

One Bedford Avenue

Section 96A - Non Material Amendments
to Permission Ref 2014/6843/P
June 2015



CONTENTS

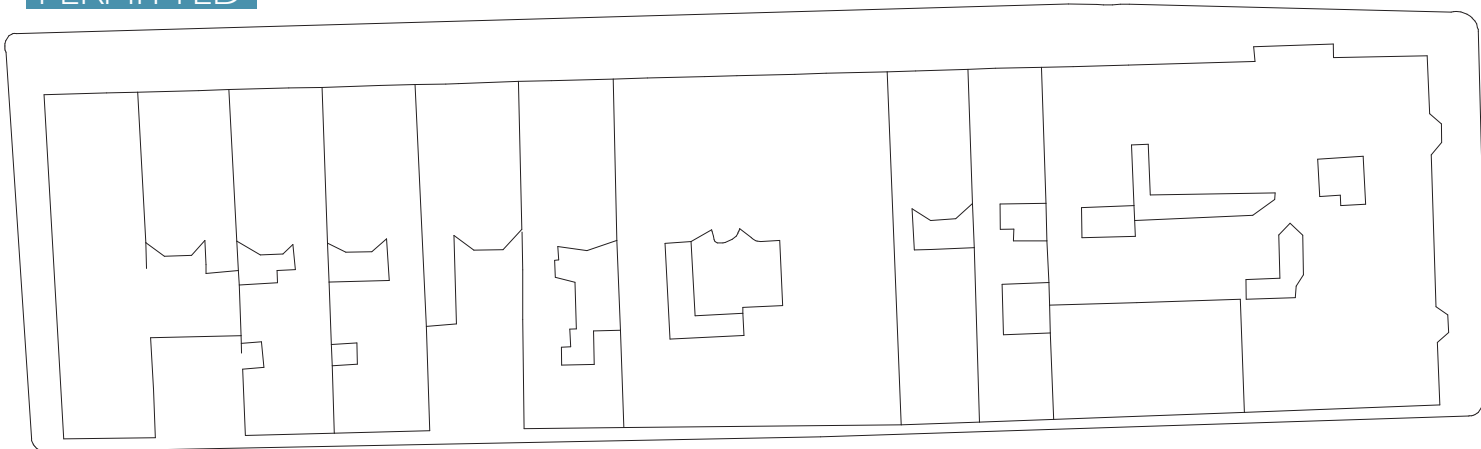
Permitted Architectural Drawings

Drawing Number	Revision	Drawing Title
Site plan		
I217_P_001	D	Site plan
Permitted Plans		
I217_P_099	E	Basement Plan
I217_P_100	D	Ground Floor Plan
I217_P_101	D	First Floor Plan
I217_P_102	C	Second Floor plan
I217_P_103	C	Third Floor plan
I217_P_104	C	Fourth Floor Plan
I217_P_105	C	Fifth Floor Plan
I217_P_106	D	Sixth Floor Plan
I217_P_107	D	Seventh Floor Plan
I217_P_108	D	Roof Plan
Permitted Elevations		
I217_P_302	D	Morwell Street Elevation
I217_P_303	D	Bedford Avenue Elevation
I217_P_304	B	Tottenham Court Road Elevation
I217_P_201	B	Section 01
Permitted Bay Studies		
I217_P_401	A	Bay Study Tottenham Court Road
I217_P_402	A	Bay Study Bedford Avenue
I217_P_403	A	Bay Study Morwell Street

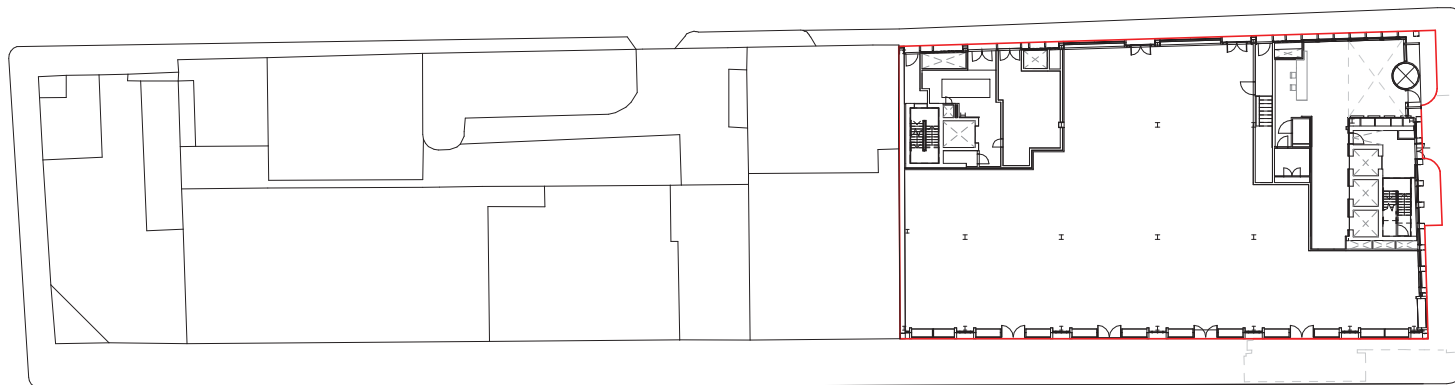
Proposed Architectural Drawings

Drawing Number	Revision	Drawing Title
I217_P_001	E	Site plan
Proposed plans		
I217_P_099	G	Basement Plan
I217_P_100	F	Ground Floor Plan
I217_P_101	F	First Floor Plan
I217_P_102	E	Second Floor plan
I217_P_103	E	Third Floor plan
I217_P_104	E	Fourth Floor Plan
I217_P_105	E	Fifth Floor Plan
I217_P_106	F	Sixth Floor Plan
I217_P_107	F	Seventh Floor Plan
I217_P_108	F	Eighth Floor Plan
Proposed Elevations		
I217_P_302	F	East Elevation, Morwell Street
I217_P_303	E	South Elevation, Bedford Avenue
I217_P_304	C	Tottenham Court Road Elevation
I217_P_201	C	Section 01
Proposed Bay Studies		
I217_P_401	B	Bay Study Tottenham Court Road
I217_P_402	B	Bay Study Bedford Avenue
I217_P_403	B	Bay Study Morwell Street

PERMITTED



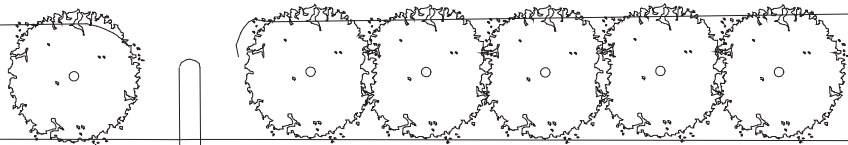
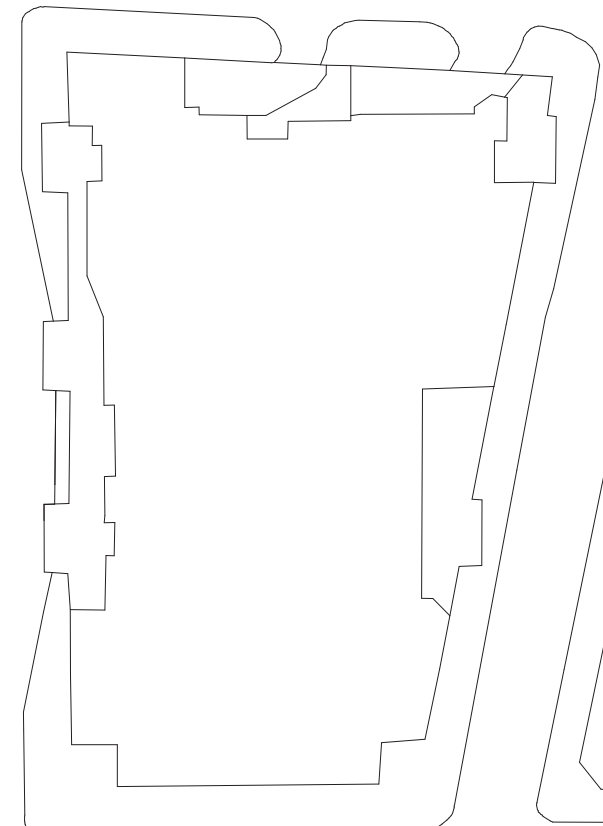
MORWELL STREET



TOTTENHAM COURT ROAD

BEDFORD AVENUE

Line of existing basement below



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 140816 Plan layout updated	KC	DW				
B 140819 Issued for Section 96A NMA	KC	DW				
C 140820 Amended for Planning issue	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Project No. 1217

