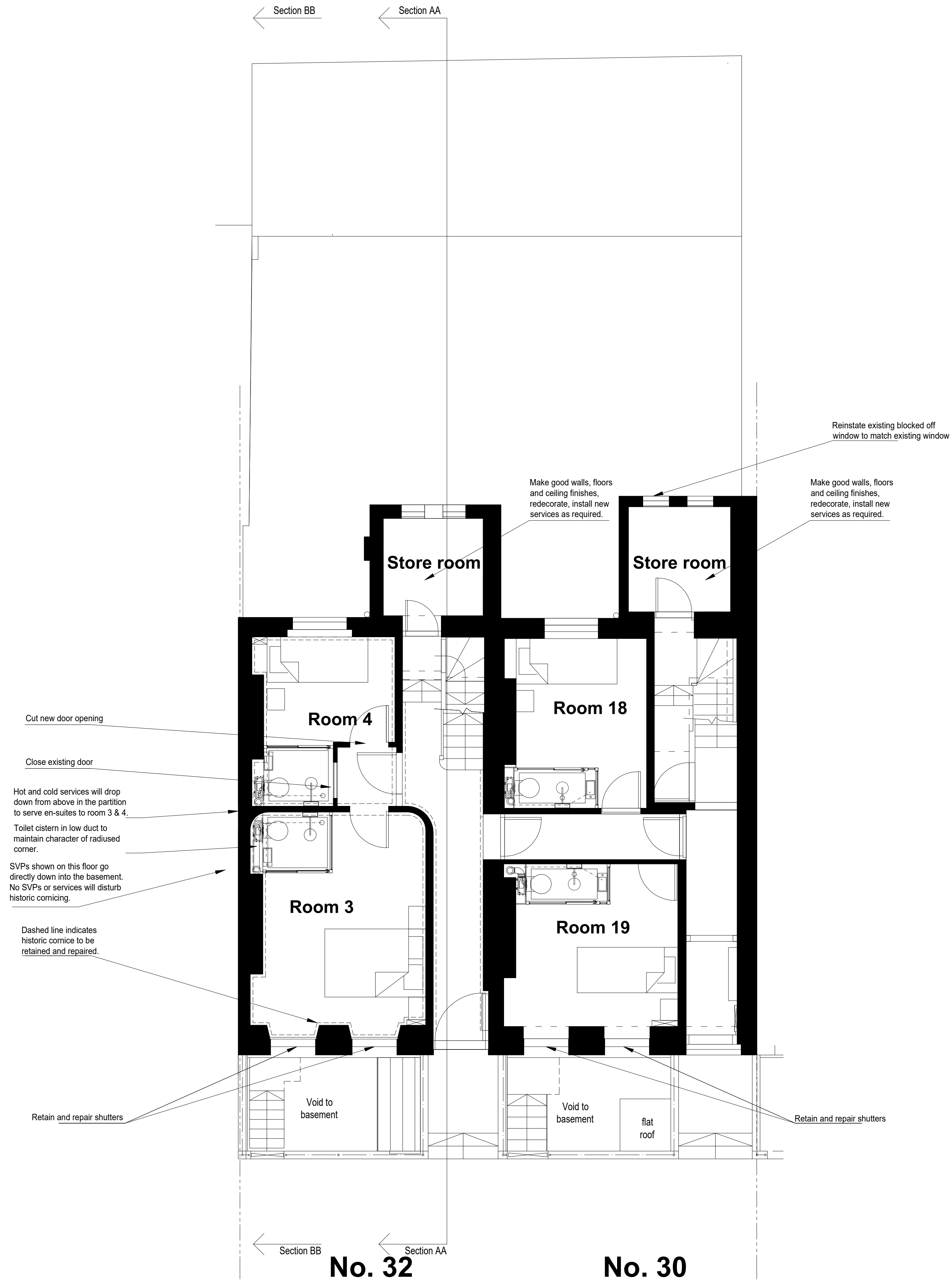


Proposed Basement Plan



Proposed Ground Floor Plan

This drawing is the copyright of Patrick Howard Design Associates and may not be reproduced in whole or part without written permission.  
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS & MUST NOT SCALE FROM COPIES WITHOUT VERIFICATION

COPYRIGHT (C)

Rev.	Detail/Date/By
A	Revise Waste Connections to Room 10 04-10-2021 SHD
B	Revise Bathrooms to Pods, adjust main drainage runs. 25-01-22 SHD
C	Remove first floor extension to annex. 14.03.2022 LJ

