



Key Plan (Not to scale)

Copyright: All rights reserved. This drawing must not be reproduced without permission.
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.
All shop drawings to be submitted to the architect / interior designer for comment prior to fabrication.
This drawing is to be read in conjunction with the architect's / interior designer's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect / interior designer.
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.
All fire related elements and items as set out within the Fire Engineers Fire Strategy Report. Fire rating of elements / components require fire certification from certified test bodies to be provided to both the Fire Engineer & Building Control for review and sign off, prior to procurement and installation.
Studio Moren Ltd will coordinate with all other consultants in relation to statutory items / elements under that consultants control. These items may be shown on Studio Moren Ltd drawings for coordination purposes, however they remain under that consultants design and control.

NOTES

- Application site/ownership
- Proposed walls to be filled in
- 'Pod' insertions at No. 4 Bedford Place
- 'Pod' insertions at No. 5 Bedford Place
- 'Pod' insertions at No. 6 Bedford Place

Material key:

- Existing Masonry / Render / Metalwork / Timber / Doors / Windows / Roof tiles to be cleaned, replaced, repaired, conserved, restored, painted as required.
 - Proposed new Brickwork to match existing London Stock (in a non-weathered state.)
 - Proposed new painted Stucco / Render.
 - Proposed new painted timber Sash Windows / Doors.
 - Proposed new Contemporary, minimalist style Conservatory.
 - Proposed new brickwork arches above openings.
 - Proposed new painted metal Balustrade / Railings.
 - Proposed new garden Staircase with painted metal Handrails / Balustrades.
 - Existing Sash windows, (refurbished if reconditioned if required) and fitted with rear fixed mirrored spandrels to ameliorate structure behind.
 - Proposed lift overrun with lead cladding.
 - Access Ladders and Gantries for the purpose of roof access / maintenance / health & safety.
 - Lanterns reconditioned as required and to include translucent glazing.
 - New authentic, consistent chimney pots replacements as required.
 - Proposed Lead flat roof / similar.
 - Decking / Planting to flat roof areas.
 - Proposed PV Panels
 - Blocked existing openings
 - MVHR unit resting on frame supports.
- MVHR units approved in separate application 2024/2794/P and 2024/2965/L
Installation of a meter to monitor the energy output from the Photovoltaic Panels - renewable energy systems will be located on the Switchboard located in the basement plant room - read in conjunction with attached Technical Data Sheet
- Existing roof light with glass removed to accommodate kitchen ventilation duct.
The blank panel to replace the glass removed, will be painted to match the colour of roof tiles.
The ventilation duct will also be a similar colour to the roof tiles.



N°6 Property - 3rd Floor Stair
Before / Existing - with new skylight



N°6 Property - 3rd Floor Stair
Proposed with continuous plasterboard ceiling

PD	Ventilation duct indicated	10.04.25	AF	KS
rev	amendments	date	by	chk
studio moren		57d jamestown road london nw1 7db UK		
studio moren Ltd architecture urban design interior design creative media www.studiomoren.co.uk studio@studiomoren.co.uk		t: 020 7267 4440		
project 4-6 Bedford Place London, WC1B 5JD				
client Nebra Property				
drawing title As Existing and Proposed View of stair ceiling Third Floor				
drawing status PLANNING				
scale As indicated	date 10.03.23	drawn by DT		
job no. 1890	drawing no. A-100-103A	revision P0		