Drawing Title
 Planning
 Site Plan

Drawing Number
 1217-P-001

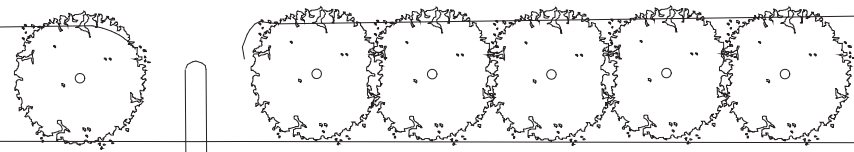
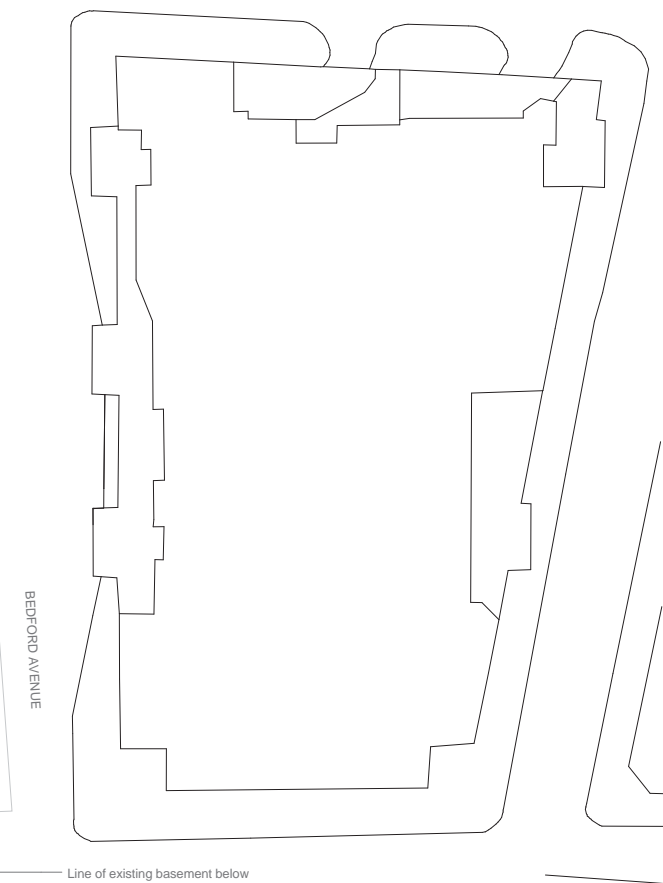
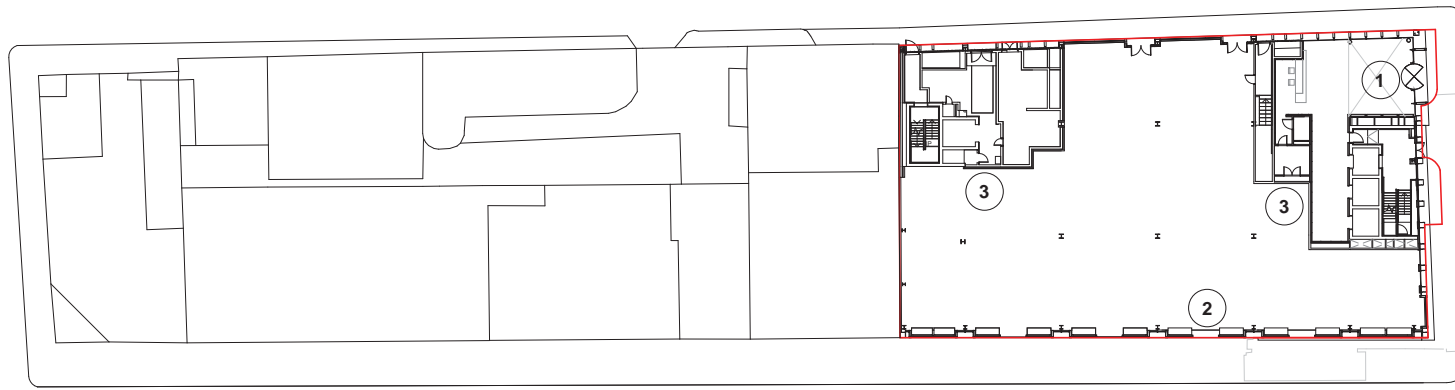
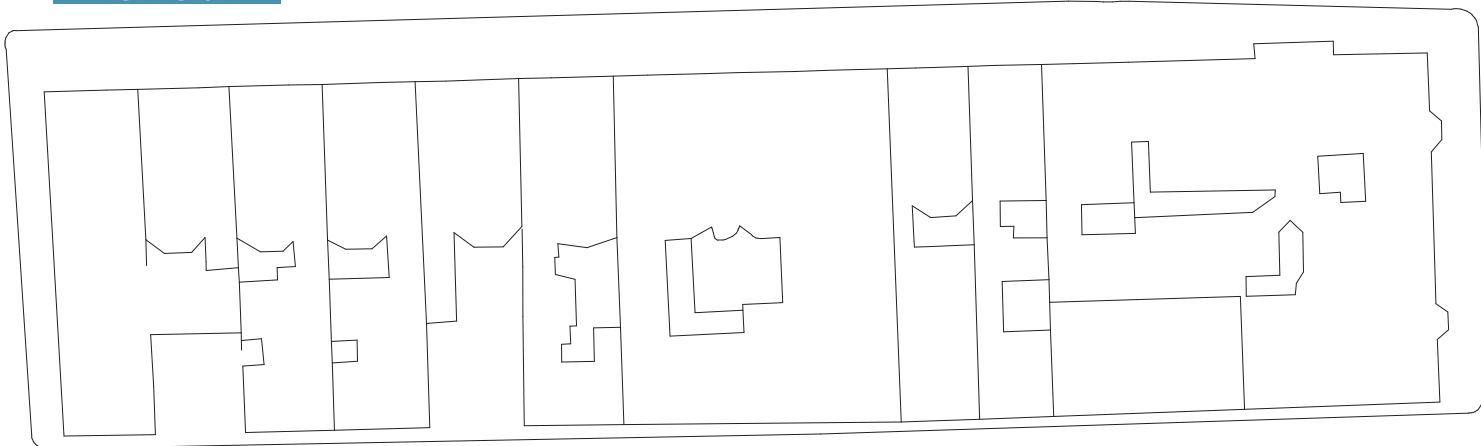
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Scale @ A1
 1: 250

Revision Date
 141022

YYMMDD



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 140816 Plan layout updated	KC	DW				
B 140819 Issued for Section 96A NMA	KC	DW				
C 140820 Amended for Planning Issue	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				
E 150602 Issued for Section 96A NMA	KC	DW				

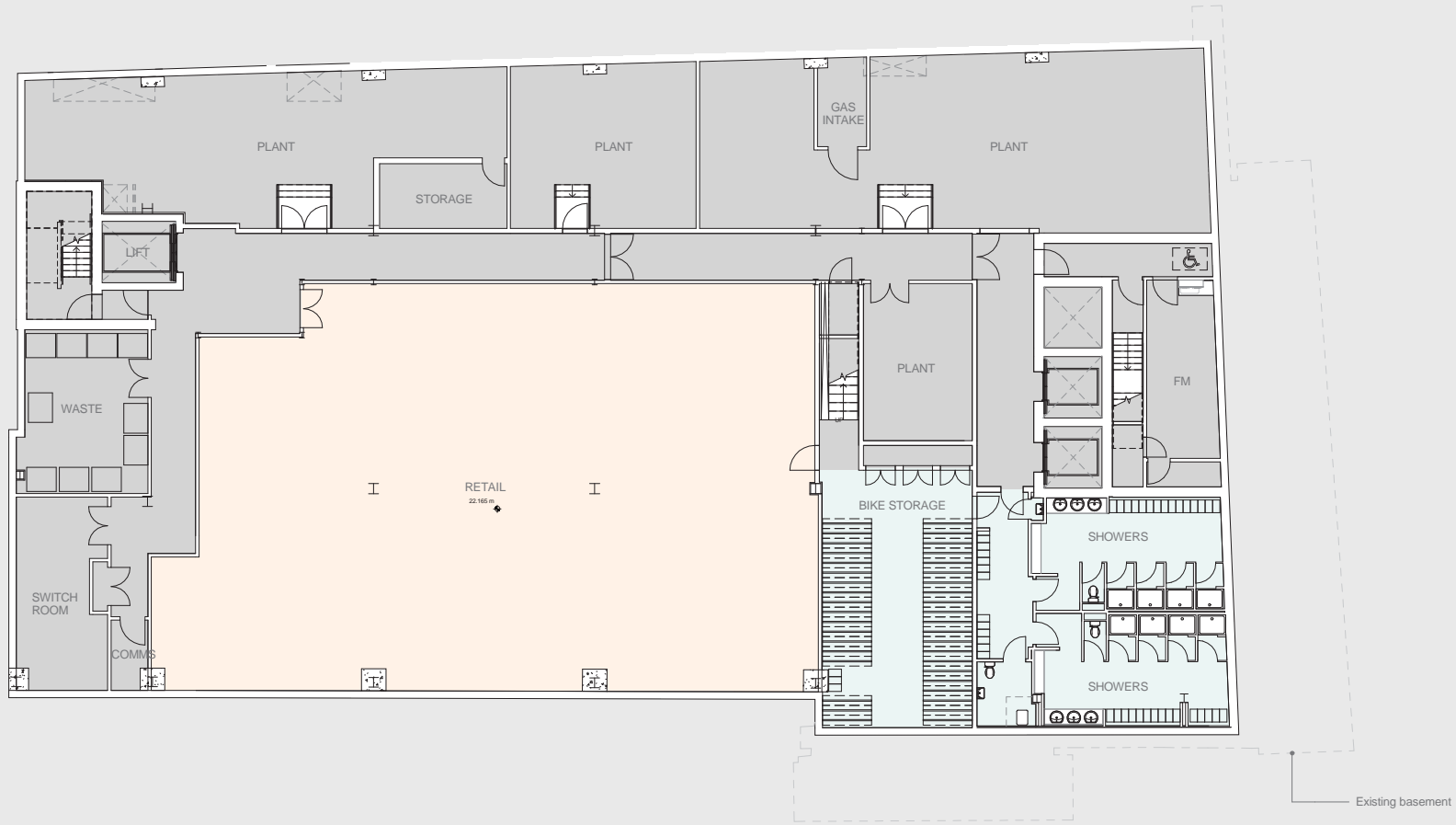
- Revisions to proposed drawing**
- 1- Reception entrance portal amended due to design and technical detailed development
 - 2- Ground, 1st, 6th and 7th mullions on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
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 - 9- Redundant neighbouring chimney removed
 - 10- Shopfronts amended due to design and technical detailed development
 - 11- Morwell Street grillage reorientated vertically to improve aesthetic appearance
 - 12- Bedford Estates crest / coronet added to Tottenham Court Road and Bedford Avenue corners of cladding
 - 13- Parapets and grillage amended from anodised aluminium to PPC aluminium
 - 14- Opening window added for natural smoke ventilation strategy

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 Site Plan

Drawing Number
1217_P_001

Scale @ A3 1 : 500 Scale @ A1 1 : 250 Revision Date 150602
 Project No. 1217
 Revision E
 YY MM DD



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 130529 Enlargement of shower room	MC	RB				
B 140809 Issued for drawing substitution for NMA	SP	DW				
C 140815 Plan layout updated	KC	DW				
D 140819 Issued for Section 95A NMA	KC	DW				
E 141022 Issue for Section 73 MMA	KC	DW				

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Project
 One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Basement Plan

