



GENERAL NOTES:

CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P1 & E / STRUCTURAL, ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORK OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWING.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.

TOTAL KEYS ON LEVEL 0G: 6
TOTAL KEYS: 42

ARCHITRAVES:
 ORIGINAL ARCHITRAVES TO BE RETAINED WHERE NOTED
 ALL NEW ARCHITRAVES INSTALLED ARE TO BE CONSTRUCTED TO MATCH ORIGINAL ARCHITRAVES ON SAME FLOOR LEVEL.

SKIRTING:
GENERAL:
 ALL NON-ORIGINAL/DAMAGED SKIRTING TO BE REMOVED
 REPLACE LIKE FOR LIKE WHERE ORIGINAL SKIRTINGS ARE DAMAGED AND CANNOT BE MADE GOOD

BASEMENT:
 RETAIN/MATCH EXISTING PROFILED TIMBER SKIRTING TO FOH ROOMS + SQUARE SET SKIRTING TO BOH ROOMS

GROUND:
 RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREET-SIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS

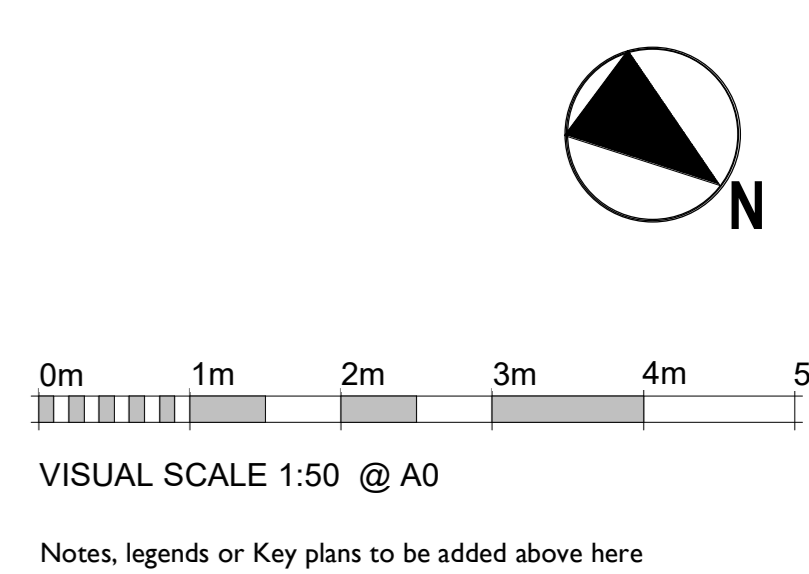
L1:
 RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREET-SIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS

L2:
 RETAIN/MATCH PROFILED TIMBER SKIRTING TO ALL ROOMS GENERALLY

L3:
 RETAIN/MATCH SQUARE SET TIMBER SKIRTING TO ALL ROOMS GENERALLY

DADOS:
 ORIGINAL DADOS TO BE RETAINED GENERALLY
 REPLACE LIKE FOR LIKE WHERE ORIGINAL DADOS HAVE BEEN DAMAGED AND CANNOT BE MADE GOOD

CORNICES:
 REFER TO CORNICE STRATEGY ON PROPOSED RCPs
 ALL NON-ORIGINAL/DAMAGED CORNICES TO BE REMOVED. REPLACE LIKE FOR LIKE WHERE ORIGINAL CORNICES ARE DAMAGED AND CANNOT BE MADE GOOD



Notes, legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
27.10.23	01	PL	ISSUED FOR PLANNING

SPPARC

N°10 BAYLEY STREET
 BEDFORD SQUARE
 LONDON WC1B 3HB
 T +44 (0) 20 7734 4100
 F +44 (0) 20 7334 9930
 W www.spparcstudio.com

Client: **FIRMDALE HOTELS**

Job Title: **Z205 - Bedford Place Hotel**

Drawing Title: **Proposed Level 0G Floor Plan**

Drawing Number & Revision: **2205-SPP-BP-0G-DR-A-20-1002**

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
TM	01.04.22	LH	52



GENERAL NOTES:

CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P.H.E./STRUCTURAL, ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORK OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWING.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNIZED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M.E.E. ENGINEERS AND OTHER CONTRACT DOCUMENTS.

GENERAL NOTES:

ARCHITRAVES:
ORIGINAL ARCHITRAVES TO BE RETAINED WHERE NOTED
ALL NEW ARCHITRAVES INSTALLED ARE TO BE CONSTRUCTED TO MATCH ORIGINAL ARCHITRAVES ON SAME FLOOR LEVEL.

