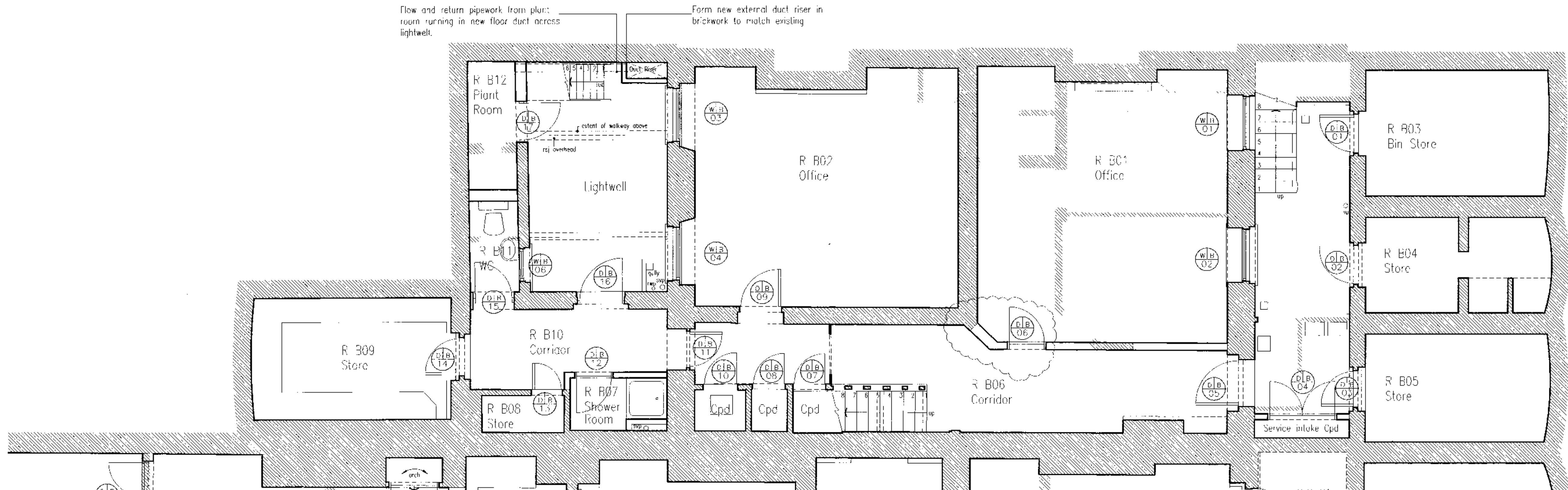




GENERAL NOTES:

Doors: Original doors to be retained and upgraded. All original doors needing to become fire resistant are to be upgraded using Sealmaster Firetrace Plus (or similar) intumescent covering.
All existing doors not matching original to be removed and replaced.
All new and replacement doors to be manufactured to exactly match an original door from the same floor, to the satisfaction of the local authority and English Heritage.

Windows: All original all bar windows to the original portion of the building are to be retained, refurbished and returned to working condition.
Existing sliding sash windows with replacement single pane sashes are to have those sashes replaced with new all bar sashes to match original. All frames, sash boxes, shutters etc. to be cleaned down refurbished and redecorated to leave them in full working condition.
Existing casement windows (except dormer windows) are to be removed and replaced with appropriate vertical sliding sash windows.

Architectural detail: All existing architectural detail, Cornices, Friezes, picture rails, Dadoes, Panelling, Skirtings, Architraves etc to be carefully cleaned and repaired as necessary to match original for redecoration.

Fireplaces: Existing fireplaces are to be retained and opened up. Where fireplaces are missing or are incomplete, new or reclaimed components are to be installed to the satisfaction of the local authority and English Heritage.

External above ground drainage: All external above ground drainage to be rationalized to omit unnecessary pipework. All retained pipework to be cleaned down, checked and refurbished or replaced as necessary in traditional cast iron ware to match original. All new pipe work to be traditional cast iron ware to match original.

Making good:
Externa: All patching, infill and new brickwork to be fully bonded to and exactly match any adjacent brickwork in colour, size, gauge and pointing.
Any cracked or unsound render to be racked back to sound base and repaired using lime based renders (to match as far as possible original mix).
All existing exterior paintwork to be cleaned down and loose/faking paint removed. All painted areas to be redecorated using appropriate exterior quality points (to English Heritage approval), colour to match existing.
Internal: Where existing redundant partitions are to be removed, this is to be undertaken with the utmost care so as to minimize any damage to the original fabric. Once redundant partitions have been removed and/or where any other damage has been made good, existing plaster work, Ceiling detail, Cornices, Friezes, Picture rails, Dadoes, panelling and skirtings are to be repaired to exactly match original

ALTERATIONS:

GENERAL: Existing suspended ceiling removed. Original ceilings made good and upgraded to 1hr F/R.
All existing walls to have chemical injected DPC with new renovating plaster at 1/1.

ROOM B01: Existing internal partitions to be removed. New partition to be constructed to corridor. Remove existing cupboarding adjacent to window No WB-01.
ROOM B7/B10: Form new shower room partition and new u/g drainage run to serve shower. Open up existing window opening to become door DB 16.

ROOM B11/B12: Remove lean to roof to existing toilet construction to assist with the making good of the existing bridge link at GF level. Upon completion of the refurbishment of the bridge link, extend the construction of the toilet to the full width of the lightwell sub dividing the space with a new blockwork partition to become a WC and a Plant/Boiler room.
Provide a floor duct across the lightwell for the CH F/R pipework. Pipework and other services to rise on the rear elevation and be enclosed in a new brick service riser duct to match existing brickwork.
Existing fire escape stair between lightwell and rear garden at GF level to be moved and altered as necessary to extend over new plant room.

