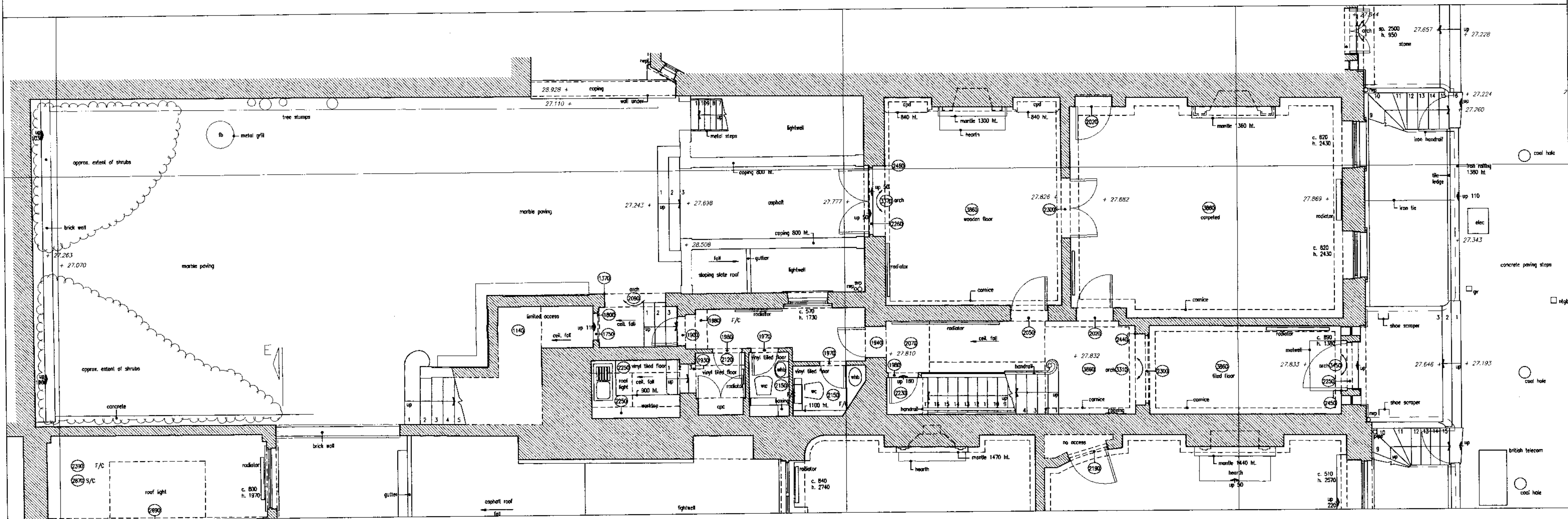


PS9905300

No 17 Bedford Sq London WC1

Schedule of drawings to accompany the planning application:

Drawing No	Scale	Title
055-WD 11	1/50	Basement Plan
055-WD 12	1/50	Ground Floor Plan
055-WD 13	1/50	First Floor Plan
055-WD 14	1/50	Second Floor Plan
055-WD 15	1/50	Third Floor Plan
055-WD 17	1/50	Elevations
055-WD 19	1/50	Sections.



GROUND FLOOR PLAN

Notes

DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

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

No.	Description	Date

Issued For
Planning

B9905300

Job
17 Bedford Square, London WC1

Drawn by

Title
GROUND FLOOR PLAN
Premises As Existing

Chkd. by
GR

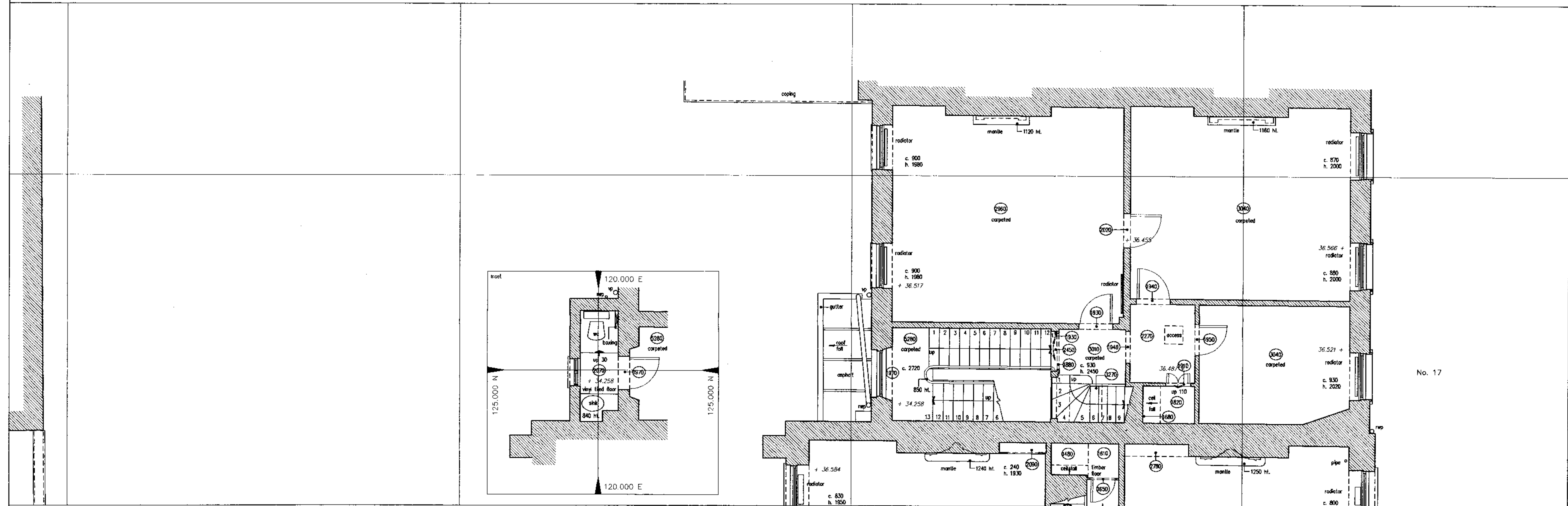
Scale
1:50

Date
DEC 99

Drawg No.
0055/SY-P/ 02

Rev.