Drawing Number
 1217-P-099

Revision
 E

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Scale @ A1
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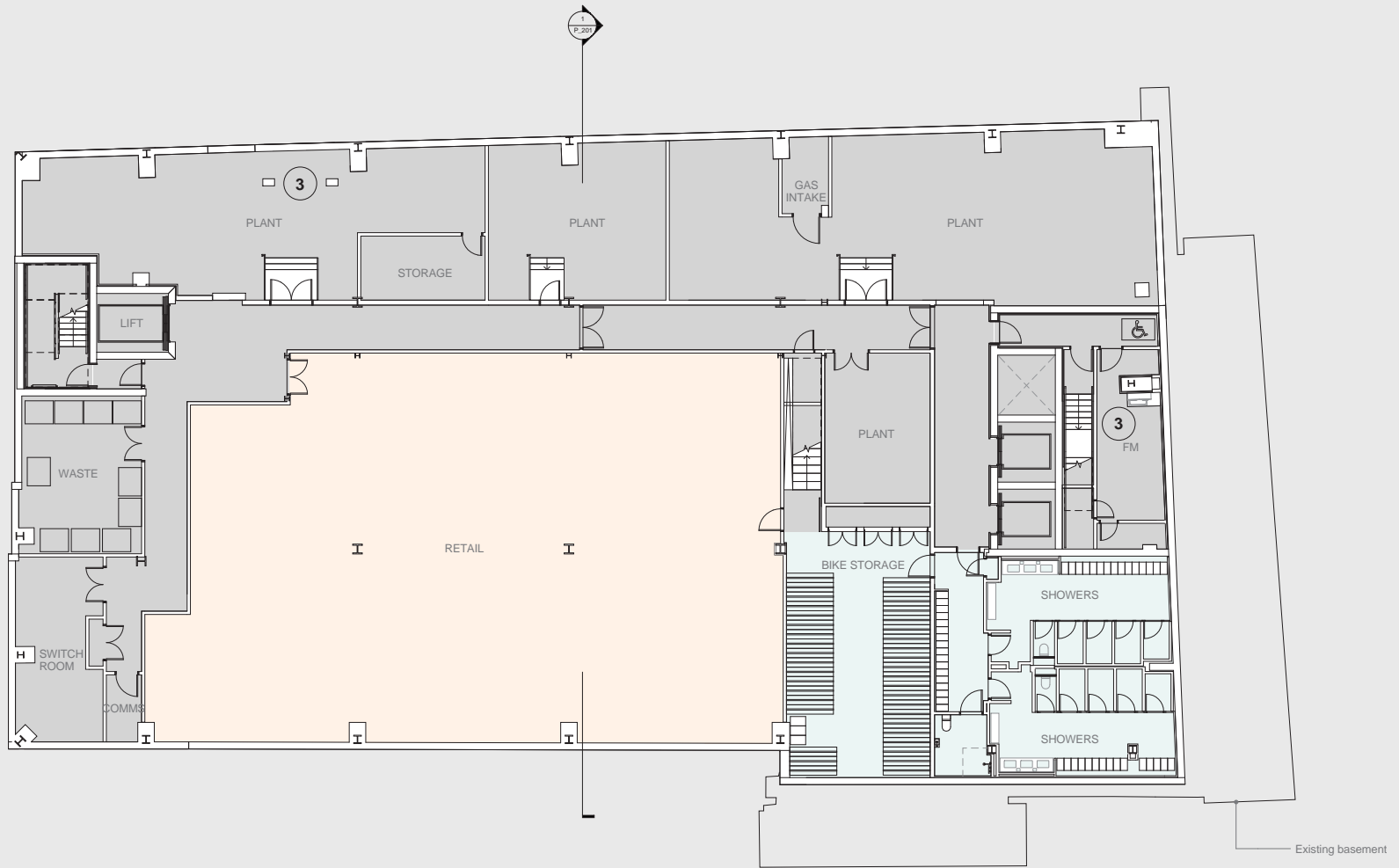
Revision Date
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Project No. 1217

Revision E

Revision Date 141022

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/ 130531 First Issue. Issued For Planning	MC	RB				
A 130828 Enlargement of shower room	MC	RB				
B 140809 Issued for drawing substitution for NMA	SP	DW				
C 140816 Plan layout updated	KC	DW				
D 140819 Issued for Section 96A NMA	KC	DW				
E 141022 Issue for Section 73 MMA	KC	DW				
F 150428 Issued for information	PB	DW				
G 150602 Issued for Section 96A NMA	KC	DW				

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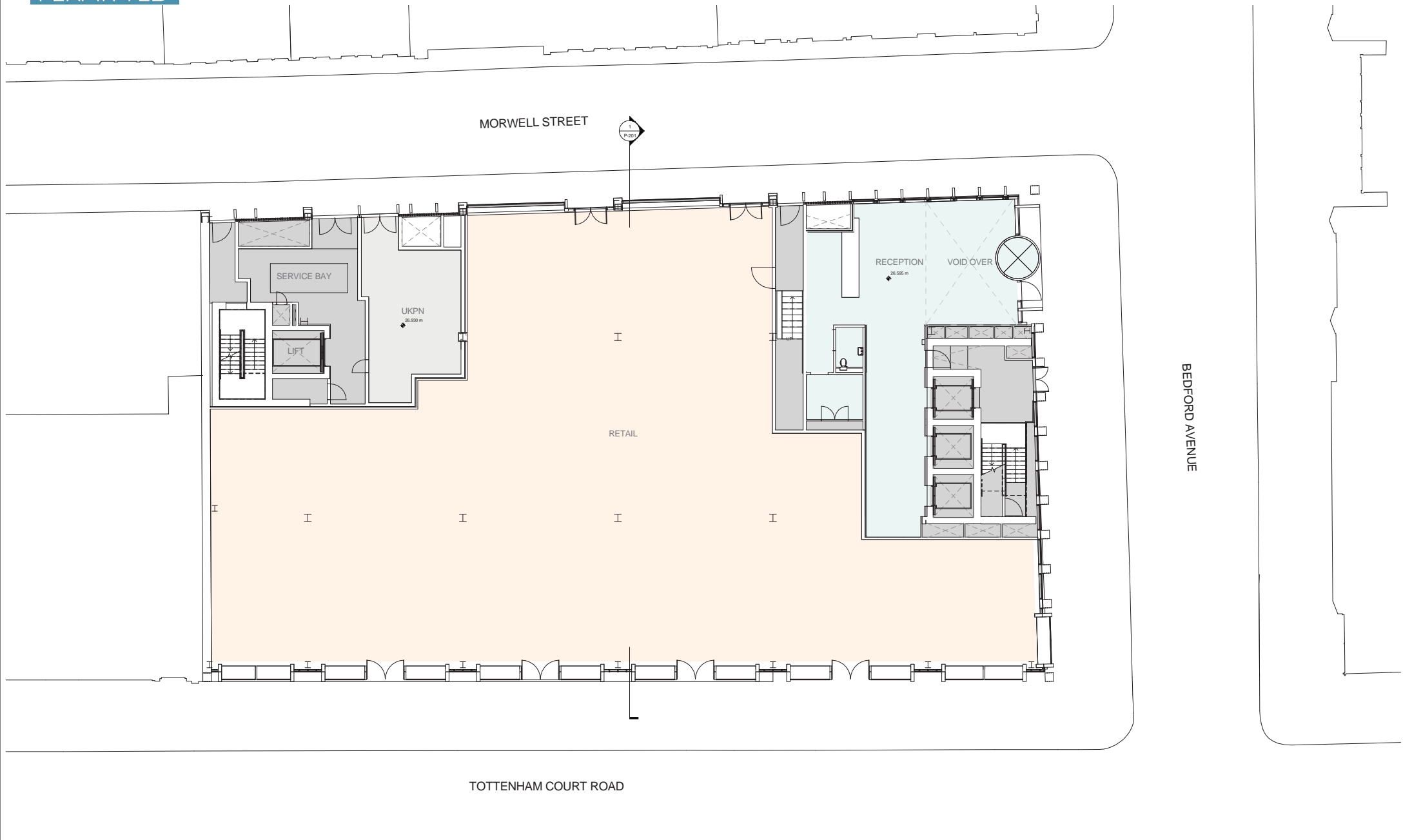
Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 Basement Plan

Drawing Number
 1217_P_099

Scale @ A3 1 : 200 Scale @ A1 1 : 100 Revision Date 150602

Project No. 1217
 Revision
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 YY MM DD

PERMITTED



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 130510 Amended for planning	MC	RB				
B 140815 Plan layout updated	KC	DW				
C 140819 Issued for Section 96A NMA	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 Ground Floor Plan

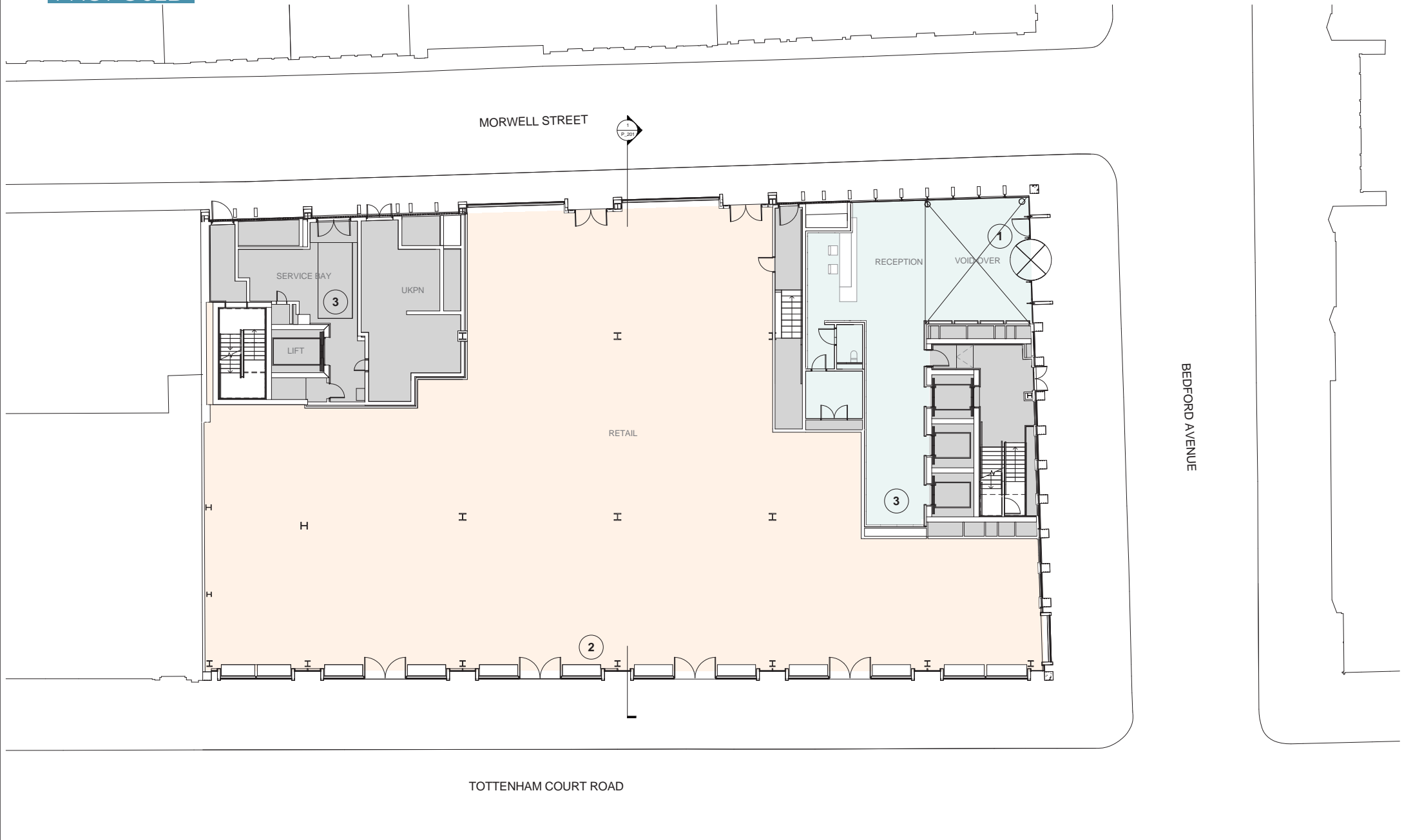
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Project No. 1217
 Revision
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 Revision Date
 141022
 YYMMDD

