

21, Baldwin s Gardens, Holborn And Covent Garden, London, Camden, EC1N 7UY

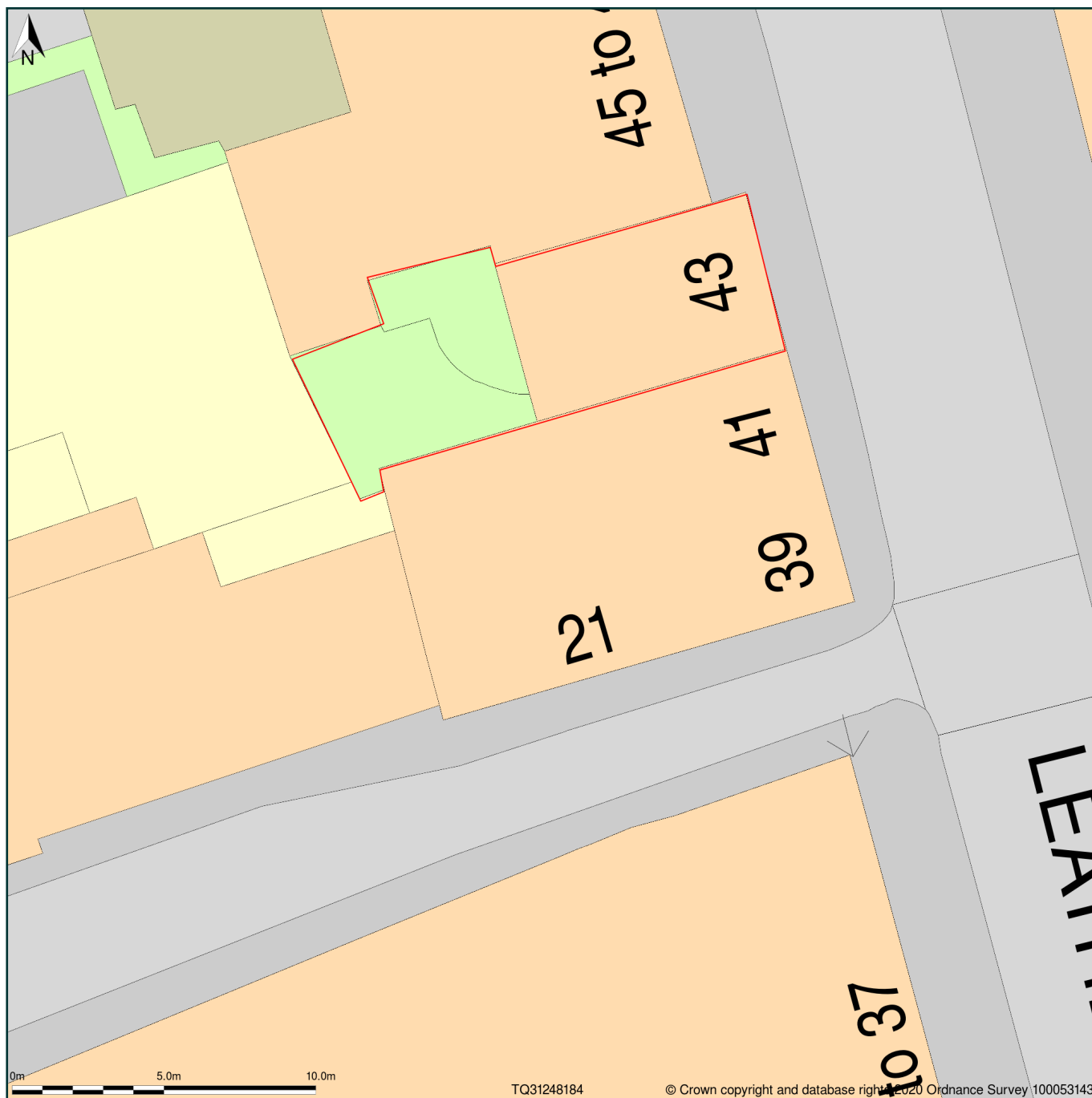


Site Plan shows area bounded by: 531176.16, 181775.41 531317.58, 181916.84 (at a scale of 1:1250), OSGridRef: TQ31248184. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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21, Baldwin s Gardens, Holborn And Covent Garden, London, Camden, EC1N 7UY

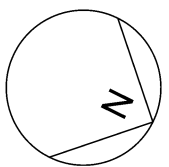
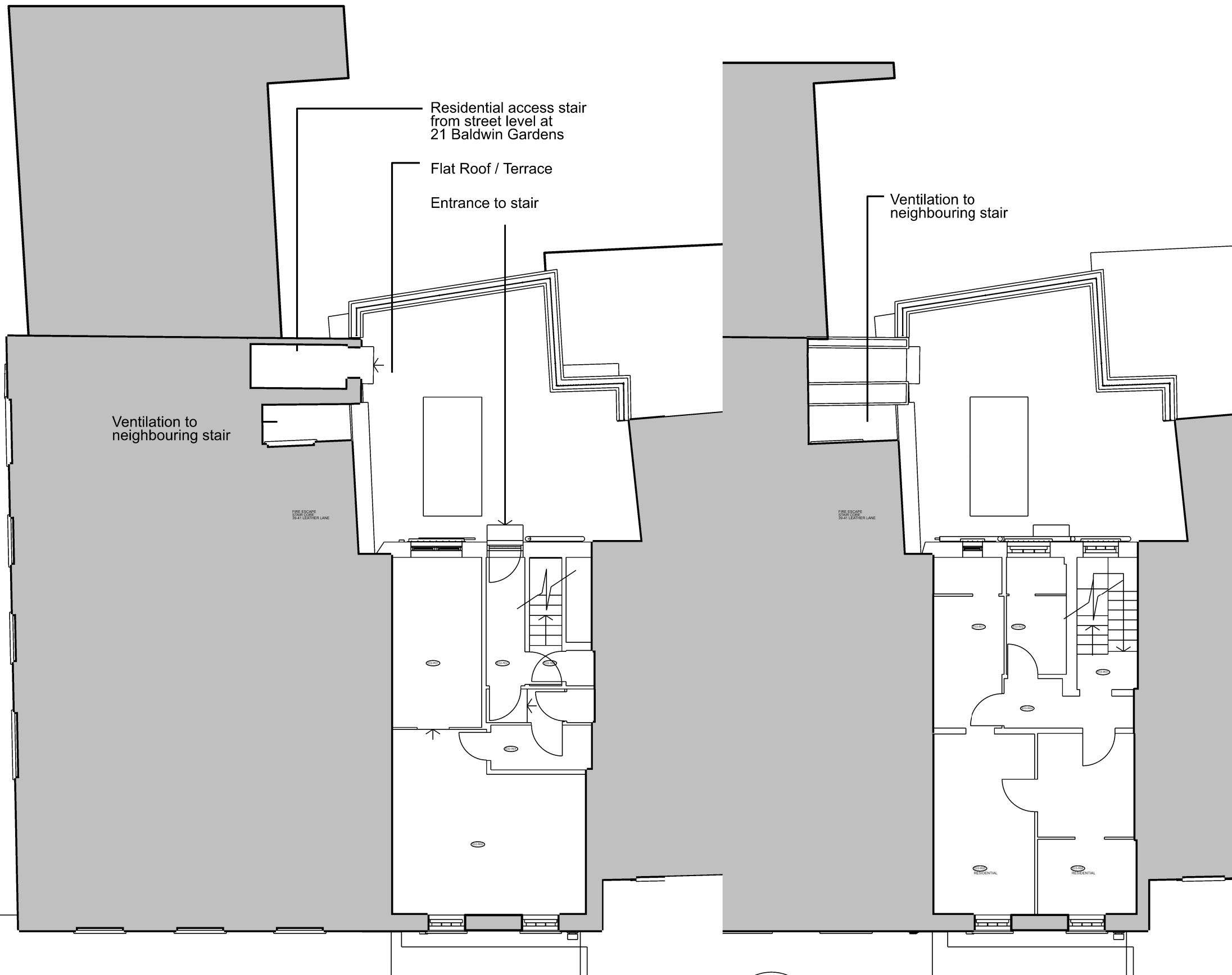


