

KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES TO BE RETAINED AND RESTORED

- CORNICE
- SKIRTING
- RAIL
- DADO
- ARCHITRAVES

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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these proportions, whether as to project feasibility, pre-selling, lease agreements or the like, should include due allowance for the increase and decrease allowed in the design development and building processes. Figures relate to the likely areas of the building in the current state of the design and not the Gross Internal Area (GIA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 8th Edition (1997) Code of Practice. All areas are subject to (i) Planning and Conservation Area Consent, and detailed Figures to Light analysis.

- NOTES:**
- All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.
 - Read in conjunction with Historic Buildings Architects Reports.

REV	DATE	AMENDMENT
05	20/01/09	Planning Submission
04	15/05/08	Minor Amendments
03	30/05/08	Planning Submission
02	20/11/07	Minor Amendments
01	14/11/07	Original & Possible original features indicated & door types added

TITLE
46-48 Bedford Row
LONDON WC2



BENNETT
ARCHITECTS & MASTER PLANNERS

DRAWING
PROPOSED PLAN
LOWER GROUND LEVEL

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24.06.2007	NB	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 371	05

NOTES:

1. All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.

2. Read in conjunction with Historic Buildings Architects Reports.

06	30/01/09	Planning Submission
04	29/08/09	Minor Amendments
03	30/08/09	Planning Submission
02	20/11/07	Door Notes added & minor amendments
01	14/11/07	Original & Possible original features indicated & door types added
REV	DATE	ASSIGNMENT

TITLE
46-48 Bedford Row
LONDON WC2



LOCATION 77 PARKWAY . CAMDEN TOWN . LONDON . NW1 7PU
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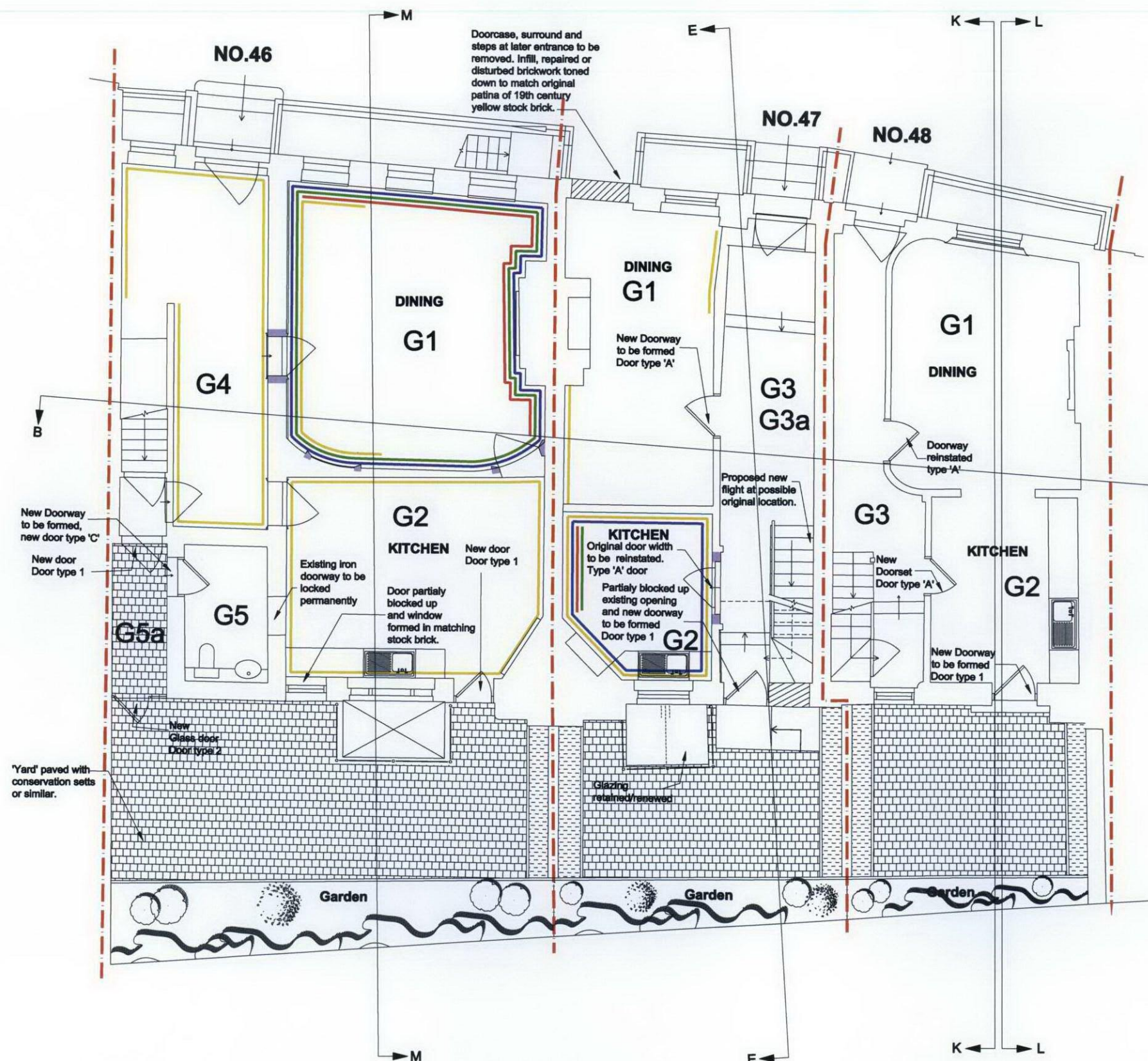
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DRAWING
PROPOSED PLAN
GROUND LEVEL

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24.08.2007	NB	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 372	05