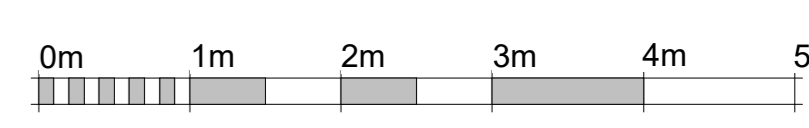
SKIRTING:
GENERAL
ALL NON-ORIGINAL/DAMAGED SKIRTING TO BE REMOVED
REPLACE LIKE FOR LIKE WHERE ORIGINAL SKIRTINGS ARE DAMAGED AND CANNOT BE MADE GOOD

BASEMENT
RETAIN/MATCH EXISTING PROFILED TIMBER SKIRTING TO FOH ROOMS + SQUARE SET SKIRTING TO BOTH ROOMS
GROUND
RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREETSIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS
L1
RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREET-SIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS
L2
RETAIN/MATCH PROFILED TIMBER SKIRTING TO ALL ROOMS GENERALLY
L3
RETAIN/MATCH SQUARE SET TIMBER SKIRTING TO ALL ROOMS GENERALLY

DADOS:
ORIGINAL DADOS TO BE RETAINED GENERALLY
REPLACE LIKE FOR LIKE WHERE ORIGINAL DADOS HAVE BEEN DAMAGED AND CANNOT BE MADE GOOD

CORNICES:
REFER TO CORNICE STRATEGY ON PROPOSED RCP
ALL NON-ORIGINAL/DAMAGED CORNICES TO BE REMOVED - REPLACE LIKE FOR LIKE WHERE ORIGINAL CORNICES ARE DAMAGED AND CANNOT BE MADE GOOD

TOTAL KEYS ON LEVEL B1: 7
TOTAL KEYS: 42



VISUAL SCALE 1:50 @ A0

Notes, legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
27.10.23	01	PL	ISSUED FOR PLANNING

SPPARC

N°10 BAYLEY STREET
BEDFORD SQUARE
LONDON WC1B 3HB
T +44 (0) 20 7734 4100
F +44 (0) 20 7334 9930
W www.spparcstudio.com

Client
FIRMDALE HOTELS

Job Title
Z205 - Bedford Place Hotel

Drawing Title
Proposed Basement Level Floor Plan

Drawing Number & Revision
2205-SPP-BP-B1-DR-A-20-1001

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
BR	01.04.22	LH	S2



GENERAL NOTES:
 CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P.H.E./STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.

GENERAL NOTES:
 CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P.H.E./STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.

TOTAL KEYS ON LEVEL 01: 10
 TOTAL KEYS: 42

ARCHITRAVES:
 ALL NEW ARCHITRAVES TO BE RETAINED WHERE NOTED
 ORIGINAL ARCHITRAVES INSTALLED ARE TO BE CONSTRUCTED TO MATCH ORIGINAL ARCHITRAVES ON SAME FLOOR LEVEL.

SKIRTING:
GENERAL:
 ALL NON-ORIGINAL/DAMAGED SKIRTING TO BE REMOVED
 REPLACE LIKE FOR LIKE WHERE ORIGINAL SKIRTINGS ARE DAMAGED AND CANNOT BE MADE GOOD

BASEMENT:
 RETAIN/MATCH EXISTING PROFILED TIMBER SKIRTING TO FOH ROOMS + SQUARE SET SKIRTING TO BOH ROOMS
 RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREET-SIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS

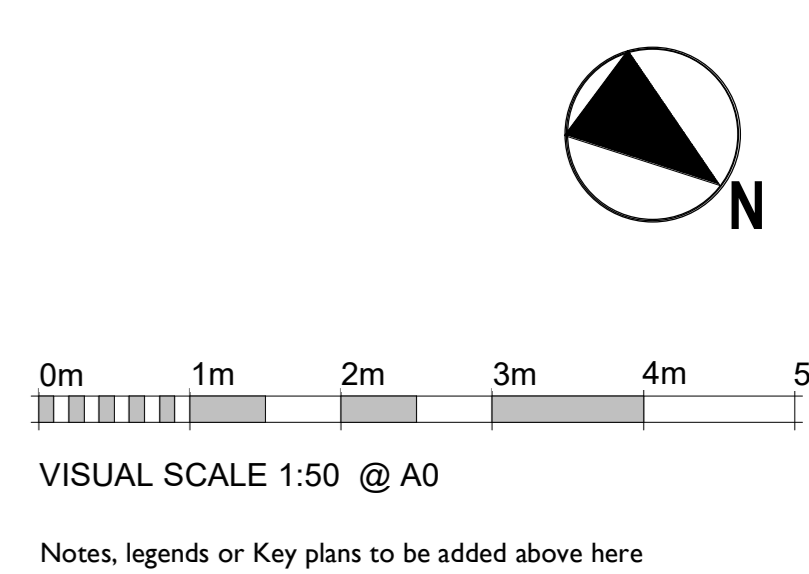
L1:
 RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREET-SIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS

L2:
 RETAIN/MATCH PROFILED TIMBER SKIRTING TO ALL ROOMS GENERALLY

L3:
 RETAIN/MATCH SQUARE SET TIMBER SKIRTING TO ALL ROOMS GENERALLY

DADOS:
 ORIGINAL DADOS TO BE RETAINED GENERALLY
 REPLACE LIKE FOR LIKE WHERE ORIGINAL DADOS HAVE BEEN DAMAGED AND CANNOT BE MADE GOOD

CORNICES:
 REFER TO CORNICE STRATEGY ON PROPOSED RCPs
 ALL NON-ORIGINAL/DAMAGED CORNICES TO BE REMOVED - REPLACE LIKE FOR LIKE WHERE ORIGINAL CORNICES ARE DAMAGED AND CANNOT BE MADE GOOD



Notes, legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
27.10.23	01	PL	ISSUED FOR PLANNING

SPPARC

N°10 BAYLEY STREET
 BEDFORD SQUARE
 LONDON WC1B 3HB
 T +44 (0) 20 7734 4100
 F +44 (0) 20 7334 9930
 W www.spparcstudio.com

Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

Drawing Title
Proposed Level 01 Floor Plan

Drawing Number & Revision
2205-SPP-BP-01-DR-A-20-1003

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
TM	01.04.22	LH	S2



GENERAL NOTES:
 CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P1 & E / STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.

GENERAL NOTES:
 CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P1 & E / STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

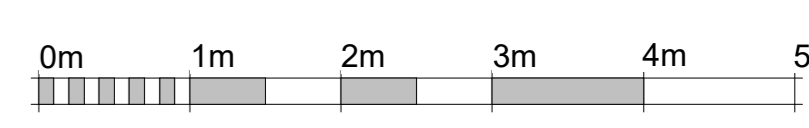
DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.

TOTAL KEYS ON LEVEL 02: 10
 TOTAL KEYS: 42



VISUAL SCALE 1:50 @ A0
 Notes, legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
27.10.23	01	PL	ISSUED FOR PLANNING

SPPARC
 N°10 BAYLEY STREET
 BEDFORD SQUARE
 LONDON WC1B 3HB
 T +44 (0) 20 7734 4100
 F +44 (0) 20 7334 9930
 W www.spparcstudio.com

Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

Drawing Title
Proposed Level 02 Floor Plan

Drawing Number & Revision
2205-SPP-BP-02-DR-A-20-1004

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
TM	01.04.22	LH	S2



GENERAL NOTES:
 CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P1 & E / STRUCTURAL, ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.

TOTAL KEYS ON LEVEL 03 : 9
TOTAL KEYS: 42

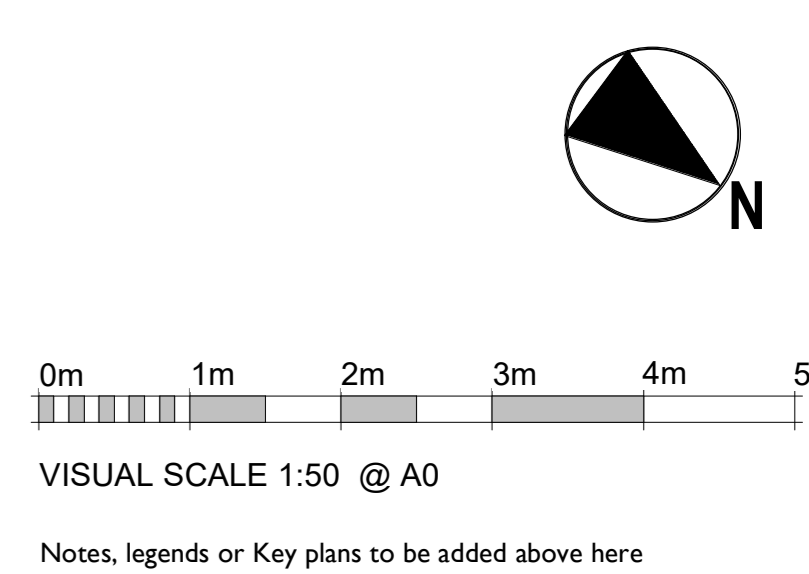
ARCHITRAVES:
 ORIGINAL ARCHITRAVES TO BE RETAINED WHERE NOTED
 ALL NEW ARCHITRAVES INSTALLED ARE TO BE CONSTRUCTED TO MATCH ORIGINAL ARCHITRAVES ON SAME FLOOR LEVEL.