Block Plan shows area bounded by: 531228.87, 181828.12 531264.87, 181864.12 (at a scale of 1:200), OSGridRef: TQ31248184. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

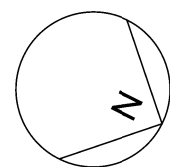
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- General Notes
1. Do not scale
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 4. Notify the architect of any discrepancy immediately



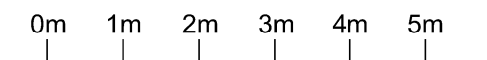
Existing First Floor Plan



Existing Second Floor Plan

P1 2020-07-13 First Issue

Rev	Date	Reason For Issue	Chk
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David Lees Architects
david@davidleesarchitects.co.uk 07597 573 892

Client
Tri Capital

Project
21 Baldwin Gardens / 43 Leather Lane

Title
Existing First and Second Floor Plans

Status
Information

Project Number 2009	Date 2020-05-18	Checked By DL
Revision P1	Scale @ ISO A3 1:100	Approved By DL

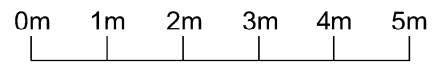
Drawing Number
A-0-001



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P1 2020-07-13 First Issue

Rev	Date	Reason For Issue	Chk



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Client
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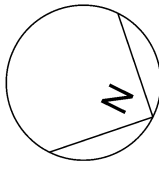
Project
 21 Baldwin Gardens / 43 Leather Lane

Title
 Existing Third Floor Plan

Status
 Information

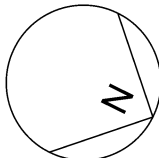
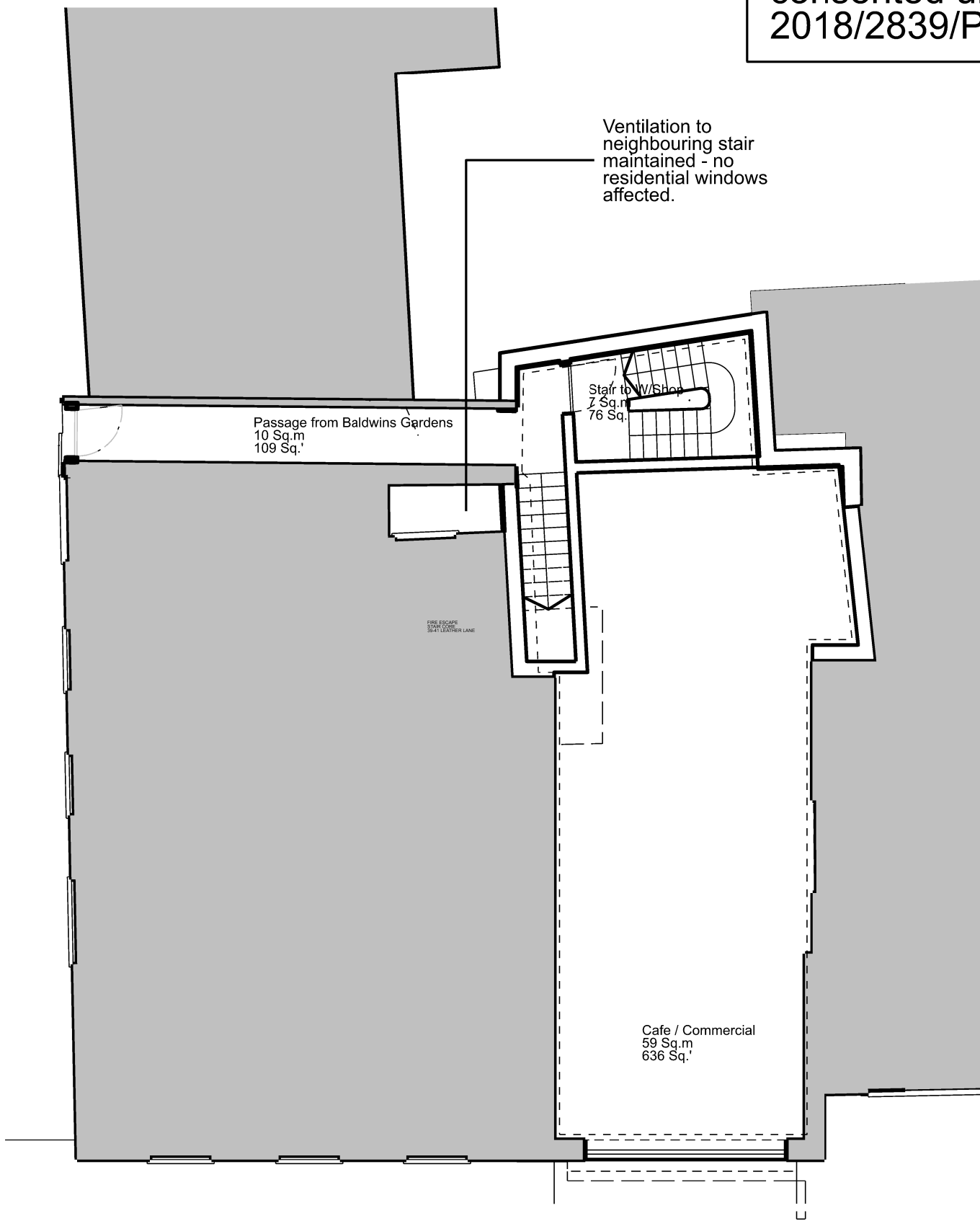
Project Number 2009	Date 2020-05-18	Checked By DL
Revision P1	Scale @ ISO A3 1:100	Approved By DL