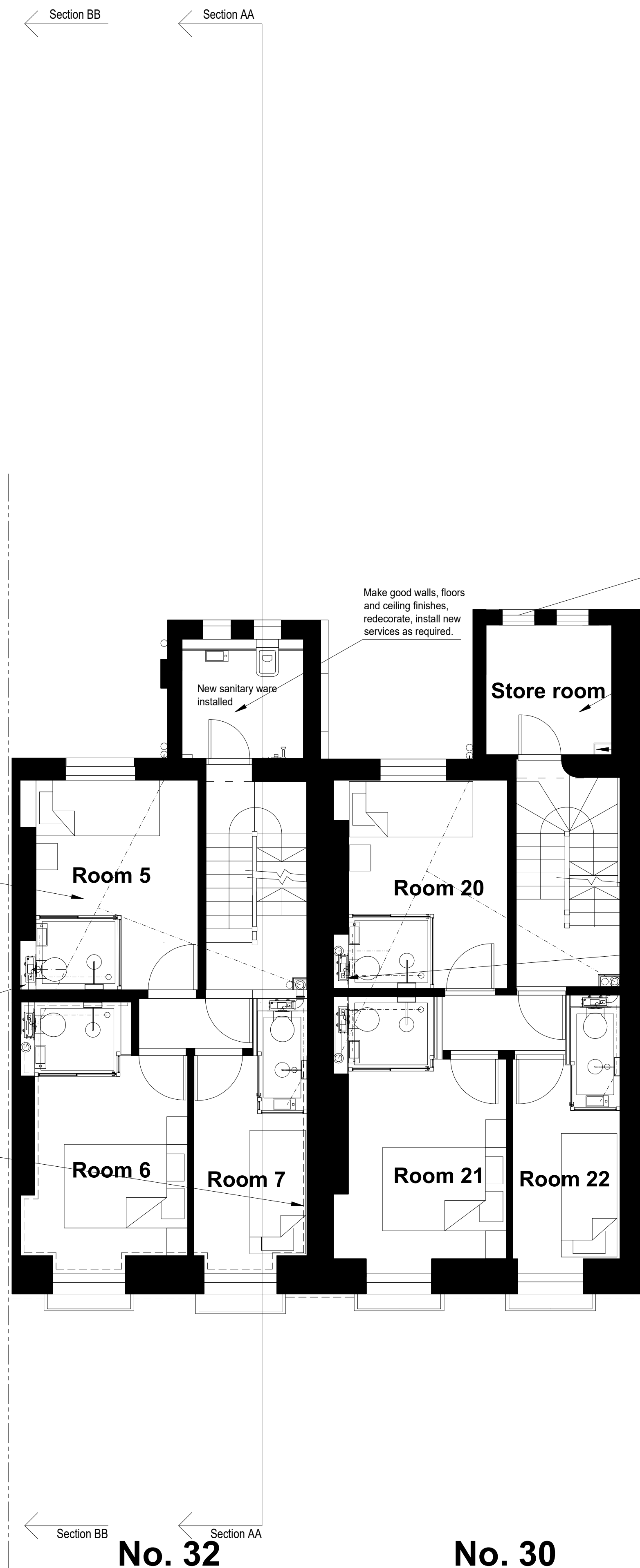
P.H.D. ASSOCIATES  
BRAEMAR HOUSE  
WATER LANE  
STANSTED  
ESSEX  
CM24 8BJ  
TEL: 01279 817342  
EMAIL: INFO@PHDASSOCIATES.CO.UK

