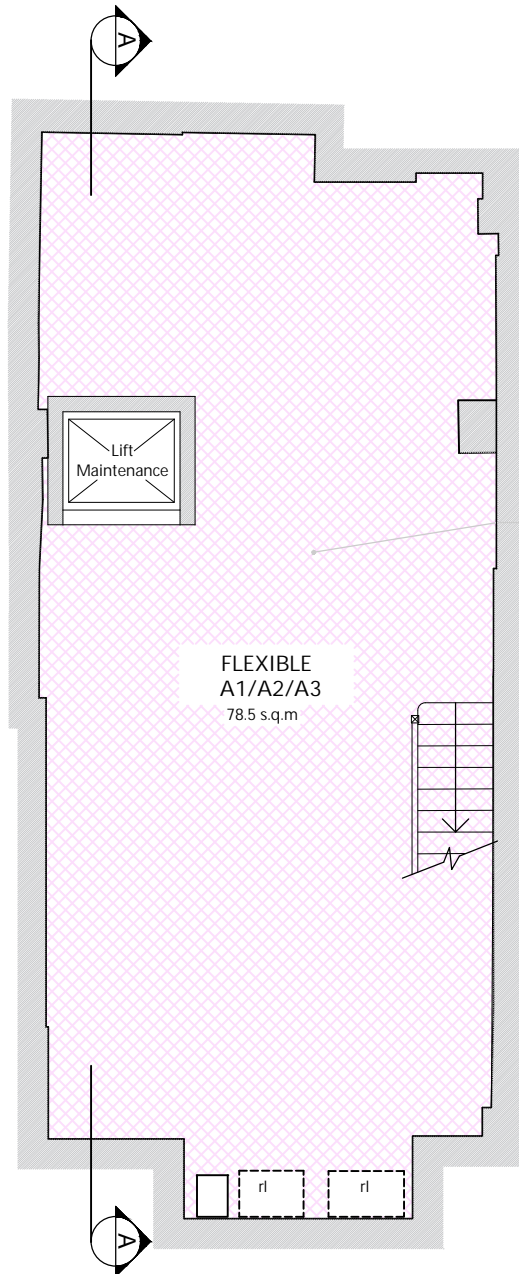
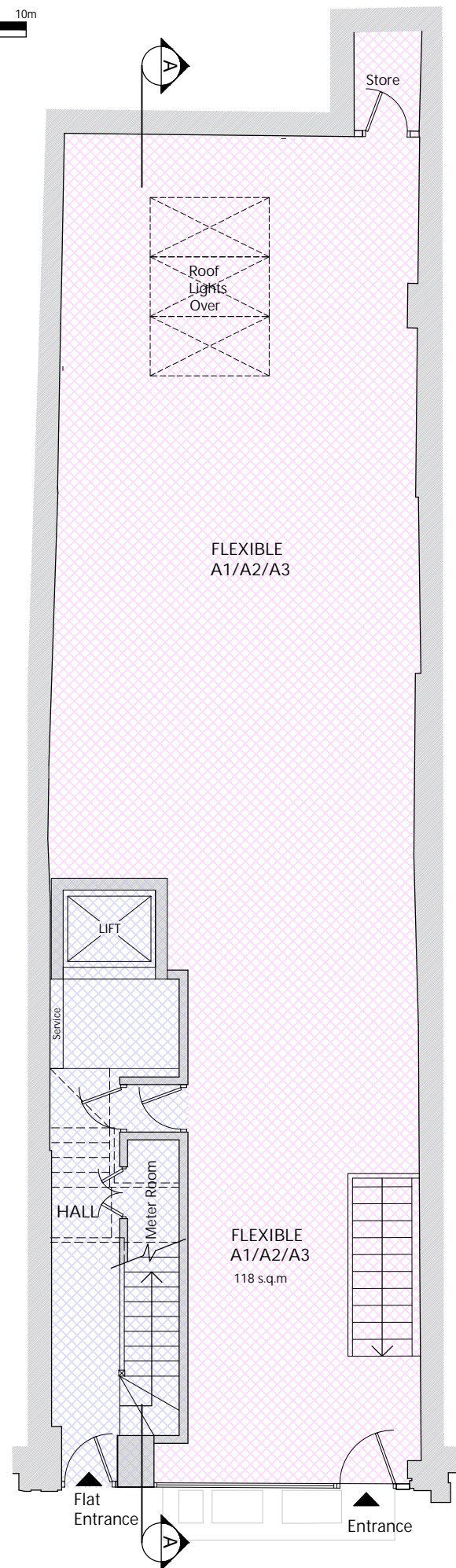


PROPOSED UNIT AREAS

UNIT	SQ.M (GIA)	COMMON AREAS SQ.M	Beds
Basement Flexi	78	0	NA
Ground Floor Flexi	118	19	NA
First Floor Flat	76	14	2 Bed 4P
Second Floor Flat	65	14	2 Bed 3P
Third Floor Flat	66	14	2 Bed 3P
Fourth Floor Flat	55	14	1 Bed 2P
Total Areas	458	75	NA