ITEMS FOR DETAIL APPROVAL BY LOCAL PLANNING AUTHORITY:

THE DETAIL DESIGN SPECIFICATION AND METHOD OF INSTALLATION OF THE FOLLOWING ITEMS ARE TO BE AGREED WITH THE LOCAL PLANNING AUTHORITY PRIOR TO THAT ELEMENT OF THE WORKS PROCEEDING:

THE REPAIR AND REPLACEMENT OF ALL WINDOWS, SASHES AND CASEMENTS.
THE REPAIR AND REPLACEMENT OF ALL INTERNAL AND EXTERNAL DOORS INCLUDING THE UPGRADING OF EXISTING DOORS TO BECOME FIRE DOORS.
THE SPECIFICATION, DETAIL, BONDING ETC AND METHOD OF SOOT WASHING OF ALL NEW AND REPLACEMENT BRICKWORK.
ANY REFURBISHMENT/REPAIR OF EXTERNAL ARCHITECTURAL DETAIL (BALUSTADING, IRON WORK, STONE REPAIR ETC)
ALL REPAIR/REPLACEMENT OF EXISTING PLASTERWORK INCLUDING CEILINGS, CEILING ROSES, WALLS, CORNICES, PICTURE RAILS, DADOS ETC.
ANY NEW OR REPLACEMENT FIREPLACES OR REFURBISHMENT TO EXISTING FIREPLACES.
ALL REFURBISHMENT/ REPLACEMENT OF TIMBER DETAILING, SKIRTINGS, ARCHITRAVES, DADOS ETC.
METHOD OF FIXING AND SPECIFICATION OF ALL LIGHT FITTINGS TO PRINCIPAL ROOMS.
ALL LEADWORK DETAILS INCLUDING VALLEYS, FLASHINGS, ROLLS ETC.
ALL NEW AND REPLACEMENT COPING STONES.
REFURBISHMENT OR REPLACEMENT OF ALL ROOFLIGHTS, ROOF WINDOWS AND DORMERS.

Revisions

Minor alterations, notes added.	Mar 00

Notes

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Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction



Key (detail Stage)

Existing surface disturbed to be made good with materials to match existing.

New Brickwork.

New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..

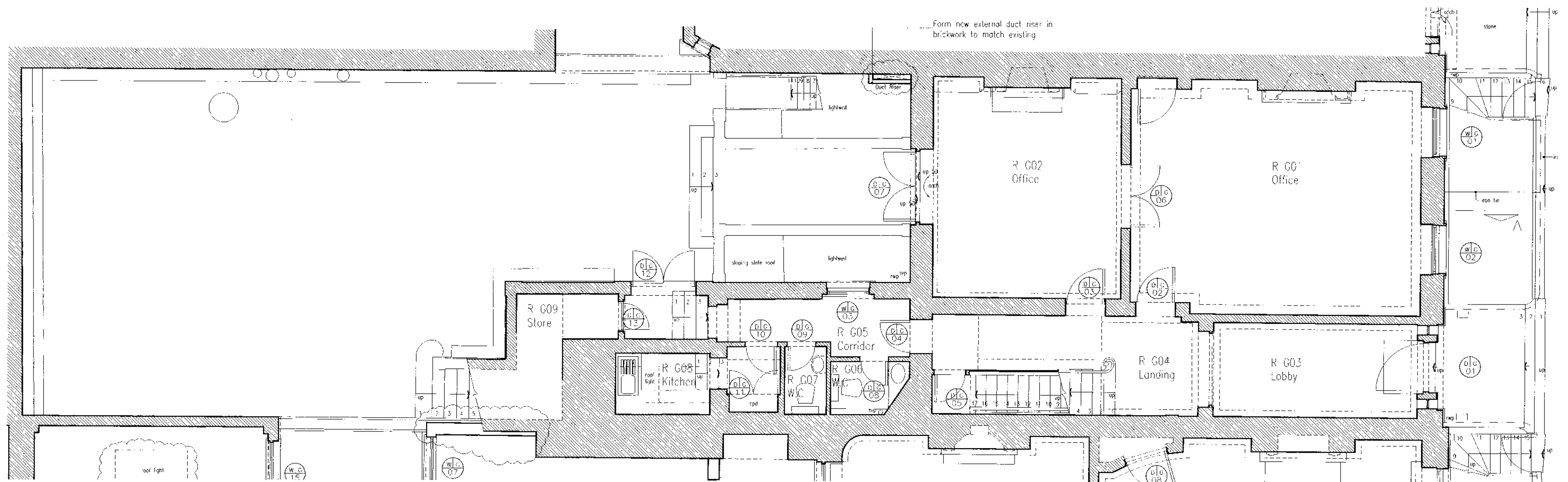
New studwork of 100mm studs with 12.5mm plasterboard and skim on either side or sizes to ensure surfaces flush with existing construction adjacent.



L9905301R1

R1 P59905300 P9905300R1.

Issued For Planning Application			
Job 17 Bedford Square	Drawn by WA	THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7634 2885 Fax: 020 7255 1729	
Title Basement Plan Proposals	Ch-ck. by		
Scale 1/50	Date Nov 99		
Drawn No. 055.WD.	Rev. A		



GENERAL NOTES:

Doors: Original doors to be retained and upgraded. All original doors needing to become fire resistant are to be upgraded using Sealmaster Fireface Plus (or similar) intumescent covering. All existing doors not matching original to be removed and replaced. All new and replacement doors to be manufactured to exactly match an original door from the same floor, to the satisfaction of the local authority and English Heritage.

Windows: All original all bar windows to the original portion of the building are to be retained, refurbished and returned to working condition. Existing sliding sash windows with replacement single pane sashes are to have those sashes replaced with new all bar sashes to match original. All frames, sash boxes, shutters etc. to be cleaned down, refurbished and redecorated to leave them in full working condition. Existing casement windows (except corner windows) are to be removed and replaced with appropriate vertical sliding sash windows.

Architectural detail: All existing architectural detail, Cornices, Friezes, picture rails, Dadoes, Panelling, Skirtings, Architraves etc to be carefully cleaned and repaired as necessary to match original for redecoration.

Fireplaces: Existing fireplaces are to be retained and opened up. Where fireplaces are missing or are incomplete, new or reclaimed components are to be installed to the satisfaction of the local authority and English Heritage.