PHD  
ARCHITECTURE  
SURVEYING  
TOWN PLANNING

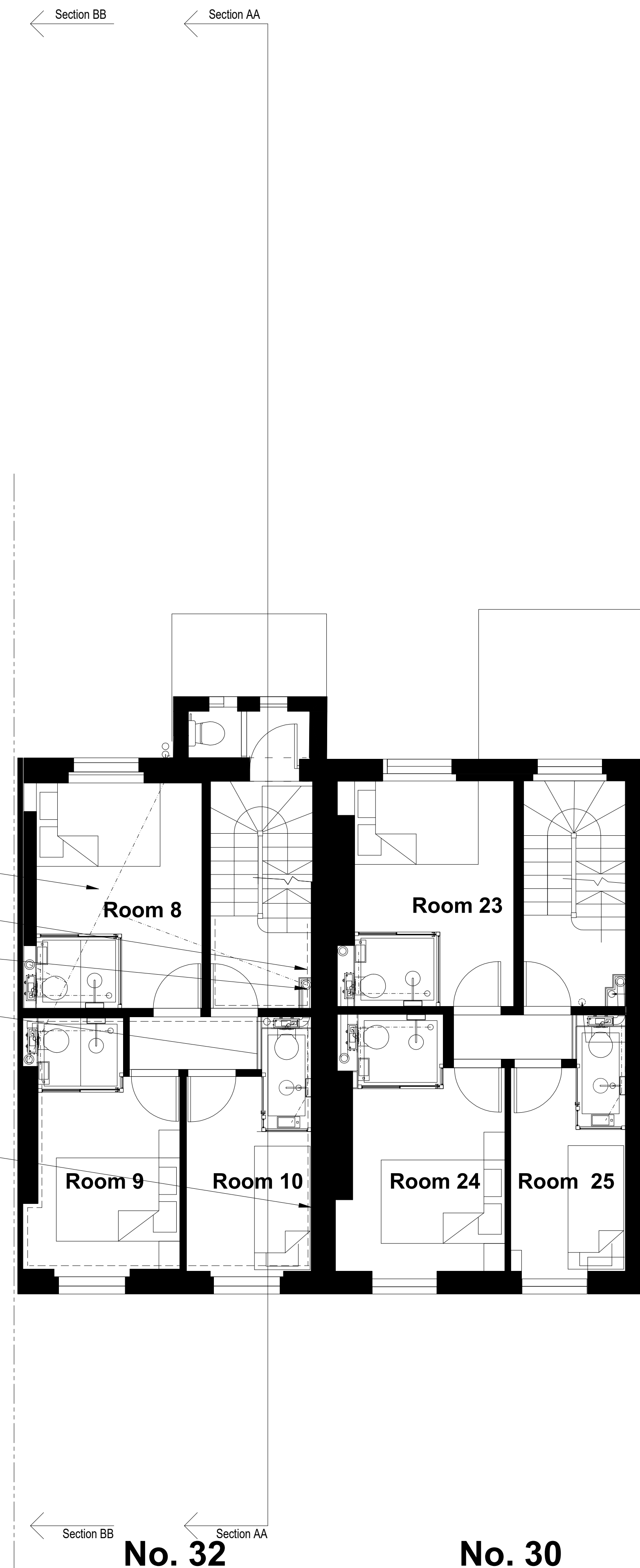
Project  
Oxford House Hostel  
Tavistock Place, London  
WC1H 9RE  
Drawing  
Basement & Ground Floor Plan  
As Proposed

Date  
14/03/2022  
Drawn By  
LJ/SHD  
Scale  
1 to 50 @ A1  
Drawing Number  
2105 LB 301

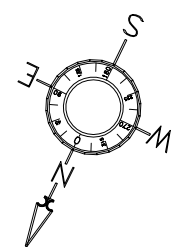
D



**No. 32** **No. 30**  
Proposed First Floor Plan



**No. 32** **No. 30**  
Proposed Second Floor Plan



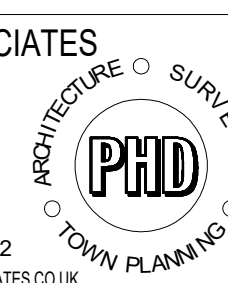
1M 2M 3M 4M 5M

This drawing is the copyright of Patrick Howard Design Associates and may not be reproduced in whole or part without written permission.  
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS & MUST NOT SCALE FROM COPIES WITHOUT VERIFICATION

COPYRIGHT (C)

Rev.	Detail/Date/By
A	Revise Waste Connections to Room 10 04-10-2021 SHD
B	Revise Bathrooms to Pods, adjust main drainage runs. 25-01-22 SHD
C	Remove first floor extension to annex. 14.03.2022 LJ

