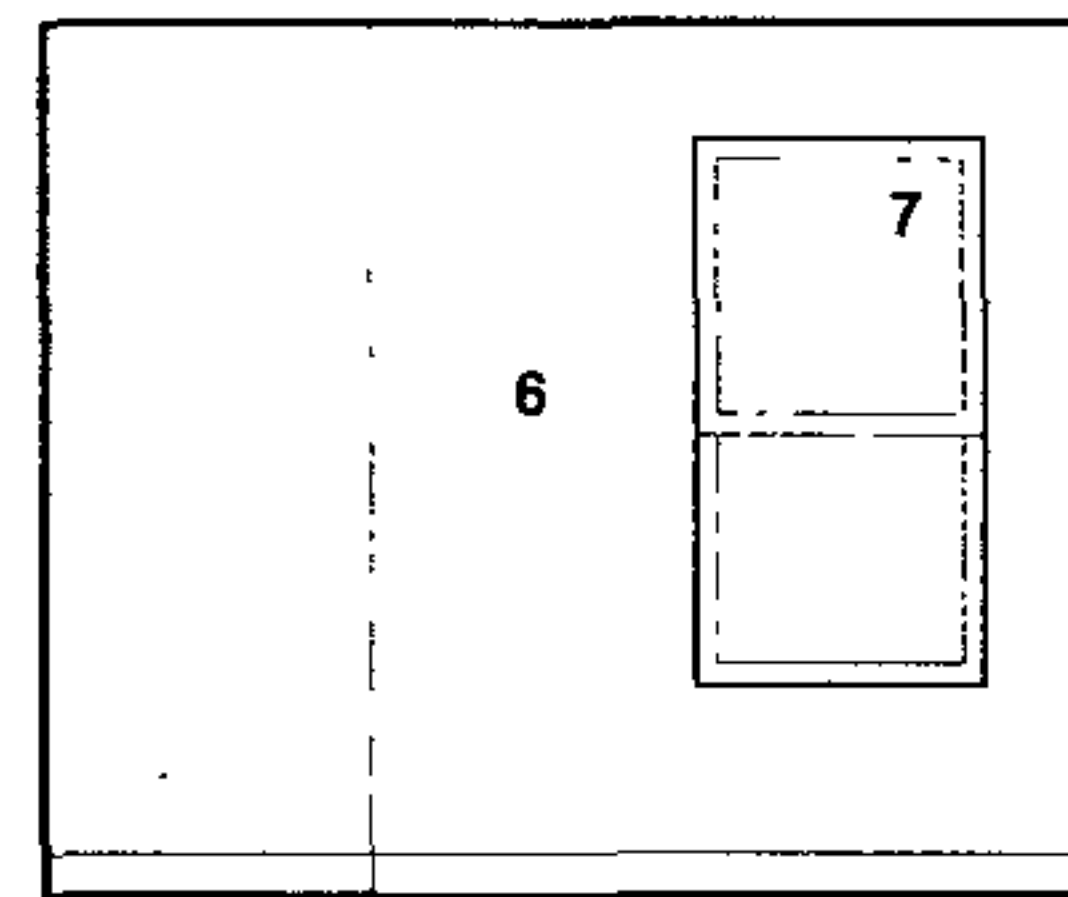
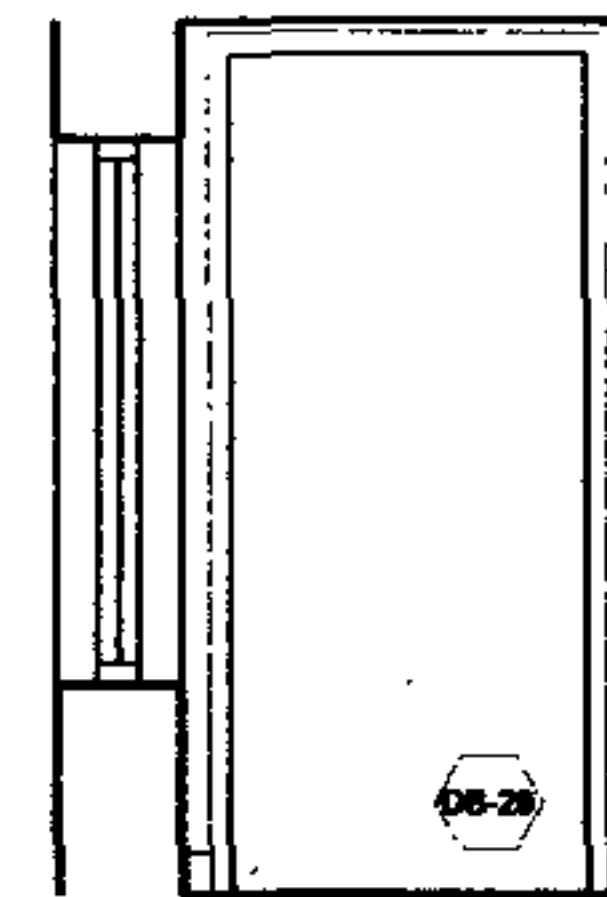
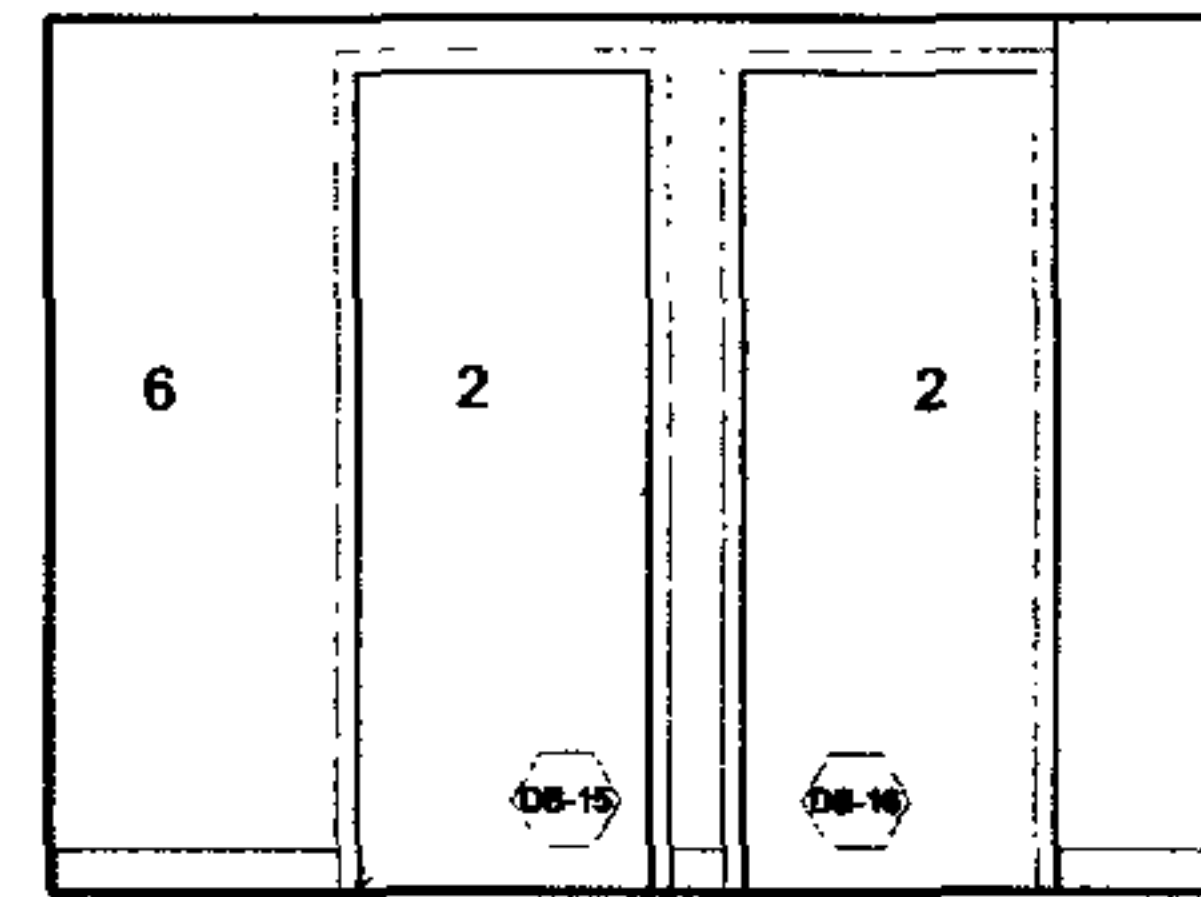




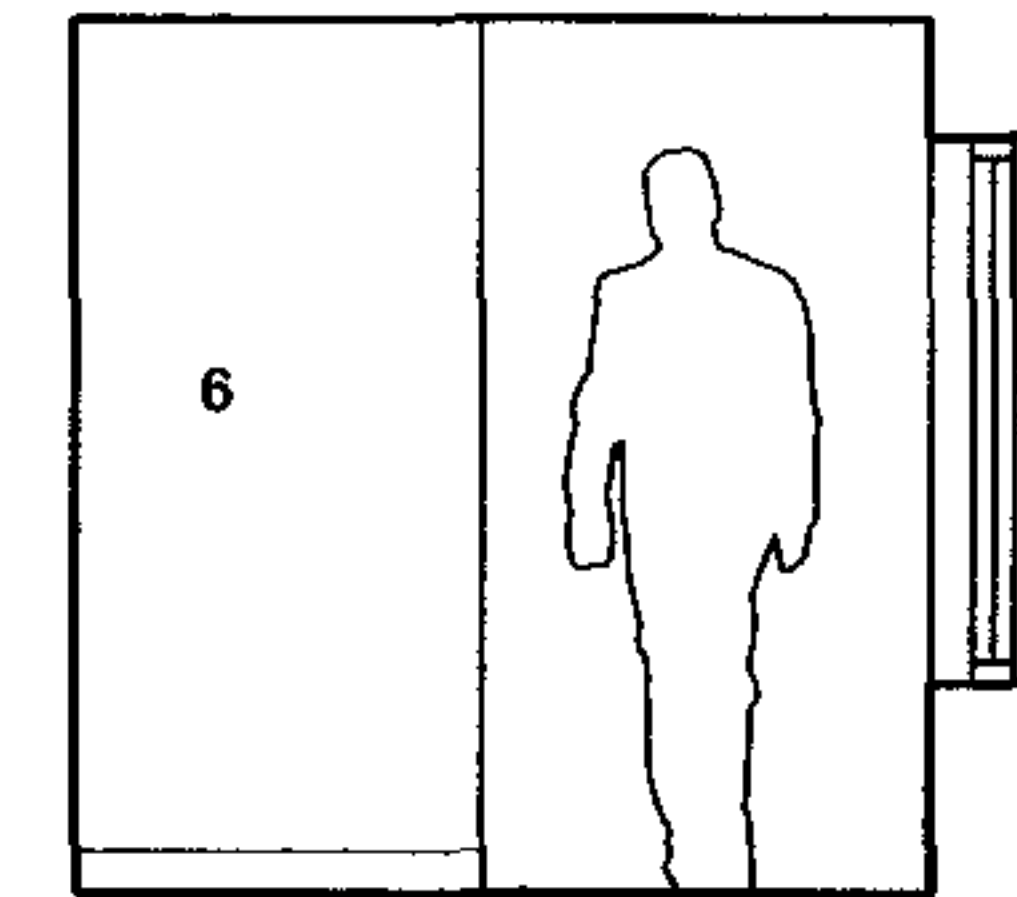
WC LOBBY - ELEVATION 1



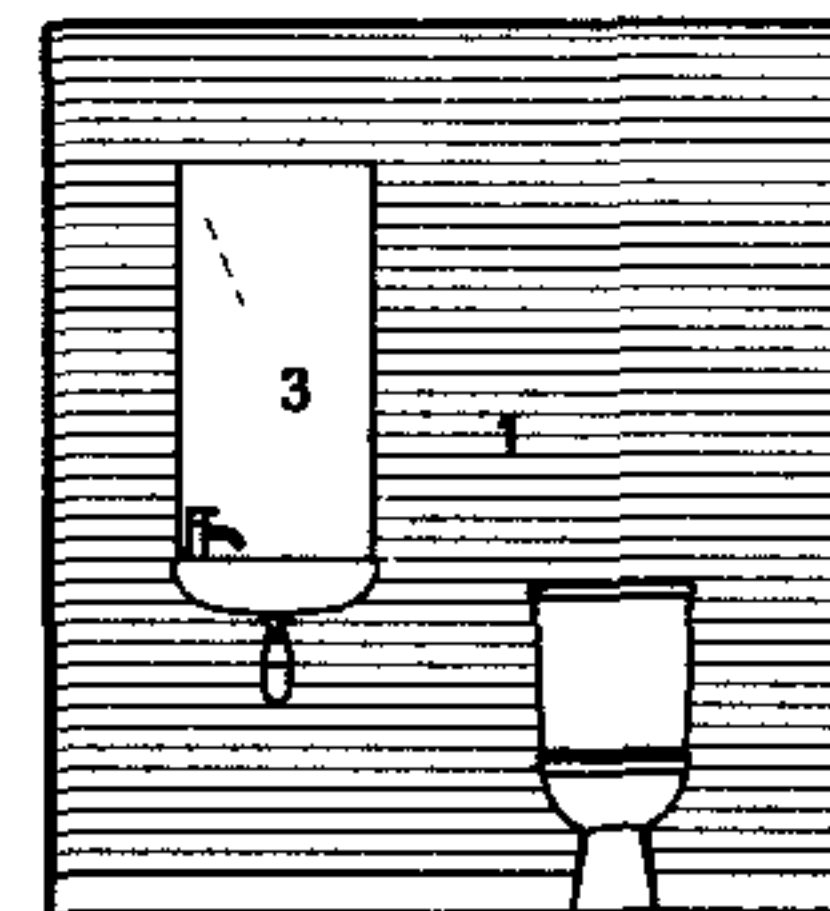
WC LOBBY
- ELEVATION 2



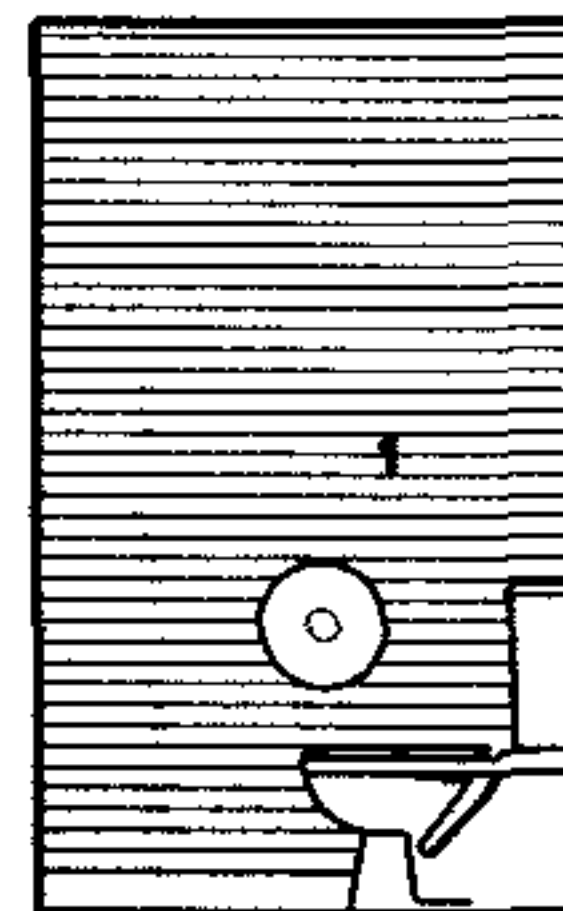
WC LOBBY - ELEVATION 3



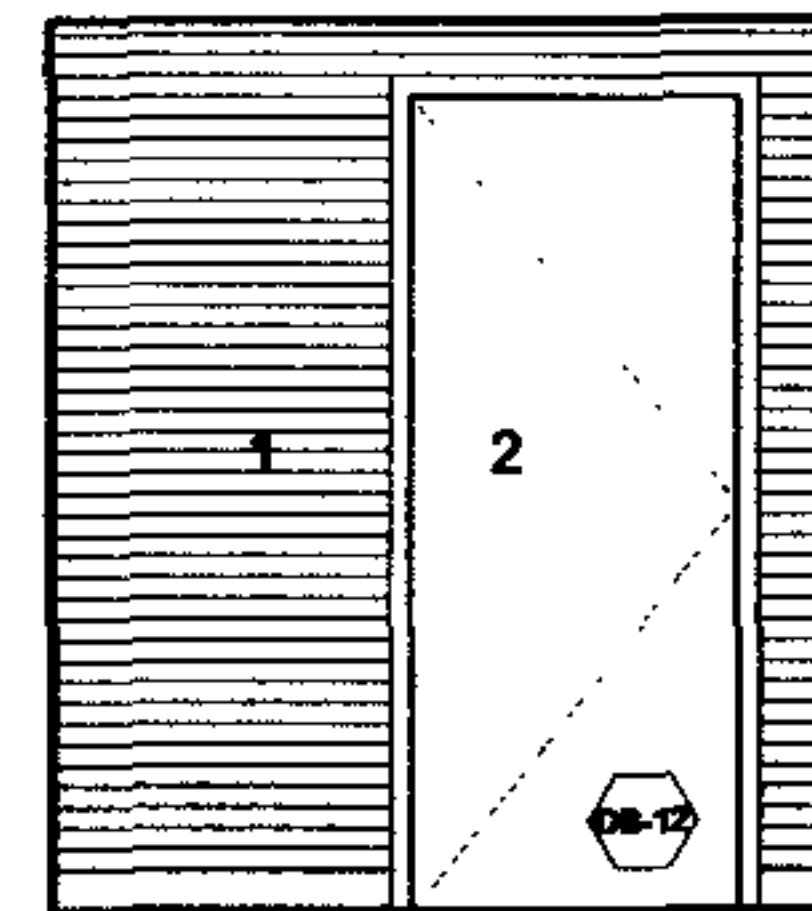
WC LOBBY - ELEVATION 4



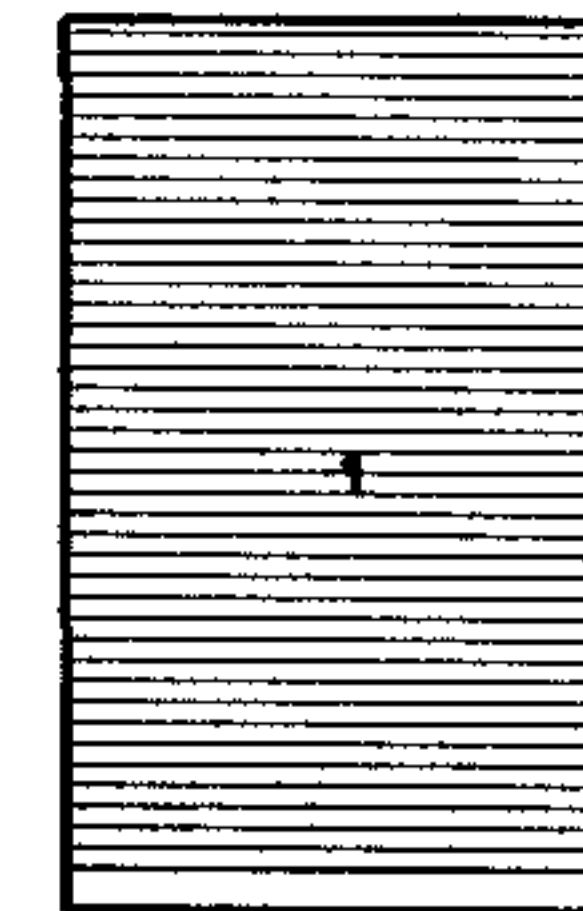
FEMALE WC - ELEVATION 1



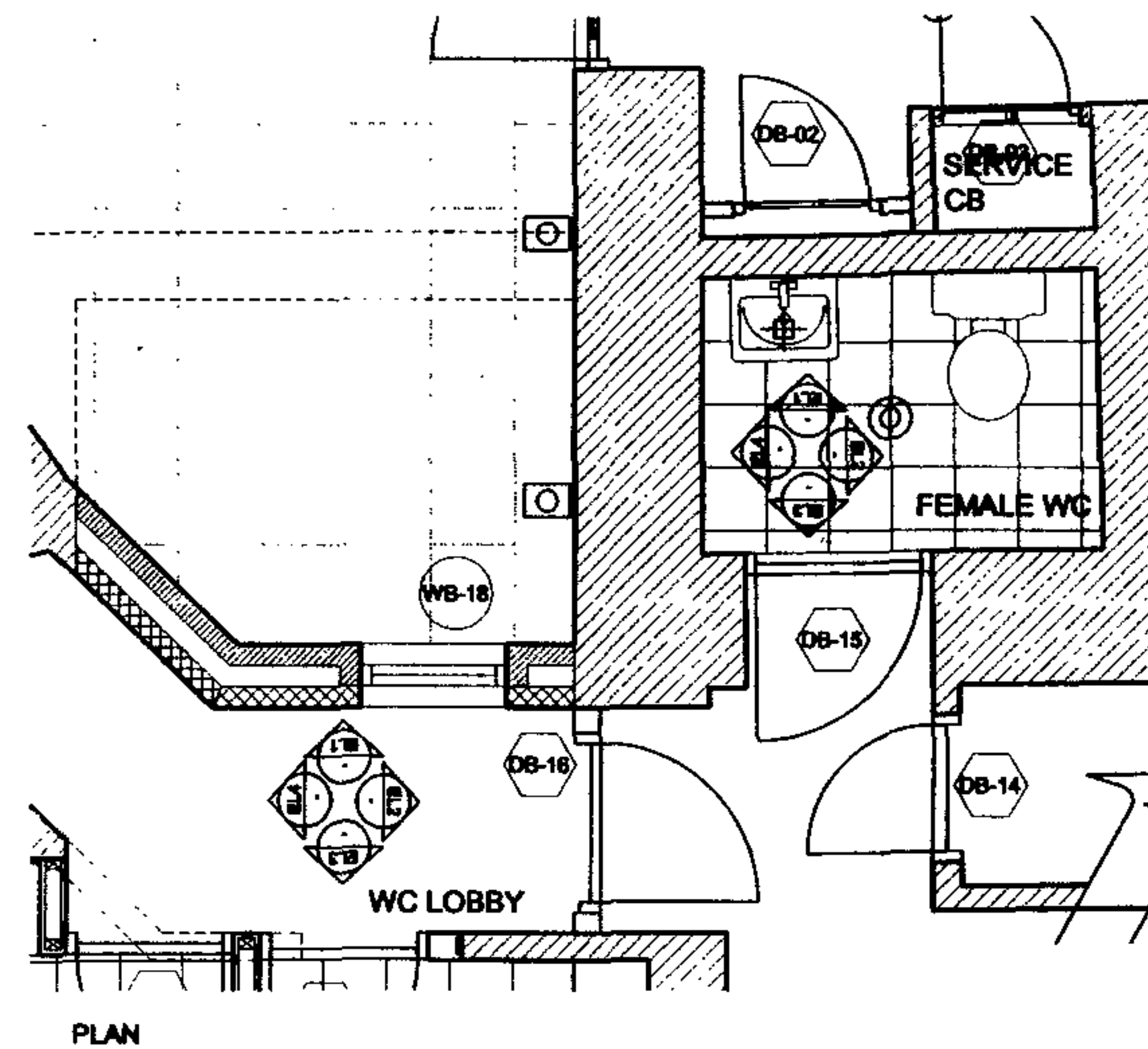
FEMALE WC
- ELEVATION 2



FEMALE WC - ELEVATION 3



FEMALE WC
- ELEVATION 4



PLAN

- 1 Wall in tiled finish
- 2 New door to match existing
- 3 Full width/height mirror
- 4 New vanity unit with stone top
& splash back, sprayed mdf front
& inset WHBs
- 5 New cubicle system in pressure
laminated finish
- 6 Wall in painted finish
- 7 New window to match existing
- 8 Existing window opening bricked up

dMFK

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project drawing title

52-53 RUSSELL SQUARE
LONDON, WC1

PROPOSED LG INT. ELEVS
- WC LOBBY & FEMALE WC

client scale at A1 scale at A3 drawn date

Bedford Estates 1.25 1.50 GS 23.11.06

project no. drawing no. revision

1470 P2000

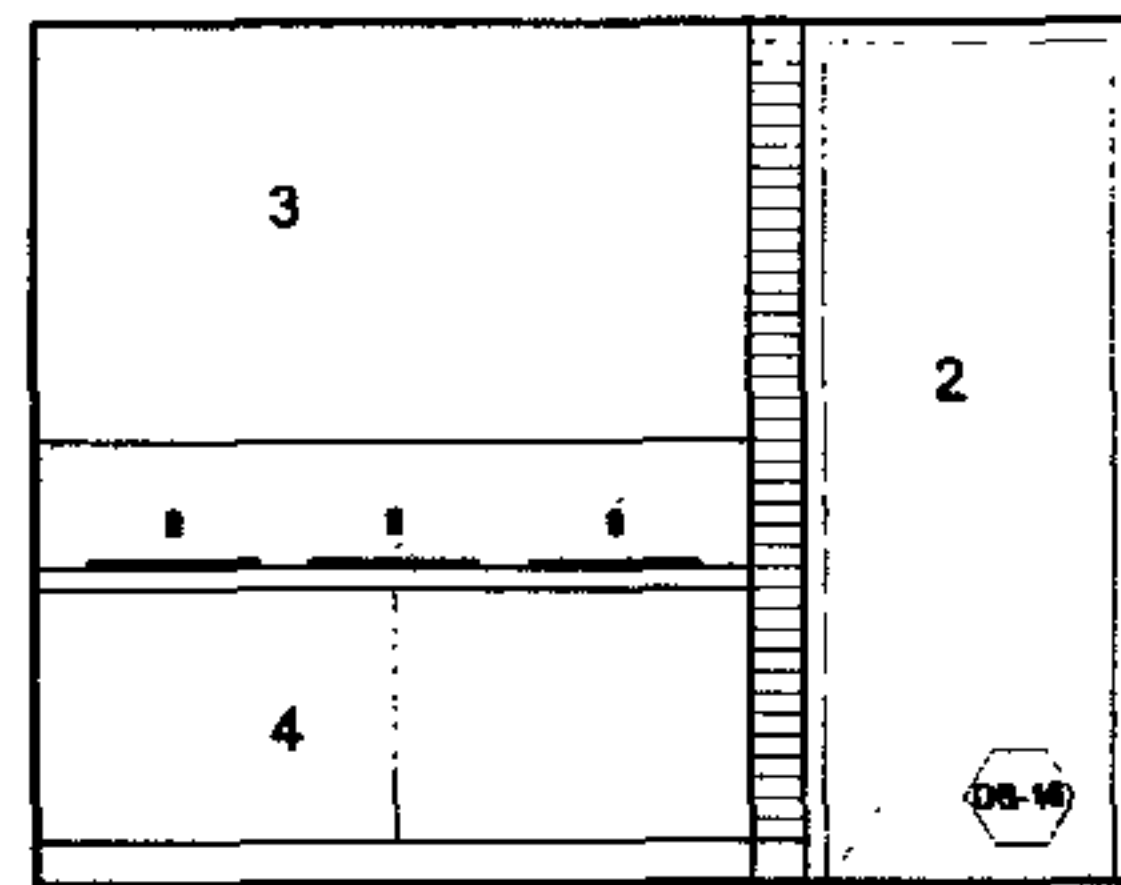
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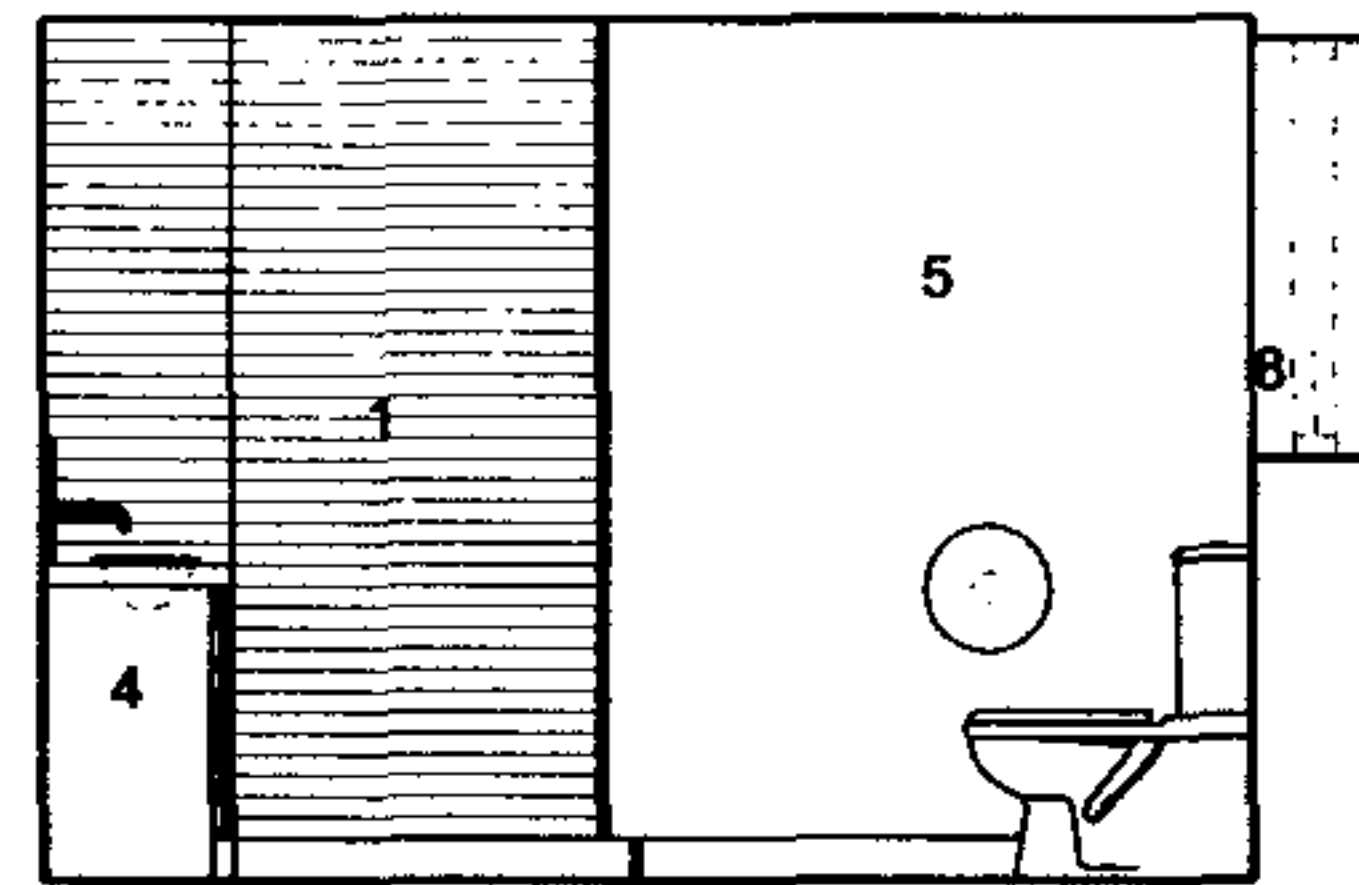
date rev revisions

key plan

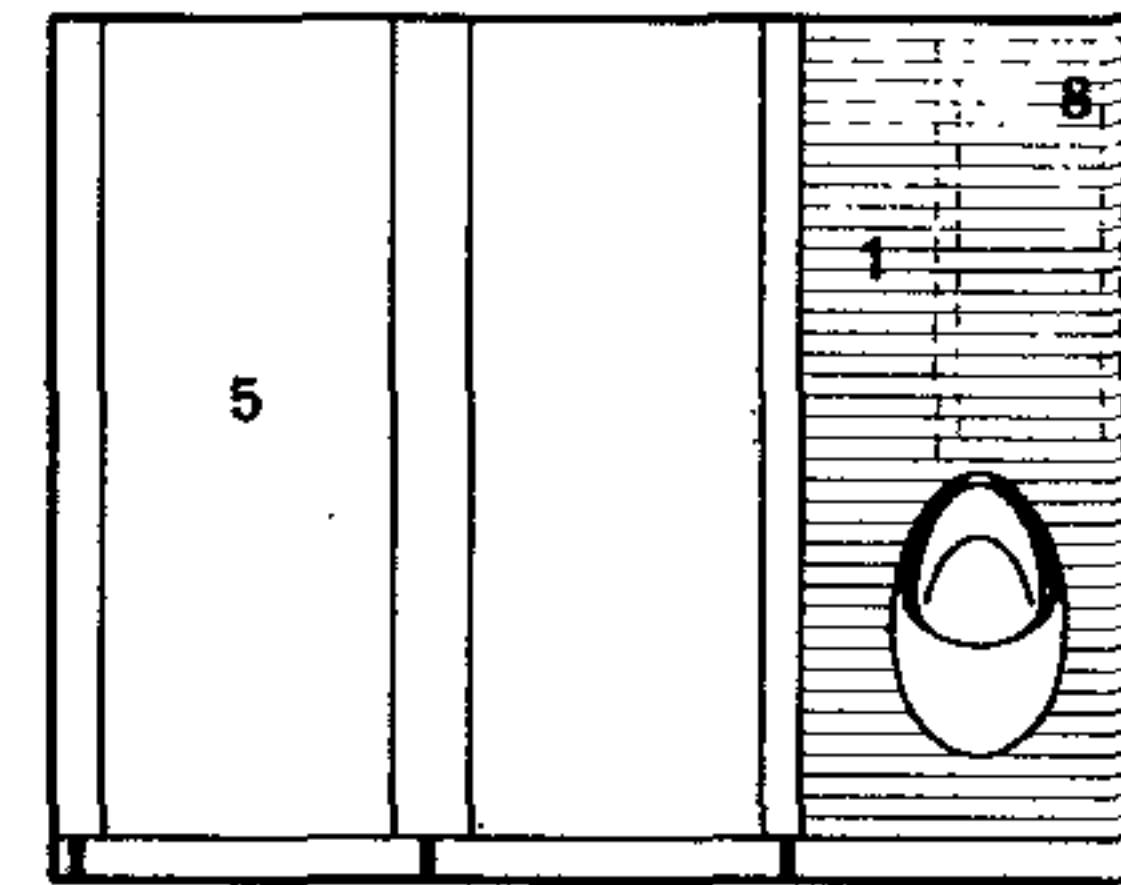
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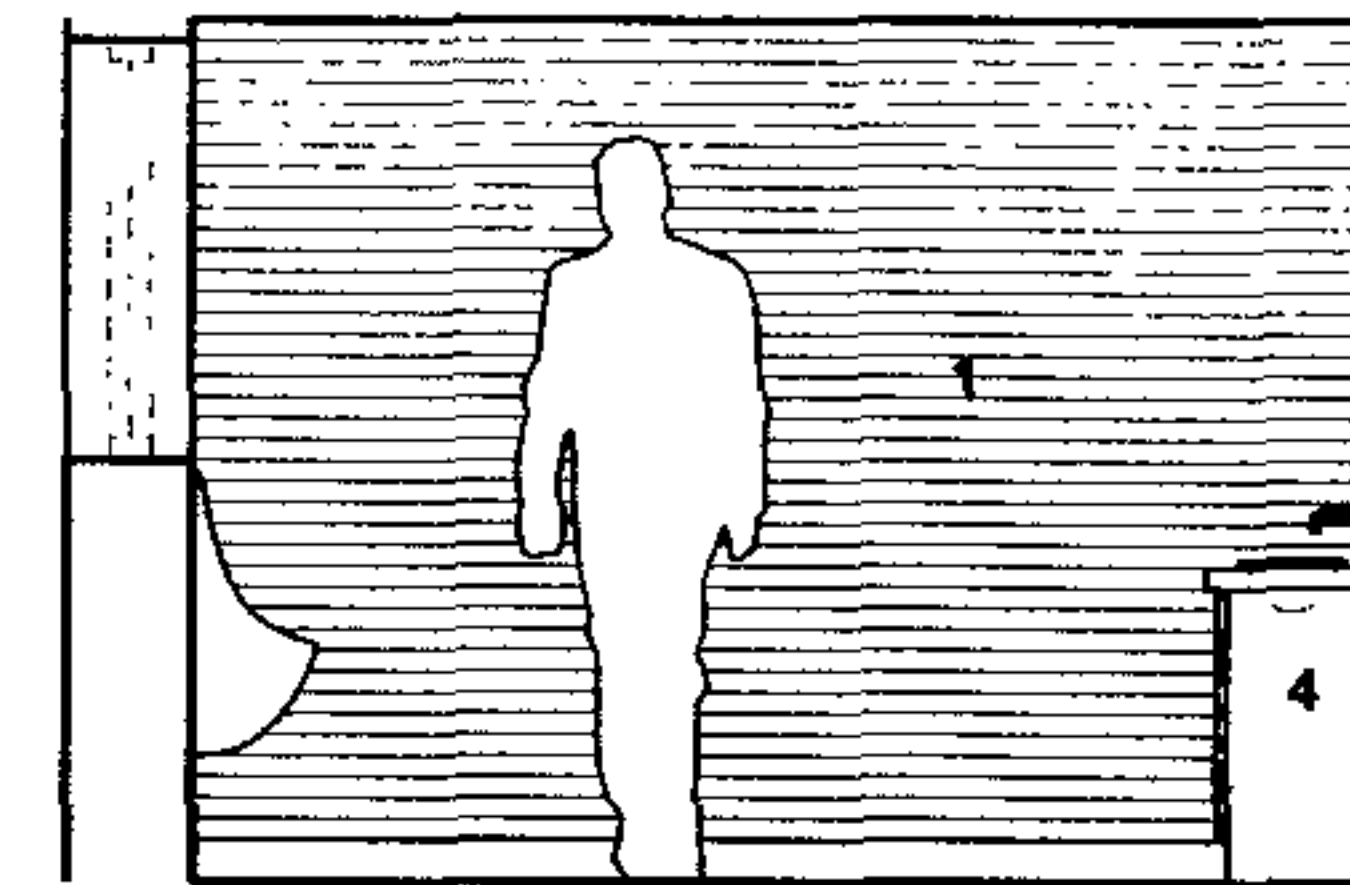
MALE WC - ELEVATION 1