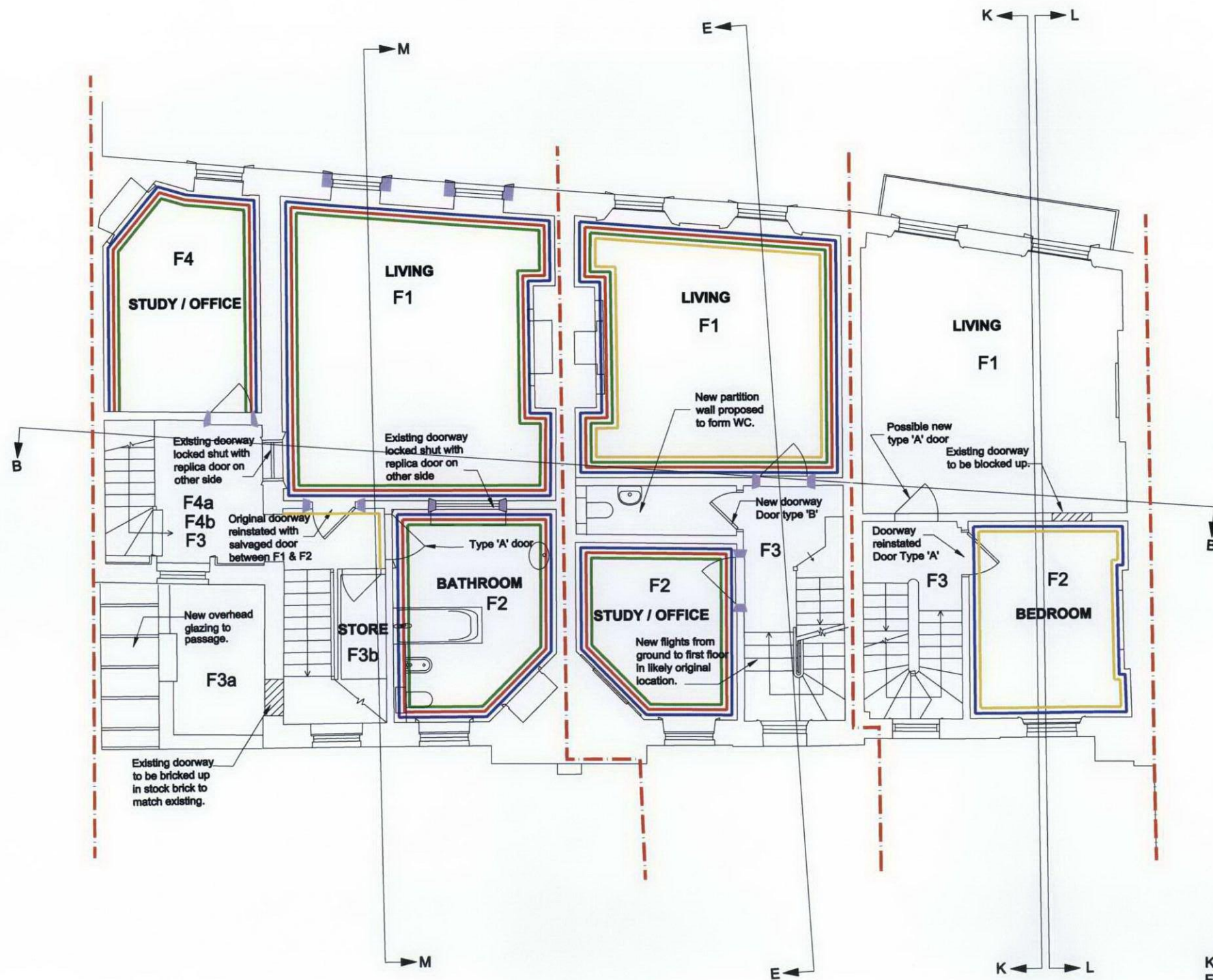


**KEY TO ORIGINAL AND LIKELY ORIGINAL
FEATURES TO BE RETAINED AND RESTORED**

 CORNICE
 SKIRTING
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KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES TO BE RETAINED AND RESTORED

- CORNICE
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01	2001/09	Planning Submission
02	2002/06	Minor Amendments
03	2002/06	Minor Amendments
04	2002/06	Planning Submission
05	2001/07	Door Notes added & minor amendments
06	14/11/07	Original & Possible original features indicated & door types added
REV	DATE	AMENDMENT

TITLE
46-48 Bedford Row
LONDON WC2



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DRAWING
PROPOSED PLAN
LEVEL 01

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24. 06. 2007	NB	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 373	06

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REV	DATE	AMENDMENT
01	2007/00	Planning Submission
02	2007/00	Minor Amendments
03	2007/00	Minor Amendments
04	2007/00	Planning Submission
05	2007/00	Minor Amendments
06	2007/00	Original & Possible original features indicated & door types added

TITLE
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LONDON WC2



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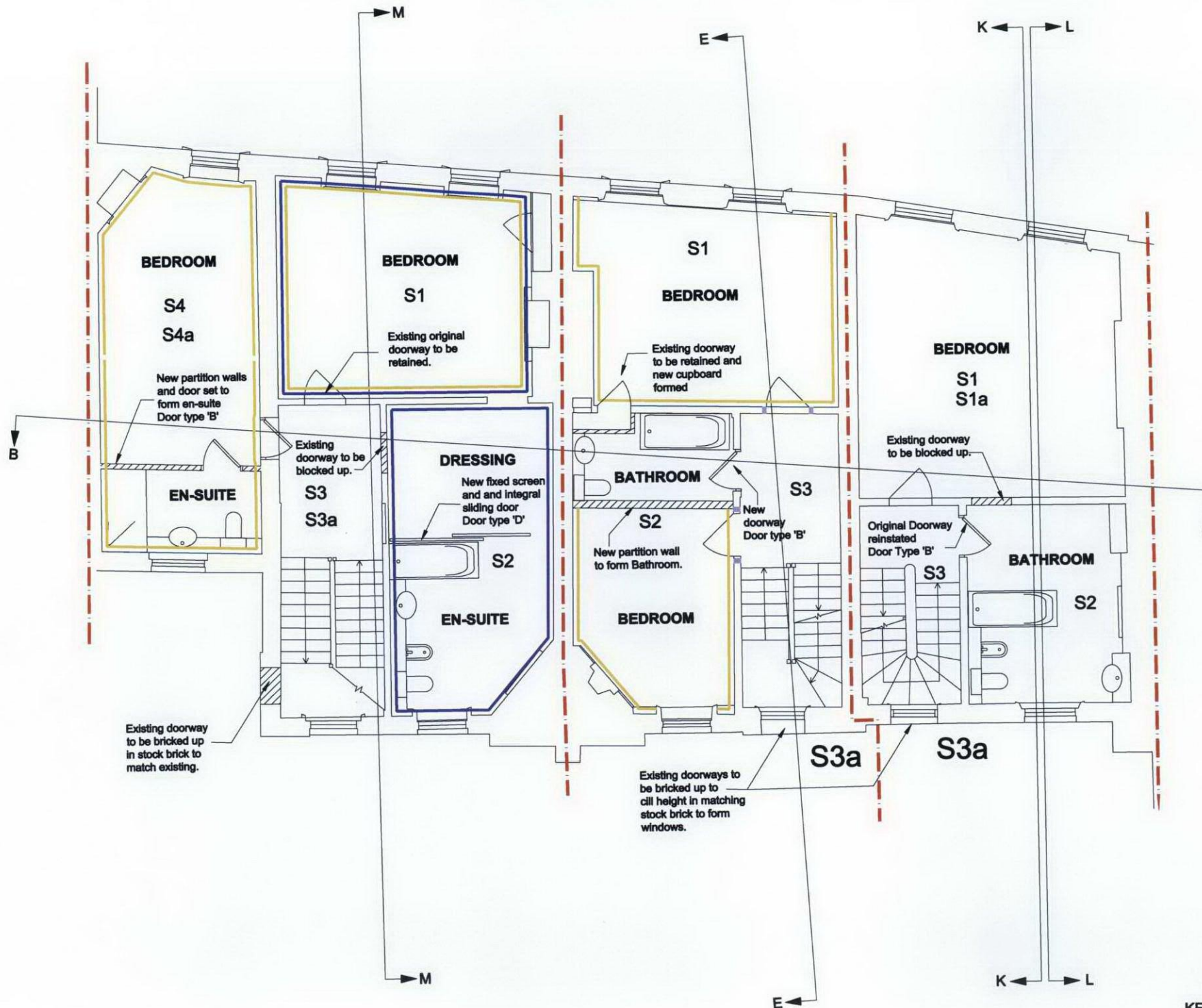
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DRAWING
PROPOSED PLAN
LEVEL 02