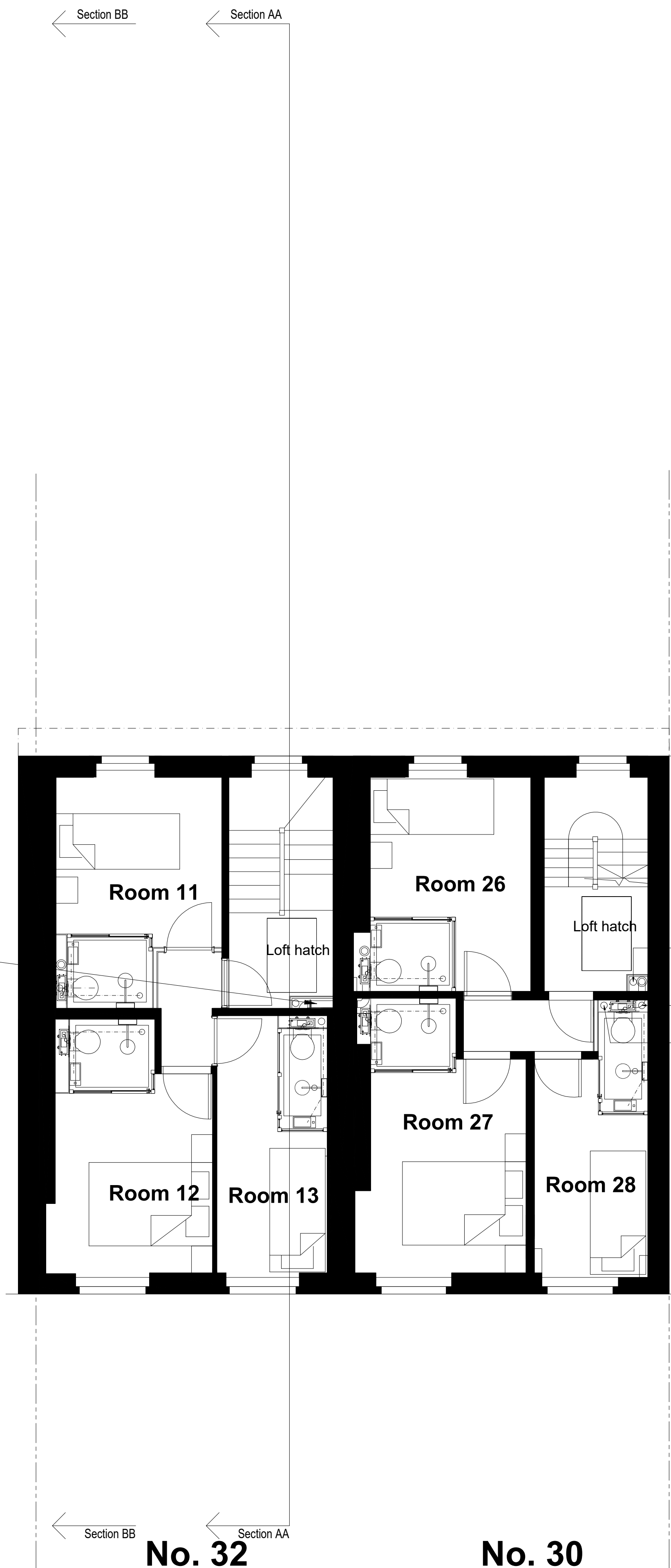
P.H.D. ASSOCIATES  
BRAEMAR HOUSE  
WATER LANE  
STANSTED  
ESSEX  
CM24 8BJ  
TEL: 01279 817342  
EMAIL: INFO@PHDASSOCIATES.CO.UK



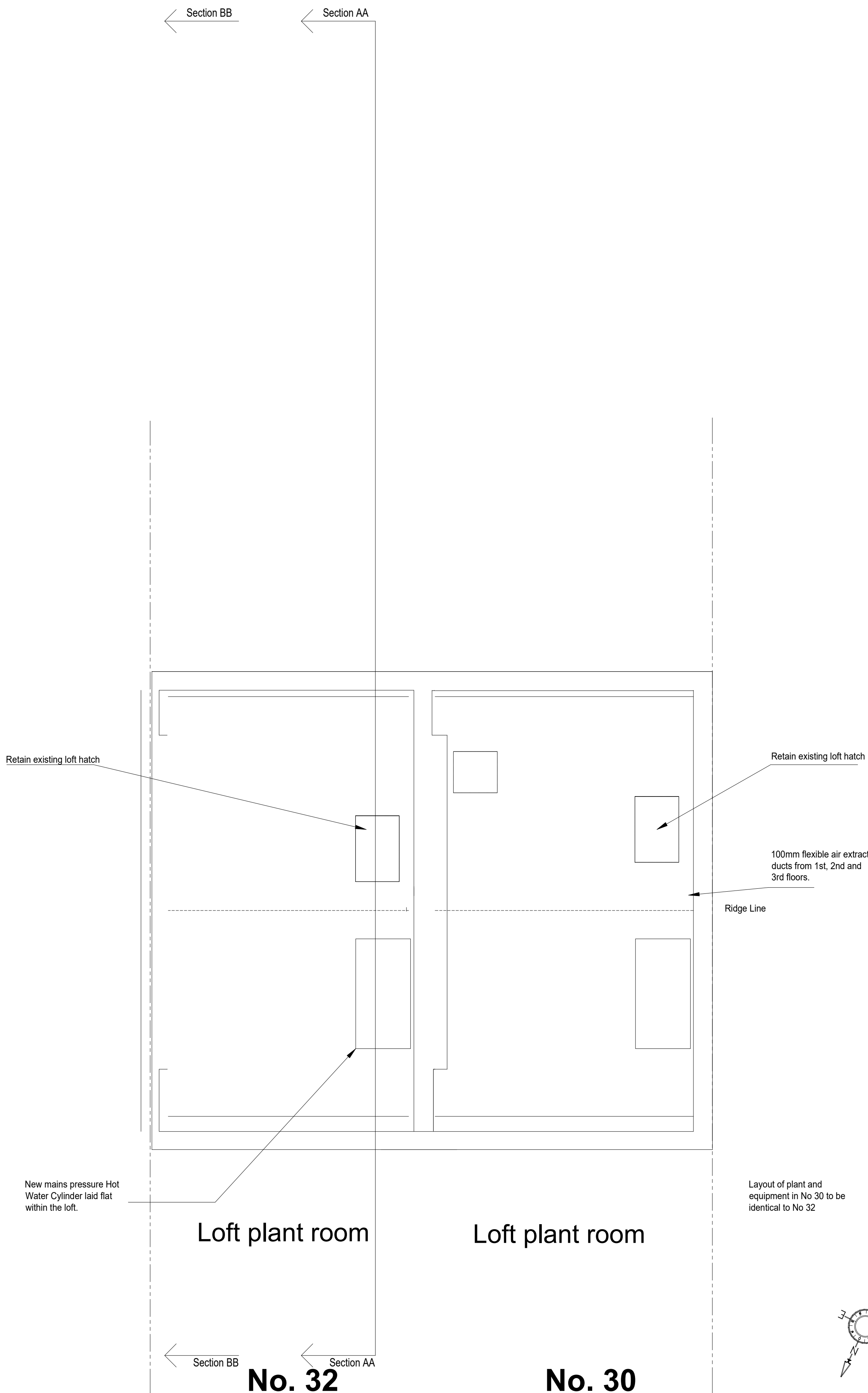
Project  
Oxford House Hostel  
Tavistock Place, London  
WC1H 9RE  
Drawing  
First & Second Floor Plans  
As Proposed

