



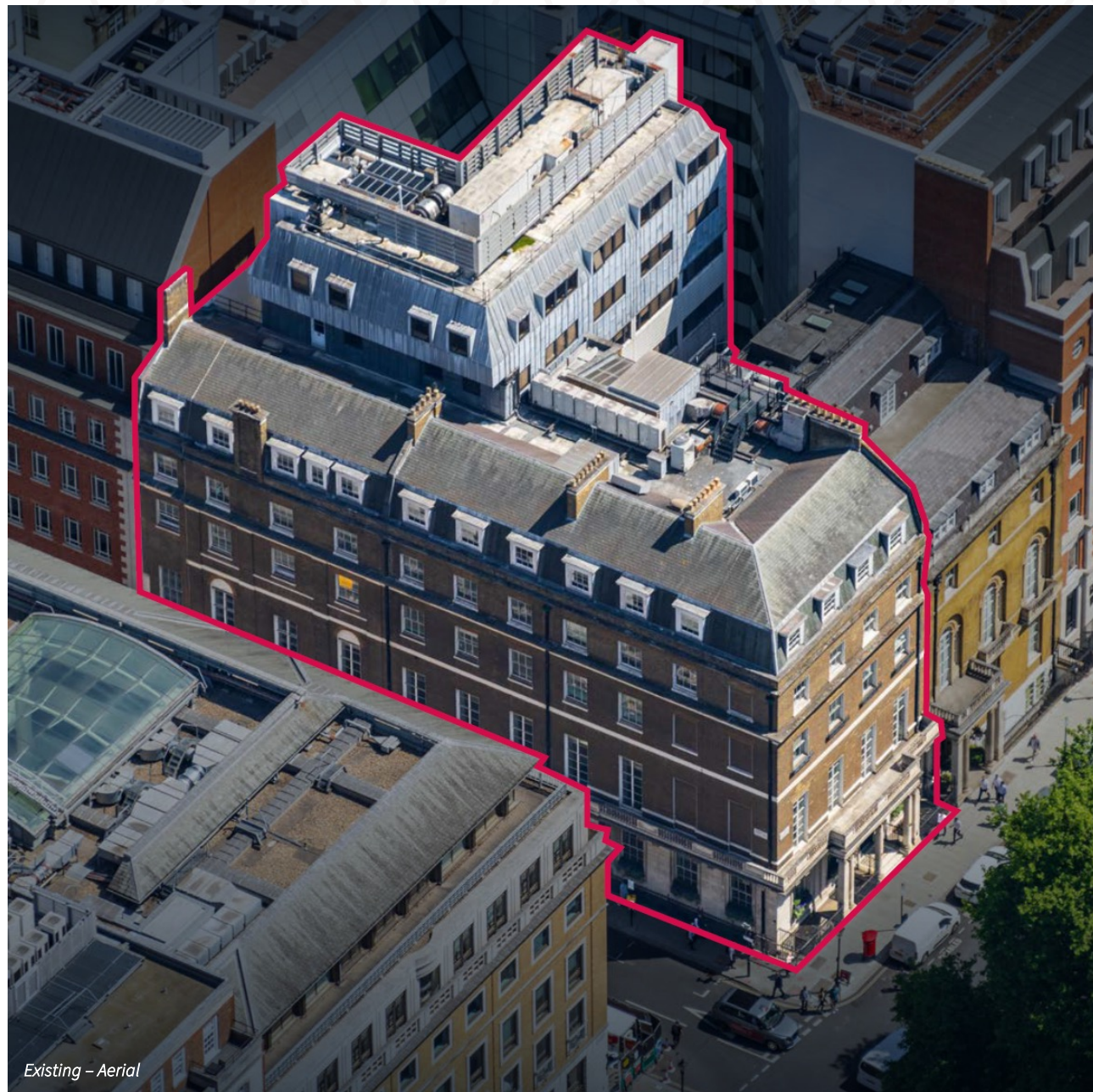
33

ST. JAMES'S SQUARE

LONDON SW1

TOUR PACK





Existing – Aerial



Robert Adam Room



First Floor Terrace



CGI



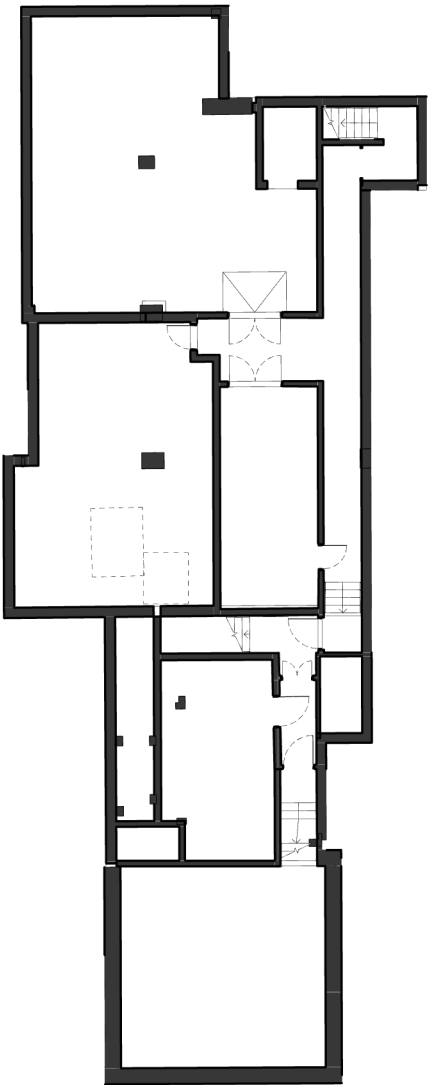
CGI



CGI



Basement Floor Plan
Existing

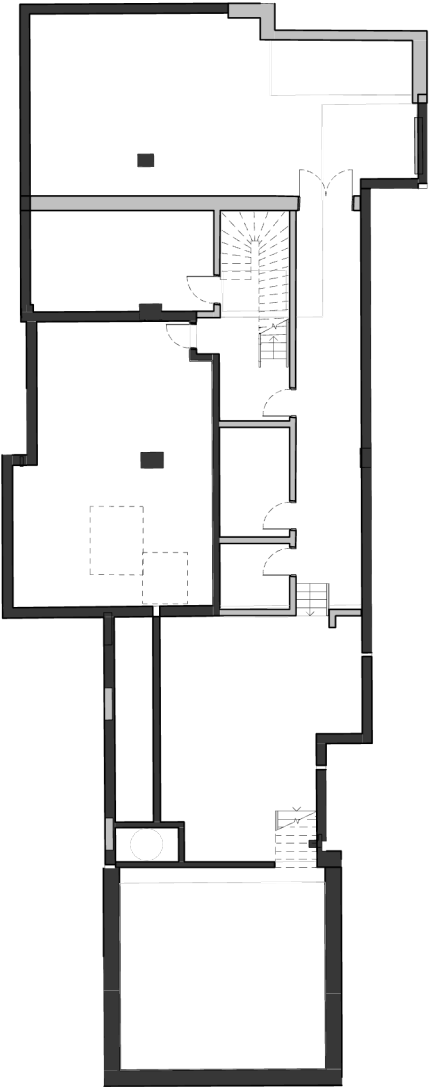


31 St James's Square
(Norfolk House)

32 St James's Square

32 St James's
Square Extension

Basement Floor Plan
Consented

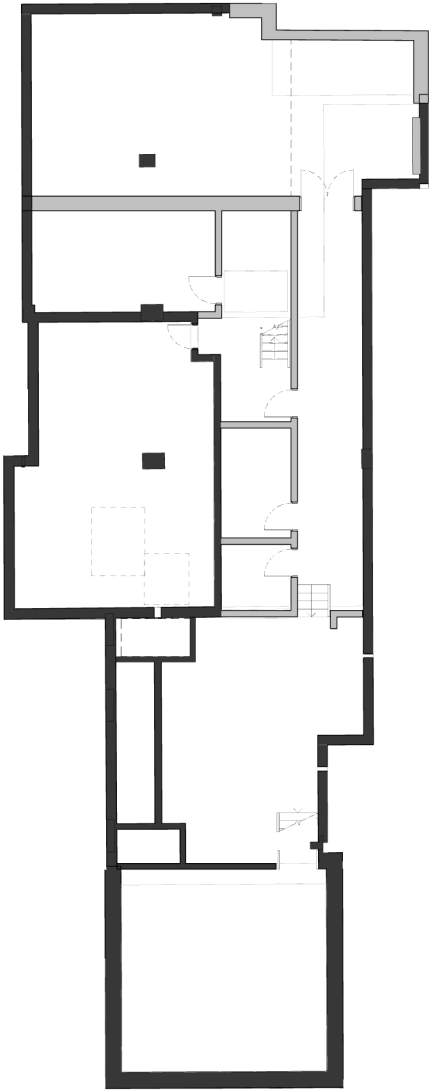