SCALE @ A1 DATE ORIGINATOR CHECKED AUTHORISED
1: 50 24.06.2007 NB NH NH

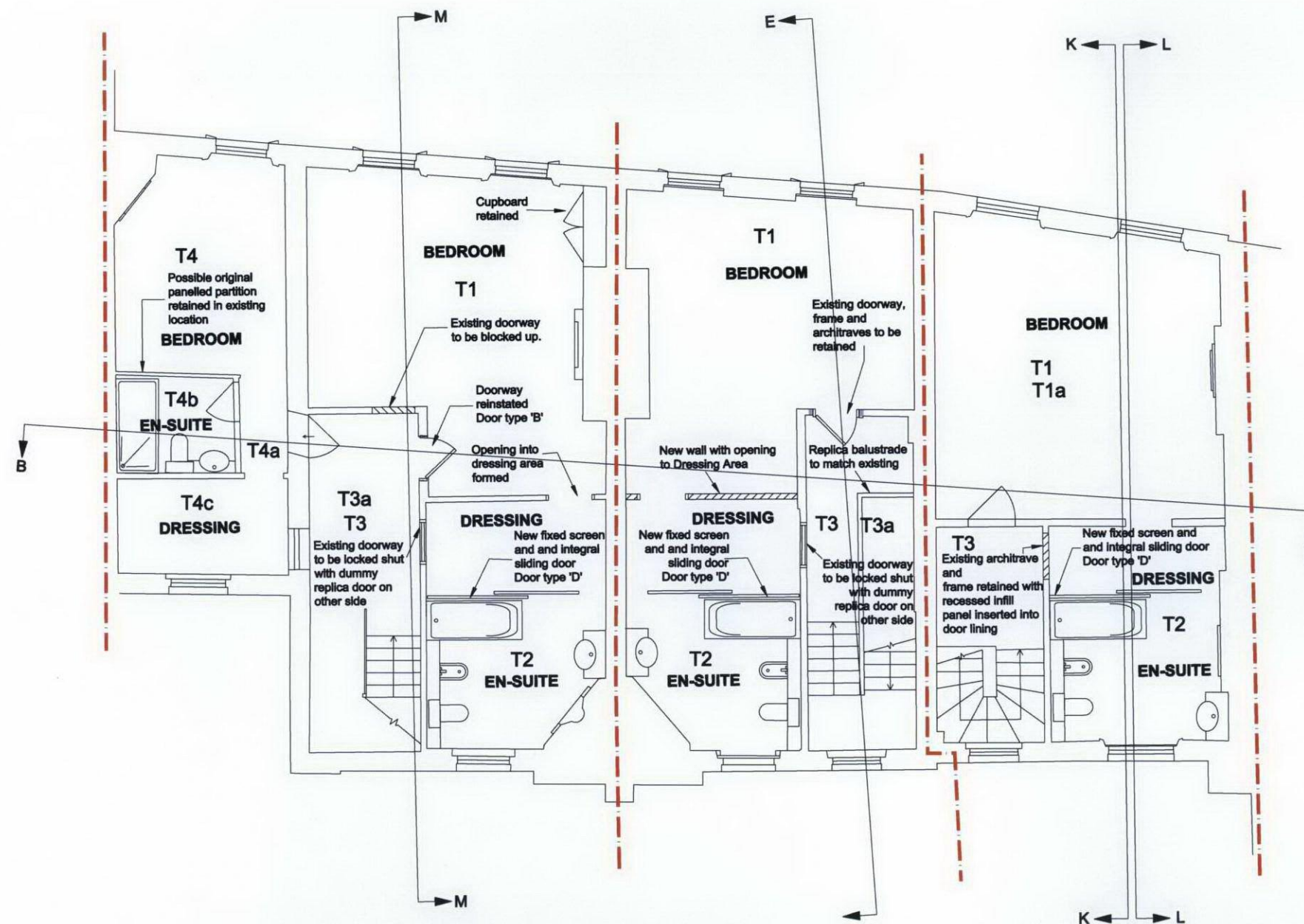
STATUS
PLANNING

DRAWING NO. REV
3183 - 20 - 374 06



KEY TO ORIGINAL AND LIKELY ORIGINAL
FEATURES TO BE RETAINED AND RESTORED

- CORNICE
- SKIRTING
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KEY TO ORIGINAL AND LIKELY ORIGINAL
FEATURES TO BE RETAINED AND RESTORED

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REV	DATE	AMENDMENT
01	09/01/09	Planning Submission
02	02/08/09	Minor Amendments
03	03/06/09	Planning Submission
04	09/11/07	Minor amendments
05	14/11/07	Original & Possible original features indicated & door types added

TITLE
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LONDON WC2



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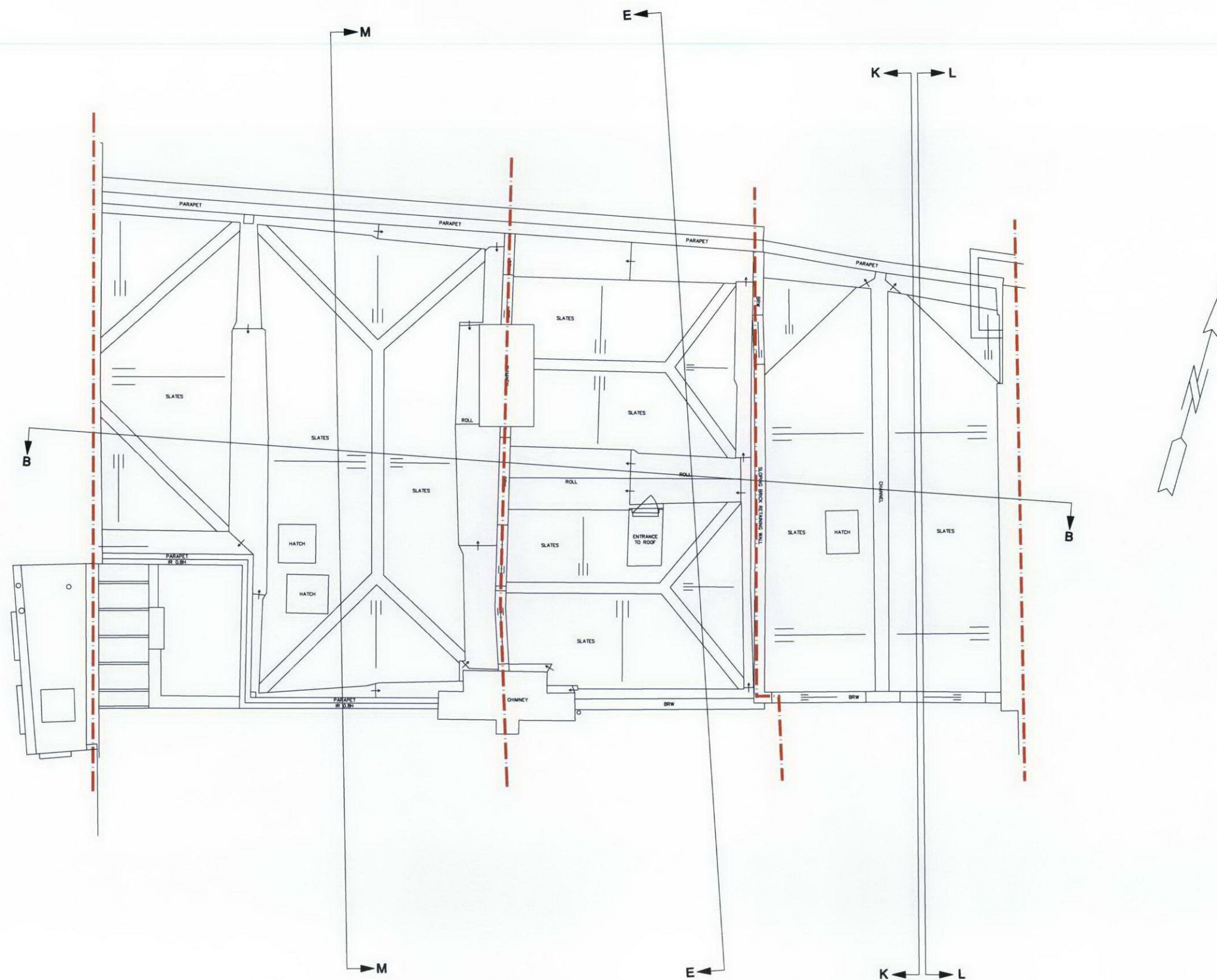
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DRAWING
PROPOSED PLAN
LEVEL 03