Date  
24/03/2022  
Drawn By  
LJ/SHD  
Scale  
1 to 50 @ A1  
Drawing Number  
2105 LB 303

D



**No. 32**  
**No. 30**  
Proposed Third Floor Plan



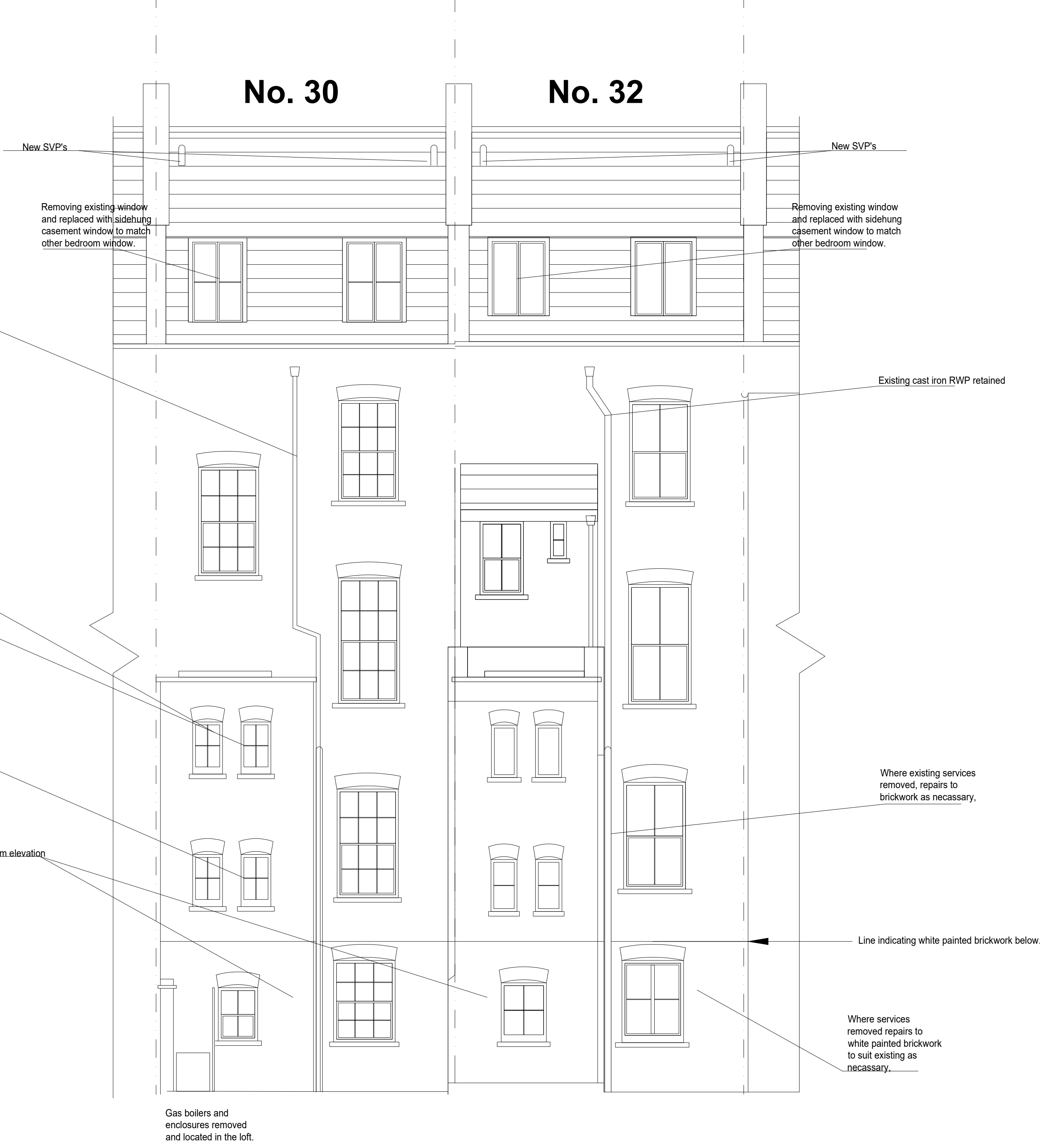
**No. 32**  
**No. 30**  
Proposed Loft Plan