PROPOSED



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A 140810 Amended for planning	MC	RB				
B 140815 Plan layout updated	KC	DW				
C 140819 Issued for Section 96A NMA	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				
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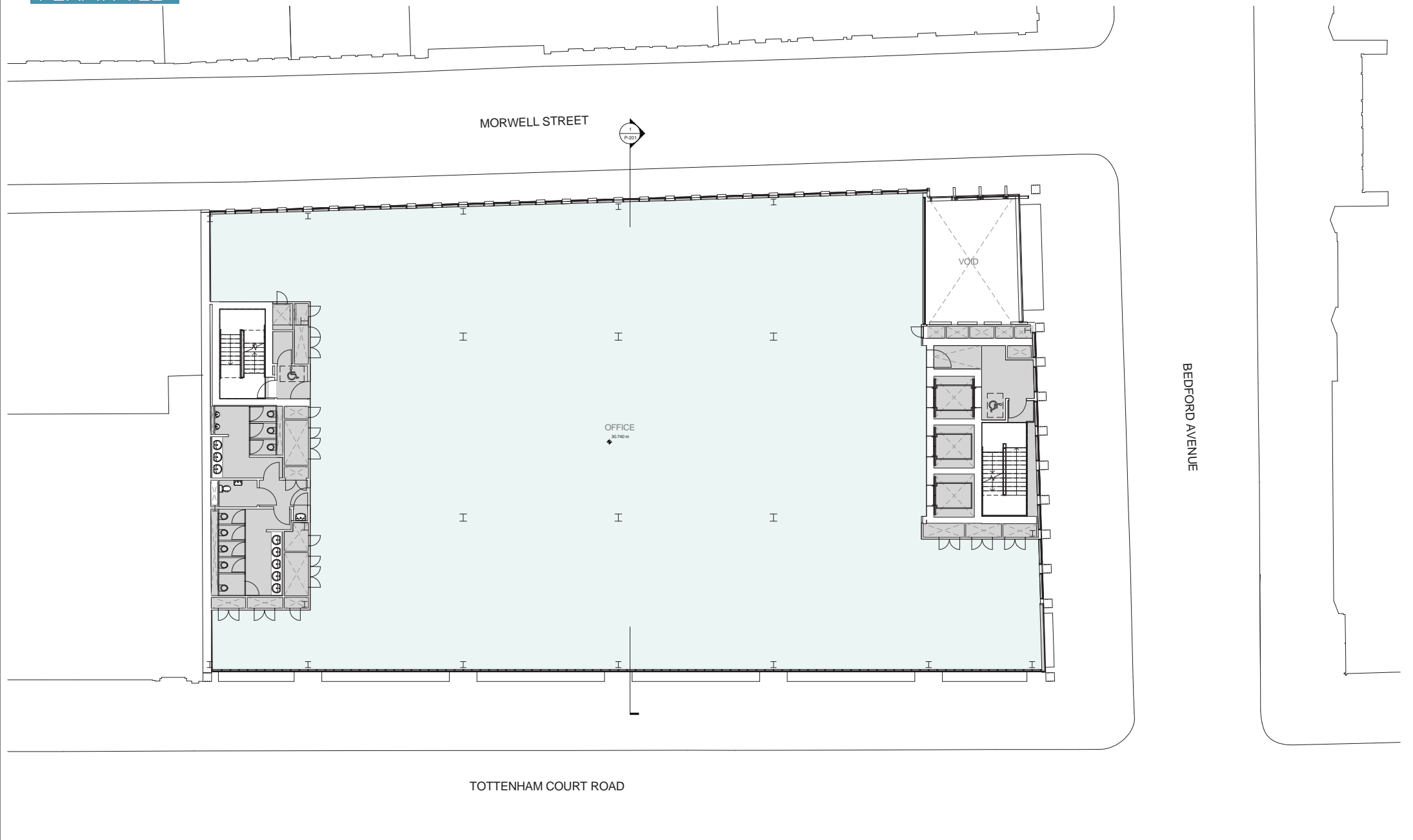
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Number
1217_P_100
 Drawing Title
Planning
Ground Floor Plan

Scale @ A3 1 : 200
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 Revision Date
 150602
 Project No. 1217
 Revision
 F
 YY MM DD

PERMITTED



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 130510 Amended for planning	MC	RB				
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Project No. 1217

Drawing Title
 Planning
 First Floor Plan

Drawing Number
 1217-P-101

Revision
 D

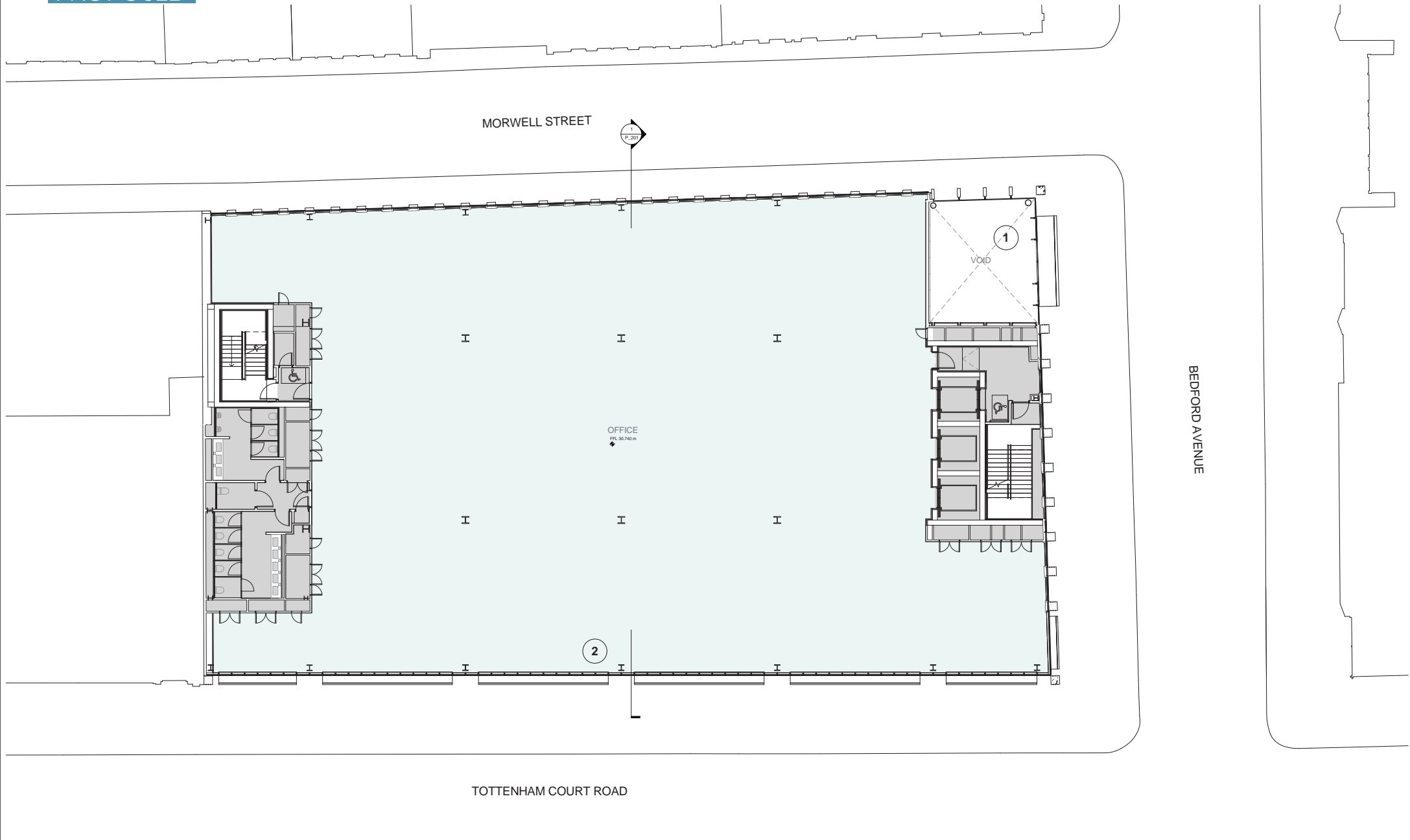
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Revision Date
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PROPOSED



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C 140819 Issued for Section 96A NMA	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				
E 150428 Issued for information	PB	DW				
F 150602 Issued for Section 96A NMA	KC	DW				

Revisions to proposed drawing	Notes
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Project: **One Bedford Avenue**
 Exemplar Properties (Bedford) Ltd.

