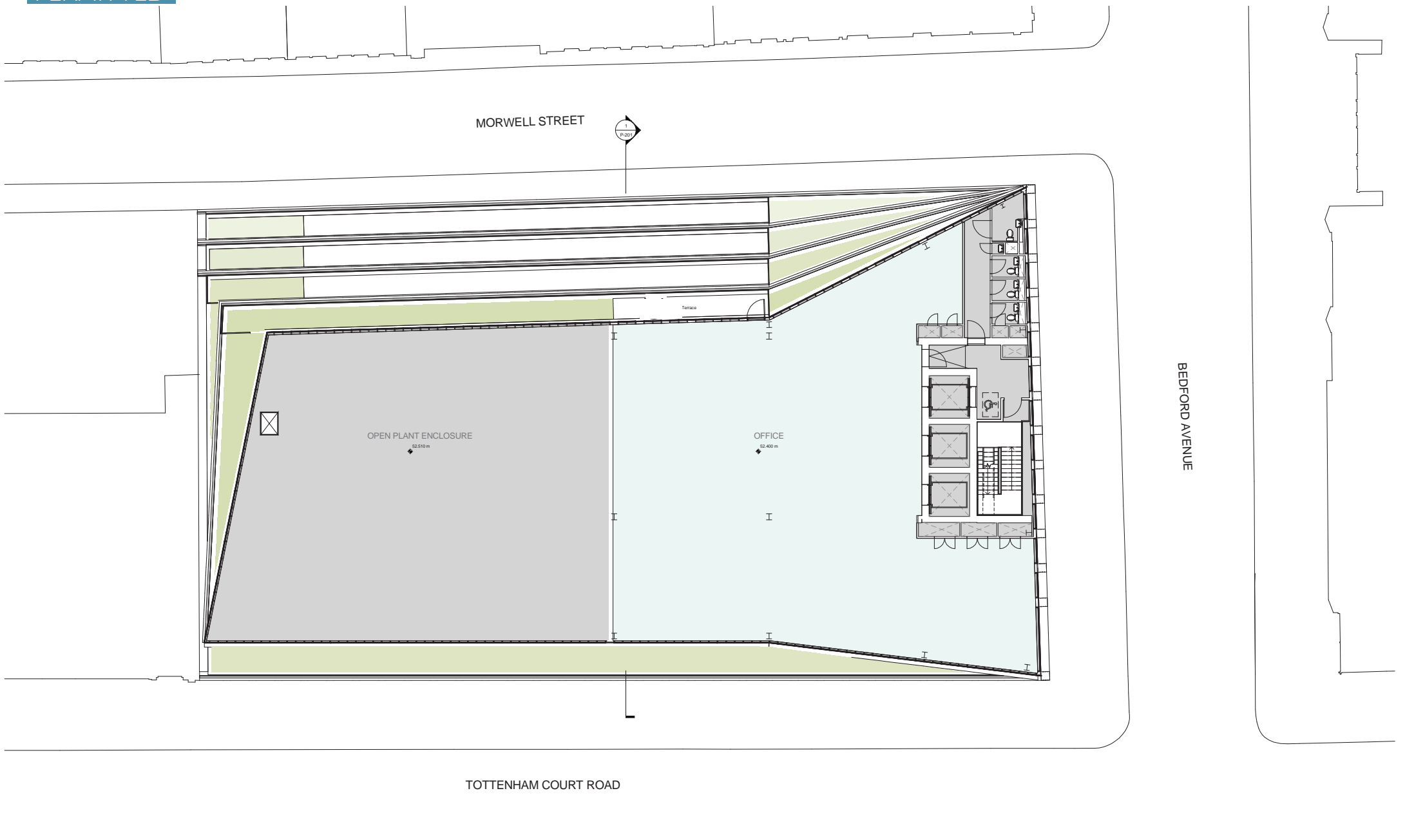


PERMITTED



Revisions	By	Chk	Revisions	By	Chk	Notes
1 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 140929 Amended for Section 96A NMA	KC	DW				
D 141022 Issue for Section 73 MMA	KC	DW				

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 1 Rawlstone Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Seventh Floor Plan

Drawing Number
 1217-P-107

Scale @ A3
 1: 200

Scale @ A1
 1: 100

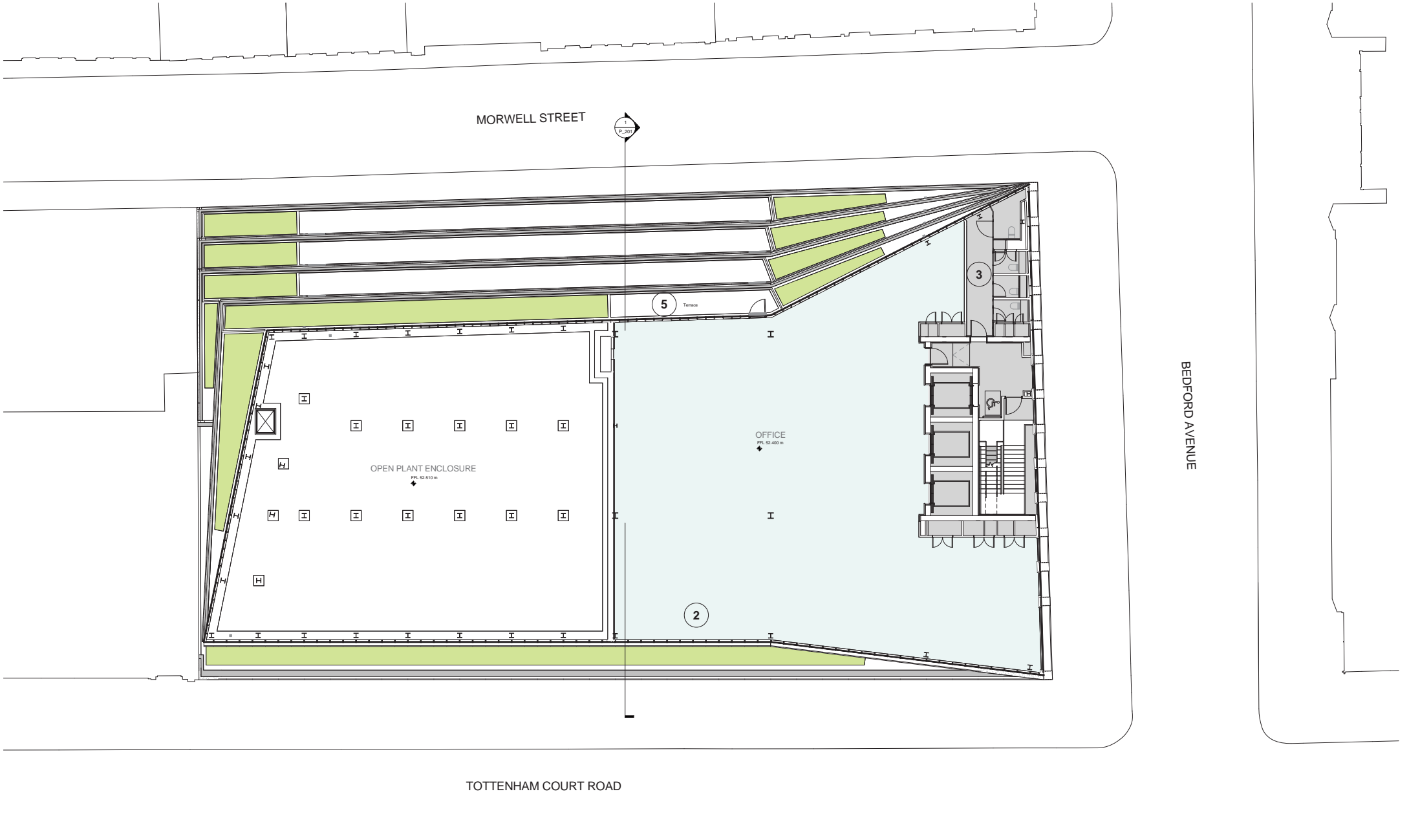
Revision
 D

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 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				

- 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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 1 Rawlstone Place London EC1V 7NL
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Seventh Floor Plan

Drawing Number
 1217_P_107

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

Project No. 1217

Revision F

YY MM DD

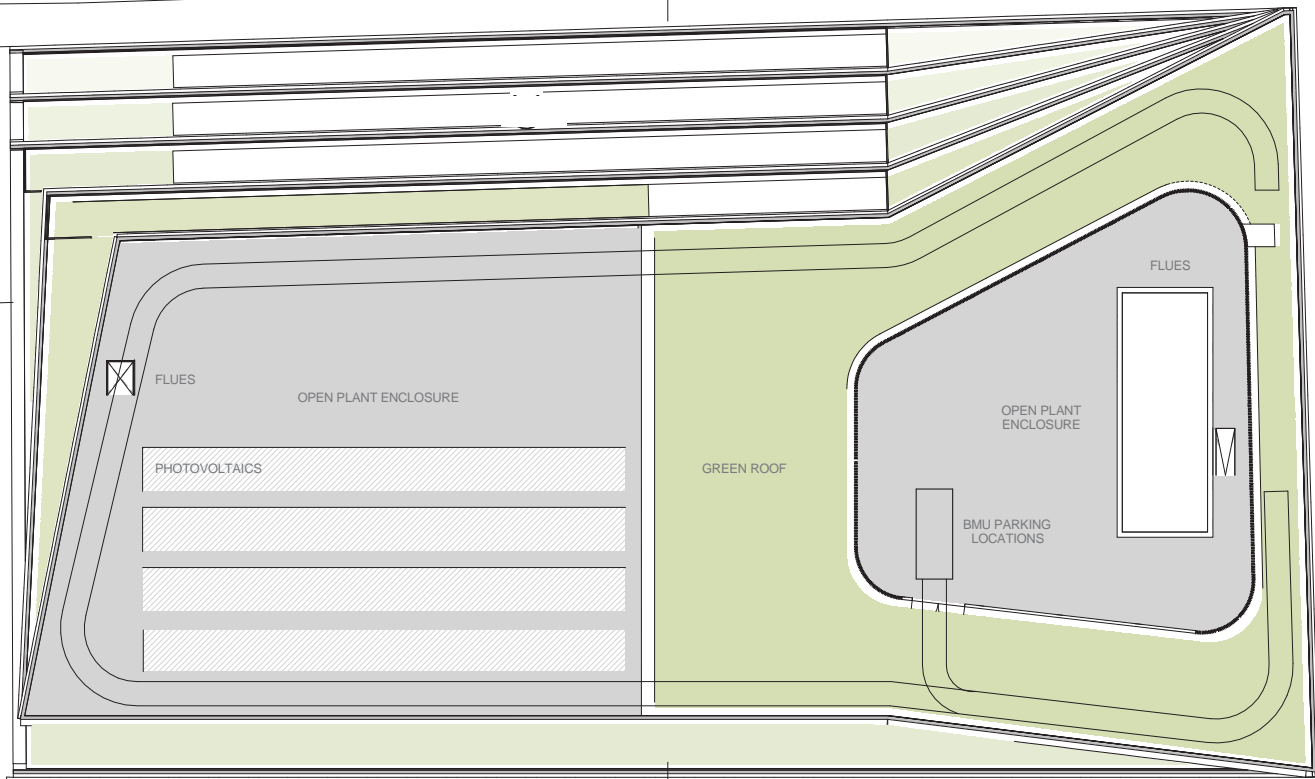
PERMITTED

MORWELL STREET



BEDFORD AVENUE

TOTTENHAM COURT ROAD



Revisions	By	Chk	Revisions	By	Chk	Notes
A 130531 First Issue: Issued For Planning	MC	RB				
B 140815 Plan layout updated	KC	DW				
C 140919 Issued for Section 96A NMA	KC	DW				
D 140929 Amended for Section 96A NMA	KC	DW				
E 141022 Issue for Section 73 MMA	KC	DW				