Drawing Number
 A-0-002

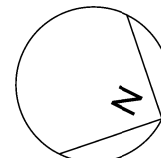
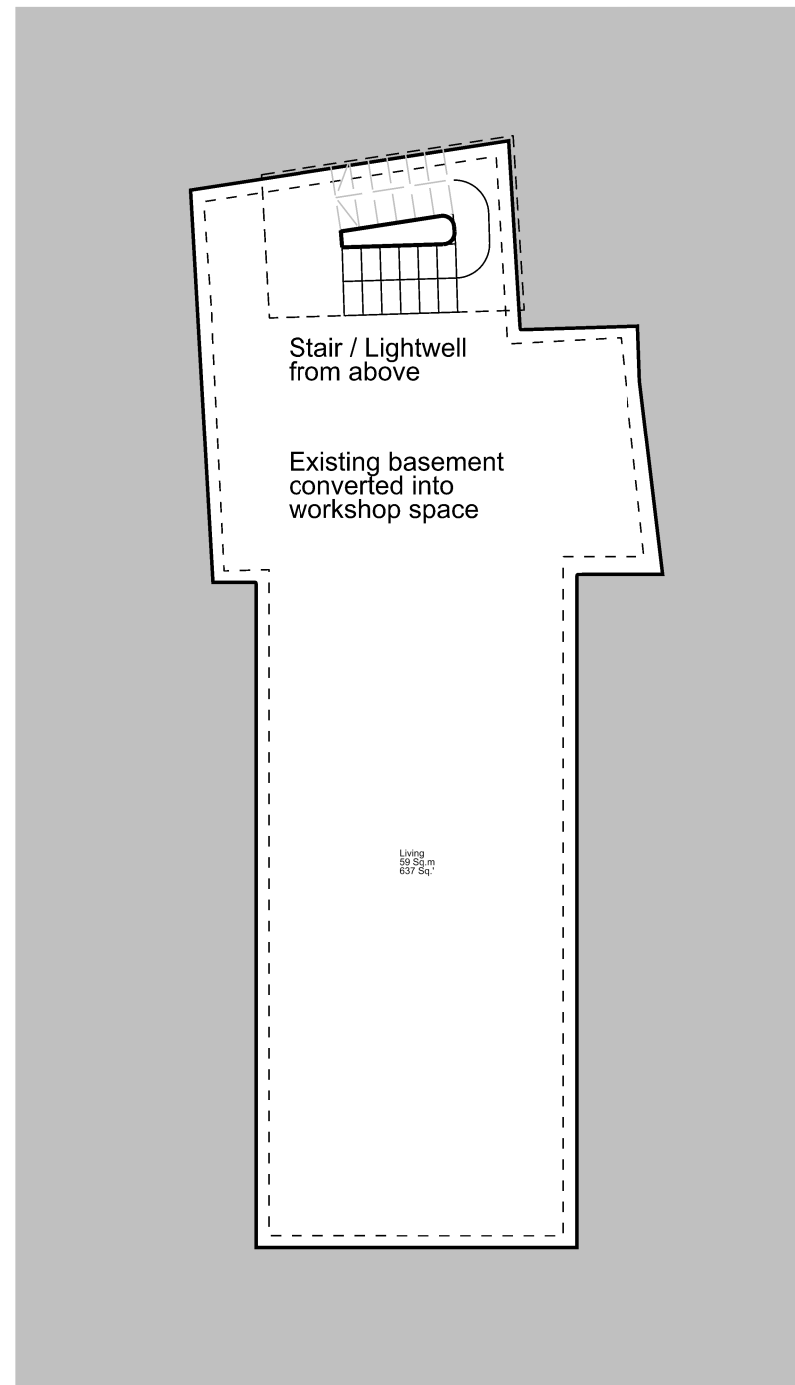


Existing Third Floor Plan

Building volume as consented under 2018/2839/P



Proposed Ground Floor Plan

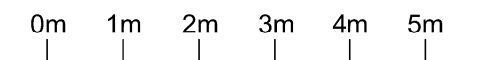


Proposed Basement Plan

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P1 2020-07-13 First Issue

Rev	Date	Reason For Issue	Chk
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Client
Tri Capital

Project
21 Baldwin Gardens / 43 Leather Lane

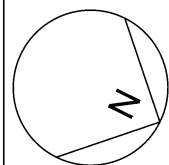
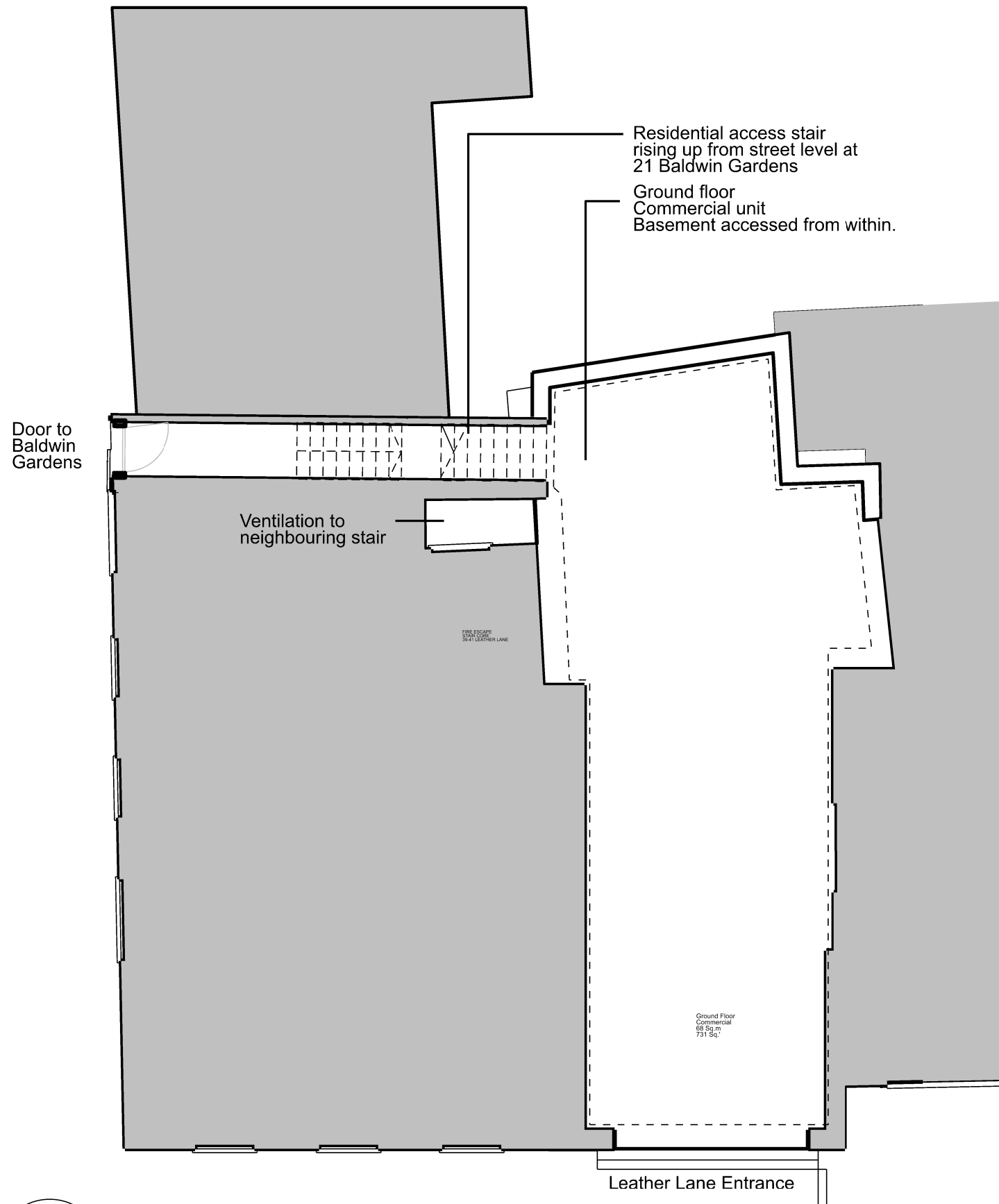
Title
Proposed Ground Floor and Basement Plans