SCALE @ A1 DATE 24.08.2007 ORIGINATOR NB CHECKED NH AUTHORIZED NH

STATUS
PLANNING

DRAWING NO. 3183 - 20 - 375 **REV** 05



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NOTES:

REV	DATE	AMENDMENT
01	05/05/06	Planning Submission
02	05/05/06	Planning Submission

TITLE
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 LONDON WC2



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DRAWING
 PROPOSED PLAN
 ROOF

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24. 06. 2007	NB	NH	NH

STATUS
 PLANNING

DRAWING NO.	REV
3183 - 20 - 376	02

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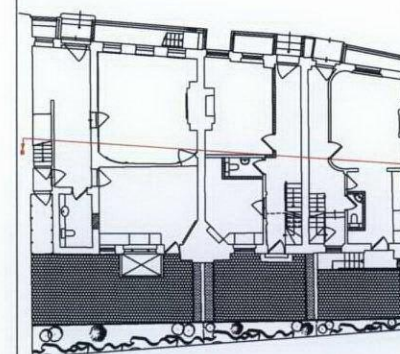
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NOTES:

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2. All indicated demolition is subject to Structural Engr's Input and Building Control Officer's Approval
3. All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.

KEY PLAN 1:200



REV	DATE	AMENDMENT
04	20/10/09	Planning Submission
03	20/09/09	Planning Submission
02	20/11/07	Minor Amendments
01	14/11/07	Original & Possible original features indicated

TITLE
46-48 Bedford Row
LONDON WC2



LOCATION: 77 PARWAY, CAMDEN TOWN, LONDON, NW1 7PU
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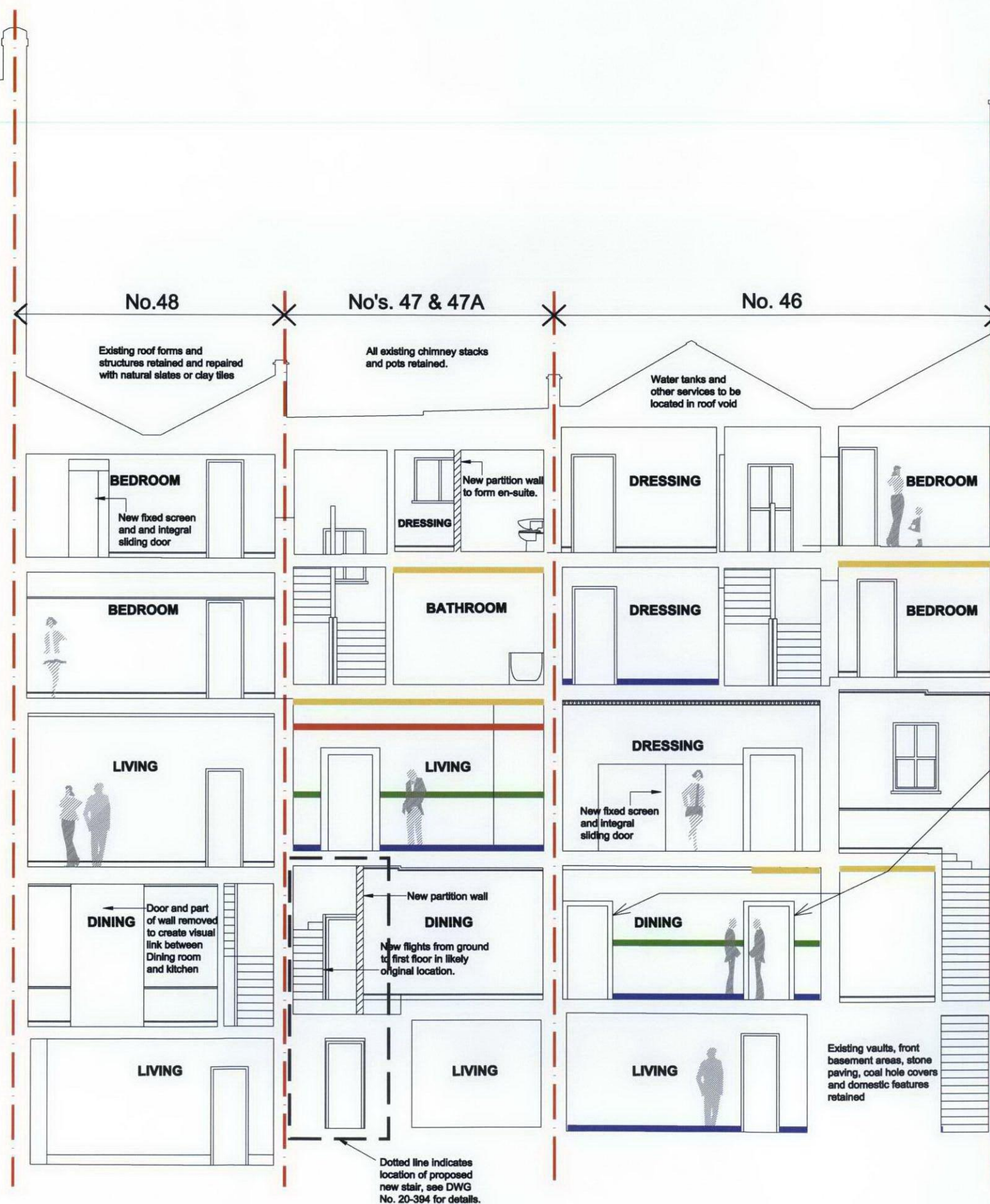
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DRAWING
PROPOSED
LONG SECTION B-B

SCALE @ A1 DATE ORIGINATOR CHECKED AUTHORISED
1: 50 24.08.2007 NB NH NH

STATUS
PLANNING

DRAWING NO. 3183 - 20 - 377 REV 03



Unless indicated otherwise, existing internal features (original and later) generally retained and repaired or reinstated where missing and possible to do so. Fabric to be negotiated with Building Control Officer and Conservation Officer.

Existing plan forms generally retained and refined in returning buildings to their original Residential use. Floor structures, walls, staircases and internal partitions generally retained and repaired with minimum structural alteration.

Communicating door & false door on back wall mimics the original door details with wider architrave. - All to be retained.

KEY TO ORIGINAL AND LIKELY ORIGINAL
FEATURES TO BE RETAINED AND RESTORED

- CORNICE
- SKIRTING
- RAIL
- DADO
- ARCHITRAVE

Dotted line indicates location of proposed new stair, see DWG No. 20-394 for details.