THE BEDFORD ESTATES
29a Montague Street
London
WC1B 5BL
Tel: 020 7634 2885
Fax: 020 7255 1729



SECOND FLOOR PLAN

Notes

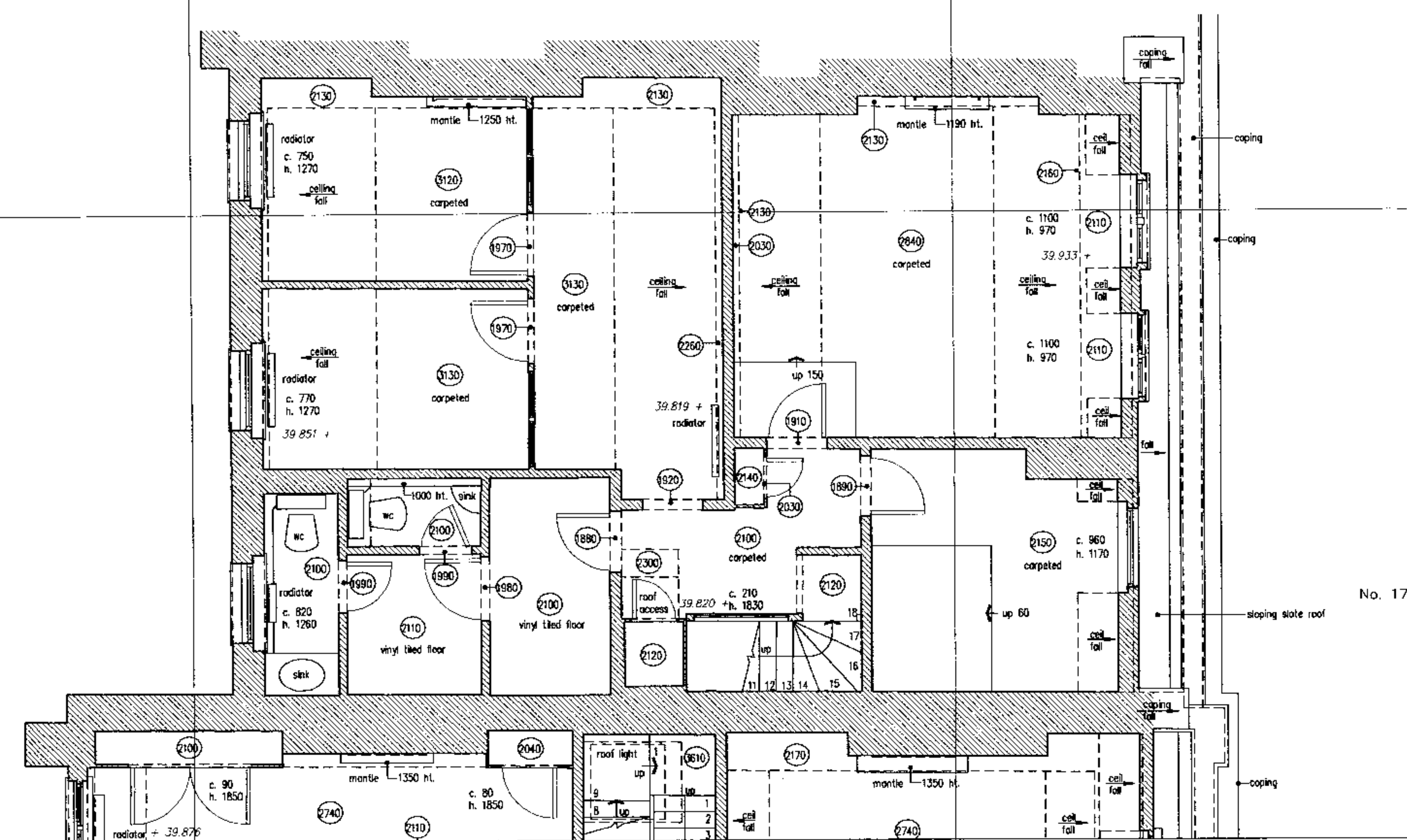
DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

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

Issued For Planning		PS9905300	
Job 17 Bedford Square, London WC1		Drawn by GR	THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7636 2885 Fax: 020 7255 1729
Title SECOND FLOOR PLAN Premises As Existing		Chkd. by GR	
Scale 1:50	Date DEC 99	Drawg.No. 0055/SY-P/ 04	
Rev.			



THIRD FLOOR PLAN

Notes

DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

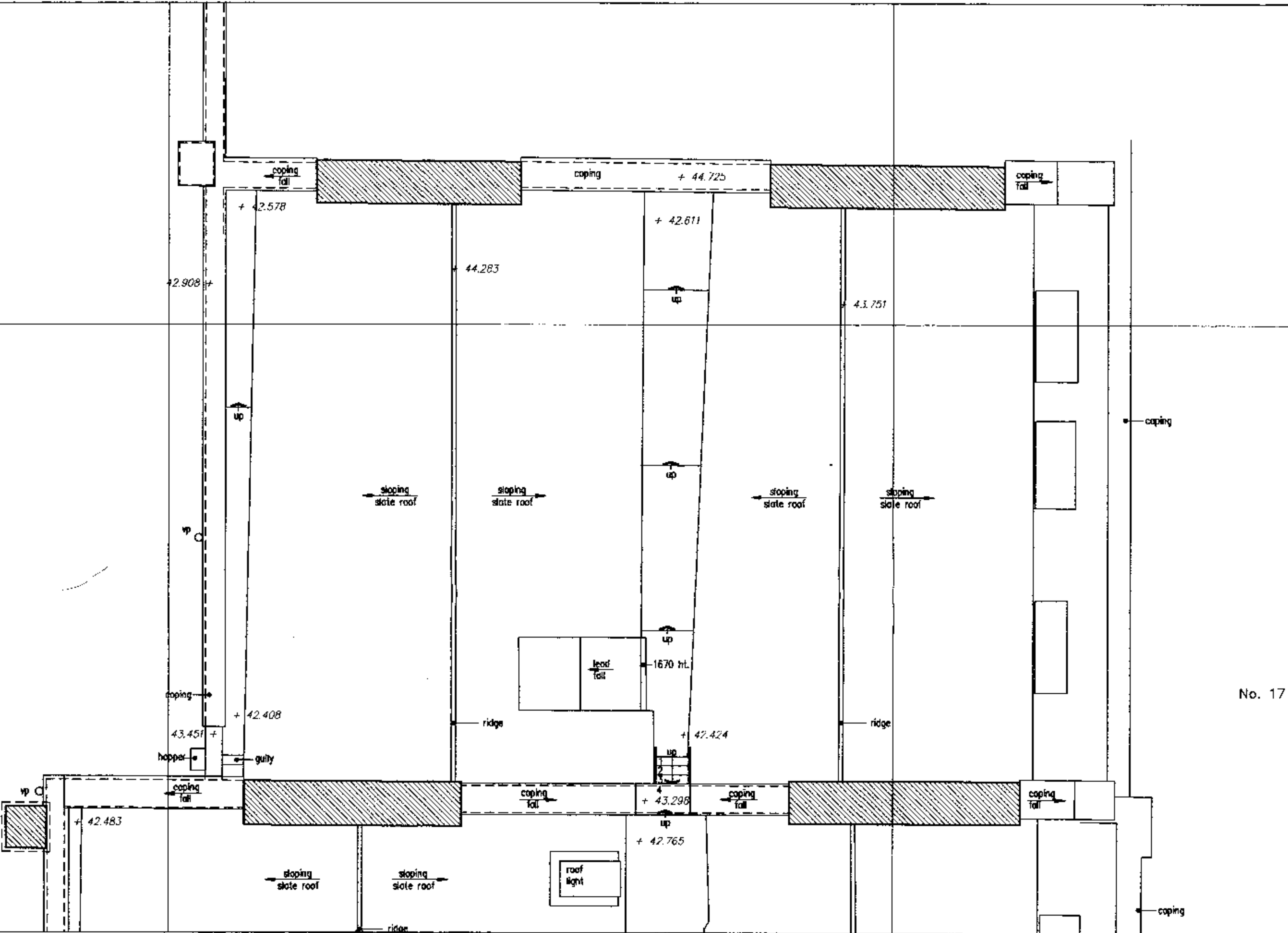
Existing surface disturbed to be made good with materials to match existing.
New Brickwork.
New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..
New studwork of 100mm studs with 12.5mm plasterboard and skim on either side or sizes to ensure surfaces flush with existing construction adjacent.