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 1 Rowton Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Project No. 1217

Drawing Title
 Planning
 Roof Plan

Drawing Number
 1217-P-108

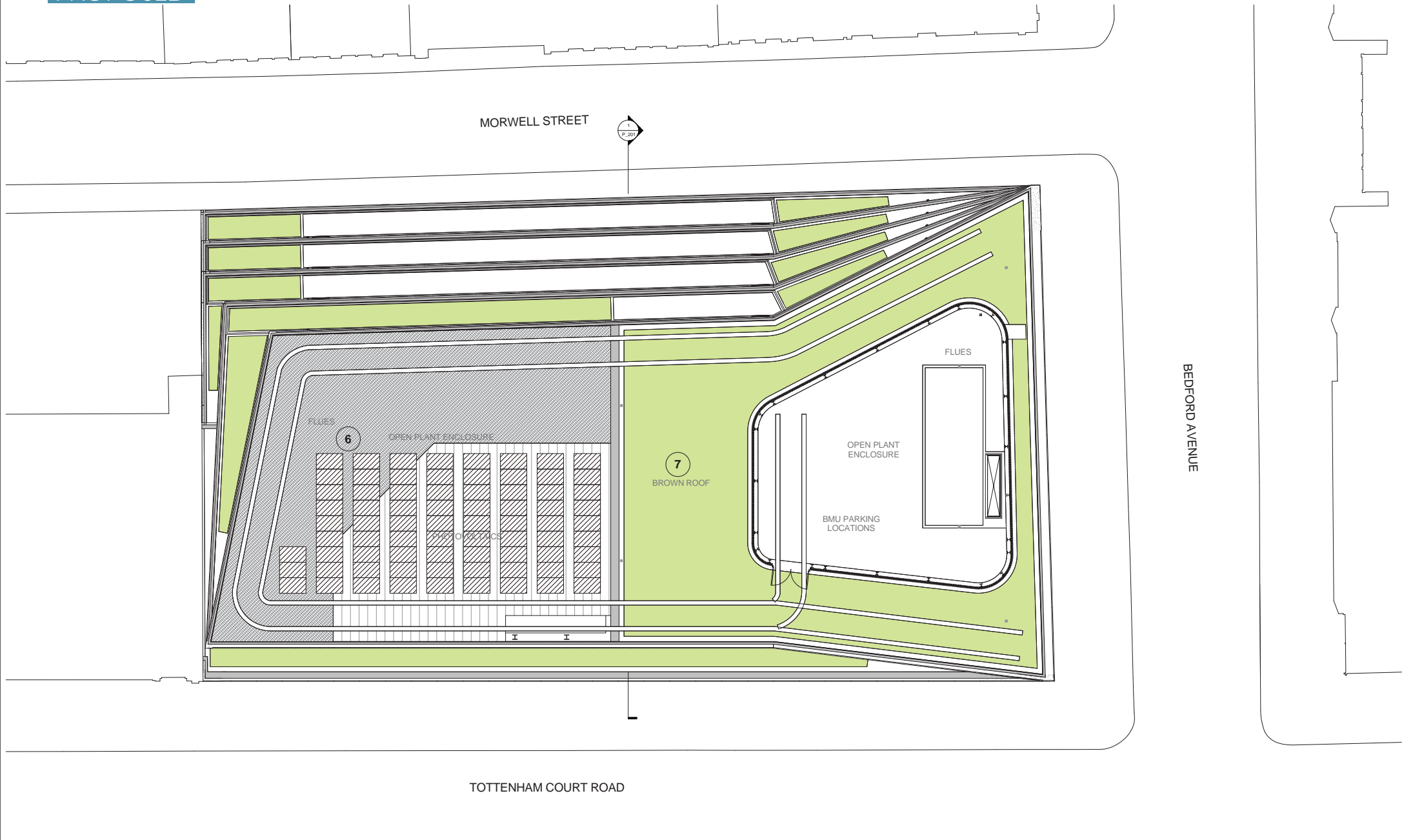
Revision
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Scale @ A3
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Scale @ A1
 1:100

Revision Date
 141022

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				

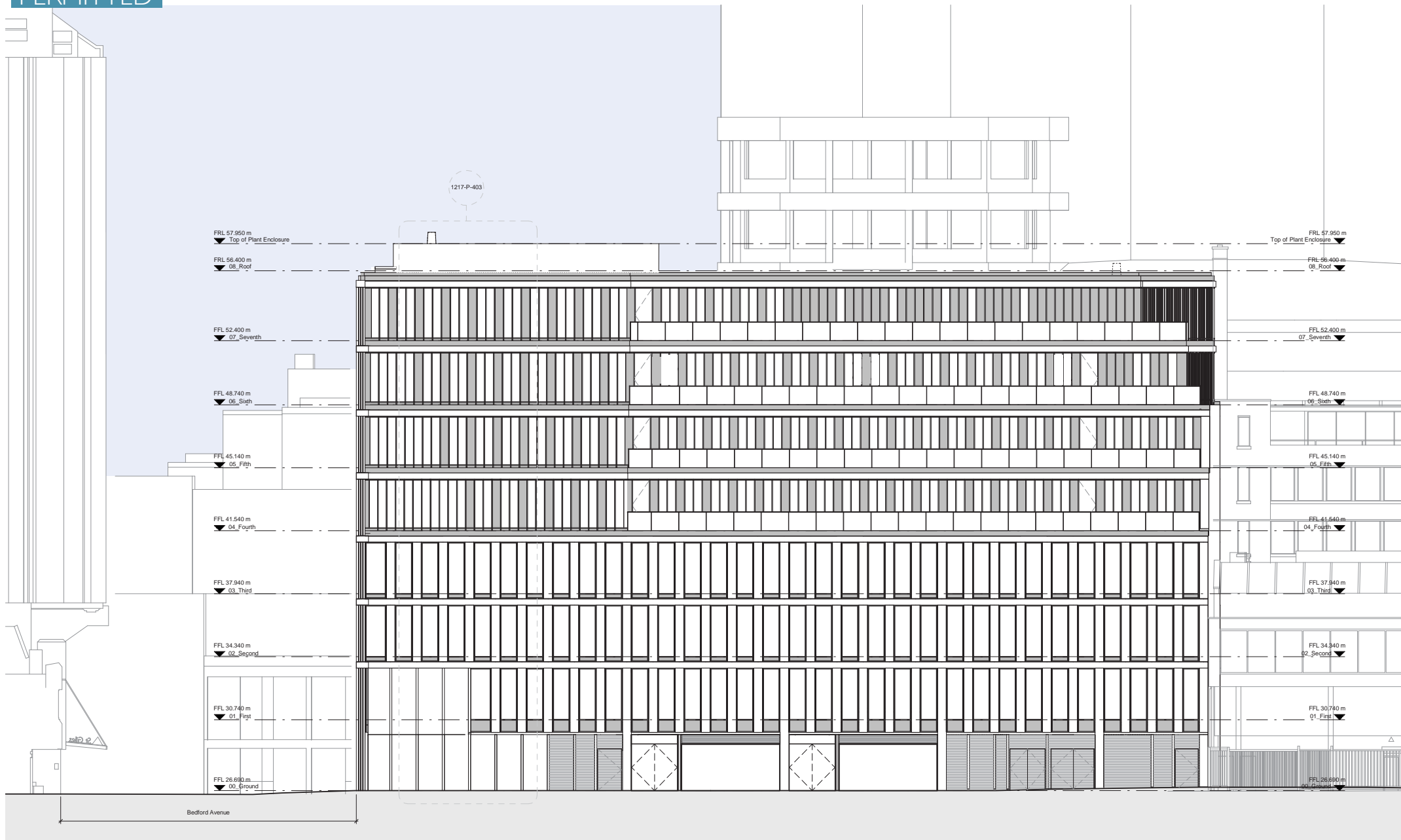
- Revisions to proposed drawing**
- 1- Reception entrance portal amended due to design and technical detailed development
 - 2- Ground, 1st, 6th and 7th mullions on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
 - 3- Minor rationalisation on interiors due to design development
 - 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 streetlights 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

Bennetts Associates Architects
 1 Rowntown Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
 E mail@bennettsassociates.com
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 Roof Plan

Drawing Number
1217_P_108

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



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 140819 Ground floor cladding amended	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				