External above ground drainage: All external above ground drainage to be rationalized to omit unnecessary pipework. All retained pipework to be cleaned down, checked and refurbished or replaced as necessary in traditional cast iron ware to match original. All new pipe work to be traditional cast iron ware to match original.

Making good:

External: All patching, infill and new brickwork to be fully bonded to and exactly match any adjacent brickwork in colour, size, gauge and pointing.

Any cracked or unsound render to be hacked back to sound base and repaired using lime based renders (to match as far as possible original mix).

All existing exterior paintwork to be cleaned down and loose/flaking paint removed. All painted areas to be redecorated using appropriate exterior quality paints (to English Heritage approval), colour to match existing. **Internal:** Where existing redundant partitions are to be removed, this is to be undertaken with the utmost care so as to minimize any damage to the original fabric. Once redundant partitions have been removed and/or where any other damage has been made good, existing Plaster work, Ceiling detail, Cornices, Friezes, Picture rails, Dadoes, panelling and skirtings are to be repaired to exactly match original.

ALTERATIONS:

Front steps: Existing asphalt finish to front entrance steps to be removed and replaced with new stone facing to match steps to No 19 Bedford Sq.

Link Bridge to rear: The supporting structure to the existing link bridge over the rear lightwell requires complete replacement. The existing balustrading and other stone detailing is to be carefully taken down and the components numbered, recorded and stored. The steel work supporting structure and deck is to be replaced and the existing stone work carefully reinstated as existing. The existing asphalt finish to the deck is to be replaced using new flagstones.

ITEMS FOR DETAIL APPROVAL BY LOCAL PLANNING AUTHORITY:

THE DETAIL DESIGN SPECIFICATION AND METHOD OF INSTALLATION OF THE FOLLOWING ITEMS ARE TO BE AGREED WITH THE LOCAL PLANNING AUTHORITY PRIOR TO THAT ELEMENT OF THE WORKS PROCEEDING:

- THE REPAIR AND REPLACEMENT OF ALL WINDOWS, SASHES AND CASEMENTS.
- THE REPAIR AND REPLACEMENT OF ALL INTERNAL AND EXTERNAL DOORS INCLUDING THE UPGRADING OF EXISTING DOORS TO BECOME FIRE DOORS.
- THE SPECIFICATION, DETAIL, BONDING ETC AND METHOD OF SCOT WASHING OF ALL NEW AND REPLACEMENT BRICKWORK.
- ANY REFURBISHMENT/REPAIR OF EXTERNAL ARCHITECTURAL DETAIL (BALUSTRADING, IRON WORK, STONE REPAIR ETC)
- ALL REPAIR/REPLACEMENT OF EXISTING PLASTERWORK INCLUDING CEILINGS, CILING ROSES, WALLS, CORNICES, PICTURE RAILS, DADOES ETC.
- ANY NEW OR REPLACEMENT FIREPLACES OR REFURBISHMENT TO EXISTING FIREPLACES.
- ALL REFURBISHMENT/ REPLACEMENT OF TIMBER DETAILING, SKIRTINGS, ARCHITRAVES, DADOES ETC.
- METHOD OF FIXING AND SPECIFICATION OF ALL LIGHT FITTINGS TO PRINCIPAL ROOMS.
- ALL LEADWORK DETAILS INCLUDING VALLEYS, FLASHINGS, ROLES ETC.
- ALL NEW AND REPLACEMENT COPING STONES.
- REFURBISHMENT OR REPLACEMENT OF ALL ROOFLIGHTS, ROOF WINDOWS AND DORMERS.

Notes

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Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction



Key (detail Stage)

Existing surface disturbed to be made good with materials to match existing.

New Brickwork.

New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..

New studwork of 100mm studs with 12.5mm plasterboard and skim on either side or sizes to ensure surfaces flush with existing construction adjacent.

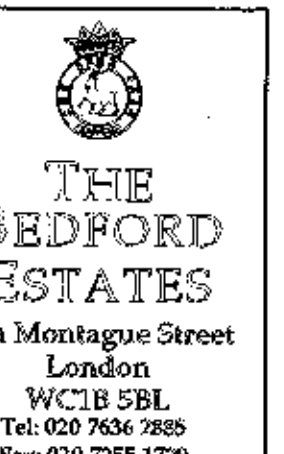


Revisions

A	Notes added, duct riser reduced	Mar 00

Issued For	Planning Application
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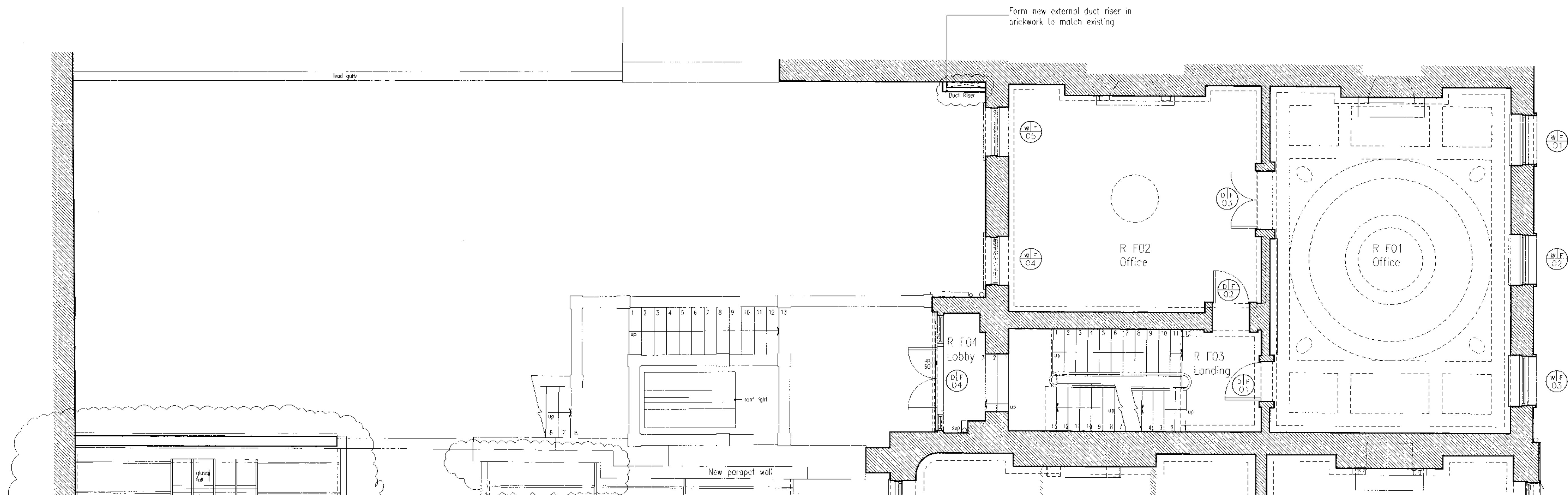
Job	17 Bedford Square, London WC1	Drawn by	WA
Title	Ground Floor Plan Proposals	Chkd. by	
Scale	1/50	Date	Nov 99
Drwg No.	055.WD	Rev.	A