Revisions

Issued For Planning		PS9905300	
Job 17 Bedford Square, London WC1		Dwn. by	
Title THIRD FLOOR PLAN Premises As Existing		Chkd. by GR	
Scale 1:50	Date DEC 99	Drwg. No. 0055/SY-P/ 05	Rev.

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Fax: 020 7255 1729



ROOF PLAN

Notes

DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

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

New Brickwork.

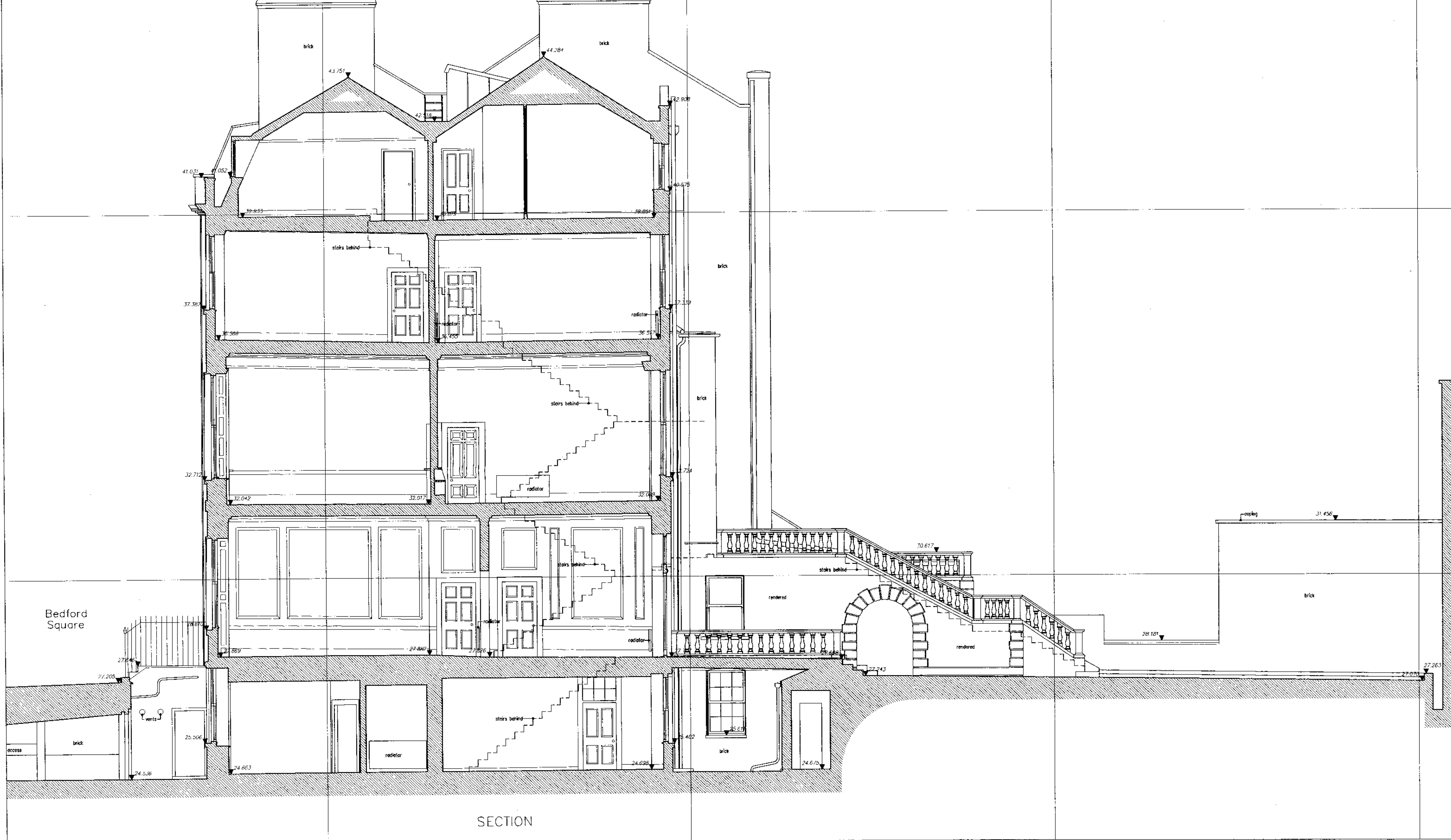
New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..

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

Issued For Planning		PS9905300	
Job 17 Bedford Square, London WC1		Drwn. by	
Title ROOF PLAN Premises As Existing		Chkd. by GR	
Scale 1:50	Date DEC 99	Dwg.No. 0055/SY-P/	06
		Rev.	

THE BEDFORD ESTATES
29a Montague Street
London WC1B 5BL
Tel: 020 7636 2885
Fax: 020 7255 1729



Notes

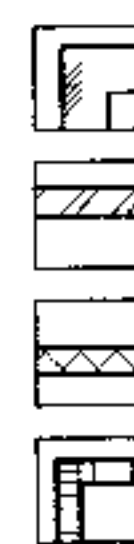
DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

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

Issued For
Planning

PS9905300

Job
17 Bedford Square, London WC1

Drawn by

Title
SECTION
Premises As Existing

Chkd. by
GR

Scale
1:50

Date
DEC 99

Drwg. No.
0055/SY-X/ 07

Rev.

THE BEDFORD ESTATES
29a Montague Street
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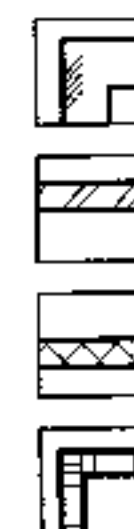
Notes

DO NOT SCALE THIS DRAWING
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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