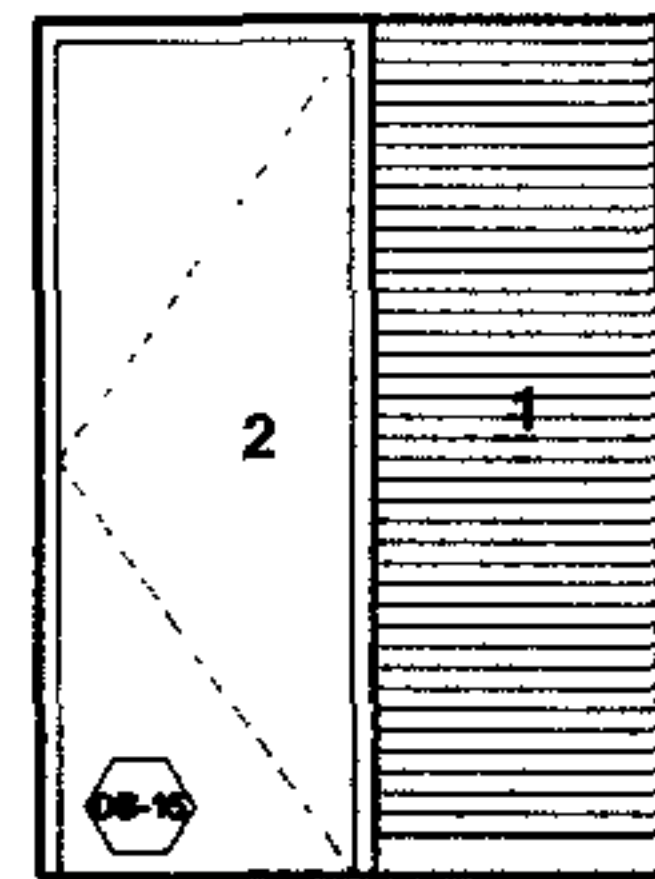
MALE WC - ELEVATION 2



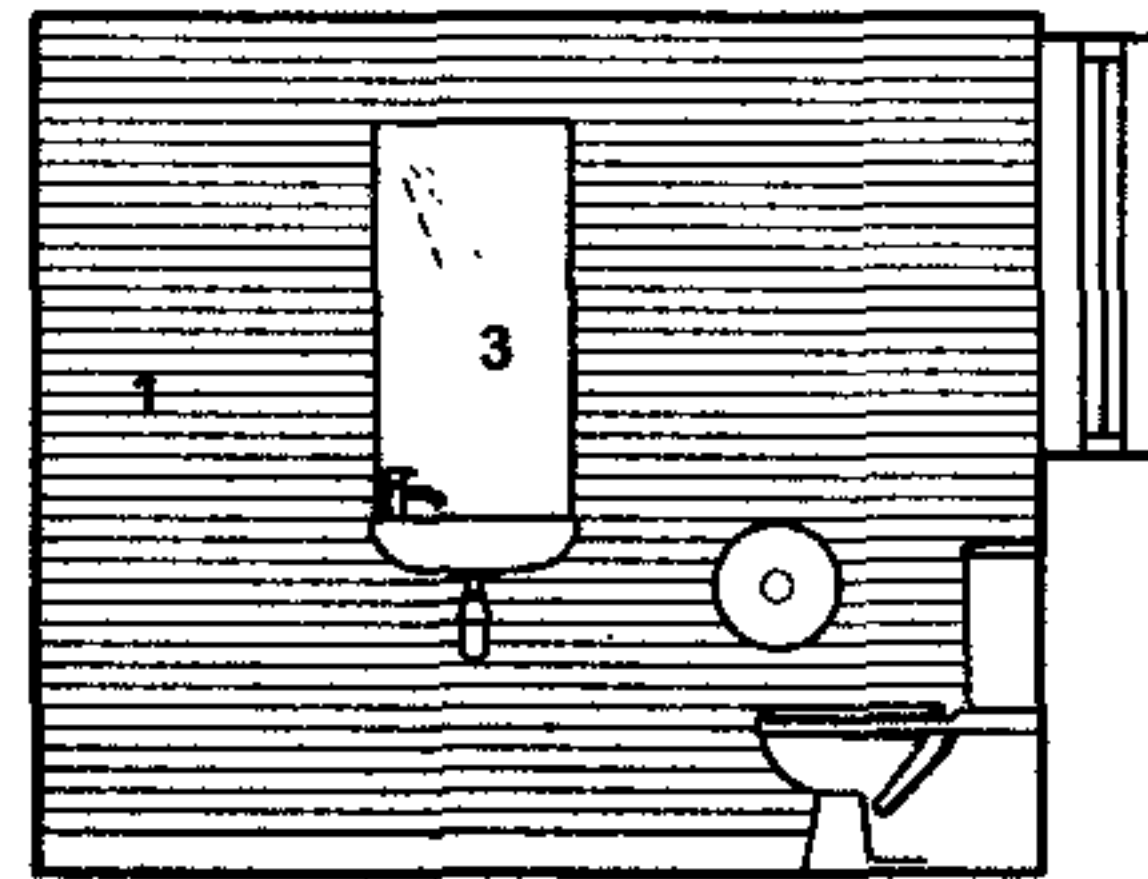
MALE WC - ELEVATION 3



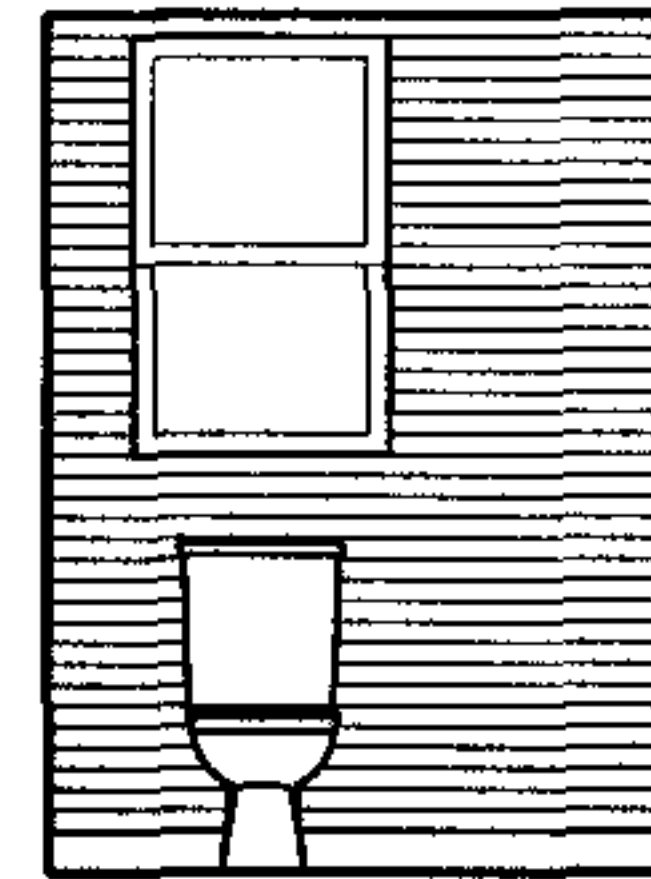
MALE WC - ELEVATION 4



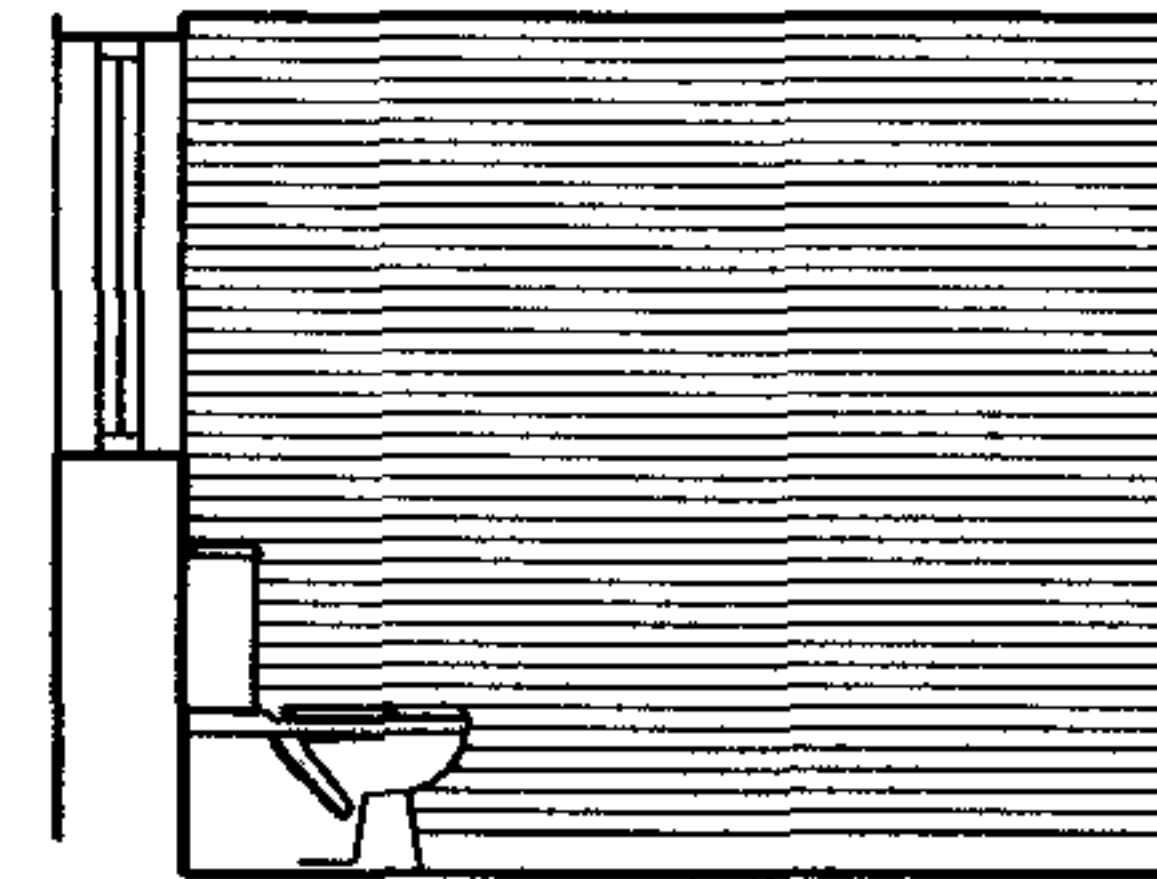
FEMALE WC
- ELEVATION 1



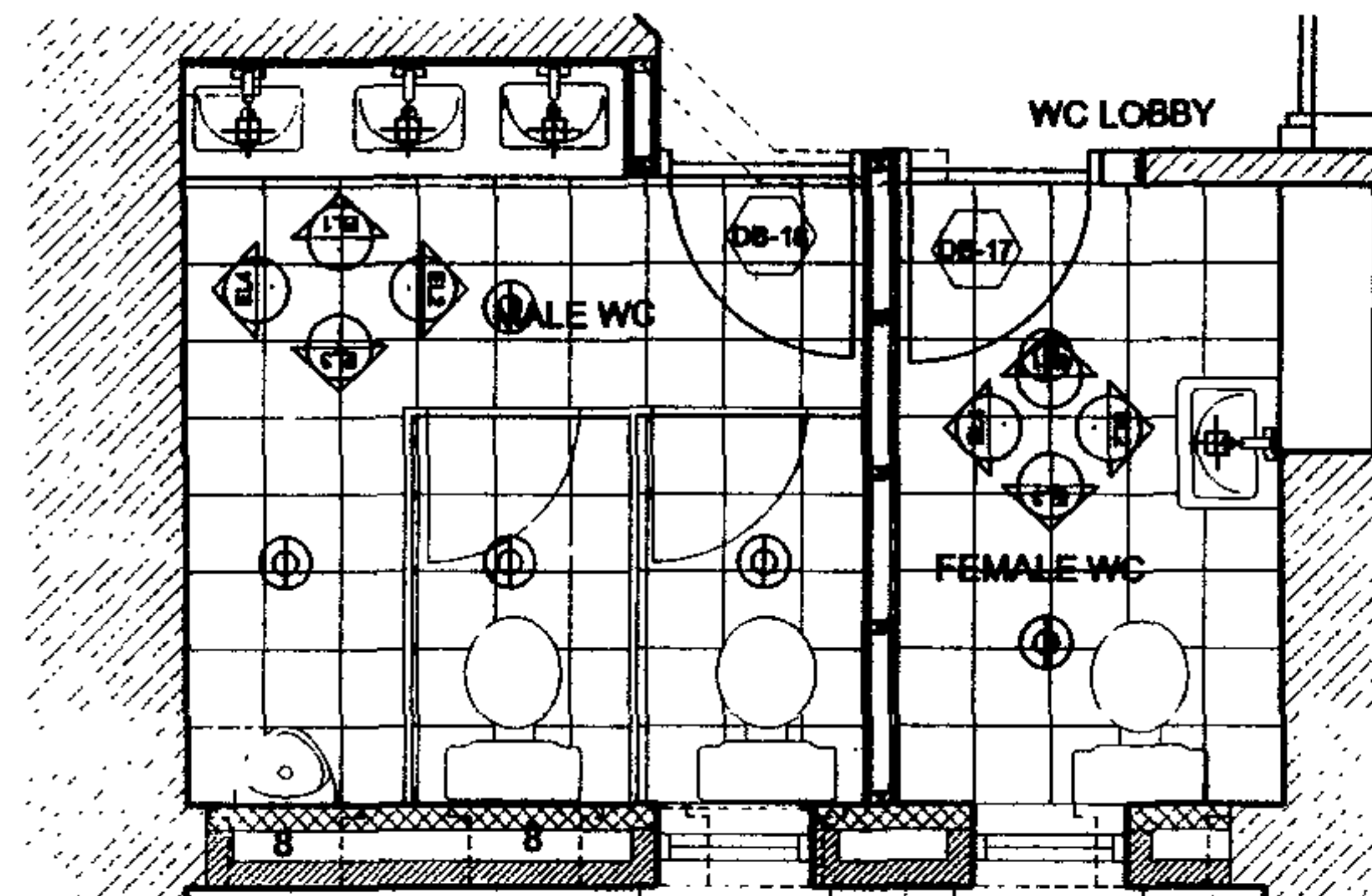
FEMALE WC
- ELEVATION 2



FEMALE WC
- ELEVATION 3



FEMALE WC
- ELEVATION 4



WC PLAN

- 1 Wall in tiled finish
- 2 New door to match existing
- 3 Full width/height mirror
- 4 New vanity unit with stone top
& splash back, sprayed mdf front
& inset WHBs
- 5 New cubicle system in pressure
laminate finish
- 6 Wall in painted finish
- 7 New window to match existing
- 8 Existing window opening bricked up

date rev revisions

key plan

notes

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address unit 4 250 Finchley road london n3 6da t 020 7436 1144 f 020 7436 0004 mail info@dmfk.co.uk

project drawing title

52-53 RUSSELL SQUARE
LONDON, WC1

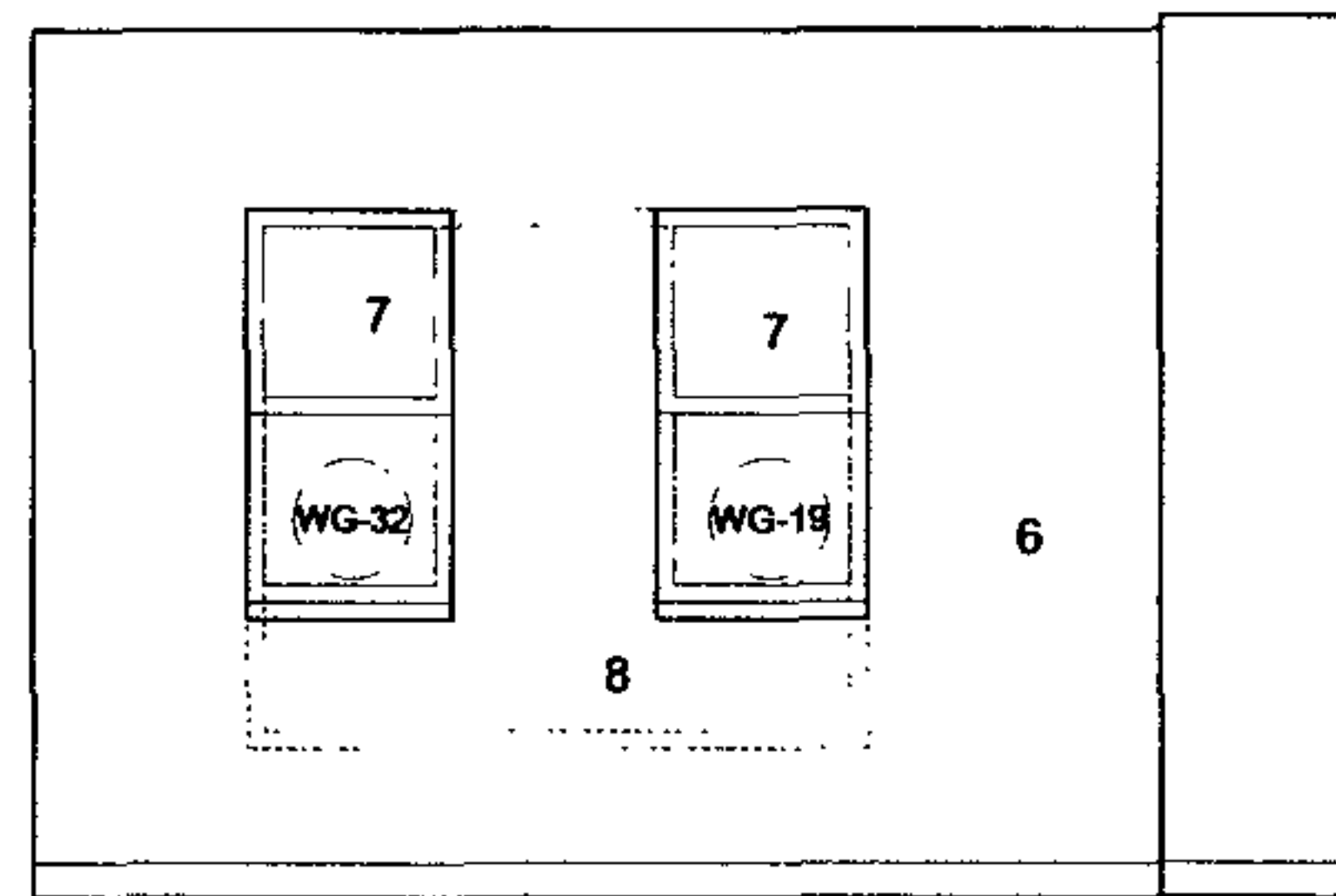
PROPOSED LG INT. ELEVS
- MALE & FEMALE WC