31 St James's Square
(Norfolk House)

32 St James's Square

32 St James's
Square Extension

Basement Floor Plan
Optimised

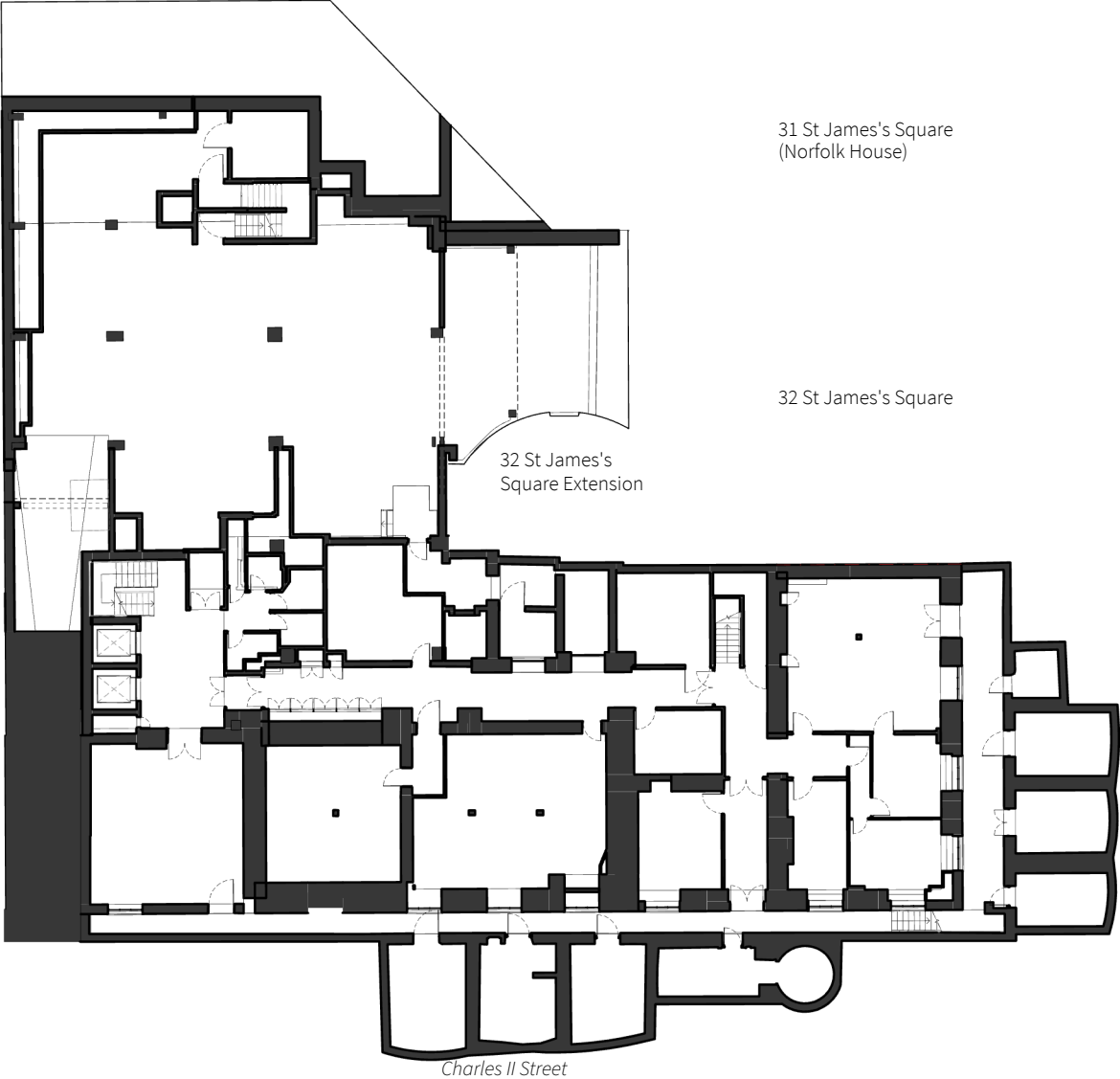


31 St James's Square
(Norfolk House)

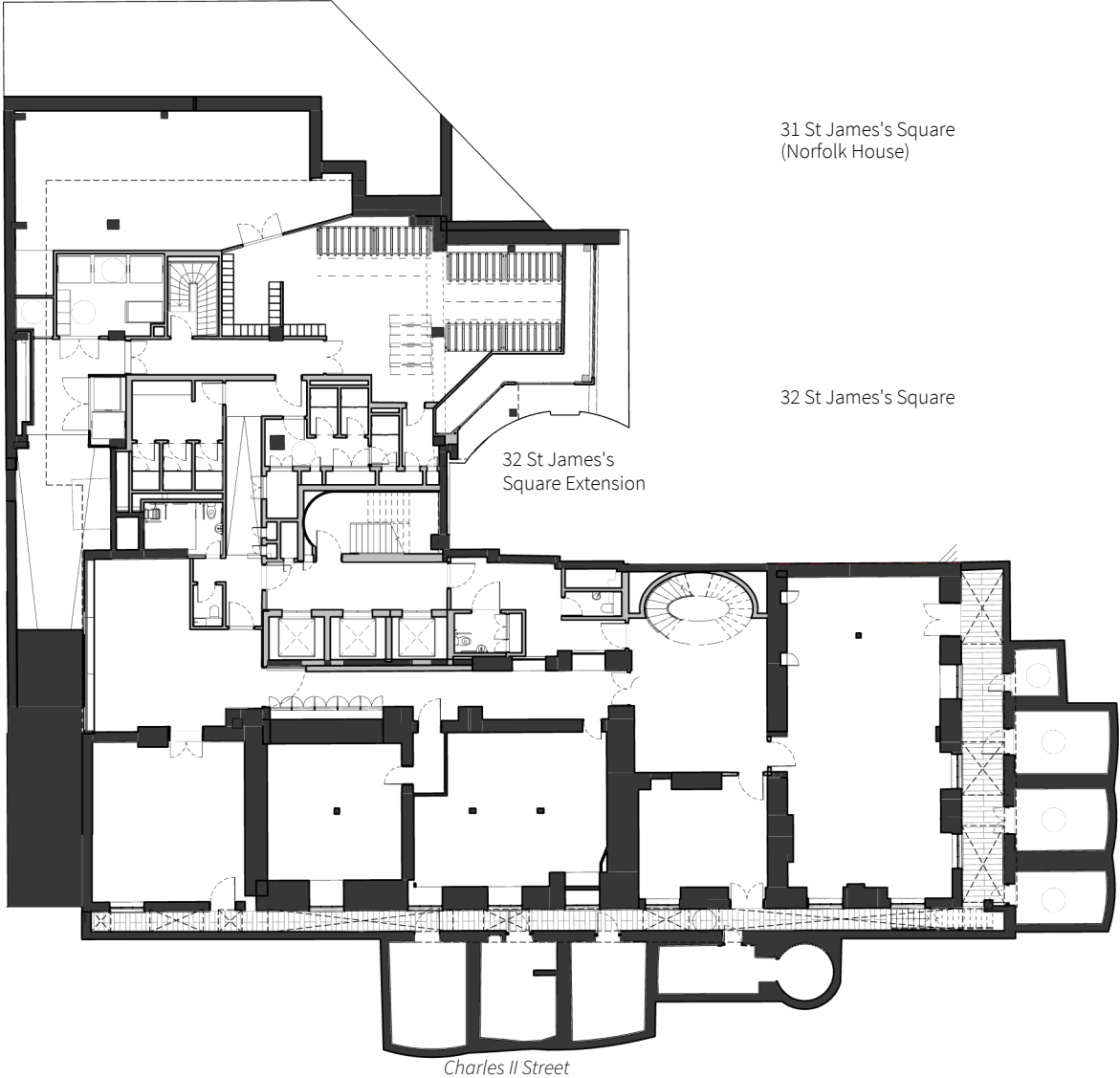
32 St James's Square

32 St James's
Square Extension

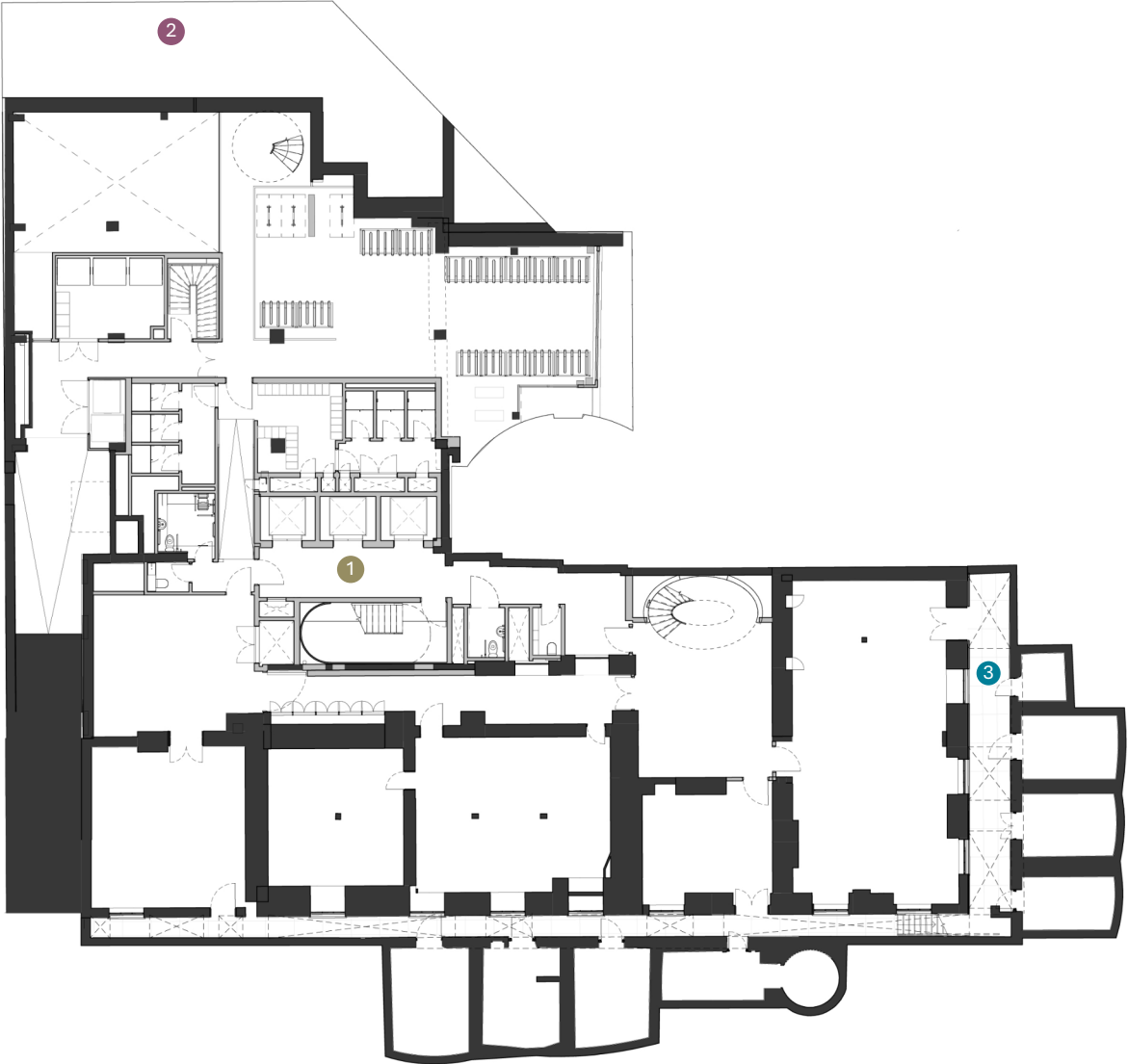
Lower Ground Floor Plan
Existing



Lower Ground Floor Plan
Consented



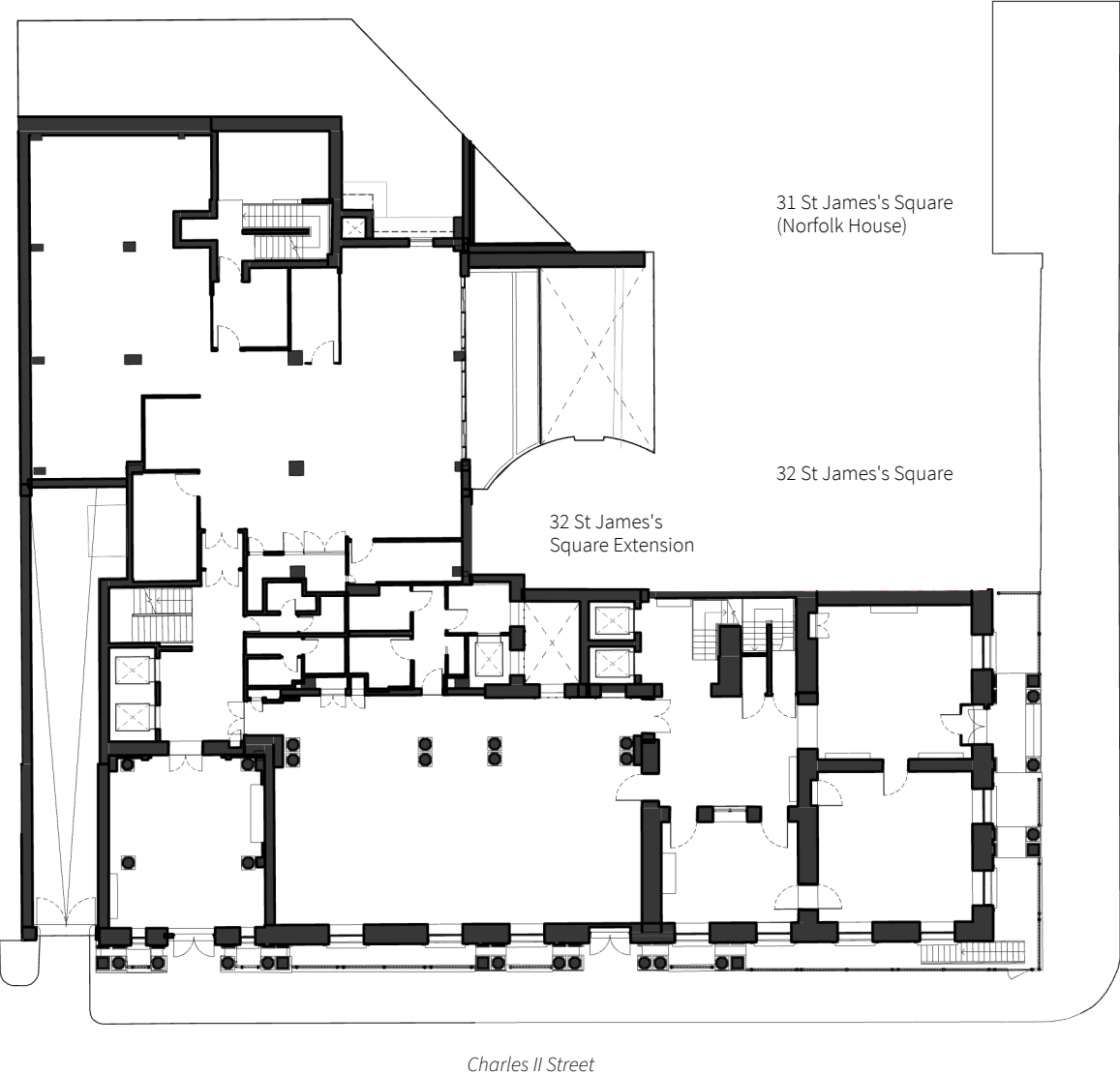