Issued For
Planning

PS 9905800

Job
17 Bedford Square, London WC1

Drawn by

Title
ELEVATIONS
Premises As Existing

Chkd. by
GR

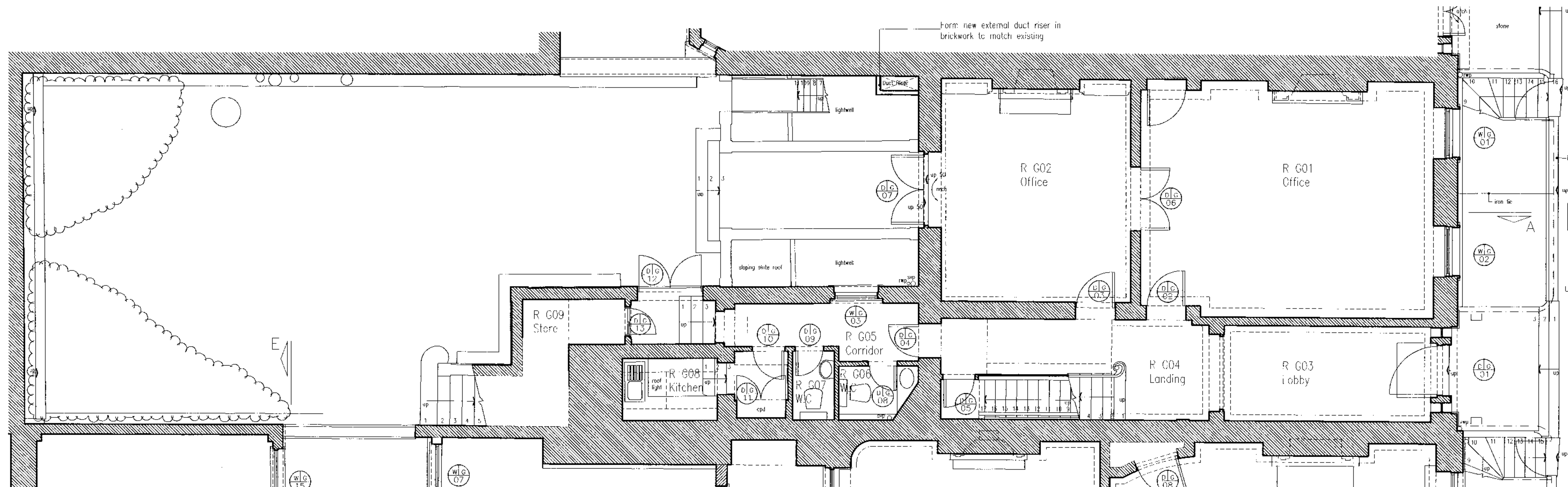
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Date
DEC 99

Drawg.No.
0055/SY-E/ 08

Rcv.

THE
BEDFORD
ESTATES
29a Montague Street
London
WC1B 5BL
Tel: 020 7636 2885
Fax: 020 7255 1729



GENERAL NOTES:

Doors: Original doors to be retained and upgraded. All original doors needing to become fire resistant are to be upgraded using Seamaster 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:

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.

Notes

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Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction



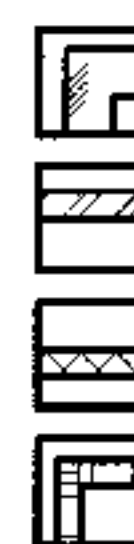
Key (detail Stage)

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

New Brickwork.

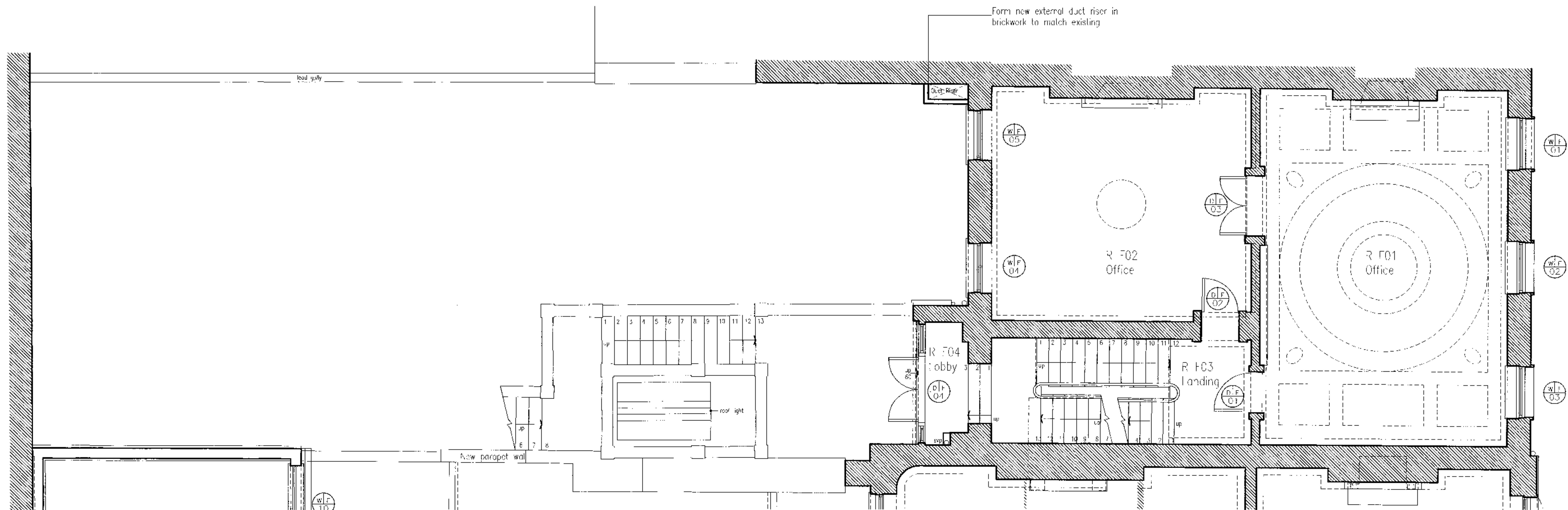
New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c.

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

Issued For Planning Application		P39906300	
Job 17 Bedford Square, London WC1		Drwn. by WA	THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7636 2885 Fax: 020 7255 1729
Title Ground Floor Plan Proposals		Chkd. by	
Scale 1/50	Date Nov 99	Drwg. No. 055.WD	Rev. 12



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, Paneling, Skirlings, 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, paneling and skirlings are to be repaired to exactly match original.

ALTERATIONS:

Refurbish existing 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.

Notes

DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

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.