Status
Information

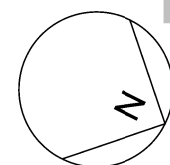
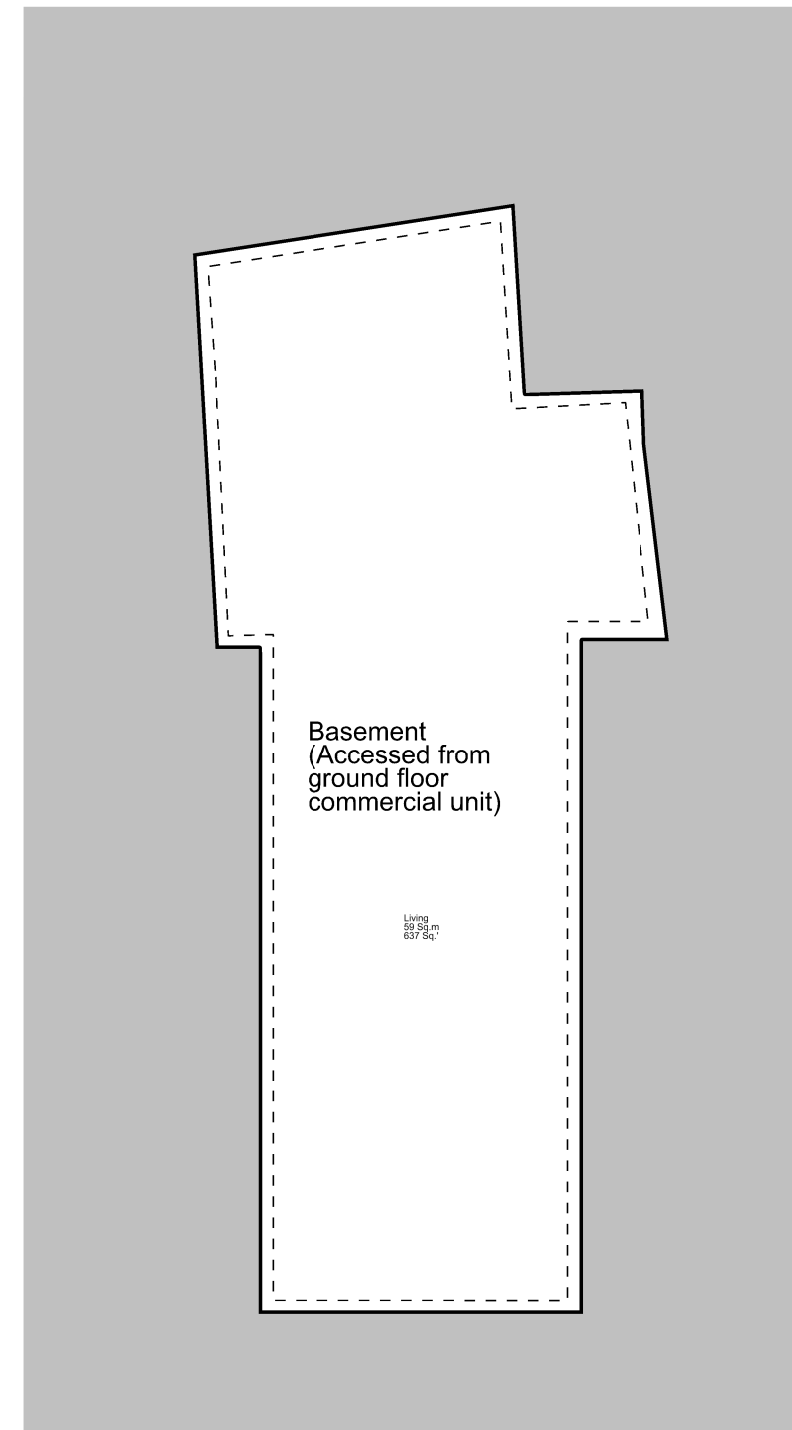
Project Number 2009	Date 2020-05-02	Checked By DL
Revision P2	Scale @ ISO A3 1:100	Approved By DL

Drawing Number
A-1-003

- General Notes
1. Do not scale
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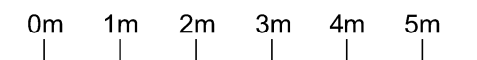
Existing GroundFloor Plan



Existing Basement Plan

P1 2020-07-13 First Issue

Rev	Date	Reason For Issue	Chk
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David Lees Architects
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Client
Tri Capital

Project
21 Baldwin Gardens / 43 Leather Lane

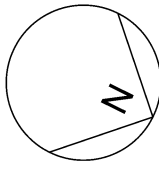
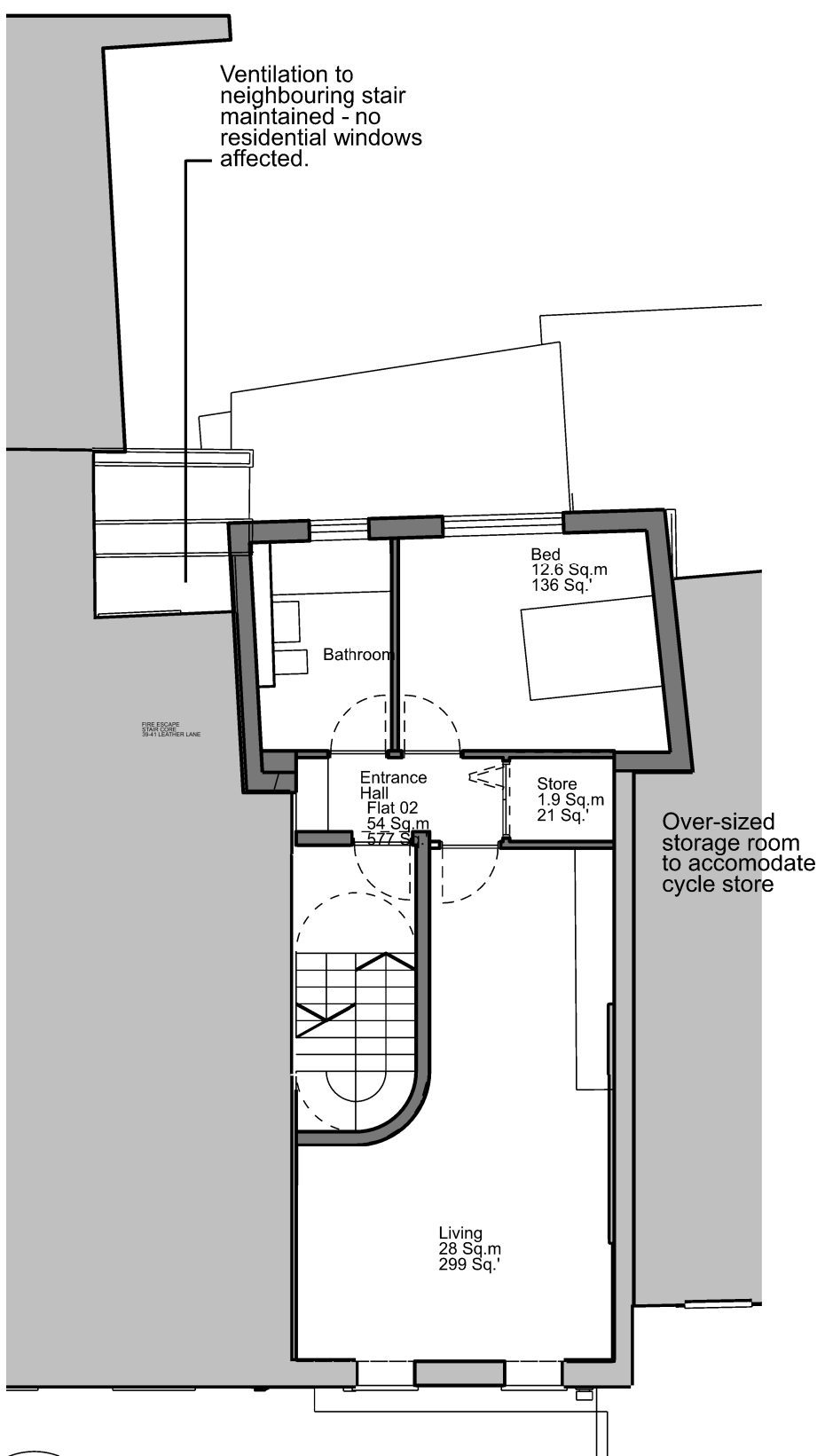
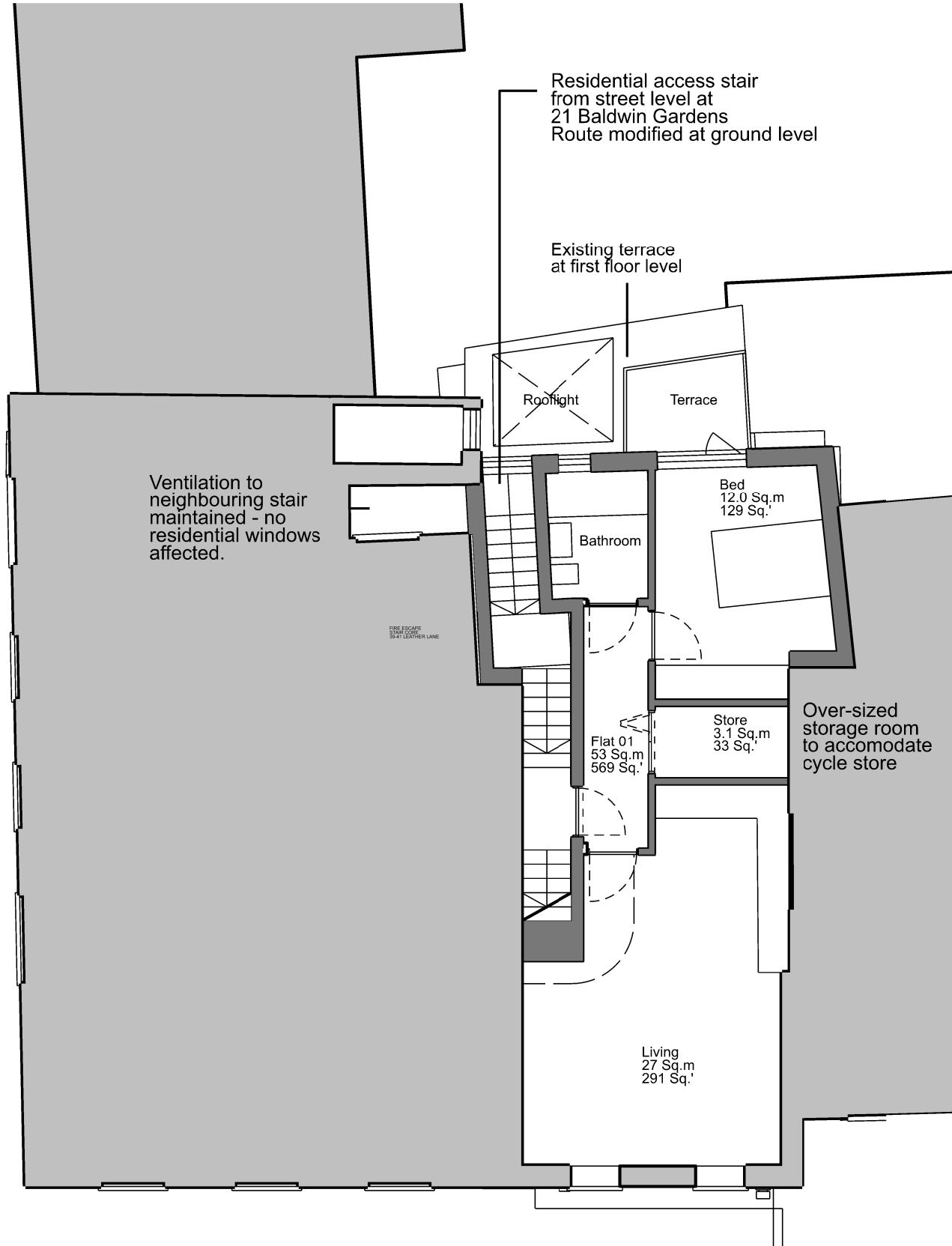
Title
Existing Ground and Basement Floor Plans