client scale at A1 scale at A3 drawn date

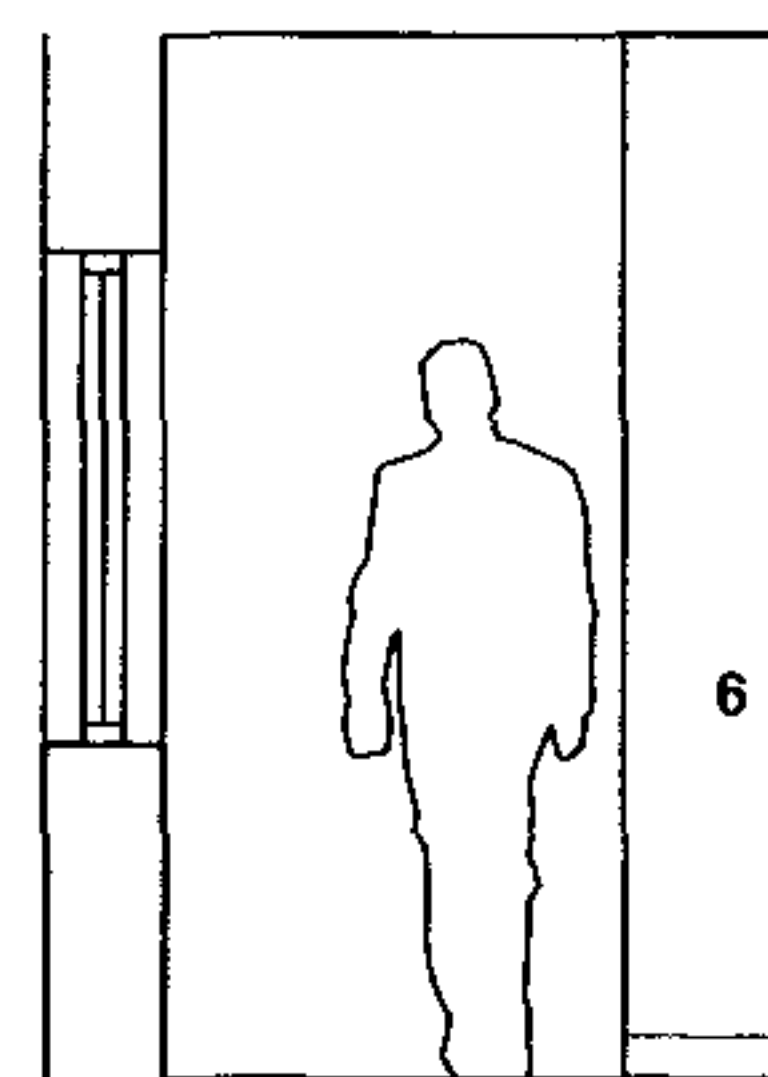
Bedford Estates 1.25 1.50 TD 23.11.06

project no. drawing no. revision

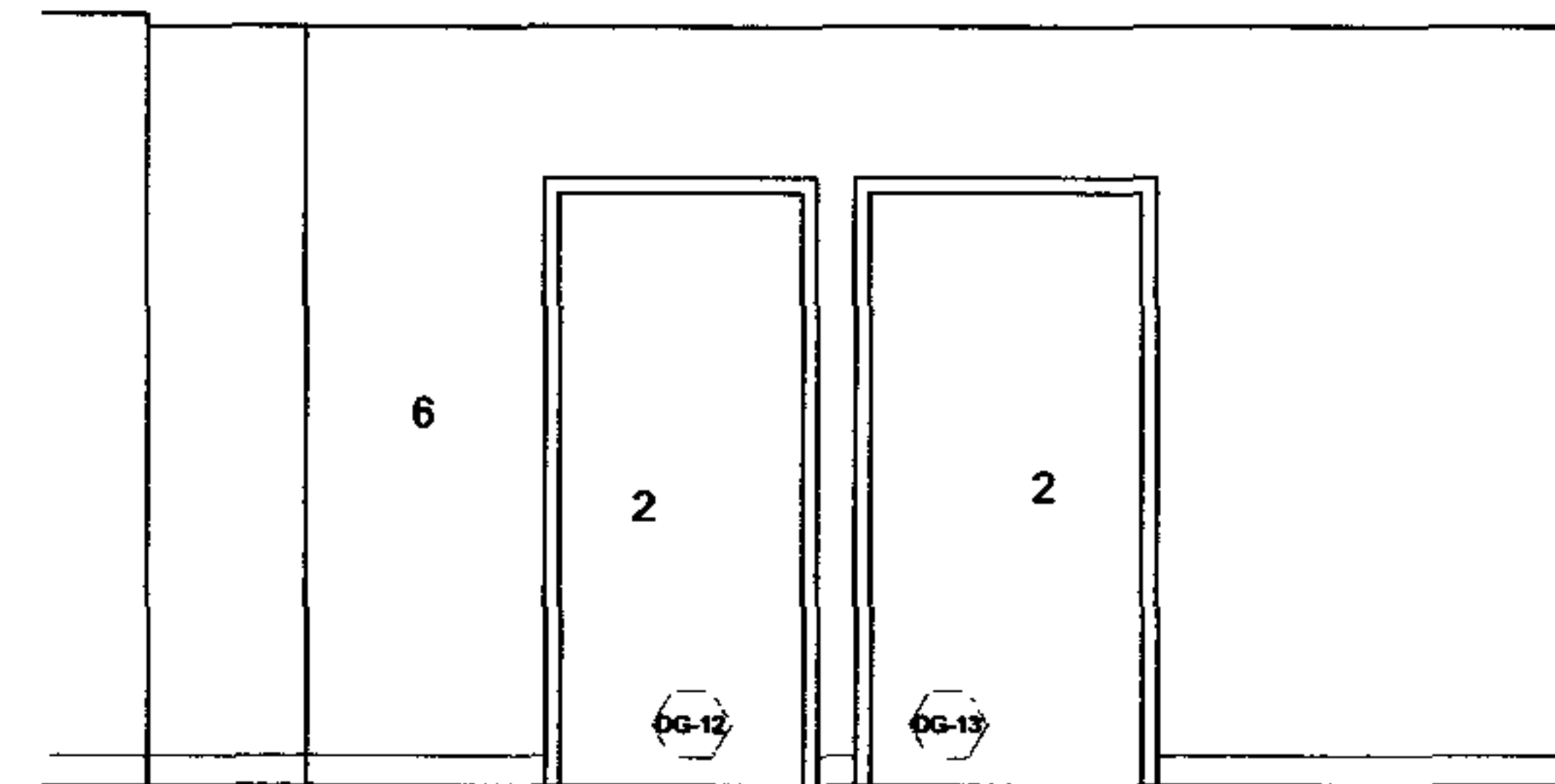
1470 P2001



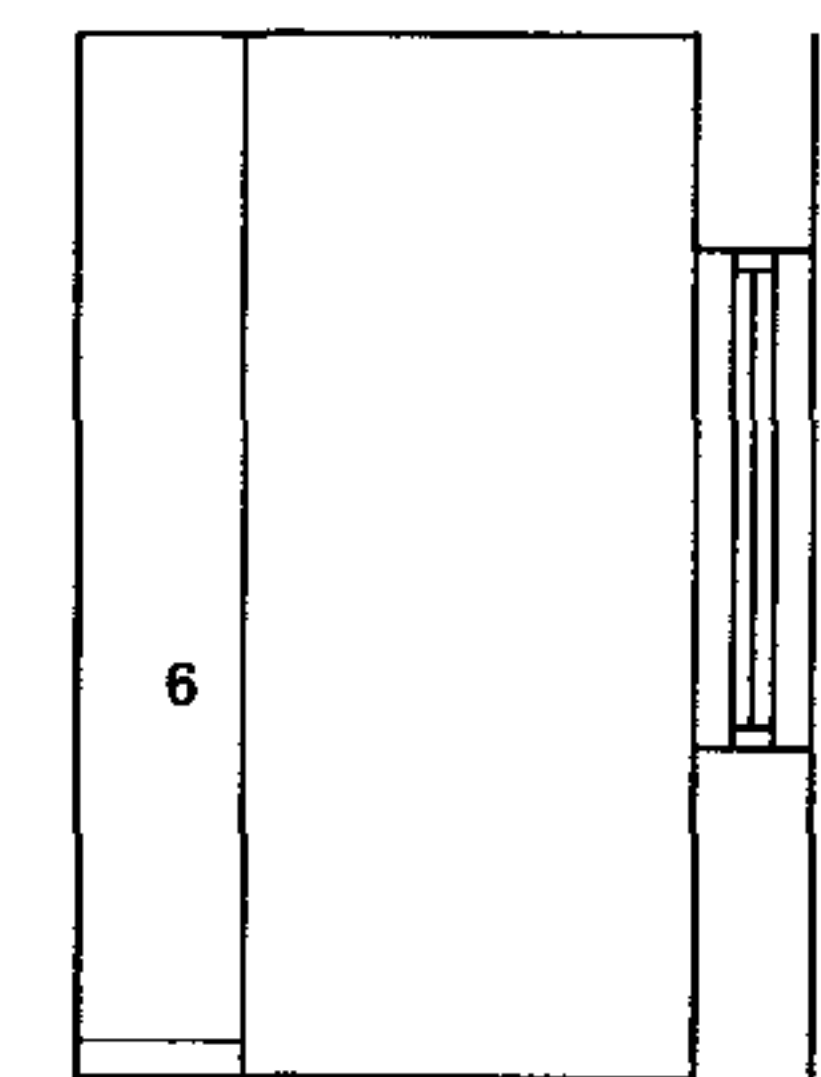
LINK LOBBY
- ELEVATION 1



LINK LOBBY
- ELEVATION 2

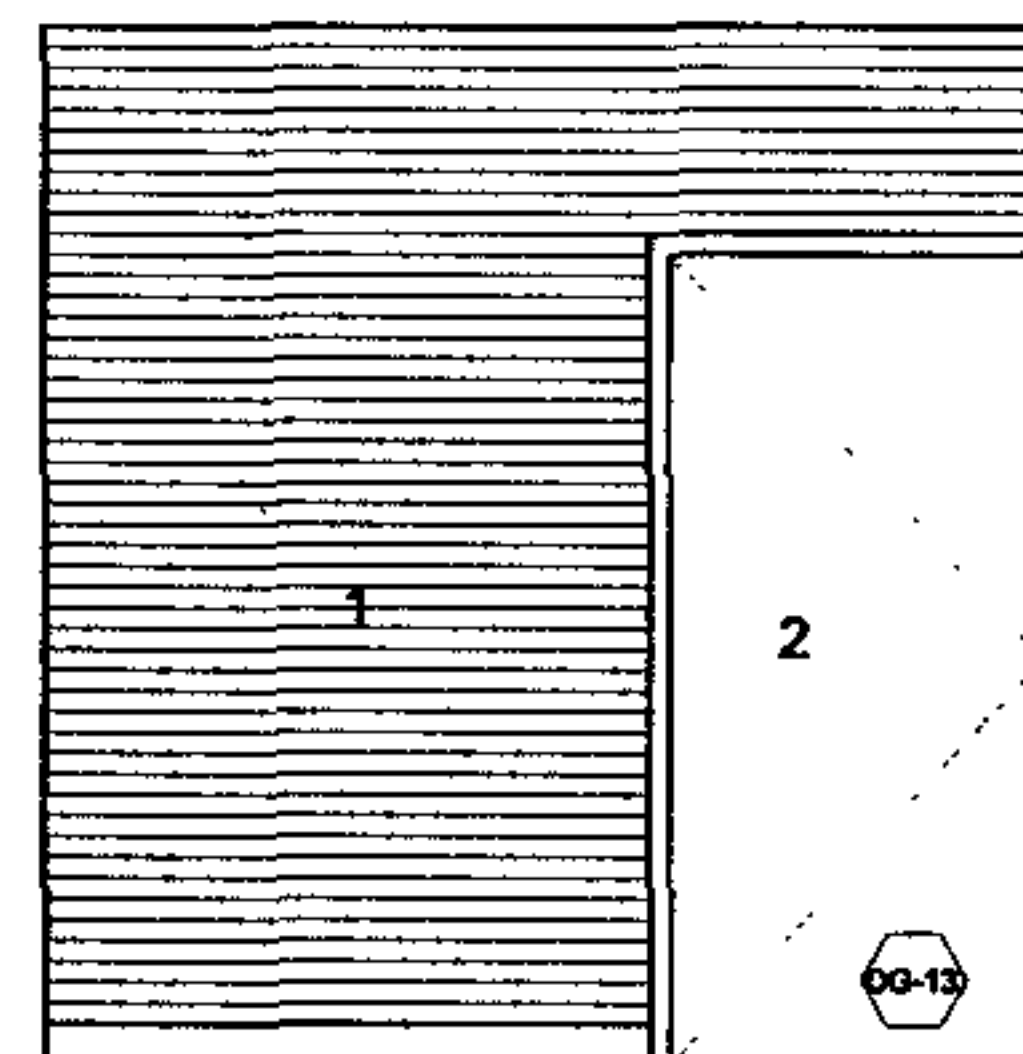


LINK LOBBY
- ELEVATION 3

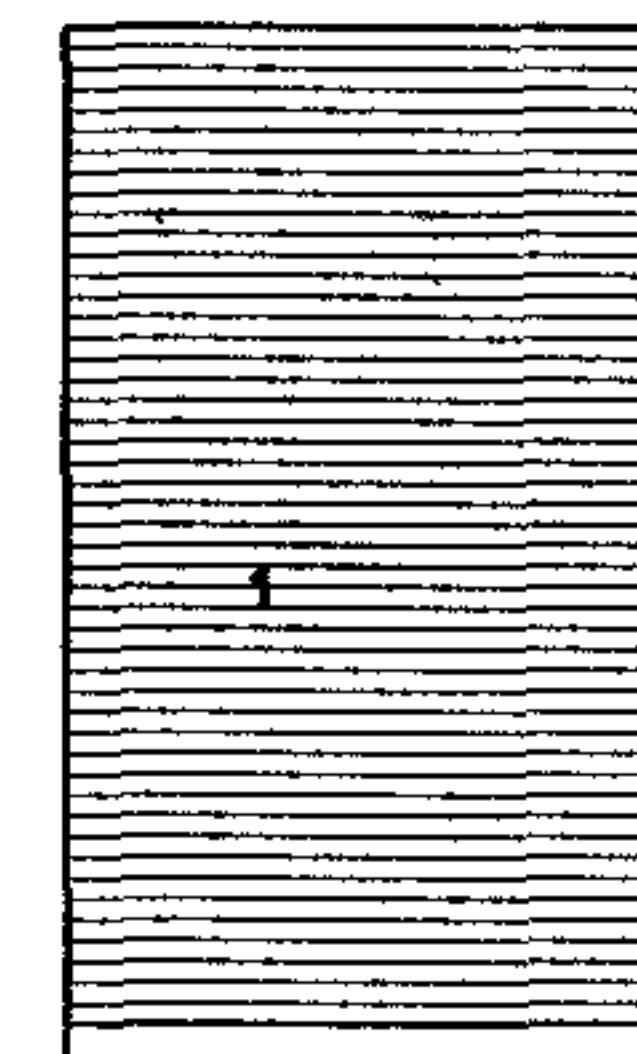


LINK LOBBY
- ELEVATION 4

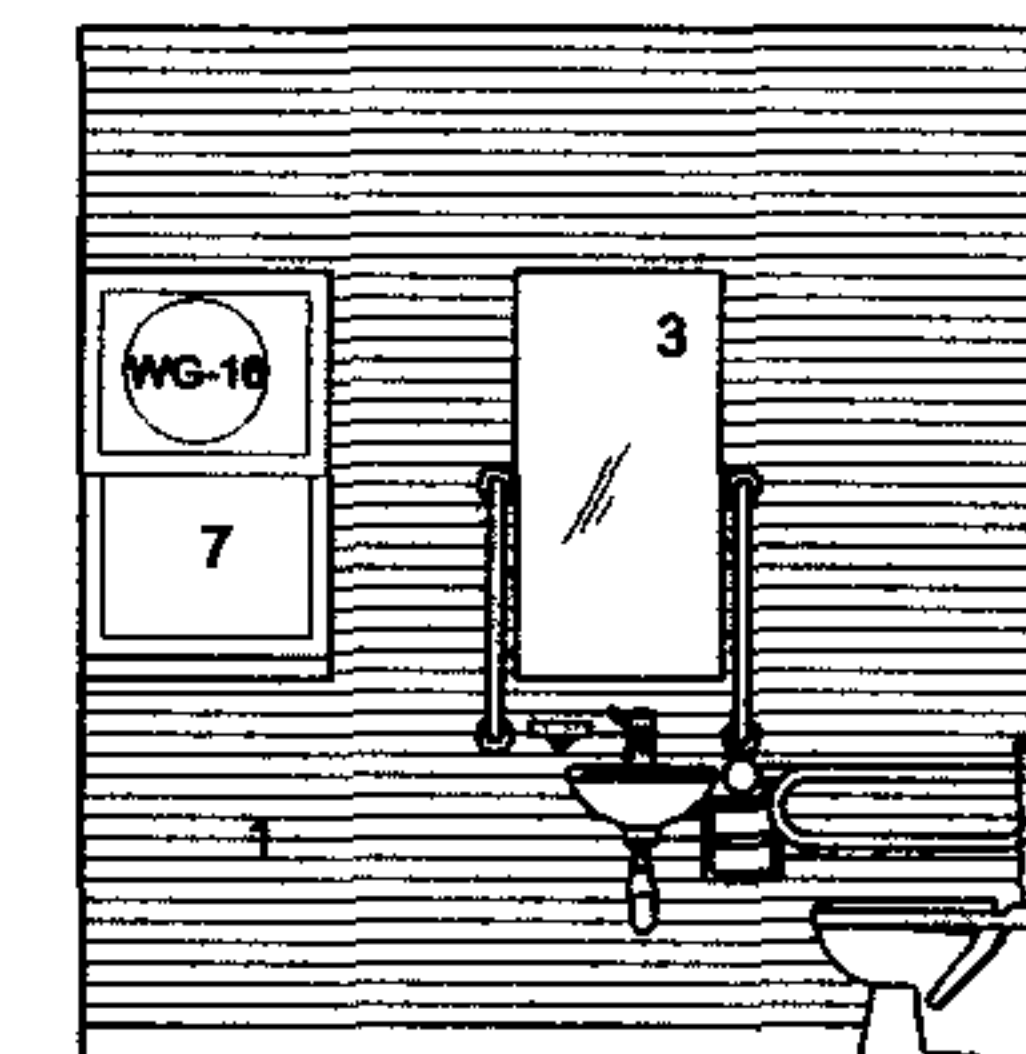
- 1 Wall in tiled finish
- 2 New door to match existing
- 3 Full width/height mirror
- 4 New vanity unit with stone top & splash back, sprayed mdf front & inset WHBs
- 5 New cubicle system in pressure laminate finish
- 6 Wall in painted finish
- 7 New window to match existing
- 8 Existing window opening bricked up



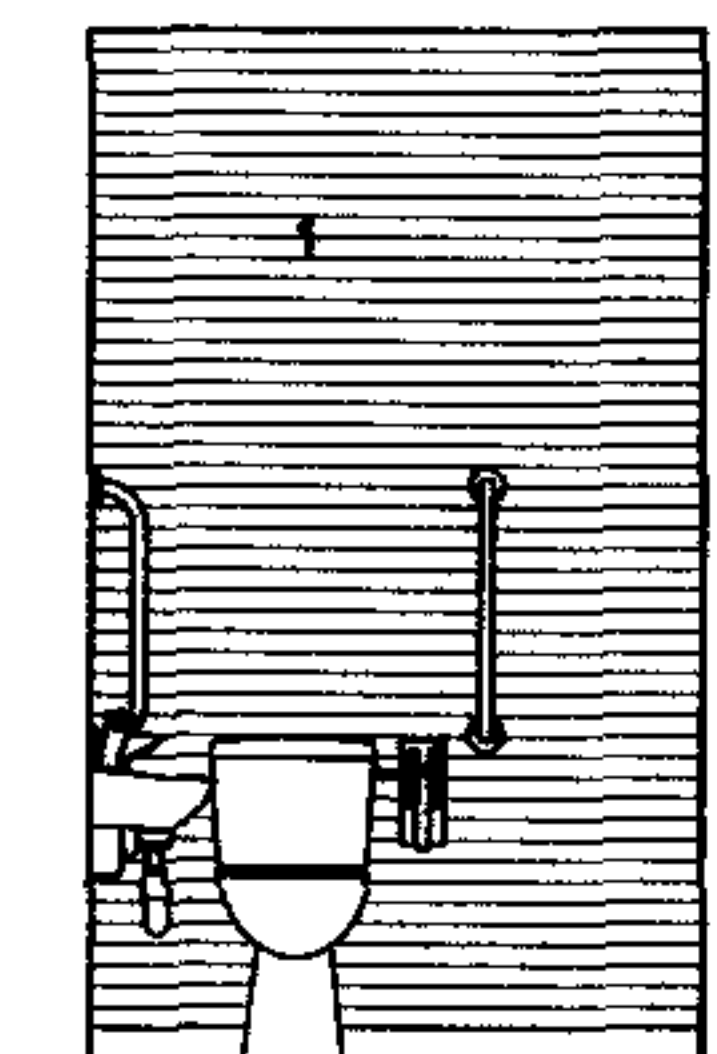
DISABLED WC
- ELEVATION 1



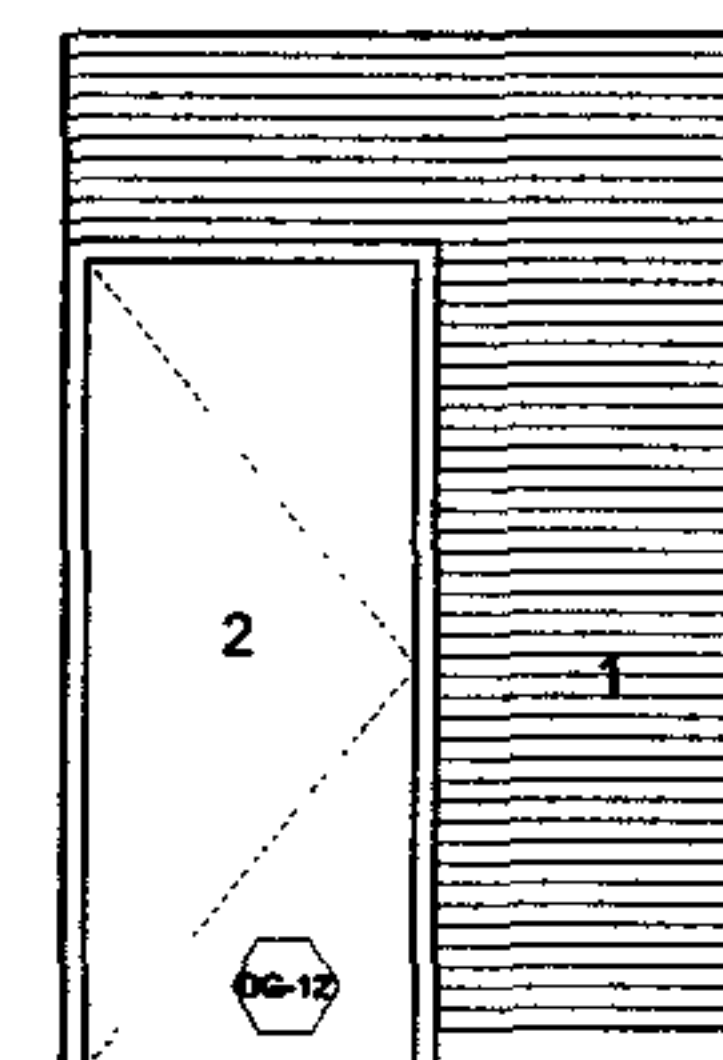
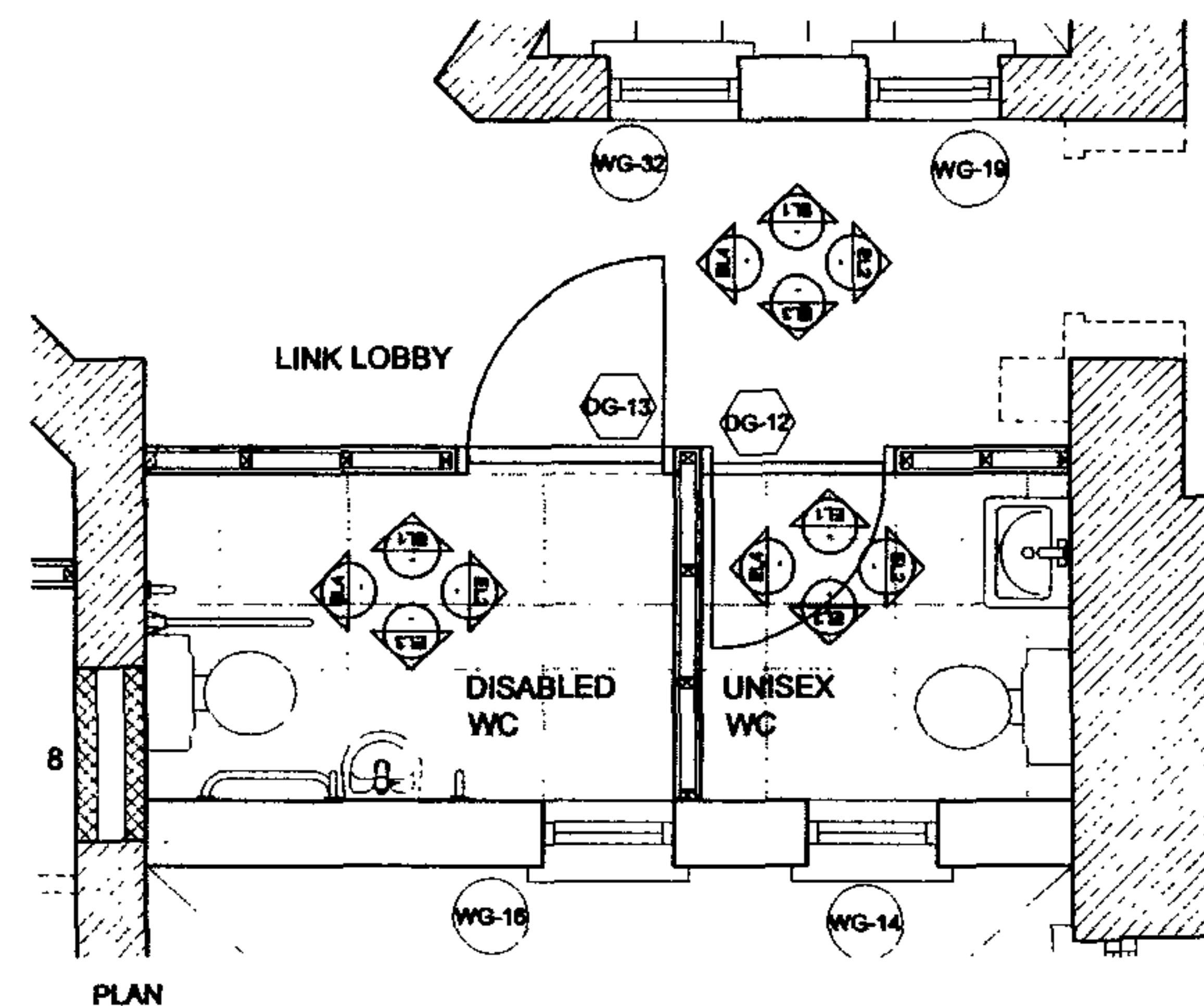
DISABLED WC
- ELEVATION 2



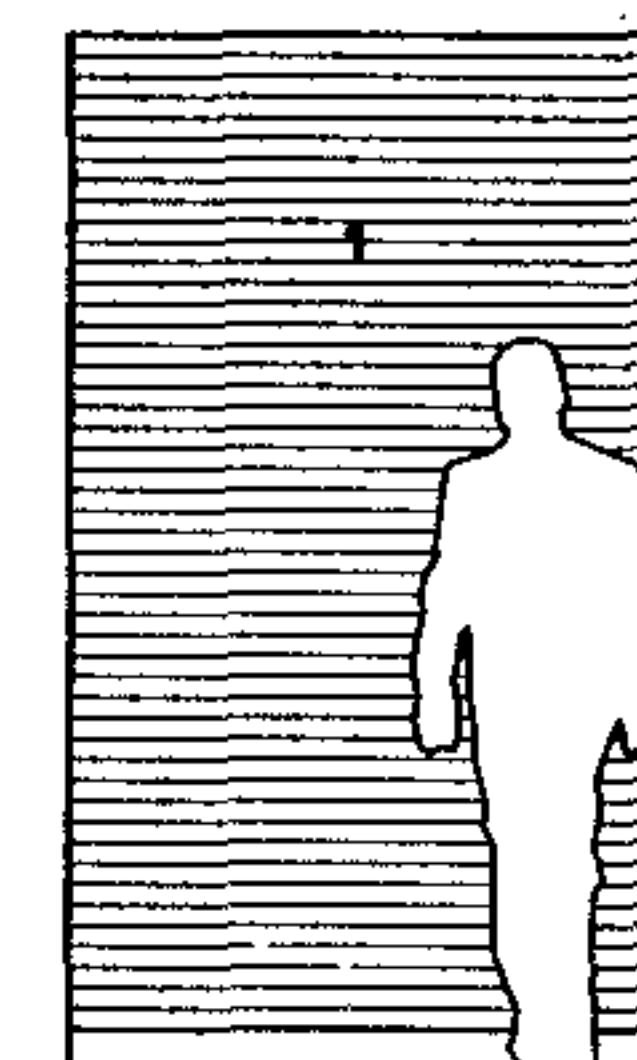
DISABLED WC
- ELEVATION 3



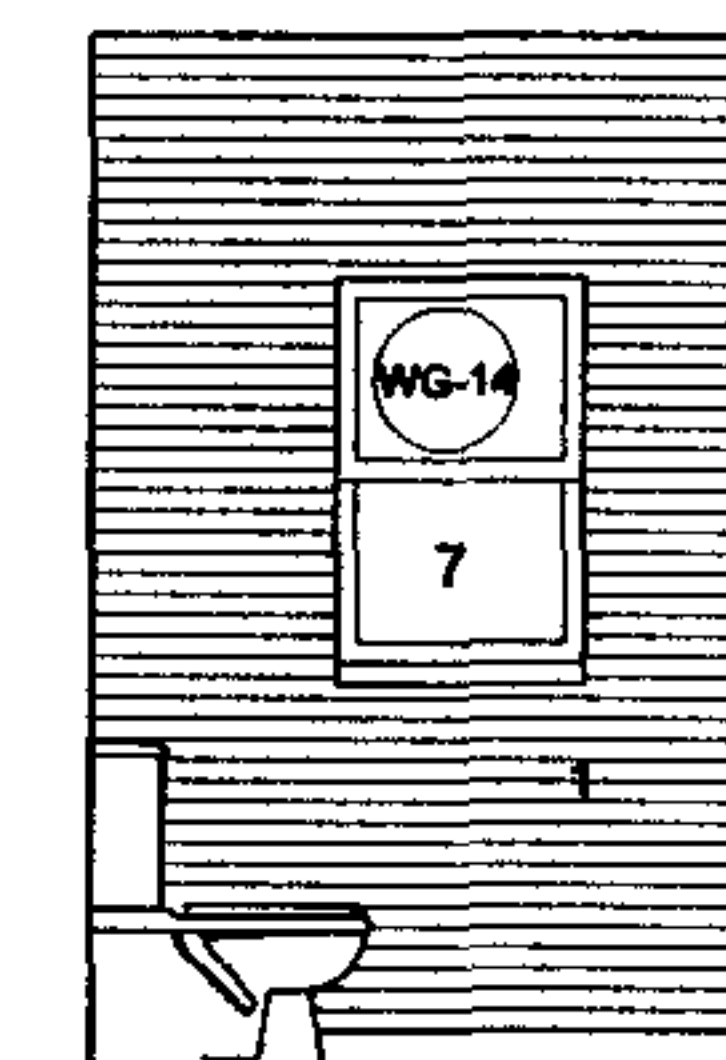
DISABLED WC
- ELEVATION 4



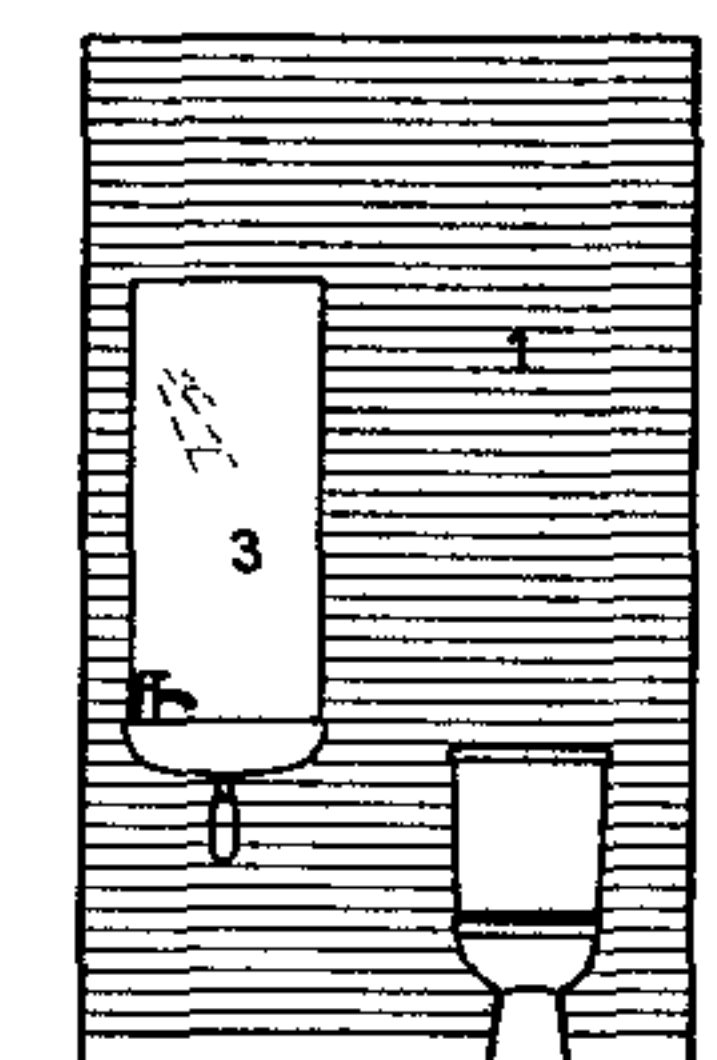
UNISEX WC
- ELEVATION 1



UNISEX WC
- ELEVATION 2



UNISEX WC
- ELEVATION 3



UNISEX WC
- ELEVATION 4

dMFK

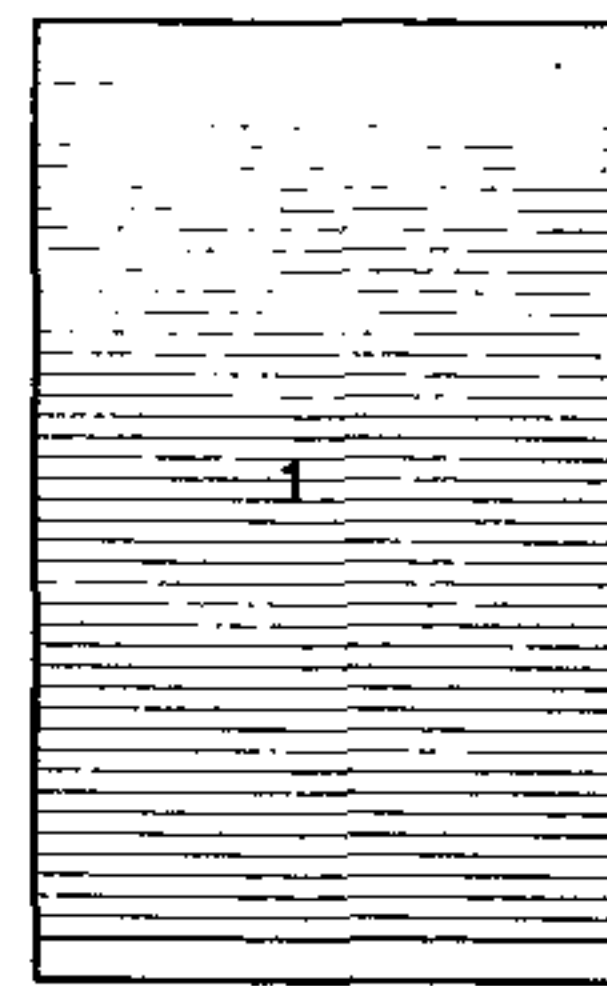
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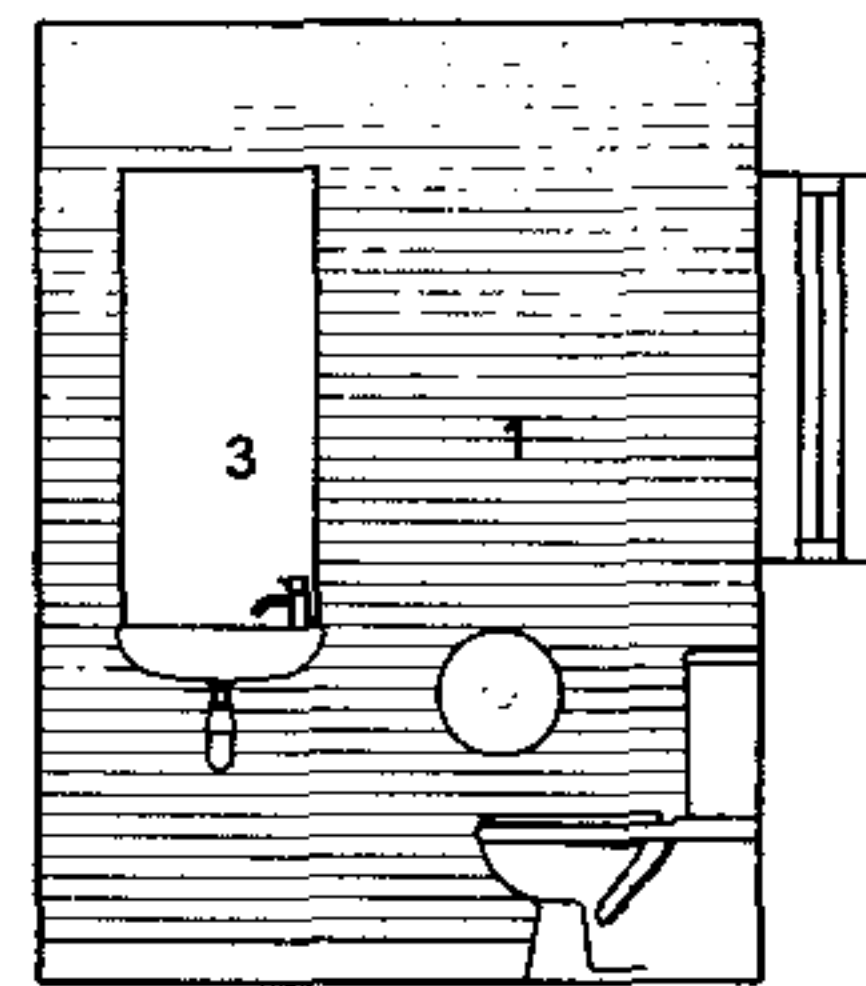
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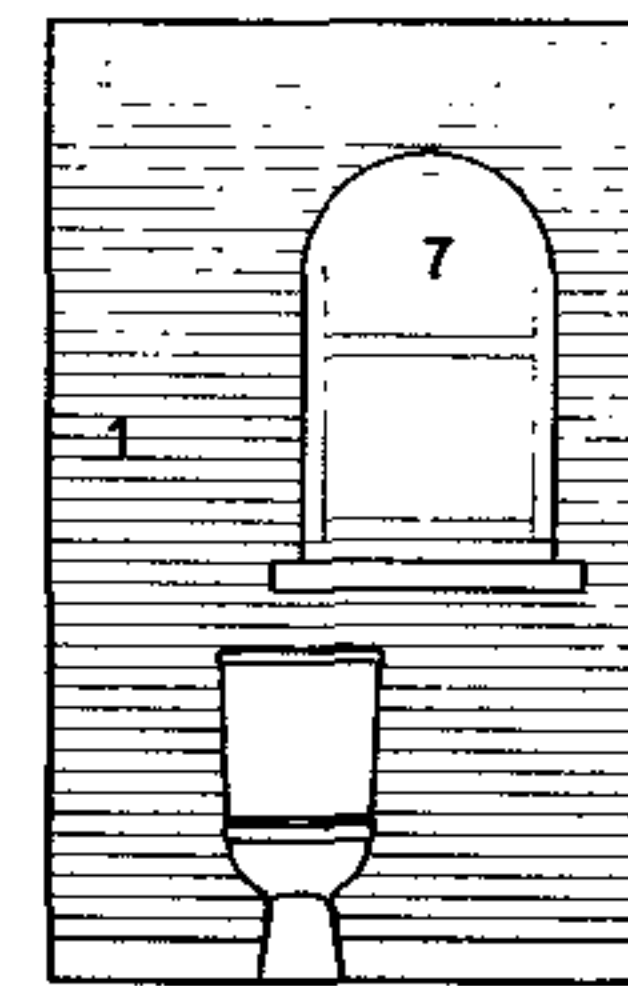
project	scale at A1	scale at A3	drawn	date
52-53 RUSSELL SQUARE LONDON, WC1	1:25	1:50	TD	23.11.06
client	project no.	drawing no.	revision	
Bedford Estates	1470	P2002		