Bennetts Associates Architects

1 Rawlinson Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Project No. 1217

Drawing Title
 Planning
 Morwell Street Elevation

Drawing Number
 1217-P-302

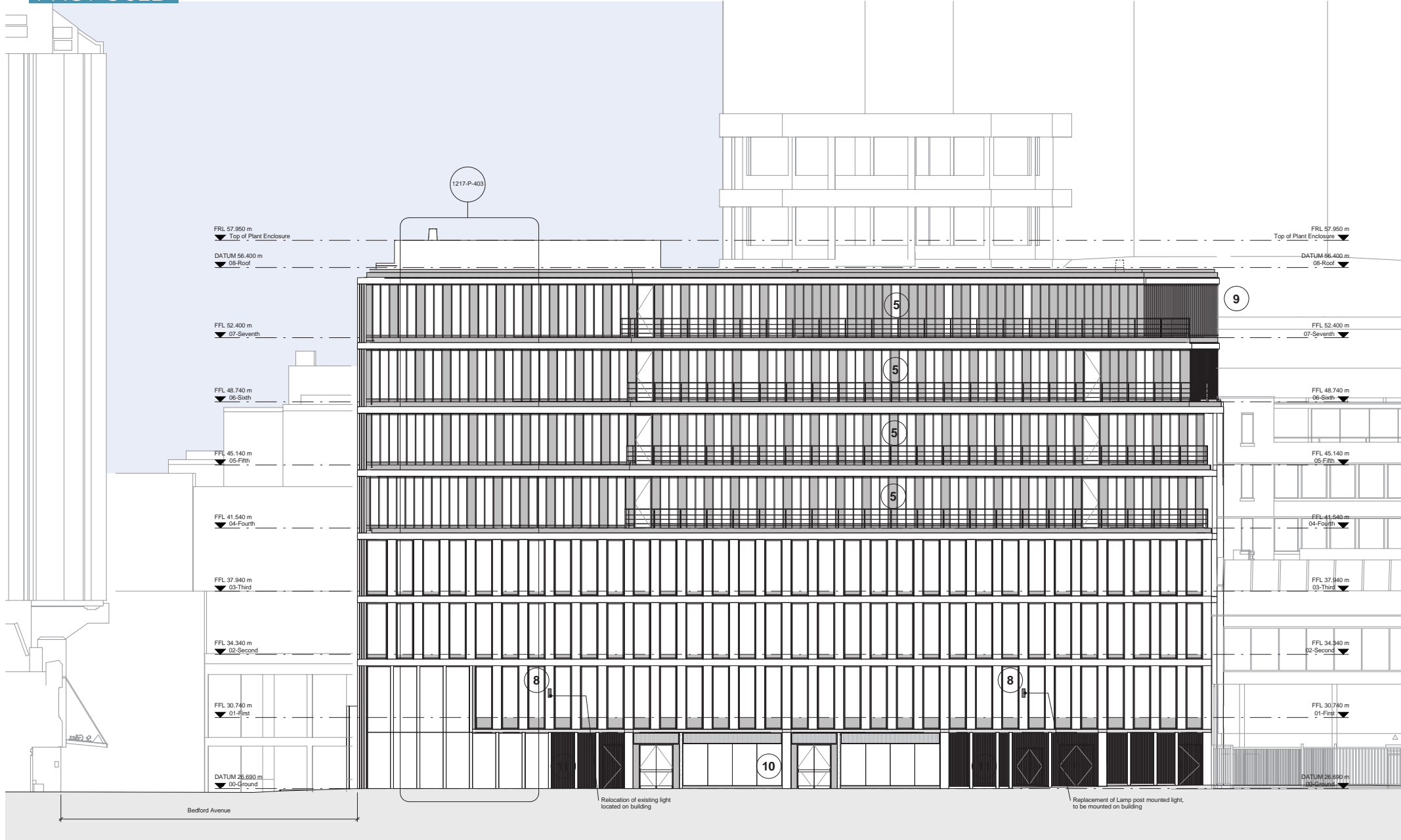
Revision
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Scale @ A3
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Revision Date
 141022

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Revisions	By	Chk	Revisions	By	Chk	Notes
130531 First Issue, Issued For Planning	MC	RB				
A 140819 Ground floor cladding amended	KC	DW				
B 140819 Issued for Section 96A NMA	KC	DW				
C 140929 Amended for Section 96A NMA	KC	DW				
D 141029 Issue for Section 73 MMA	KC	DW				
E 141111 Proposed Streetlight Locations	SP	DW				
F 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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4- Cladding fin / curtain walling arrangement on Tottenham Court Road elevation amended between levels 2-5 due to technical detailed development
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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 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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 1 Rawatoma Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Project No. 1217

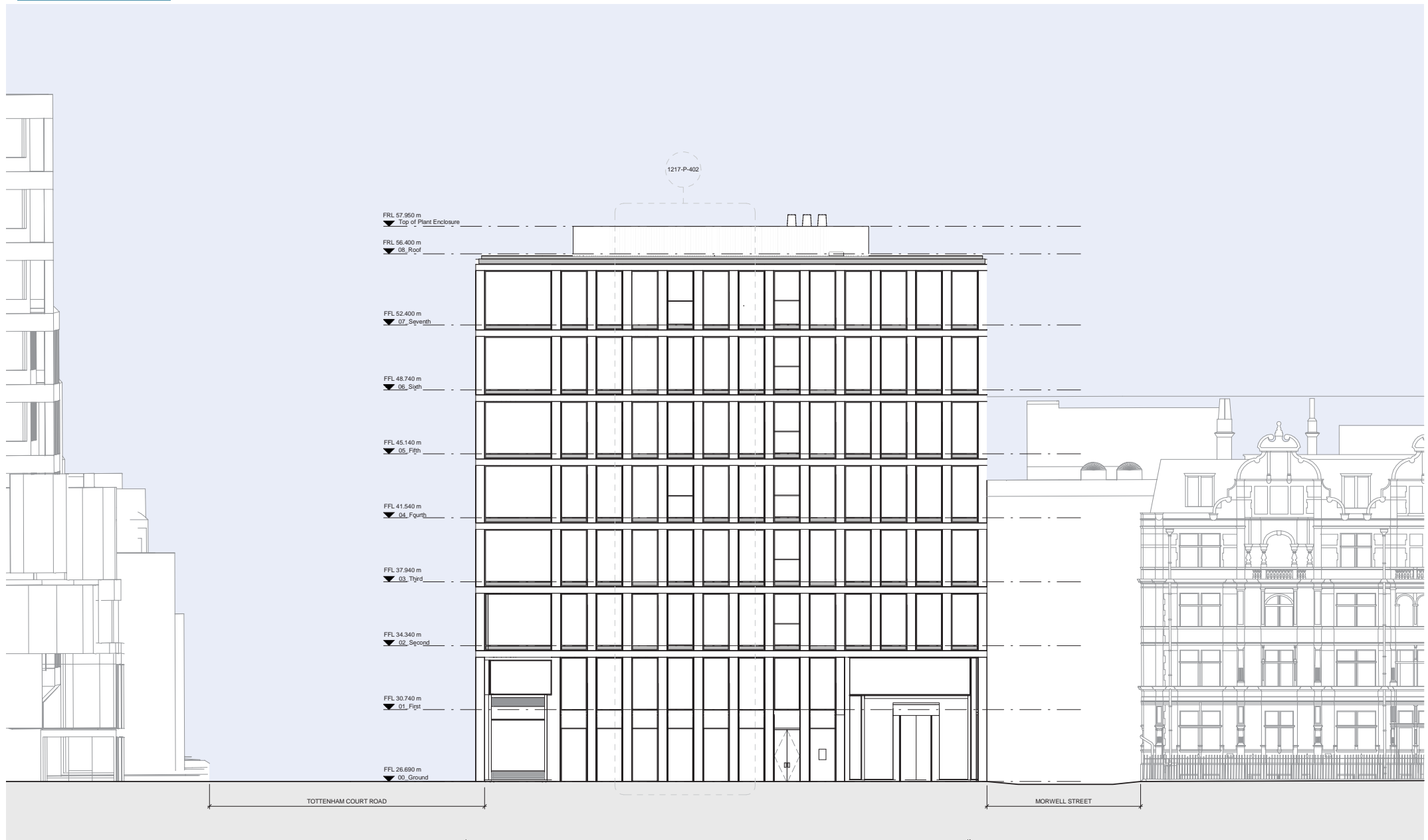
Drawing Title
Planning
 Morwell Street Elevation

Drawing Number
 1217_P_302

Revision
 F

Scale @ A3 1 : 200
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 Revision Date
 150602

YY MM DD



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

Bennetts Associates Architects
 1 Rawlstone Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project
 One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Bedford Avenue Elevation

Drawing Number
 1217-P-303

Revision
 D

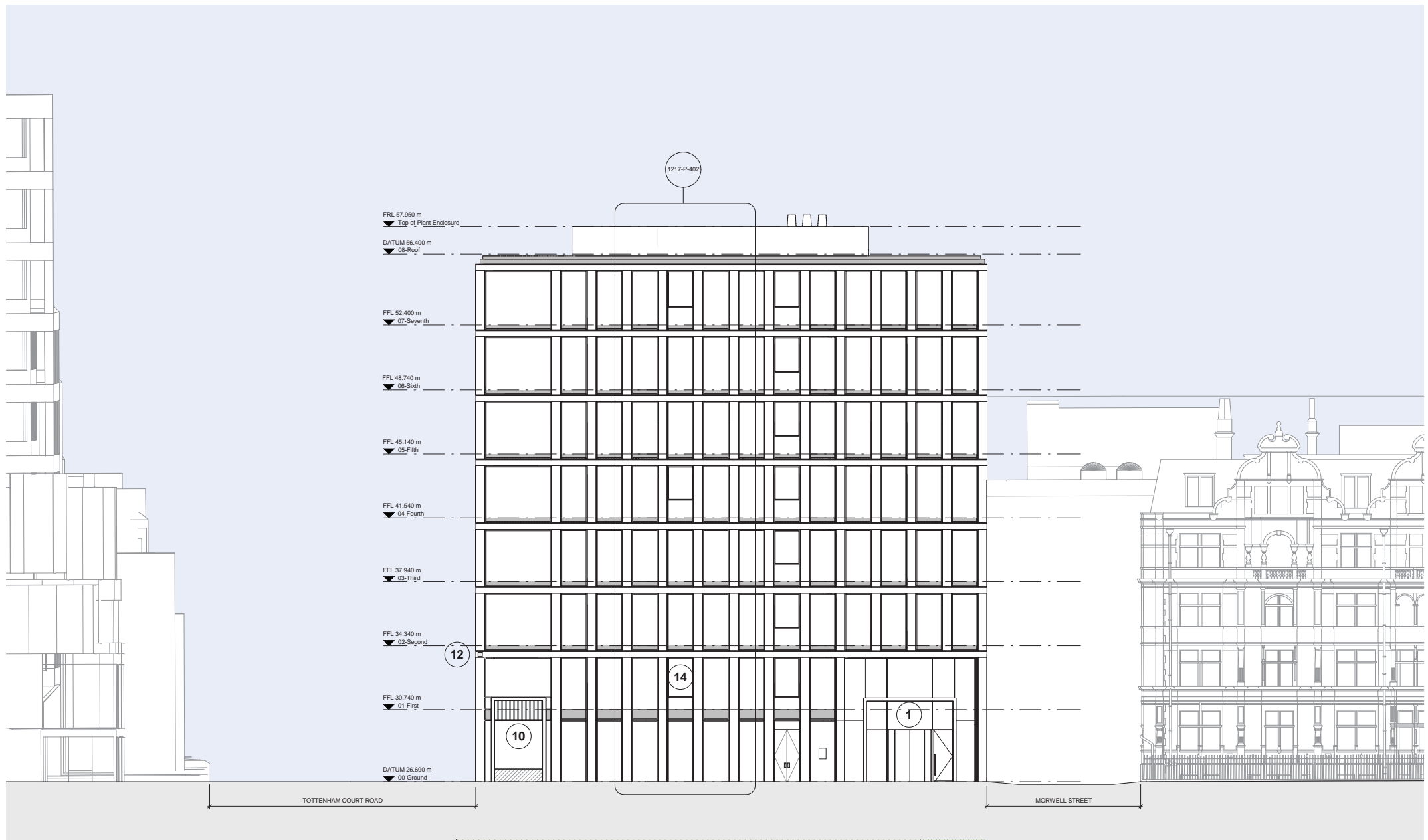
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Scale @ A1
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Revision Date
 141022