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

Existing boundary wall to be raised c.1200mm

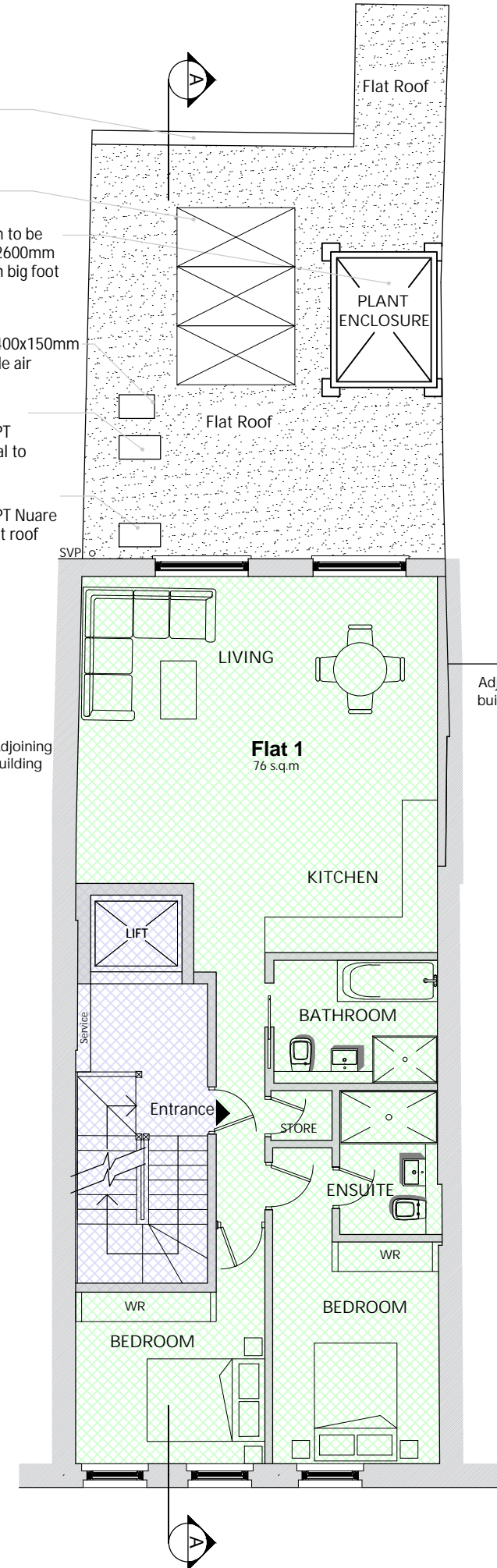
New Alum framed rooflights

New Daikin LREQ-AY1 system to be encased within 2300x1800x2600mm acoustic enclosure resting on big foot support system

Air Out for WC extract 615x400x150mm high 315LPT Nuare low profile air terminal to flat roof above

Air Out for MVHR unit 745x500x165mm high 400LPT Nuare low profile air terminal to flat roof above

Air in for MVHR supply 600x400x150mm high 315LPT Nuare low profile air terminal to flat roof above

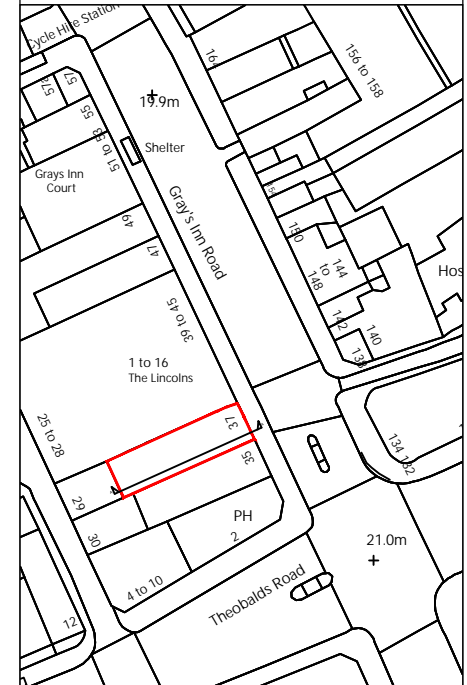


FIRST FLOOR PLAN

FRESSON AND TEE

6th Floor Queens House
55-56 Lincoln's Inn Fields
LONDON WC2A 3LJ

020 7391 7100 www.fandt.com



NOTES:
LOCATION PLAN @ 1:1250 and NORTH UP
ALL SCALES/DIMENSIONS TO BE CHECKED ON SITE.

REV	D.B.	Description	Date

DRAWING TITLE		Basement, Ground & First Floor Plans As Proposed	
PROJECT NAME		Refurbishment	
ADDRESS		37 Gray's Inn Road, London, WC1X 8PQ	
CLIENT		Rodell Properties Ltd	
JOB NO.	24027	DRAWING NO.	P01
SCALE	1:100@A3	DATE	April, 2019
DRAWN BY	KK	CHECKED BY	SL