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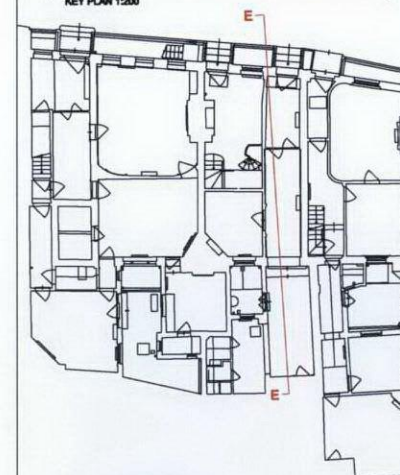
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NOTES:

1. Drawing based on Survey Information produced by 'Sterling Surveys'
2. All indicated demolition is subject to Structural Engr's Input and Building Control Officer's Approval
3. All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.

KEY PLAN 1:200



NO	DATE	REVISION
01	2001/03	Planning Submission
02	2001/03	Planning Submission
03	2001/07	Minor Amendments
04	2001/07	Original & Previous original features indicated
REV	DATE	AMENDMENT

TITLE
46-48 Bedford Row
LONDON WC2



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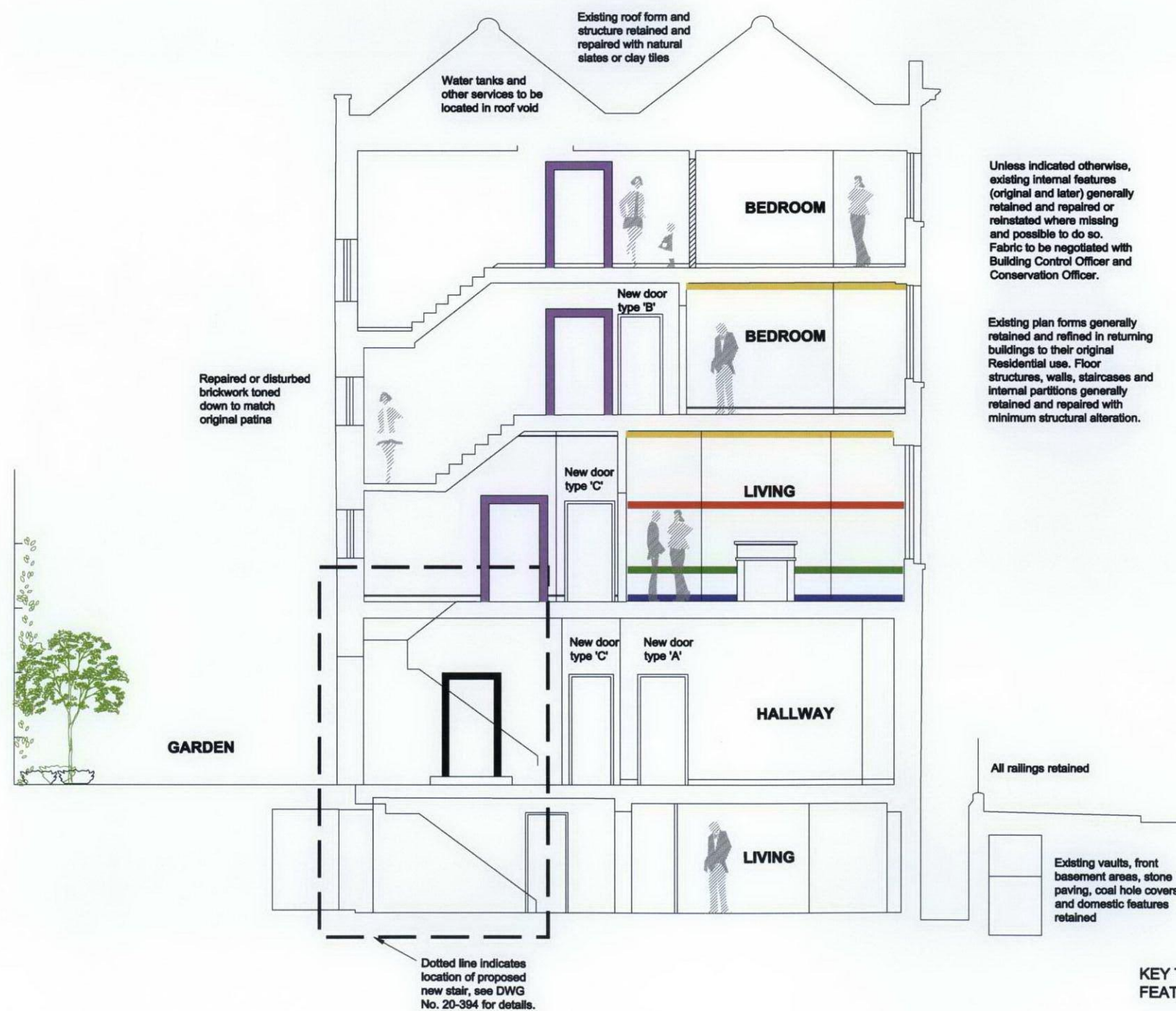
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DRAWING
PROPOSED
SHORT SECTION E-E

SCALE @ A1 DATE ORIGINATOR CHECKED AUTHORISED
1: 50 24.08.2007 NB NH NH

STATUS
PLANNING

DRAWING NO. REV
3183 - 20 - 378 04



KEY TO ORIGINAL AND LIKELY ORIGINAL
FEATURES TO BE RETAINED AND RESTORED

=====	CORNICE
=====	SKIRTING
=====	RAIL
=====	DADO
=====	ARCHITRAVE

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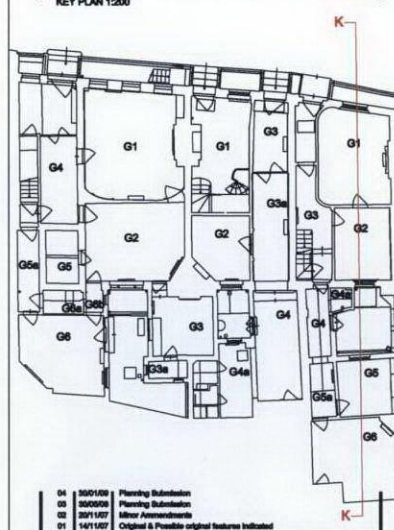
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KEY PLAN 1:200



REV	DATE	AMENDMENT
01	14/11/07	Original & Possible original features indicated
02	14/11/07	Original & Possible original features indicated
03	14/11/07	Original & Possible original features indicated
04	14/11/07	Original & Possible original features indicated

TITLE
46-48 High Holborn
LONDON WC2



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DRAWING
PROPOSED
SHORT SECTION K-K

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24.08.2007	NB	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 379	04

KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES TO BE RETAINED AND RESTORED

- CORNICE
- SKIRTING
- RAIL
- DADO
- ARCHITRAVE

Existing internal features retained and repaired or reinstated where missing and possible to do so. Fabric to be negotiated with building control officer and conservation officer

Existing plan form, floor structures, walls, staircases and internal partitions retained and repaired with minimum structural alteration

Repaired or disturbed brickwork toned down to match original patina

Existing external window and door joinery retained and repaired; where appropriate.

Existing roof form and structure retained and repaired with natural slates or clay tiles

Chimney stacks and pots retained.

