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 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 the 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:

1. Existing Masonry / Render / Metalwork / Timber / Doors / Windows / Roof tiles to be cleaned, replaced, repaired, conserved, restored, painted as required.
 2. Proposed new Brickwork to match existing London Stock (in a non-weathered state.)
 3. Proposed new painted Stucco / Render.
 4. Proposed new painted timber Sash Windows / Doors.
 5. Proposed new Contemporary, minimalist style Conservatory.
 6. Proposed new brickwork arches above openings.
 7. Proposed new painted metal Balustrade / Railings.
 8. Proposed new garden Staircase with painted metal Handrails / Balustrades.
 9. Existing Sash windows, (refurbished if reconditioned if required) and fitted with rear fixed mirrored spandrels to ameliorate structure behind.
 10. Proposed lift overrun with lead cladding.
 11. Access Ladders and Gentries for the purpose of roof access / maintenance / health & safety.
 12. Lanterns reconditioned as required and to include translucent glazing.
 13. New authentic, consistent chimney pots replacements as required.
 14. Proposed Lead flat roof / similar.
 15. Decking / Planting to flat roof areas.
 16. Proposed PV Panels
 17. Blocked existing openings
 18. 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

19. 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.

P7	Ventilation duct indicated	10.04.25	AF	KS
P6	Issued for planning submission	20.02.25	KS	
P5	Photovoltaic panel locations updated	15.01.25	KS	
P4	MVHR WITHIN ROOF SPACE OF PROPERTY #6 INDICATED	23.07.24	AF	
P3	MINOR UPDATES	04.06.24	AF	
P2	ISSUED FOR PLANNING	22.05.24	AF	
P1	ISSUED FOR PLANNING	10.07.24	DT	MW
P0	ISSUED FOR PLANNING	10.03.23	DT	MW
	rev amendments		date	by

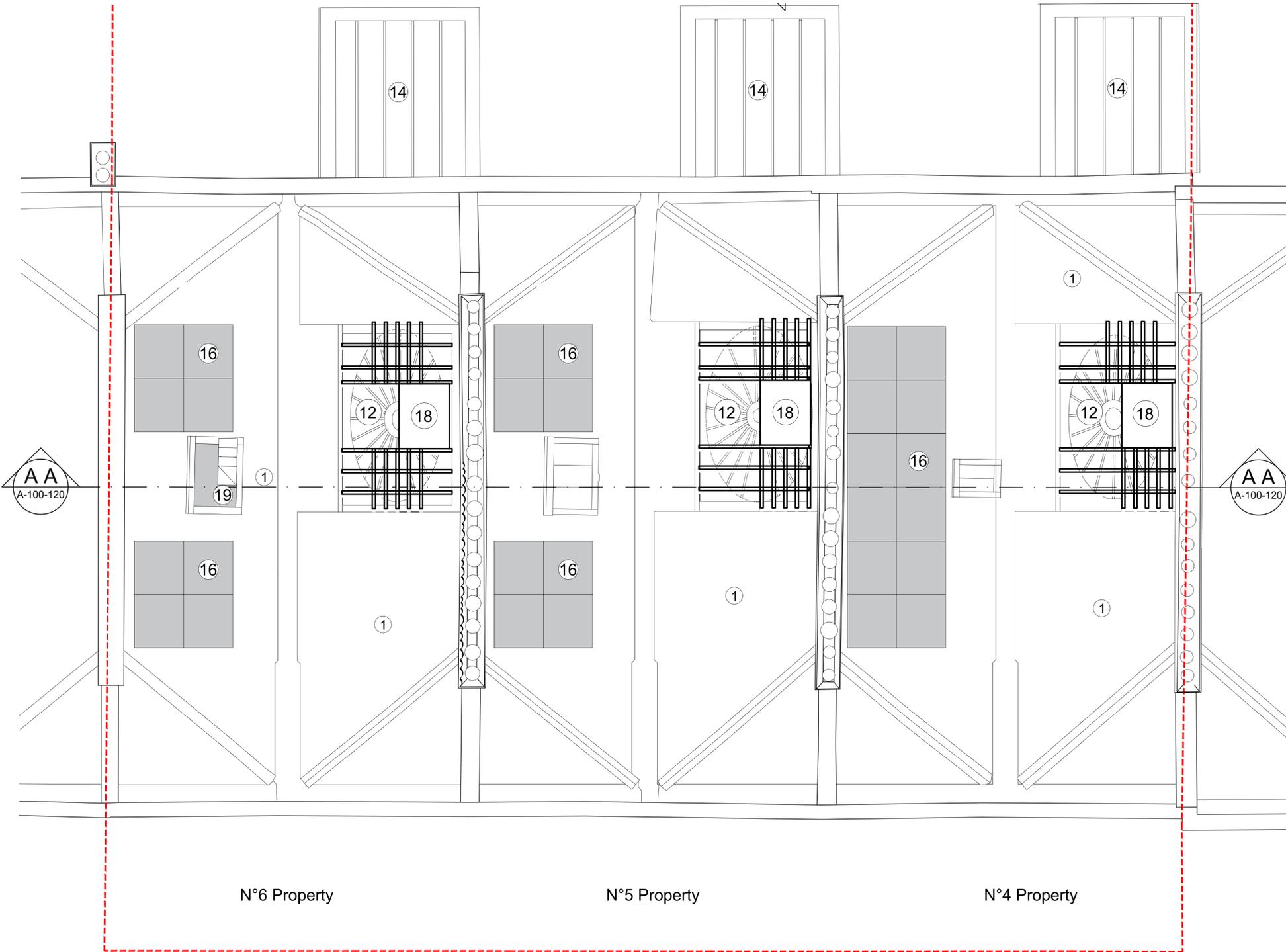
studio moren
 studio moren Ltd
 architecture urban design
 interior design creative media
 www.studiomorencol.co.uk
 studio@studiomorencol.co.uk
 architecture

57d
 jamestown road
 london nw1 7db
 UK
 t: 020 7267 4440

project
 4-6 Bedford Place
 London, WC1B 5JD
 client
 Nebra Property

drawing title
 Proposed Roof Plan
 drawing status

PLANNING		
scale	date	drawn by
1:50 @ A1	10.03.23	DT
1:100 @ A3		
job no.	drawing no.	revision
1890	A-100-104	P7



Roof Plan
 1:50@ A1, 1:100@ A3