Status
Information

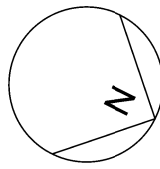
Project Number	Date	Checked By
2009	2020-05-18	DL
Revision	Scale @ ISO A3	Approved By
P1	1:100	DL

Drawing Number
A-0-004

Building volume as consented under 2018/2839/P



Proposed First Floor Plan

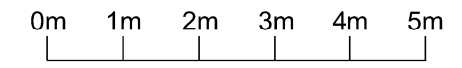


Proposed Second Floor Plan

- General Notes
1. Do not scale
 2. All dimensions are shown in millimetres unless otherwise noted
 3. Refer to project based risk assessments before undertaking any work
 4. Notify the architect of any discrepancy immediately

P2 2020-07-13 Flat layout amended

Rev	Date	Reason For Issue	Chk
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Client
Tri Capital

Project
21 Baldwin Gardens / 43 Leather Lane

Title
Proposed First and Second Floor Plans

Status
Information

Project Number 2009	Date 2020-05-02	Checked By DL
Revision P2	Scale @ ISO A3 1:100	Approved By DL

Drawing Number
A-1-001

Building volume as consented under 2018/2839/P

General Notes

1. Do not scale
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3. Refer to project based risk assessments before undertaking any work
4. Notify the architect of any discrepancy immediately

P2 2020-07-13 Flat layout amended

Rev	Date	Reason For Issue	Chk

0m 1m 2m 3m 4m 5m

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Client
Tri Capital

Project
21 Baldwin Gardens / 43 Leather Lane

Title
Proposed Third and Fourth Floor Plans

Status
Information

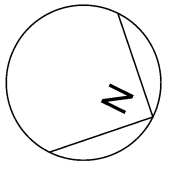
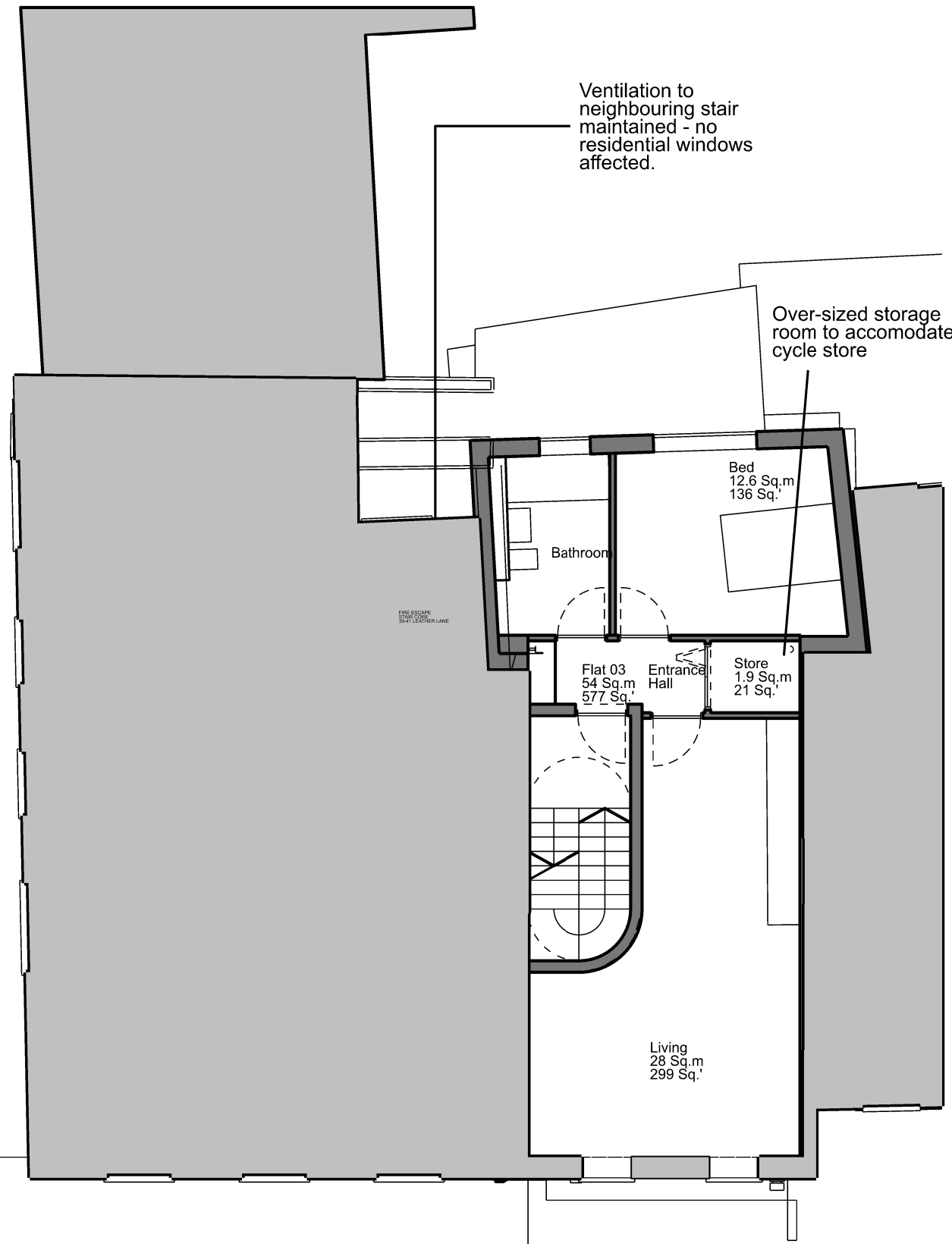
Project Number 2009	Date 2020-05-02	Checked By DL
Revision P2	Scale @ ISO A3 1:100	Approved By DL