BEDROOM

BEDROOM

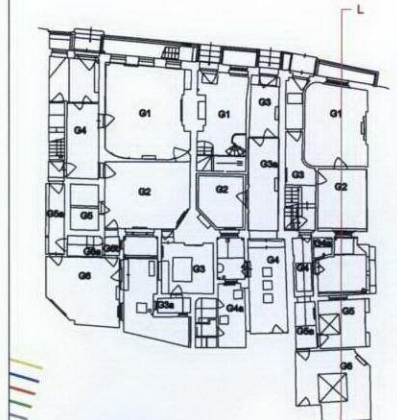
LIVING

DINING

LIVING

All railings retained.

Existing vaults, front basement areas, stone paving, coal hole covers and domestic features retained



04	30/1/09	Planning Submission
08	30/6/08	Planning Submission
02	30/1/07	Notes Added
01	14/1/07	Original & Possible original features indicated
REV	DATE	AMENDMENT

TITLE

46-48 Bedford Row
LONDON WC2



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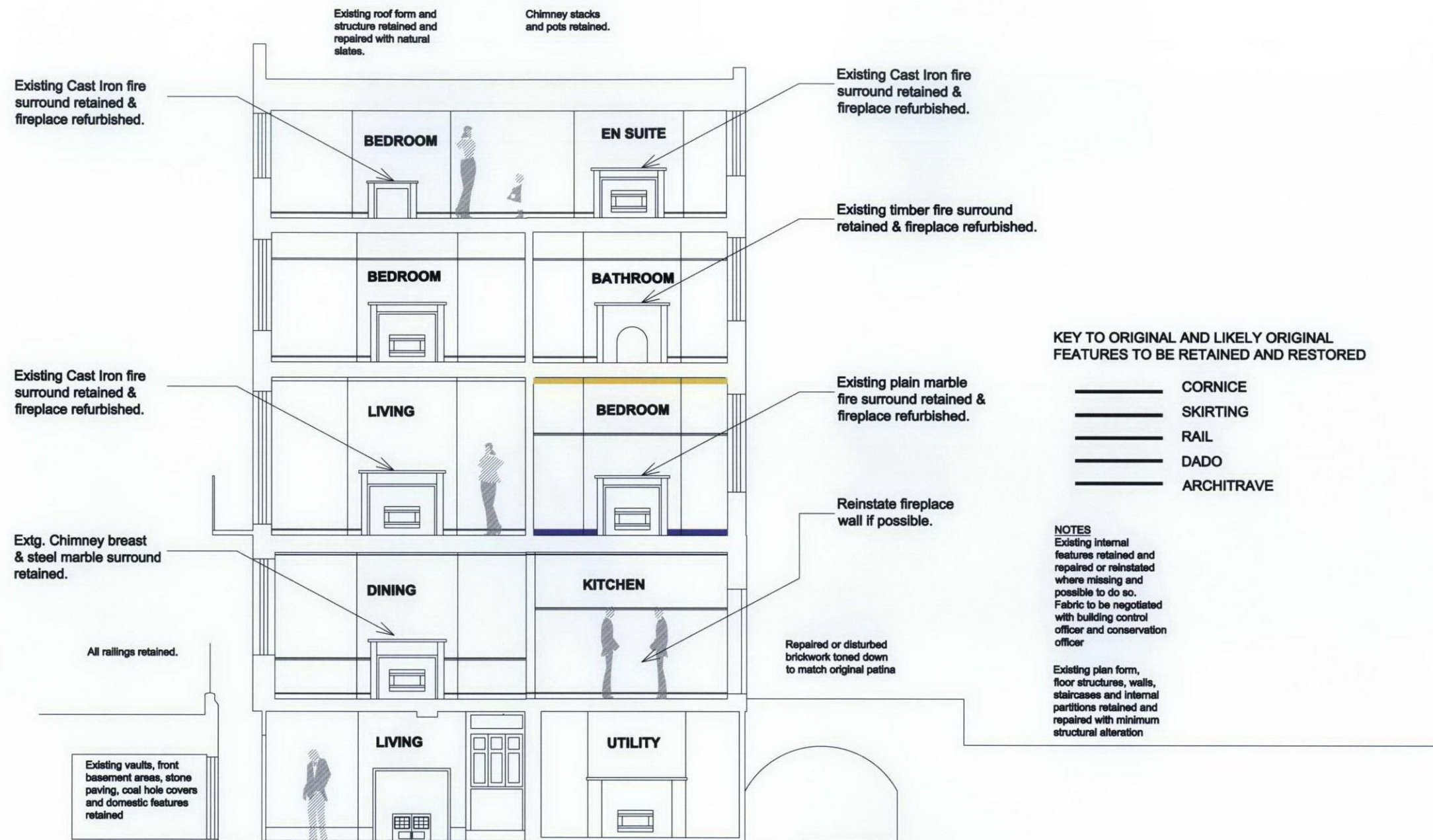
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DRAWING
PROPOSED
SHORT SECTION L-L

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24.08.2007	NB	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 380	04



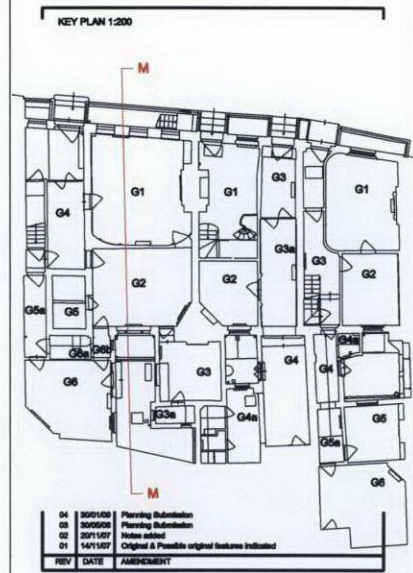
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- NOTES:
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 2. All indicated demolition is subject to Structural Eng'r Input and Building Control Officer's Approval
 3. All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.