P59905300^{R1}

L9905301R1

P9905300R1



GENERAL NOTES:

Doors: Original doors to be retained and upgraded. All original doors needing to become fire resistant are to be upgraded using Sealmaster Fireface Plus (or similar) intumescent covering.
All existing doors not matching original to be removed and replaced.
All new and replacement doors to be manufactured to exactly match an original door from the same floor, to the satisfaction of the local authority and English Heritage.

Windows: All original all bar windows to the original portion of the building are to be retained, refurbished and returned to working condition.
Existing sliding sash windows with replacement single pane sashes are to have those sashes replaced with new all bar sashes to match original. All frames, sash boxes, shutters etc. to be cleaned down refurbished and redecorated to leave them in full working condition.
Existing casement windows (except dormer windows) are to be removed and replaced with appropriate vertical sliding sash windows.

Architectural detail: All existing architectural detail, Cornices, Friezes, picture rails, Dadoes, Panelling, Skirtings, Architraves etc to be carefully cleaned and repaired as necessary to match original for redecoration.

Fireplaces: Existing fireplaces are to be retained and opened up. Where fireplaces are missing or are incomplete, new or reclaimed components are to be installed to the satisfaction of the local authority and English Heritage.

External above ground drainage: All external above ground drainage to be rationalized to omit unnecessary pipework. All retained pipework to be cleaned down, checked and refurbished or replaced as necessary in traditional cast iron ware to match original. All new pipe work to be traditional cast iron ware to match original.

Making good:
External: All patching, infill and new brickwork to be fully bonded to and exactly match any adjacent brickwork in colour, size, gauge and pointing.
Any cracked or unsound render to be hacked back to sound base and repaired using lime based renders (to match as far as possible original mix).
All existing exterior paintwork to be cleaned down and loose/flaking paint removed. All painted areas to be redecorated using appropriate exterior quality paints (to English Heritage approval), colour to match existing.
Internal: Where existing redundant partitions are to be removed, this is to be undertaken with the utmost care so as to minimize any damage to the original fabric. Once redundant partitions have been removed and/or where any other damage has been made good, existing Plaster work, Ceiling detail, Cornices, Friezes, Picture rails, Dadoes, panelling and skirtings are to be repaired to exactly match original.

ALTERATIONS:

Refurbish existing roof external staircase: The external staircase to the rear garden is in poor condition and is no longer watertight. It will be necessary to completely refurbish this element of the existing structure including the careful dismantling, numbering and storage of the existing stone work as necessary to expose the existing construction. Remedial damp proofing as necessary, making good of the underlying structure and render and the replacement of the existing stone work.

ITEMS FOR DETAIL APPROVAL BY LOCAL PLANNING AUTHORITY:

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THE REPAIR AND REPLACEMENT OF ALL WINDOWS, SASHES AND CASEMENTS.
THE REPAIR AND REPLACEMENT OF ALL INTERNAL AND EXTERNAL DOORS INCLUDING THE UPGRADING OF EXISTING DOORS TO BECOME FIRE DOORS.
THE SPECIFICATION, DETAIL, BONDING ETC AND METHOD OF SOOT WASHING OF ALL NEW AND REPLACEMENT BRICKWORK.
ANY REFURBISHMENT/REPAIR OF EXTERNAL ARCHITECTURAL DETAIL (BALUSTRADING, IRON WORK, STONE REPAIR ETC)
ALL REPAIR/REPLACEMENT OF EXISTING PLASTERWORK INCLUDING CEILINGS, CEILING ROSES, WALLS, CORNICES, PICTURE RAILS, DADOES ETC.
ANY NEW OR REPLACEMENT FIREPLACES OR REFURBISHMENT TO EXISTING FIREPLACES.
ALL REFURBISHMENT/ REPLACEMENT OF TIMBER DETAILING, SKIRTINGS, ARCHITRAVES, DADOES ETC.
METHOD OF FIXING AND SPECIFICATION OF ALL LIGHT FITTINGS TO PRINCIPAL ROOMS.
ALL HEADWORK DETAILS INCLUDING VALLEYS, FLASHINGS, ROLLS ETC.
ALL NEW AND REPLACEMENT COPING STONES.
REFURBISHMENT OR REPLACEMENT OF ALL ROOFLIGHTS, ROOF WINDOWS AND DORMERS.

Notes

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Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction



Key (detail Stage)

Existing surface disturbed to be made good with materials to match existing.

New Brickwork.

New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..