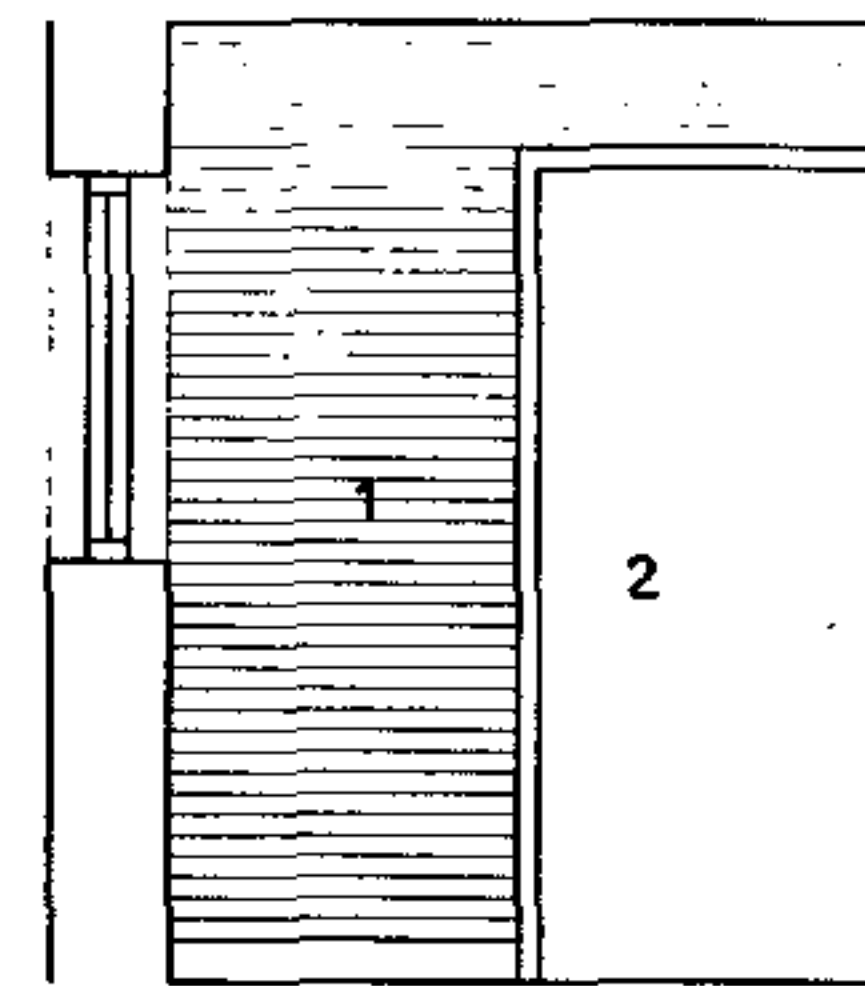
UNISEX WC
- ELEVATION 1



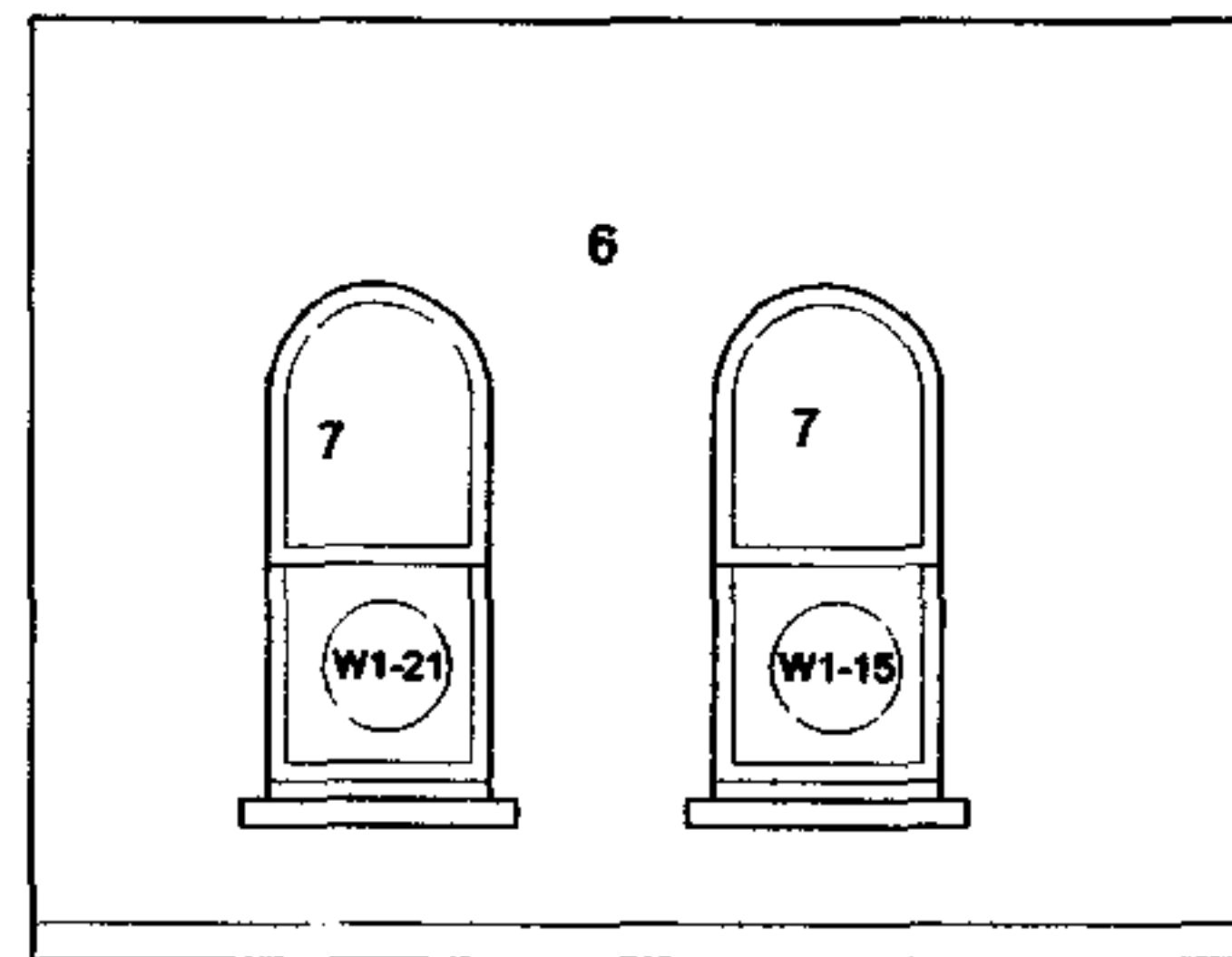
UNISEX WC
- ELEVATION 2



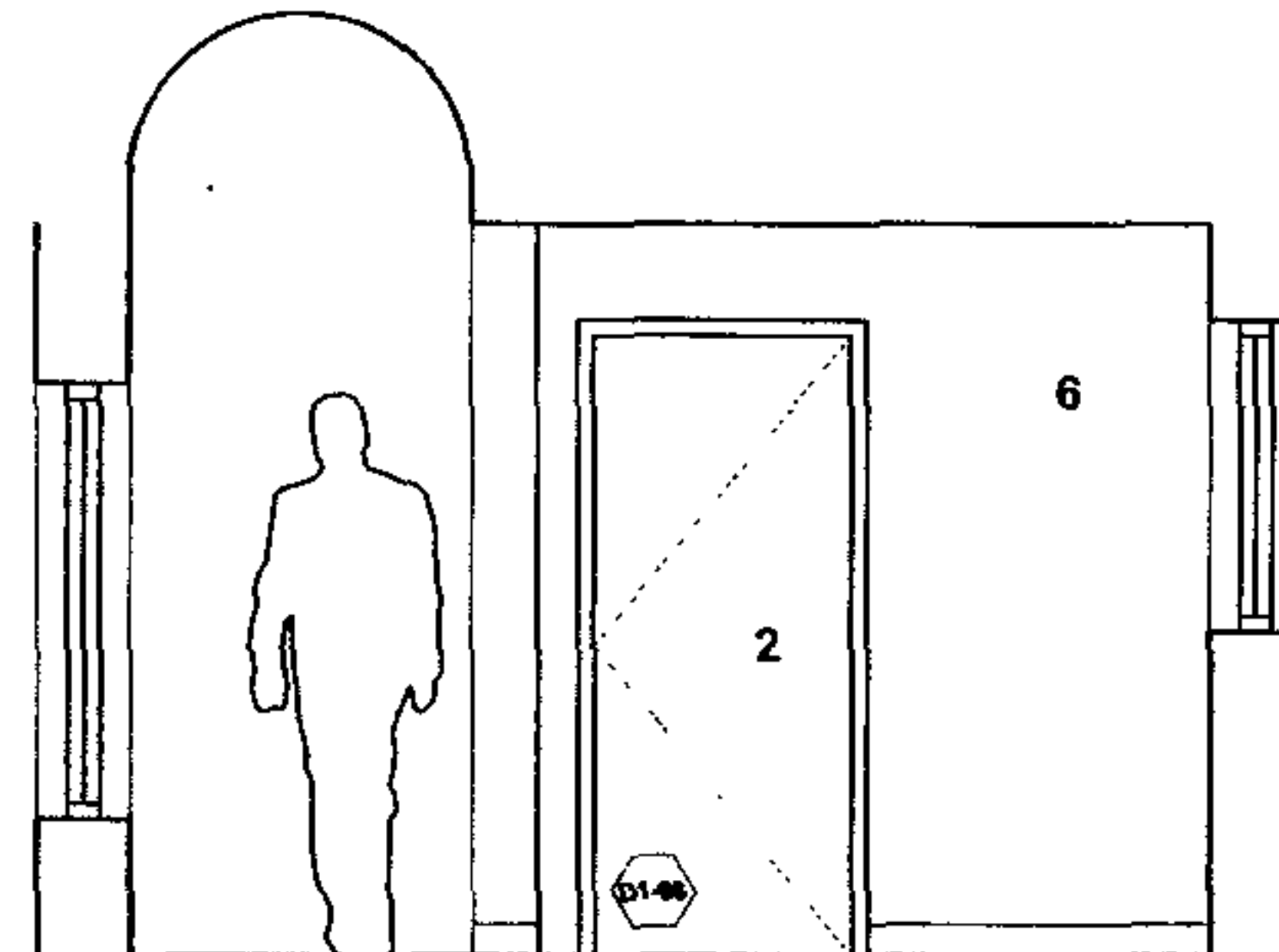
UNISEX WC
- ELEVATION 3



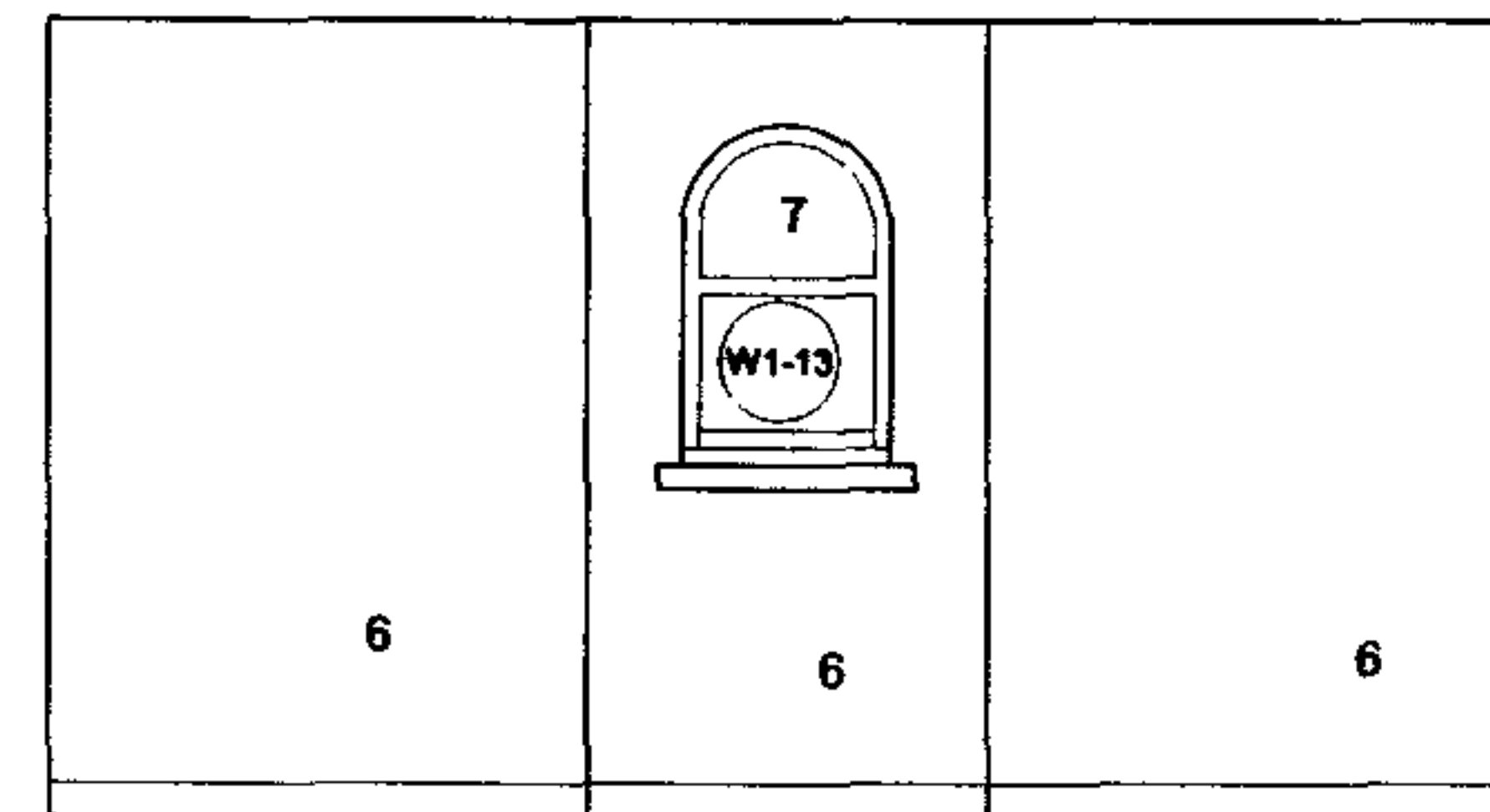
UNISEX WC
- ELEVATION 4



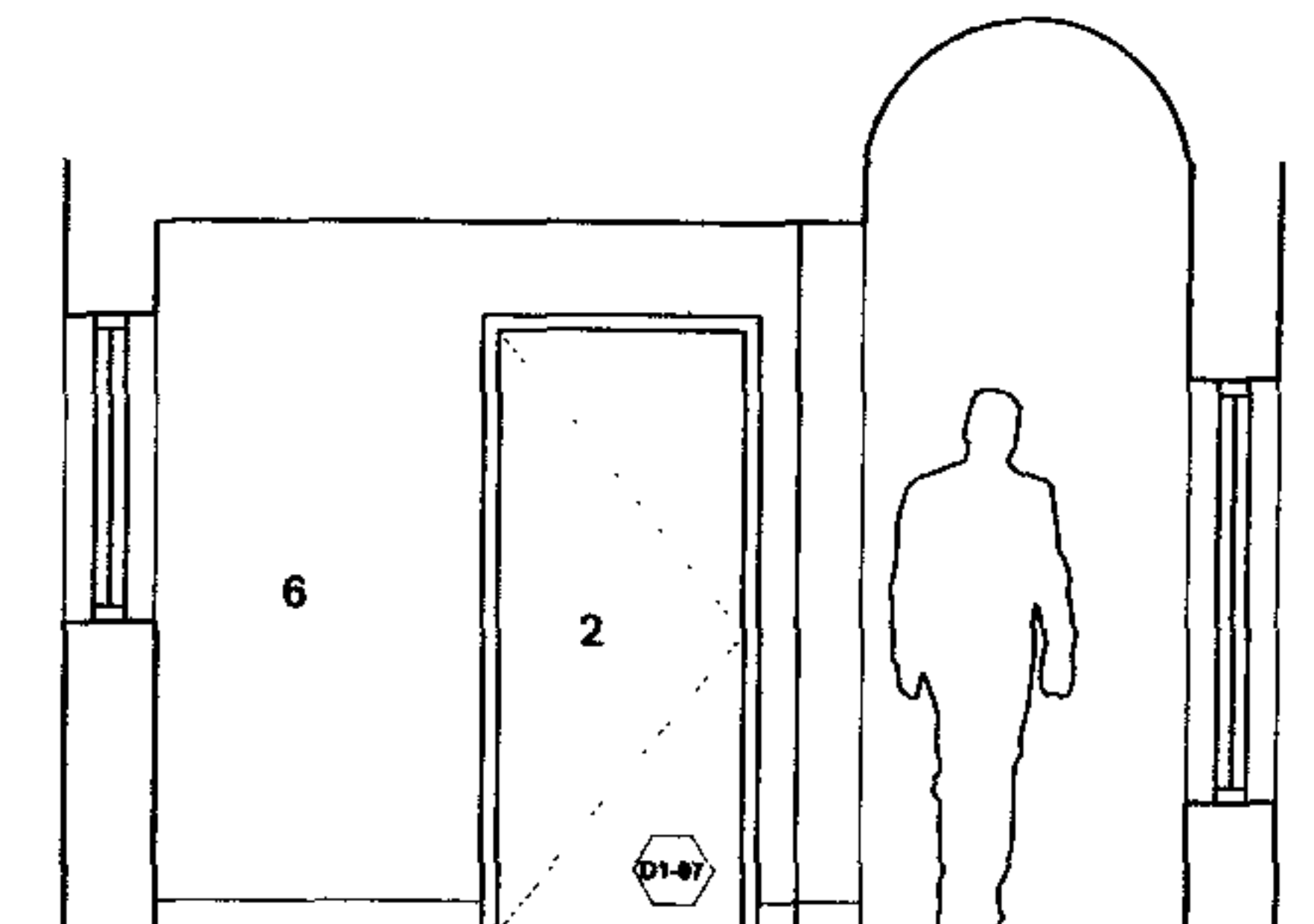
LINK LOBBY - ELEVATION 1



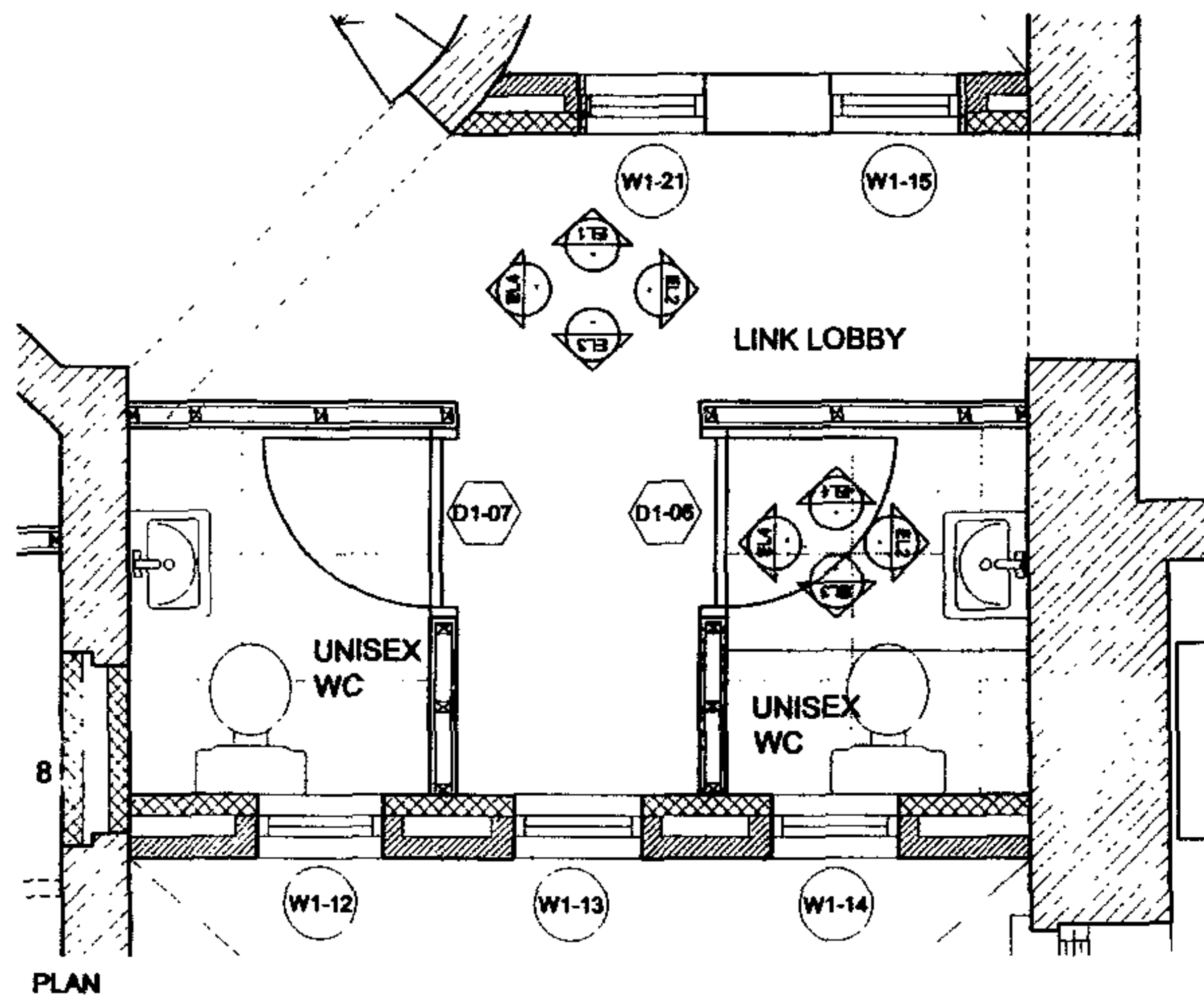
LINK LOBBY - ELEVATION 2



LINK LOBBY - ELEVATION 3



LINK LOBBY - ELEVATION 4



PLAN

- 1 Wall in tiled finish
- 2 New door to match existing
- 3 Full width/height mirror
- 4 New vanity unit with stone top
& splash back, sprayed mdf front
& inset WHBs
- 5 New cubicle system in pressure
laminated finish
- 6 Wall in painted finish
- 7 New window to match existing
- 8 Existing window opening bricked up

key plan

notes

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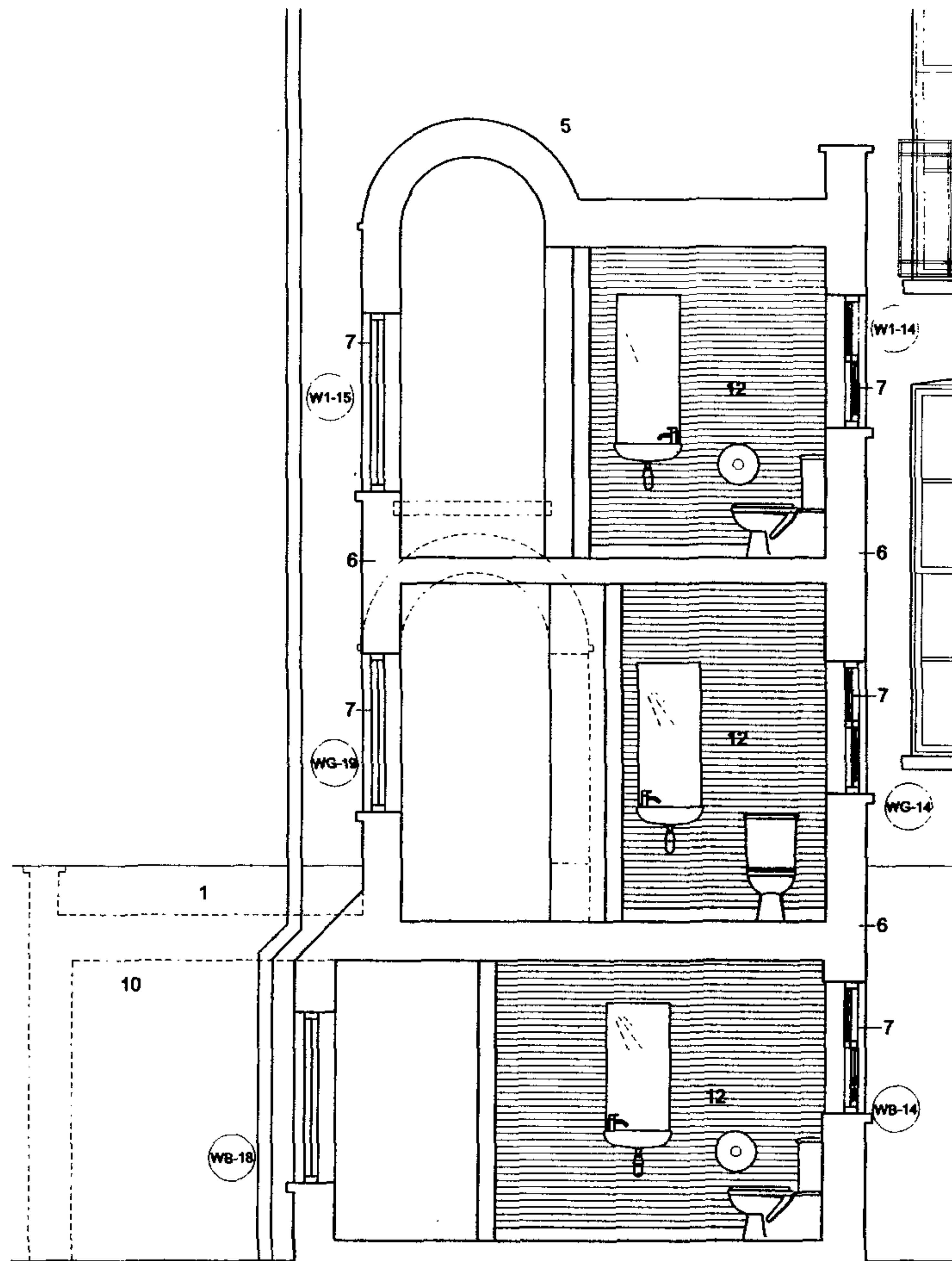
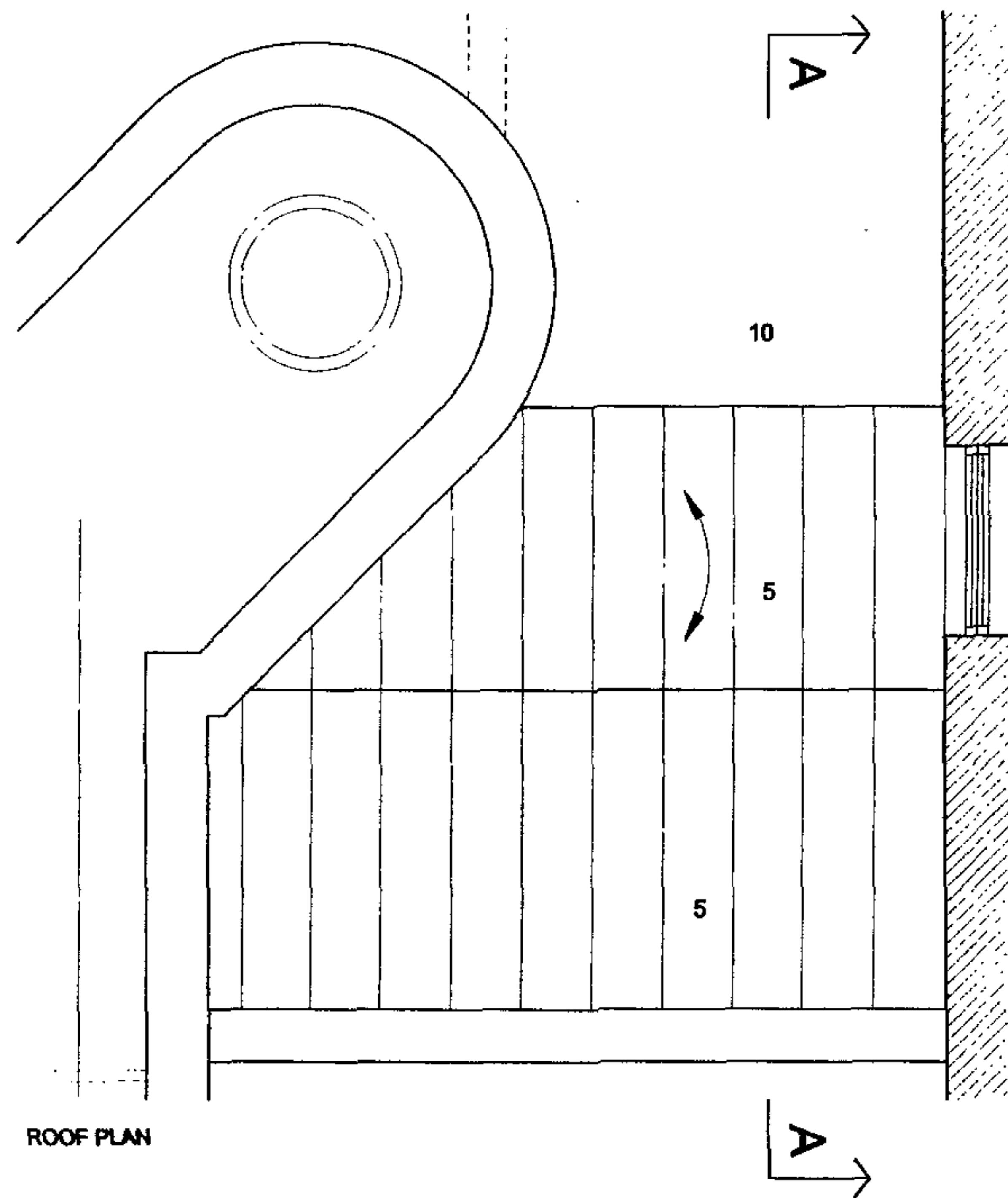
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project

52-53 RUSSELL SQUARE
LONDON, WC1

drawing title

PROPOSED FF INT. ELEVS
- WC AREA

client	scale at A1	scale at A3	drawn	date
Bedford Estates	1:25 project on	1:50 drawing on	TD revision	23.11.06
	1470	P2003		



- 1 Existing painted render re-decorated to match existing
- 2 Existing brickwork London stock
- 3 Existing brickwork
- 4 Existing lead roof
- 5 New lead roof to match existing
- 6 New brickwork to match existing
- 7 New windows to match existing rear building
- 8 Existing slate roof
- 9 Existing level access off Bedford place
- 10 Existing WC accommodation within basement courtyard removed
- 11 Existing barrel vaulted roof to link block removed
- 12 New WC accommodation
- 13 All existing windows refurbished & re-decorated to match existing
- 14 Existing asphalt roof
- 15 Existing roof extended to provide continuous roof line in asphalt finish to match existing
- 16 Existing window opening bricked up
- 17 Existing door opening covered over
- 18 Existing ribs removed cornices made good to match existing
- 19 New stone finish to courtyards and lightwells
- 20 Existing door opening increased in size to match existing hallway doorset DG-04
- 21 Existing door reversed
- 22 Existing roof removed to create plant space open to sky
- 23 Existing walls and floor tanked

LINK LOBBY/WC SECTION AA

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project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED NEW LINK - ROOF PLAN & SECTION			
client	scale at A1	scale at A3	drawn	date
Bedford Estates	1:25	1:50	TD	23.11.06
project no.	drawing no.		revision	
1470	P2004			