This drawing is the copyright of Patrick Howard Design Associates and may not be reproduced in whole or part without written permission.  
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS & MUST NOT SCALE FROM COPIES WITHOUT VERIFICATION  
COPYRIGHT (C)

Rev.	Detail/Date/By	P.H.D. ASSOCIATES		Project	Date
A	Add Air Extraction System and Ducts to Loft. Add HWC 27-01-22 SHD	BRAEMAR HOUSE WATER LANE STANSTED ESSEX CM24 8BJ TEL: 01279 817342 EMAIL: INFO@PHDASSOCIATES.CO.UK	ARCHITECTURE SURVEYING PHD TOWN PLANNING	Oxford House Hostel Tavistock Place, London WC1H 9RE Drawing Third Floor & Loft Plans As Proposed	24/03/2022 Drawn By LJ/SHD Scale 1 to 50 @ A1 Drawing Number 2105 LB 305
					D



Proposed Front Elevation



Proposed Rear Elevation



This drawing is the copyright of Patrick Howard Design Associates and may not be reproduced in whole or part without written permission.  
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS & MUST NOT SCALE FROM COPIES WITHOUT VERIFICATION

COPYRIGHT (C)

Rev.	Detail/Date/By
A	Removed Proposed Extension and Reinstated existing elevation.

P.H.D. ASSOCIATES  
BRAEMAR HOUSE  
WATER LANE  
STANSTED  
ESSEX  
CM24 8BJ  
TEL: 01279 817342  
EMAIL: INFO@PHDASSOCIATES.CO.UK



Project  
Oxford House Hotel  
Tavistock Place, London  
WC1H 9RE  
Drawing  
Front and Rear Elevation  
As Proposed

Date  
24/03/2022  
Drawn By  
LJ/SHD  
Scale  
1 to 50 @ A1  
Drawing Number  
2105 LB 801