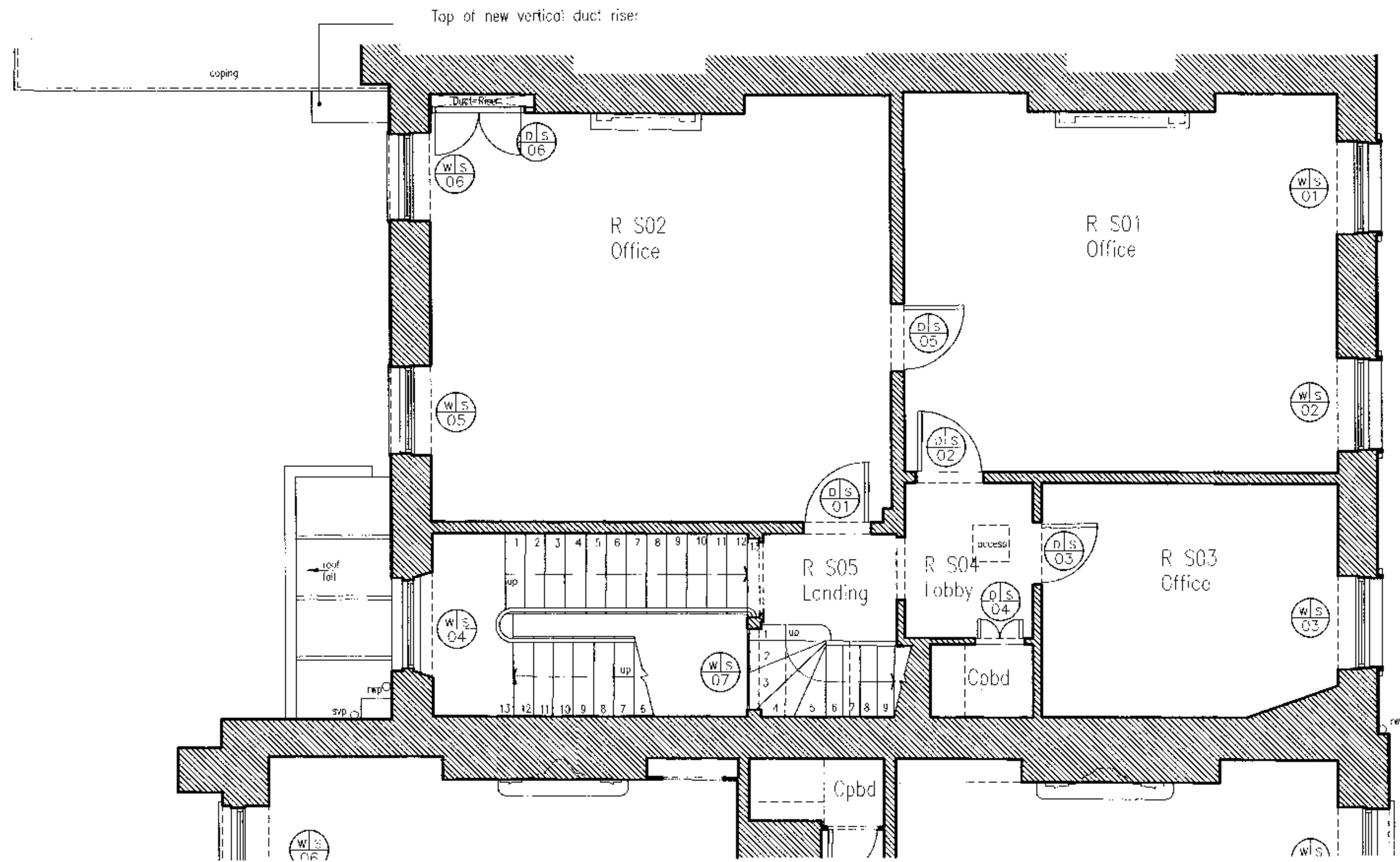
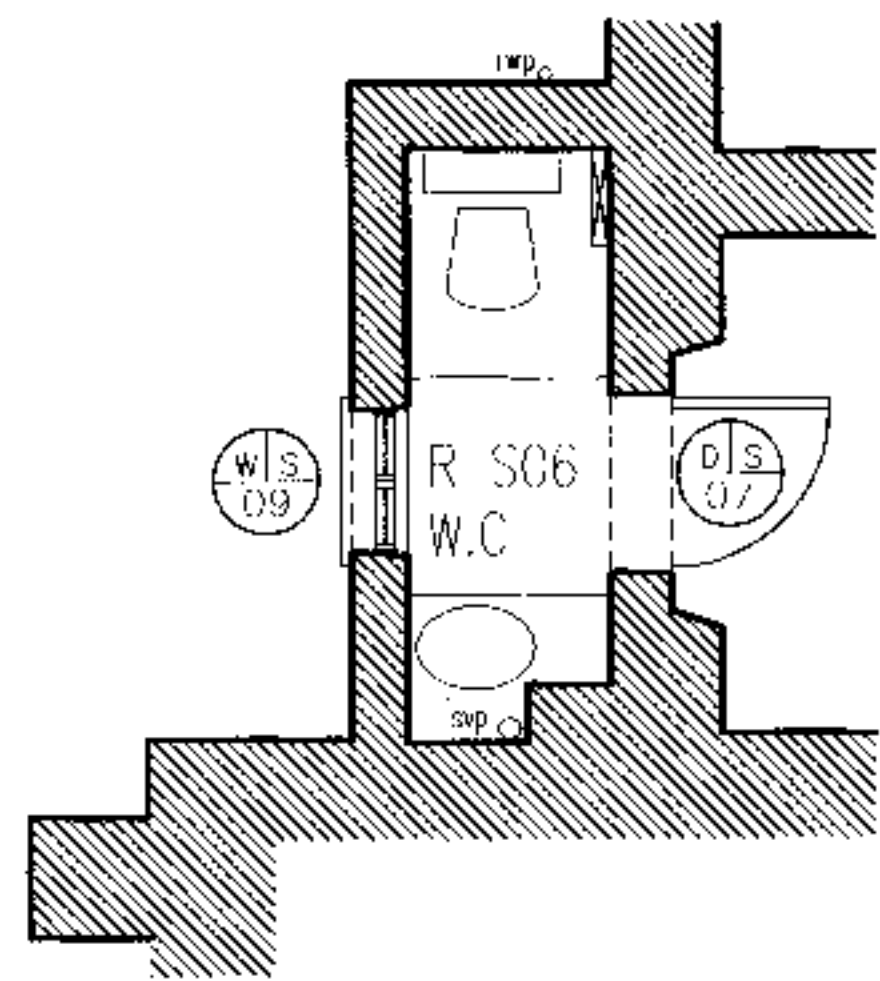
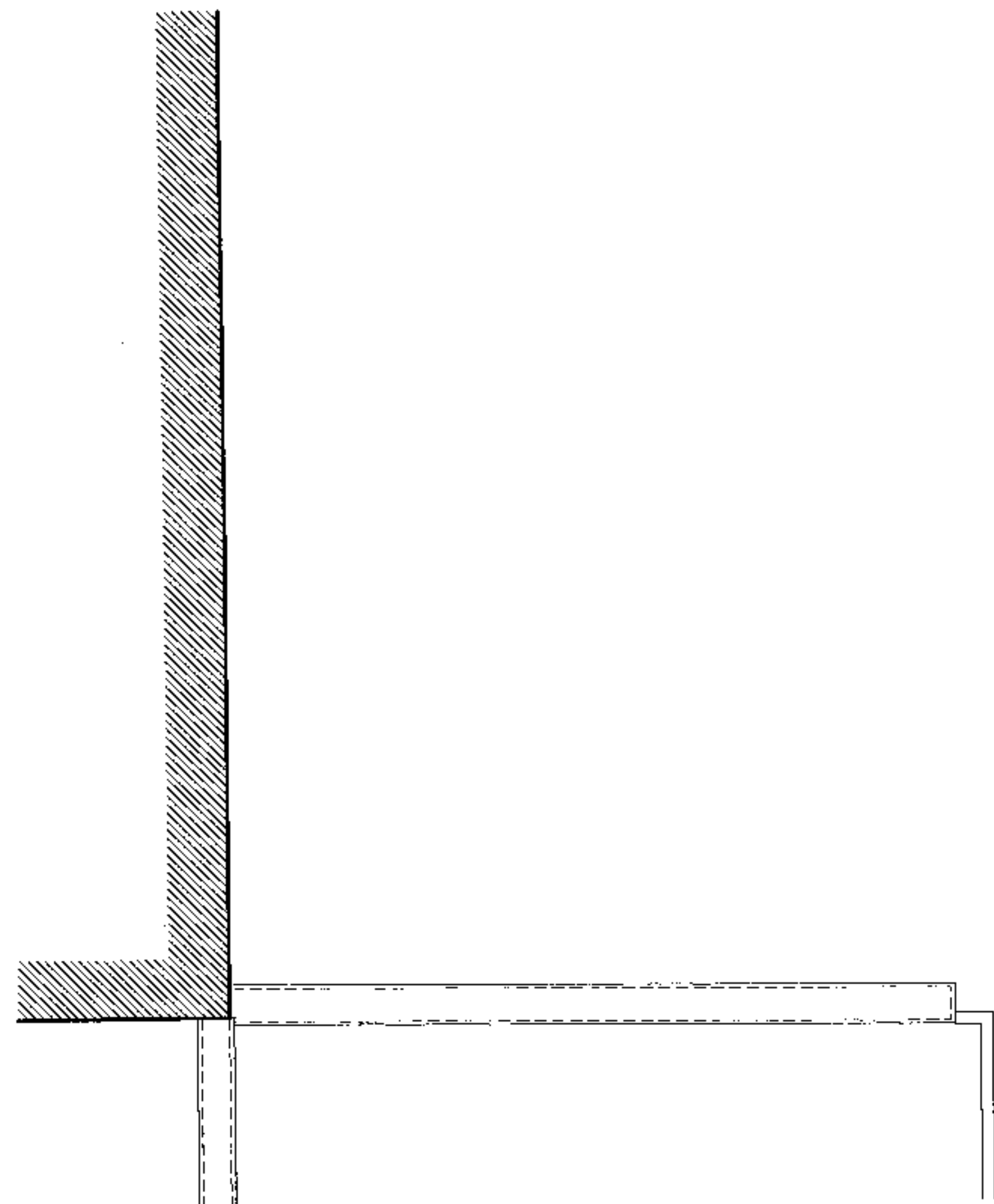
New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..