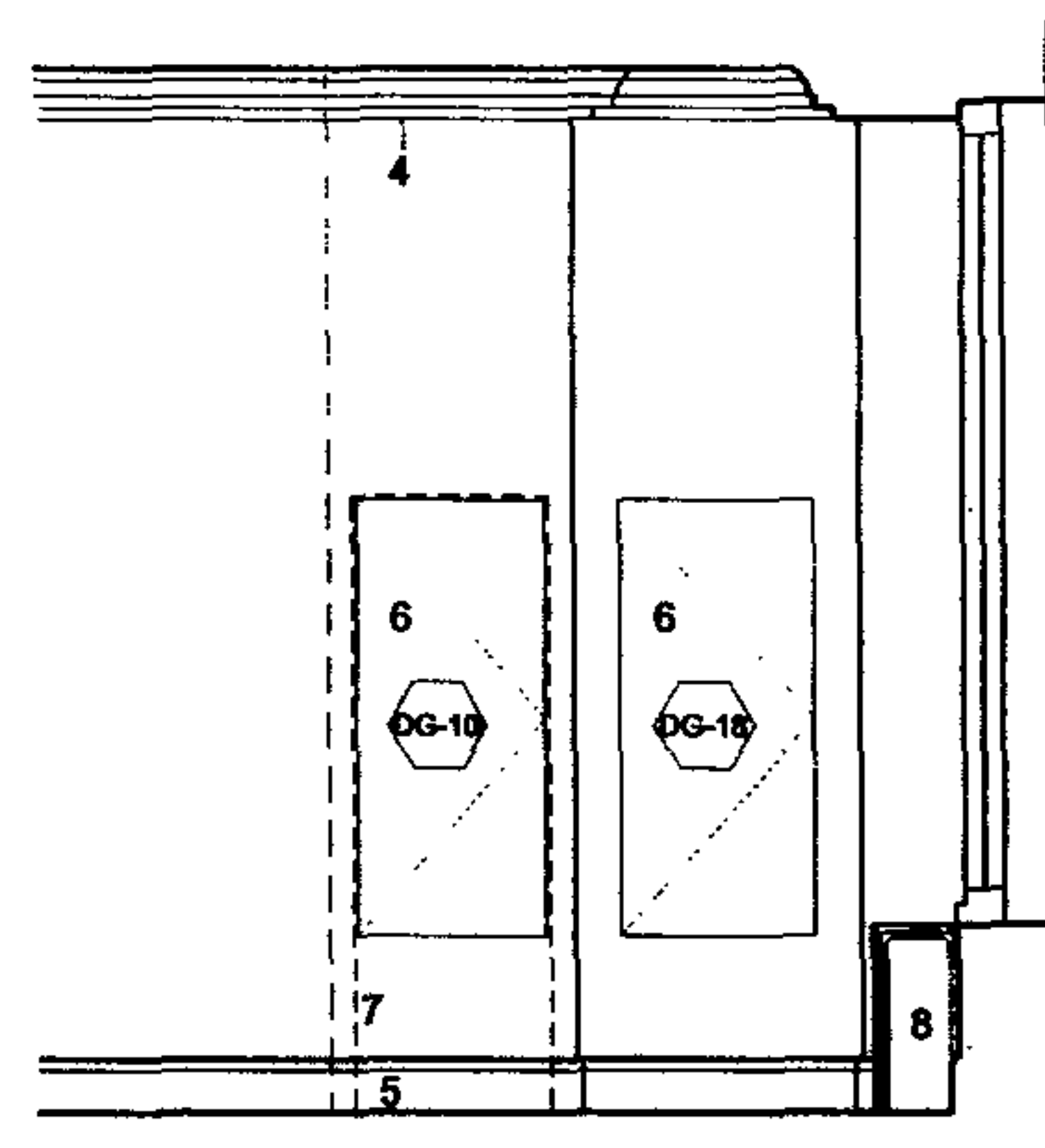
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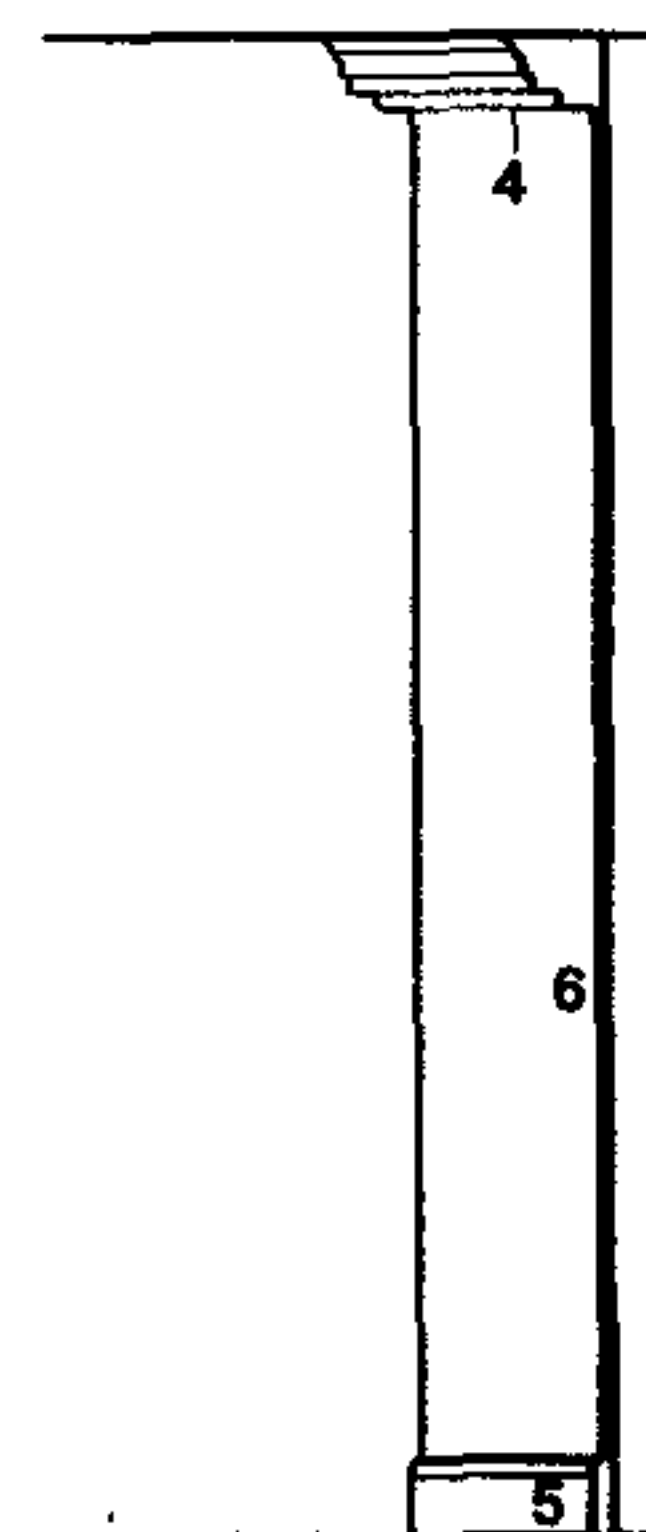
date rev revisions

key plan

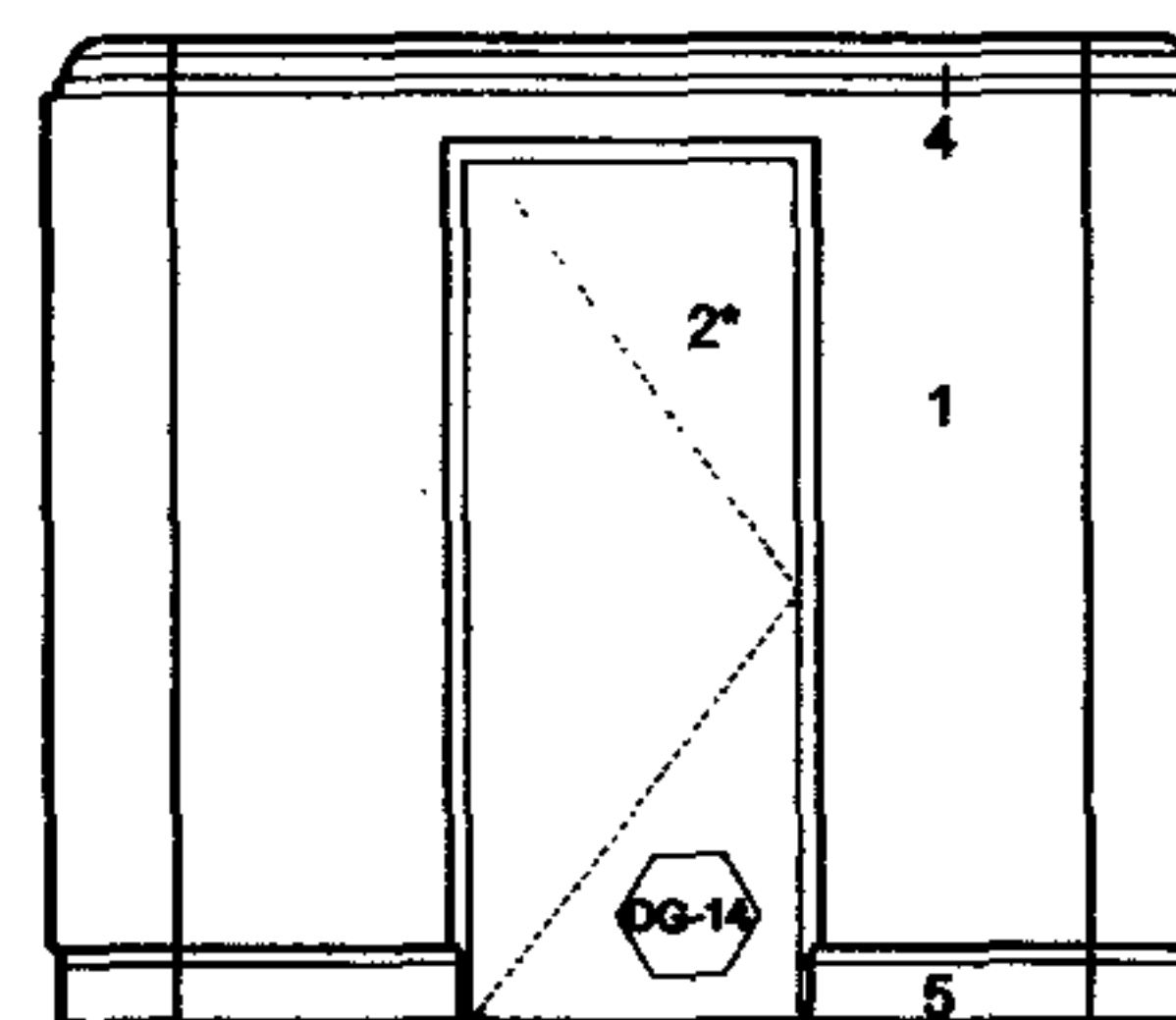
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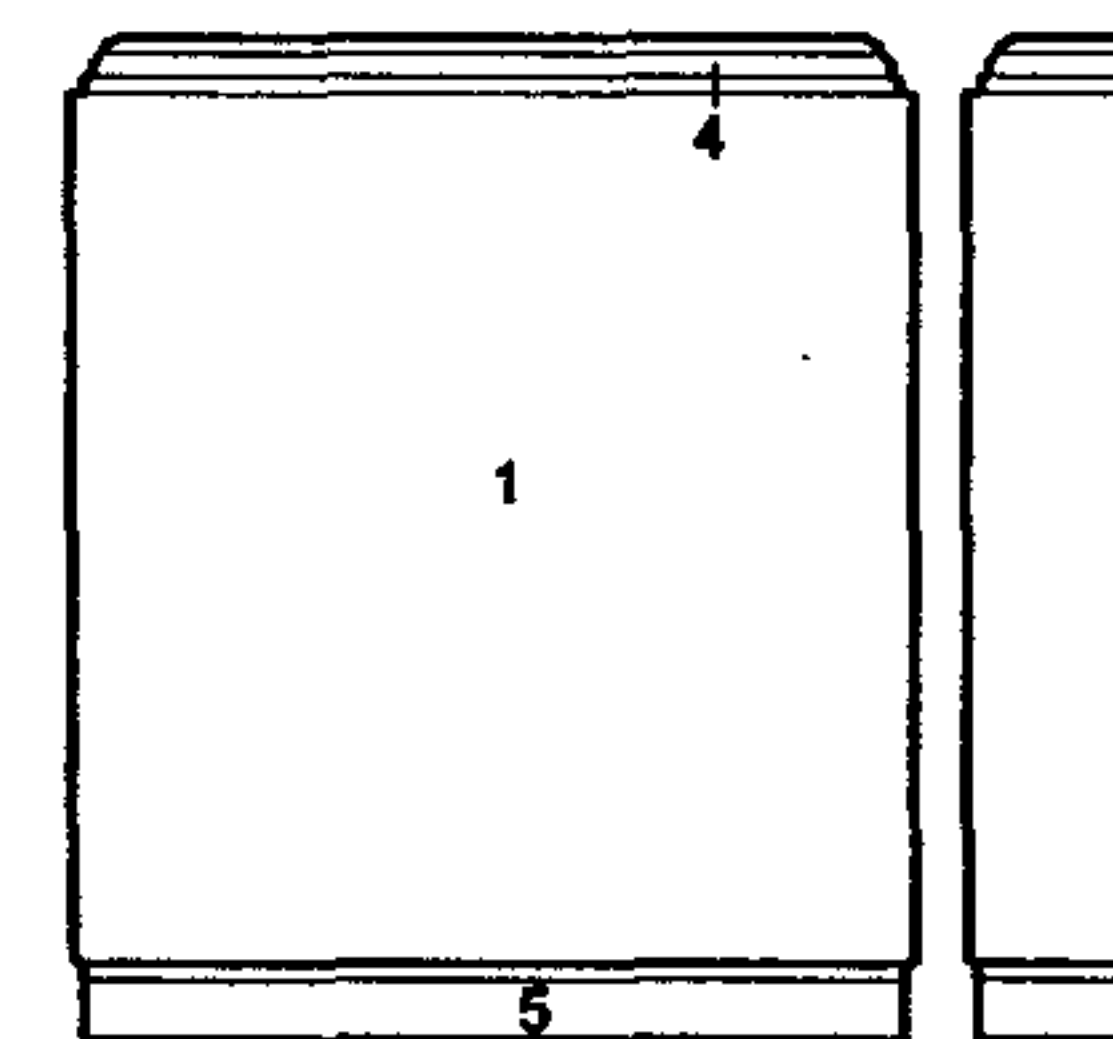
SERVICE RISER
- ELEVATION 1



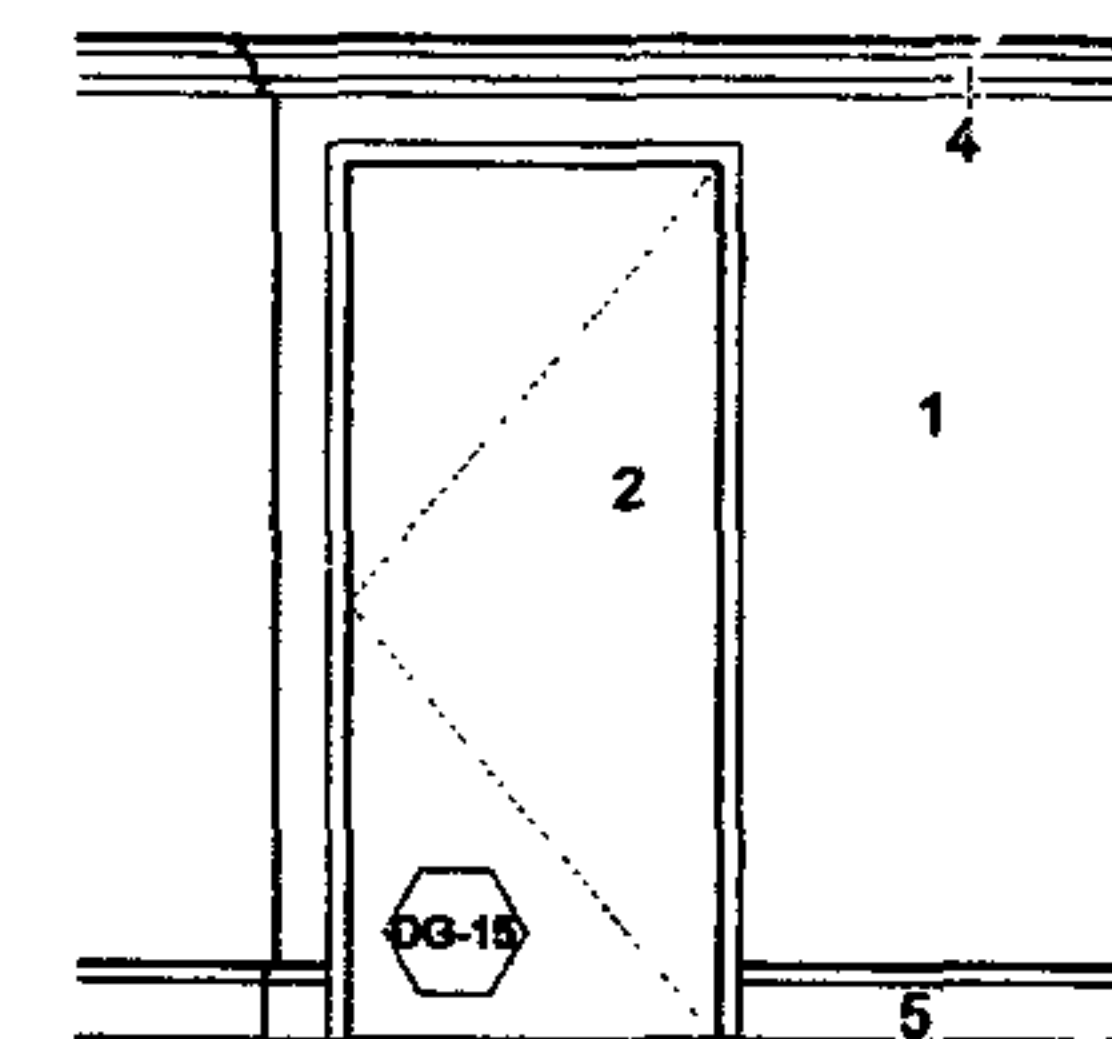
SERVICE RISER
- ELEVATION 2



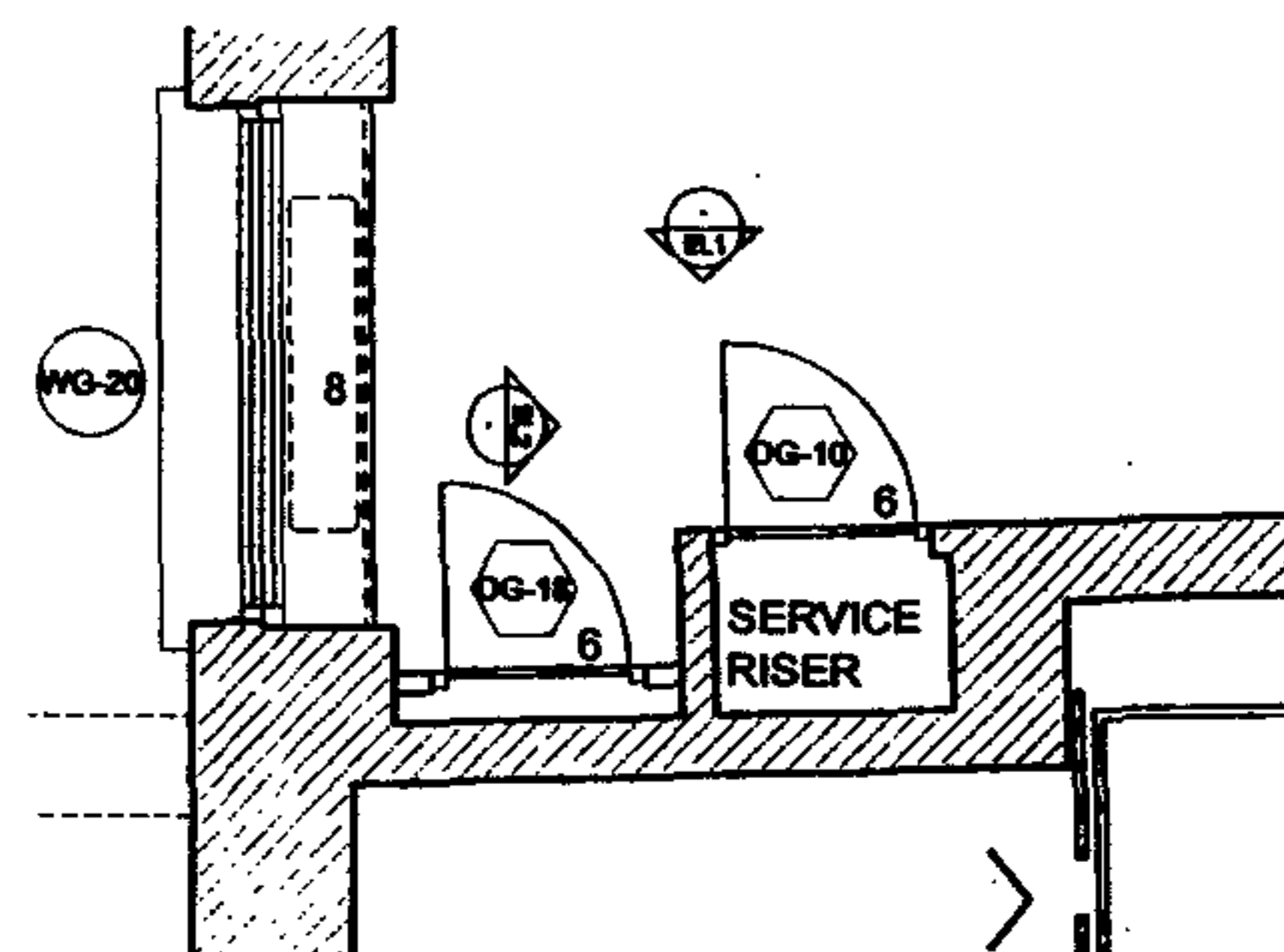
REAR BUILDING LOBBY
- ELEVATION 1



REAR BUILDING LOBBY
- ELEVATION 2



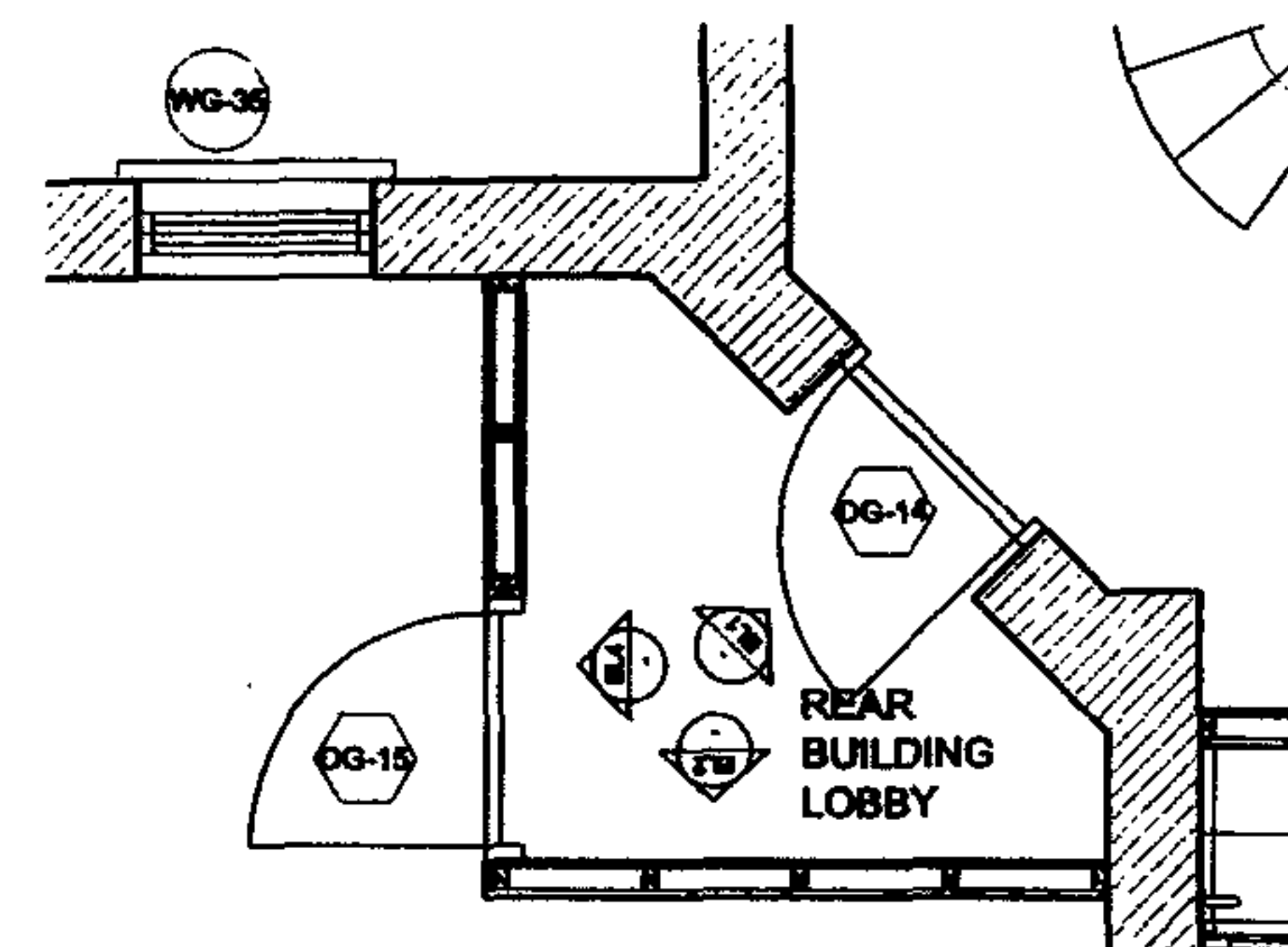
REAR BUILDING LOBBY
- ELEVATION 3



PLAN

- 1 Wall in painted finish
- 2 New door to match existing
- 3 Existing door refurbished & re-decorated
- 4 New cornice to match existing
- 5 New skirting to match existing
- 6 New concealed door
- 7 Dashed line indicates outline of existing riser cupboard door
- 8 New fan coil unit in bespoke joinery casing

* door width SO increased in width to provide
750mm CO for wheel chairs



PLAN

PLAN

date rev revisions

key plan

notes

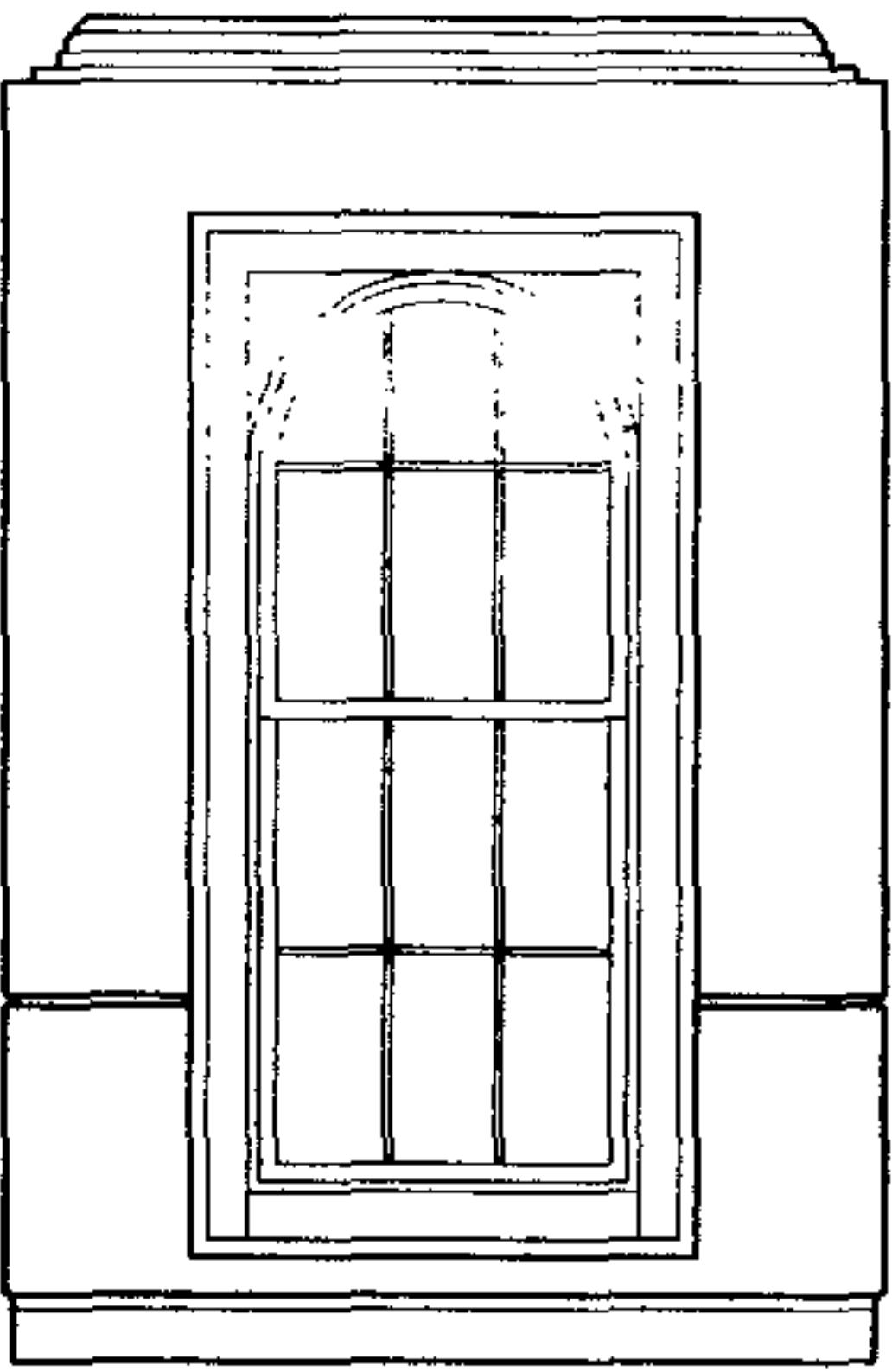
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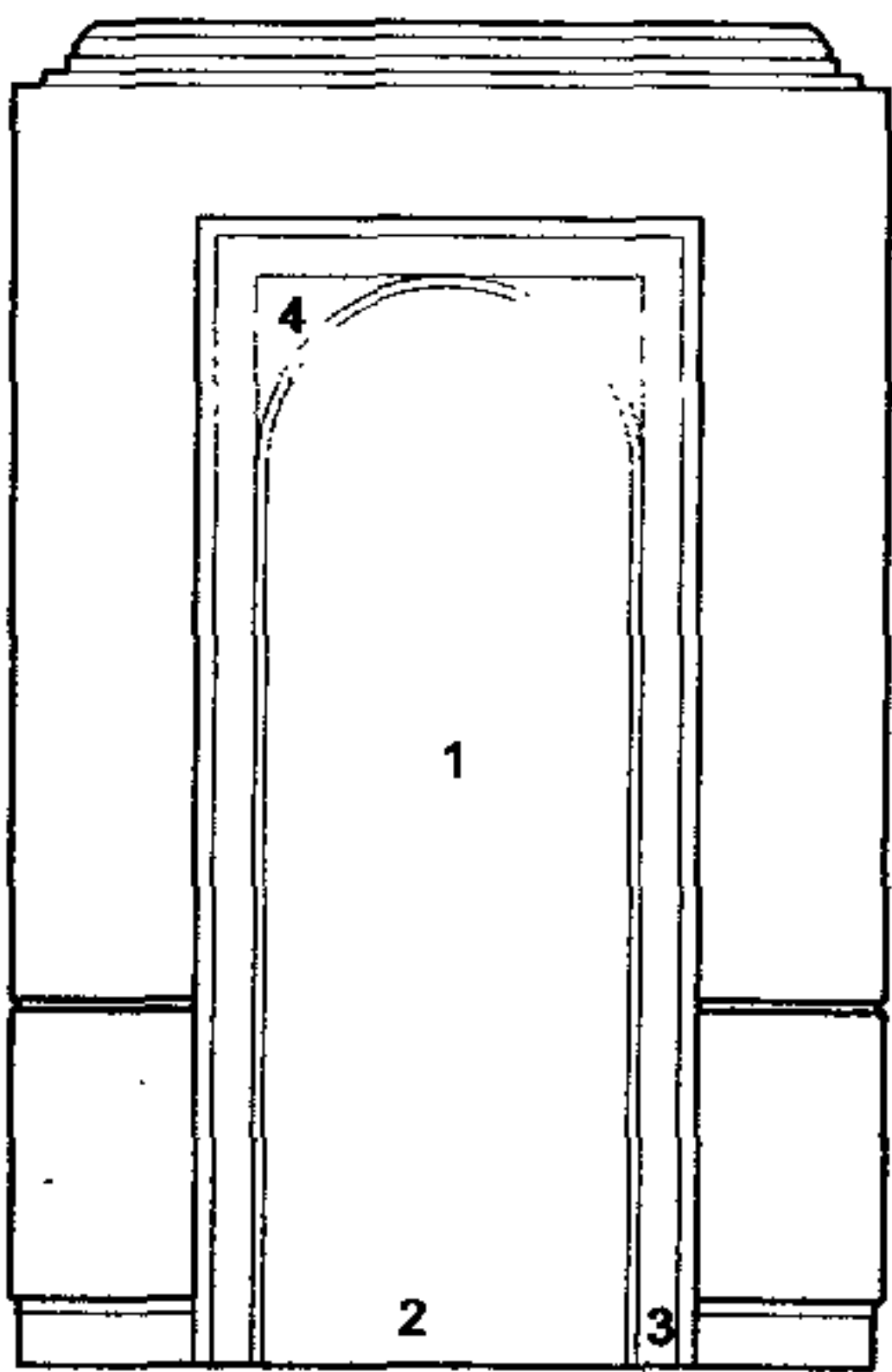
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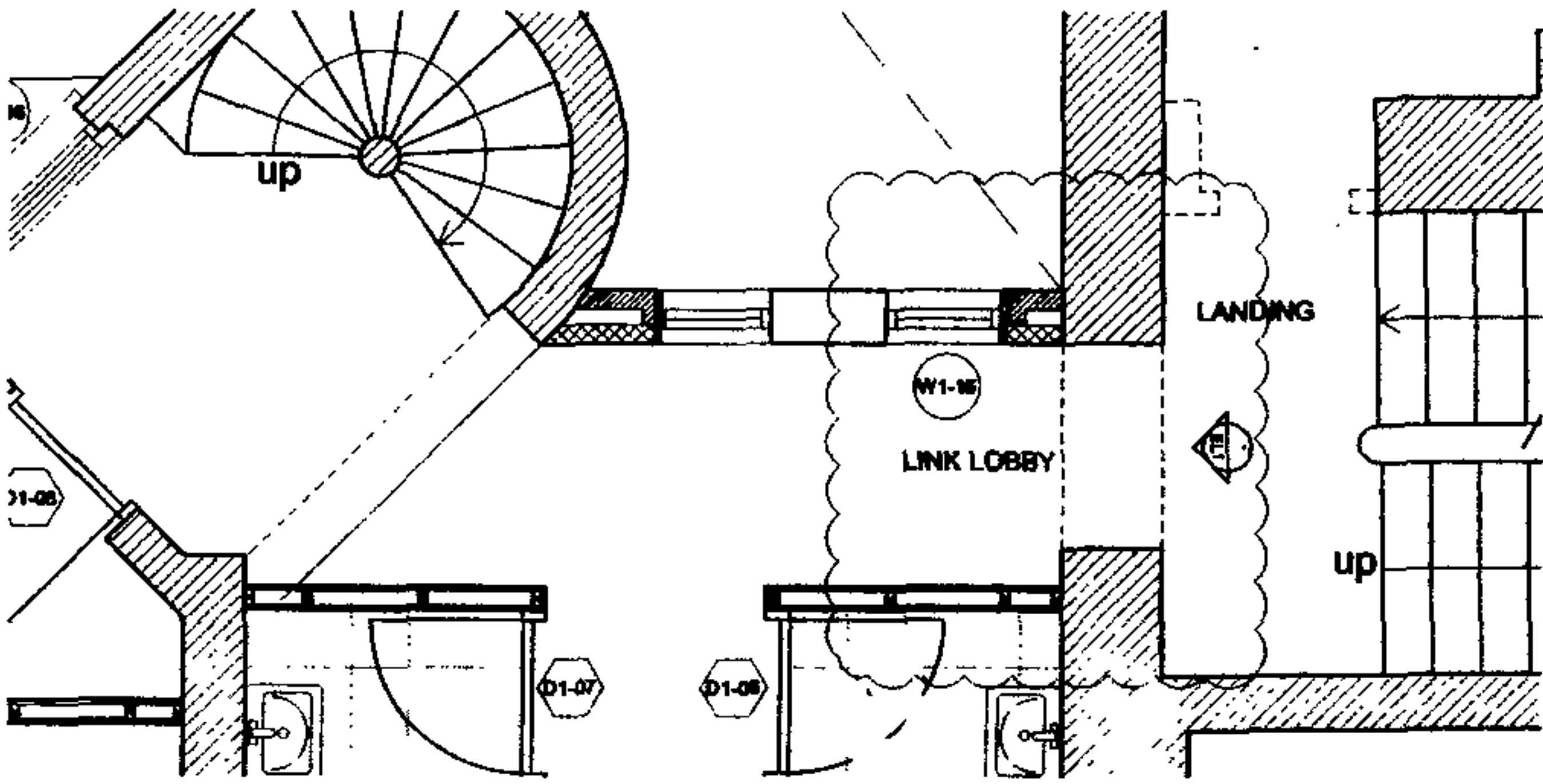
project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED INT. ELEVS - TYPICAL RISER & R. LOBBY			
client	scale at A1	scale at A3	drawn	date
Bedford Estates	1.25	1.50	TD	23.11.06
project no.	drawing no.	revision		
1470	P2010			