Lower Ground Floor Plan
Optimised



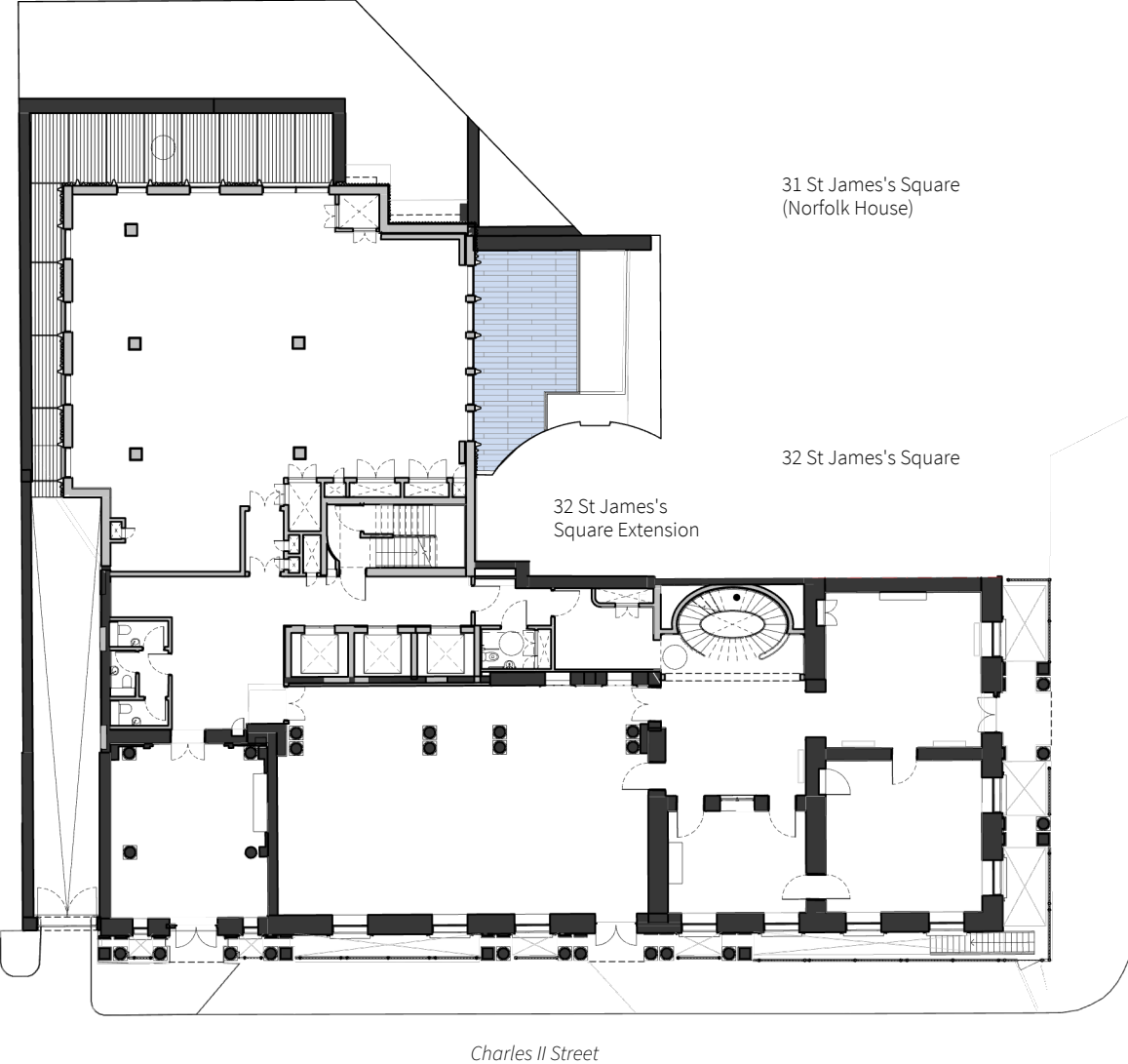
Charles II Street

- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 STONE PAVERS

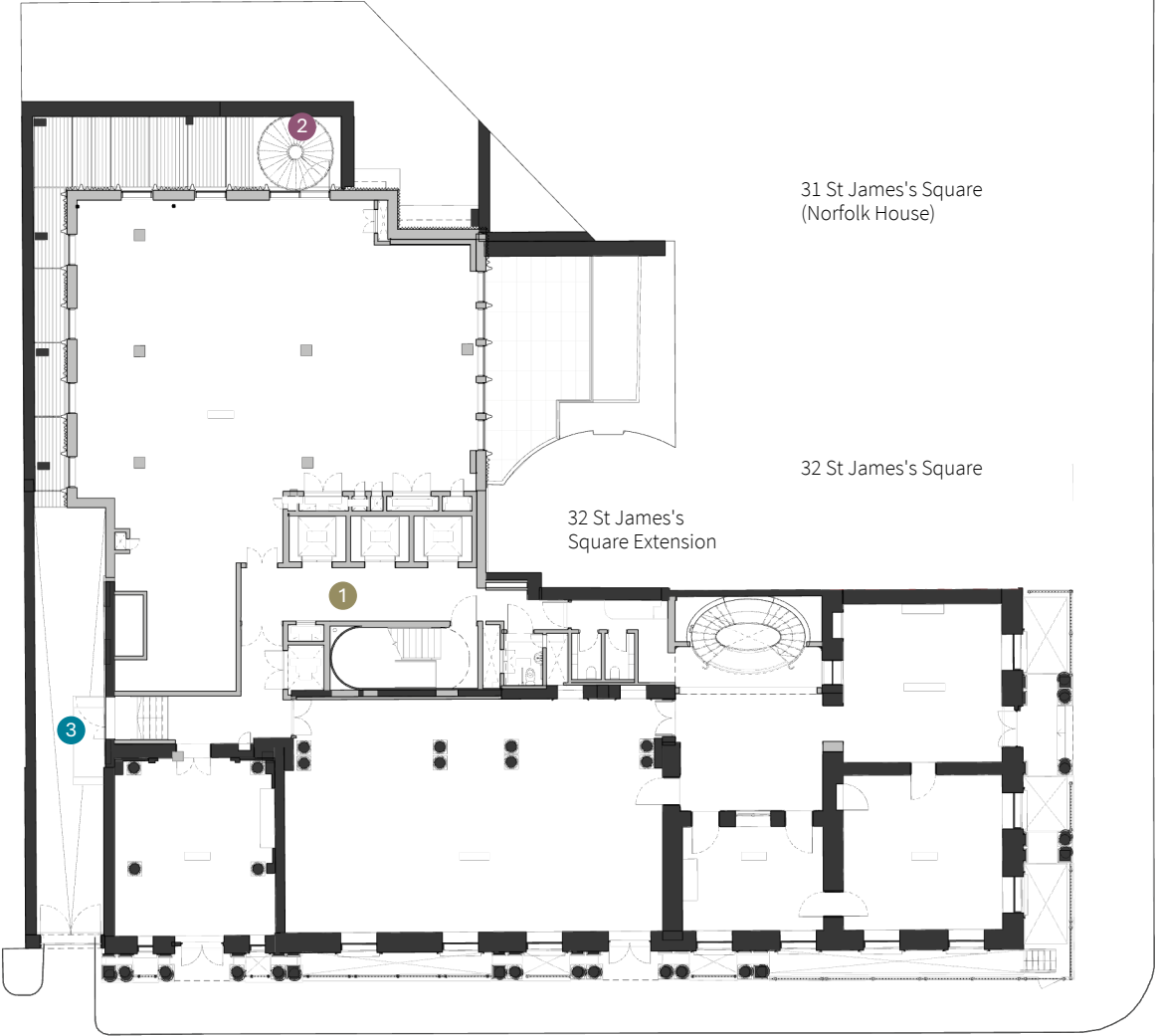
Ground Floor Plan
Existing



Ground Floor Plan
Consented

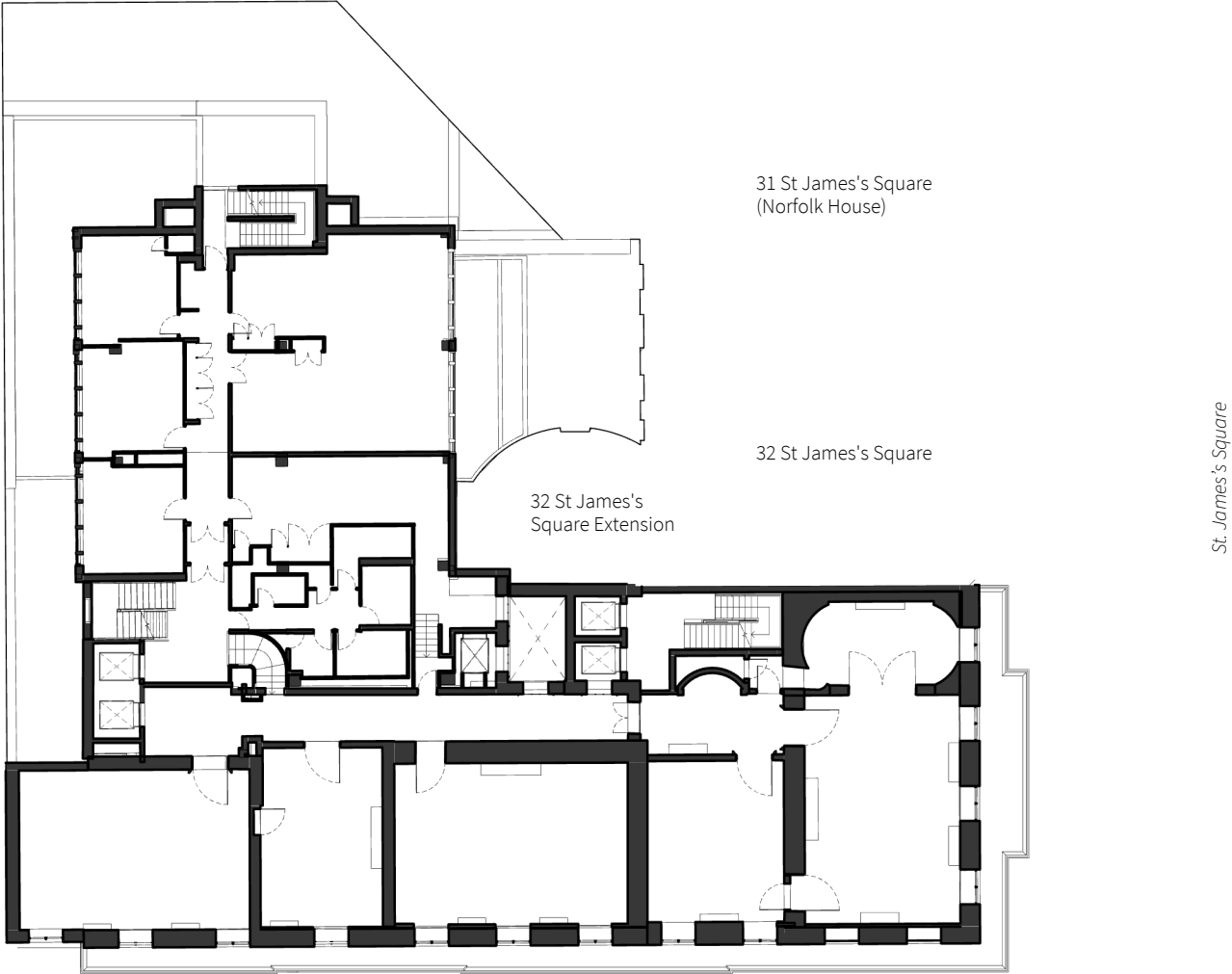


Ground Floor Plan
Optimised



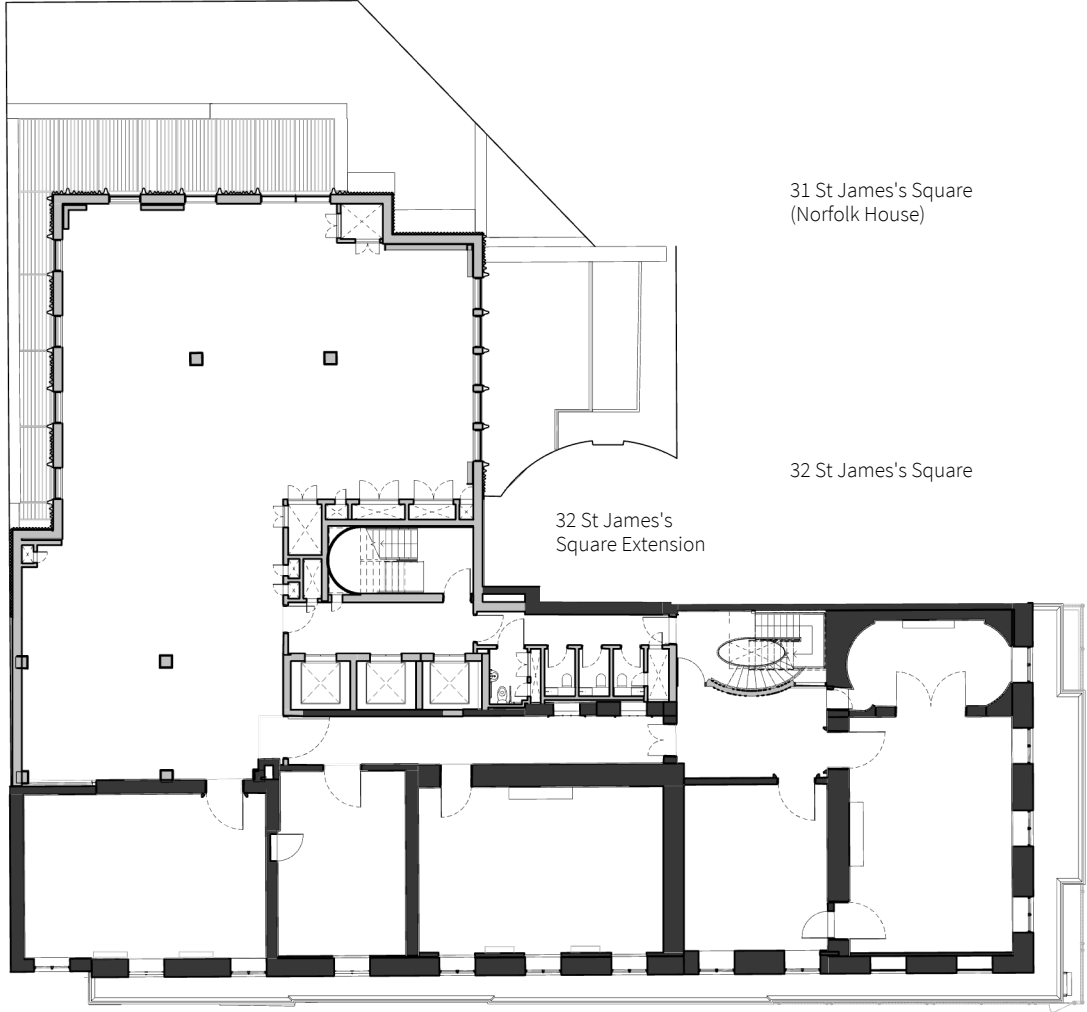
- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 NEW FINAL ESCAPE ROUTE VIA RAMP