Project No. 1217

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Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 130510 Amended for planning	MC	RB				
B 140815 Fire escape door amended	KC	DW				
C 140819 Issued for Section 96A NMA	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
 - 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
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 - 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 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

Bennetts Associates Architects
 1 Rawlstone Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Project No. 1217

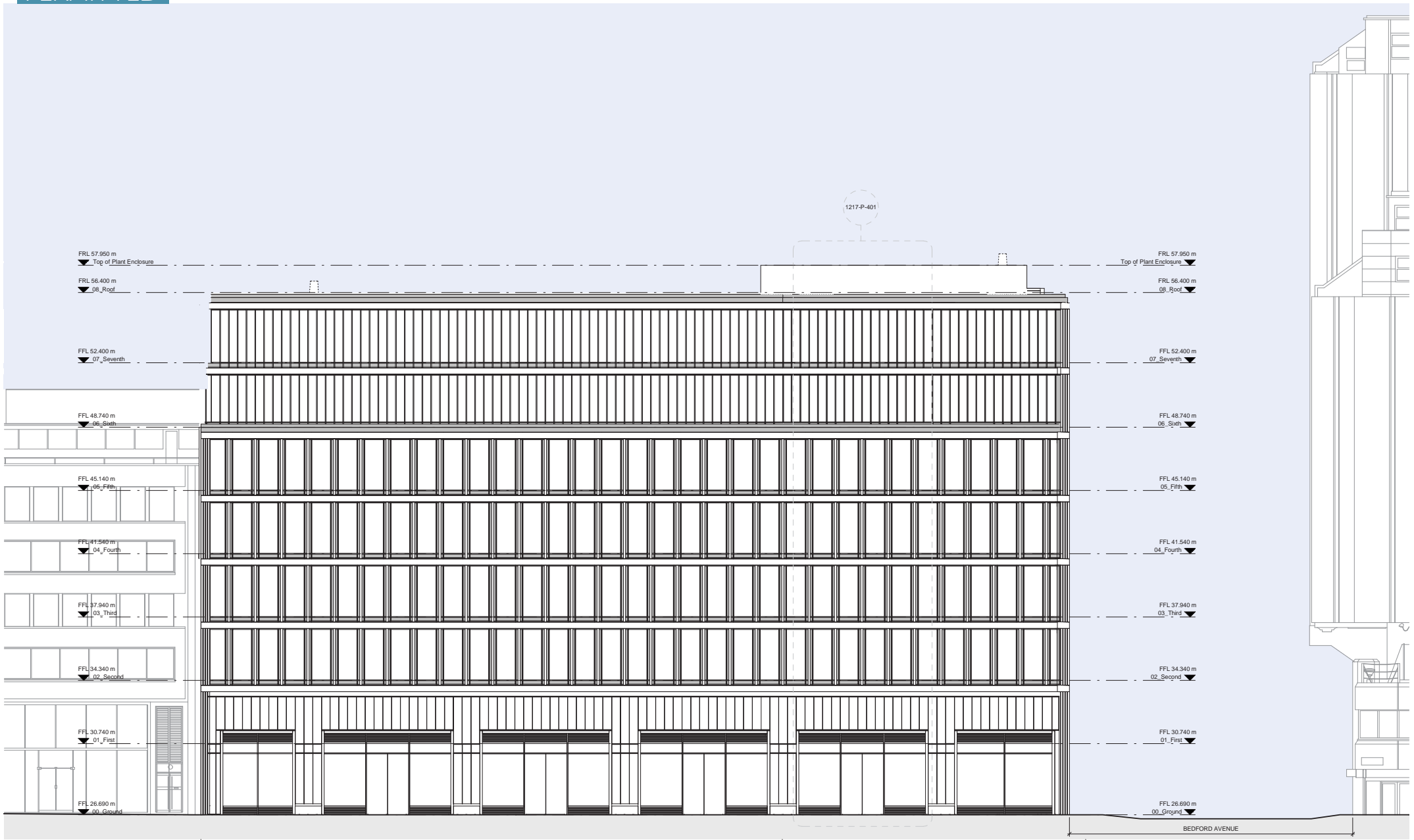
Drawing Title
 Planning
 Bedford Avenue Elevation

Drawing Number
 1217_P_303

Revision
 E

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

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Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue, Issued For Planning	MC	RB				
A 130510 Amended for planning	MC	RB				
B 141022 Issue for Section 73 MMA	KC	DW				

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1 Rawlstone Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project: **One Bedford Avenue**
 Exemplar Properties (Bedford) Ltd.

Project No. 1217

Drawing Title: **Planning**
 Tottenham Court Road Elevation

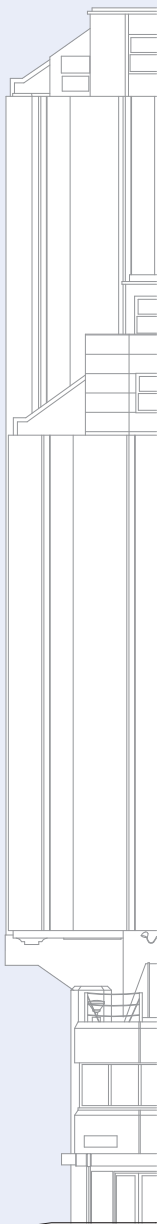
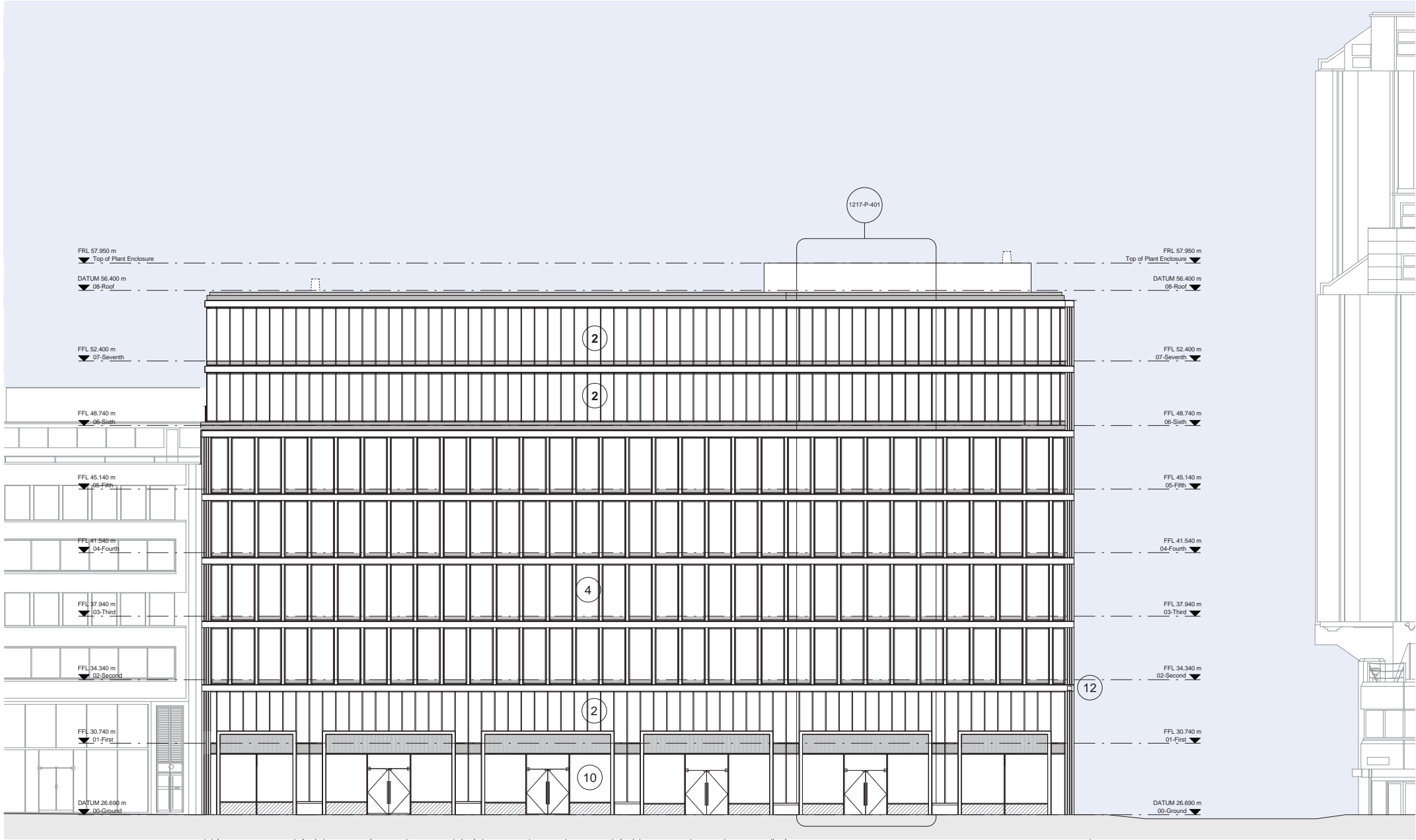
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Revision: **B**

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Revision Date: 141022

YYMMDD



Revisions	By	Chk	Revisions
/ 130531 First Issue, Issued For Planning	MC	RB	
A 130510 Amended for planning	MC	RB	
B 141022 Issue for Section 73 MMA	MC	DW	
C 150602 Issued for Section 96A NMA	KC	DW	

By	Chk	Notes

- 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 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