D



Proposed Front elevation of annexe at rear of property



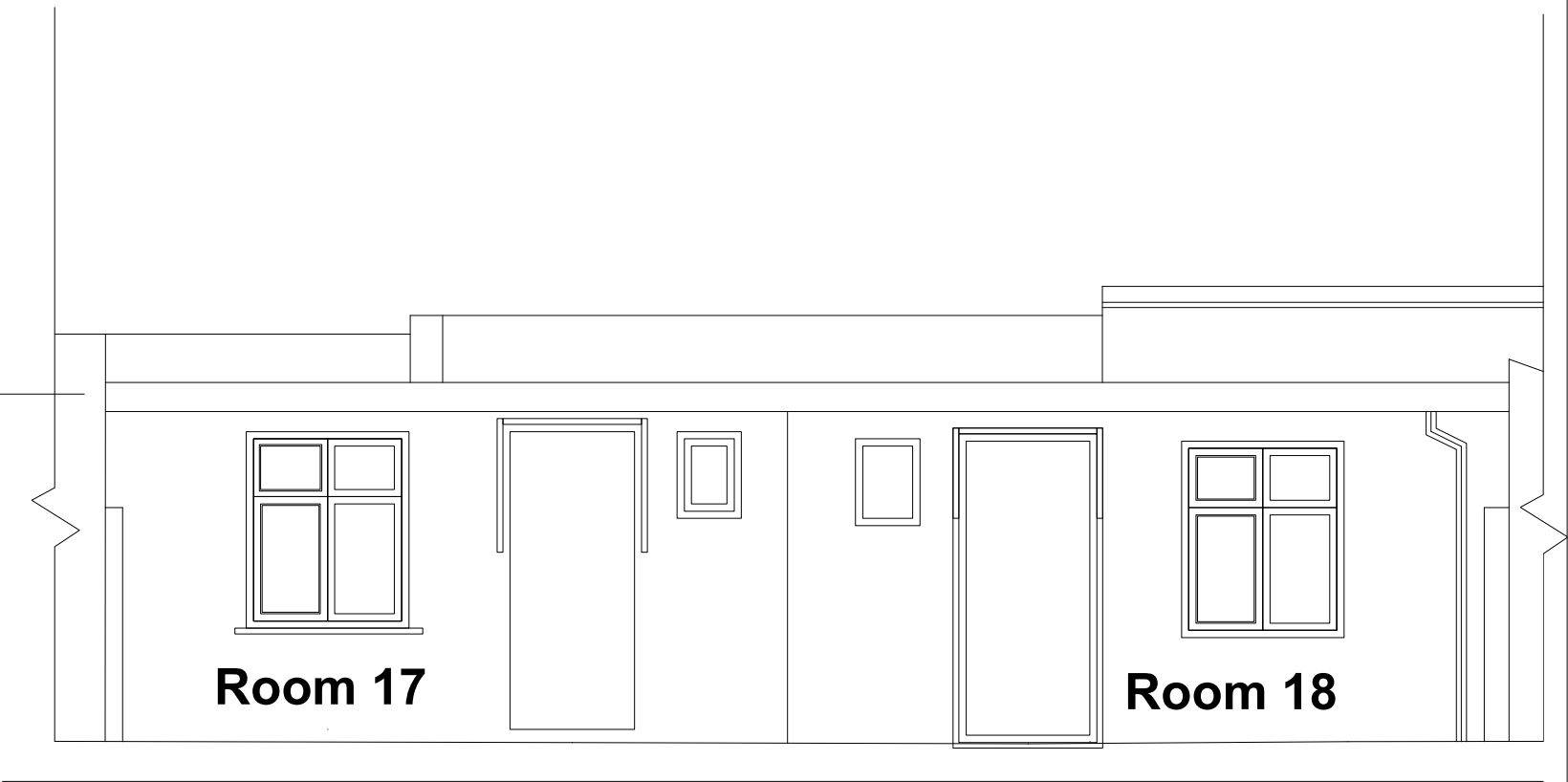
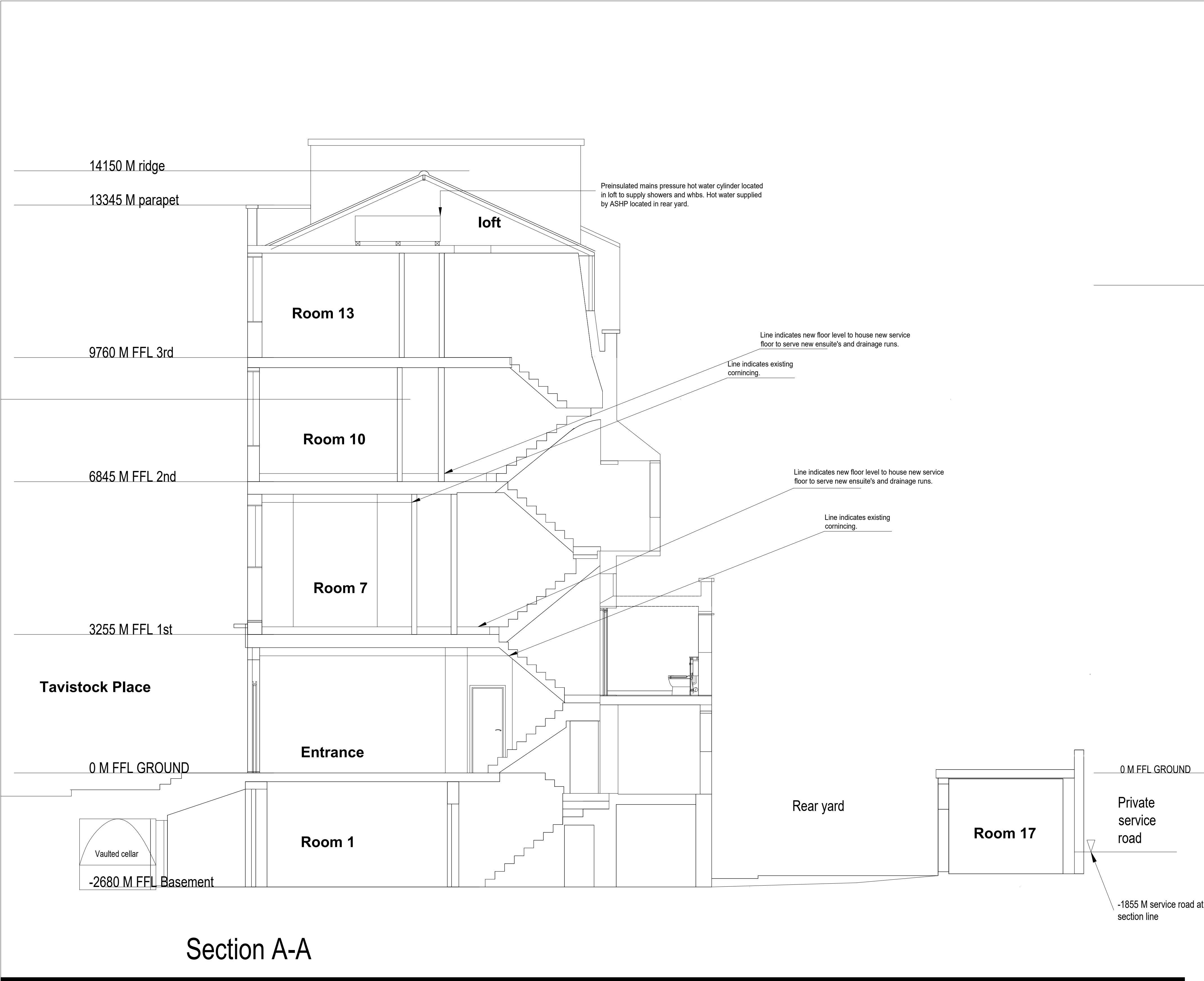
Proposed Rear elevation of annexe at rear of property