Drawing Number
A-1-002

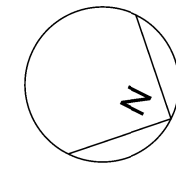
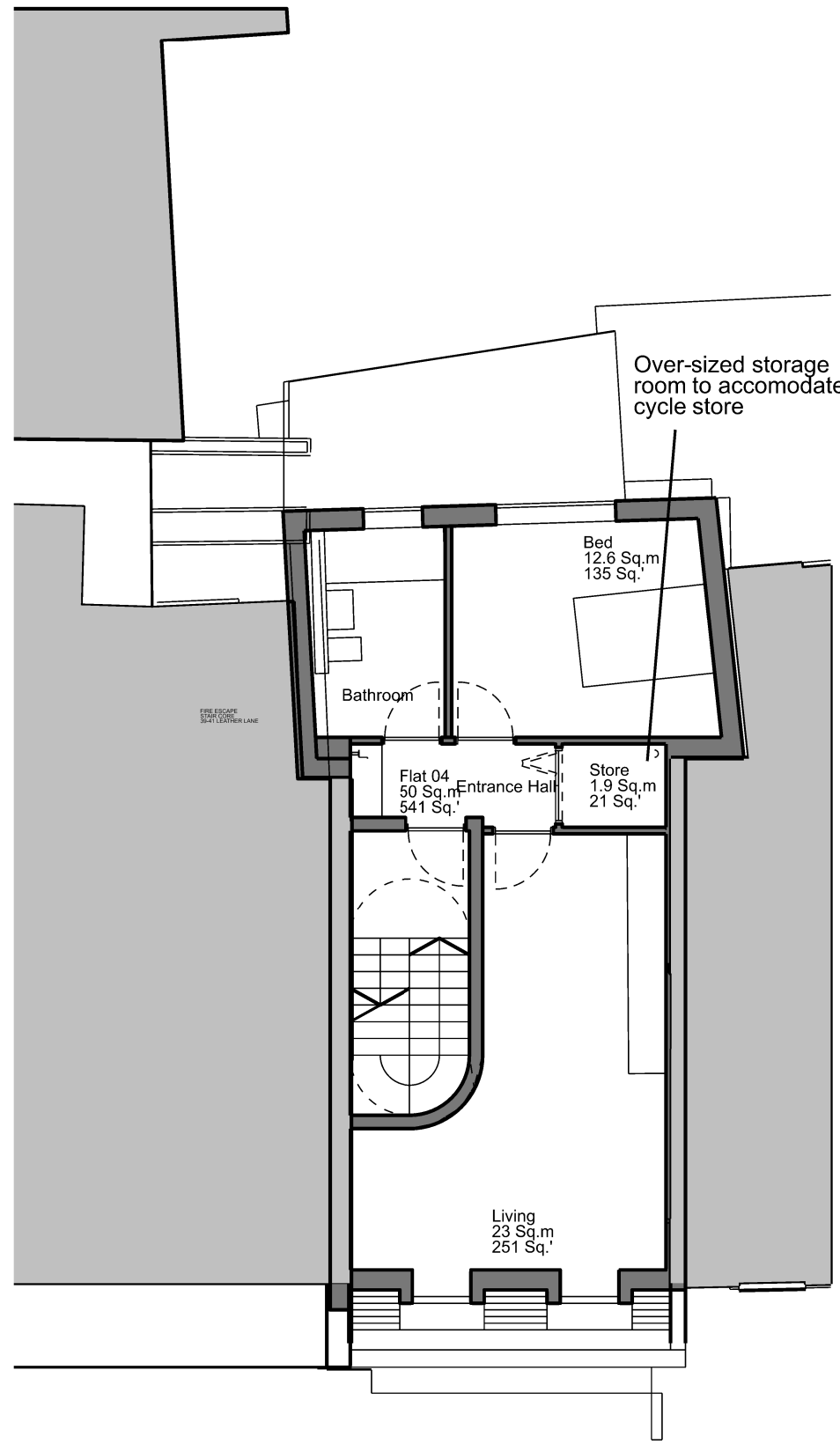
Ventilation to neighbouring stair maintained - no residential windows affected.

Over-sized storage room to accommodate cycle store

Over-sized storage room to accommodate cycle store



Proposed Third Floor Plan

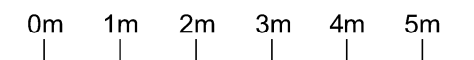


Proposed Fourth Floor Plan

- General Notes
1. Do not scale
 2. All dimensions are shown in millimetres unless otherwise noted
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 4. Notify the architect of any discrepancy immediately

P1 2020-07-13 First Issue

Rev	Date	Reason For Issue	Chk



David Lees Architects
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Client
Tri Capital