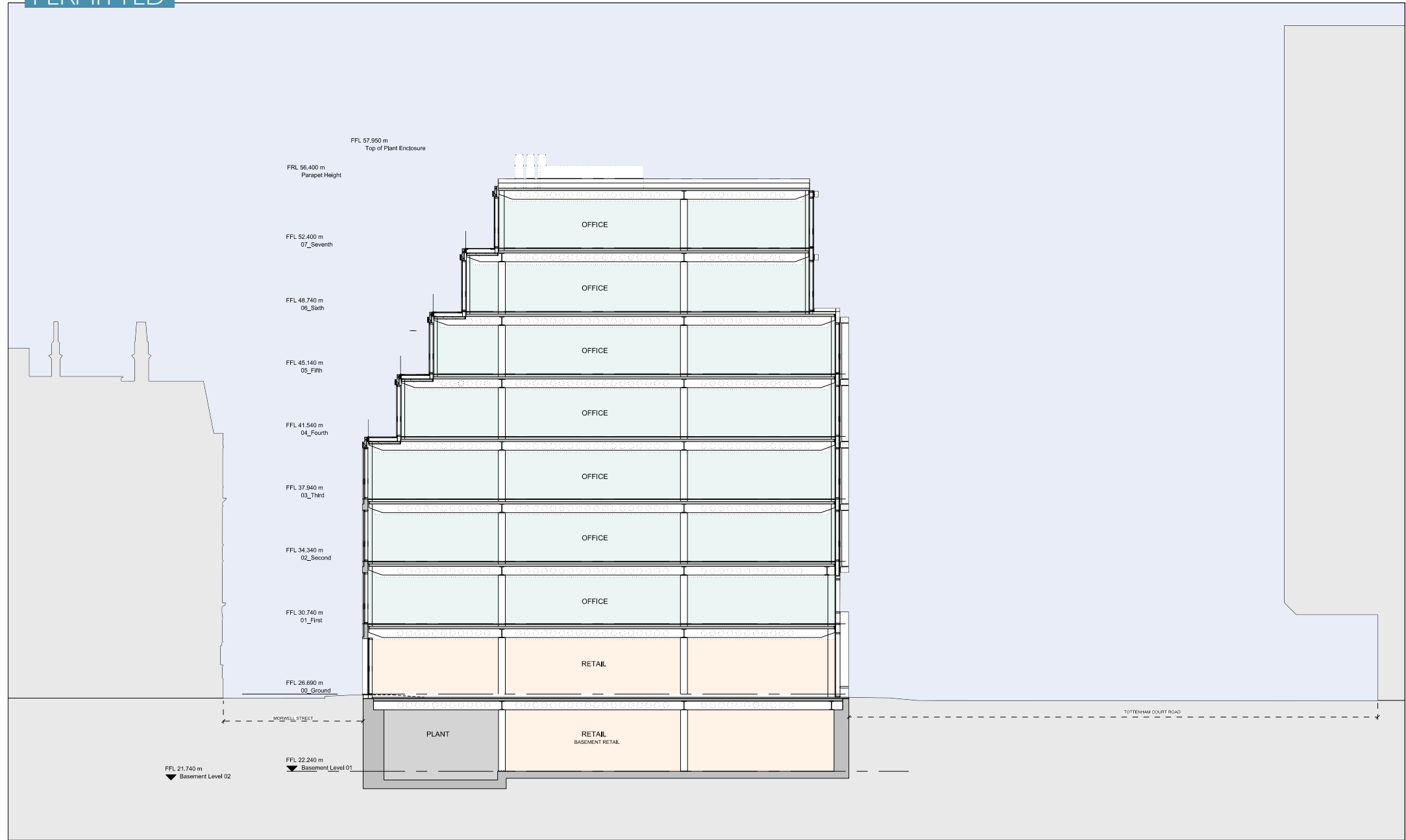
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
Planning
 Tottenham Court Road Elevation

Drawing Number
1217_P_304

Project No. 1217
 Revision
C

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



Revisions	By	Chk	Revisions	By	Chk	Notes
A	MC	RB	130531 First Issue Planning			
B	MC	RB	130910 Amended for planning			
	KC	DW	141022 Issued for Section 73 MMA			

Project No. 1217

Project
One Bedford Avenue
Exemplar

1 Rawlstone Place London EC1V 7NL
T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Drawing Title
Section 01

Drawing Number
1217_P_201

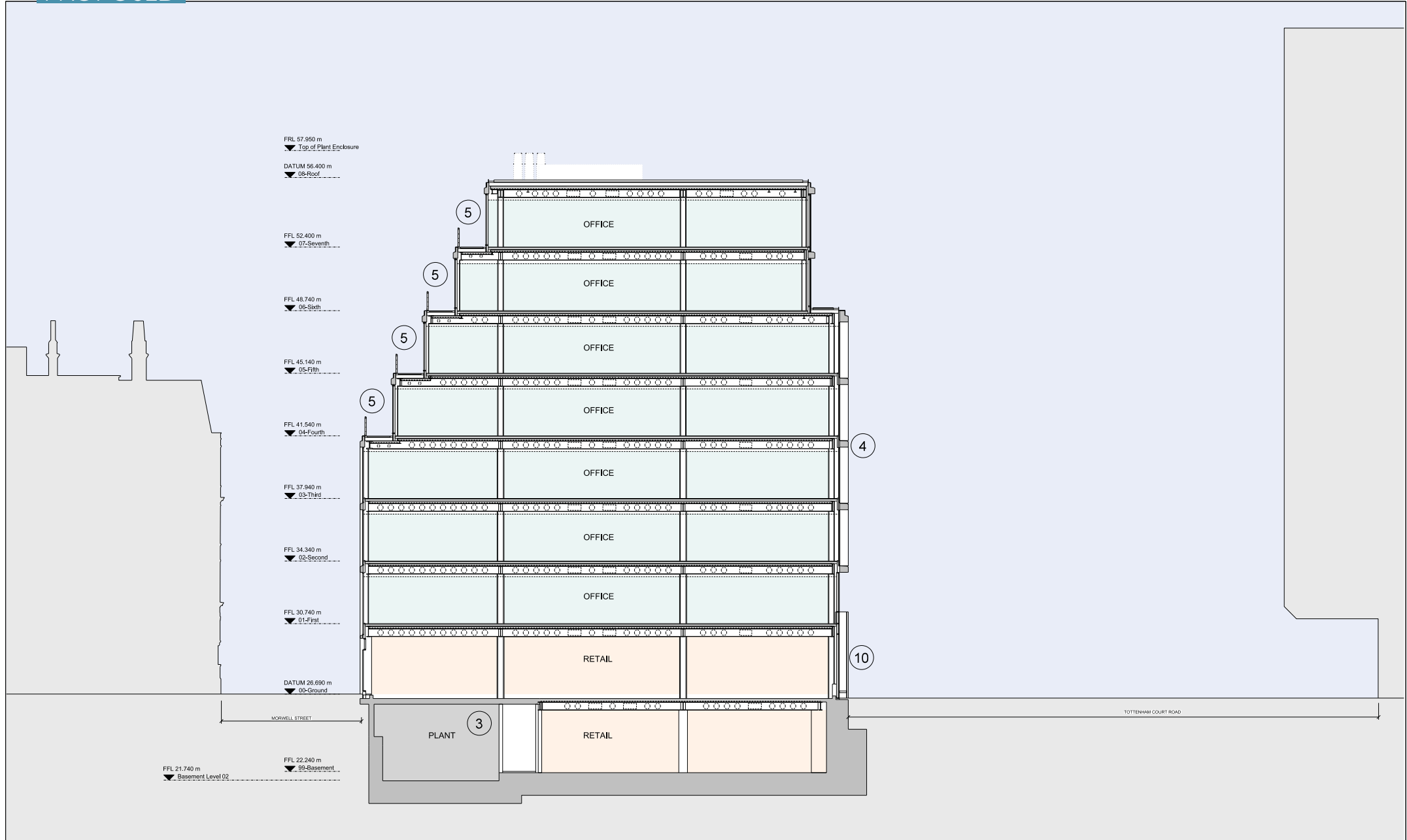
Revision
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Scale @ A1
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Revision Date
141022

YYMMDD
YYMMDD



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 130531 First Issue Planning	MC	RB				
A 130510 Amended for planning	MC	RB				
B 141022 Issued for Section 73 MMA	KC	DW				
C 150602 Issued for Section 96A MMA	KC	DW				

By	Chk	Revisions	By	Chk	Notes

- Revisions to proposed drawing**
- 1- Reception entrance portal amended due to design and technical detailed development
 - 2- Ground, 1st, 6th and 7th modules on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
 - 3- Mirror rationalisation on interiors due to design development
 - 4- Cladding fix/ curtain walling arrangement on Tottenham Court Road elevation amended between levels 2-5 due to technical detailed development
 - 5- Morvell Street balconies 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 steelramps indicated on Morvell Street elevation as per 'Agreement relating to street lighting' (GLS/SWB/1548.25)
 - 9- Redundant neighbouring chimney removed
 - 10- Shopfronts amended due to design and technical detailed development
 - 11- Morvell Street grilles reorientated vertically to improve aesthetic appearance
 - 12- Bedford Estates crest / concrete 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 ventillation strategy

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Project
One Bedford Avenue
 Exemplar