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

Issued For Planning Application		PS9905300	
Job 17 Bedford Square, London WC1		Drawn. by WA	 THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7634 2885 Fax: 020 7285 1729
Title First Floor Plan Proposals		Chkd. by	
Scale 1/50	Date Nov 99	Drwg.No. 055.WD.	



GENERAL NOTES:

Doors: Original doors to be retained and upgraded. All original doors needing to become fire resistant are to be upgraded using Sealmaster Firecase 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.

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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).
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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.

Notes

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Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

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.

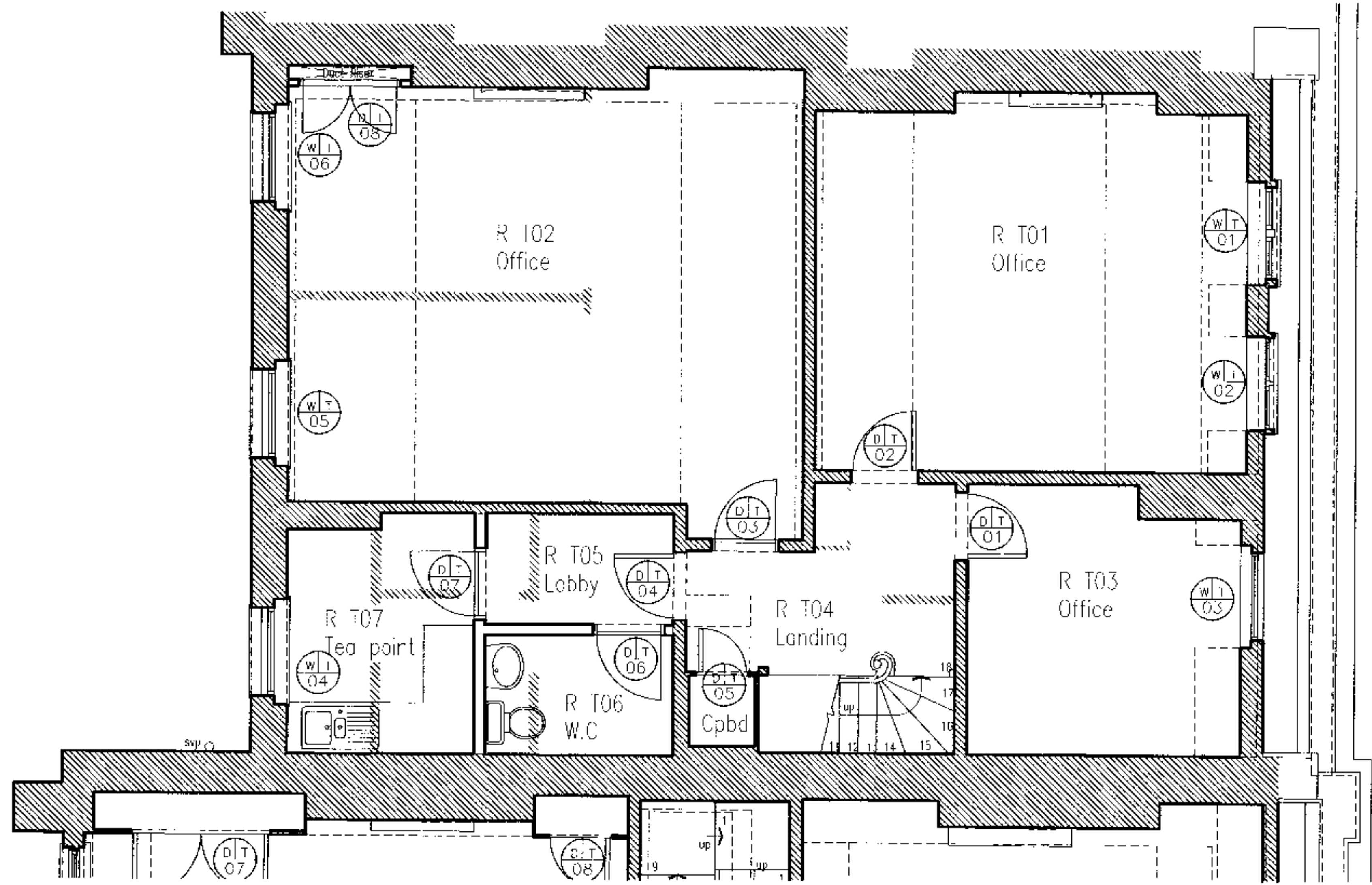
New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c.

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

Issued For Planning Application		P59905300	
Job 17 Bedford Square, London WC1		Drwn. by WA	 THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7656 2885 Fax: 020 7255 1729
Title Second Floor Plan Proposals		Chkd. by	
Scale 1/50	Date Nov 99	Drwg.No. 055.WD	
Rev. 14			



GENERAL NOTES:

Doors: Original doors to be retained and upgraded. All original doors needing to become fire resistant are to be upgraded using Seafmaster Firefloc 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:

Room T02: Form vertical duct riser in recess between chimney breast and rear wall. Remove existing internal partitions.
Room T04: Remove existing partitions around stairwell and make good balustrading as original. Remove existing cupboard construction adjacent to door to T01.
Rooms T05, T06 and T07: Demolish existing partitions and erect new to form new W.C and tea point.

Notes

DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

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.