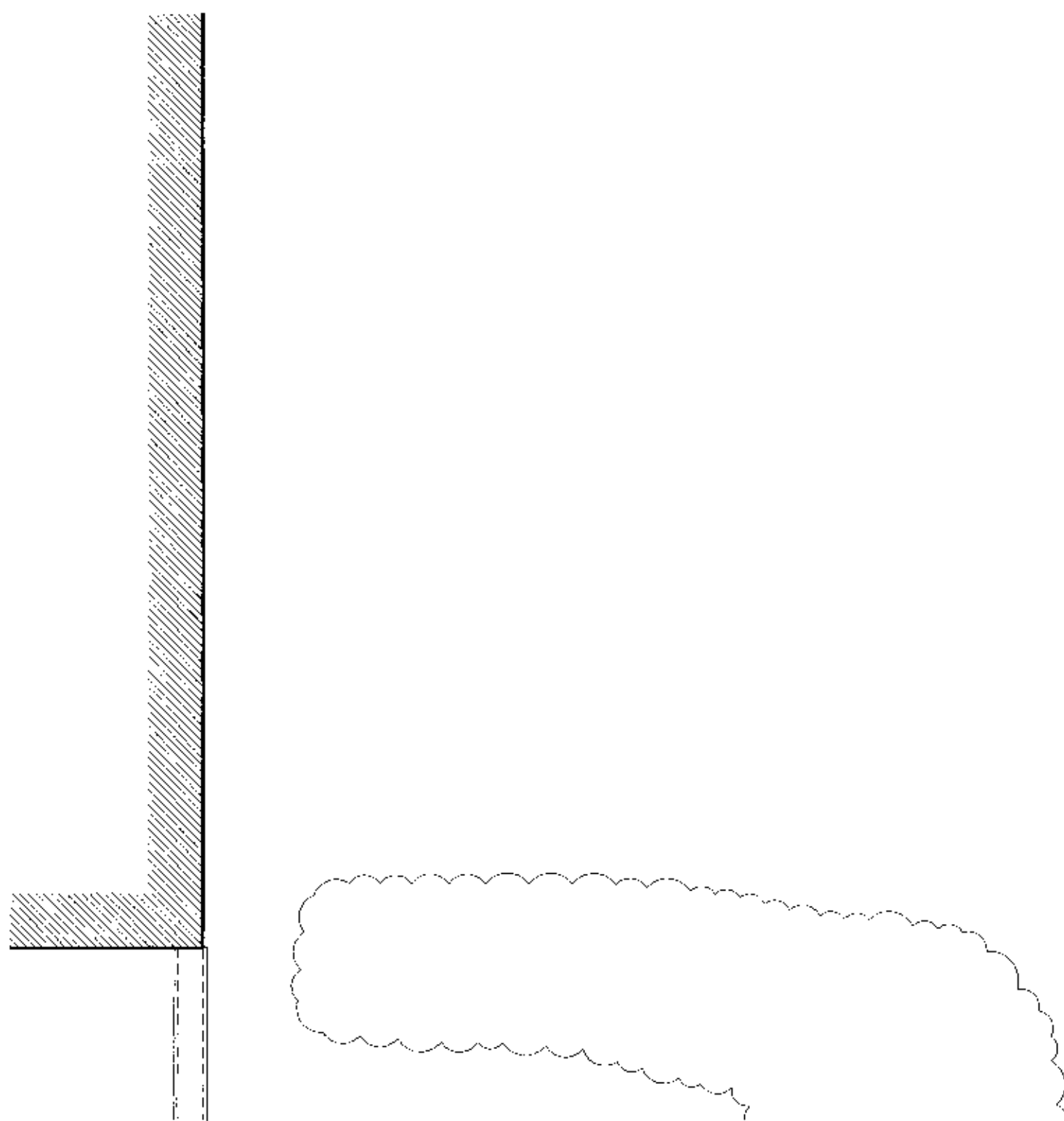
New studwork of 100mm studs with 12.5mm plasterboard and skim on either side or sizes to ensure surfaces flush with existing construction adjacent.



Revisions

A	Additional notes added, duct riser reduced.	Mar 00

Issued For Planning Application			
Job 7 Bedford Square, London WC1		Drawn by WA	
Title First Floor Plan Proposals		Check by	
Scale 1/50	Date Nov 99	Drawn No. 055.WD.	Rev 13
THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7636 7885 Fax: 020 7255 1729		Rev A	



GENERAL NOTES:

Doors: Original doors to be retained and upgraded. All original doors needing to become fire resistant are to be upgraded using Soulmaster Fireface Plus (or similar) intumescent covering.
All existing doors not matching original to be removed and replaced.
All new and replacement doors to be manufactured to exactly match an original door from the same floor, to the satisfaction of the local authority and English Heritage.

Windows: All original all bar windows to the original portion of the building are to be retained, refurbished and returned to working condition.
Existing sliding sash windows with replacement single pane sashes are to have those sashes replaced with new all bar sashes to match original. All frames, sash boxes, shutters etc. to be cleaned down refurbished and redecorated to leave them in full working condition.
Existing casement windows (except dormer windows) are to be removed and replaced with appropriate vertical sliding sash windows.

Architectural detail: All existing architectural detail, Cornices, Freizes, picture rails, Dadoes, Panelling, Skirtings, Architraves etc to be carefully cleaned and repaired as necessary to match original for redecoration.

Fireplaces: Existing fireplaces are to be retained and opened up. Where fireplaces are missing or are incomplete, new or reclaimed components are to be installed to the satisfaction of the local authority and English Heritage.

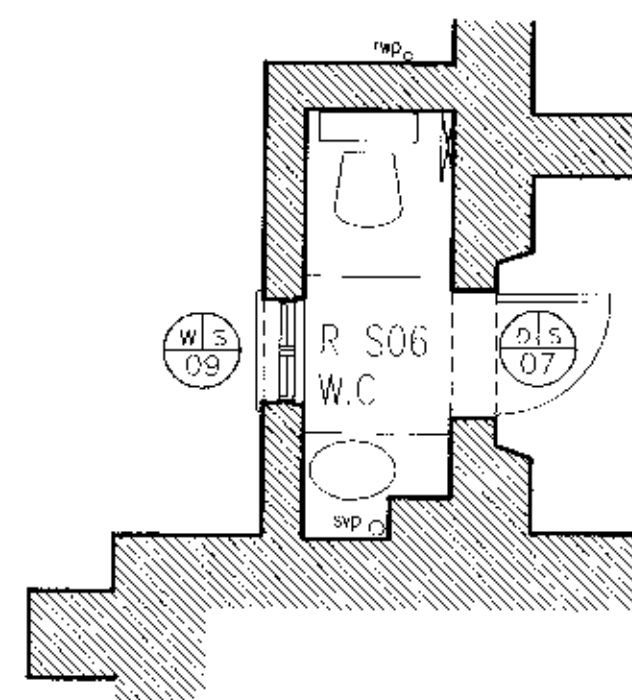
External above ground drainage: All external above ground drainage to be rationalized to omit unnecessary pipework. All retained pipework to be cleaned down, checked and refurbished or replaced as necessary in traditional cast iron ware to match original. All new pipe work to be traditional cast iron ware to match original.