First Floor Plan
Existing



Charles II Street

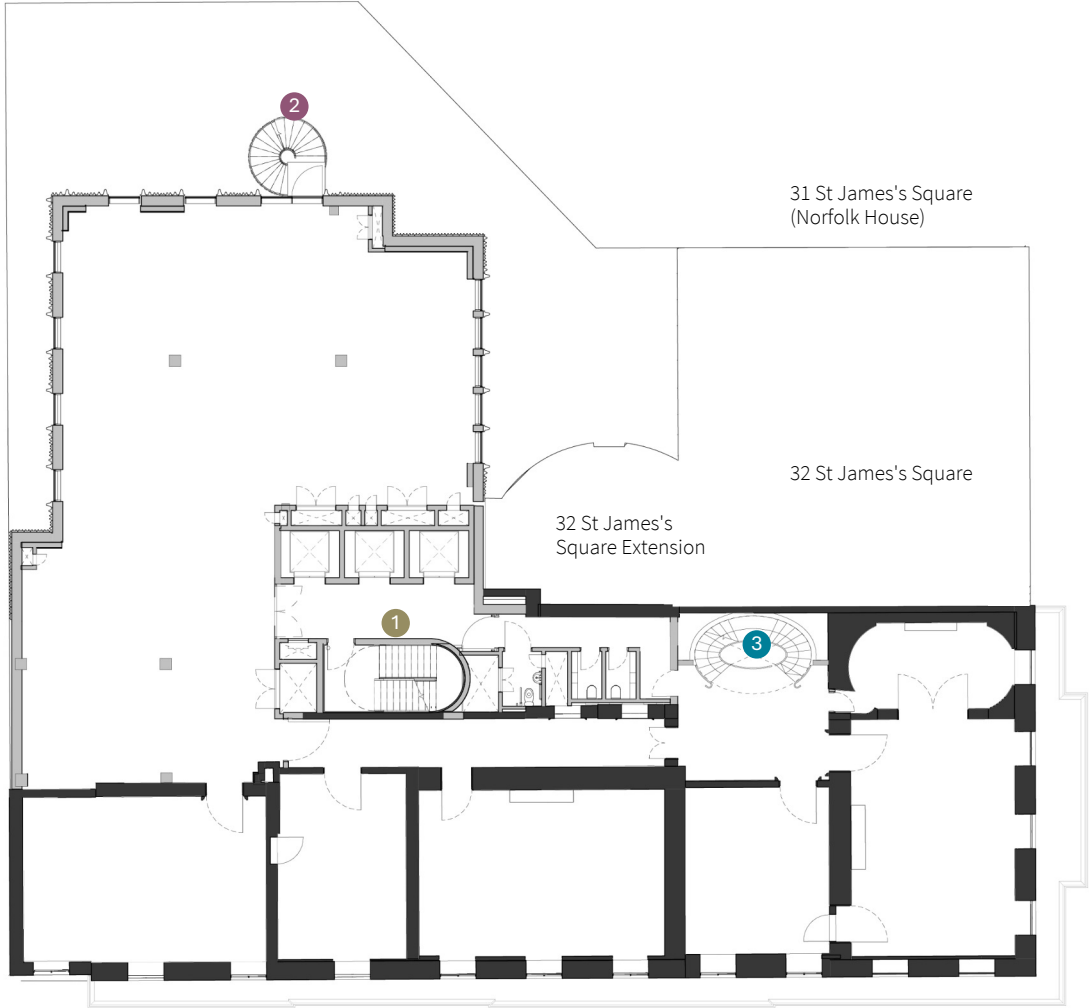
First Floor Plan
Consented



Charles II Street

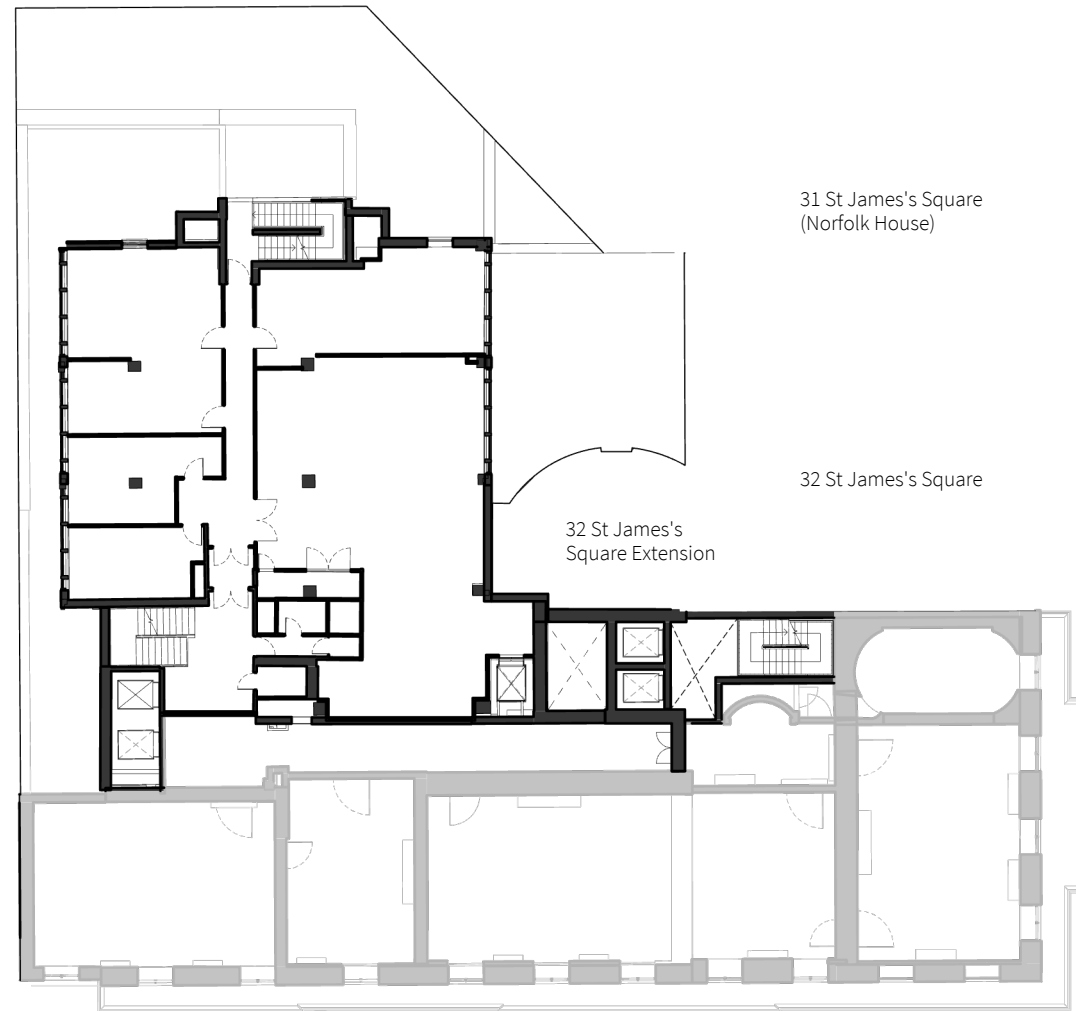
St. James's Square

First Floor Plan
Optimised

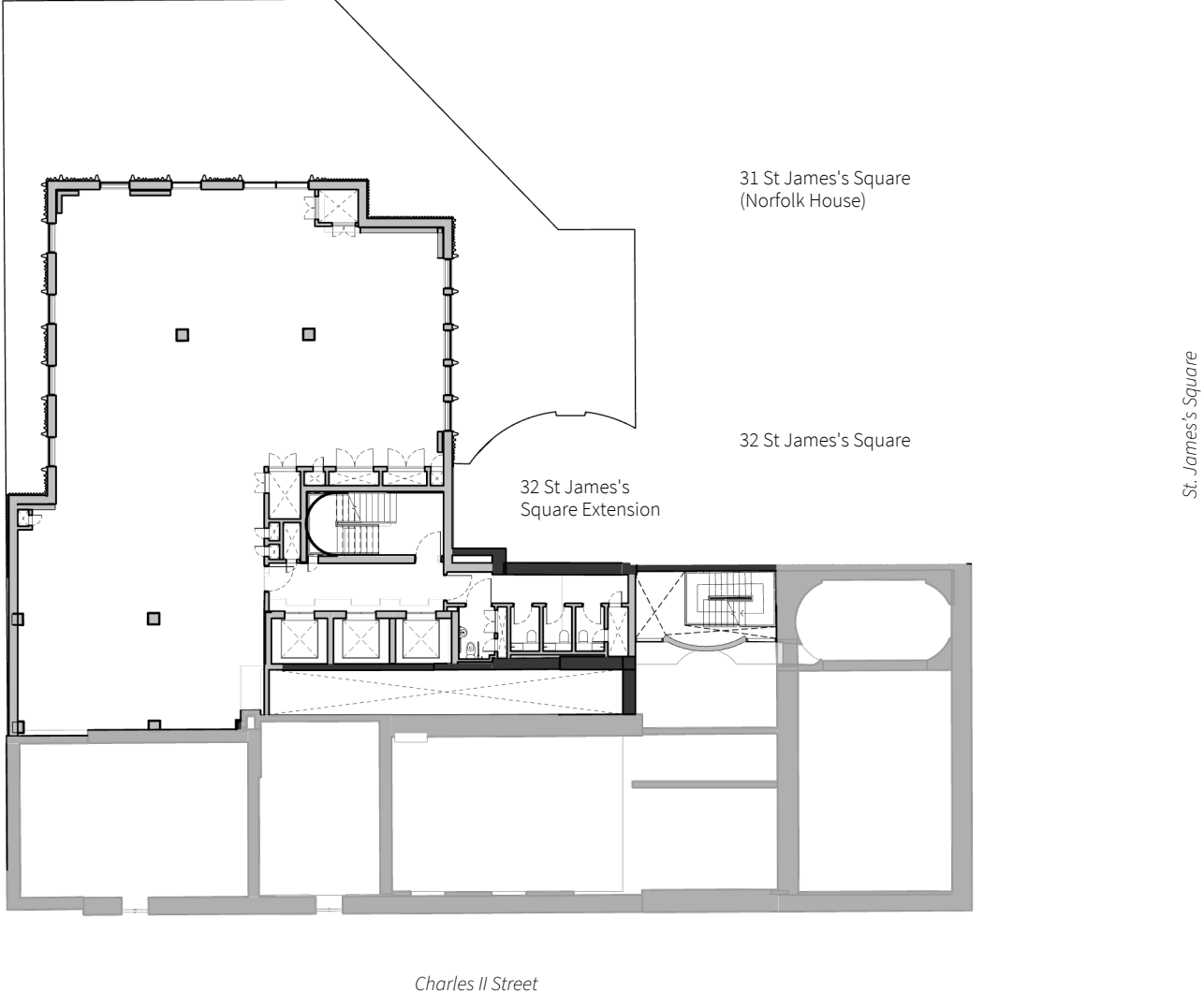


- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 EXTENDED ELLIPTICAL STAIR

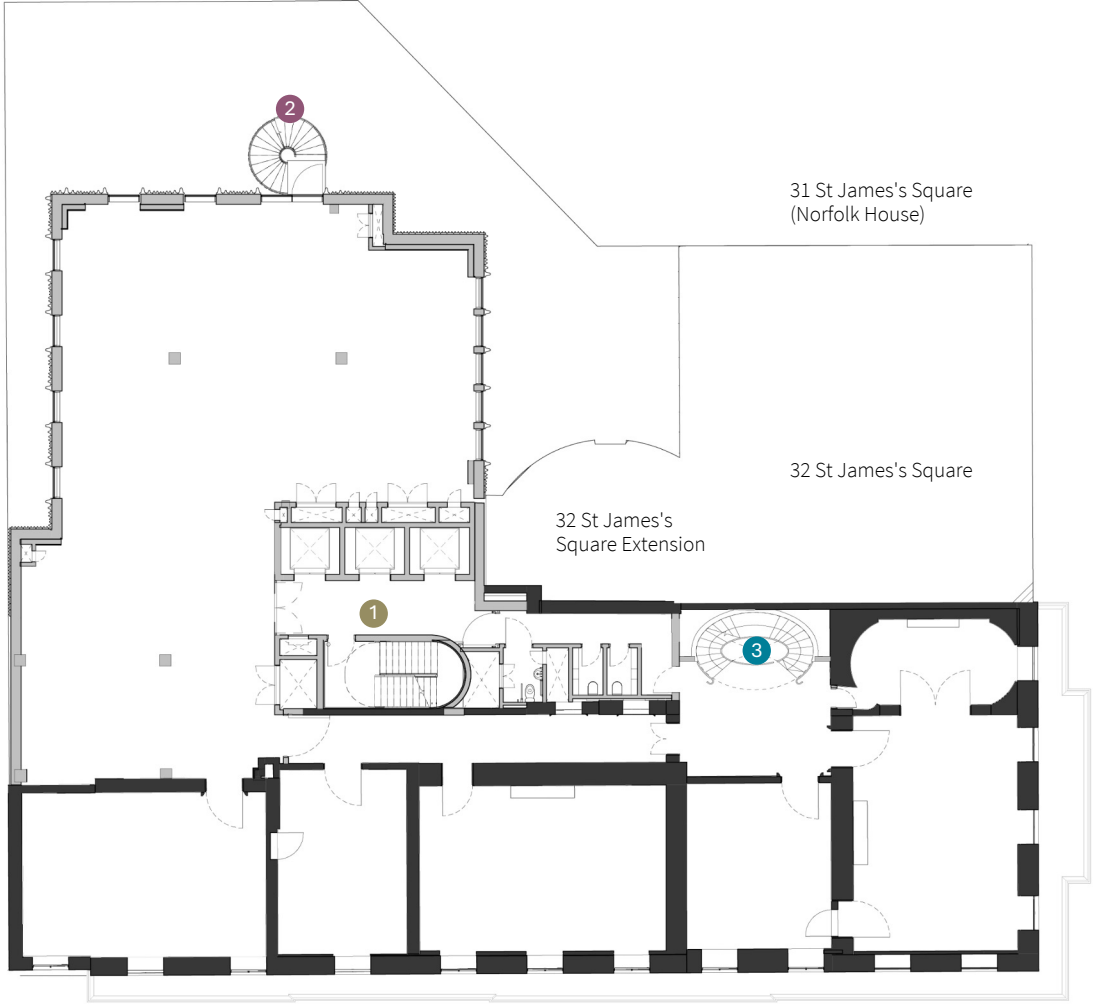
First Floor Mezzanine
Existing



First Floor Mezzanine
Consented

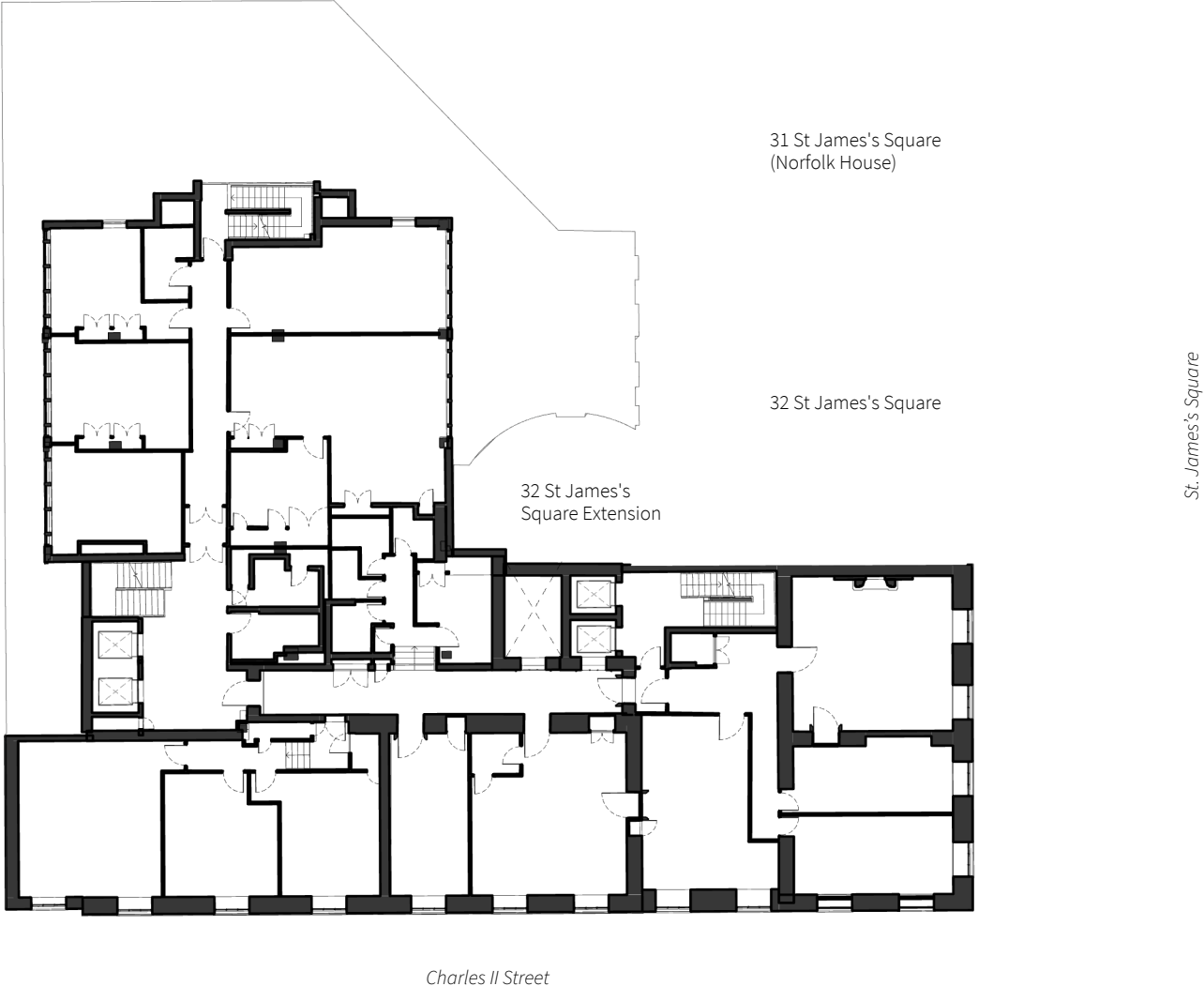