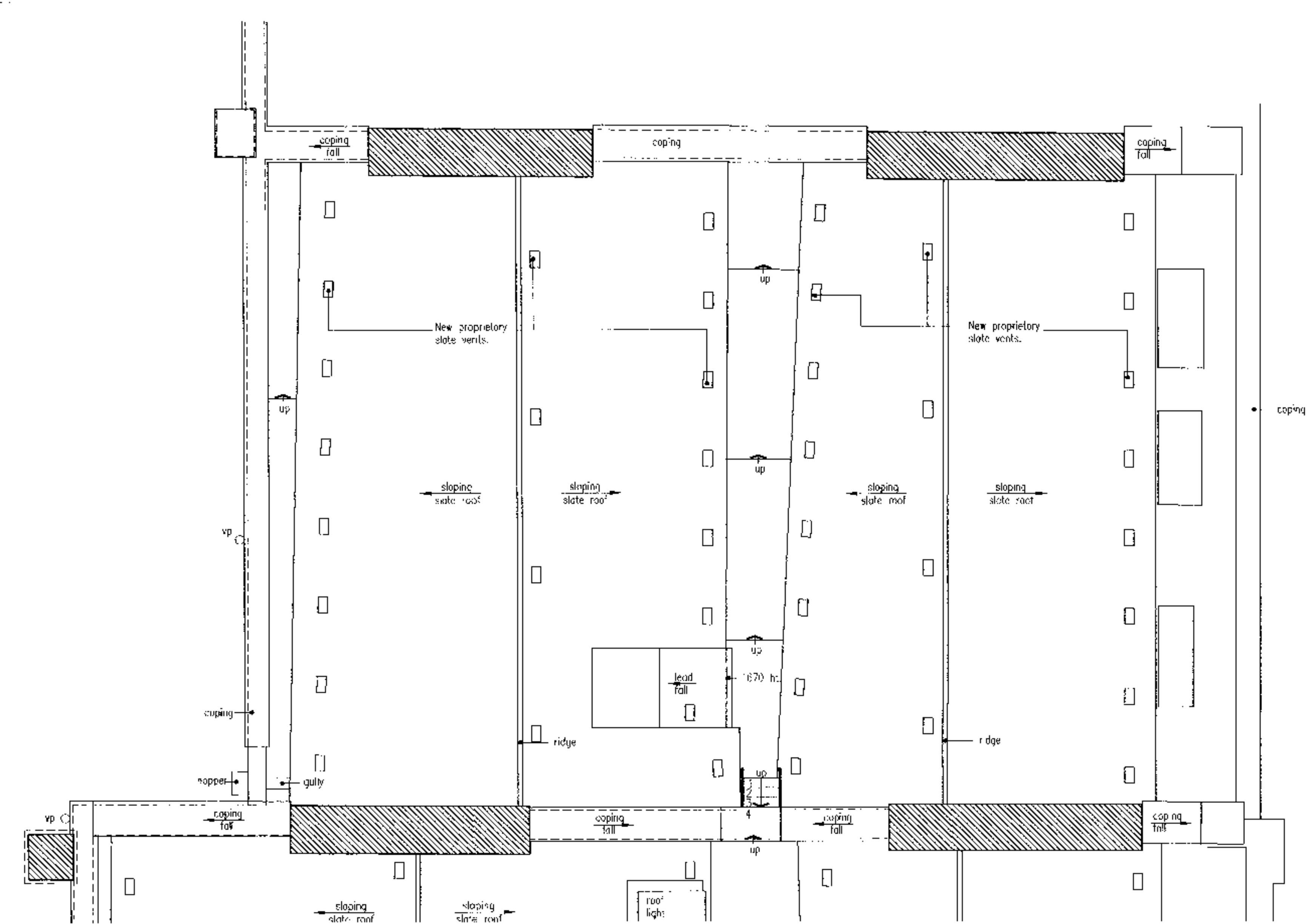
New 100mm lightweight concrete blockwork with class B semi-engineering brickwork below d.p.c..

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

Issued For Planning Application		PS 9905300		
Job 17 Bedford Square, London WC1		Drawn by WA	 THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7636 2885 Fax: 020 7255 1729	
Title Third Floor Plan Proposed:		Chkd. by		
Scale 1/50	Date Nov 99	Drawg.No. 055.WD.	15	Rev.



GENERAL NOTES, ROOF REFURBISHMENT:

Slate covering and close 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 relaid 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.

Notes

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Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction



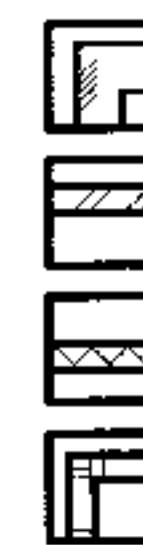
Key (detail Stage)

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

Issued For Planning Application		PS9905300	
Job 17 Bedford Square, London WC1		Drawn. by WA	 THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 020 7656 2885 Fax: 020 7255 1729
Title Roof Plan Proposed		Chkd. by	
Scale 1/50	Date Dec 99	Drwg. No. 055.WD.	
Rev. 16			



GENERAL NOTFS:

Doors: Original doors to be retained and upgraded. 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 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 these 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.

Roofs: All roof coverings to be carefully removed and where possible salvaged for reuse. Roof structure to be checked for degradation and made good where necessary. Roofs to be recovered using materials to match original. Generally slate with leadwork detailing.

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.

Existing metal railings and other metal details to have existing paint work fully removed (removed from site and sand blasted if require). Any repairs necessary to be carried out and refurbished metalwork redecorated as 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, Feizes, Picture rails, Dadoes, paneling and skirtings are to be repaired to exactly match original.