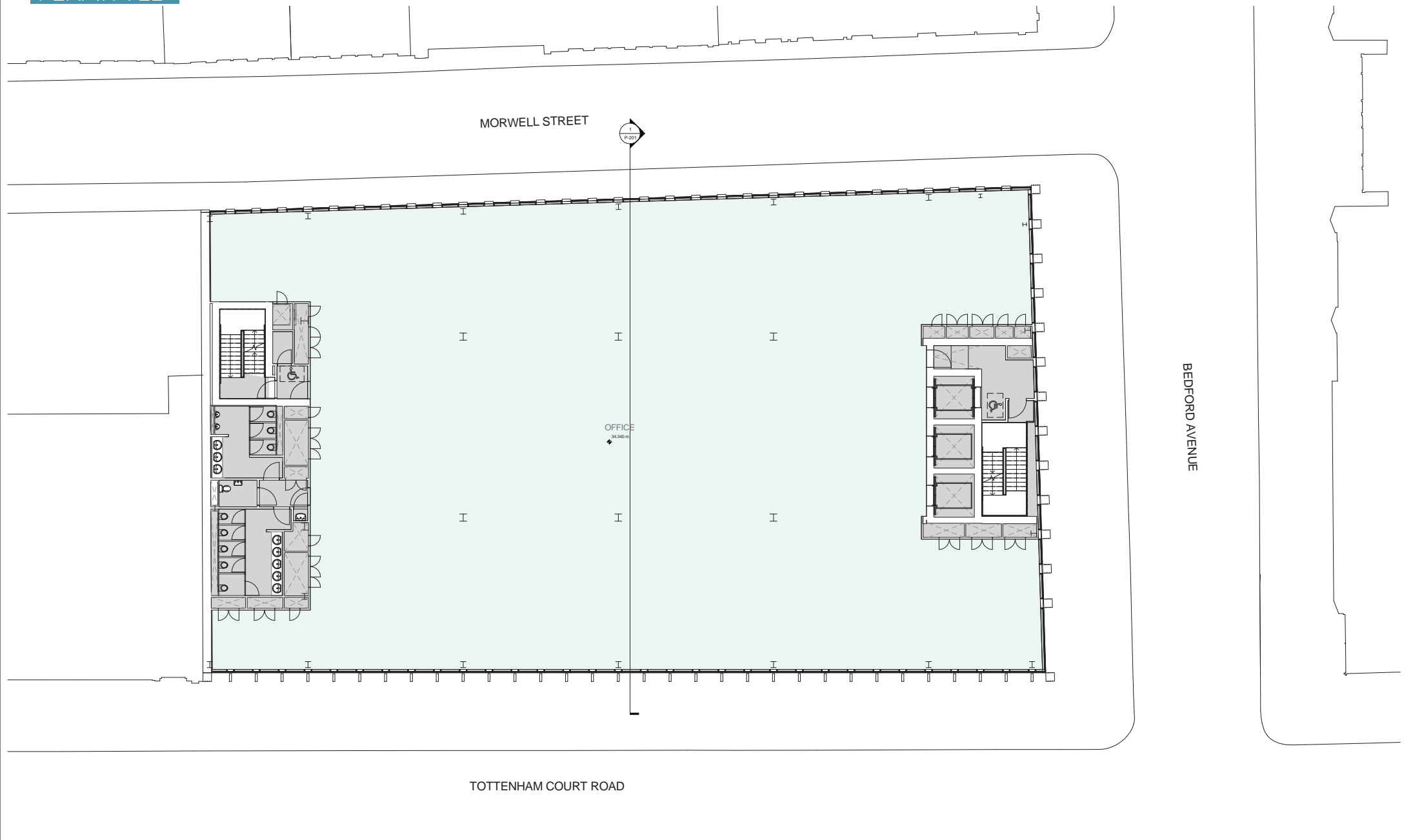
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 First Floor Plan

Drawing Number: **1217_P_101**

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Project No. 1217 Revision: **F** YY MM DD

PERMITTED



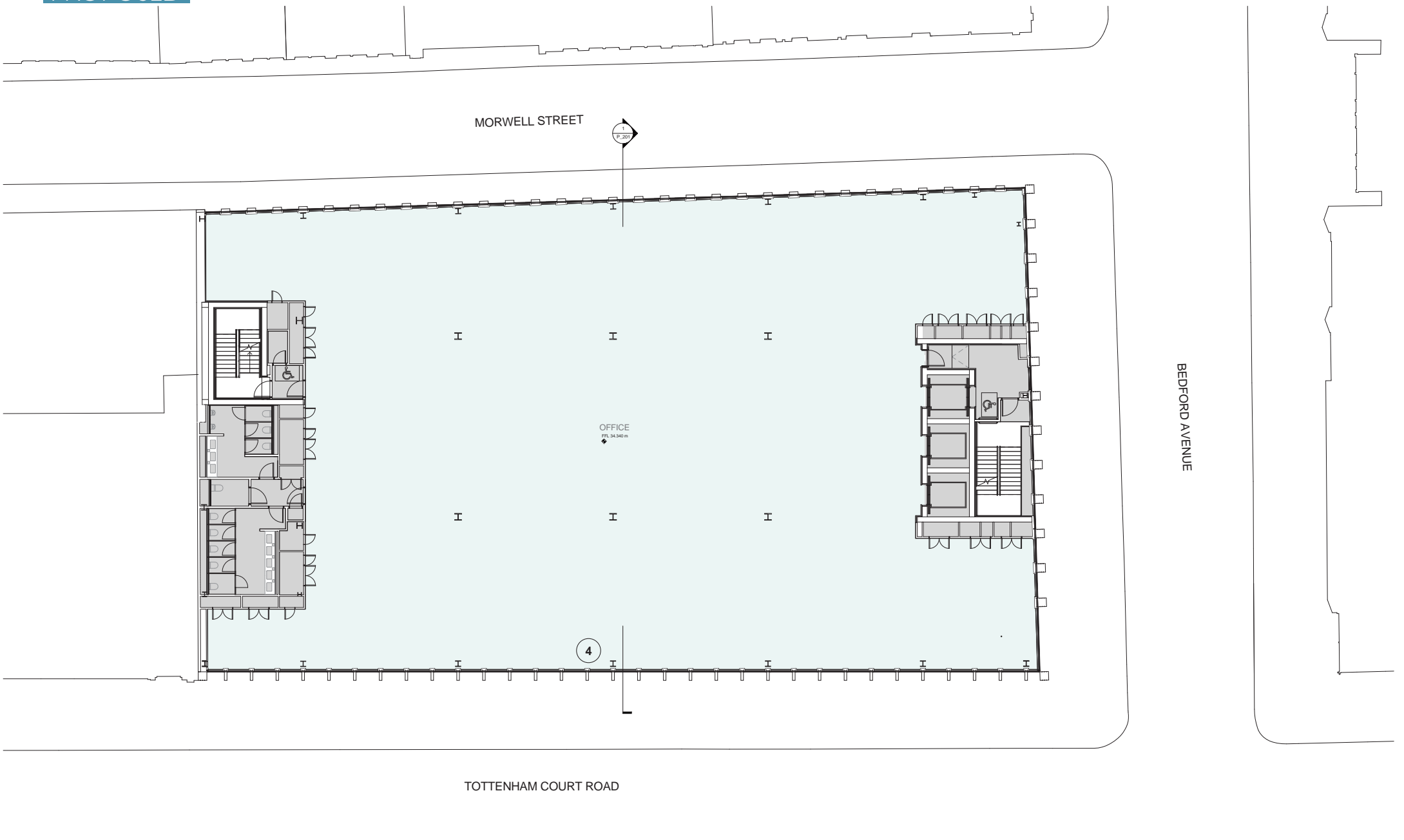
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B 140819 Issued for Section 96A NMA	KC	DW				
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 Second Floor Plan

Project No. 1217
 Revision
 C
 Drawing Number
 1217-P-102
 Scale @ A3
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 Scale @ A1
 1: 100
 Revision Date
 141022
 YYMMDD

PROPOSED



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B 140819 Issued for Section 96A NMA	KC	DW				
C 141022 Issue for Section 73 MMA	KC	DW				
D 150428 Issued for information	FB	DW				
E 150602 Issued for Section 96A NMA	KC	DW				

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Second Floor Plan

Drawing Number
 1217_P_102

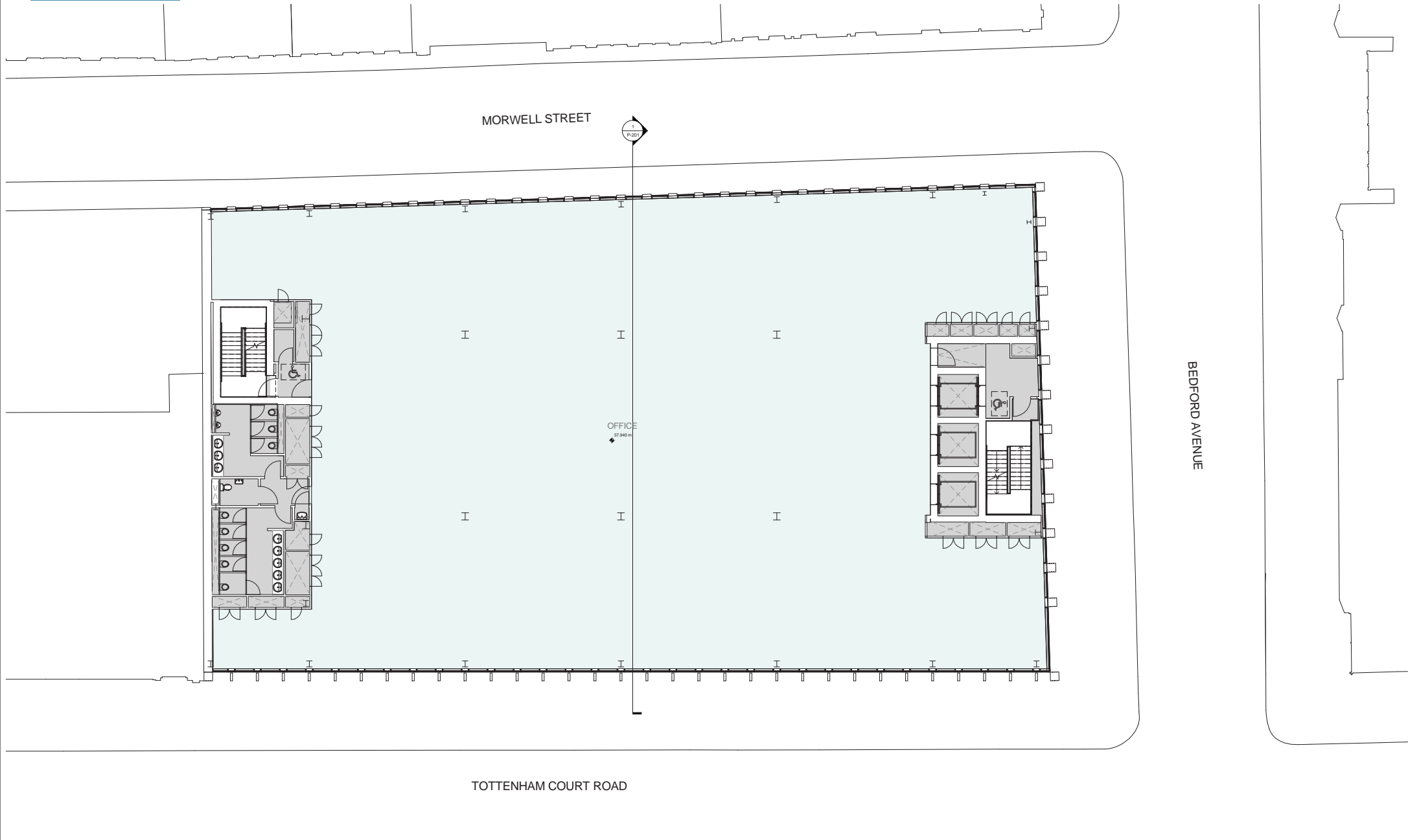
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Project No. 1217