Project No. 1217

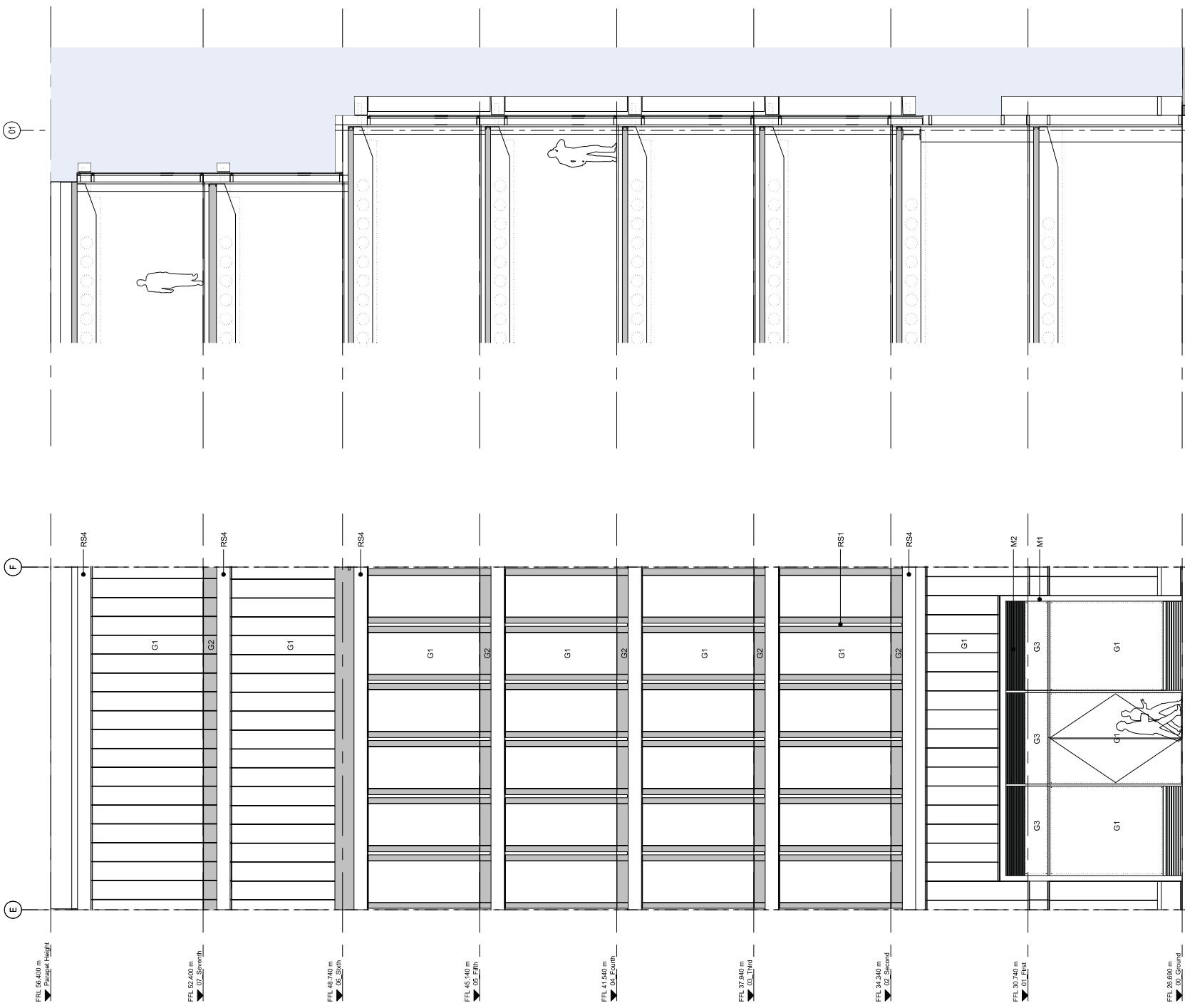
Drawing Title
 Planning
 Section 01

Drawing Number
 1217_P_201

Revision
 C

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

YY MM DD



1 Part Elevation

2 Part Section

3 Part Plan - Level 00

- KEY**
- GLASS**
 - G1: Double glazed unit within aluminium frame
 - G2: Opaque double glazed unit within aluminium frame
 - G3: Signage zone
 - RECONSTITUTED STONE**
 - RS1: Reconstituted stone fin
 - RS2: Reconstituted stone panel
 - RS3: Reconstituted stone panel
 - RS4: Reconstituted stone spandrel
 - METAL**
 - M1: Bronze anodised aluminium frame
 - M2: Framed anodised aluminium louvres
 - M3: Anodised aluminium parapet
 - M4: Lead or zinc coated metal panel
 - M5: Framed anodised aluminium grille

Revisions
 1. 13/05/21 First Issue planning
 A. 14/02/22 Issued for Section 7.2 MMA

By / Chk / Notes
 MC/RB
 KC/DW

1 Rawesome Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
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Project
One Bedford Avenue
 Exemplar
 Drawing Title
 Bay Study Tottenham Court Road

Drawing Number
1217_P_401

Scale @ A3
 1:100

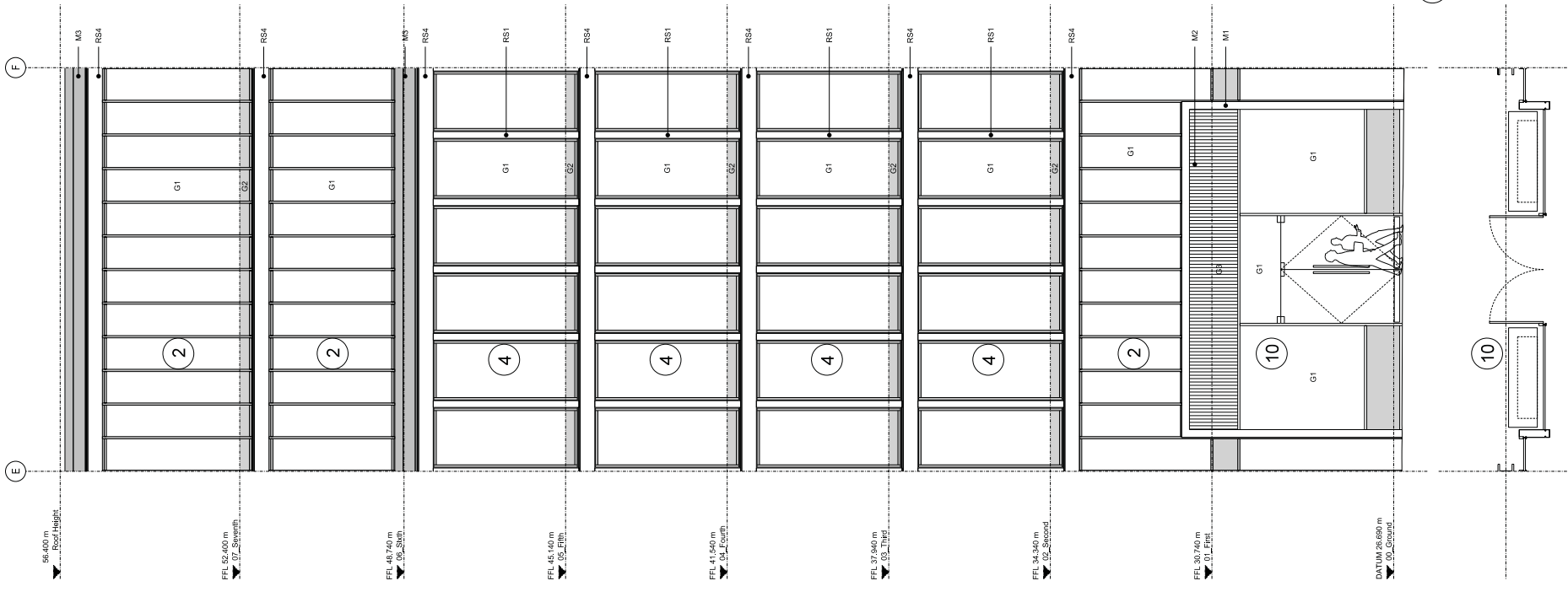
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Revision
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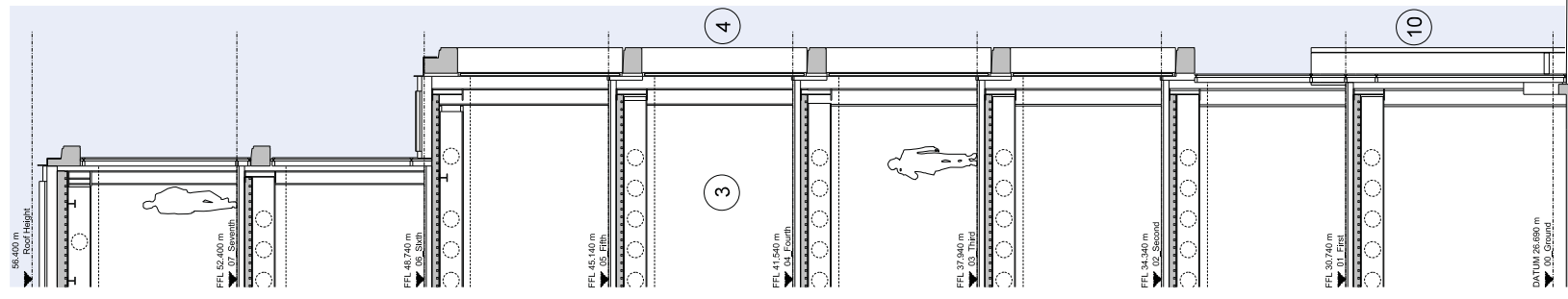
Revision Date
 14/02/22

Project No. 1217

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1 Part Elevation



2 Part Section

KEY
GLASS
 G1: Double glazed unit within aluminium frame (single pane to stopfront glazing lbc)
 G2: Opaque double glazed unit within aluminium frame
 G3: Signage zone
RECONSTITUTED STONE
 RS1: Reconstituted stone fin
 RS2: Reconstituted stone panel
 RS3: Reconstituted stone panel
 RS4: Reconstituted stone spandrel
METAL
 M1: Bronze anodised aluminium frame
 M2: Framed anodised aluminium louvers
 M3: PPC aluminium parapet
 M4: Lead or zinc coated metal panel
 M5: Framed PPC aluminium grillage

13

3 Part Plan - Level 00

Revisions
 1 First Issue planning
 2 14/07/22 Issued for Section 73 AMO
 3 14/07/22 Issued for Section 73 AMO
 4 14/07/22 Issued for Section 73 AMO

Notes
 1- Provision entrance portal amended due to design and technical development
 2- Revised 1st, 6th and 7th floors on Tottenham Court Road elevation amended from 60mm spacing to 75mm spacing
 3- Revised 1st, 6th and 7th floors on Tottenham Court Road elevation amended from 60mm spacing to 75mm spacing
 4- Cladding to curtain walling arrangement on Tottenham Court Road elevation amended between levels 3-6 due to design development
 5- Revised Street furniture on levels 4-7 amended from glass to solid face steel due to design development
 6- Revised parapet panels to stone and brick to improve workability and detail
 7- Revised parapet panels to stone and brick to improve workability and detail
 8- Building requires structural steelwork on Mowlem Street elevation as per Agreement relating to street lighting (GLSWB 1648.26)
 9- Signage amended due to design and technical development
 10- Signage amended due to design and technical development
 11- Bedford Estates (metal) correct label to Tottenham Court Road and Bedford Avenue corners of building
 12- Bedford Estates (metal) correct label to Tottenham Court Road and Bedford Avenue corners of building
 13- Opening and cladding arrangement amended (see above)

Bennetts Associates Architects
 1 Ravenshoe Place London EC1V 7NL
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 For Business Association information please contact: info@bennettsassociates.com

Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Bay Study Tottenham Court Road

