9 8 7 6 9 4 3 2 1

2200 4000 4000 4800 4800 8000 6500 5700

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

BASEMENT FLOOR

MEZZANINE

FIRST FLOOR

GROUND FLOOR

BASEMENT FLOOR

NEW LIFT OVERRUN TO BE FINISHED IN LEAD CLADDING TO MATCH ADJACENT

NEW FLAT ROOF TO EXTENDED ACCOMMODATION ON THIRD FLOOR TO BE FINISHED IN LEAD TO MATCH ADJACENT PROPERTIES

CHIMNEY STACK

PERIMETER PARAPET

EXISTING SINGLE GLAZED LANTERN TO BE FULLY REFURBISHED - NEW METAL BALUSTRADE PAINTED BLACK TO BE FITTED FOR FALL PROTECTION

EXISTING ROOF INSULATION AT RAFTERS RETAINED AND INTEGRATED WITH ADDITIONAL INSULATION ABOVE CEILING IF REQUIRED

EXISTING SLATE ROOF, FLASHINGS, COPINGS, MANSARD WINDOWS AND GUTTERS TO BE REPAIRED AND REINTEGRATED AS NECESSARY IN MATCHING MATERIALS AND TECHNIQUES

NEW PLASTERBOARD SUSPENDED CEILINGS TO THIRD FLOOR ROOMS

BOTTOM LINE OF EXISTING TRUSSES/ TIEBEAMS

DRAINAGE SERVICES IN CEILING VOID ABOVE CIRCULATION SPACE

ALL WINDOWS TO BE REFURBISHED AS NECESSARY AND FITTED WITH SECONDARY GLAZING

ALL EXISTING VENT PIPES REMOVED 2no. NEW VENT PIPES AS SHOWN

EXISTING ROOF TO MEWS HOUSE INCLUDING TARMAC SURFACES, LEAD FLASHINGS, STONE COPINGS, SLATE, MANSARD AND LEAD DORMERS TO BE REPAIRED AND REINTEGRATED AS REQUIRED

BOILER PLANT LOCATED ABOVE NEW LIFT OVERRUN - RESTRICTED HEIGHT

EXISTING WINDOW INTEGRATED WITH TIMBER LOUVRES TO BOTTOM SASH ONLY FOR PLANT ROOM VENTILATION

EXISTING ROOF CONSTRUCTION IMPACTS OF LIFT SHAFT VOLUME + DISPENSATION TO BE AGREED

NEW DDA COMPLIANT LIFT CONVENTIONAL MRL ARRANGEMENT WITH THROUGH CAR CONFIGURATION 150mm BLOCKWORK ENCLOSURE (DOES NOT SERVE TOP FLOOR OF MEWS HOUSE)

EXISTING ENTRANCE TO BE MODIFIED WITH SHORT RAMP FOR LEVEL ACCESS EXTERNAL DOOR MODIFIED TO SUIT

WATER STORAGE TANK FOR MEWS HOUSE

AV RACK LOCATION (IF REQUIRED)

NEW FLOOR CONSTRUCTION TO PLANT ROOM

23.000m ABOVE ORDNANCE DATUM

NEW STEPS DOWN TO PLANTROOM

NEW STAIRS TO MEWS HOUSE

LINK ROOF REBUILT AT HIGHER LEVEL TO ALLOW ROOM FOR EXTRACTION HEIGHT TO MATCH ADJACENT PARAPET

EXISTING SECONDARY STAIRCASE TO BE CAREFULLY DISASSEMBLED AND REBUILT IN NEW LOCATION AS SHOWN REUSING AS MUCH OF THE ORIGINAL FABRIC AS POSSIBLE FINISHES TO BE IN HARDWOOD

EXTRACT AND SUPPLY VENTILATION PLANT CONCEALED IN CEILING VOIDS EXTRACT VENTILATION TO BE ROUTED VIA CEILING VOID ABOVE PANTRY INTO VERTICAL RISER ADJACENT TO LIFT

KIT FOR TEMPERATURE AND HUMIDITY CONTROL OF CIGAR STORE TO BE HOUSED IN CEILING VOID

EXISTING STONE STAIRCASE TO BE REPAIRED, REINTEGRATED WHERE NECESSARY AND REFINISHED

AV RACKS IN JOINERY ENCLOSURE (SHOWN DASHED FOR CLARITY)

EXISTING STONE STAIRCASE TO LOWER GROUND FLOOR REINTEGRATED AND REPAIRED AS NECESSARY

EXISTING TIMBER FLOORS CAREFULLY REMOVED AND REPLACED WITH NEW INSULATED AND WATERPROOFED CONCRETE FLOOR CONSTRUCTION

WATER STORAGE TANK FOR MAIN HOUSE IN JOINERY ENCLOSURE (SHOWN DASHED FOR CLARITY)

ALL EXISTING WINDOWS, JOINERY AND SHUTTERS TO BE REFURBISHED AS NECESSARY

EXISTING STONE BALCONIES TO BE REPAIRED, REINTEGRATED WHERE NECESSARY AND REFINISHED

EXTERNAL CONCRETE STEPS TO BE REPLACED IN STONE TO MATCH ADJACENT PROPERTIES

EXISTING BRICK WALLS AND FLOORS TO ALL VAULTS TO BE REPAIRED AND REINTEGRATED AS REQUIRED

WATER STORAGE TANKS ON CONCRETE PLINTH

SITTING ROOM
BEDROOM 4
ENSUITE 4
STUDY
BATHROOM
LIFT 2
CHINESE KITCHEN
PANTRY
GUEST WC
STAFF KITCHEN
PLANT ROOM
Mews House HOT Water Unit
Aquaverse ASE 500 litres (2160x1120x1200)
MEWS ENTRANCE HALL
LIFT 1
Lantern
ENSUITE 1
BEDROOM 1
MASTER SITTING ROOM
RECEPTION
PRINCIPAL STAIRCASE
ENTRANCE HALL
CIGAR STORE
Main House Hot Water Unit
Aquaverse ASE 1000 litres (2160x1120x1200)
CORRIDOR
LIGHTWELL
VAULT
Iron railings
BEDFORD AVENUE
BEDFORD SQUARE

BUILDING DESIGN PARTNERSHIP LTD SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP LTD AT THE ADDRESS SHOWN.

REVISION - DESCRIPTION	DRAWN	CHECKED	DATE
A-LBC APPLICATION	MB	TL	01.06.2015
FIRST ISSUE TO DESIGN TEAM	MB		14.05.2015

BDP.
16 Brewhouse Yard
Clerkenwell
London, EC1V 4LJ
United Kingdom
T +44 (0)20 7812 8000
F +44 (0)20 7812 8399
www.bdp.com

PROJECT TITLE: 42 BEDFORD SQUARE
PROJECT NUMBER: P2005698
DRAWING TITLE: SECTION A - A AS PROPOSED
SCALE @ A1: 1:50
DATE: 05.2015
DRAWING NO: P02_(15)AS031
REVISION: A