Revision
 E

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PERMITTED



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
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B 140819 Issued for Section 96A NMA	KC	DW				
C 141022 Issue for Section 73 MMA	KC	DW				

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 Third Floor Plan

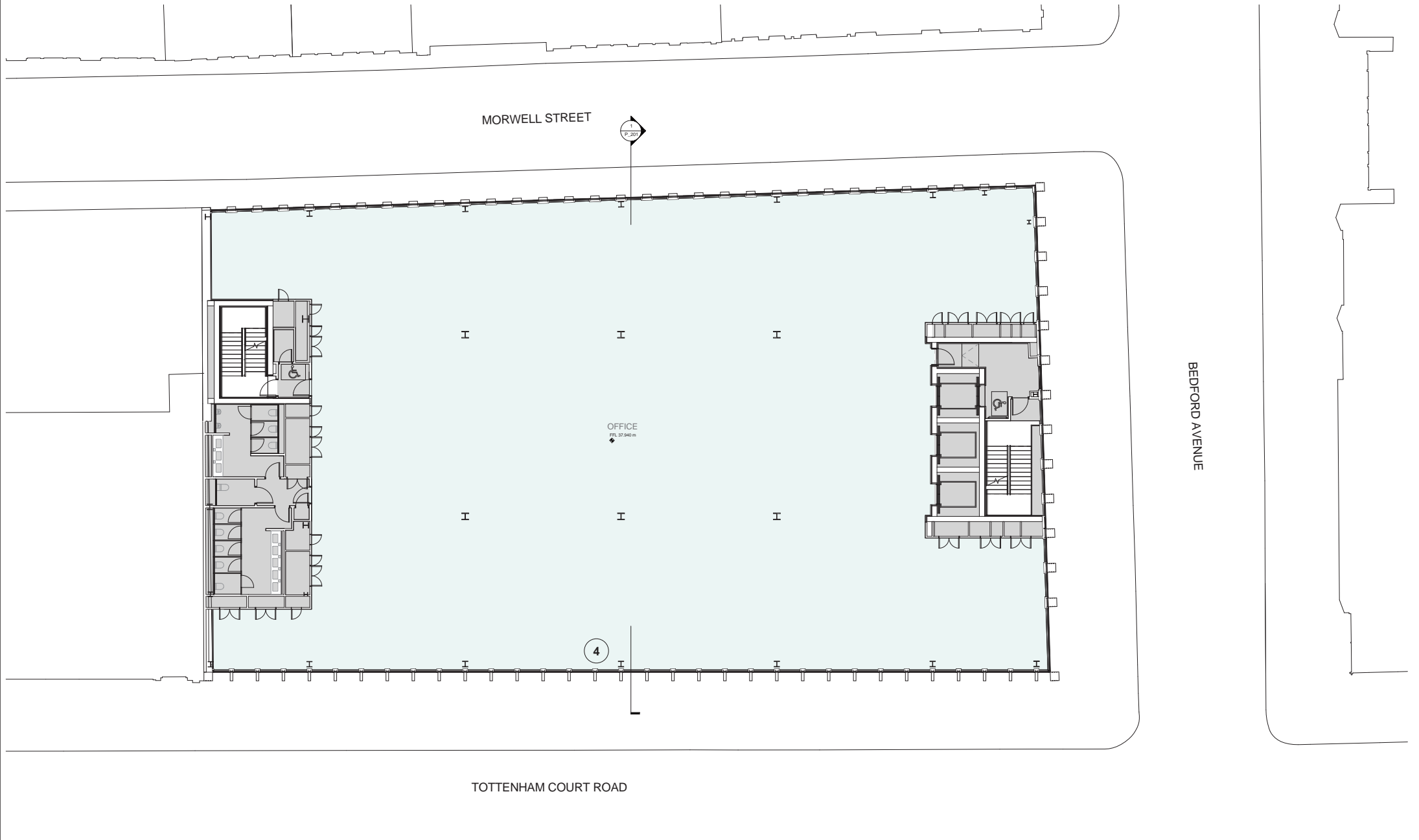
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Project No. 1217
 Revision
 C
 Revision Date
 141022
 YYMMDD

PROPOSED



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 140819 Plan layout updated	KC	DW				
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E 150602 Issued for Section 96A NMA	KC	DW				

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Third Floor Plan

Drawing Number
1217_P_103

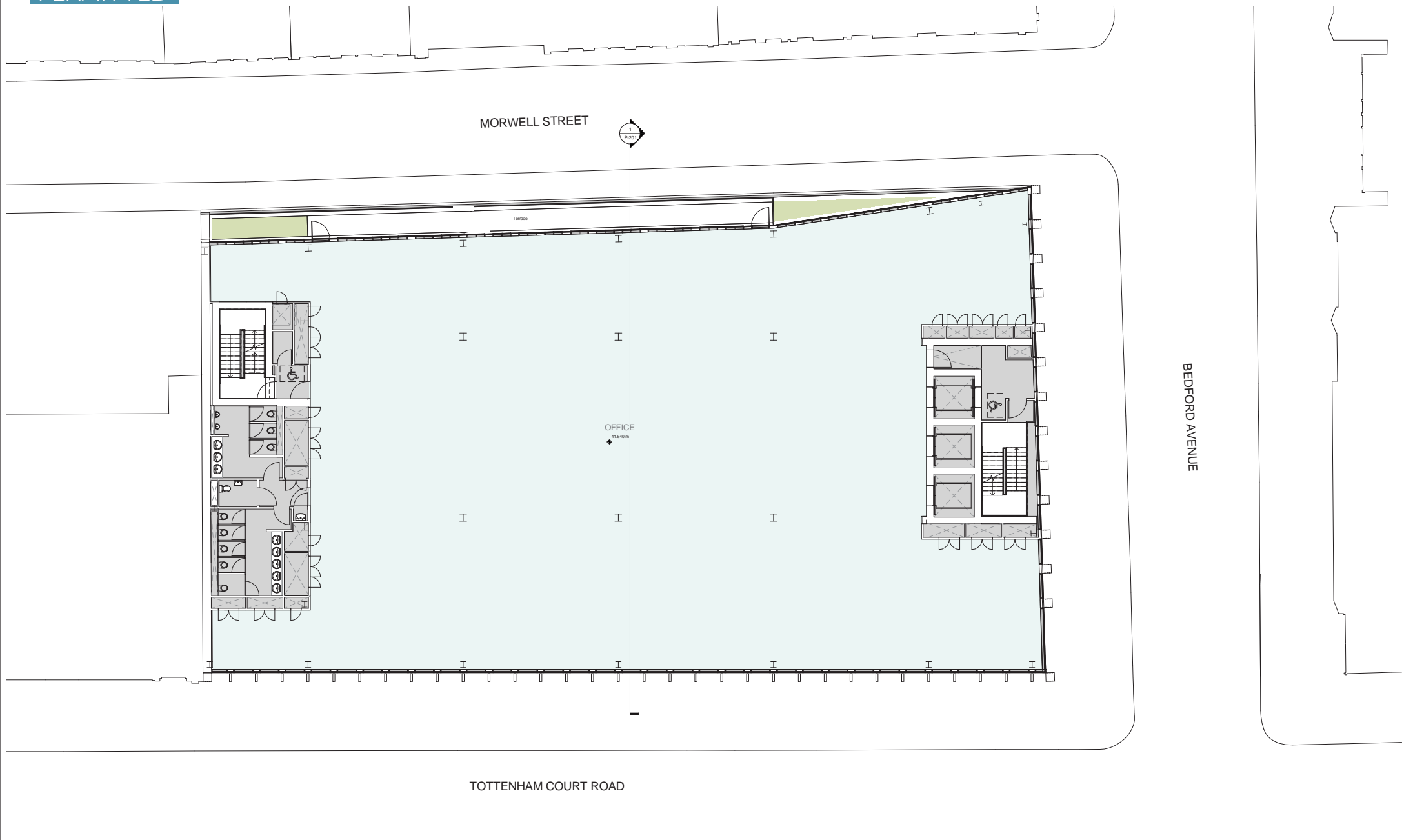
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Project No. 1217