GF/FF STAIR LANDING
- EXISTING ELEVATION



GF/FF STAIR LANDING
- PROPOSED ELEVATION



PROPOSED PLAN

- 1 Window removed
- 2 cill dropped to FFL
- 3 New architrave to match existing
- 4 Existing window architrave retained

date rev revisions

key plan

notes

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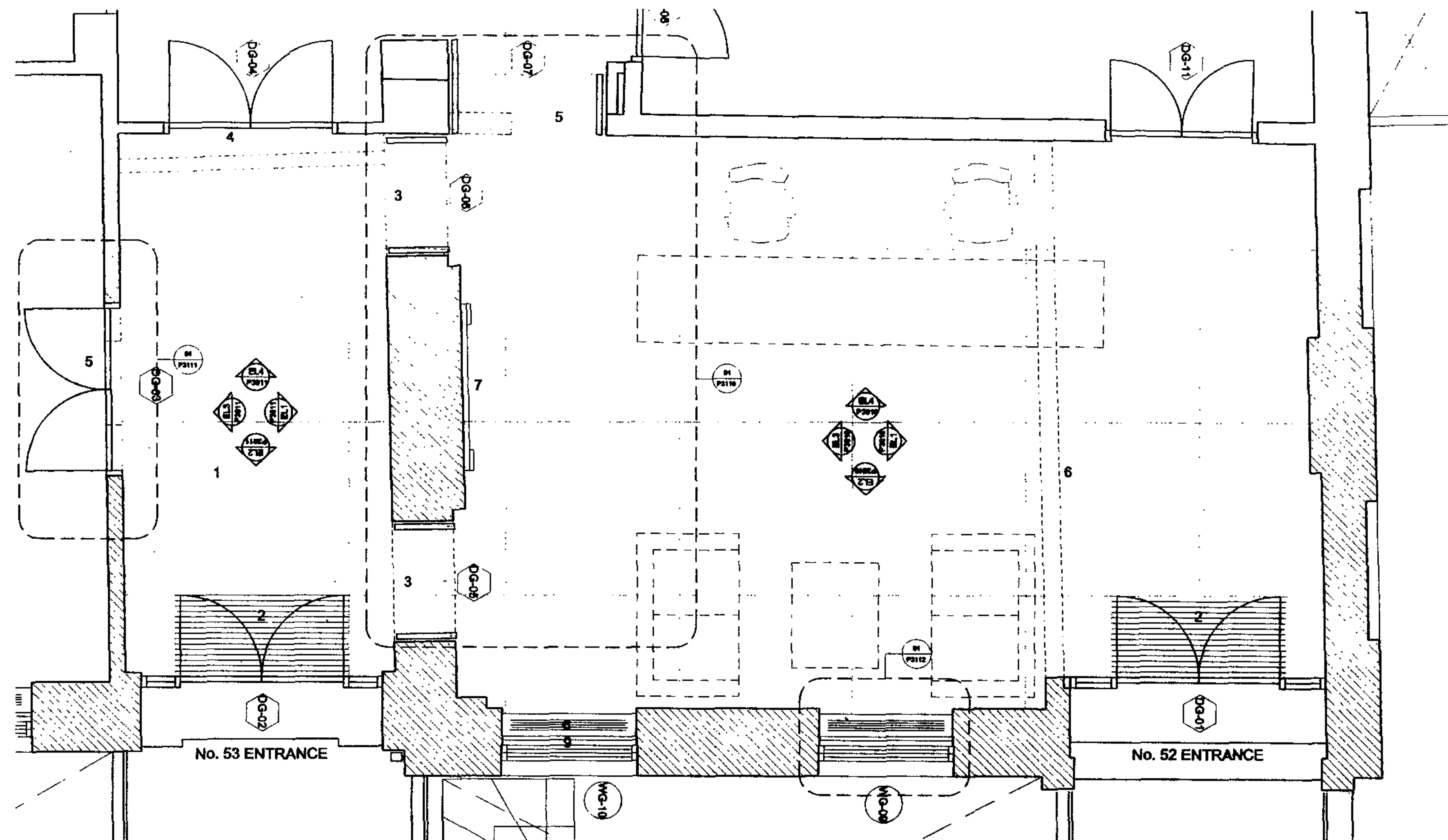
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project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED FIRST FLOOR LINK OPENING			
client	scale at A1	scale at A3	drawn	date
Bedford Estates	1.25	1.50	TD	23.11.06
	project no.	drawing no.	revision	
	1470	P2011		



PLAN

Key

- 1 New high quality stone floor finish to reception and entrance areas
- 2 Mat and matwell
- 3 New openings made in dividing wall - all architraves and doors to match existing
- 4 Existing entrance screen re-located in line with wall separating front and rear rooms
- 5 Existing door opening increased in size for double door set - all joinery to match existing
- 6 Existing non-original partition removed
- 7 Existing non-original fireplace retained
- 8 Existing radiators removed and replaced with fan coil units in bespoke joinery - all mouldings to match existing
- 9 Existing mis-aligned secondary glazing and casings to be replaced with new glazing aligned with existing window frames

date rev revisions

key plan

notes

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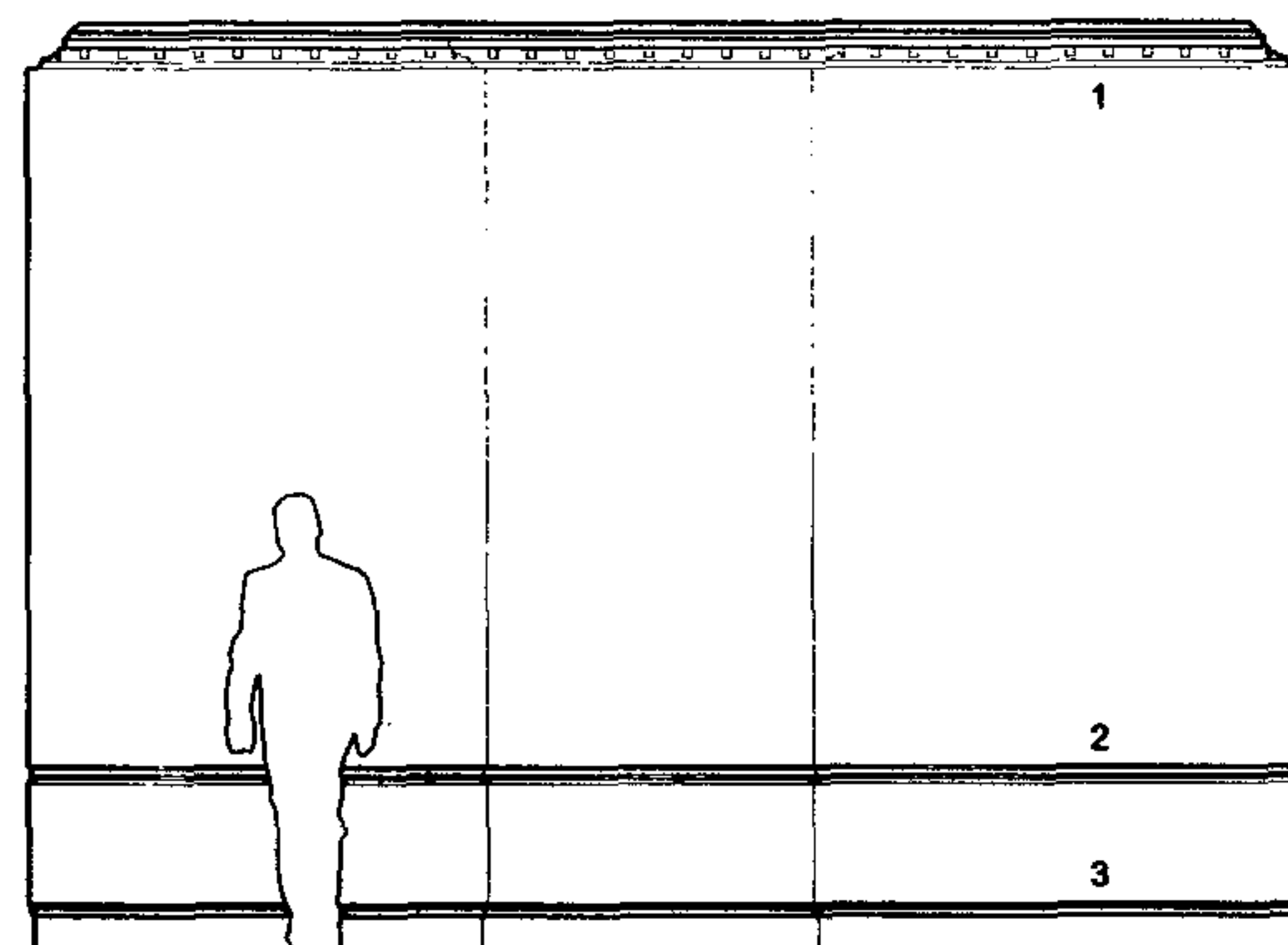
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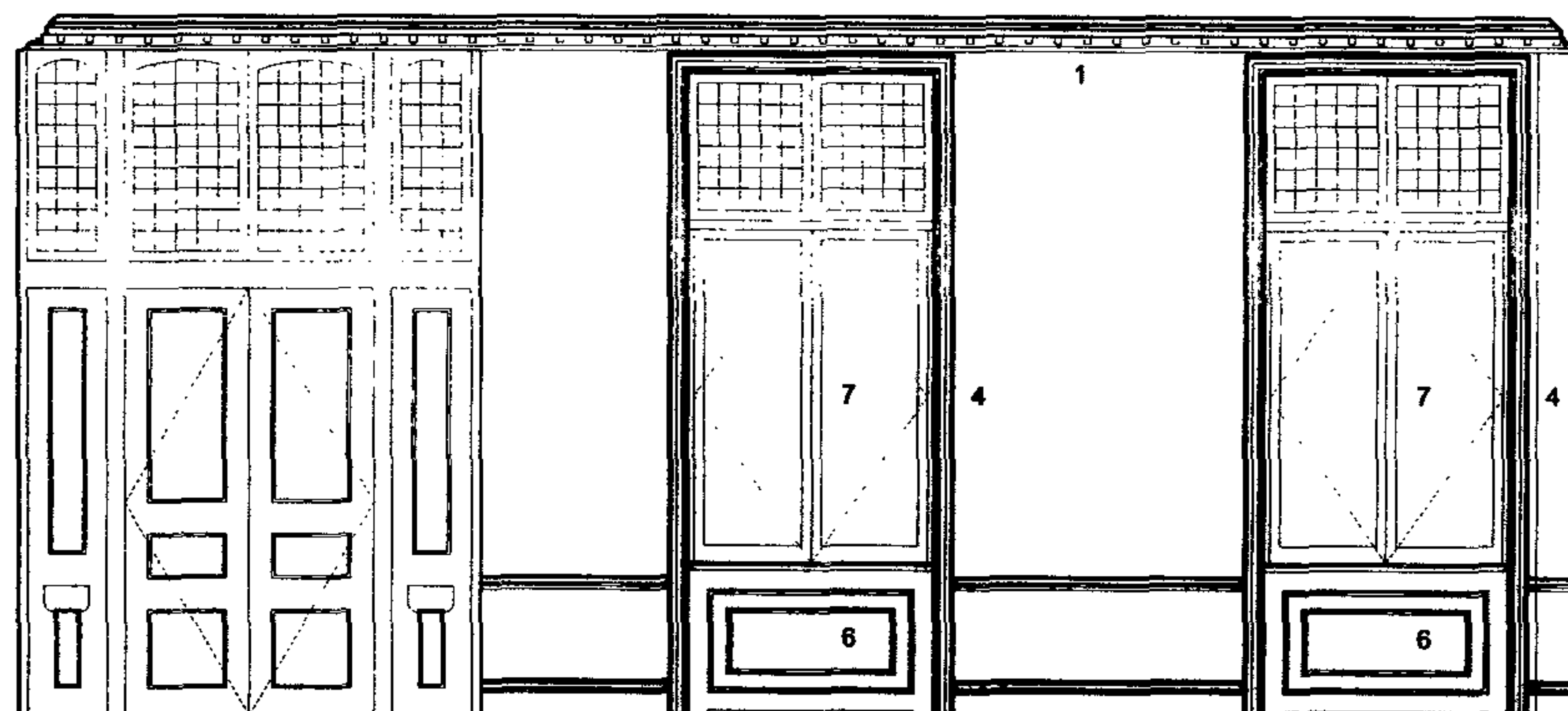
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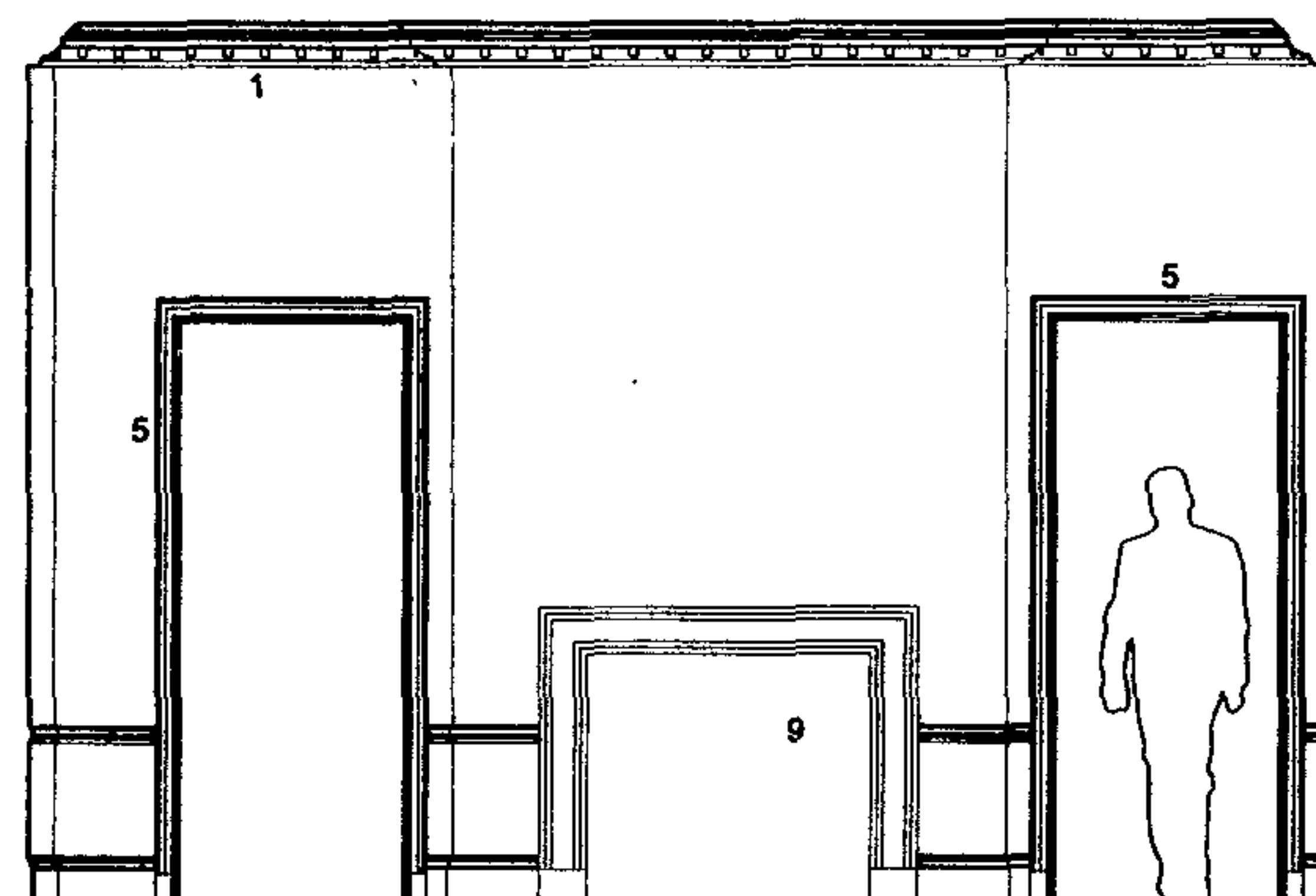
project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED GROUND FLOOR RECEPTION PLAN			
client	scale at A1	scale at A3	drawn	date
Bedford Estates	1:25	1:50	GS	23.11.06
project no.	drawing no.	revision		
1470	P3000			



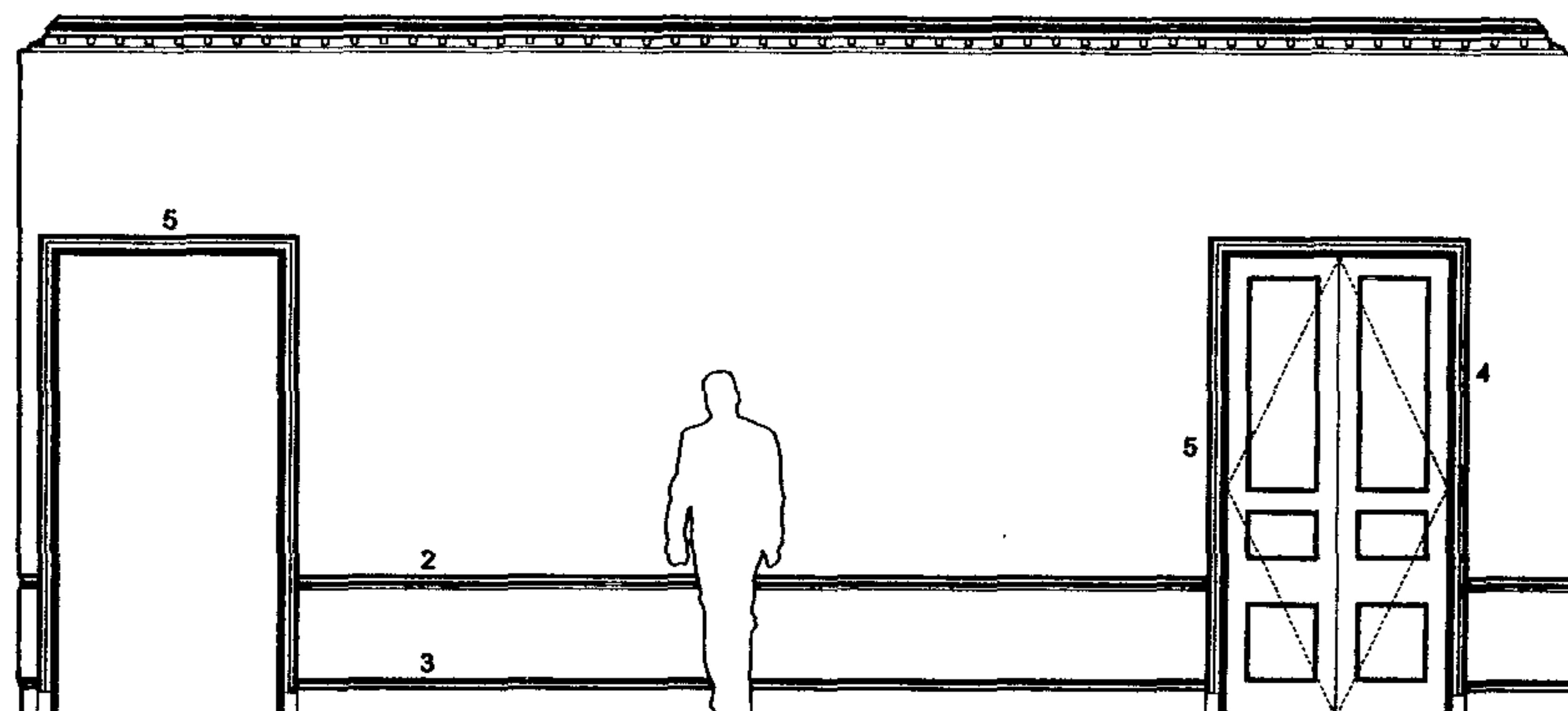
ELEVATION 01



ELEVATION 02



ELEVATION 03



ELEVATION 04

Key

- 1 Existing cornice retained and made good as necessary
- 2 Existing dado rail retained and made good as necessary
- 3 Existing skirtings retained and made good as necessary
- 4 Existing architraves and doors made good as necessary
- 5 New architraves to match existing
- 6 New fancoil units concealed within bespoke joinery units
- 7 New secondary glazing to align with existing windows
- 8 Existing door opening drylined over - door retained
- 9 Existing fireplace retained and protected during works
- 10 Existing windows refurbished
- 11 Existing downstand retained to preserve existing cornices

date rev revisions

key plan

notes

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project drawing title

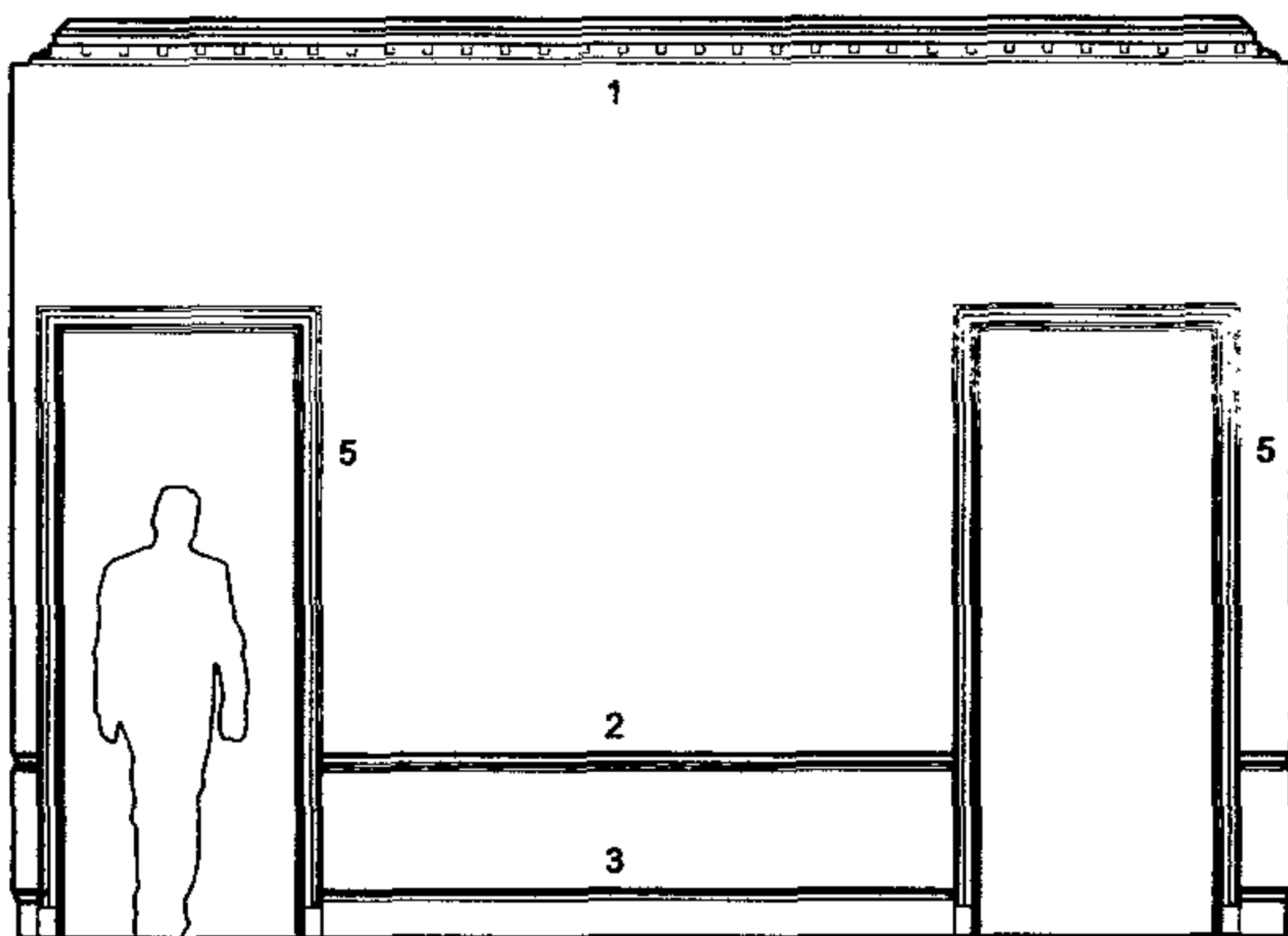
52-53 RUSSELL SQUARE
LONDON, WC1
PROPOSED RECEPTION AREA
ELEVATIONS

client scale at A1 scale at A3 drawn date

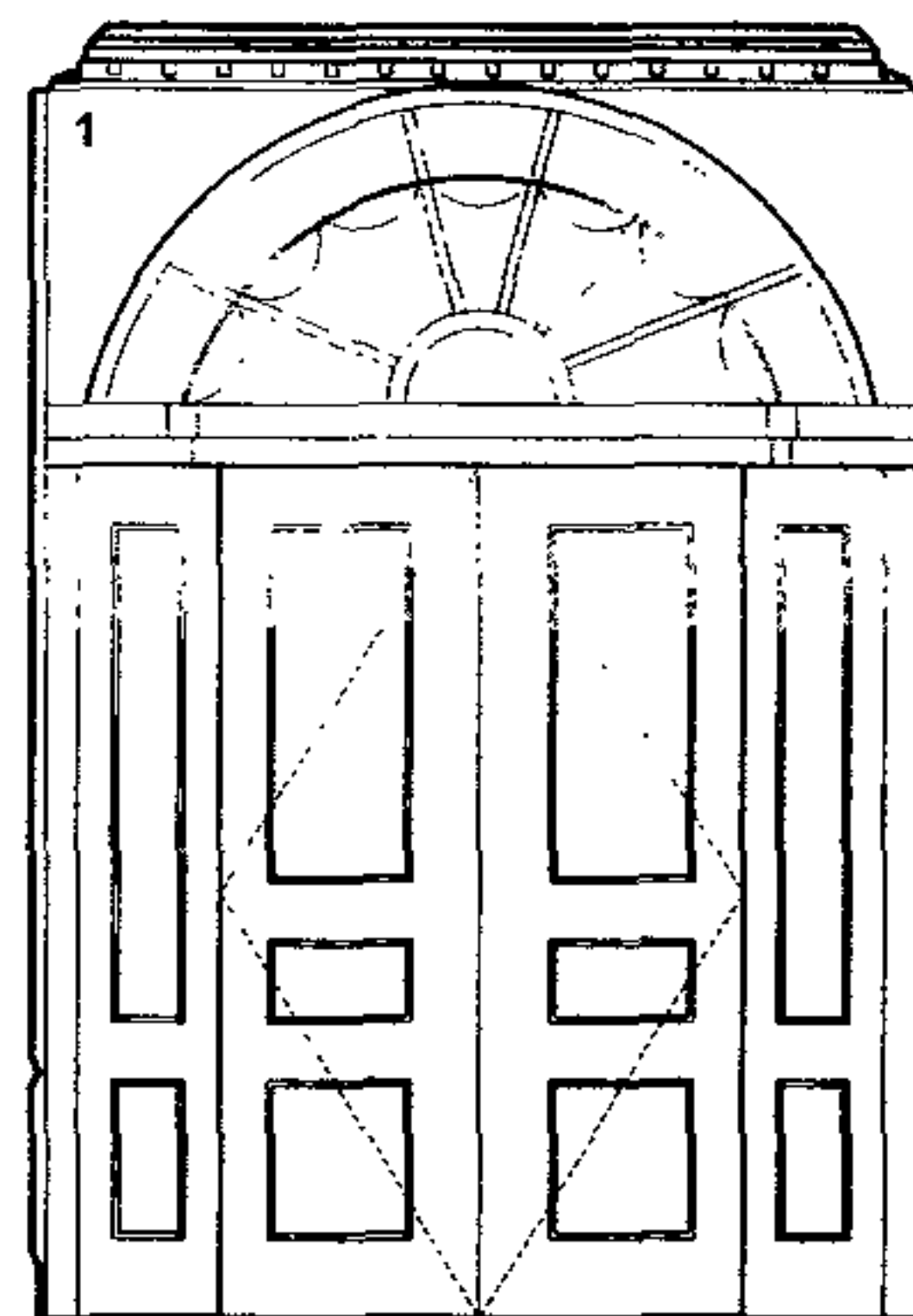
Bedford Estates 1.25 1.50 GS 23.11.06

project no. drawing no. revision

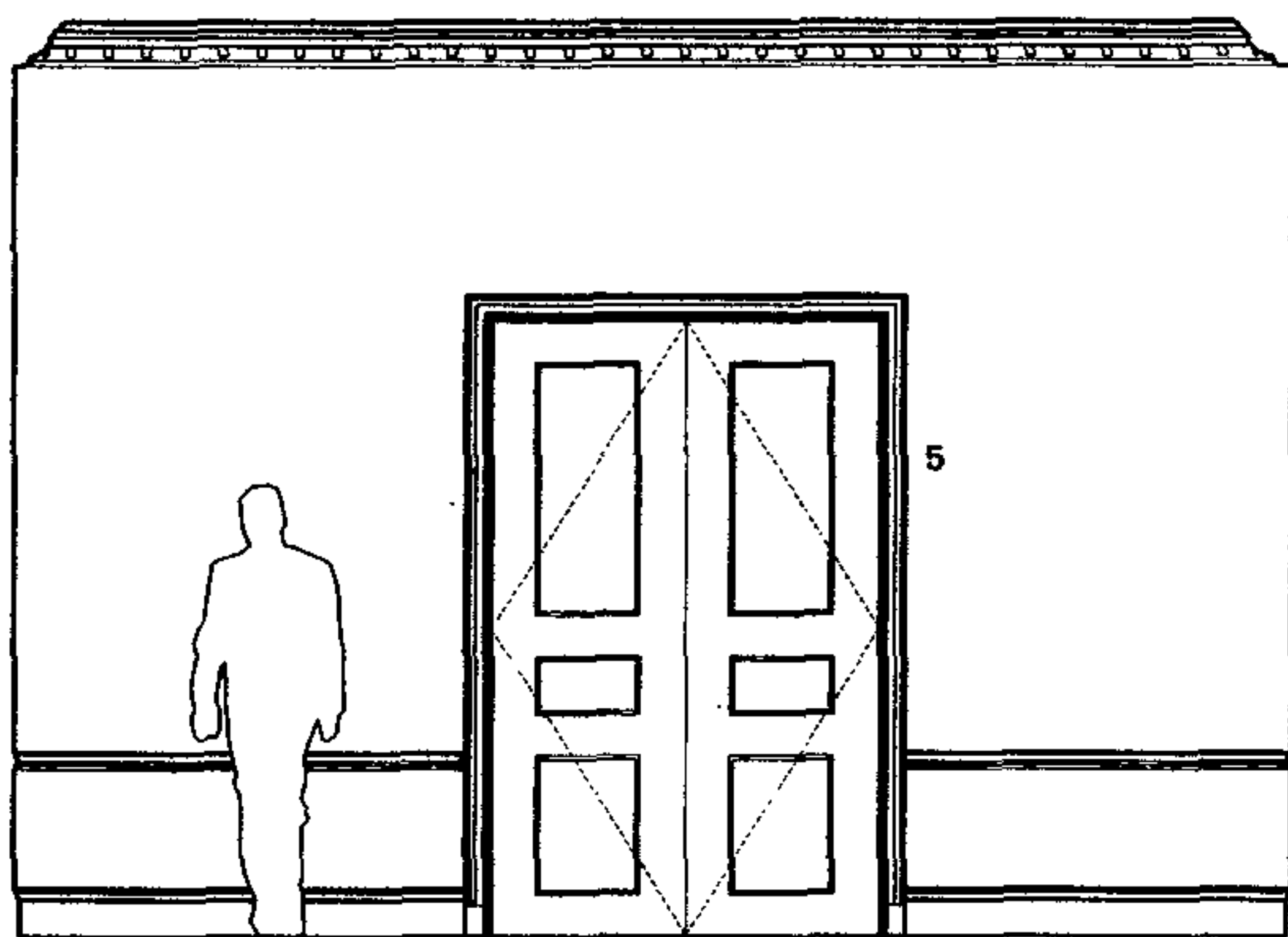
1470 P3010



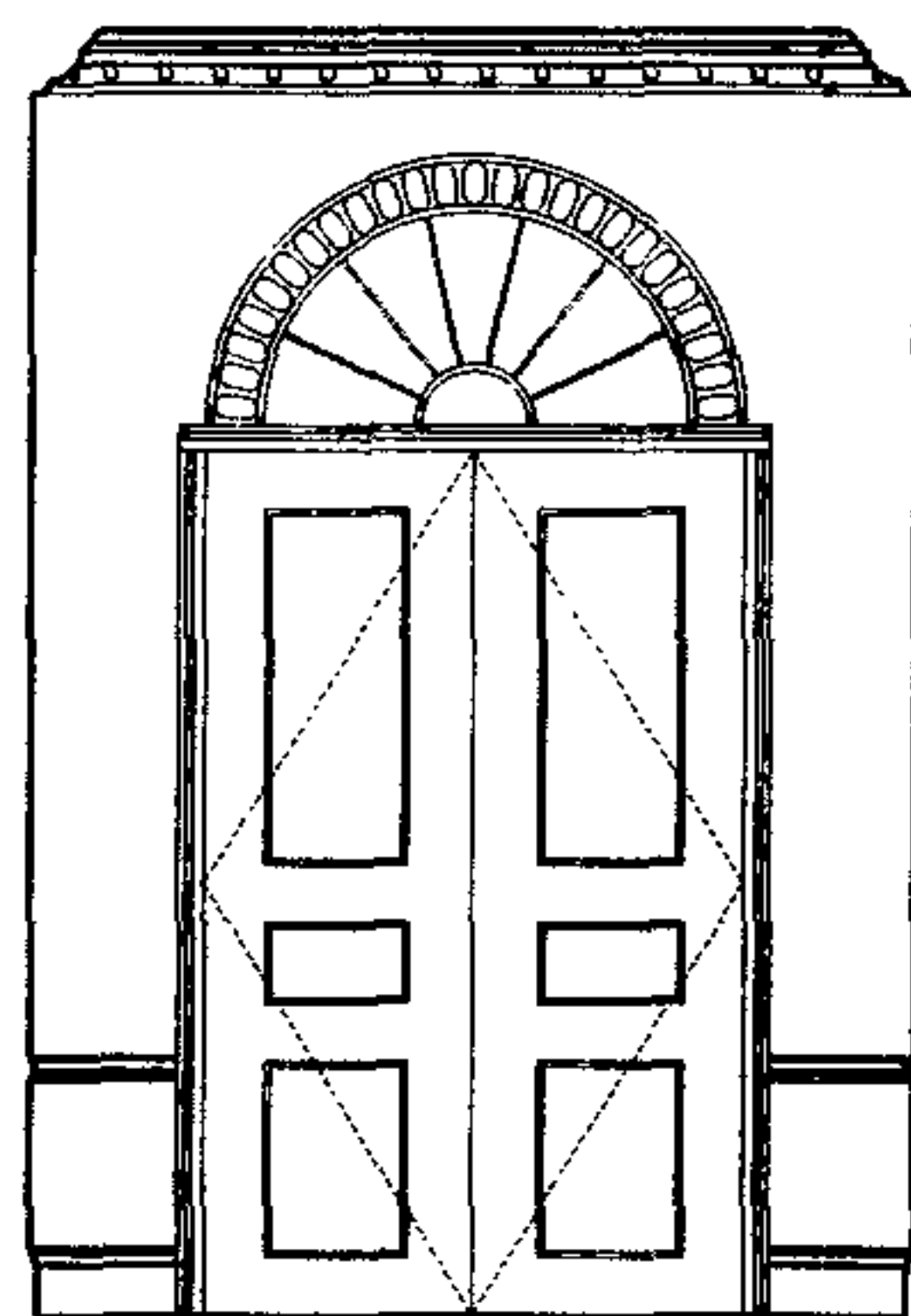
ELEVATION 01



ELEVATION 02



ELEVATION 03



ELEVATION 04

Key

- Existing cornice retained and made good as necessary
- Existing dado rail retained and made good as necessary
- Existing skirtings retained and made good as necessary
- Existing architraves and doors made good as necessary
- New architraves to match existing
- New fancoil units concealed within bespoke joinery units
- New secondary glazing to align with existing windows
- Existing door opening drylined over - door retained
- Existing fireplace retained and protected during works
- Existing windows refurbished
- Existing downstand retained to preserve existing cornices