SKIRTING:
GENERAL
 ALL NON-ORIGINAL/DAMAGED SKIRTING TO BE REMOVED
 REPLACE LIKE FOR LIKE WHERE ORIGINAL SKIRTINGS ARE DAMAGED AND CANNOT BE MADE GOOD

BASEMENT
 RETAIN/MATCH EXISTING PROFILED TIMBER SKIRTING TO FOH ROOMS + SQUARE SET SKIRTING TO BOH ROOMS
GROUND
 RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREET-SIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS
 L1
 RETAIN/MATCH EXISTING PRIMARY ORDER TIMBER SKIRTING TO STREET-SIDE ROOMS + RETAIN/MATCH SECONDARY ORDER TIMBER SKIRTING TO PARKSIDE ROOMS
 L2
 RETAIN/MATCH PROFILED TIMBER SKIRTING TO ALL ROOMS GENERALLY
 L3
 RETAIN/MATCH SQUARE SET TIMBER SKIRTING TO ALL ROOMS GENERALLY

DADOS:
 ORIGINAL DADOS TO BE RETAINED GENERALLY
 REPLACE LIKE FOR LIKE WHERE ORIGINAL DADOS HAVE BEEN DAMAGED AND CANNOT BE MADE GOOD

CORNICES:
 REFER TO CORNICE STRATEGY ON PROPOSED RCPs
 ALL NON-ORIGINAL/DAMAGED CORNICES TO BE REMOVED - REPLACE LIKE FOR LIKE WHERE ORIGINAL CORNICES ARE DAMAGED AND CANNOT BE MADE GOOD



Notes, legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
27.10.23	P01	PL	ISSUED FOR PLANNING

SPPARC
 N°10 BAYLEY STREET
 BEDFORD SQUARE
 LONDON WC1B 3HB
 T +44 (0) 20 7734 4100
 F +44 (0) 20 7334 9930
 W www.spparcstudio.com

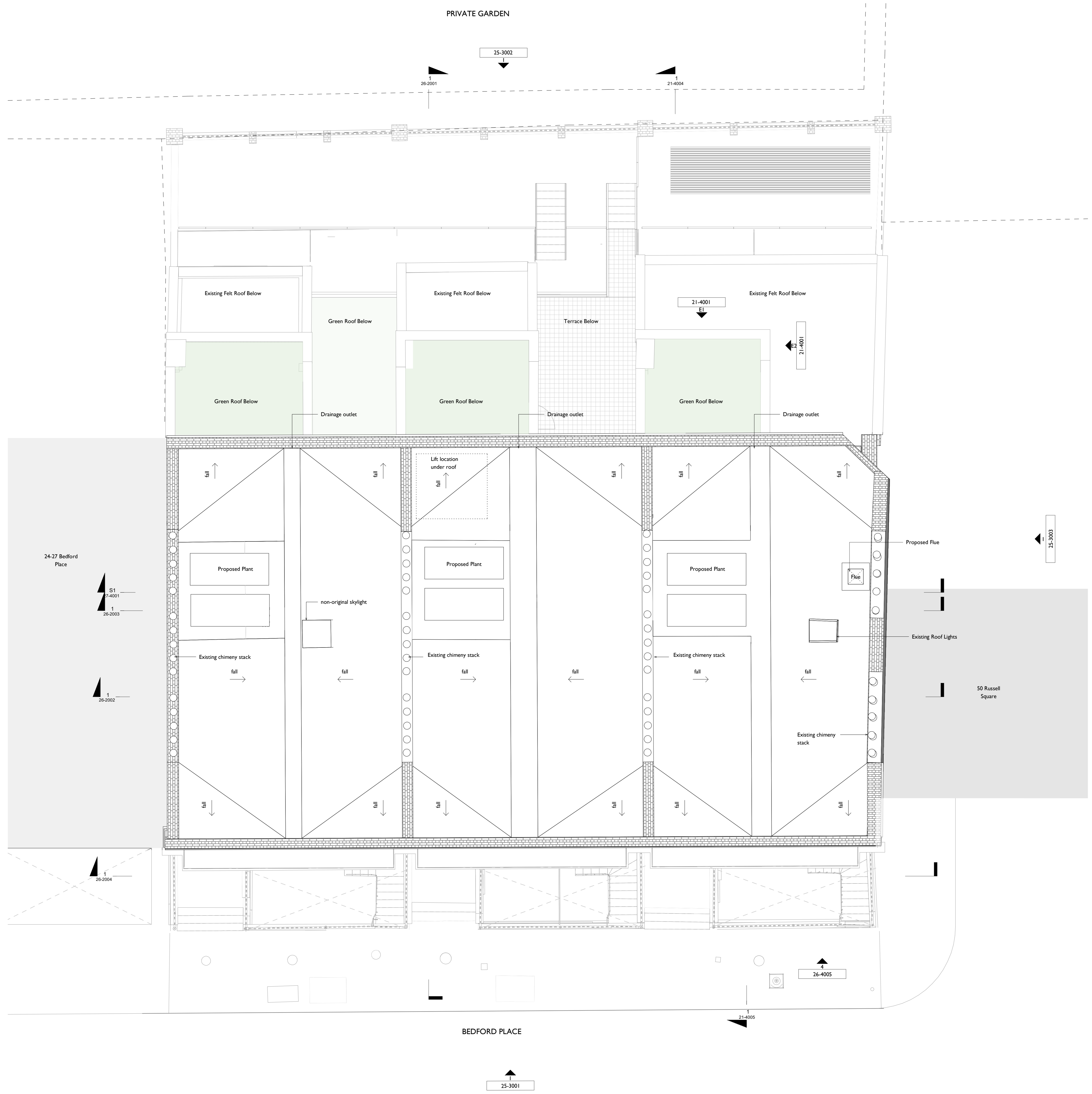
Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