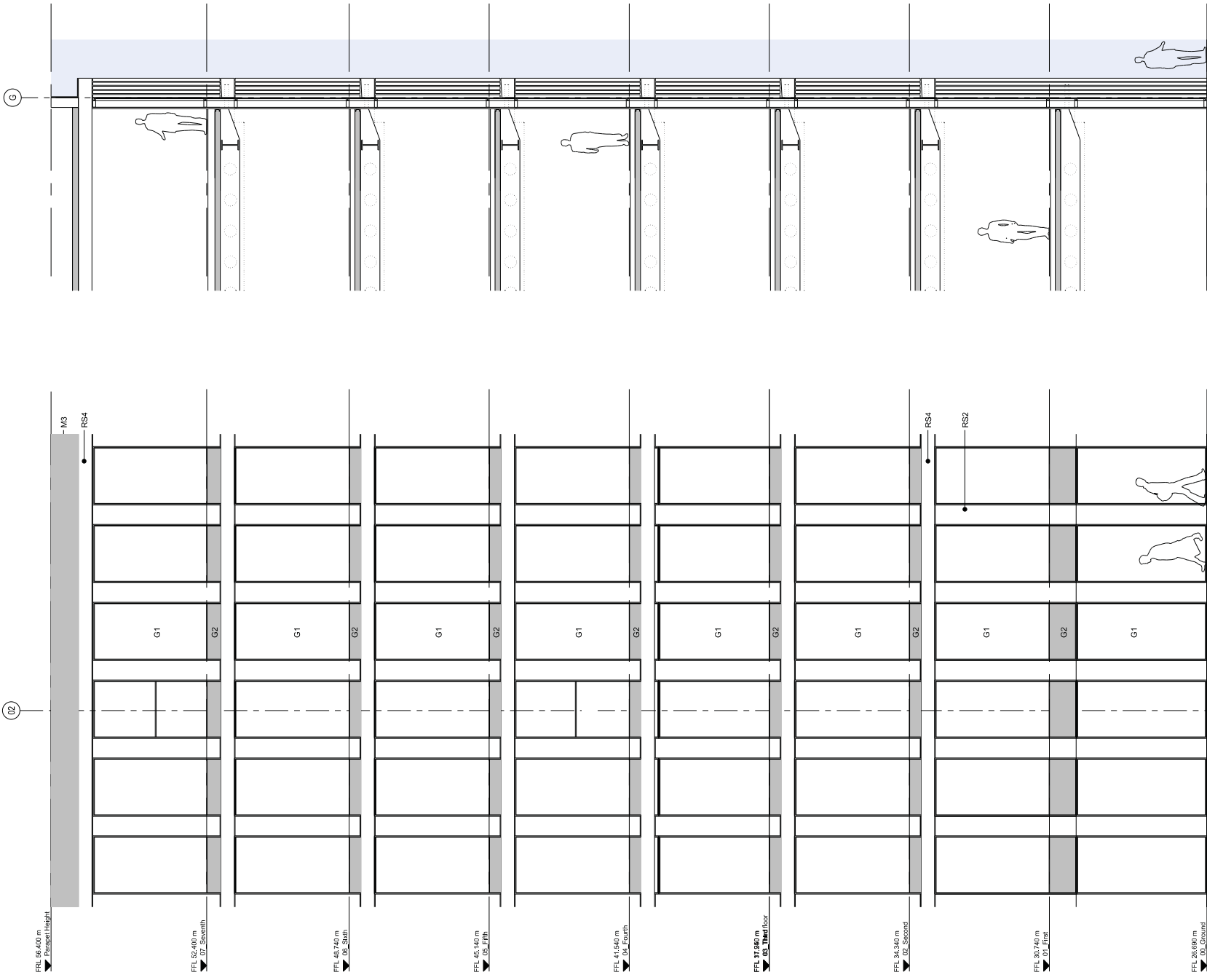
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Revision
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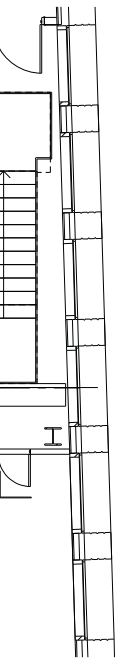
Revision Date
 15/06/22
 Y.T. M.H. D.D.

Project No. 1217



1 Part Elevation

2 Part Section



- KEY**
- GLASS**
 G1: Double glazed unit within aluminium frame
 G2: Opaque double glazed unit within aluminium frame
 G3: Signage zone
- RECONSTITUTED STONE**
 RS1: Reconstituted stone fin
 RS2: Reconstituted stone panel
 RS3: Reconstituted stone panel
 RS4: Reconstituted stone spandrel
- METAL**
 M1: Bronze anodised aluminium frame
 M2: Framed anodised aluminium louvres
 M3: Anodised aluminium parapet
 M4: Lead or zinc coloured metal panel
 M5: Framed anodised aluminium grille

3 Part Plan - Level 01

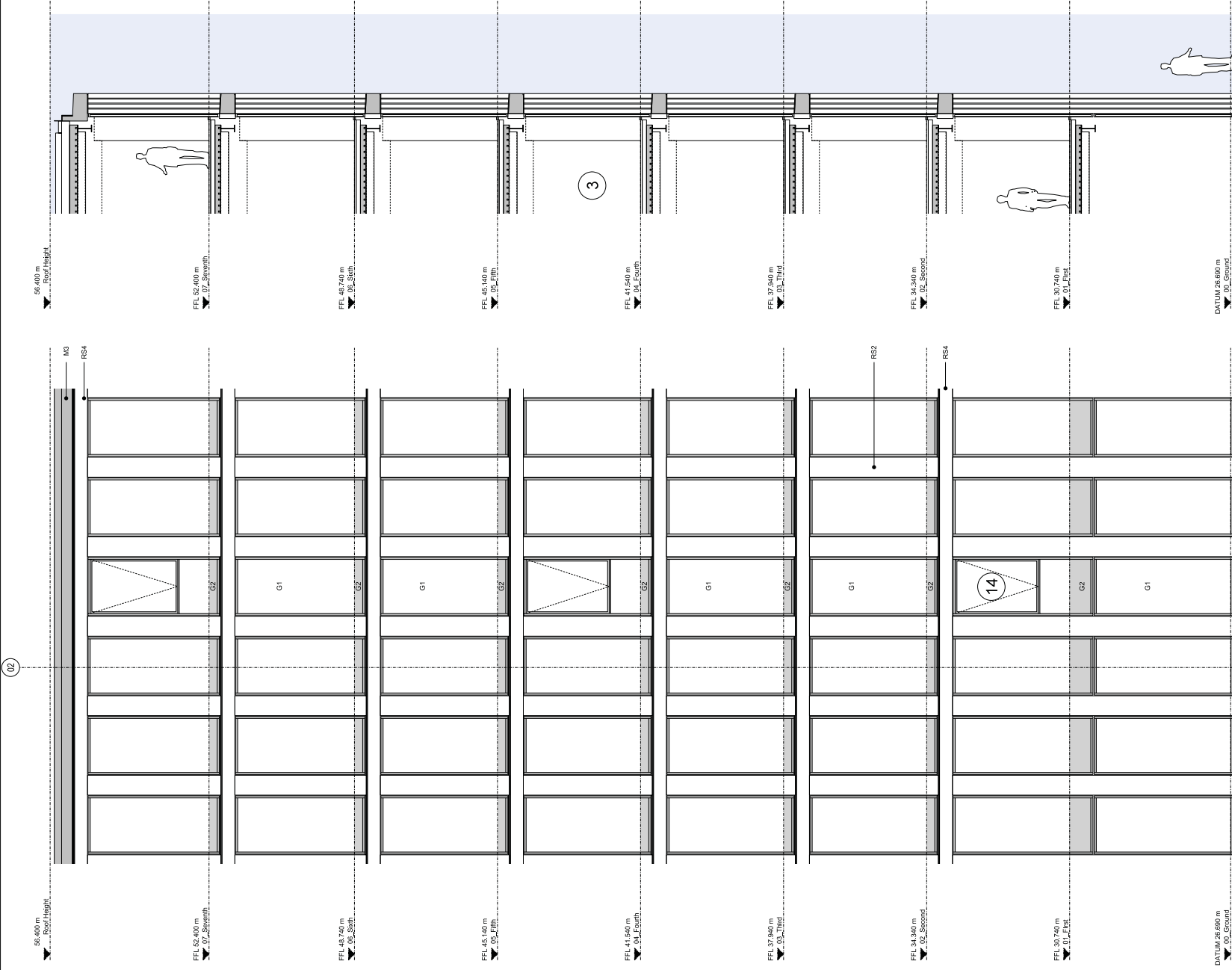
Revisions
 1. 13/05/21 First Issue planning
 A. 14/02/22 Issued for Section 73 MMA

By: CHK
 MC: RB
 KC: DW

1 Rowstone Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
 E info@onebedfordassociates.com
www.onebedfordassociates.com

Project
One Bedford Avenue
 Exemplar
 Drawing Title
 Bay Study Bedford Avenue

Project No. 1217
 Drawing Number
1217_P_402
 Scale @ A3
 1:100
 Scale @ A1
 1:50
 Revision
 A
 Revision Date
 14/02/22
 Y1 W1 00

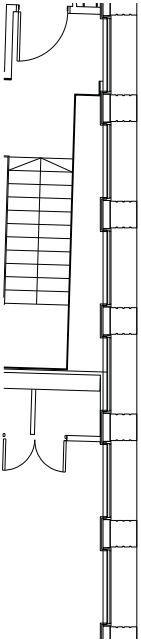


1 Part Elevation

2 Part Section

KEY

- GLASS: Glass glazed unit with aluminium frame
- G2: opaque double glazed unit with aluminium frame
- G3: Signage zone
- RECONSTITUTED STONE
- RS1: Reconstituted stone fin
- RS2: Reconstituted stone column
- RS3: Reconstituted stone panel
- RS4: Reconstituted stone spandrel
- METAL
- M1: Bronze anodised aluminium frame
- M2: Framed anodised aluminium louvers
- M3: Framed anodised aluminium panel
- M4: Lead or zinc coloured metal panel
- M5: Framed PPC aluminium grillage



3 Part Plan - Level 00

Revisions: First Issue submitted
 14/03/22 Issued for Section 73 AM2
 6/04/22 Issued for Section 74 AM2
 6/04/22 Issued for Section 74 AM2