date rev revisions

key plan

notes

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project drawing title

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LONDON, WC1

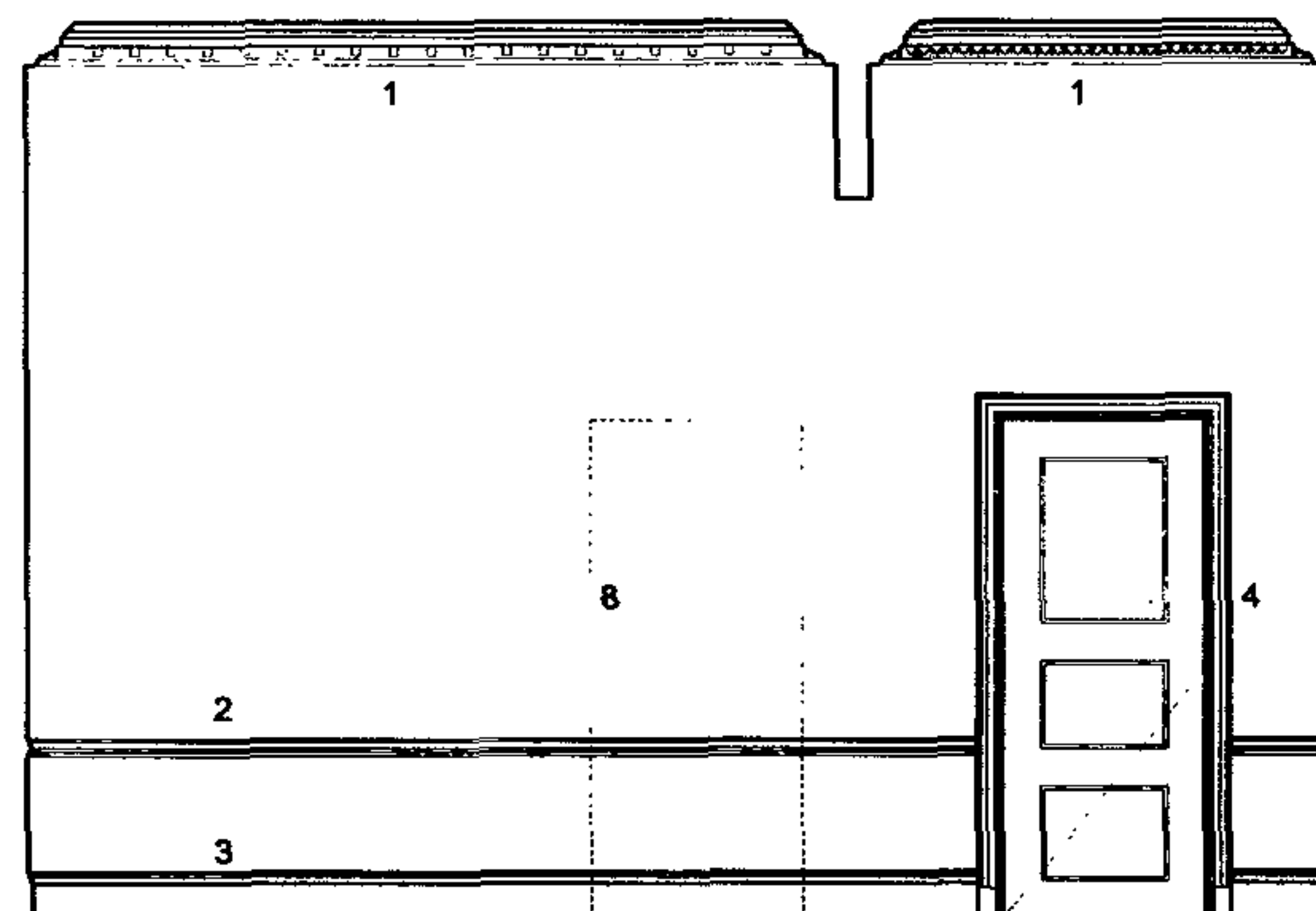
PROPOSED RECEPTION AREA
No.53 ENTRANCE LOBBY ELEVATIONS

client scale of A1 scale of A3 drawn date

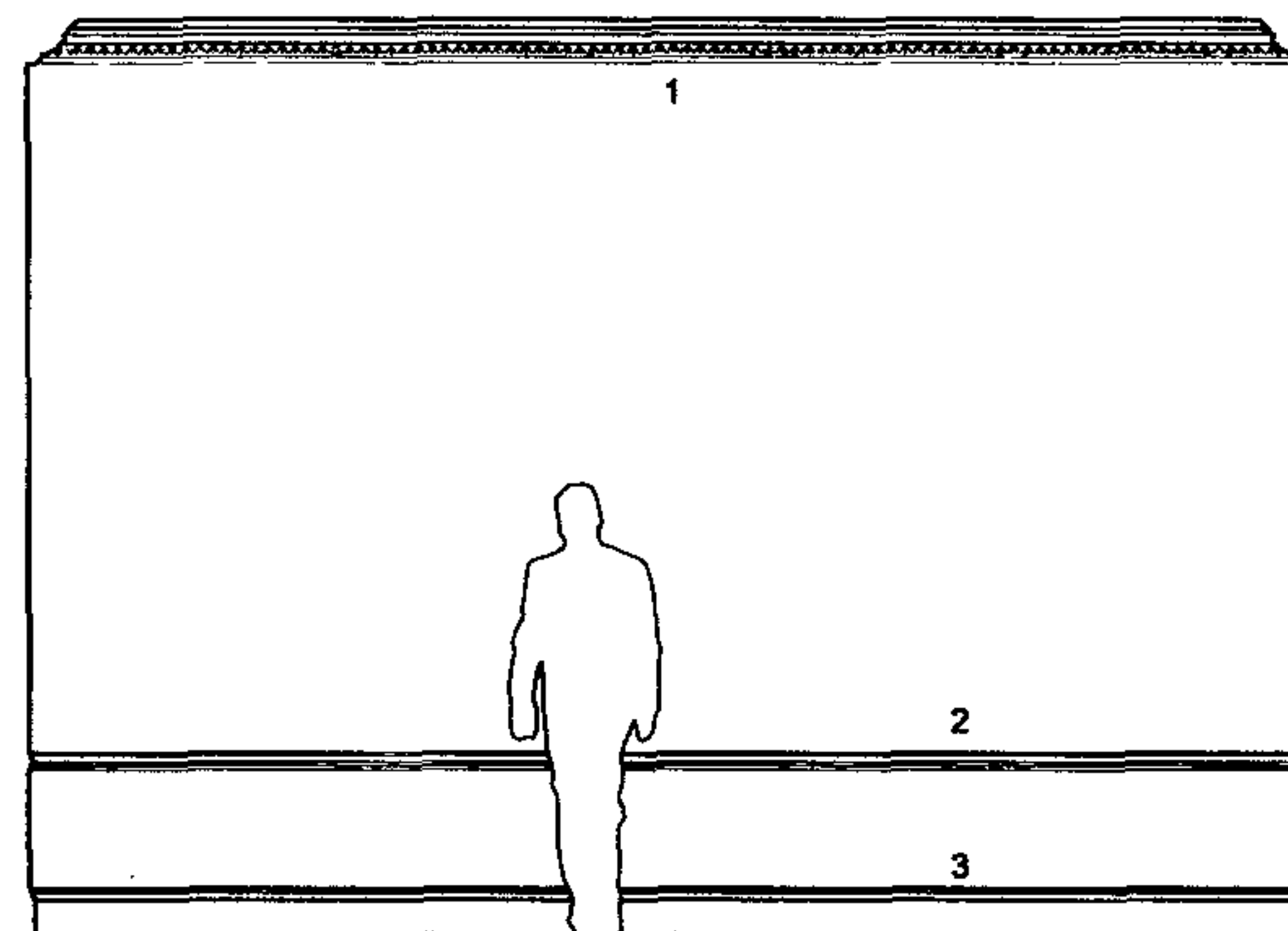
Bedford Estates 1.25 1.50 GS 23.11.06

project no. drawing no. revision

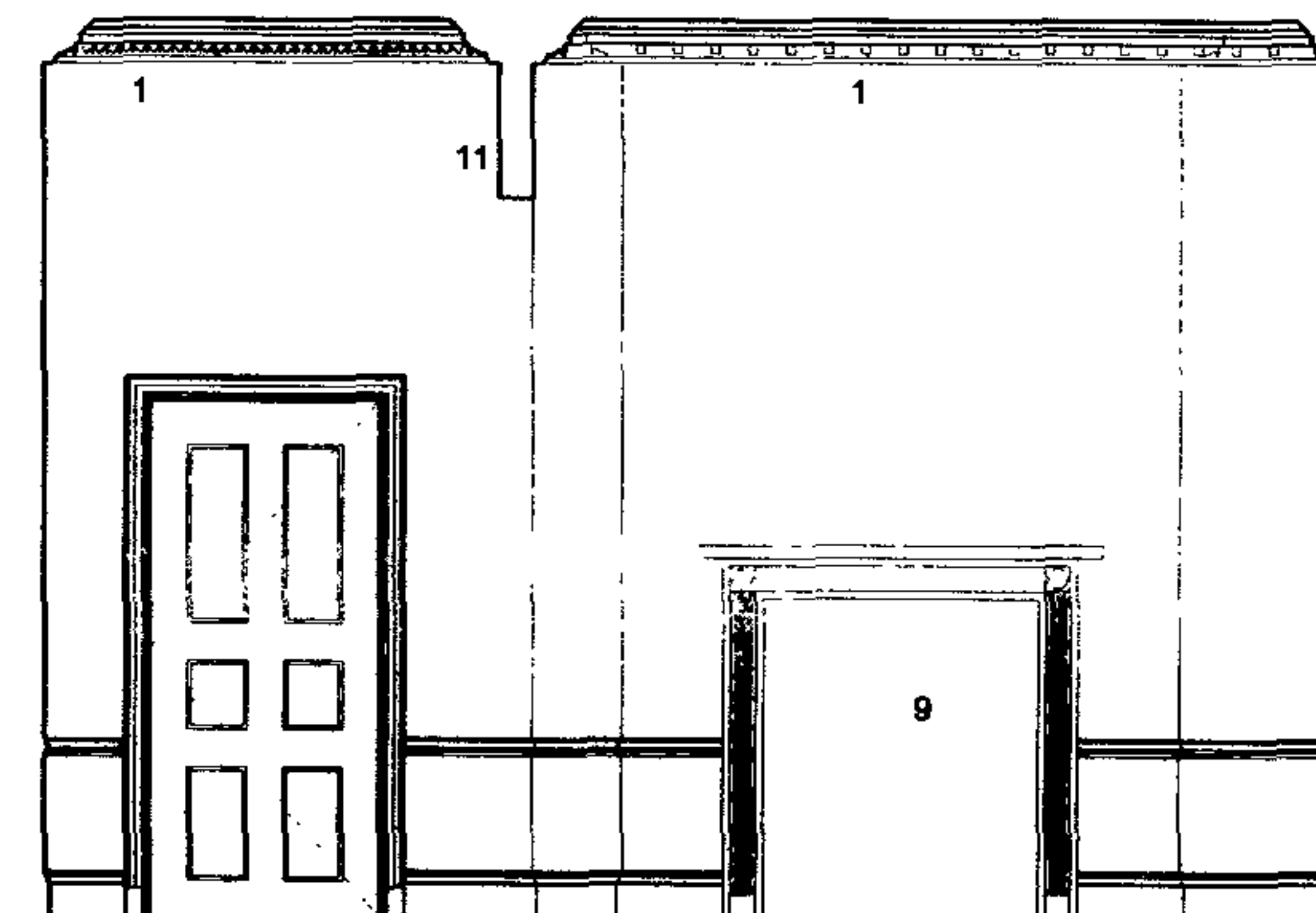
1470 P3011



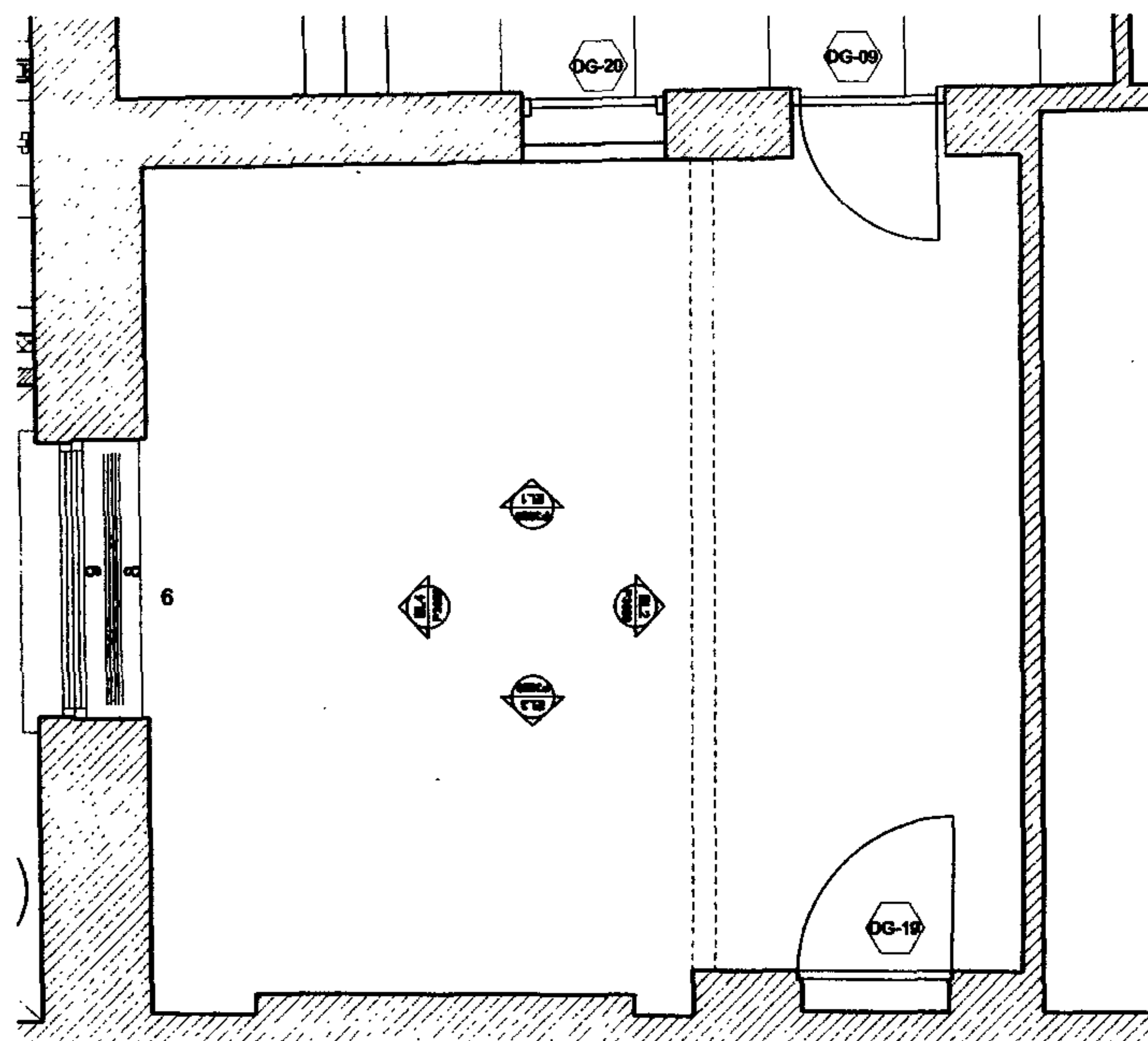
ELEVATION 01



ELEVATION 02

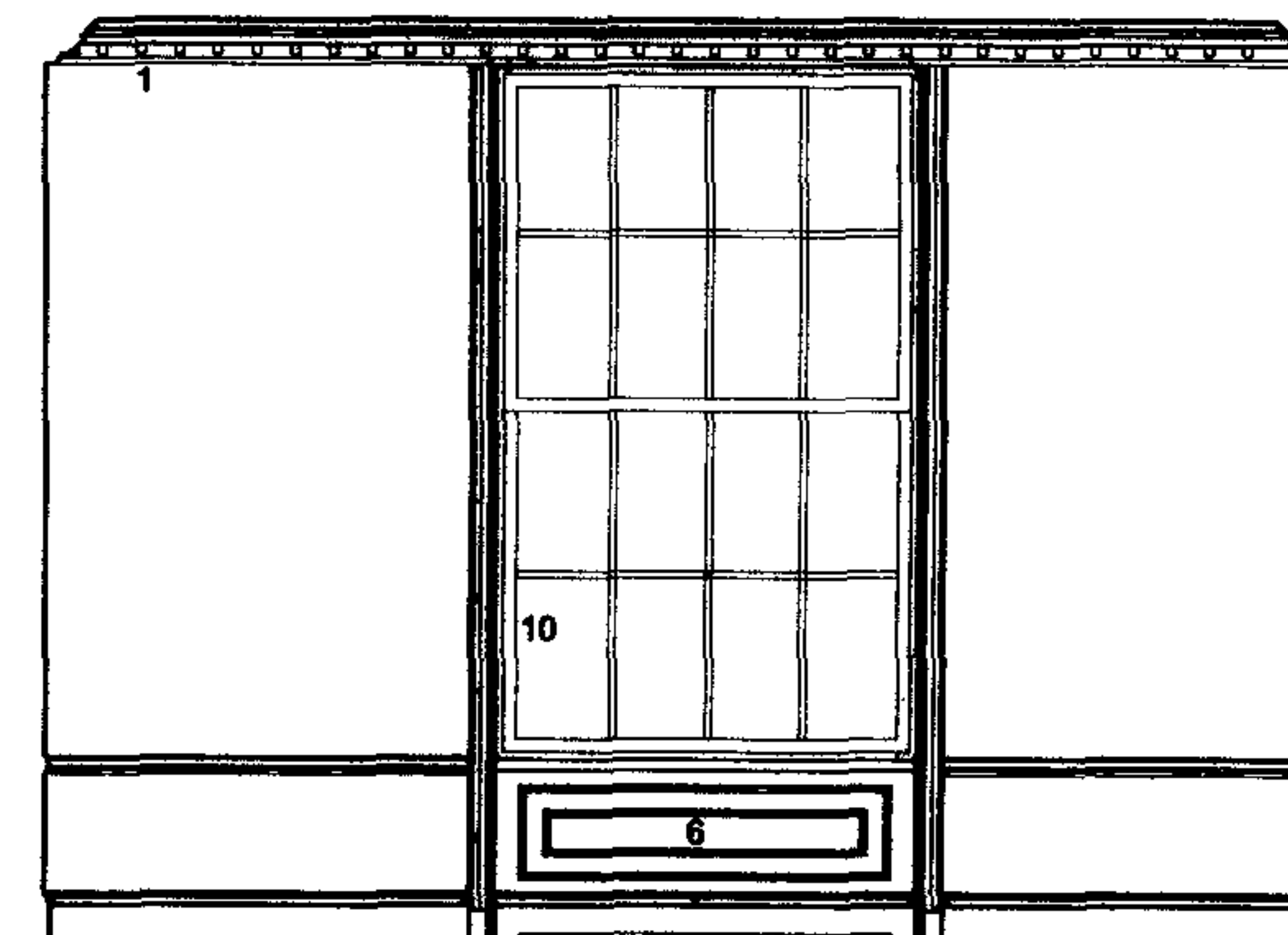


ELEVATION 03



Key

- 1 Existing cornice retained and made good as necessary
- 2 Existing dado rail retained and made good as necessary
- 3 Existing skirtings retained and made good as necessary
- 4 Existing architraves and doors made good as necessary
- 5 New architraves to match existing
- 6 New fancoil units concealed within bespoke joinery units
- 7 New secondary glazing to align with existing windows
- 8 Existing door opening drylined over - door retained
- 9 Existing fireplace retained and protected during works
- 10 Existing windows refurbished
- 11 Existing downstand retained to preserve existing cornices



ELEVATION 04

date rev revisions

key plan

notes

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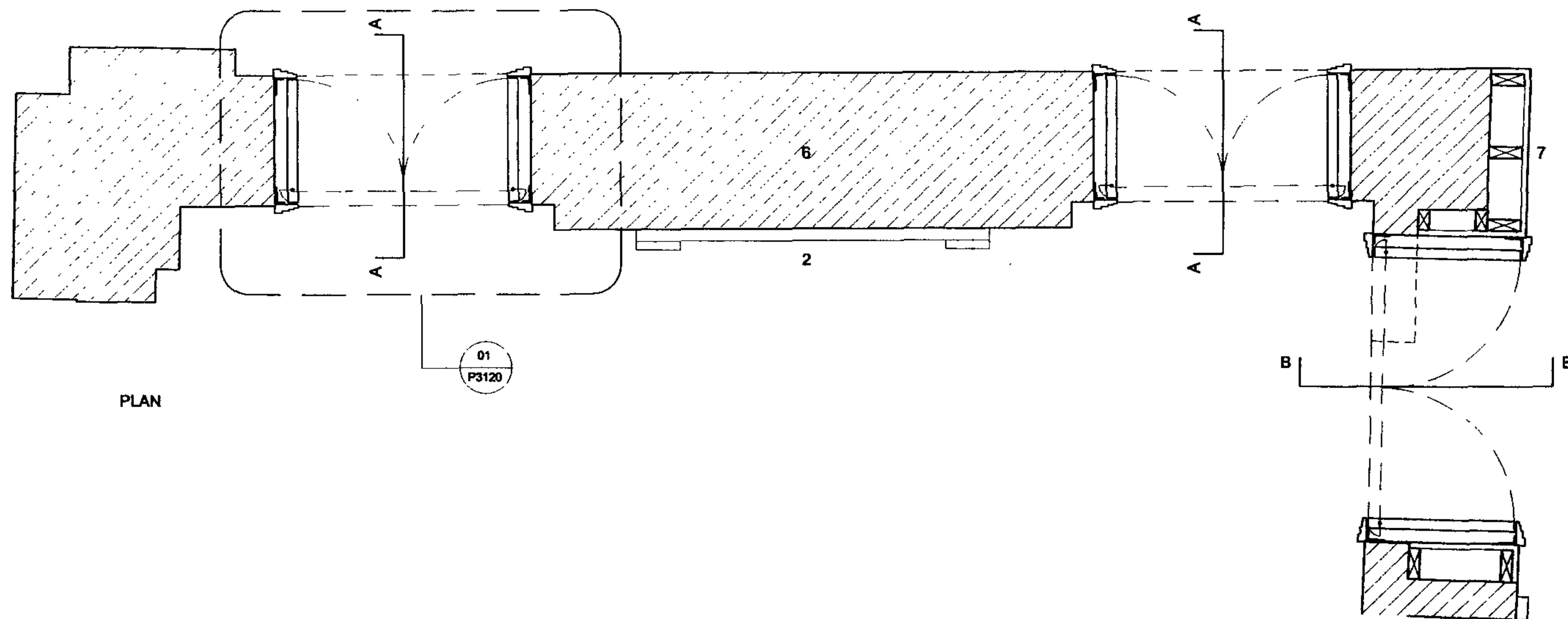
52-53 RUSSELL SQUARE
LONDON, WC1
client

scale at A1 scale at A3 drawn date

Bedford Estates 1.25 1.50 GS 23.11.06

project no. drawing no. revision

1470 P3020



PLAN

- 1 Existing chimney breast
- 2 Existing fire place retained
- 3 New opening to wall with architrave to match existing doors
- 4 New doors held back on magnetic catches
Doors recessed flush into bespoke joinery casings
- 5 All mouldings & paneling to doors to match existing doors
- 6 Existing wall
- 7 Existing wall extended with drylining to provide casing depth for new doors
- 8 Existing wall re-decorated

date rev revisions

key plan

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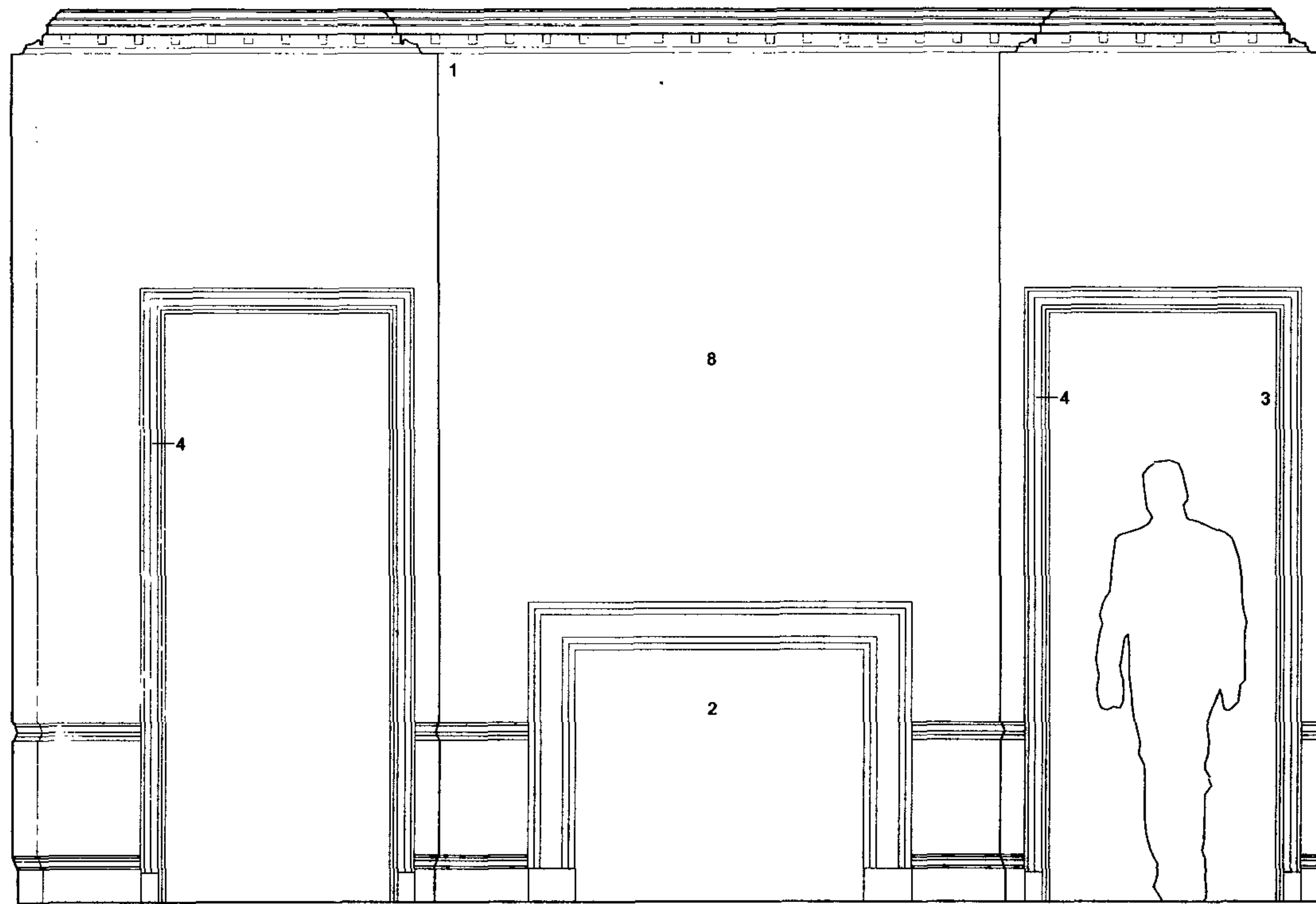
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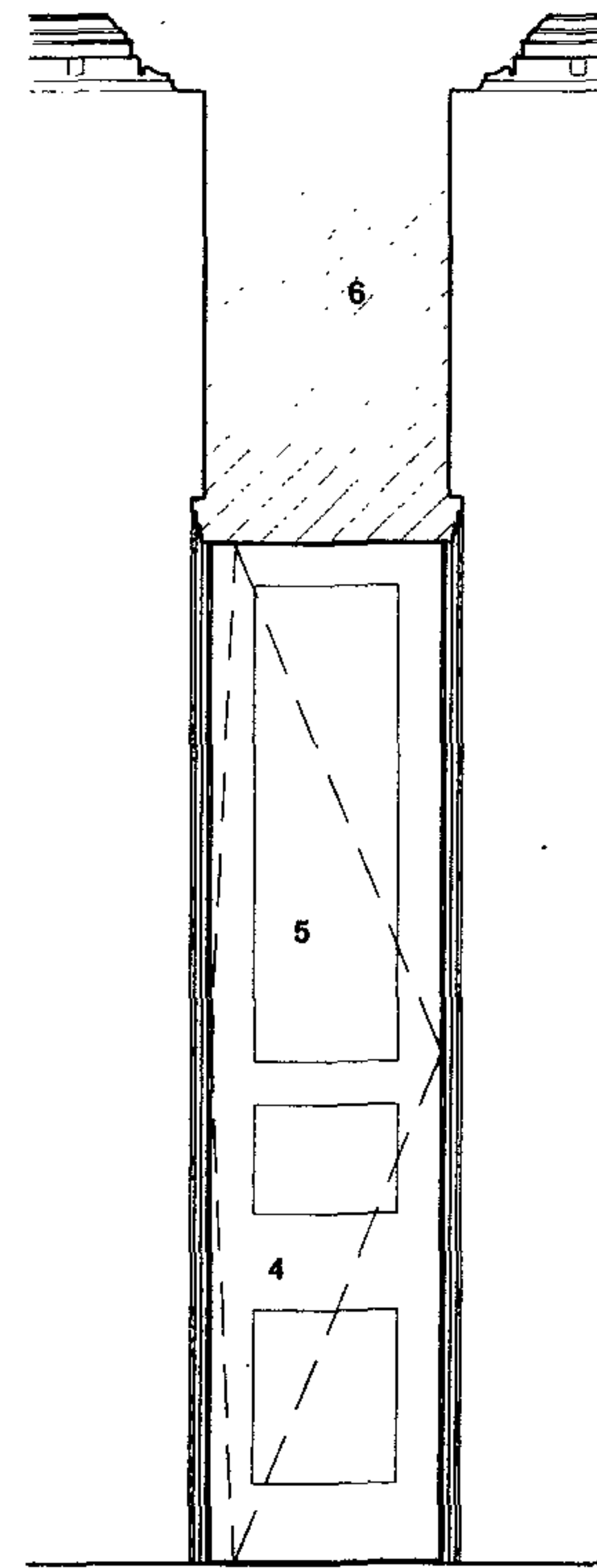
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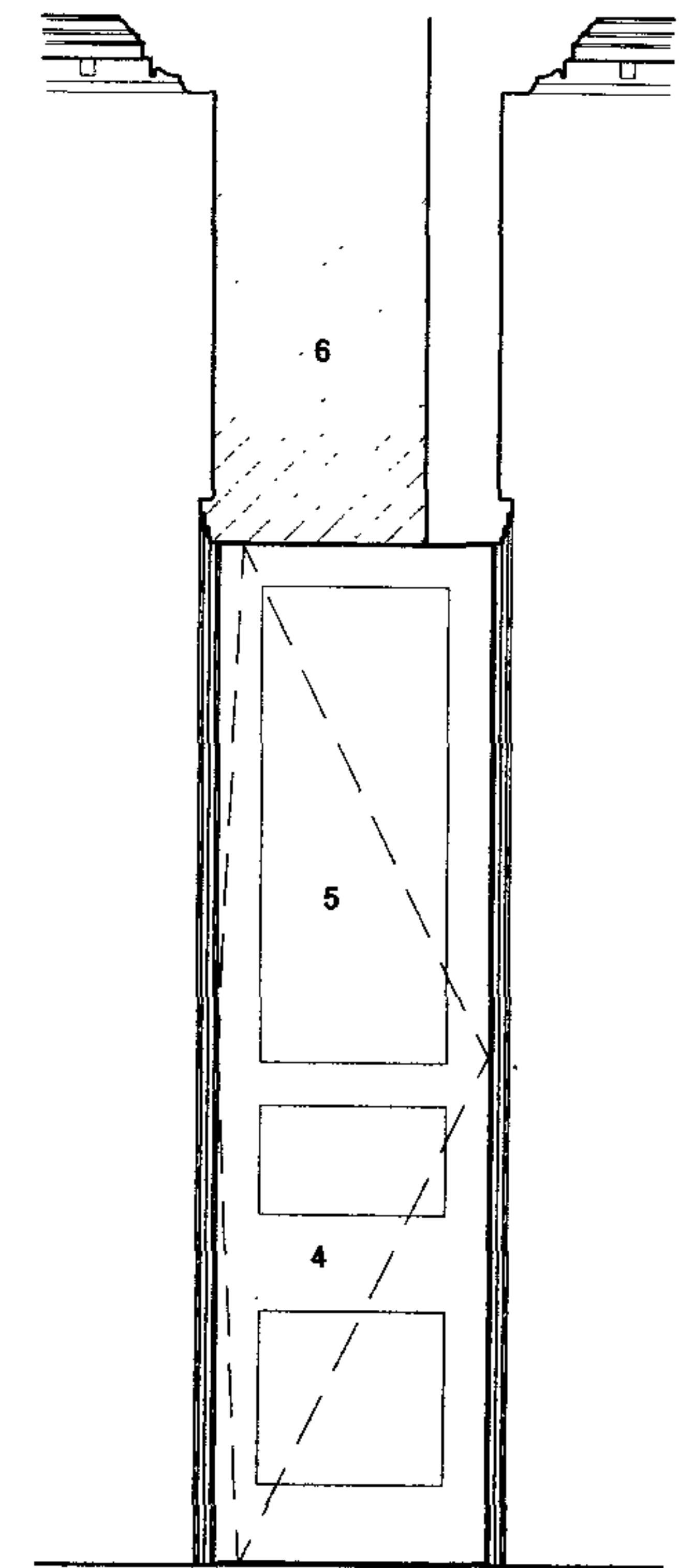
project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED OPENINGS IN PARTY WALL - PLAN			
client	scale at A1	scale at A3	drawn	date
Bedford Estates		1:25	GS	23.11.06
project no.	drawing no.		revision	
1470	P3110			