Drawing Title
Proposed Level 03 Floor Plan

Drawing Number & Revision
2205-SPP-BP-03-DR-A-20-1005

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
TM	01.04.22	LH	S2



PRIVATE GARDEN

25-3002

26-2001

21-4004

Existing Felt Roof Below

Existing Felt Roof Below

Existing Felt Roof Below

Green Roof Below

Green Roof Below

Green Roof Below

Terrace Below

Drainage outlet

Drainage outlet

Drainage outlet

24-27 Bedford Place

S1
21-4001
26-2003

1
25-3002

26-2004

BEDFORD PLACE

25-3001

21-4005

26-4005

Proposed Flue

Flue

Existing Roof Lights

50 Russell Square

25-3003

GENERAL NOTES

CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECT'S P & E / STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

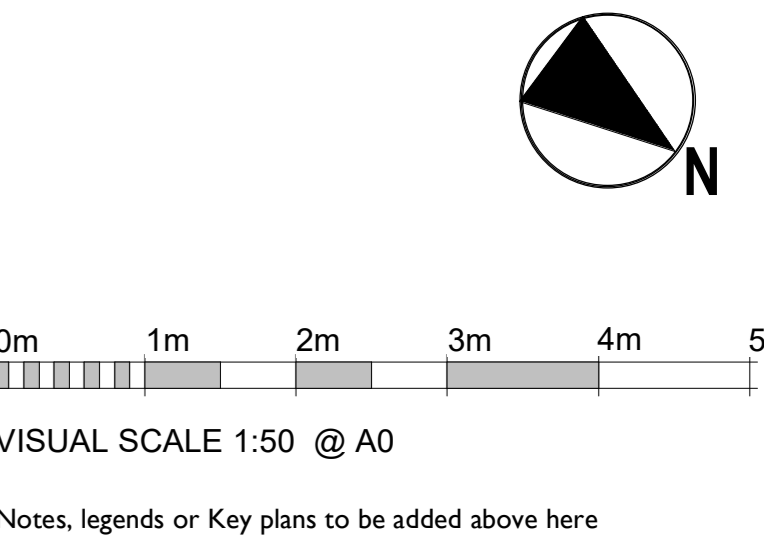
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY IS TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.



Notes, legends or Key plans to be added above here

27.10.23	PL	PL	ISSUED FOR PLANNING
DATE	REV	BY	DESCRIPTION

SPPARC

N°10 BAYLEY STREET
BEDFORD SQUARE
LONDON WC1B 3HB
T +44 (0) 20 7734 4100
F +44 (0) 20 7334 9930
W www.spparcstudio.com

Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

Drawing Title
Proposed Roof Level Plan

Drawing Number & Revision
2205-SPP-BP-DR-DR-A-20-1006

Scale	Date Amended	Amended By	Revision
1:50	27.10.23	PL	PL
Checked	Date Created	Drawn By	PO1
TM	18.06.2021	BR	SUITABILITY S2