First Floor Mezzanine
Optimised

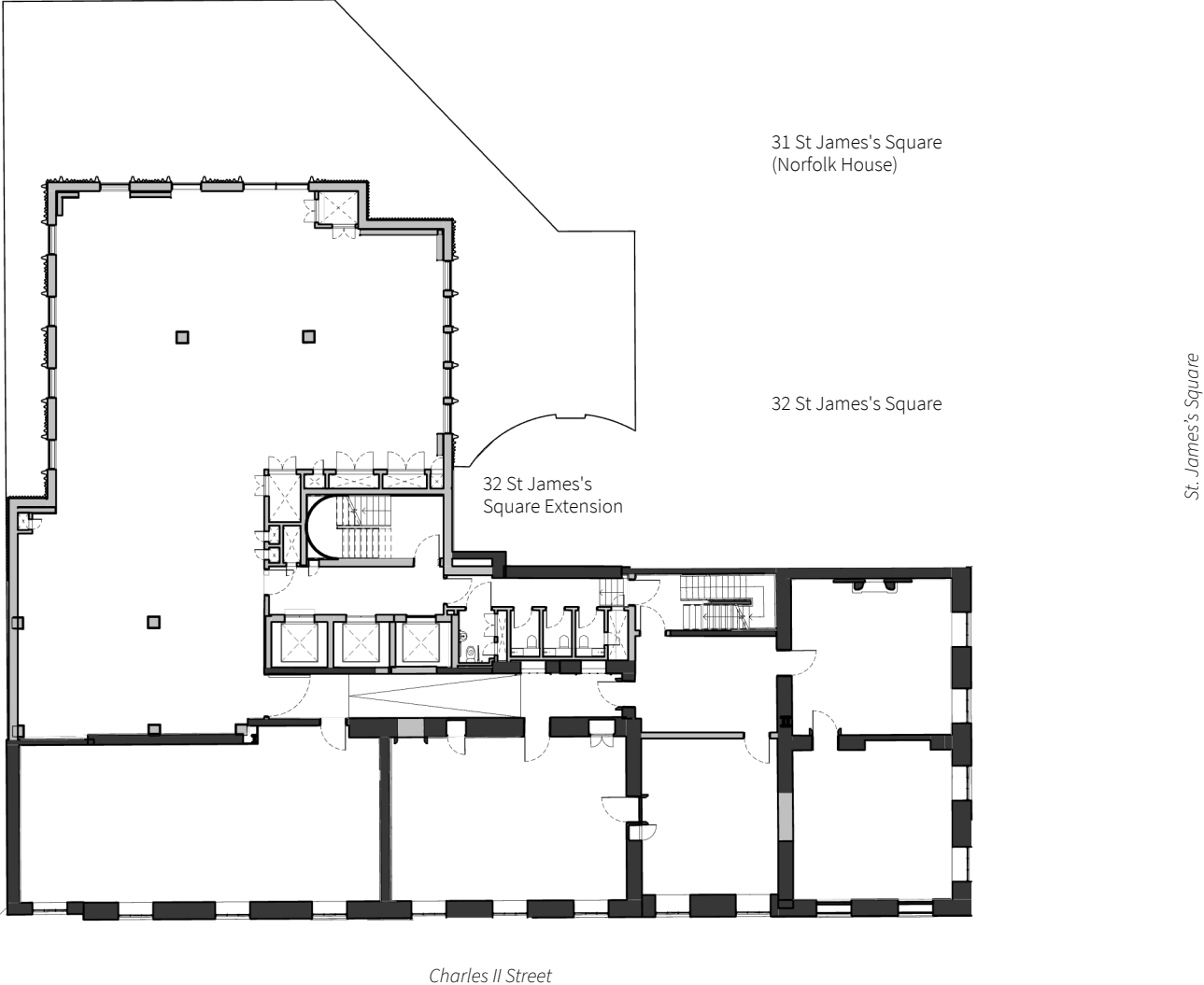


- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 EXTENDED ELLIPTICAL STAIR

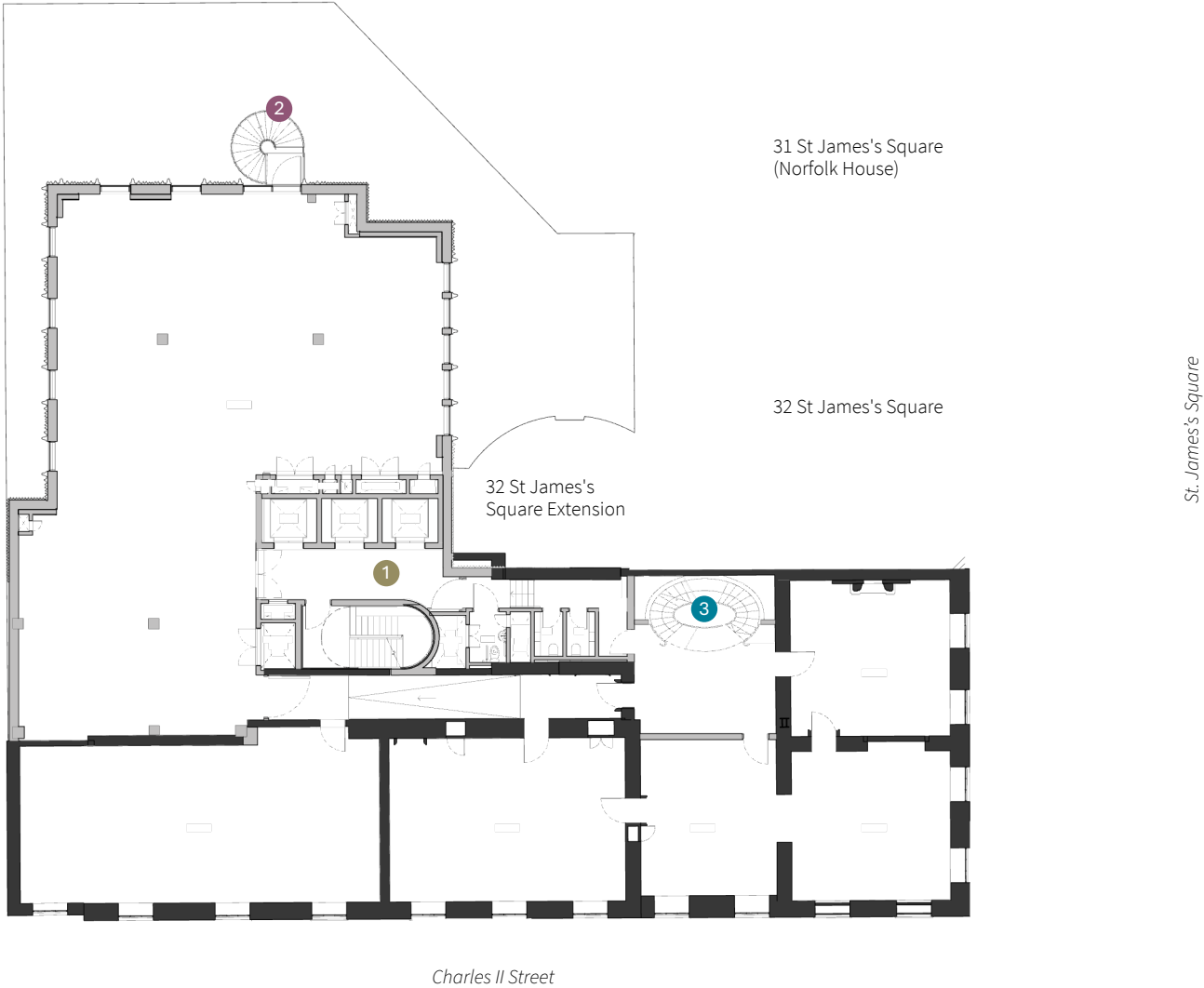
Second Floor Plan
Existing



Second Floor Plan
Consented

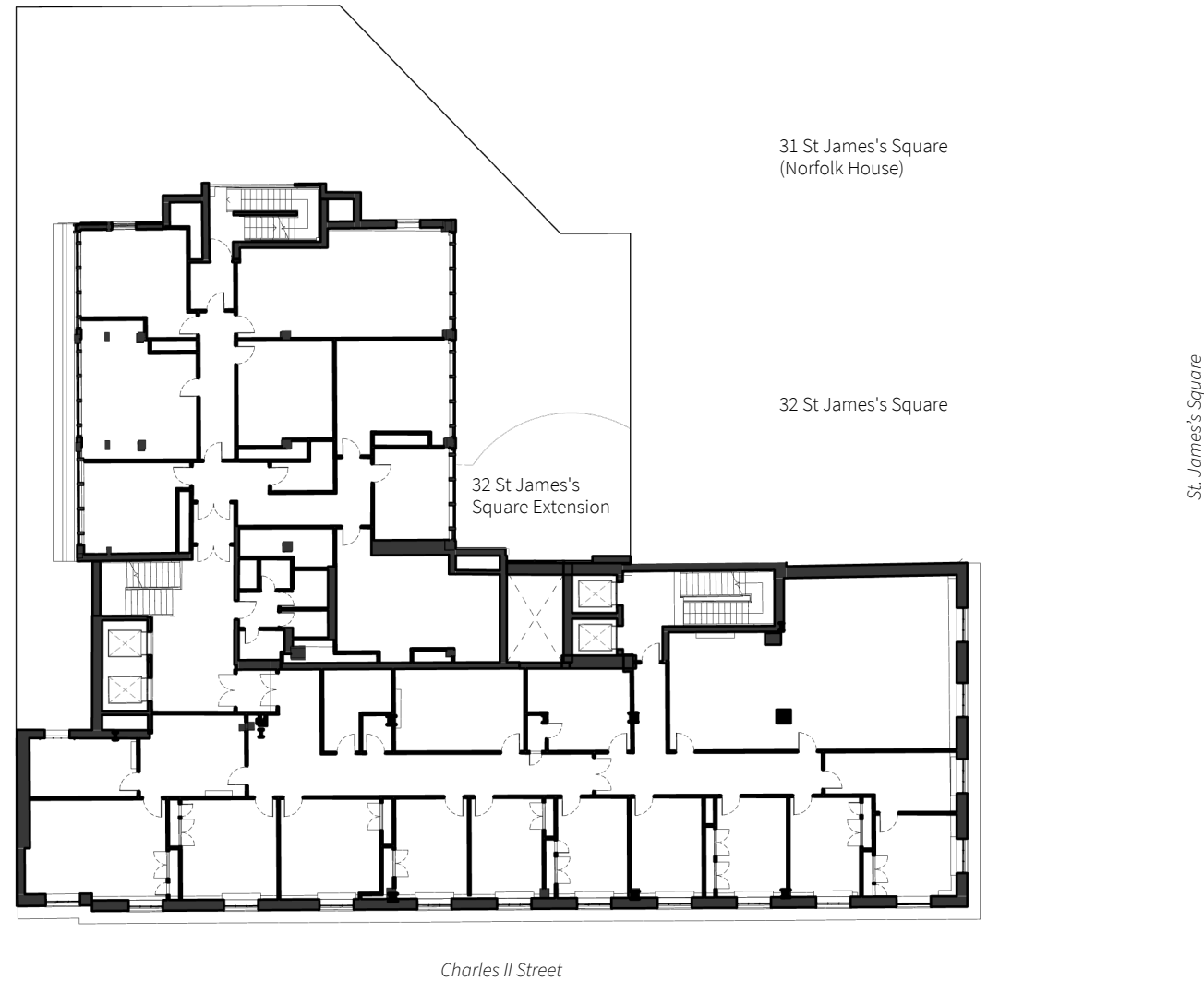


Second Floor Plan
Optimised

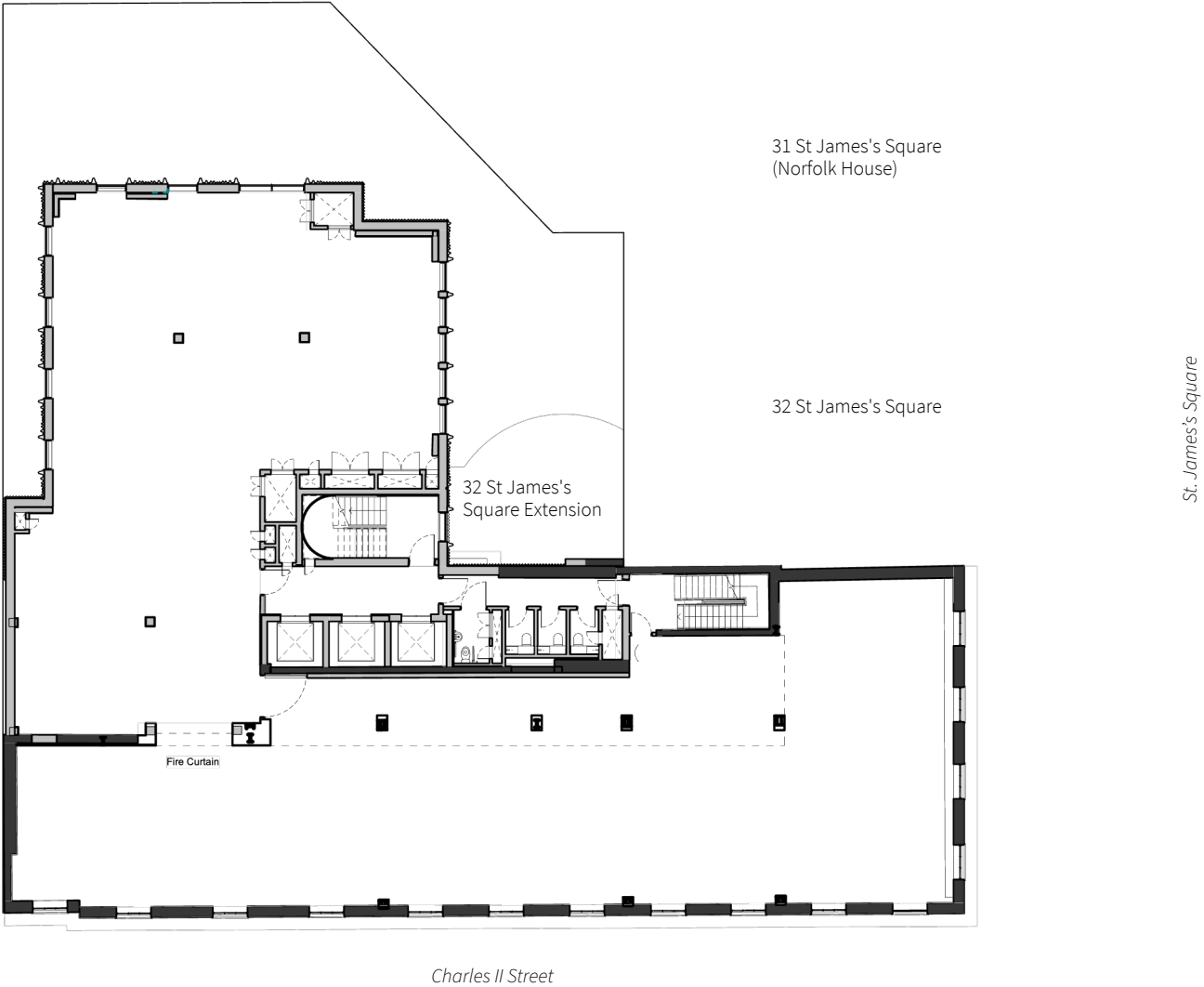


- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 EXTENDED ELLIPTICAL STAIR

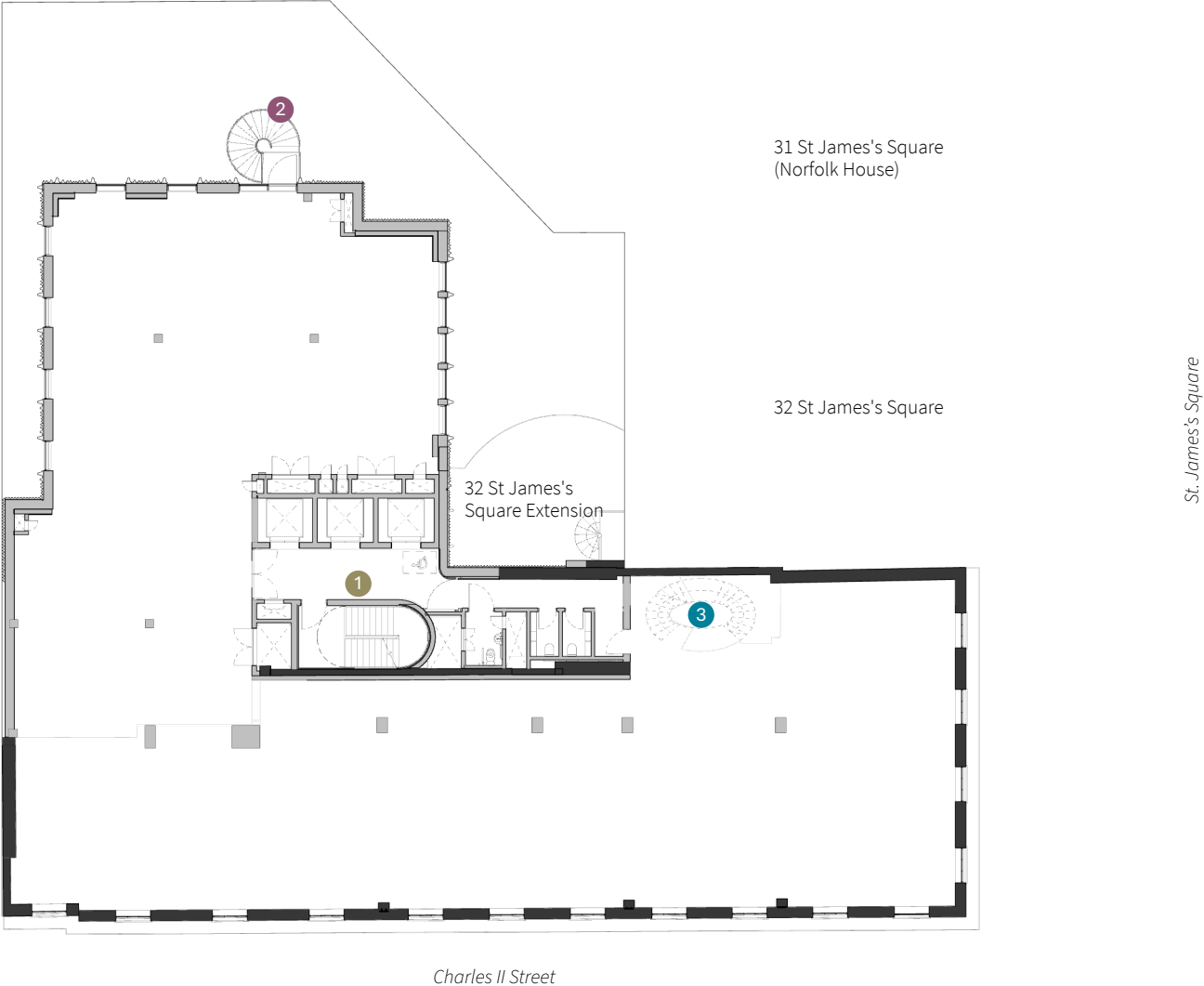