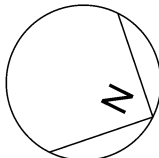
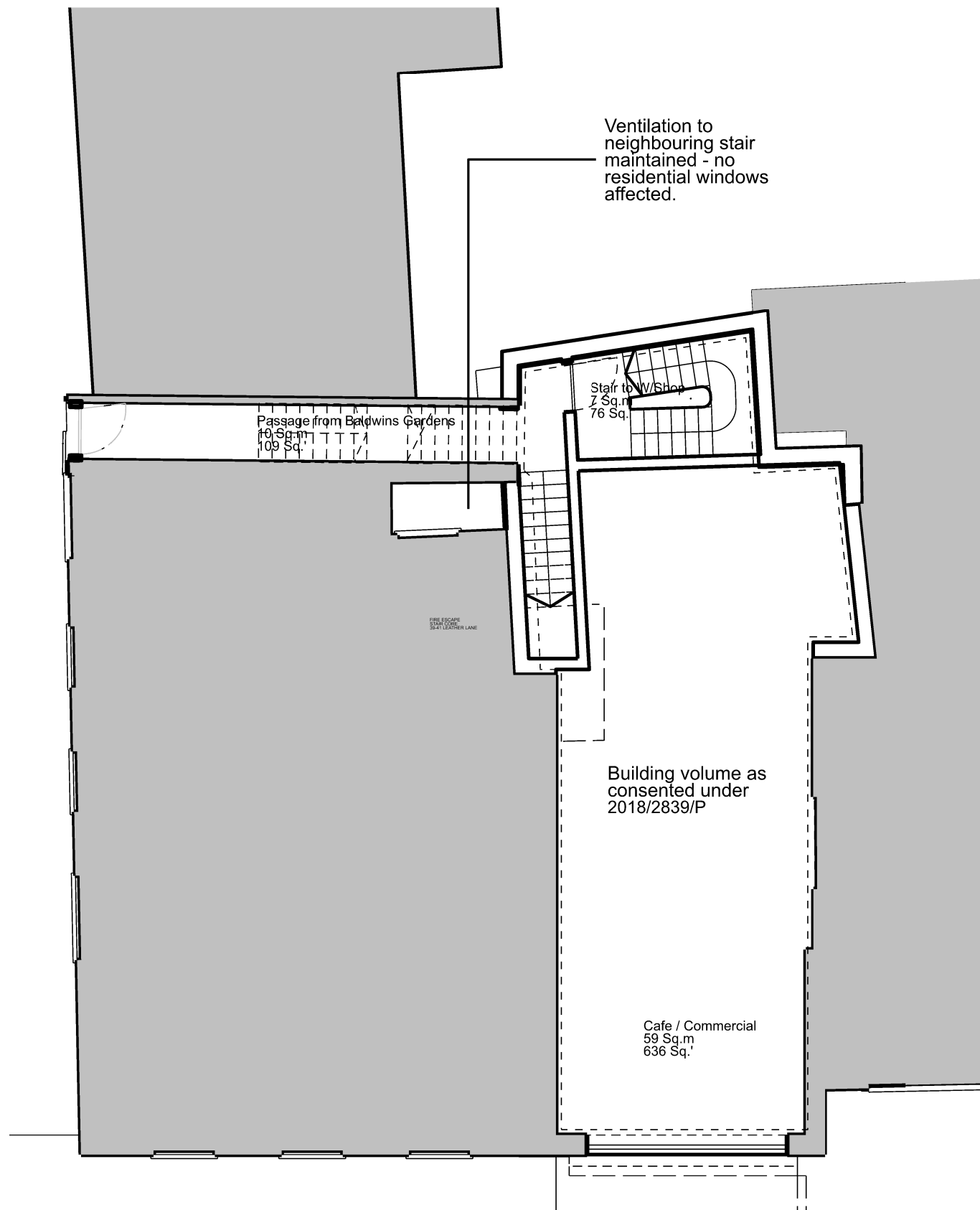
Project
21 Baldwin Gardens / 43 Leather Lane

Title
Proposed Ground Floor and Basement Plans

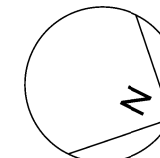
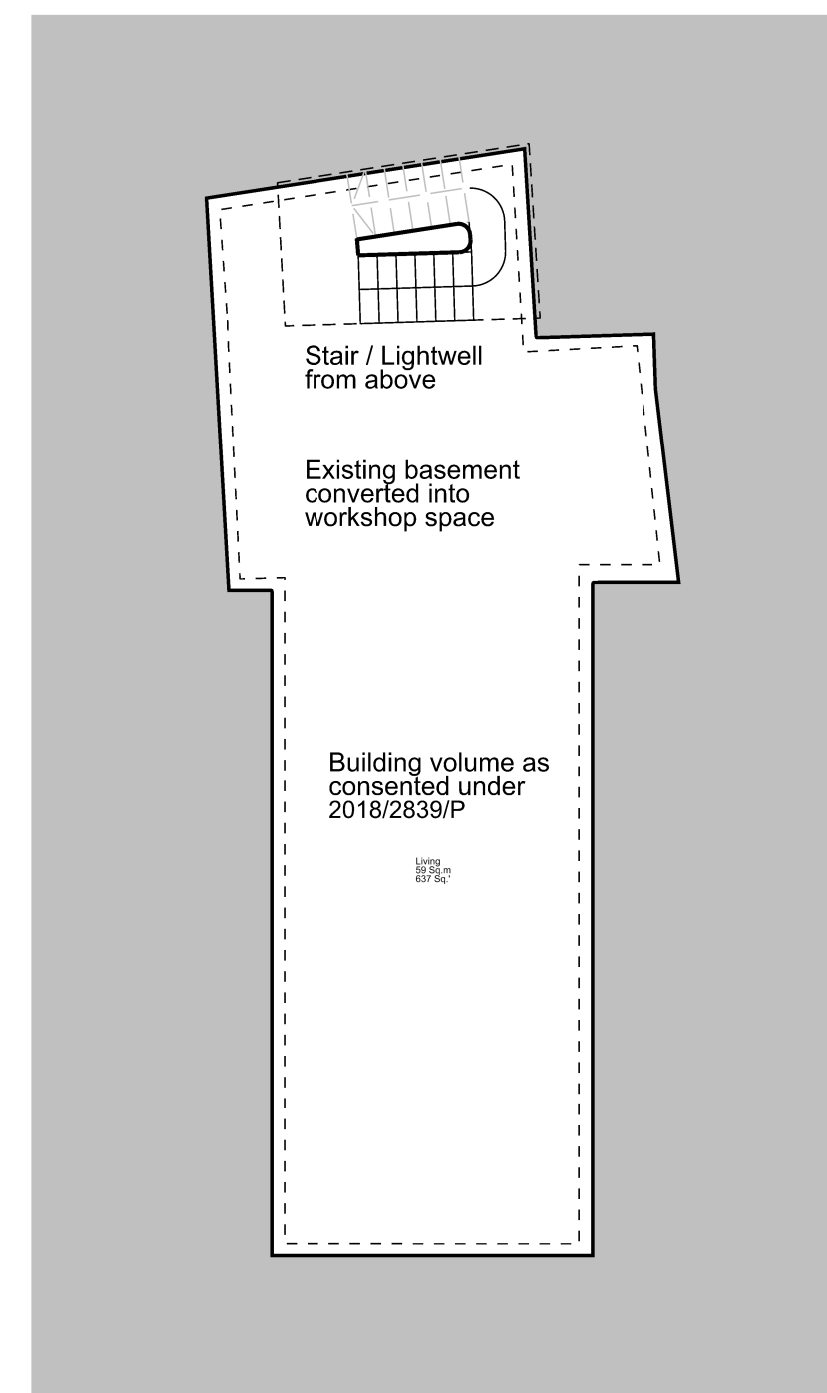
Status
Information

Project Number 2009	Date 2020-05-02	Checked By DL
Revision P2	Scale @ ISO A3 1:100	Approved By DL

Drawing Number
A-1-003



Proposed Ground Floor Plan



Proposed Basement Plan

Building volume as consented under 2018/2839/P



Stair enclosure accessing roof

Roof terrace with 1.5m high metal balustrade

Mansard, as existing consent.