Revision
E

YY MM DD

PERMITTED



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Fourth Floor Plan

Drawing Number
 1217-P-104

Scale @ A3
 1: 200

Scale @ A1
 1: 100

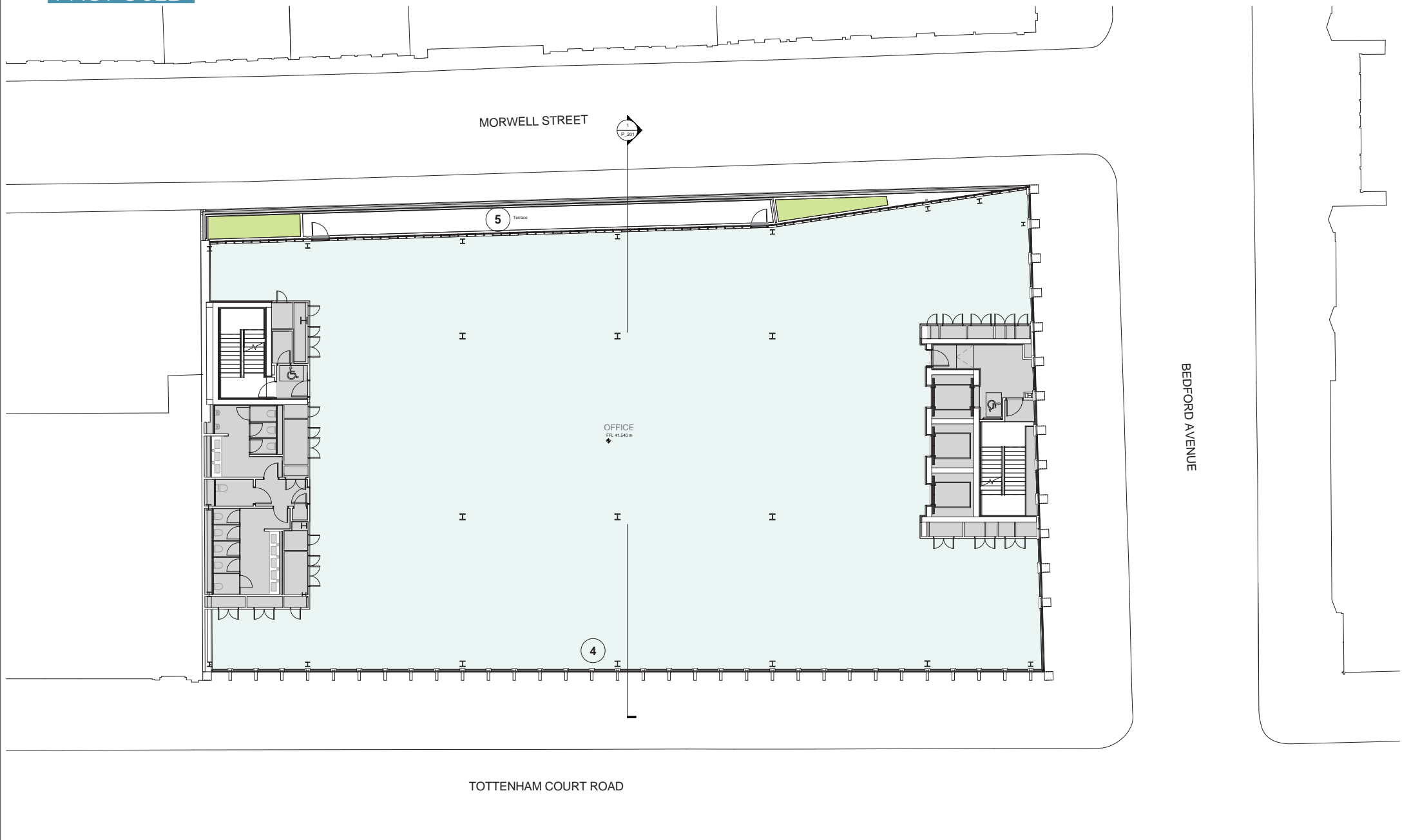
Revision
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Revision Date
 141022

Project No. 1217

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PROPOSED



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B 140819 Issued for Section 96A NMA	KC	DW				
C 141022 Issue for Section 73 MMA	KC	DW				
D 150428 Issued for information	FB	DW				
E 150602 Issued for Section 96A NMA	KC	DW				

- Revisions to proposed drawing**
- 1- Reception entrance portal amended due to design and technical detailed development
 - 2- Ground, 1st, 6th and 7th mullions on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
 - 3- Minor rationalisation on interiors due to design development
 - 4- Cladding fin / curtain walling arrangement on Tottenham Court Road elevation amended between levels 2-5 due to technical detailed development
 - 5- Morwell Street balustrades on levels 4-7 amended from glass to stainless steel due to design development
 - 6- Photovoltaic panels reorientated to face south to improve energy efficiency
 - 7- Green roof amended to brown roof to improve / enhance ecological value of site
 - 8- Building mounted streetlamps indicated on Morwell Street elevation as per 'Agreement relating to street lighting' (CLS/WB/1548.25)
 - 9- Redundant neighbouring chimney removed
 - 10- Shopfronts amended due to design and technical detailed development
 - 11- Morwell Street grille reorientated vertically to improve aesthetic appearance
 - 12- Bedford Estates crest / coronet added to Tottenham Court Road and Bedford Avenue corners of cladding
 - 13- Parapets and grilles amended from anodised aluminium to PPC aluminium
 - 14- Opening window added for natural smoke ventilation strategy

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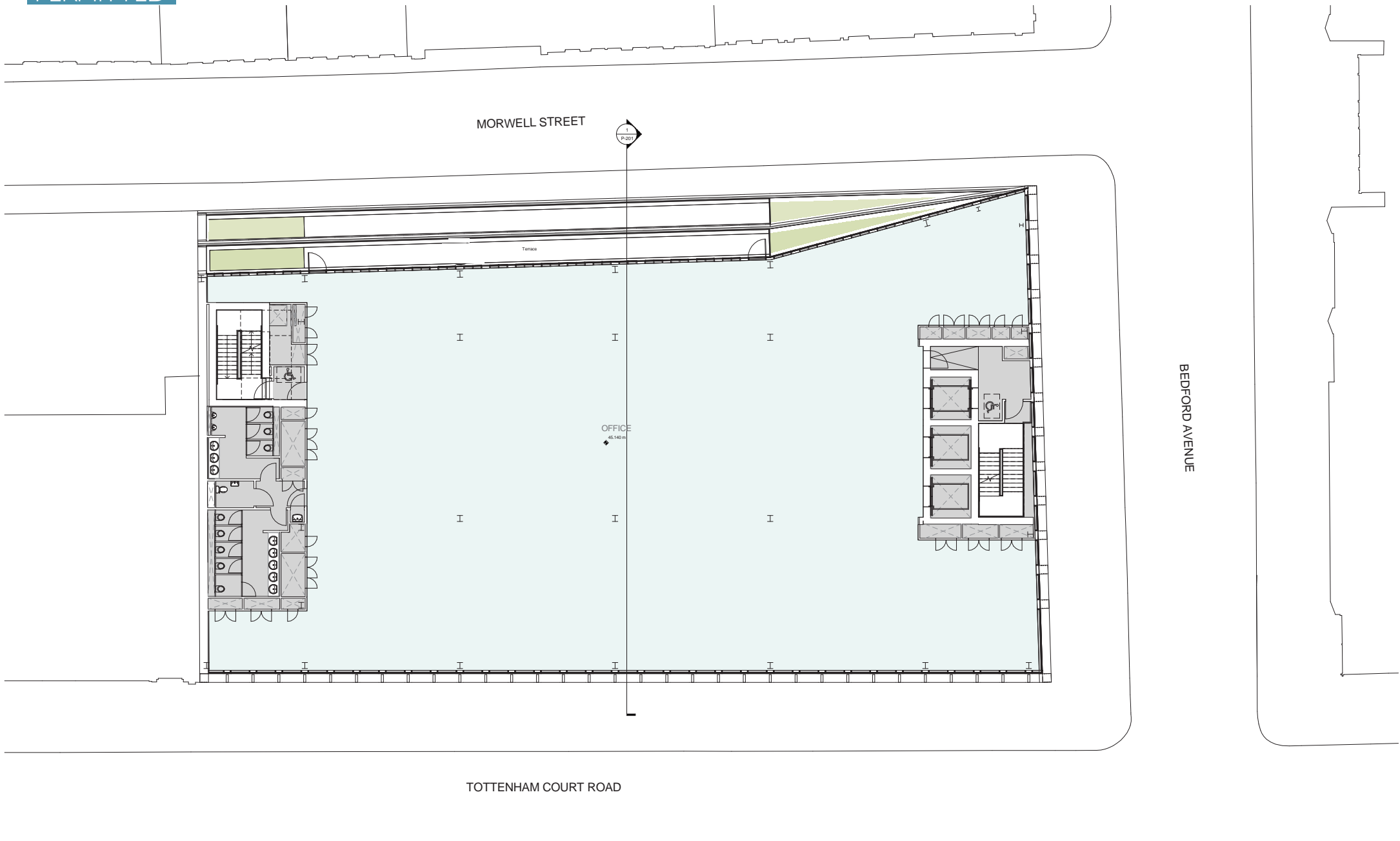
Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Fourth Floor Plan

Drawing Number
 1217_P_104

Scale @ A3 1 : 200 Scale @ A1 1 : 100
 Revision Date 150602
 Project No. 1217
 Revision E
 YY MM DD

PERMITTED



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 140816 Plan layout updated	KC	DW				
B 140819 Issued for Section 96A NMA	KC	DW				
C 141022 Issue for Section 73 MMA	KC	DW				