This drawing is the copyright of Patrick Howard Design Associates and may not be reproduced in whole or part without written permission.  
CONTRACTORS MUST VERIFY ALL DIMENSIONS  
ON SITE BEFORE SETTING OUT, COMMENCING  
WORK OR MAKING ANY SHOP DRAWINGS  
& MUST NOT SCALE FROM COPIES WITHOUT VERIFICATION

COPYRIGHT (C)

Rev.	Detail/Date/By			P.H.D. ASSOCIATES BRAEMAR HOUSE WATER LANE STANSTED ESSEX CM24 8BJ TEL: 01279 817342 EMAIL: INFO@PHDASSOCIATES.CO.UK	Project Oxford House Hotel Tavistock Place, London WC1H 9RE Drawing Front and Rear Elevation Of Annex	Date 24/03/2022 Drawn By LJ/SHD Scale 1 to 50 @ A1 Drawing Number 2105 LB 901
A	Removed first floor extension to annex. 14.03.2022 LJ					D



Existing Front elevation of annexe at rear of property



Proposed Front elevation of annexe at rear of property



This drawing is the copyright of Patrick Howard Design Associates and may not be reproduced in whole or part without written permission.  
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS & MUST NOT SCALE FROM COPIES WITHOUT VERIFICATION  
COPYRIGHT (C)

Rev.	Detail/Date/By
A	Remove proposed bathroom extension. Show HWC in loft.
B	Remove proposed first floor extension to annex.
C	Remove first floor extension to annex. 14.03.2022 LJ

P.H.D. ASSOCIATES  
BRAEMAR HOUSE  
WATER LANE  
STANSTED  
ESSEX  
CM24 8BJ  
TEL: 01279 817342  
EMAIL: INFO@PHDASSOCIATES.CO.UK



Project  
Oxford House Hotel  
Tavistock Place, London  
WC1H 9RE  
Drawing  
Section AA & Front Annex Elevation  
As Proposed

Date  
24/03/2022  
Drawn By  
LJ/SHD  
Scale  
1 to 50 @ A1  
Drawing Number  
2105 LB 601



This drawing is the copyright of Patrick Howard Design Associates and may not be reproduced in whole or part without written permission.  
CONTRACTORS MUST VERIFY ALL DIMENSIONS  
ON SITE BEFORE SETTING OUT, COMMENCING  
WORK OR MAKING ANY SHOP DRAWINGS  
& MUST NOT SCALE FROM COPIES WITHOUT VERIFICATION

COPYRIGHT (C)

Rev. Detail/Date/By

D Removed ASHP and extraction ducts

P.H.D. ASSOCIATES

BRAEMAR HOUSE  
WATER LANE  
STANSTED  
ESSEX  
CM24 8BJ

TEL: 01279 817342  
EMAIL: INFO@PHDASSOCIATES.CO.UK



Project  
Oxford House Hostel  
Tavistock Place, London  
WC1H 9RE

Drawing  
Section B-B  
As Proposed

Date  
24/03/2022

Drawn By  
LJ/SHD

Scale  
1-50 & 1-20 @ A1

Drawing Number  
2105 LB 602

D



Elevation A

Elevation B

Elevation C