SECTION ELEVATION



SECTION AA



SECTION BB

- 1 Existing chimney breast
- 2 Existing fire place retained
- 3 New opening to wall with architrave to match existing doors
- 4 New doors held back on magnetic catches
Doors recessed flush into bespoke joinery casings
- 5 All mouldings & paneling to doors to match existing doors
- 6 Existing wall
- 7 Existing wall extended with drylining to provide casing depth for new doors
- 8 Existing wall re-decorated

date rev revisions

key plan

notes

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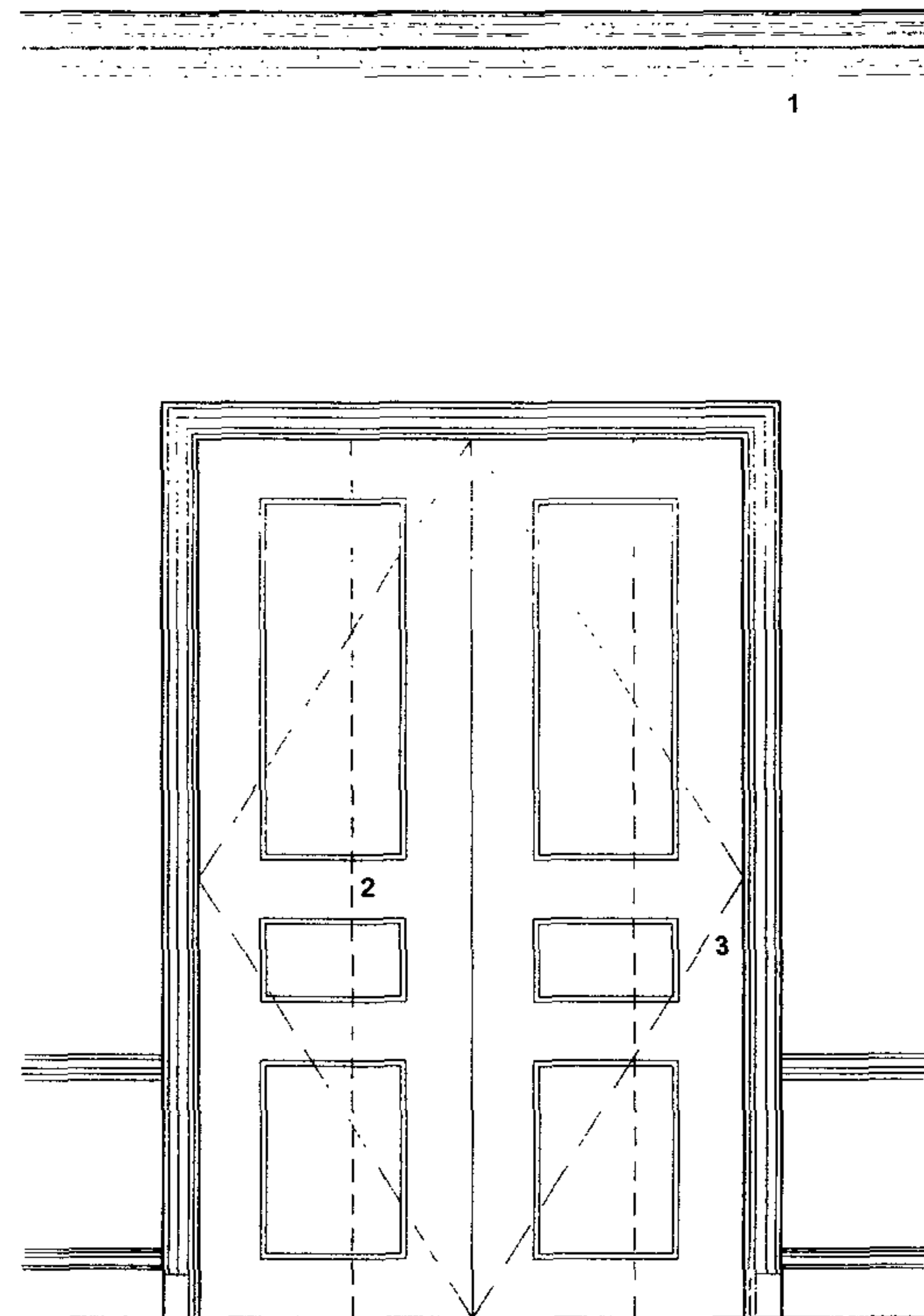
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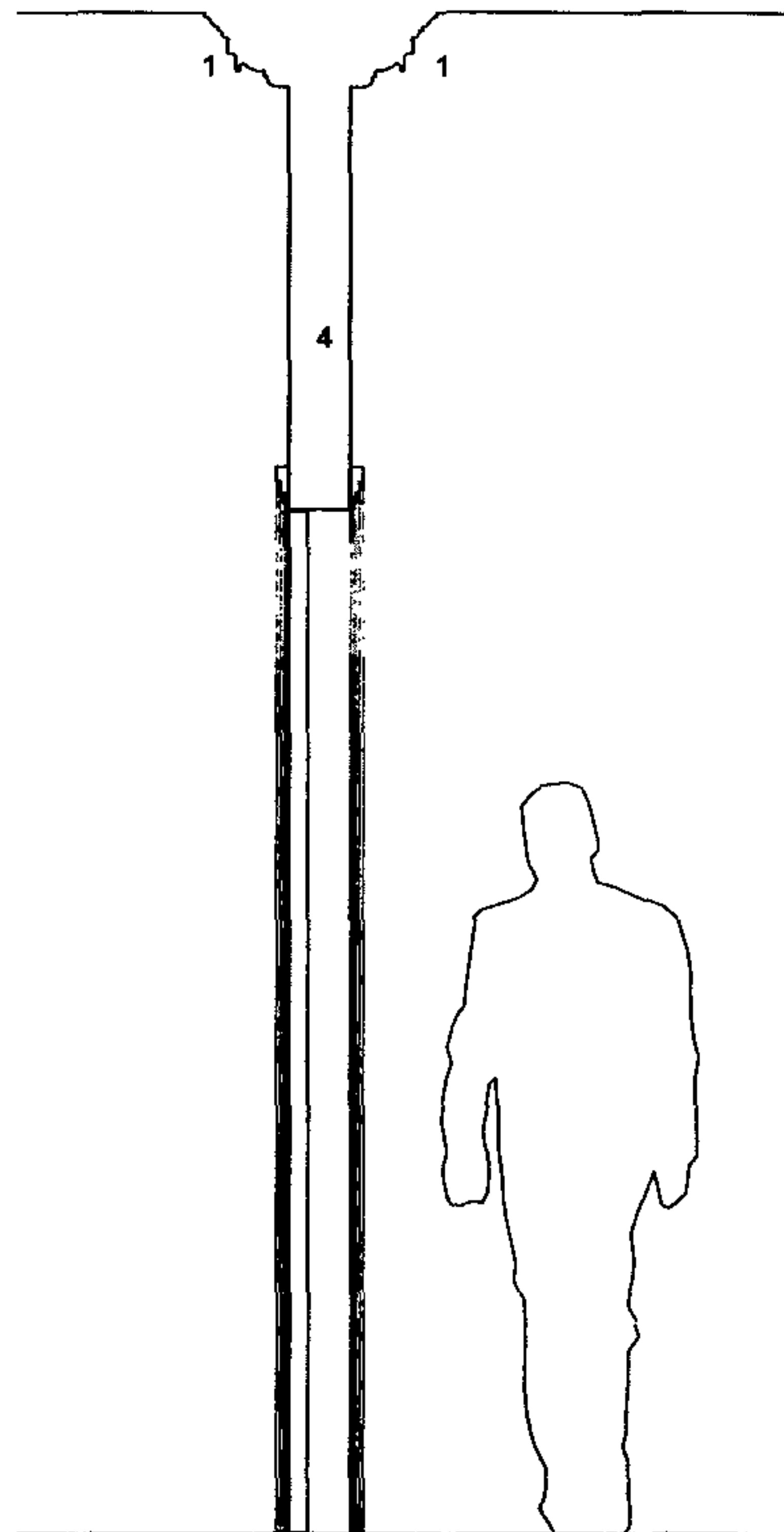
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project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED OPENINGS IN PARTY WALL - ELEVS			
client	scale at A1	scale at A3	drawn	date
Bedford Estates		1:25	GS	23.11.06
project no.	drawing no.	revision		
1470	P3111			

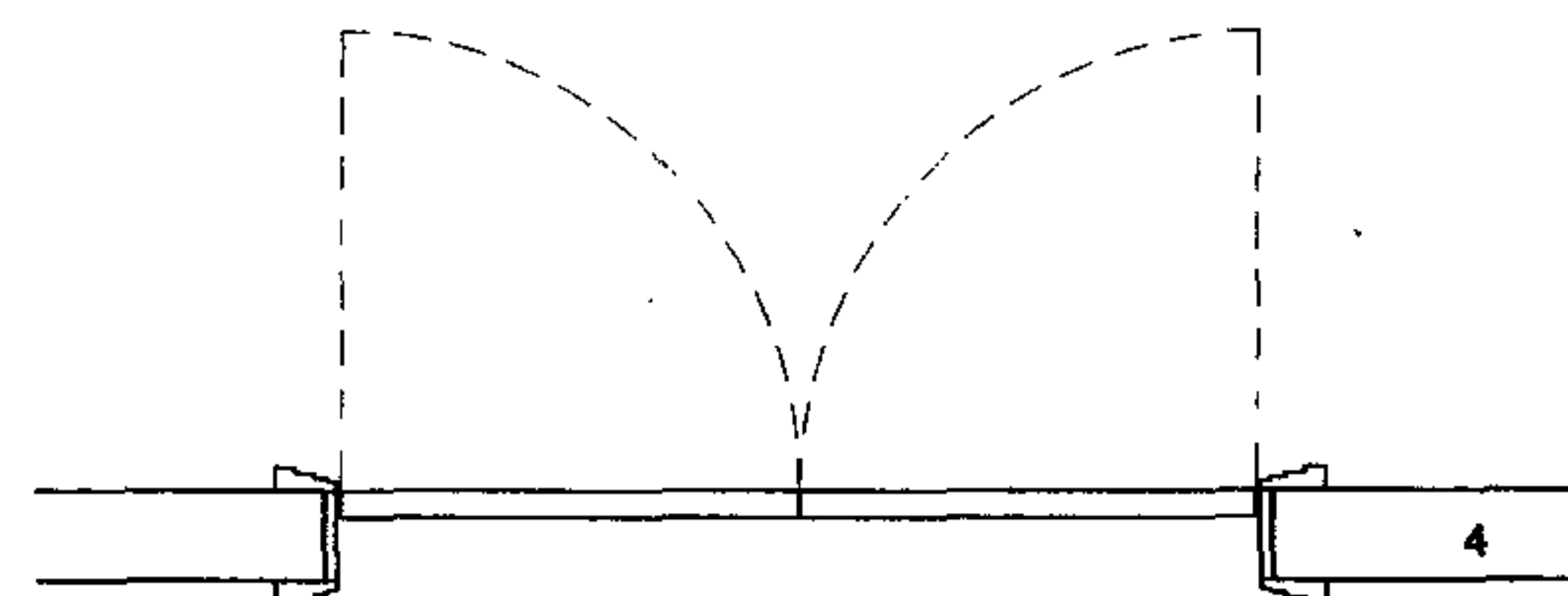


ELEVATION



SECTION

- 1 Existing cornices retained
- 2 Existing opening increased in size for double door set
- 3 All moldings & paneling to match existing doors
- 4 Existing walls



PLAN

date rev revisions

key plan

notes

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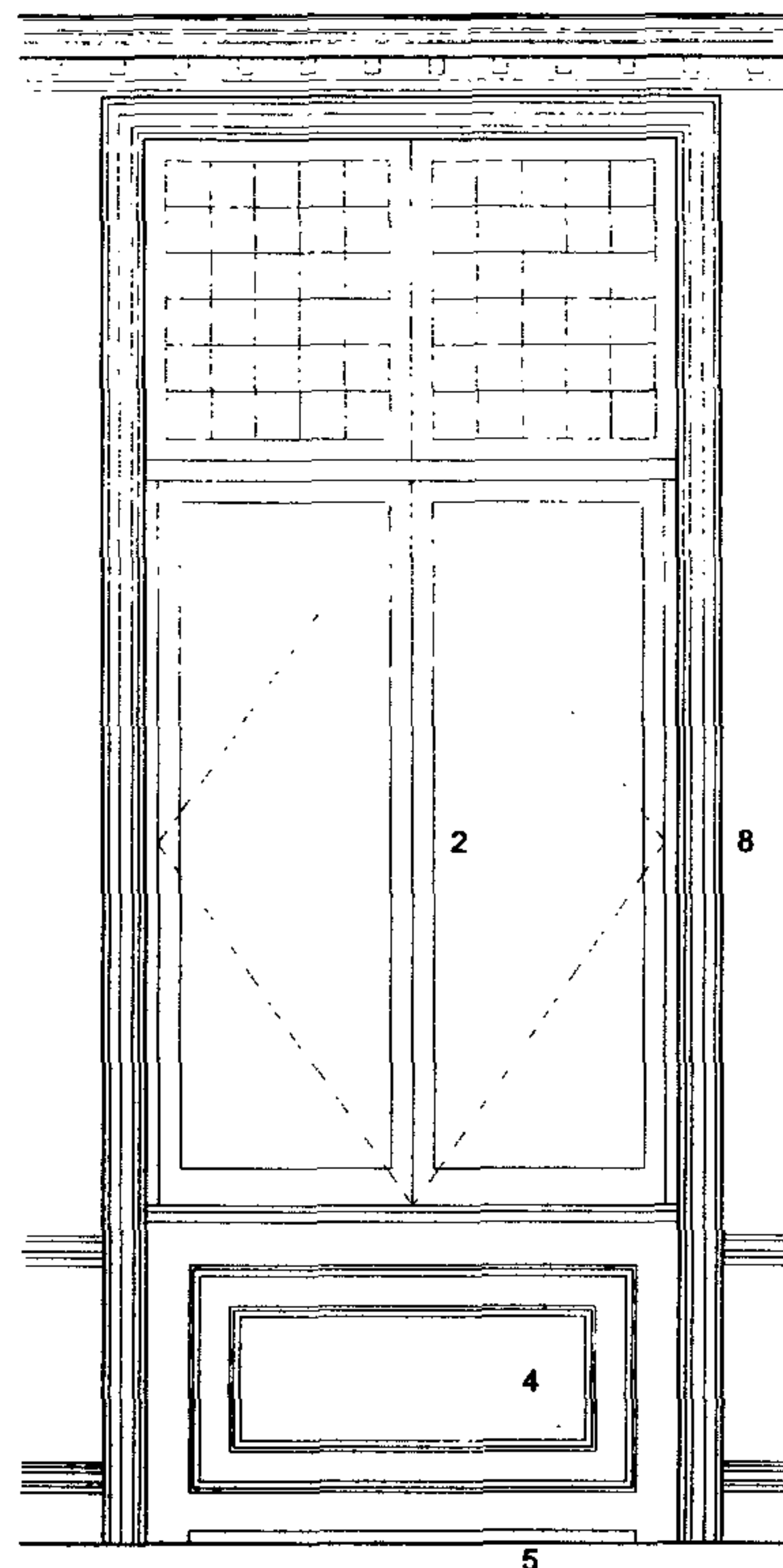
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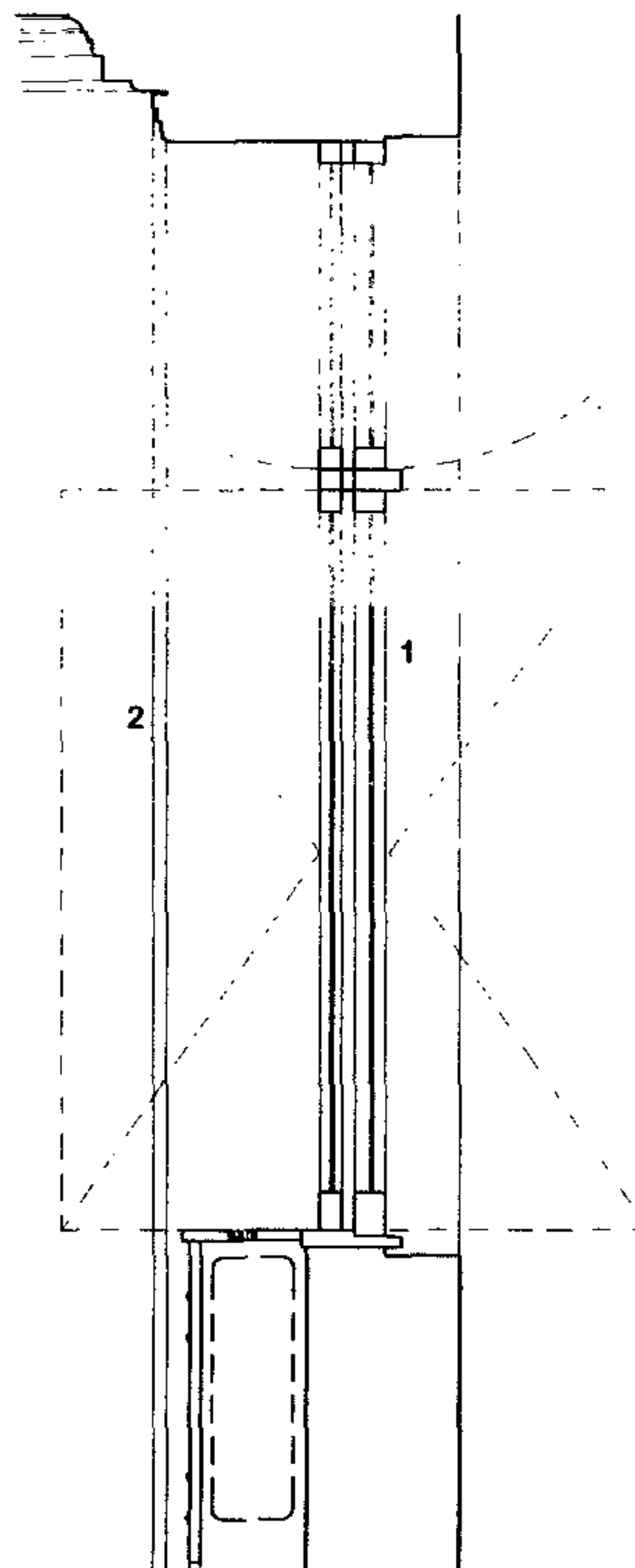
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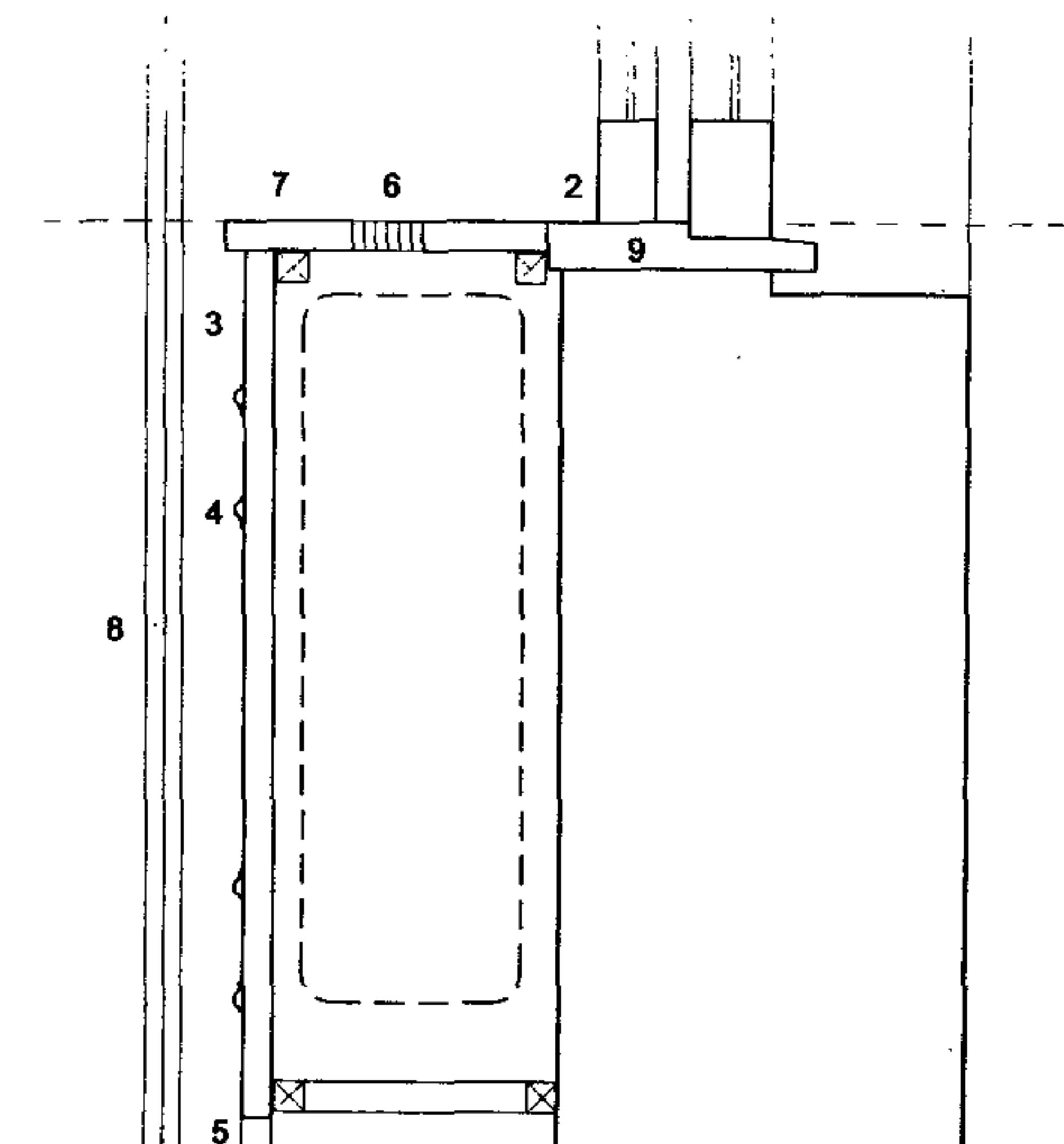
project		drawing title			
52-53 RUSSELL SQUARE LONDON, WC1		PROPOSED GROUND FLOOR MEETING ROOM DOORS			
client	scale at A1	scale at A3	drawn	date	
Bedford Estates		1:25	GS	23.11.06	
project no.		drawing no.	revision		
1470		P3112			



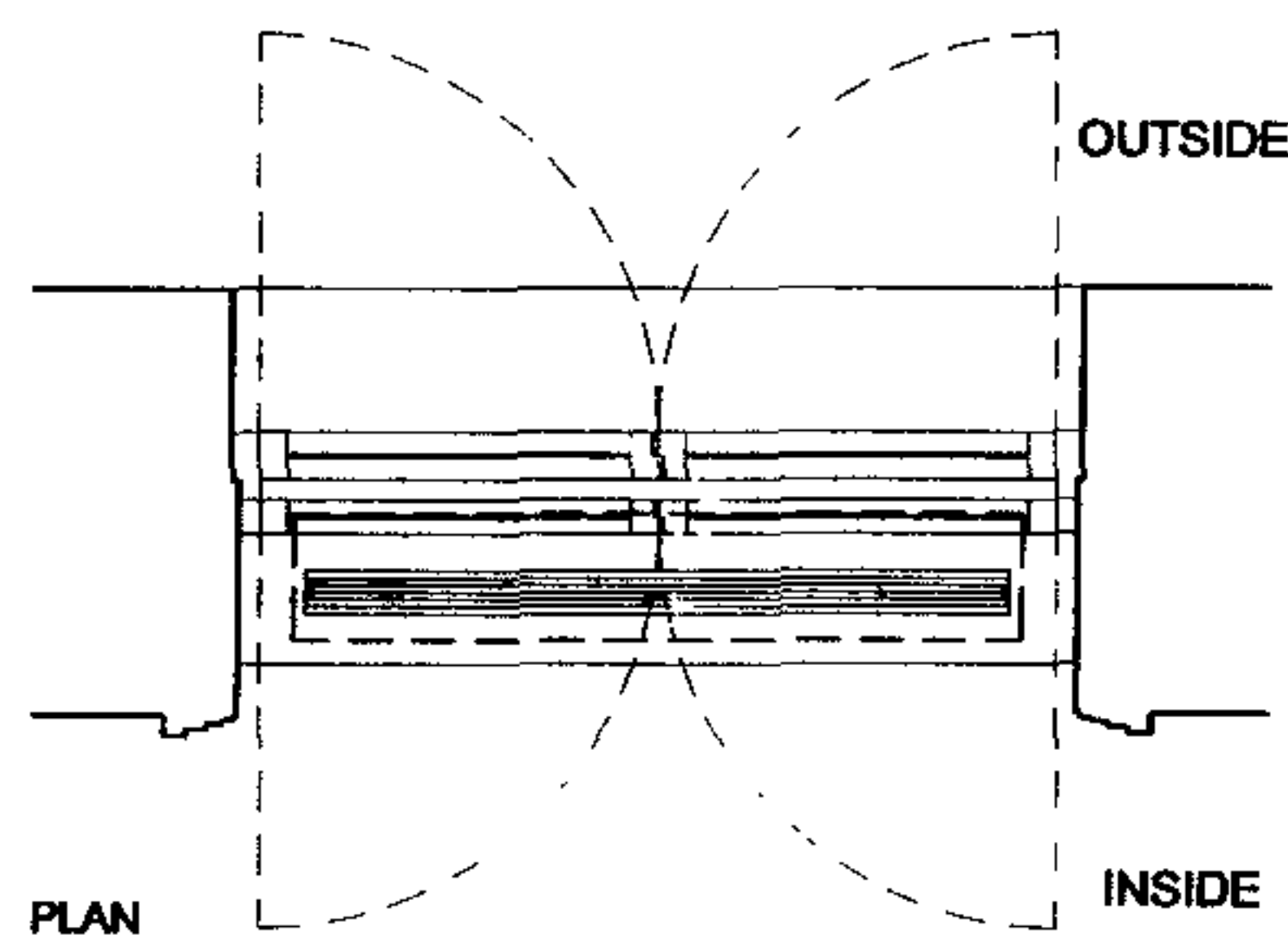
INTERNAL ELEVATION



SECTION



SECTION 1:10



PLAN

- 1 Existing windows refurbished
- 2 Existing miss-aligned secondary glazing replaced with secondary glazing to match window frames
- 3 New bespoke timber joinery casing in factory sprayed finish to conceal slimline wall mounted fan coil unit
- 4 mouldings & paneling to match existing doors
- 5 Air inlet slot at floor level.
- 6 Air outlet colour matched to casing
- 7 Lift of top panel to access fan
- 8 Existing architrave
- 9 Existing cill

key plan

notes

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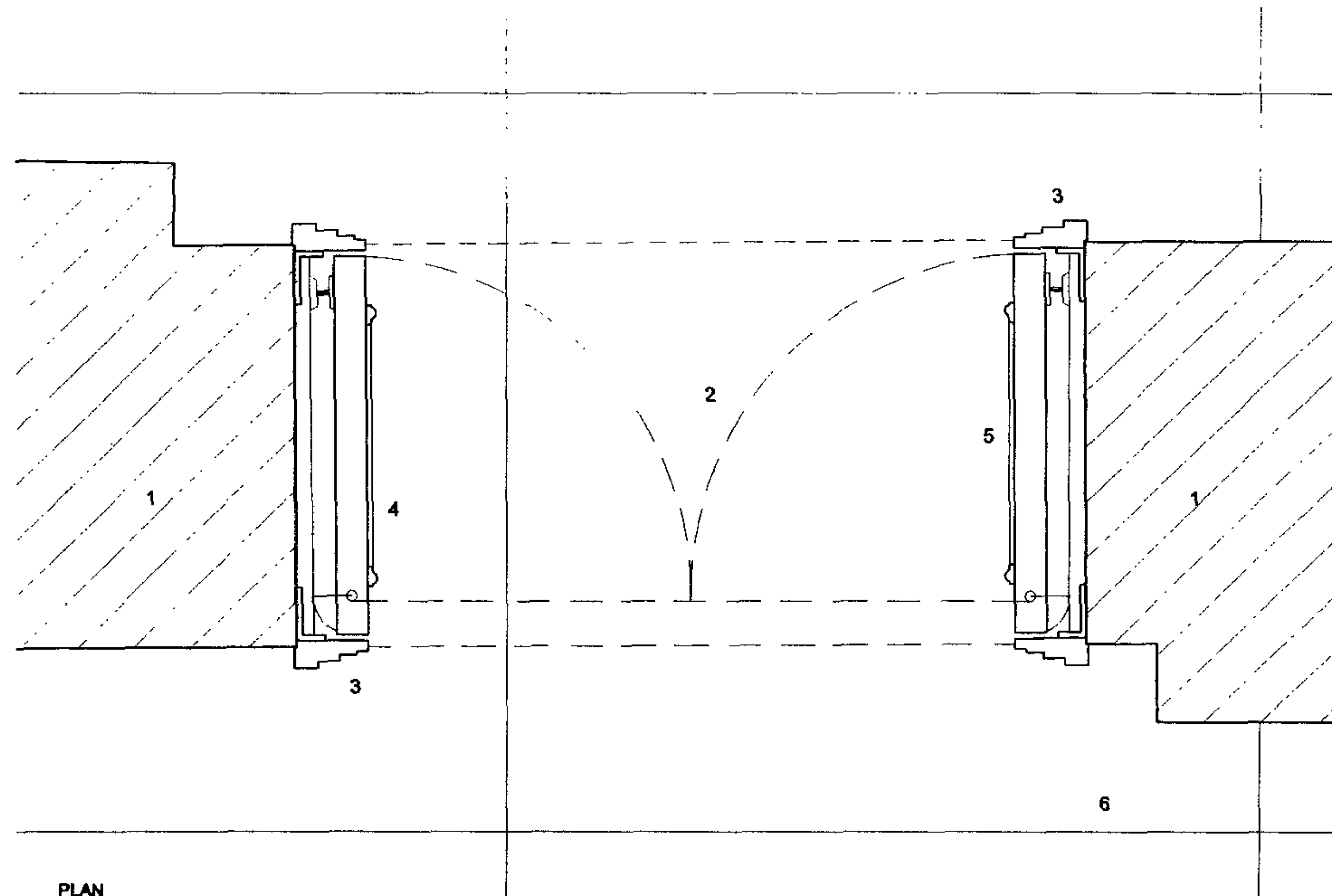
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project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED SECONDARY GLAZING + FAN COIL CASINGS TO PERIMETRE OF INT. ELEVATION			
client	scale at A1	scale at A3	drawn	date
Bedford Estates		1.25 / 1.10 GS		23.11.06
project no.	drawing no.	revision		
1470	P3113			



Notes

- 1 Existing wall in brickwork
- 2 New opening
- 3 New architraves to match existing
- 4 New pivot doors set within bespoke timber joinery casings - doors held on magnetic hold open devices - doors set flush with architraves when open
- 5 Door mouldings and panelling to match existing doors
- 6 Stone floor finish

date rev revisions

key plan

notes

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project	drawing title			
52-53 RUSSELL SQUARE LONDON, WC1	PROPOSED GROUND FLOOR PIVOT DOORS			
client	scale at A1	scale at A3	drawn	date
Bedford Estates		1:10	GS	23.11.06
project no.	drawing no.	revision		
1470	P3120			