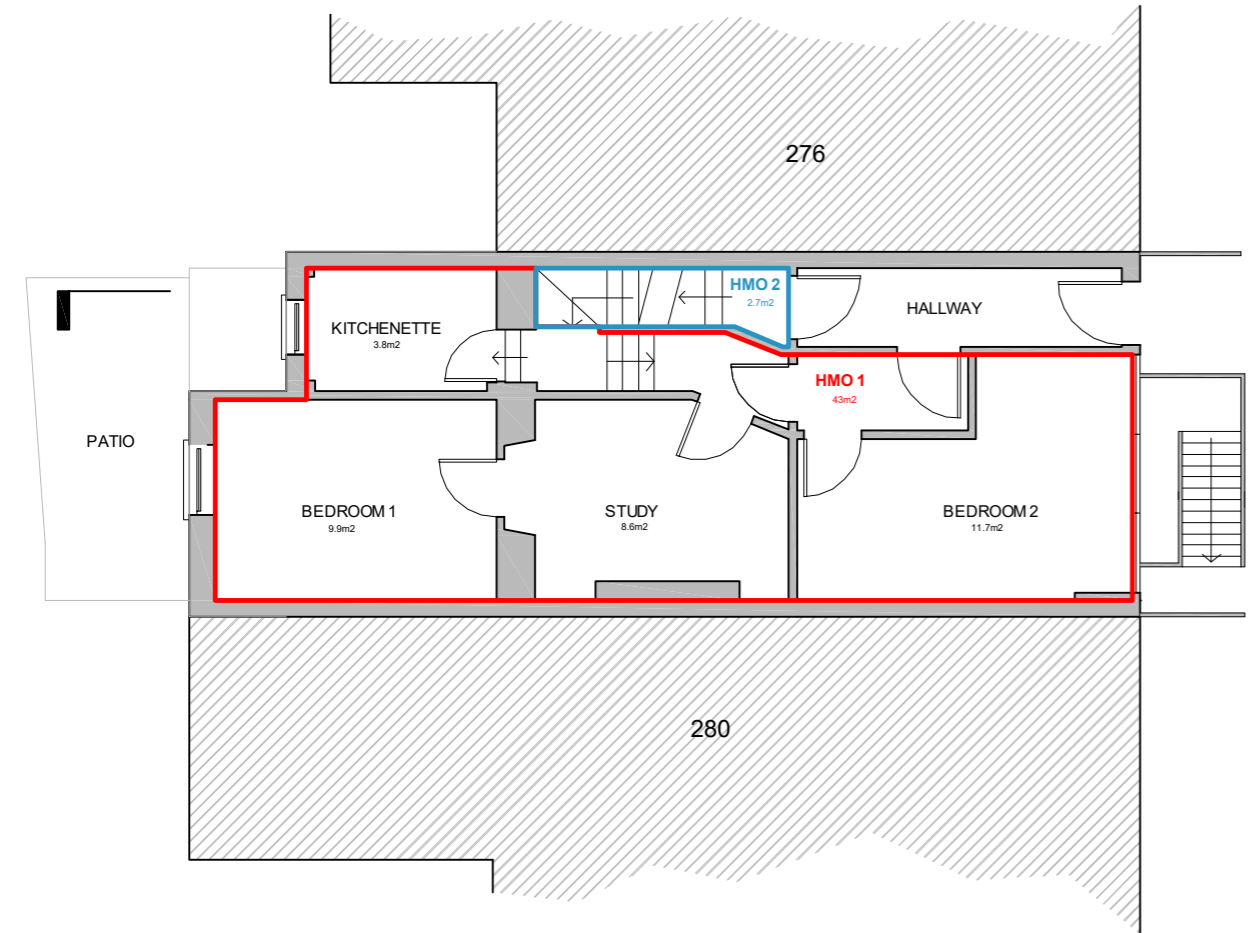
AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, or in relation to planning or other regulatory requirements, should include allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current stage of the design and using the Gross External Area (GEA) (Gross Internal Area (GIA)) Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.