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Fifth Floor Plan

Drawing Number
 1217-P-105

Scale @ A3
 1: 200

Scale @ A1
 1: 100

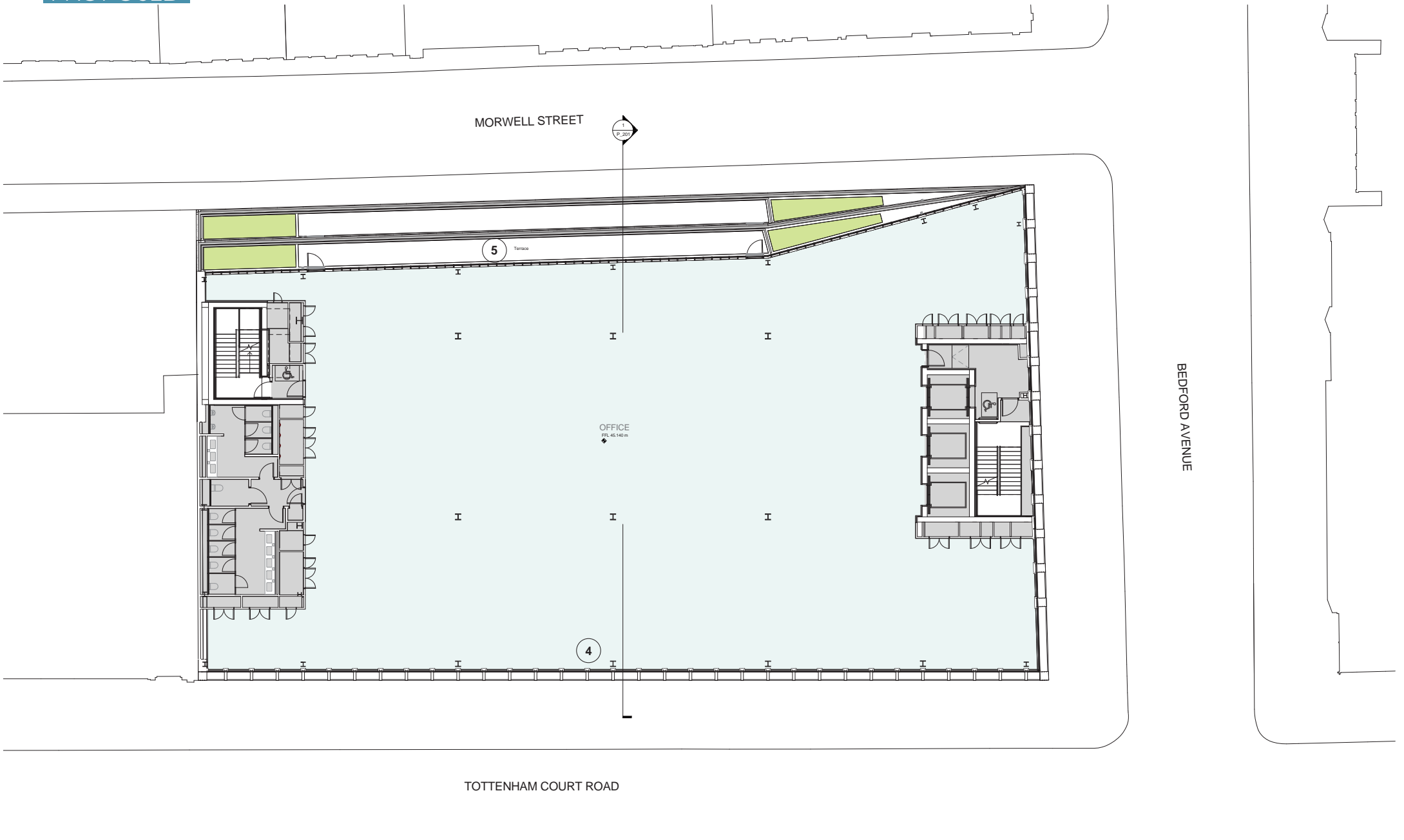
Revision
 C

Revision Date
 141022

Project No. 1217

YYMMDD

PROPOSED



Revisions	By	Chk	Revisions	By	Chk	Notes
130531 First Issue, Issued For Planning	MC	RB				
A 140816 Plan layout updated	KC	DW				
B 140819 Issued for Section 96A NMA	KC	DW				
C 141022 Issue for Section 73 MMA	KC	DW				
D 150428 Issued for information	FB	DW				
E 150602 Issued for Section 96A NMA	KC	DW				

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 - 11- Morwell Street grillage reorientated vertically to improve aesthetic appearance
 - 12- Bedford Estates crest / coronet added to Tottenham Court Road and Bedford Avenue corners of cladding
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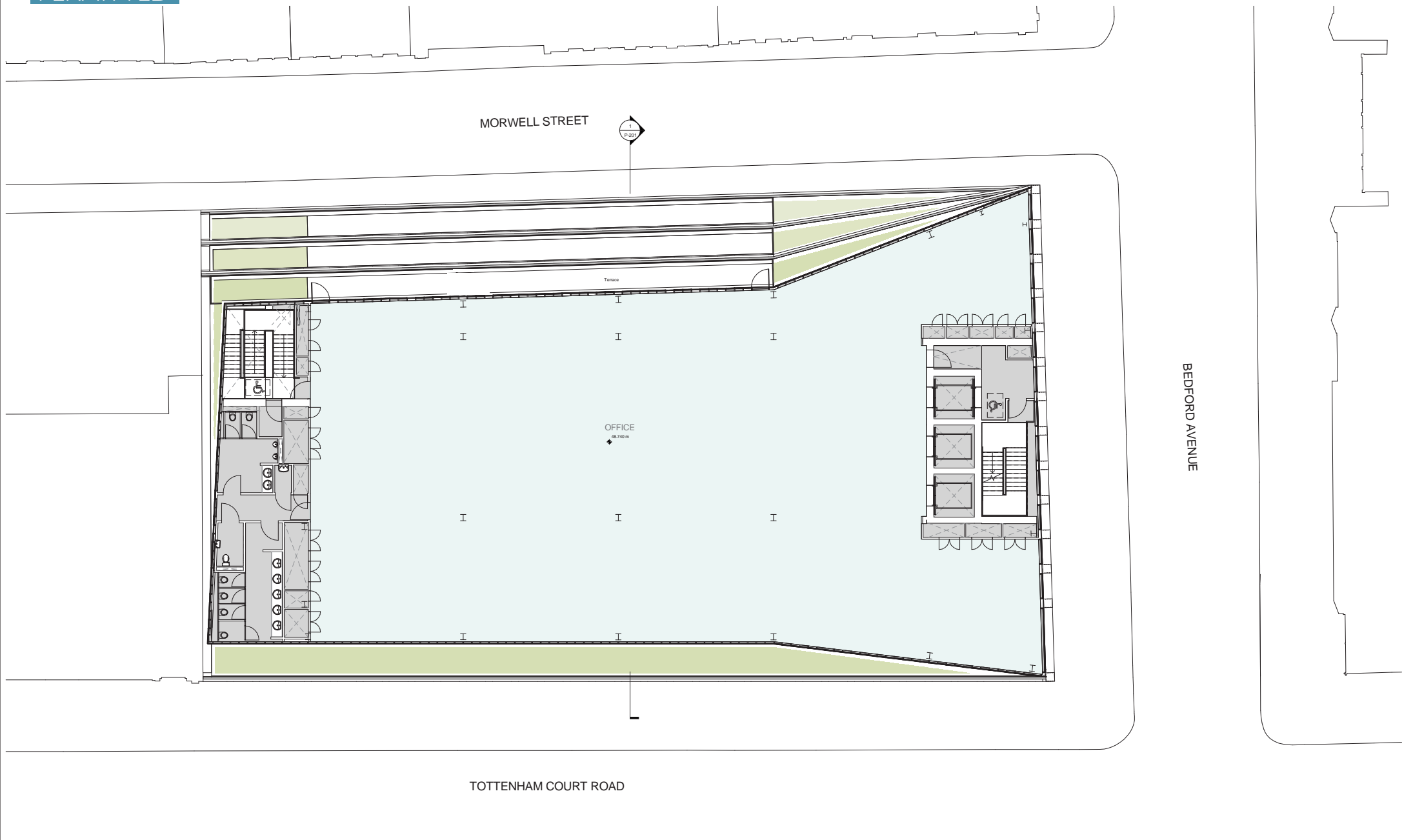
Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Fifth Floor Plan

Drawing Number
 1217_P_105

Scale @ A3 1 : 200 Scale @ A1 1 : 100
 Revision E
 Revision Date 150602
 Project No. 1217
 YY MM DD

PERMITTED



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	KC	RB				
A 140816 Plan layout updated	KC	DW				
B 140819 Issued for Section 96A NMA	KC	DW				
C 140929 Amended for Section 96A NMA	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Sixth Floor Plan

Drawing Number
 1217-P-106

Scale @ A3
 1: 200

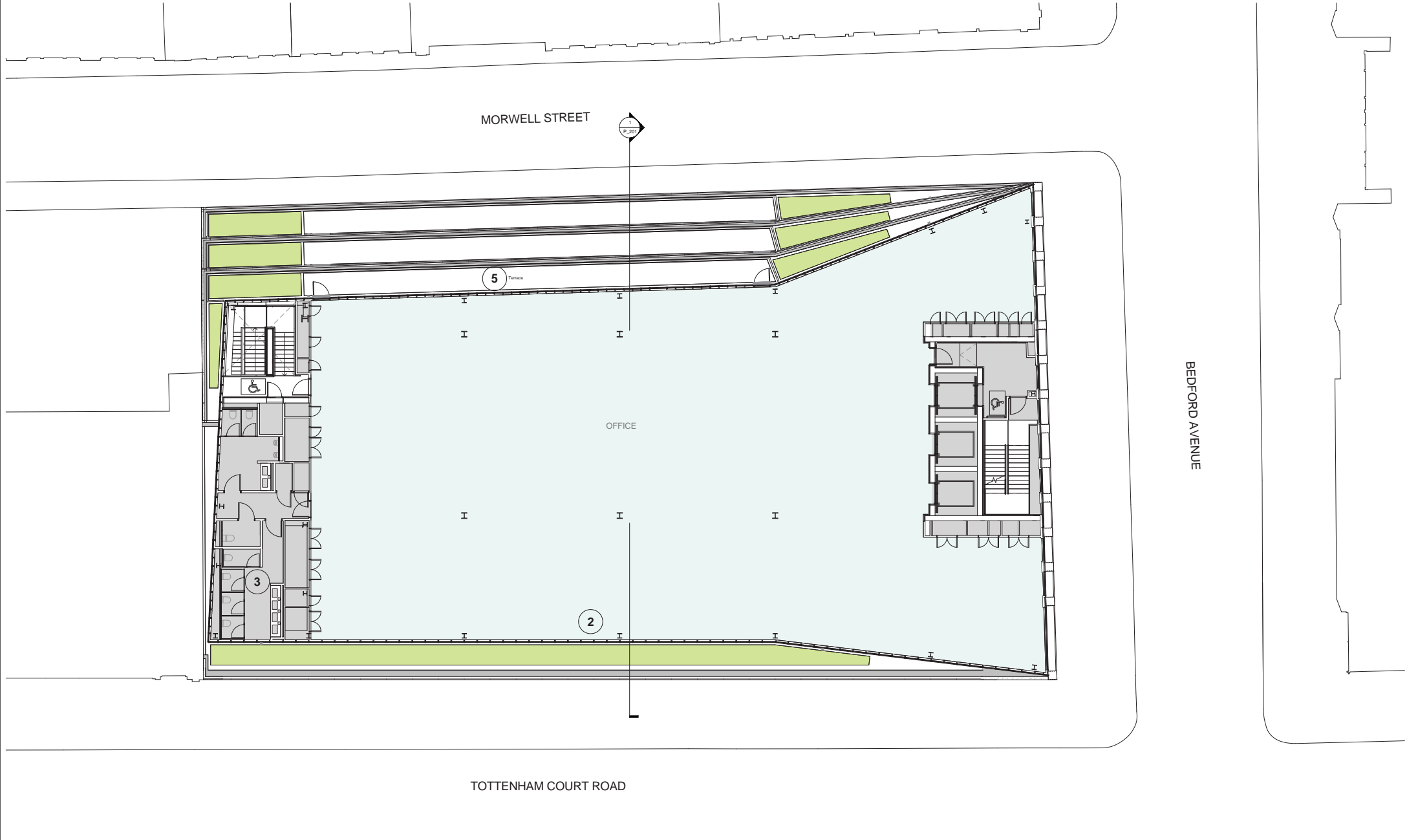
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Revision
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Revision Date
 141022

Project No. 1217

YYMMDD



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 140819 Plan layout updated	KC	DW				
B 140819 Issued for Section 96A NMA	KC	DW				
C 140929 Amended for Section 96A NMA	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				
E 150428 Issued for information	PB	DW				
F 150602 Issued for Section 96A NMA	KC	DW				

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Project
 One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Sixth Floor Plan

Drawing Number
 1217_P_106

Scale @ A3 1 : 200 **Scale @ A1** 1 : 100 **Revision Date** 150602

Project No. 1217 **Revision** F

YY MM DD