Third Floor Plan
Existing



Third Floor Plan
Consented

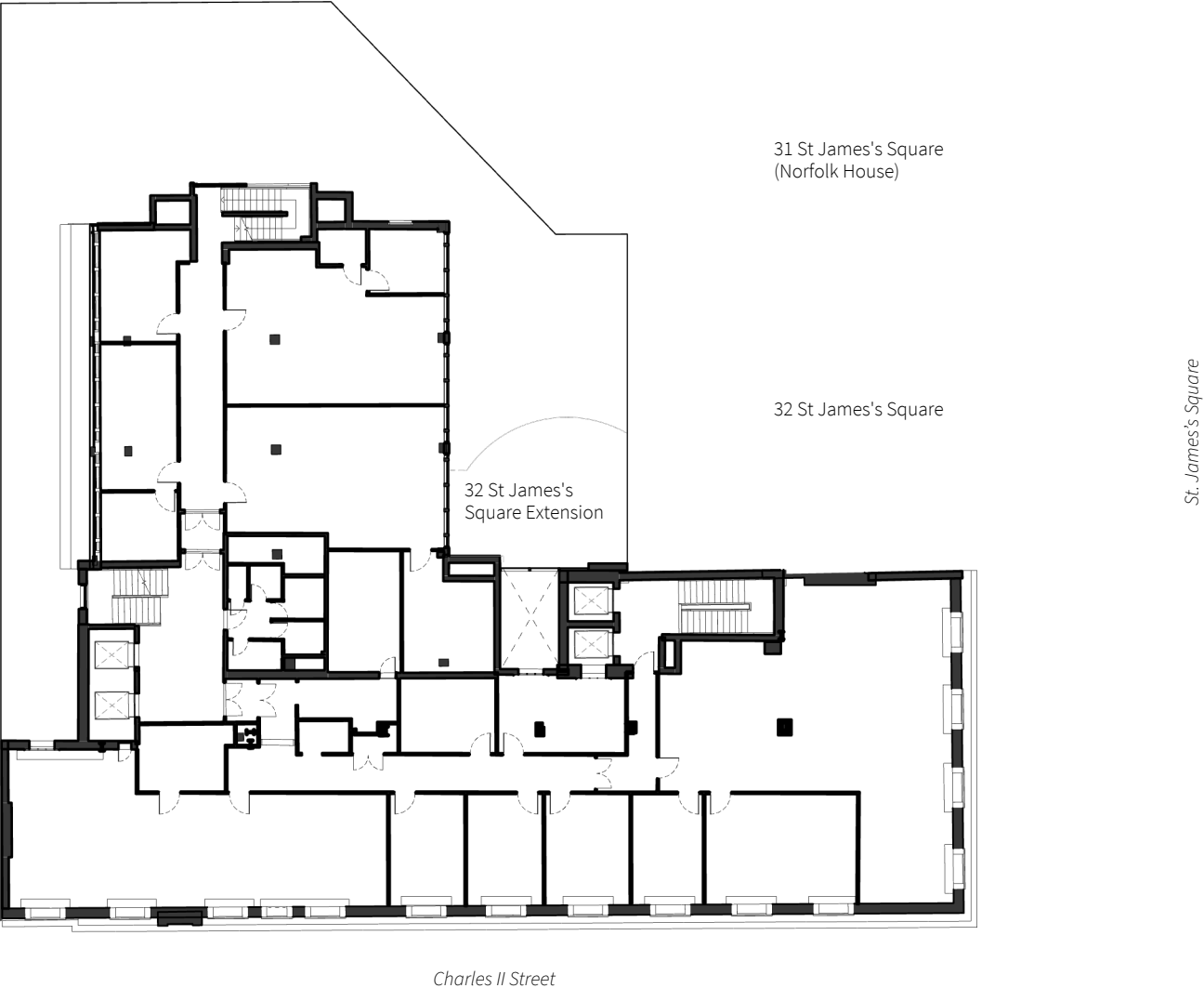


Third Floor Plan
Optimised

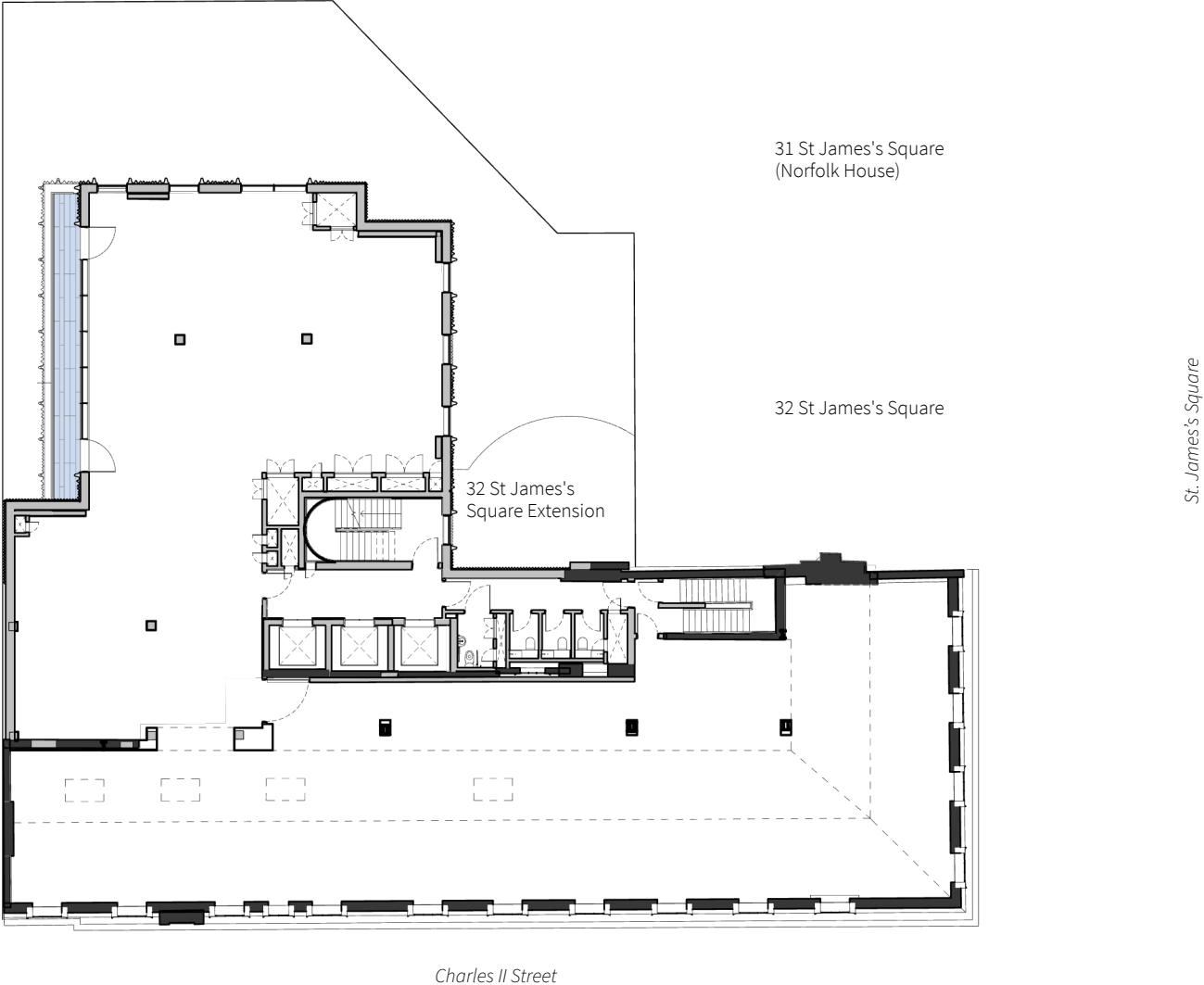


- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 EXTENDED ELLIPTICAL STAIR

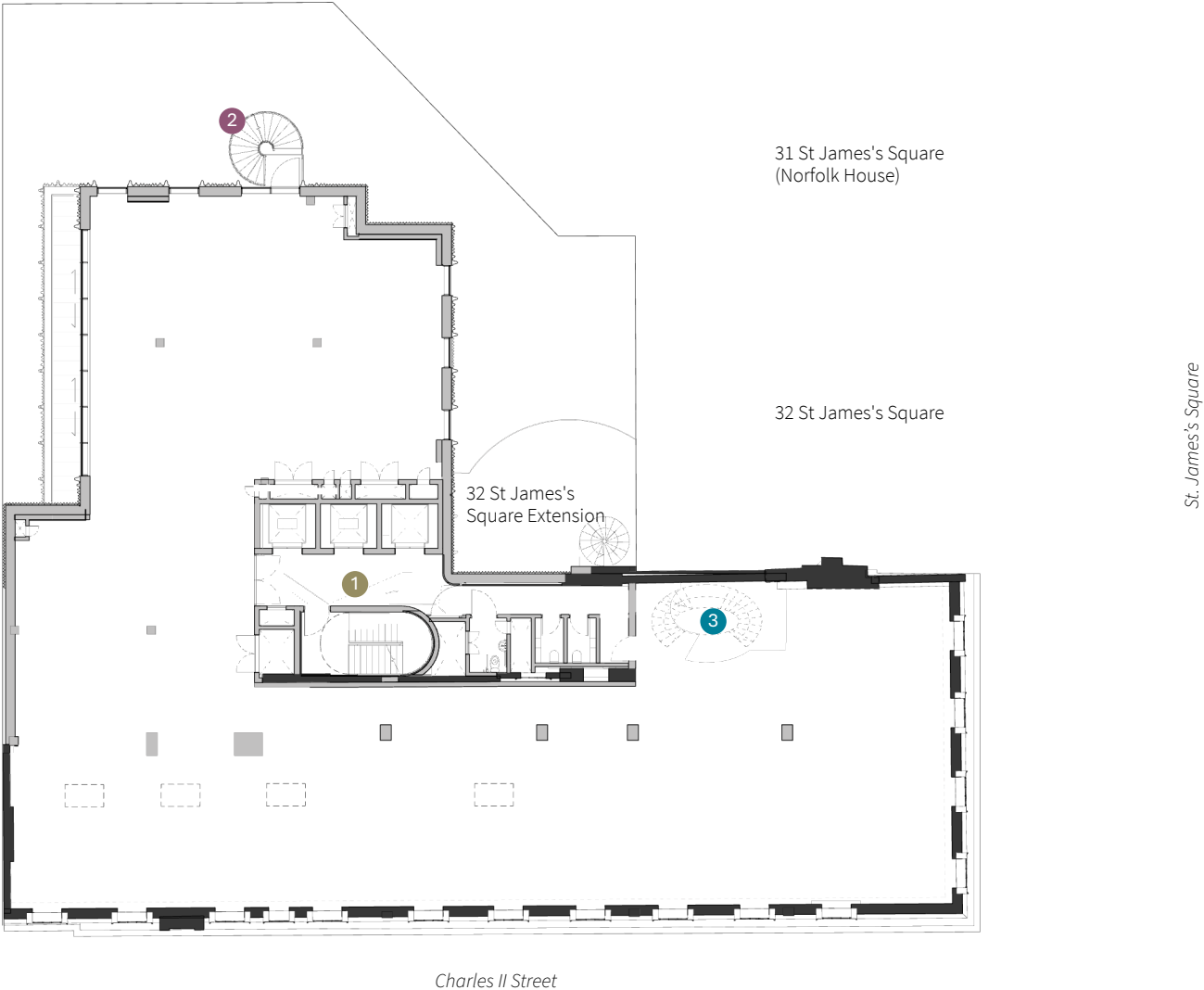
Fourth Floor Plan
Existing



Fourth Floor Plan
Consented

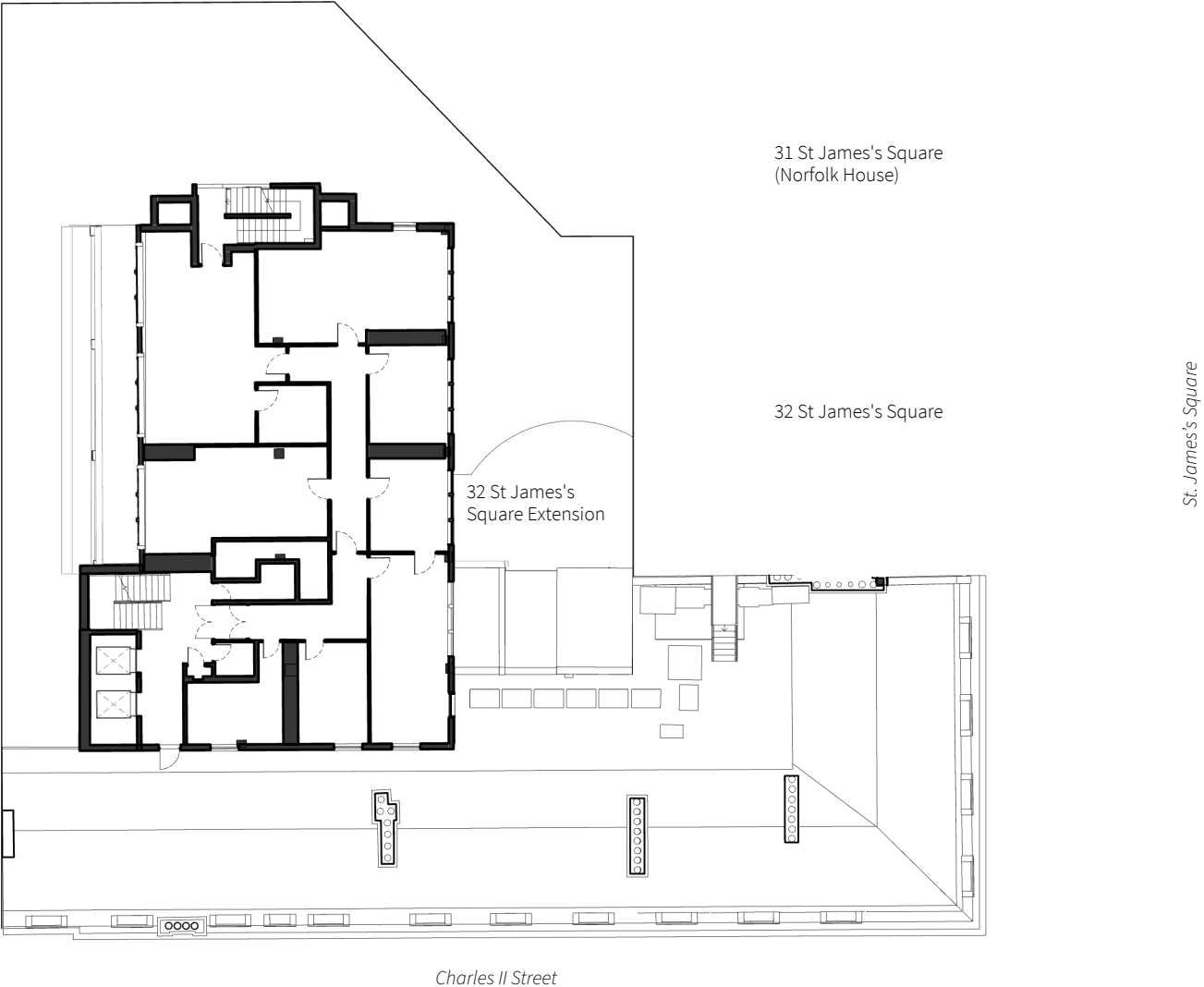


Fourth Floor Plan
Optimised

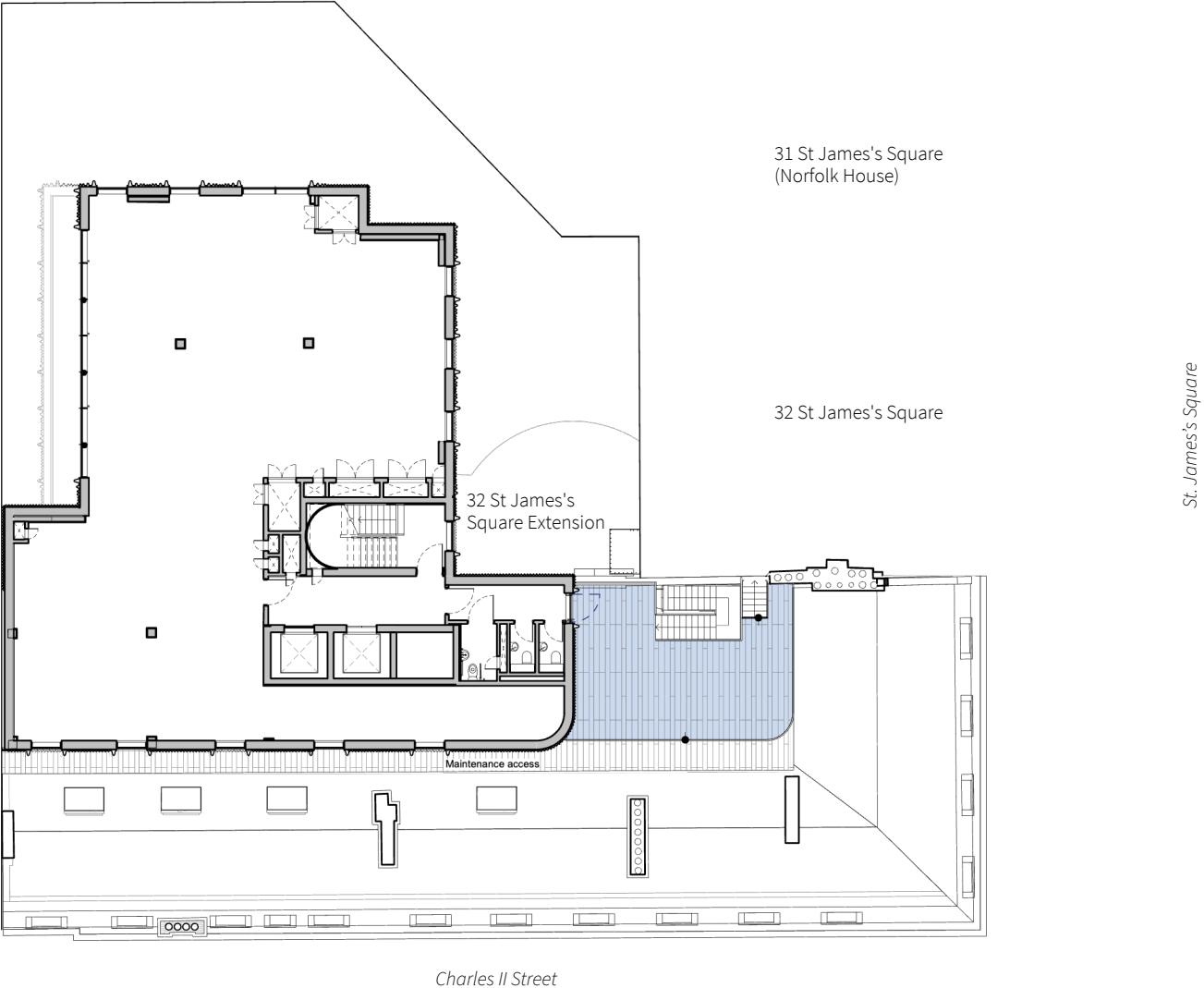


- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 EXTENDED ELLIPTICAL STAIR

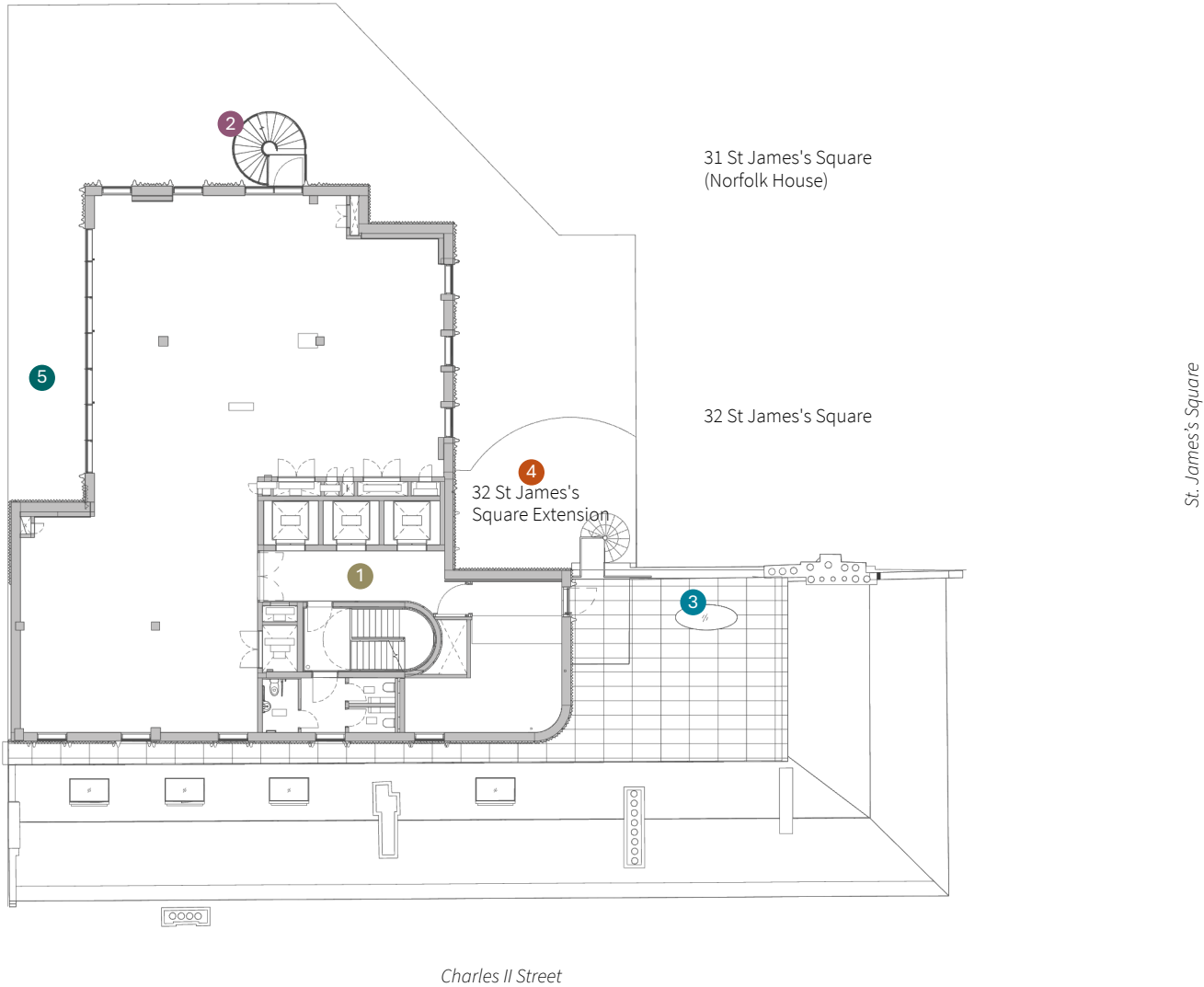
Fifth Floor Plan
Existing



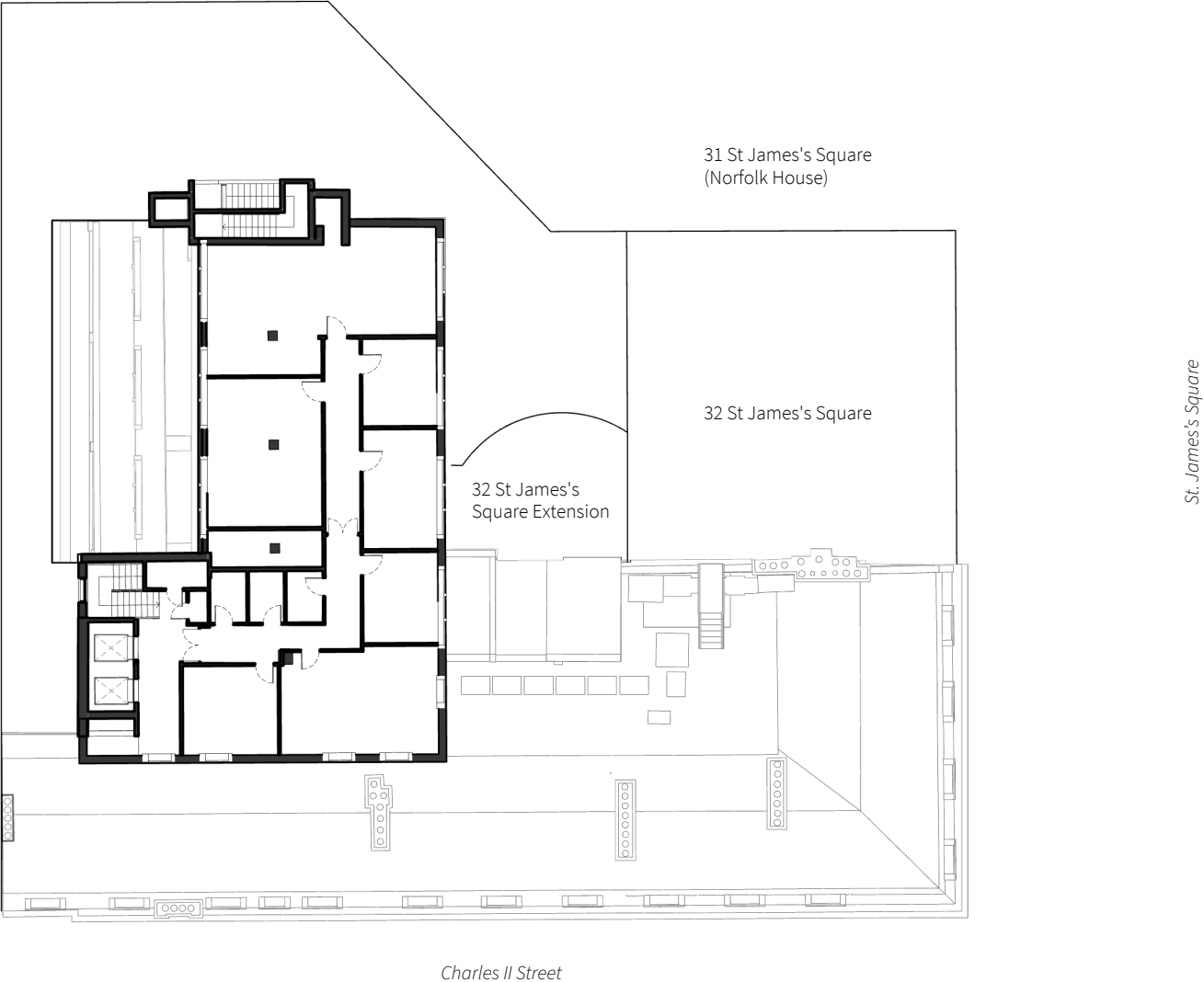
Fifth Floor Plan
Consented



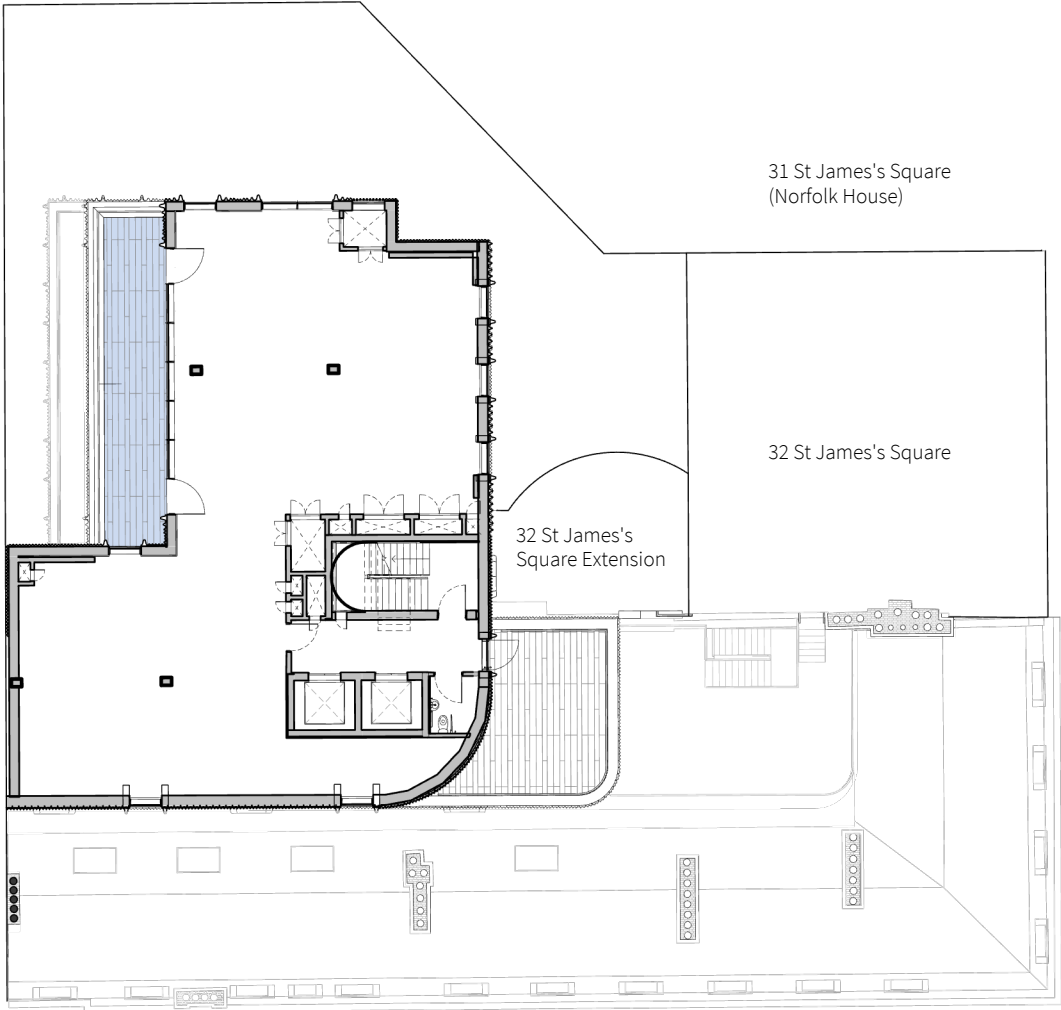
Fifth Floor Plan
Optimised



Sixth Floor Plan
Existing



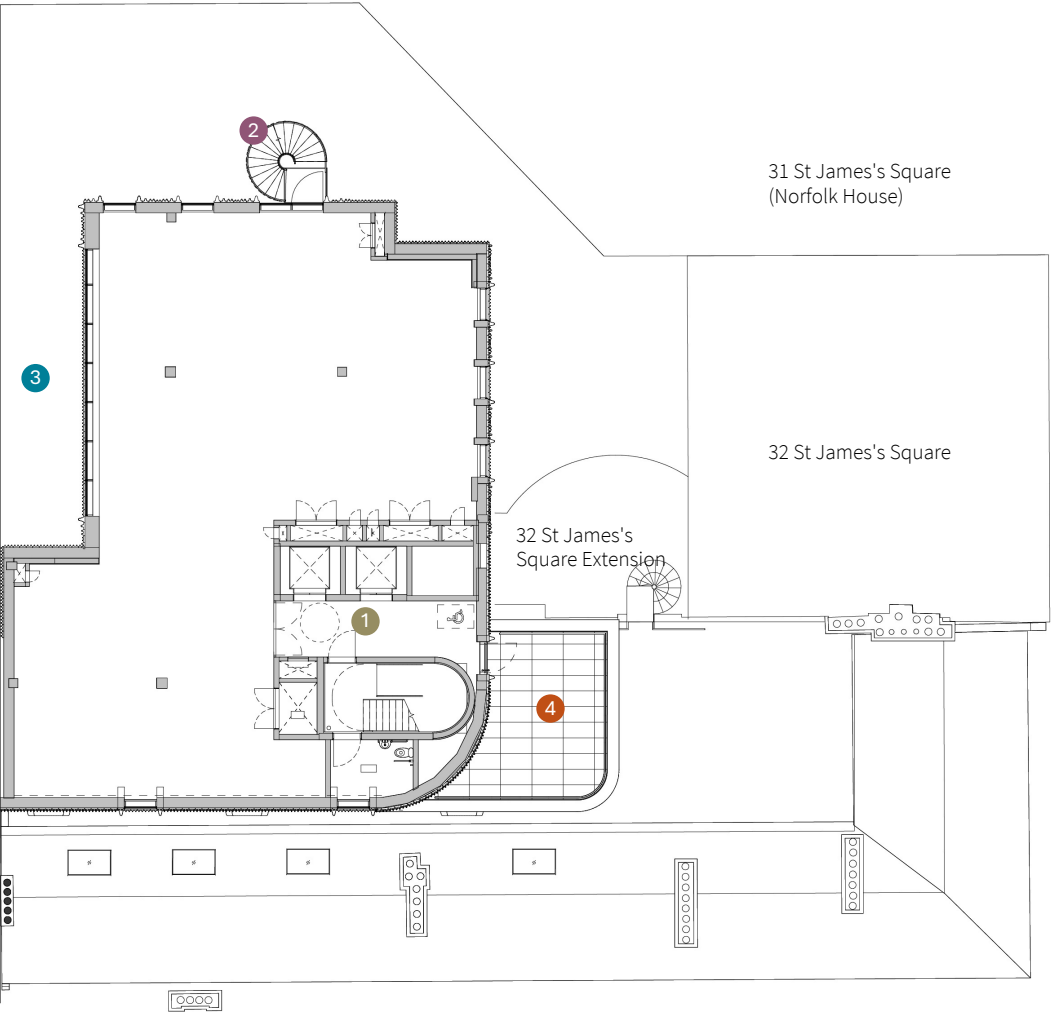
Sixth Floor Plan
Proposed



Charles II Street

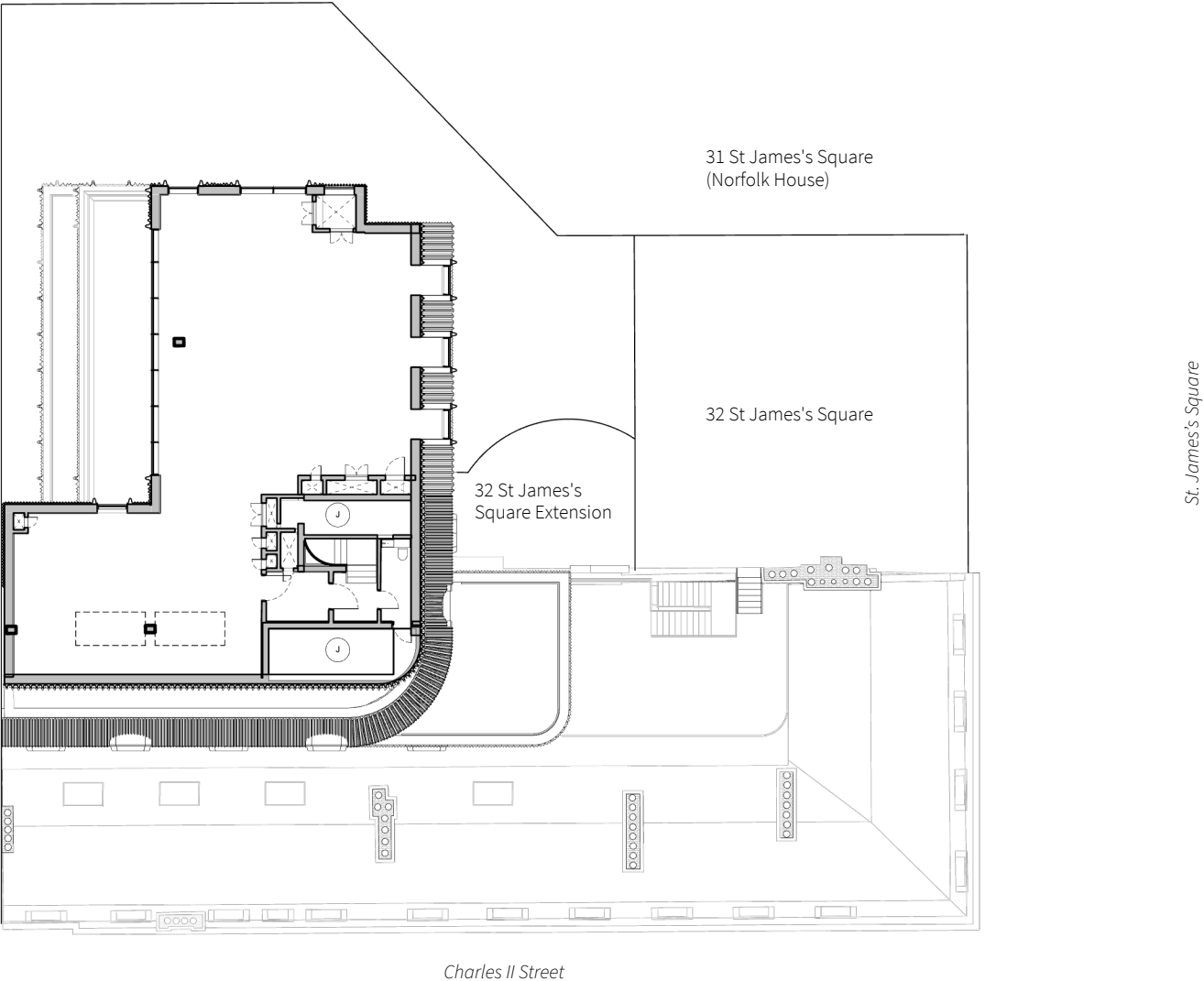
St. James's Square

Sixth Floor Plan
Optimised

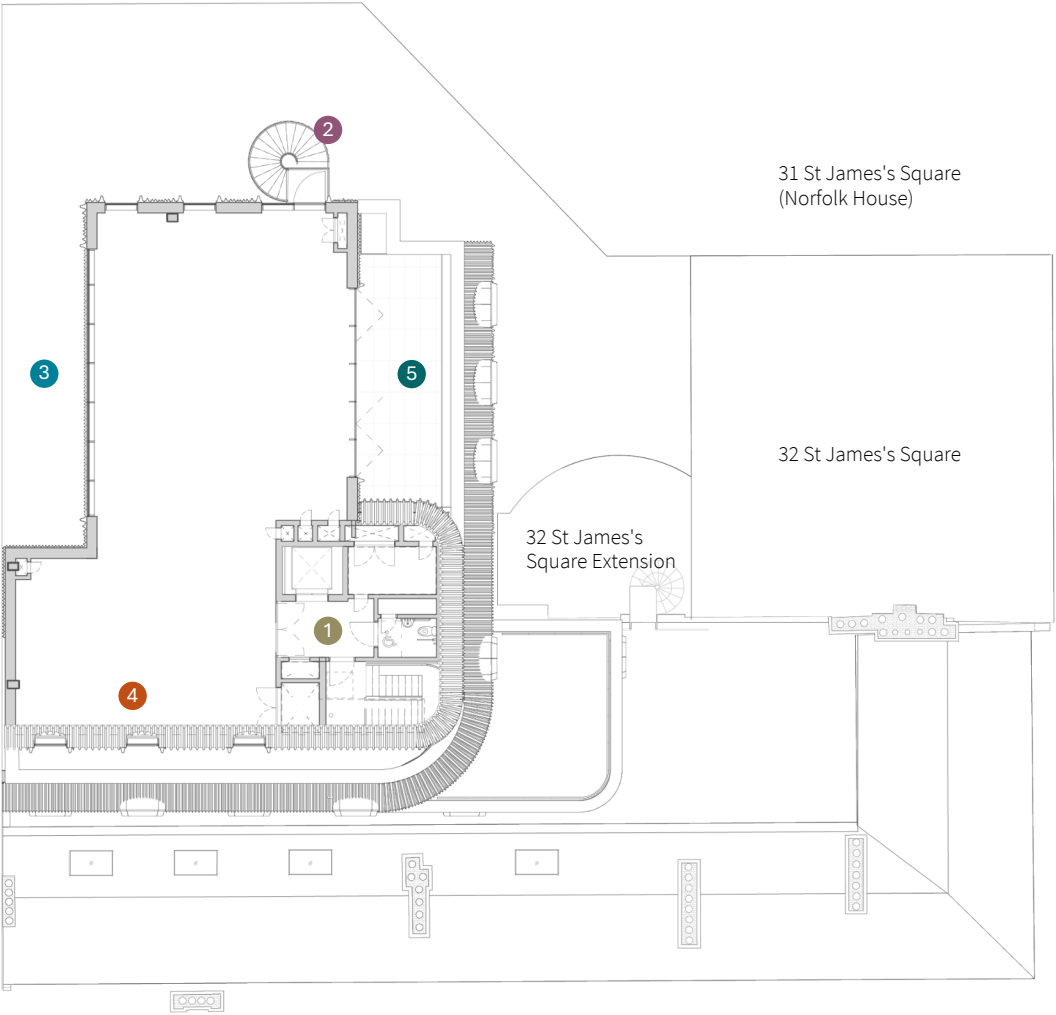


- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 TERRACE OMITTED
- 4 PROPOSED LEVEL 6 COMMUNITY AMENITY TERRACE

Seventh Floor Plan
Consented

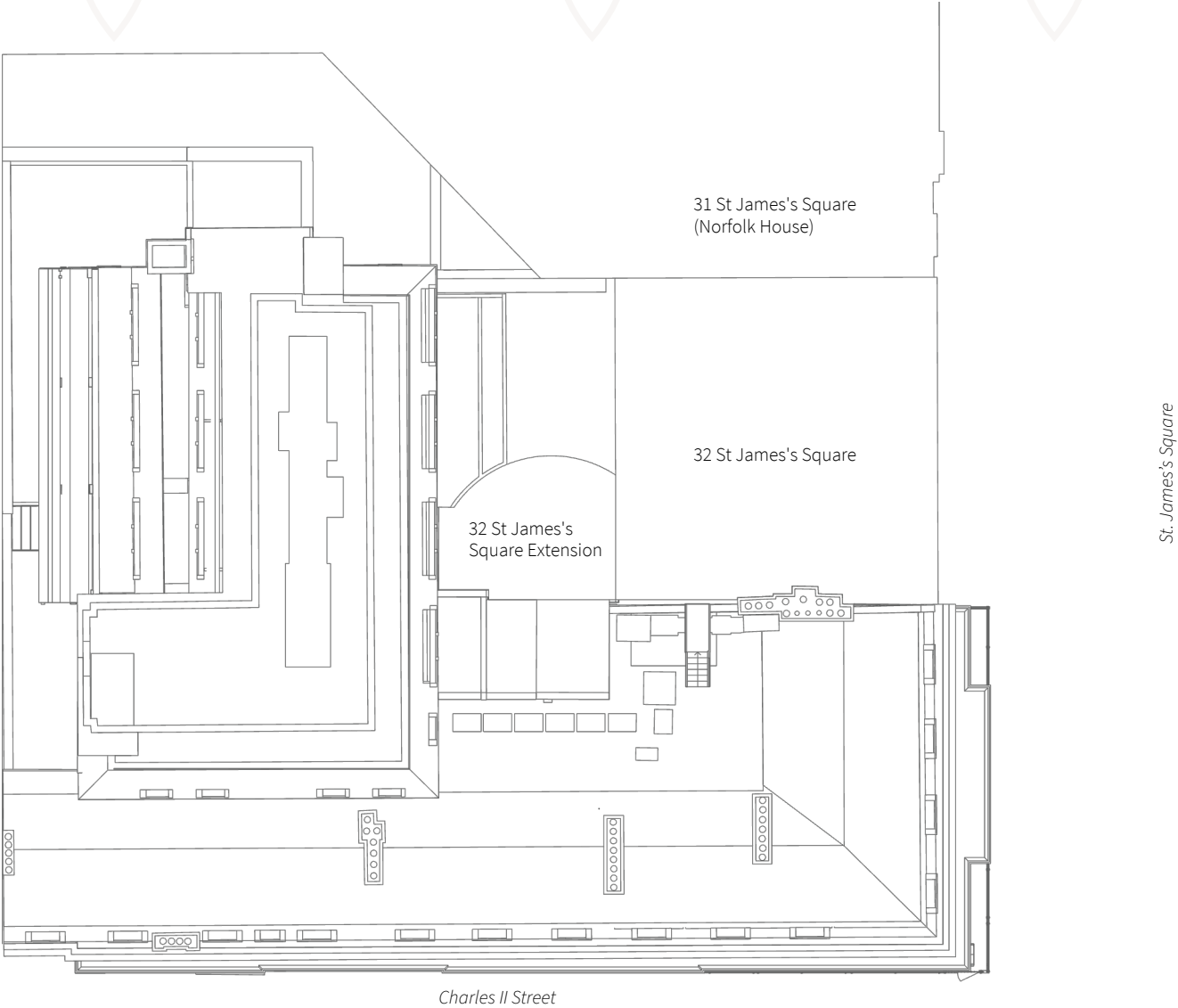


Seventh Floor Plan
Optimised

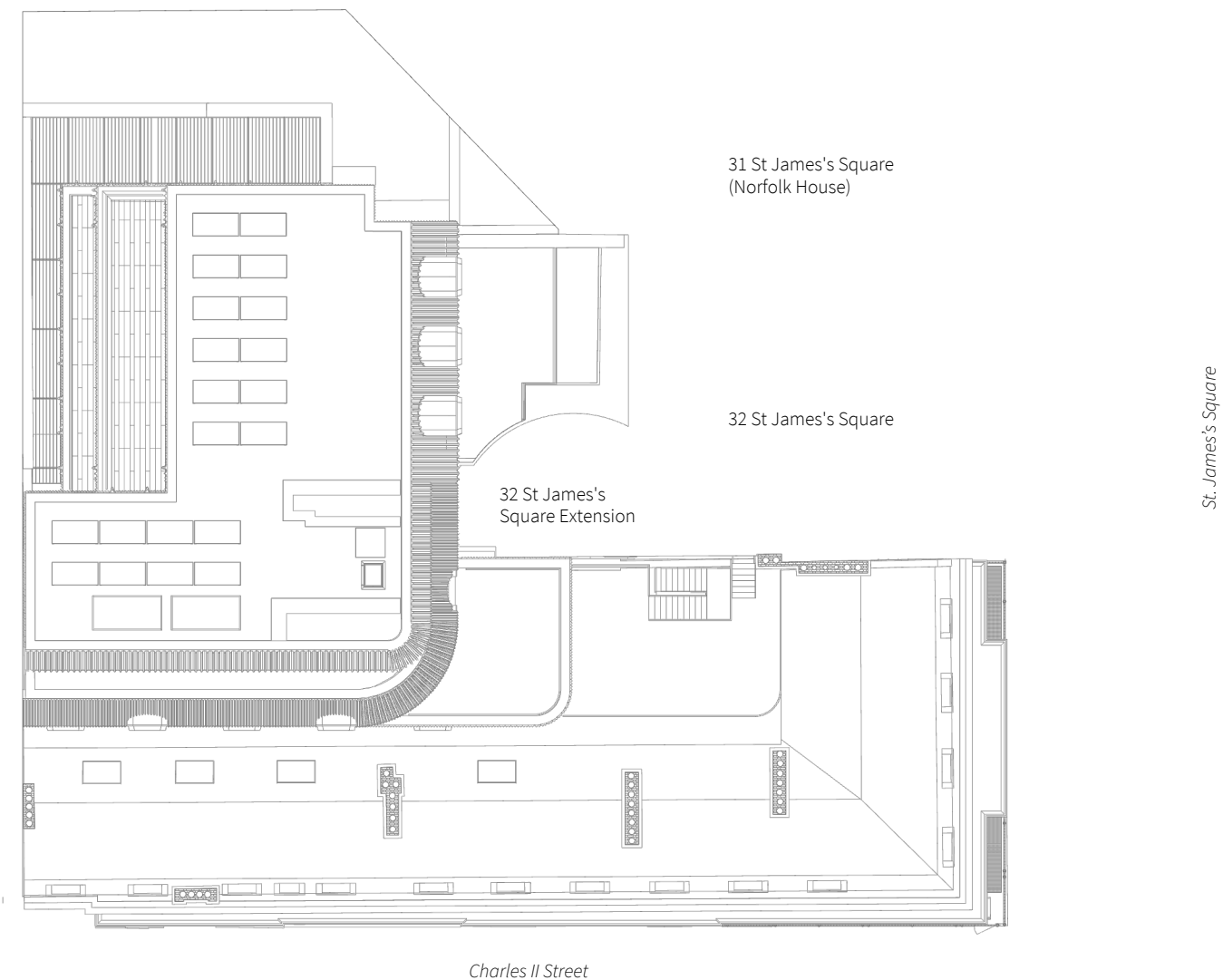


- 1 FLIPPED CORE
- 2 NEW EXTERNAL STAIR 3 FOR UPPER LEVEL ESCAPE
- 3 TERRACE OMITTED
- 4 NEW WINDOWS PROPOSED
- 5 NEW TERRACE PROPOSED

Roof Top Plan
Existing



Roof Top Plan
Consented



Roof Top Plan
Optimised

