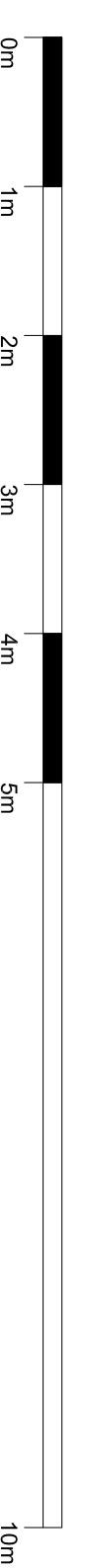
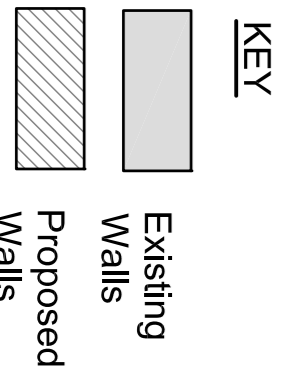


01 FIRST FLOOR PLAN  
As Proposed

**GENERAL NOTES**

- Where existing partitions are removed adjacent surfaces are to be made good with finish to match existing
- Existing cornices, skirting boards and dado rails are to be retained and any that are affected by the demolition works are to be made good to match adjacent existing.
- New partitions are to be plasterboard on new timber stud work with skimcoat and paint finish
- Access to existing beams for strengthening works is to be via the floorboards above
- Where strengthening works to existing walls occurs, the ceiling below is to be made good and repaired to match existing. Refer to reflected ceiling plans for extents or repair works to ceilings.
- All non-original boxing to redundant services removed.



CLIENT  
The Bedford Estate

PROJECT  
No. 18 Bedford Square  
WC1

DRAWING TITLE  
First Floor Plan  
- As Proposed

SCALE  
1:50 @ A1

JOB NO.  
792

DATE  
11.06.20  
March 14

DATE  
11.06.20

REV.  
B



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**PLANNING**

STATUS

B	04/06/2014	Approved in lieu with measured survey
A	28/03/2014	Issued for Planning
REV	ISSUE DATE	REVISION NOTES

**GENERAL NOTES**

Do not scale. All written dimensions must be checked on site before work commences on site or in shop. Figure dimensions take preference over written dimensions, where conflict, must be referred to the Architect immediately.

Any areas indicated on this drawing are for guidance purposes only. No responsibility is taken for their accuracy.

All work must be carried out in accordance with the Building Regulations and to the satisfaction of the Local Authority.

Approximate position of existing beam to be strengthened with steel plate to structural Engineer's requirements. Existing floor boards to be lifted and reinstated in order to gain access to beam for strengthening works.

Floor below wall to be strengthened to Structural Engineer's requirements. Ceiling below to receive new plaster and made good to match existing. Refer to reflected ceiling plans

Cracked treads to be resin bonded and made good to match existing to structural engineers requirements

New glazed flat roof light with opening lights

Existing wall raised with facing brick to match and receive new coping stone

Existing party wall raised and infilled with bricks to match existing with new reconstituted stone parapet coping