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

Issued For
Planning Application

P59906300

Job
17 Bedford Square

Drawn by
WA

Title
Principal Elevations
Proposals

Chkd. by

Scale
1/50

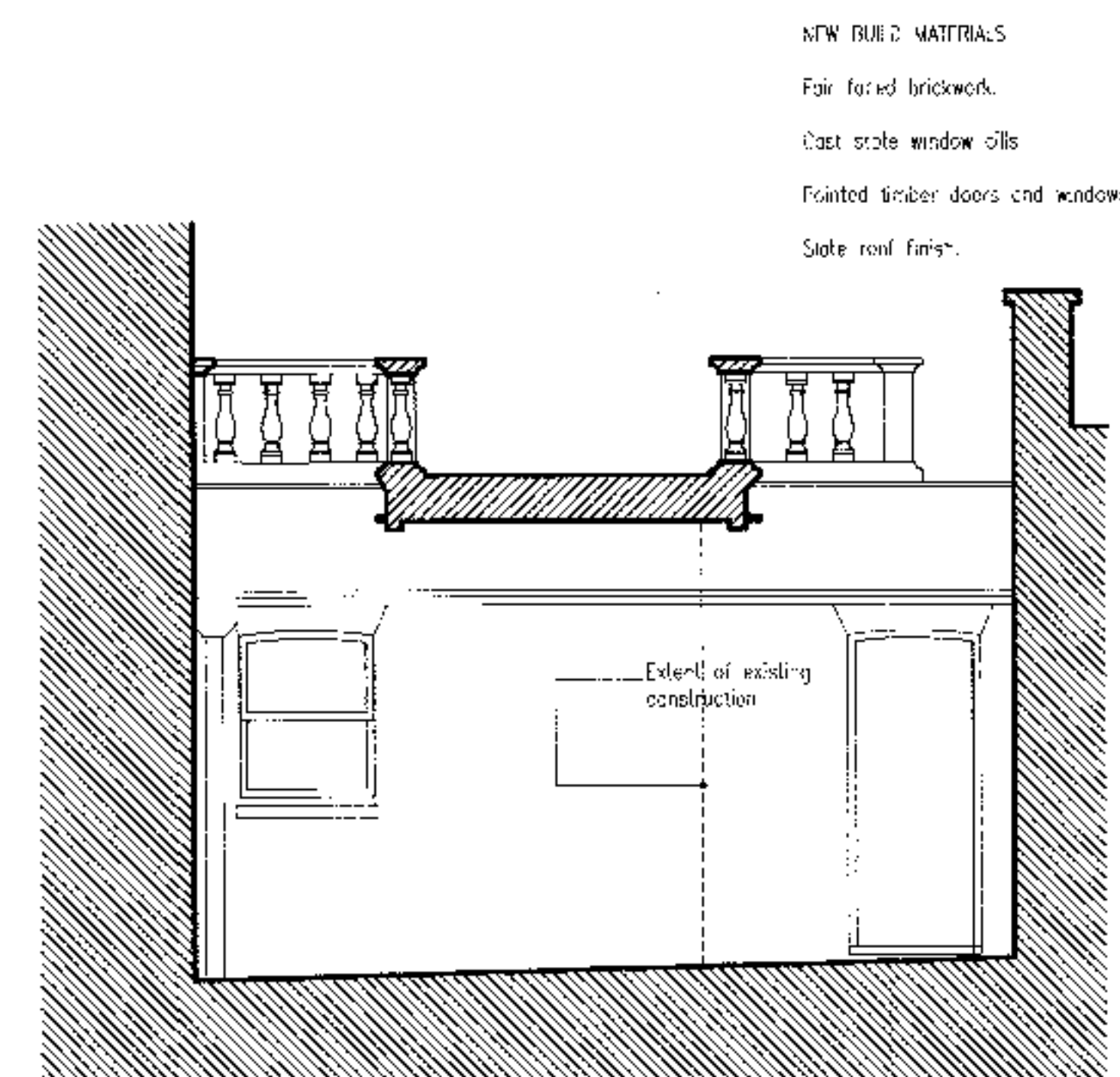
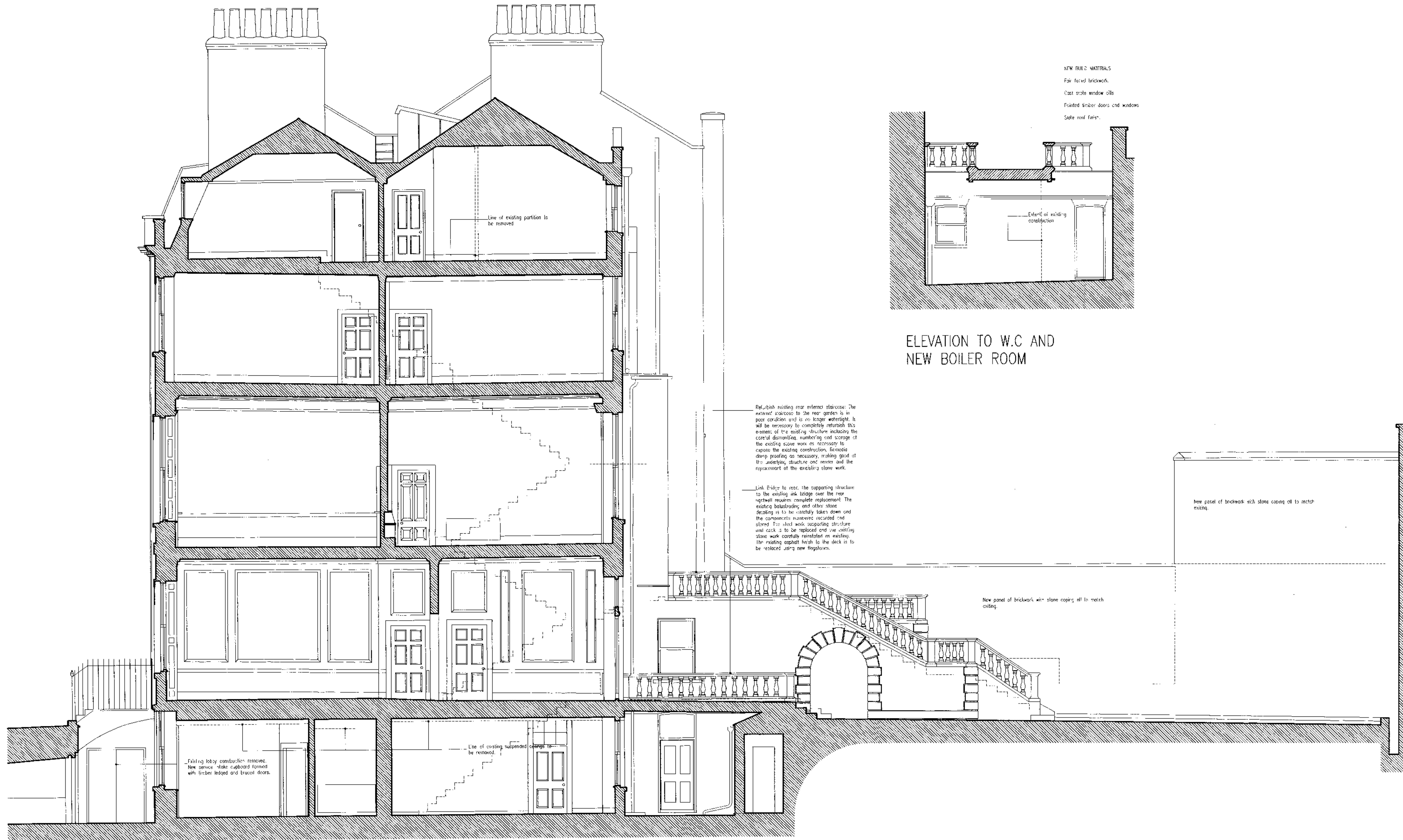
Date
Nov 99

Drawg. No.
055.WD

17

Rev.

THE
BEDFORD
ESTATES
29a Montague Street
London
WC1B 5BL
Tel: 020 7634 2885
Fax: 020 7255 1729



ELEVATION TO W.C AND
NEW BOILER ROOM

Notes

DO NOT SCALE THIS DRAWING
Any discrepancies between the drawing and site conditions are to be reported to the Contract Administrator immediately.

Key (planning Stage)

Existing construction to be retained

Existing construction to be demolished

New build construction



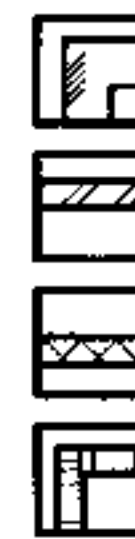
Key (detail Stage)

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

Issued For
Planning Application

PS9905300

Job 17 Bedford Square	Drwn. by WA
Title Cross Section Proposals	Chkd. by
Scale 1/50	Date Nov 99
Drwg. No. 055.WC	Rev. 19

THE BEDFORD ESTATES
29a Montague Street
London
WC1B 5BL
Tel: 020 7636 2885
Fax: 020 7255 1729