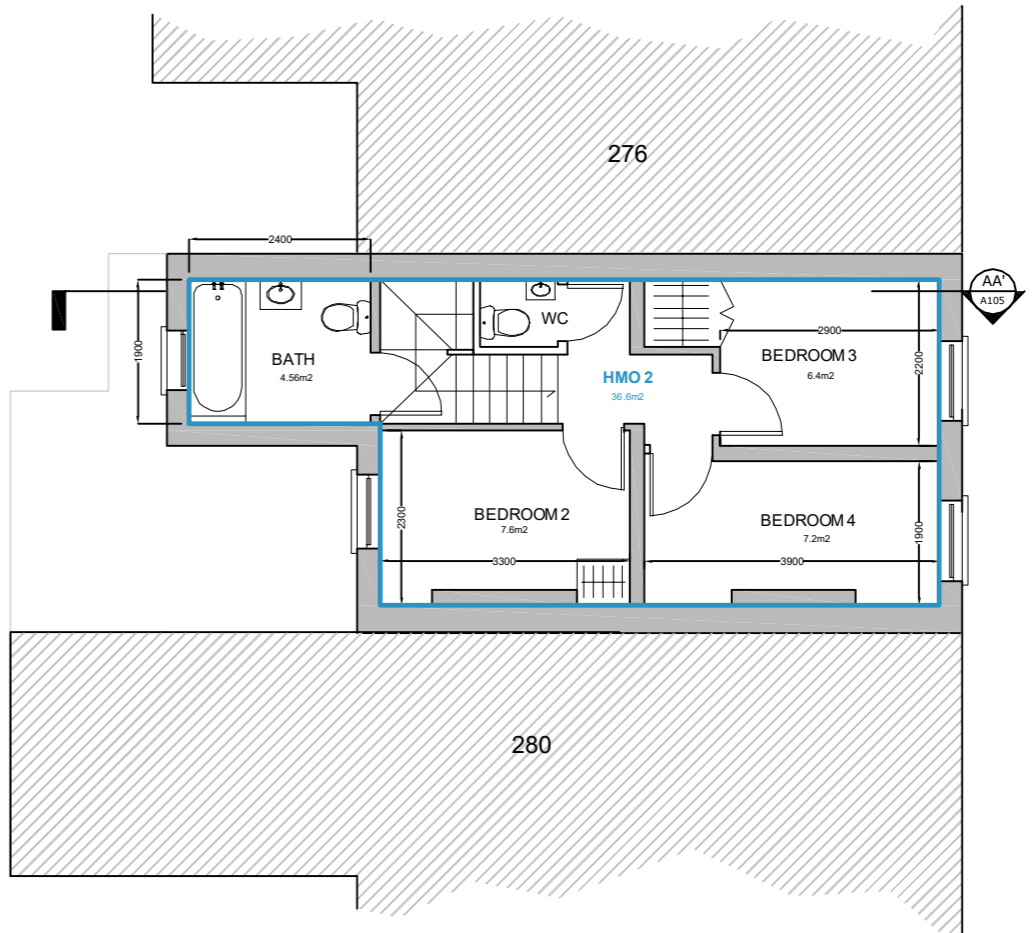
1 BASEMENT FLOOR PLAN
101 1:100



3 FIRST FLOOR PLAN
101 1:100



2 GROUND FLOOR PLAN
101 1:100



4 SECOND FLOOR PLAN
101 1:100

| REV | DATE | AMENDMENT |
|-----|------------|------------------|
| A | 2017.12.12 | Updated drawings |

KEY PLAN

TITLE
278 GRAY'S INN ROAD
LONDON WC1X 8EB

oculus architects Ltd
Unit A, 16B Pratt Street, London NW1 0AB
Tel: 020 35839227 www.oarch.co.uk

DRAWING TITLE
EXISTING PLANS

| SCALE | 1:100 @ A3 | DRAWN BY | AR |
|---------|------------|------------|-------|
| DATE | 2017.04.24 | CHECKED BY | |
| JOB No. | - | DWG No. | EG101 |
| STAGE | PLANNING | REV. | |

