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PRIOR TO INITIATION OF ANY WORKS.

0 1 2 3m

**LEGEND**

(44.0) Door Nos. are circular  
(24.0) Window Nos. are hexagonal  
(34.0) Room Nos. are rectangular

44.0 Fireplace Nos. are triangular  
The room, door and window numbering system is as follows:

| Blg. | Type | Floor | Room No. | Item No. |
|------|------|-------|----------|----------|
| 24   | D    | 8     | E        | 01       |
| 25   | W    | G     | E        | 02       |
| 24   | R    | 1     | P        | 03       |
| 24   | F    |       |          | 01       |

**Floor Codes**  
B - Basement  
G - Ground  
1 - First  
2 - Second  
3 - Third  
4 - Roof

N.B. For information on the following items please refer to these drawings:  
(00) Existing  
(10) Demolition  
(99) Proposed

**PROPOSED WORKS TO EXTERNAL ENVELOPE DOORS AND WINDOWS**

Refer to proposed elevations (99)501&502, and sections (99)601&602.

**KEYS**

(R) Replacement. New double glazed window/door to match existing as closely as possible.  
(N) New. Double glazed window/door. A new window/door in a new opening or a new replacement of an existing inappropriate window/door with a more appropriate window/door.  
(O) Original. Window/door left in place and refurbished as necessary.

|   |                               |    |          |
|---|-------------------------------|----|----------|
| K | Revised Planning Issue        | HR | 11.06.13 |
| J | Planning Issue                | HR | 24.05.13 |
| H | Stair window to no. 25        | HR | 23.05.13 |
| G | Study access & kitchen layout | HR | 08/05/13 |
| F | Updated to Planning advice    | JB | 20/07/11 |
| E | Room names updated            | YW | 12/04/11 |
| D | General update                | YW | 07/04/11 |
| C | Front rooms layout updated    | YW | 01/04/11 |
| B | General update                | VZ | 04/03/11 |
| A | General update                | VZ | 11/02/11 |

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REV. DESCRIPTION INITIALS/ DATE  
Job Name  
**The Bedford Estates  
24-25 Bloomsbury Square**

Drawing Title  
**Proposed  
Second Floor Plan**

Status

Date 20.01.11 Sheet By DW Scale @ Size 1:50@A1

Job Number 3686 Code (99) Drawing Number 201 Rev K

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**PROPOSED WORKS**  
REFER TO (19) SERIES DRAWINGS FOR EXTENT OF DEMOLITION WORKS, REFER TO (99)1000 FOR METHOD STATEMENT.  
NOTE: All existing rooms to be decorated, any retained existing doors to be refurbished.

- |   |  |  |  |   |  |
|---|--|--|--|---|--|
| 01. Repair existing brickwork and pointing as necessary.  | 12. New Rooflight & Access hatch.  | 22. Refurbish existing stair and balustrade with new decoration, provide new carpet and of runner and fittings.  | 31. New Plasterboard Partition.  | 41. New soffit to match existing render and conceal new pipework. | 53. New brick wall and foundation to support vault above, bricks to match as close as possible existing. |
| 02. Repair and clean existing render and decorative stucco (substrate to be repaired as necessary). Repaint as existing.    | 13. Existing lead roof to be repaired and refurbished as necessary.  | 23. Refurbish existing hardwood doors and upgrade to fire-rated doors where required, replace or refurbish existing door hardware where required.  | 32. New Cornice on partition to be clearly distinct from original room Cornice.  | 42. Repair missing railing and paint black to match existing.     | 54. Stairwell capping piece.   |
| 03. Refurbish existing cast iron railings, repaint black to match existing.   | 14. New Mansafe access system.   | 24. Install new fire rated paneled door and door set to match existing doors.  | 33. New service riser. New Skirting and Cornice to be provided to match existing as necessary.                                 | 43. New coir barrier matting.                                     | 55. New lime render to areas of newly exposed walls following demolition of existing building.           |
| 04. New galvanized steel railings painted black to match existing metalwork   | 15. Existing roof to be completely renewed and renovated. Existing tiles to be reused where possible. New tiles to match existing.                               | 25. Take up existing floorboards for new services and leveling works to floor where required. Replace back with existing or new floorboards where required. Provide new selected carpet finish over. | 34. New service riser chased into existing wall.   | 44. New basement slab.  | 56. Completely renew lead flashings and gutters.   |
| 05. Existing vaults to be repaired as necessary and a cavity drain membrane installed to waterproof internal walls & floor. | 16. New Photovoltaic panels.   | 26. Retain & refurbish existing stone floor.   | 35. New galvanized steel steps and handrail painted black to match existing metalwork.   | 45. Replace existing entry phone system with new.                 | 57. Fire alarm panel and staircase opening vents control activator position.                             |
| 06. New Cavity Wall with reclaimed bricks to match as close as possible existing.   | 17. Drip to be introduced to chimney stack capping to stop saturation of brickwork.  | 27. Timber panelling to replace obscured Georgian wired glass.   | 36. New 100mm diameter balance gas flue.   | 46. New entry phone system.                                       | 58. New bathroom ventilation duct to penetrate through roof tiles with Lead cloak and weather cowl.      |
| 07. Selected Cast Stone coping.   | 18. Existing metal access ladder to be removed and all disturbed surfaces to be made good. Access to be only by Estate Maintenance with proper safety equipment. | 28. New radiators/ towel rails.  | 37. New airbrick colour to match existing brickwork  | 47. Replace existing letter box with new.                         | 59. Sprayed concrete structural repair to vault.   |
| 08. Existing opening bricked up, bricks to match as close as possible existing.   | 19. New SVP penetration.   | 29. New plasterboard ceiling under existing ceiling.   | 38. New selected paving slabs.   | 48. New letter box.   |  |
| 09. Repair & refurbish existing balcony, repaint.   | 20. Existing painted cast iron drainage pipes to be retained were suitable. New painted Cast iron drainage pipes as necessary.                                   |  | 39. New Ecological improvement measures for the gardens of house No.24&25, Planting to include 25 'natural' species of plants. | 49. New remotely operated window.                                 |  |
| 10. New manhole.  | 21. Satellite dish.  |  | 40. New green roof, Ecological improvement measures 'Wildflower Meadow' including 20 'native' species of plants.               | 50. Apply selected obscure film.                                  |  |
| 11. Water butt.   |  |  |  | 51. Gravel.   |  |
|   |  |  |  | 52. Area to reuse stone slabs from basement level.                |  |