Making good:

External: All patching, infill and new brickwork to be fully bonded to and exactly match any adjacent brickwork in colour, size, gauge and pointing.

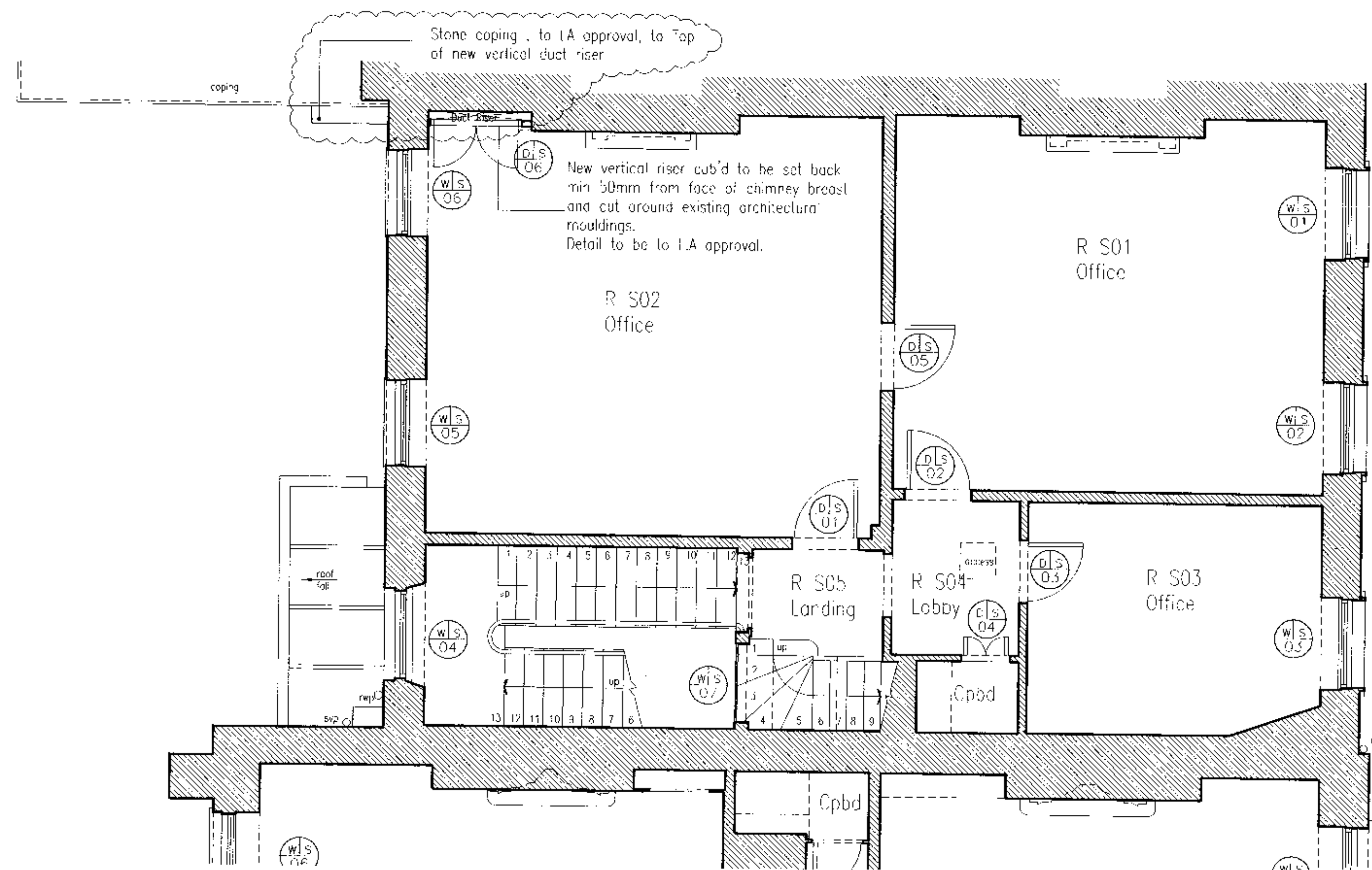
Any cracked or unsound render to be hacked back to sound base and repaired using lime based renders (to match as far as possible original mix).

All existing exterior pointwork to be cleaned down and loose/flaking point removed. All painted areas to be redecorated using appropriate exterior quality paints (to English Heritage approval), colour to match existing.
Internal: Where existing redundant partitions are to be removed, this is to be undertaken with the utmost care so as to minimize any damage to the original fabric. Once redundant partitions have been removed and/or where any other damage has been made good, existing Plaster work, Ceiling detail, Cornices, Foices, Picture rails, Dadoes, panelling and skirtings are to be repaired to exactly match original.



ALTERATIONS:

New duct riser in Room S02: External duct riser to terminate above second floor FFL. Form new duct riser in recess between chimney breast and rear wall. Joinery to match original detail.



