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PRIOR TO INITIATION OF ANY WORKS.

0 1 2 3m

LEGEND

Door Nos. are circular
Window Nos. are hexagonal
Room Nos. are rectangular

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
(19) 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.

J Revised Planning Issue HR 11.06.13
H Planning Issue HR 24.05.13
G Key updated HR 23.05.13
F Red line removed HR 09/04/13
E Updated to show office to front room no. 25 HR 04/04/13
D Updated to Planning advice JB 20/07/11
C General update YW 07/04/11
B General update YZ 04/03/11
A General update YZ 11/02/11

Job Name
**The Bedford Estates
24-25 Bloomsbury Square**

Drawing Title
**Proposed
Basement Floor Plan**

Status

Date
20.01.11

Sheet By
DW

Scale @ Size
1:50@A1

Job Number
3686

Drawing Number
(99) B01

Rev
J

DLG Architects LLP
128 Southwark Street
London SE1 0SW

t +44(0)20 7520 1236
f +44(0)20 7928 4416
london@dlgarchitects.com

dlgarchitects.com

dlg architects



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