TITLE
46-48 Bedford Row
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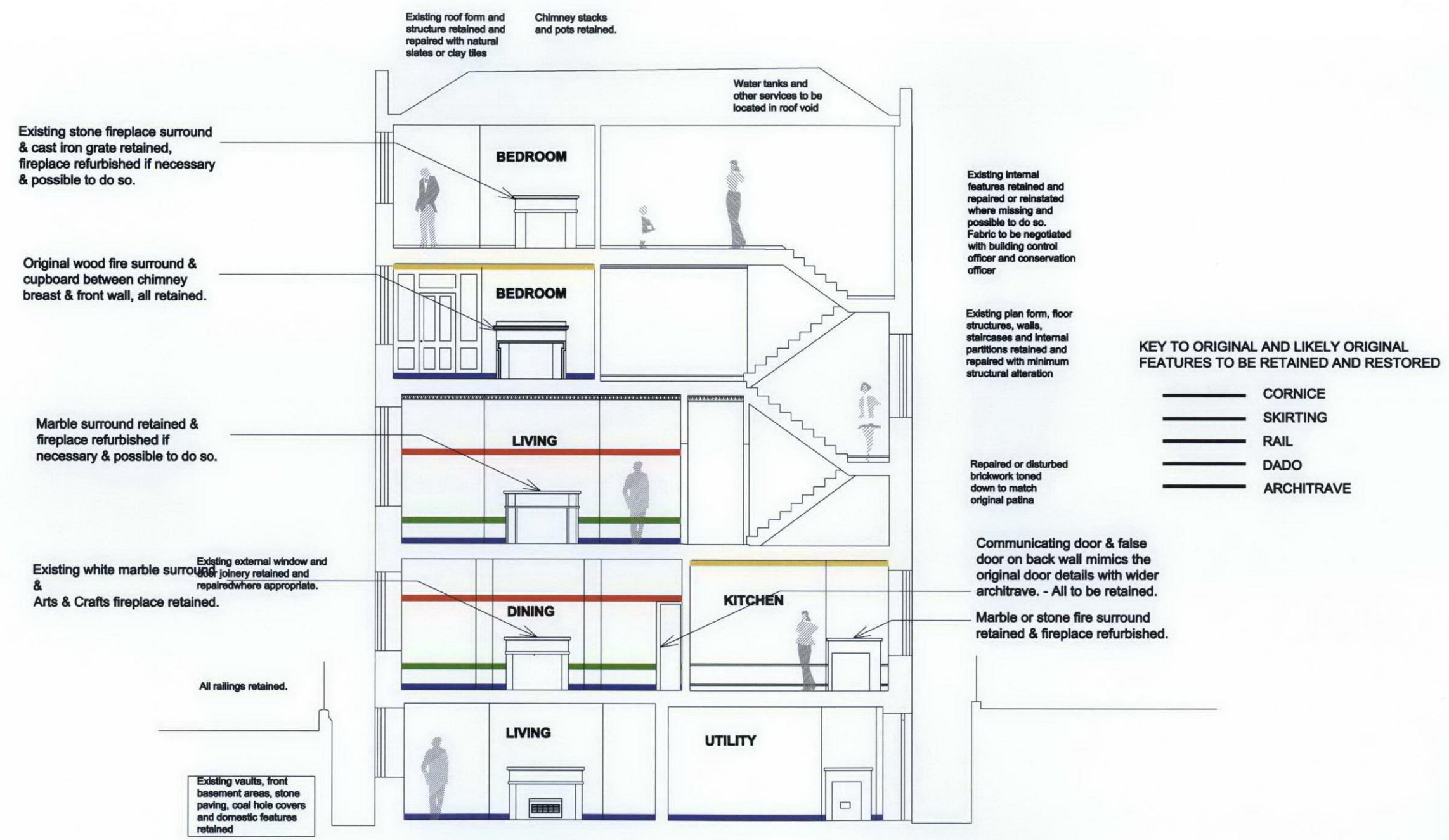
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DRAWING
**PROPOSED
SHORT SECTION M-M**

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24. 06. 2007	NB	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 381	04



Datum 20.00m

- Drawing based on Survey Information produced by 'Sterling Surveys'
- All indicated demolition is subject to Structural Eng'r's Input and Building Control Officer's Approval

NO	DATE	REVISION
01	20/05/09	Planning submission
02	20/11/09	Minor Amendments
03	20/05/10	Planning Amendment

TITLE

46-48 Bedford Row
LONDON WC2



ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

LOCATION 77 PARWAY - CAMDEN TOWN - LONDON - NW1 7PU
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WEBSITE www.sheppardrobson.com E-MAIL sr@mail@sheppardrobson.com

BENNETT
ARCHITECTS & MASTER PLANNERS

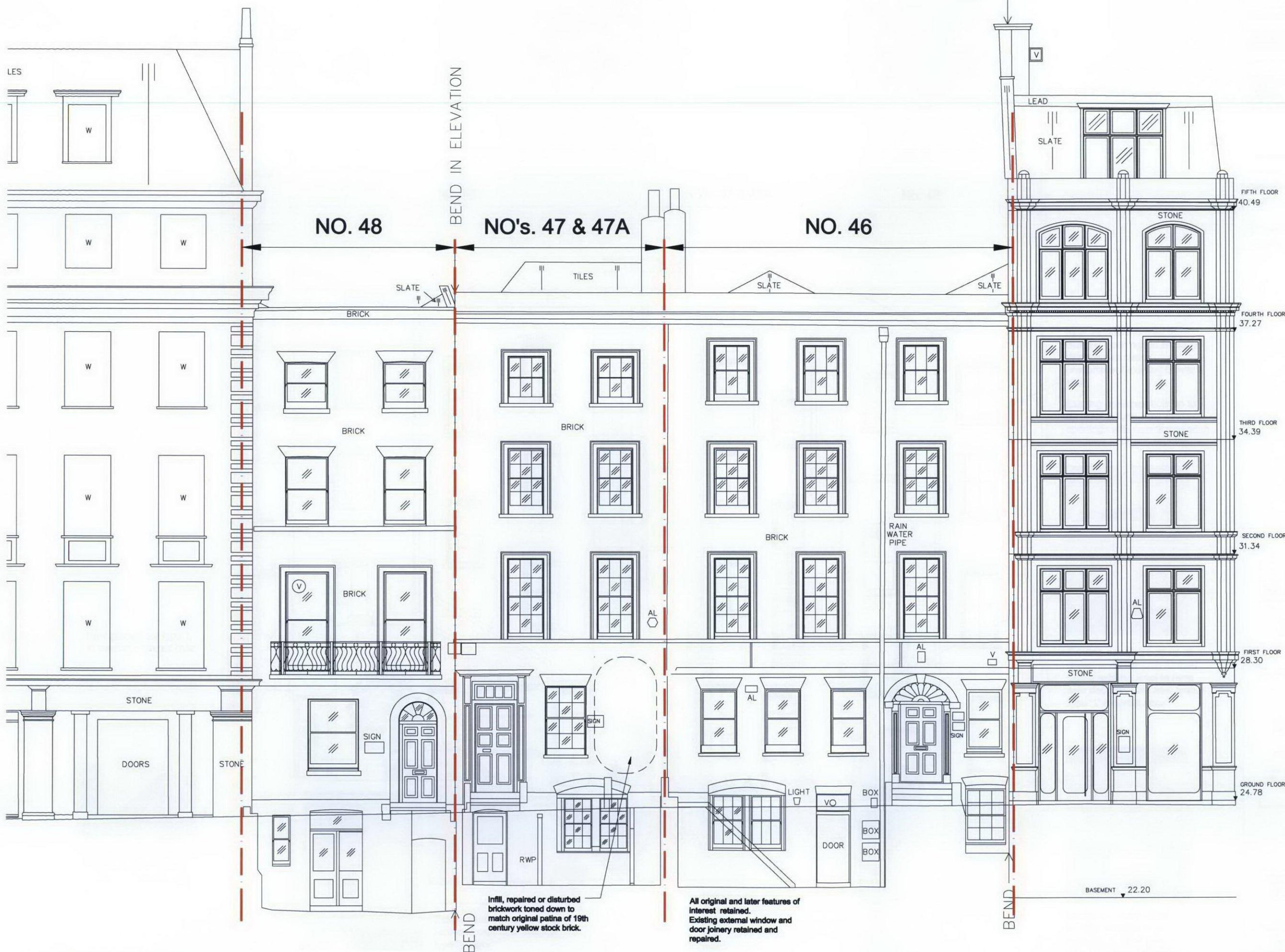
DRAWING
PROPOSED
NORTH ELEVATION

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 50	24.08.2007	NB	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 382	03

ELEVATION



Infill, repaired or disturbed
brickwork toned down to
match original patina of 19th
century yellow stock brick.

All original and later features of
interest retained.
Existing external window and
door joinery retained and
repaired.