ITEMS FOR DETAIL APPROVAL BY LOCAL PLANNING AUTHORITY:

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THE REPAIR AND REPLACEMENT OF ALL WINDOWS, SASHES AND CASEMENTS.
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ANY REFURBISHMENT/REPAIR OF EXTERNAL ARCHITECTURAL DETAIL (BALUSTADING, IRON WORK, STONE REPAIR ETC).
ALL REPAIR/REPLACEMENT OF EXISTING PLASTERWORK INCLUDING CEILINGS, CEILING ROSES, WALLS, CORNICES, PICTURE RAILS, DADOES ETC.
ANY NEW OR REPLACEMENT FIREPLACES OR REFURBISHMENT TO EXISTING FIREPLACES.
ALL REFURBISHMENT/ REPLACEMENT OF TIMBER DETAILING, SKIRTINGS, ARCHITRAVES, DADOES ETC.
METHOD OF FIXING AND SPECIFICATION OF ALL LIGHT FITTINGS TO PRINCIPAL ROOMS.
ALL LEADWORK DETAILS INCLUDING VALLEYS, FLASHINGS, ROLLS ETC.
ALL NEW AND REPLACEMENT COPING STONES.
REFURBISHMENT OR REPLACEMENT OF ALL ROOFLIGHTS, ROOF WINDOWS AND DORMERS.

P9905300^{R1}

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P9905300^{R1}

Notes

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Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction

Key (detail Stage)

Existing surface disturbed to be made good with materials to match existing.

New Brickwork.

New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..

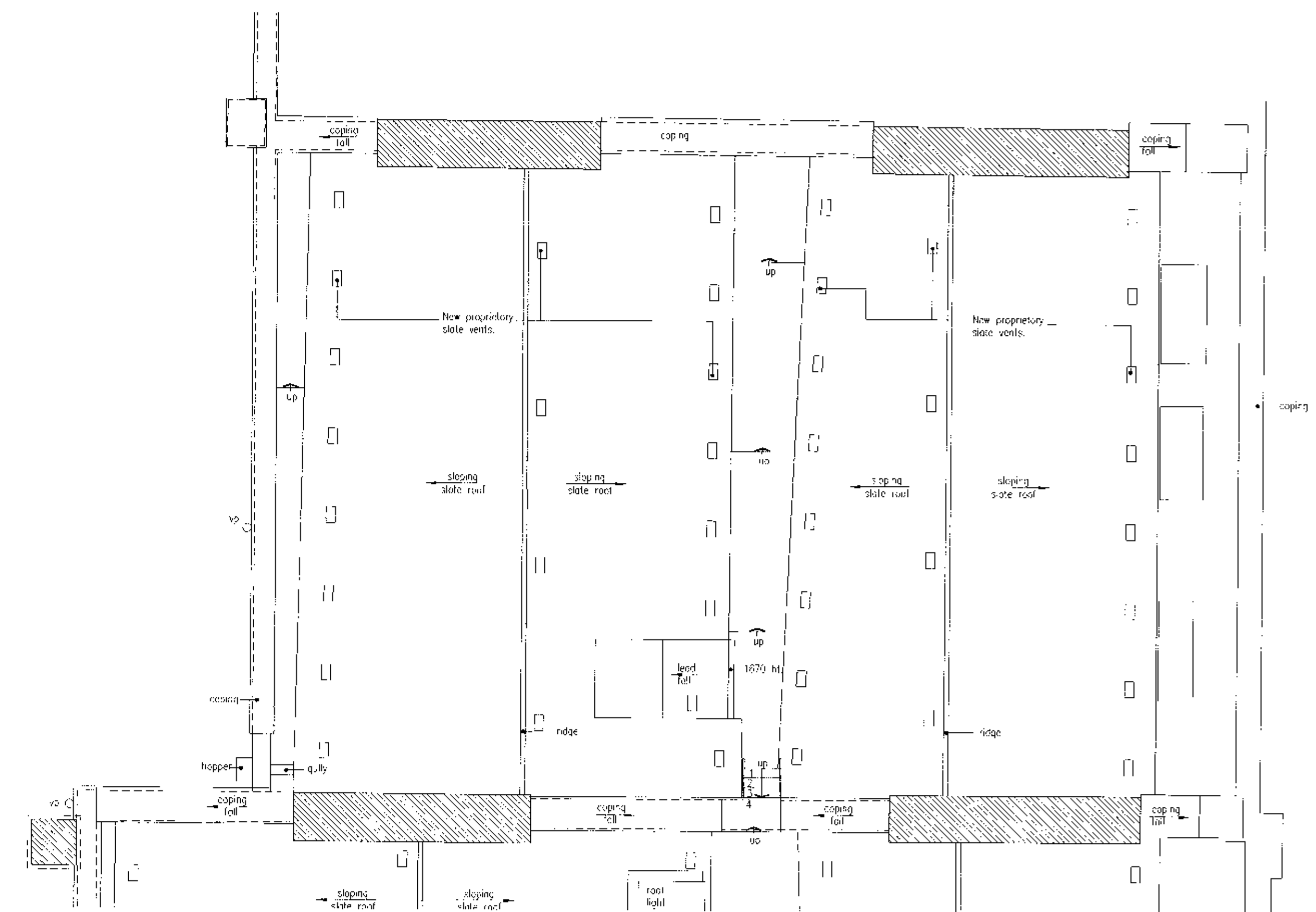
New studwork of 100mm studs with 12.5mm plasterboard and skim on either side or sizes to ensure surfaces flush with existing construction adjacent.

Revisions

A	Notes added, ducts reduced.	Mar 00

Issued For Planning Application			
Job 17 Bedford Square, London WC1		Drawn by WA	
Title Second Floor Plan Proposals		Checked by	
Scale 1/50	Date Nov 99	Drawn No. 055.WD	Rev. A
14			

THE BEDFORD ESTATES
28a Montague Street
London
WC1B 5BL
Tel: 020 7636 2885
Fax: 020 7255 1729



GENERAL NOTES, ROOF REFURBISHMENT:

Slate covering and batten boarding inspected and repaired as necessary. All existing leadwork to gutters and flashings removed and replaced with new, codes to suit.
Ubbink, UB11 slatevents installed at max. 1000mm low level and max 2000mm at high level.
Existing stone copings lifted and refixed on dpc.
Chimney stacks repointed as necessary and pots refixed as necessary.

Rectangular rooflights overhauled with new double glazed units and lead flashings. Elliptical rooflight inspected and refurbished as necessary, all lead flashings and glazing clips to be replaced.