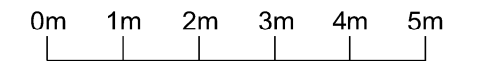
Brick elevation repaired and repointed, new sliding sash windows, as existing consent

Proposed Elevation to Leather Lane

- General Notes
1. Do not scale
 2. All dimensions are shown in millimetres unless otherwise noted
 3. Refer to project based risk assessments before undertaking any work
 4. Notify the architect of any discrepancy immediately

P2 2020-07-13 Minor amendments for pre-app

Rev	Date	Reason For Issue	Chk
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Client
Tri Capital

Project
21 Baldwin Gardens / 43 Leather Lane

Title
Proposed Elevation to Leather Lane

Status
Information

Project Number 2009	Date 2020-05-02	Checked By DL
Revision P2	Scale @ ISO A3 1:100	Approved By DL

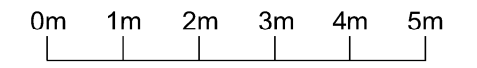
Drawing Number
A-2-001

Building volume as consented under 2018/2839/P

- General Notes
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P2 2020-07-13 Minor amendments for pre-app

Rev	Date	Reason For Issue	Chk



David Lees Architects
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Client
Tri Capital

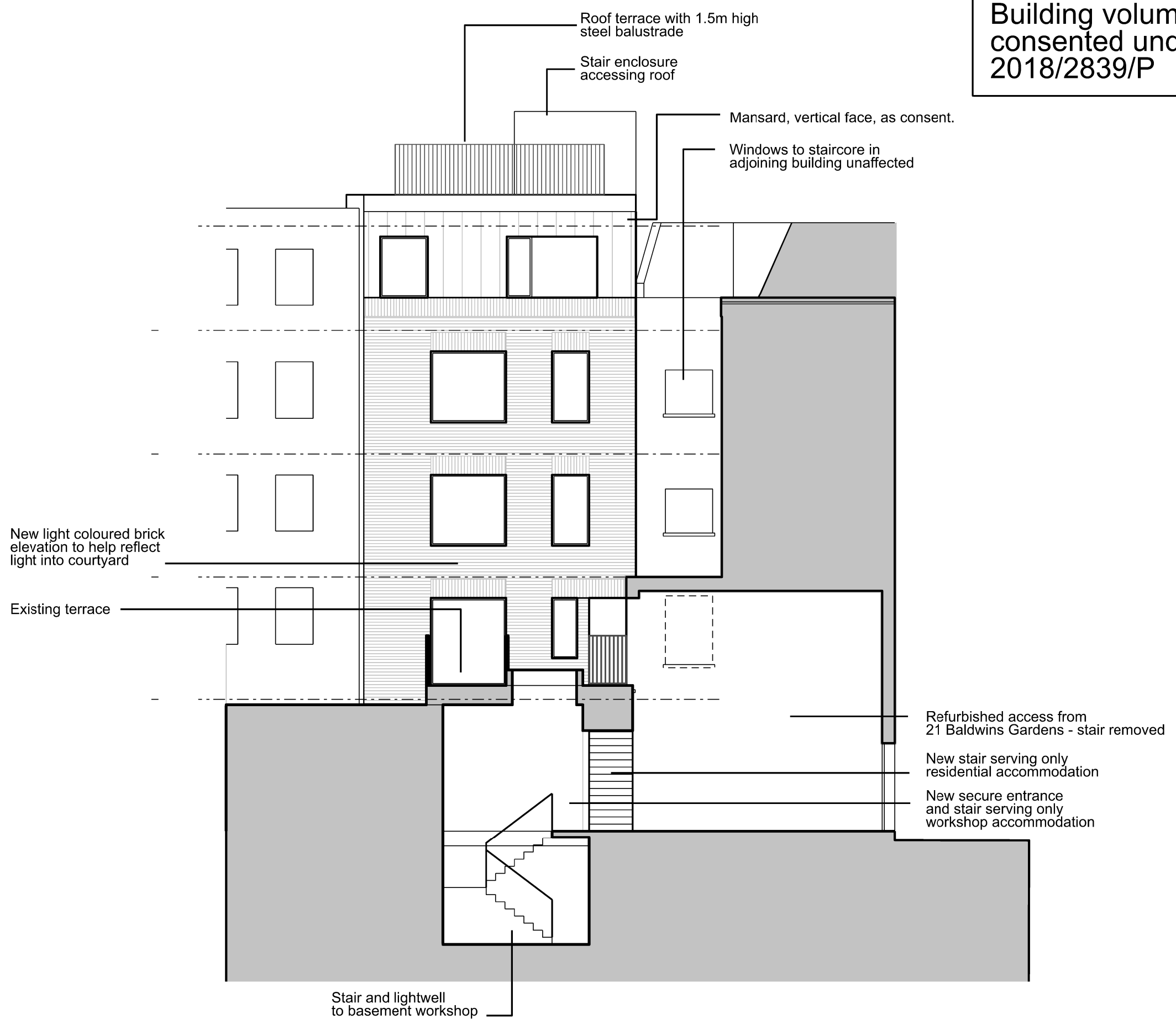
Project
21 Baldwin Gardens / 43 Leather Lane

Title
Proposed Rear (West) Elevation

Status
Information

Project Number 2009	Date 2020-05-02	Checked By DL
Revision P2	Scale @ ISO A3 1:100	Approved By DL

Drawing Number
A-2-002



Proposed Rear Elevation, (West)

- General Notes
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Stair enclosure
accessing roof

Roof terrace with 1.5m high
steel balustrade

Mansard, constructed
as consented proposals

Stair core rising from first floor
to roof terrace.

Existing terrace to first floor
flat and rooflight down
into basement workshop

Remodelled access from
21 Baldwins Gardens -
Stair removed.
New stair serving only
residential floors

Leather Lane

Apartment 4

Apartment 3

Apartment 2

Apartment 1

Ground Floor Commercial

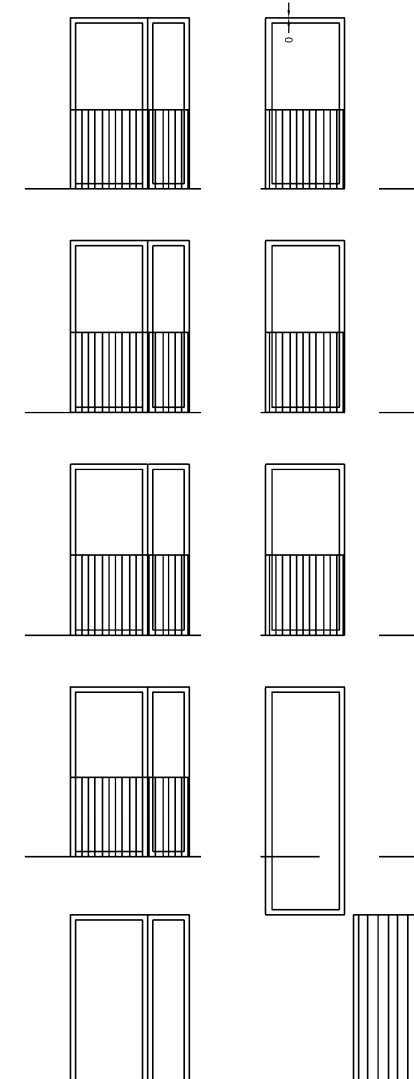
Workshop

Roof Terrace

New stair serving only
workshop in basement

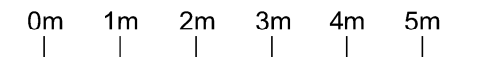
Building volume as
consented under
2018/2839/P

Proposed Section



P2 2020-07-13 Minor amendments for pre-app

Rev	Date	Reason For Issue	Issue	Chk



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Client
Tri Capital

Project
21 Baldwin Gardens / 43 Leather Lane

Title
Proposed Section

Status
Information

Project Number 2009	Date 2020-05-02	Checked By DL
Revision P2	Scale @ ISO A3 1:100	Approved By DL

Drawing Number
A-3-001