DATUM: 20.00m.

DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding with work.

FOR ELECTRONIC DATA ISSUES

Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-bidding, lease agreements or the like, should include a substantial allowance for the uncertainties of the design and construction phases and the building processes. Figures relate to the study areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, New Edition (R04-2000) of Practice. All figures are subject to Town Planning and Conservation Area Consent, and reserved Rights to Light approval.

NOTES:

1. All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.

TYPE 'A' DOOR

Repeats Dimensions & profile of original 6 panel doors, frames and architraves found in rooms F1 & F2 of No. 47 Bedford Row. This type to be used with principal living spaces where possible. e.g. Dining Rooms.

TYPE 'B' DOOR

Simulates Dimensions & profile of original square framed 4 panel doors, and bolection architraves found in rooms T1 & T2 of No. 47 Bedford Row. This type to be used with secondary spaces where possible, e.g. Bedrooms.

02	300108	Planning Submission
01	300508	Planning Submission
REV	DATE	AMENDMENT

TITLE

46-48 Bedford Row
LONDON WC2



SHEPPARD **ROBSON**

ARCHITECTS INC. URBAN DESIGN PLANNING INTERIORS

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DRAWING
PROPOSED
DOOR DETAILS 1 of 3

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 10	15.11.2007	SM	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 390	02

NOTES:

1. All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.

05	30/01/08	Planning Submission
02	28/09/08	Type 'C' Door Removed
01	30/05/08	Planning Submission
REV	DATE	AMENDMENT

TITLE
46-48 Bedford Row
LONDON WC2



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DRAWING
PROPOSED
DOOR DETAILS 2 of 3

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 10	15.11.2007	SM	NH	NH

STATUS
PLANNING

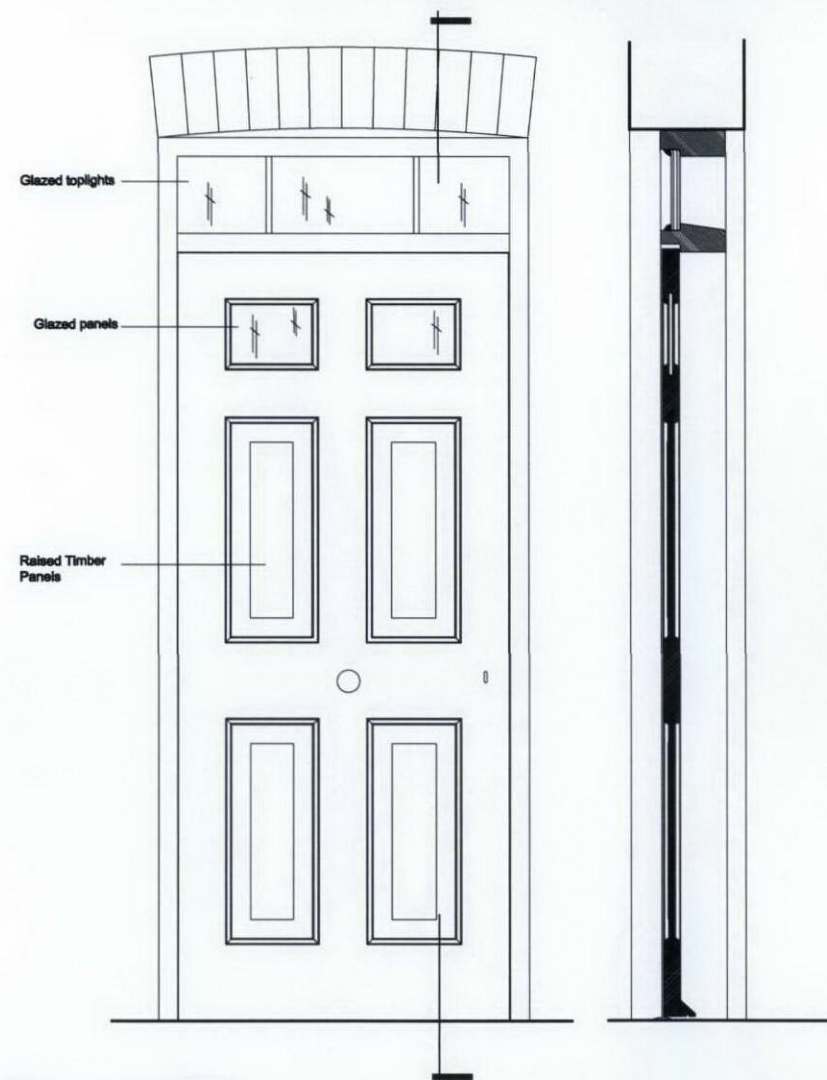
DRAWING NO.	REV
3183 - 20 - 391	03

TYPE 'C' DOOR NOT USED

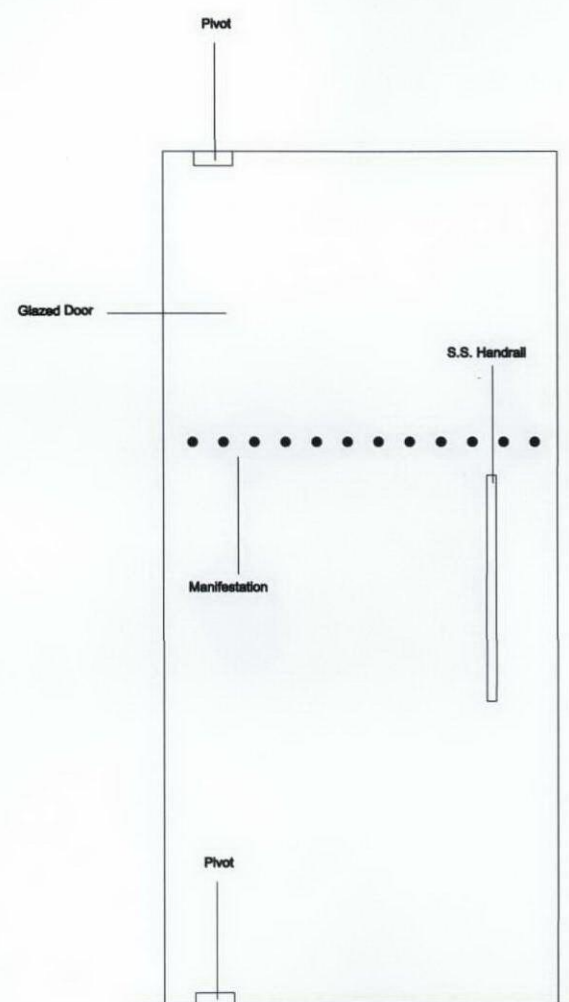
TYPE 'D' SCREEN AND DOOR

1. All original or significant later fabric (including doors and cases, windows and linings, plasterwork, built in cupboards and chimney pieces) to be conserved, repaired, or restored unless indicated otherwise.

NEW EXTERNAL DOORS



TYPE '1' DOOR



TYPE '2' DOOR

REV	DATE	AMENDMENT
1	15.11.2007	Planning Submission
2	15.11.2007	Planning Submission

TITLE

46-48 Bedford Row
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BENNETT
ARCHITECTS & INTERIORS

DRAWING
PROPOSED
DOOR DETAILS 3of3

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 10	15.11.2007	SM	NH	NH

STATUS
PLANNING

DRAWING NO.	REV
3183 - 20 - 392	02