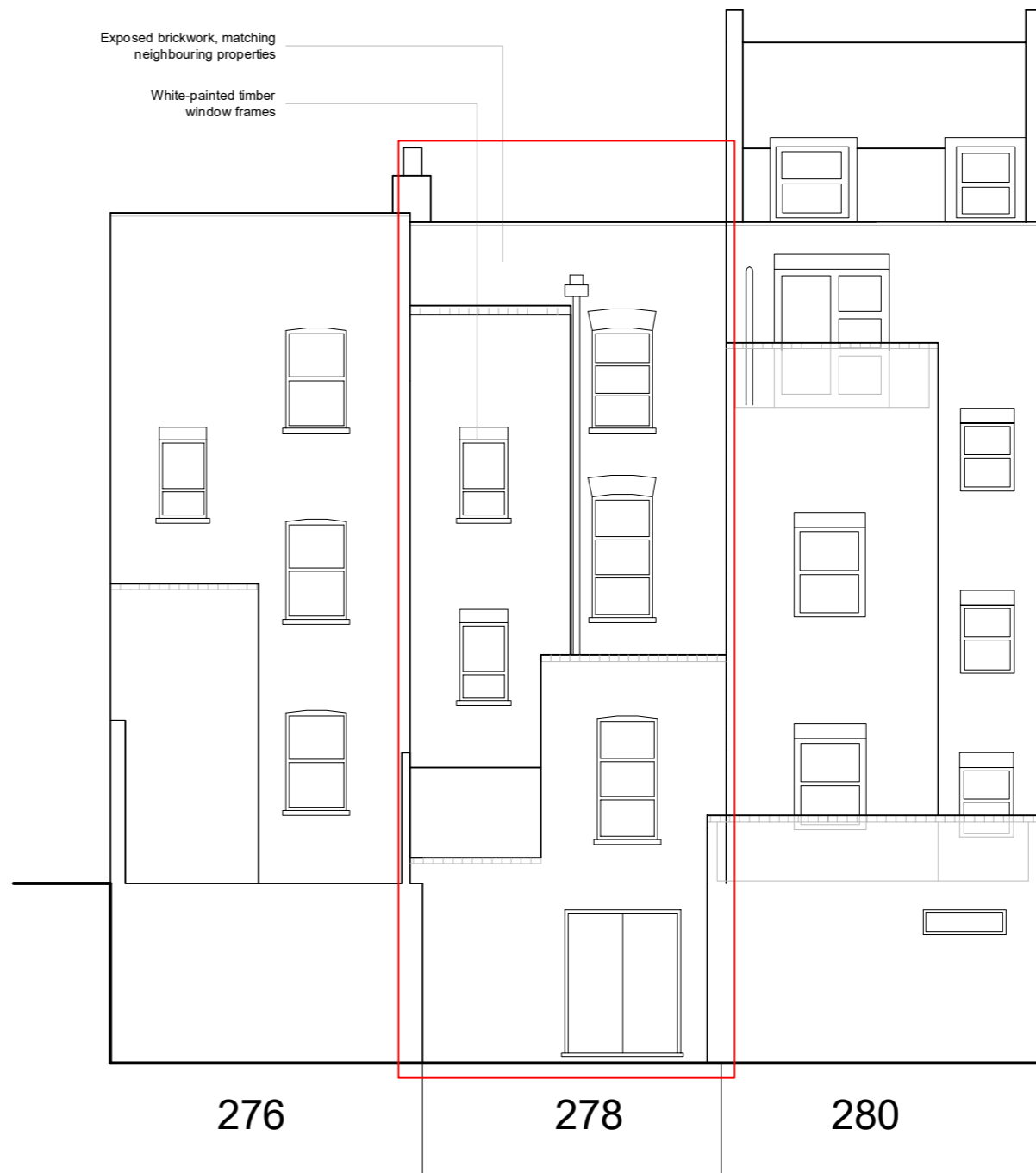


280

278

276

1 FRONT ELEVATION
102 1:100



276

278

280

2 REAR ELEVATION
102 1:100

| | | |
|-----|------------|------------------|
| A | 2017.12.12 | Updated drawings |
| REV | DATE | AMENDMENT |

KEY PLAN

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278 GRAY'S INN ROAD
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DRAWING TITLE
EXISTING ELEVATIONS

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|---------|------------|------------|-------|
| SCALE | 1:100 @ A3 | DRAWN BY | AR |
| DATE | 2017.04.24 | CHECKED BY | |
| JOB No. | - | DWG No. | EG102 |
| STAGE | PLANNING | | |