ITEMS FOR DETAIL APPROVAL BY LOCAL PLANNING AUTHORITY:

THE DETAIL DESIGN SPECIFICATION AND METHOD OF INSTALLATION OF THE FOLLOWING ITEMS ARE TO BE AGREED WITH THE LOCAL PLANNING AUTHORITY PRIOR TO THAT ELEMENT OF THE WORKS PROCEEDING.

ALL NEW SLATES.
ALL LEADWORK DETAILS INCLUDING VALLEYS, FLASHINGS, ROLLS ETC.
POSITION AND DETAIL OF ROOF VENTS.
ALL NEW AND REPLACEMENT COPING STONES.
REFURBISHMENT OR REPLACEMENT OF ALL ROOFLIGHTS, ROOF WINDOWS AND BOOMERS.

P9905300^{R1}

L9905301R1

P9905300R1

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Key (planning Stage)

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Existing construction to be demolished

New build construction

Key (detail Stage)

Existing surface disturbed to be made good with materials to match existing.

New Brickwork.

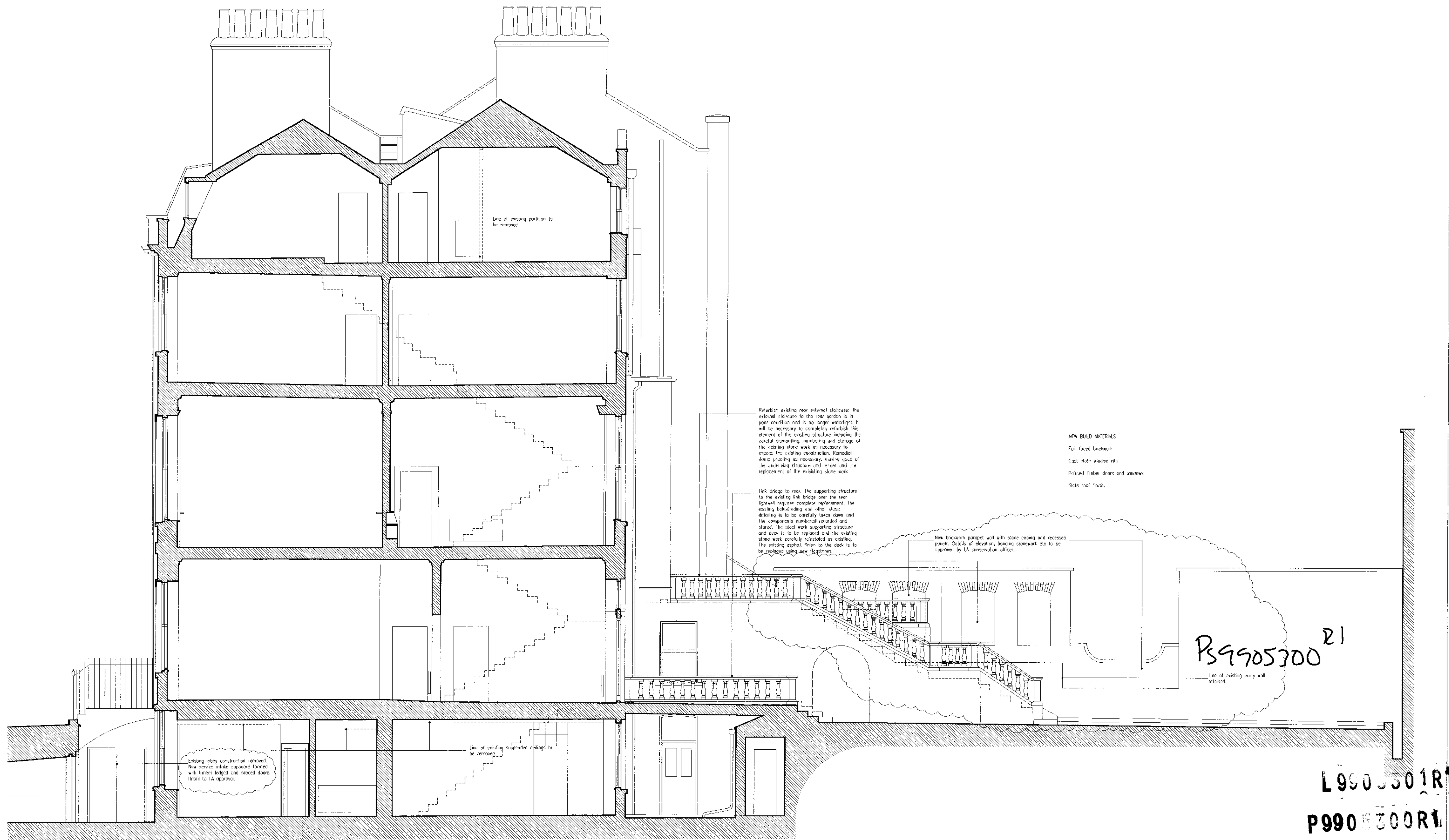
New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c.

New studwork of 100mm studs with 12.5mm plasterboard and skim on either side or sizes to ensure surfaces flush with existing construction adjacent.

Revisions

A	Additional notes added	Mar 00

Issued For Planning Application			
Job 1/ Bedford Square, London WC1	Drawn by WA	 THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7636 2885 Fax: 020 7259 1129	
Title Roof Plan Proposed	Checked by		
Scale 1/50	Date Dec 99		



P9905300R1

L9905301R1

P9905300R1

Notes

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Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction



Key (detail Stage)

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New Brickwork.

New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c.

New studwork of 100mm studs with 12.5mm plasterboard and skim on either side or sizes to ensure surfaces flush with existing construction adjacent.



Revisions

A	Notes added, wall to rear garden altered, plant room elevation to 055.WD.20.	Mar 00

Issued for
Planning Application

Job	17 Bedford Square	Drawn by	WA
Title	Cross Section Proposals	Checked by	
Scale	1/50	Date	Nov 99
Drawn No.	055.WD	Rev	A