Notes

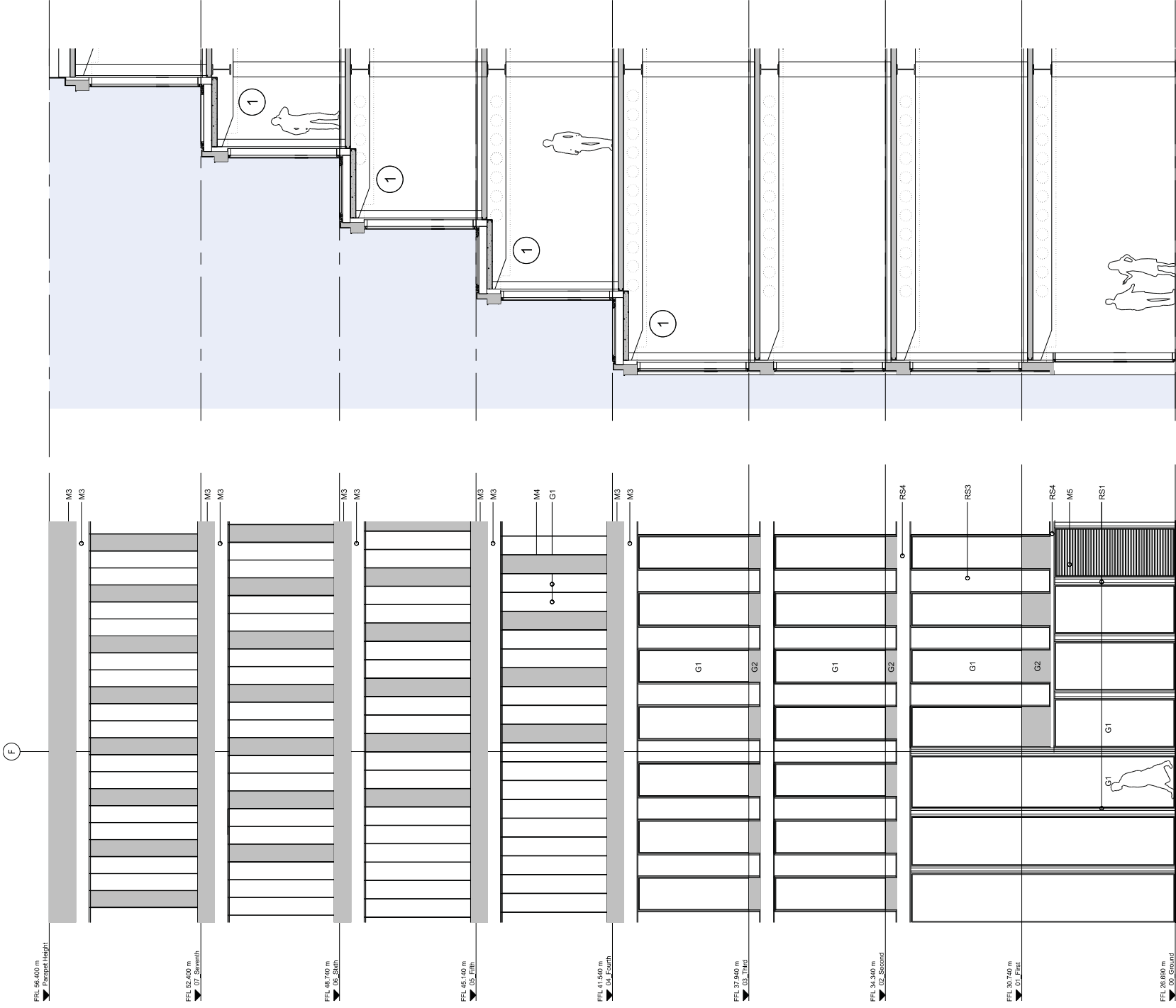
- 1- Revision entrance portal extended due to design and
- 2- Columns 1st, 6th and 7th millers on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
- 3- Columns 1st, 6th and 7th millers on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
- 4- Cladding to 1st, 6th and 7th millers on Tottenham Court Road elevation amended between levels 24, 25, due to
- 5- Vertical double development, 4th, 5th and 6th millers on Tottenham Court Road elevation amended between levels 24, 25, due to
- 6- Horizontal panels, 1st, 6th and 7th millers on Tottenham Court Road elevation amended between levels 24, 25, due to
- 7- Building material amendments indicate on Howard Street elevation as per Agreement relating to street lighting (CLSW8/1448.29)
- 8- Building material amendments indicate on Howard Street elevation as per Agreement relating to street lighting (CLSW8/1448.29)
- 9- Building material amendments indicate on Howard Street elevation as per Agreement relating to street lighting (CLSW8/1448.29)
- 10- Building material amendments indicate on Howard Street elevation as per Agreement relating to street lighting (CLSW8/1448.29)
- 11- Small stone grille modification vertically to improve aesthetic appearance
- 12- Small stone grille modification vertically to improve aesthetic appearance
- 13- Panels and grillage amended from anodised aluminium to PPC aluminium
- 14- Cladding window amended for material finish, ventilation strategy

Project
 Bennetts Associates Architects
 One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

1 Ravenshoe Place London EC1V 7NL
 T +44 (0)20 7520 3300 F +44 (0)20 7520 3333
 E mail@bennettsassociates.com
 For Bennetts Associates, please email: info@bennettsassociates.com
 or visit: www.bennettsassociates.com

Drawing Title
 Bay Study Bedford Avenue

Drawing Number
 1217_P_402
 Scale @ A3
 1:100
 Scale @ A4
 1:50
 Revision
 B
 Revision Date
 15/06/22
 Project No. 1217
 V7.00.00



1 Part Elevation

2 Part Section

3 Part Plan - Level 02

- KEY**
- GLASS**
 - G1: Double glazed unit within aluminium frame
 - G2: Opaque double glazed unit within aluminium frame
 - G3: Signage zone
 - RECONSTITUTED STONE**
 - RS1: Reconstituted stone fin
 - RS2: Reconstituted stone panel
 - RS3: Reconstituted stone panel
 - RS4: Reconstituted stone spandrel
 - METAL**
 - M1: Frame anodised aluminium frame
 - M2: Framed anodised aluminium louvres
 - M3: Anodised aluminium parapet
 - M4: Lead or zinc coated metal panel
 - M5: Framed anodised aluminium grille

Revisions

1	130531 First Issue planning
A	141022 Issued for Section 73 MMA

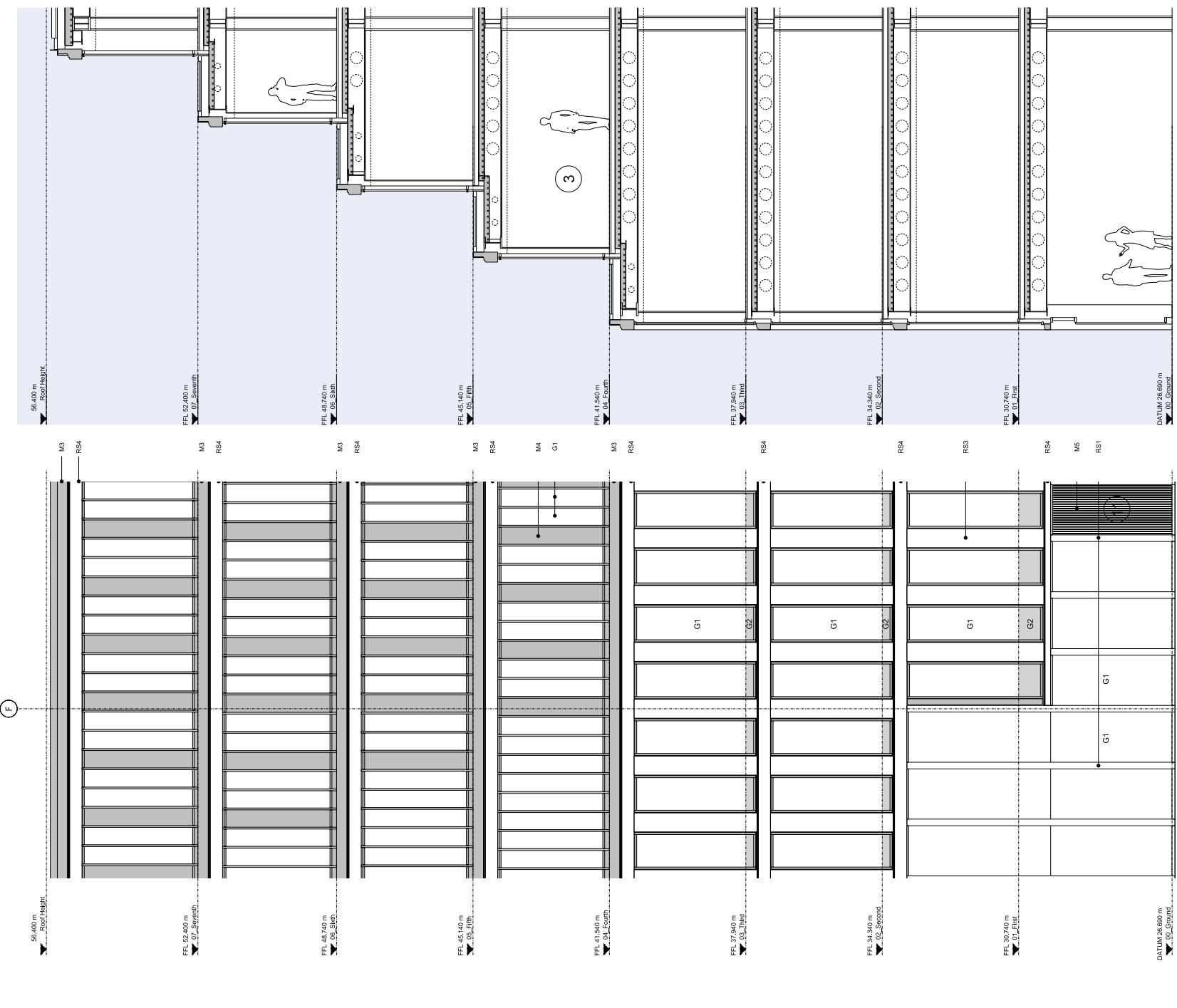
By / Chk / Notes

MC / RB	1 - 88a dropped to provide level threshold for accessible terrace
KC / DW	d) drawing updated to reflect permitted Section 60A MMA

1 Rawson Place London EC1V 7NL
 T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333
 E info@bonnetassociates.com
www.bonnetassociates.com www.bonnet.co.uk

Project
One Bedford Avenue
 Exemplar
 Drawing Title
 Bay Study Morwell Street

Project No. 1217
 Drawing Number
 1217_P_403
 Scale @ A3
 1:100
 Scale @ A1
 1:50
 Revision
 A
 Revision Date
 141022
 Y:\M\00



1 Part Elevation

2 Part Section

KEY

GLASS
 G1: Single glazed unit with aluminium frame
 G2: Opaque double glazed unit with aluminium frame
 G3: Signage zone

RECONSTITUTED STONE
 RS1: Reconstituted stone fin
 RS2: Reconstituted stone column
 RS3: Reconstituted stone panel
 RS4: Reconstituted stone spandrel

METAL
 M1: Bronze anodised aluminium frame
 M2: Framed anodised aluminium louvres
 M3: Framed anodised aluminium window
 M4: Lead or zinc coloured metal panel
 M5: Framed PPC aluminium grille

13

3 Part Plan - Level 00

Revisions: First Issue (Planning)
 1: 14/07/22 Issued for Section 73 AMO
 2: 14/07/22 Issued for Section 73 AMO
 3: 14/07/22 Issued for Section 73 AMO

- Notes
- 1- Reception entrance partial amended due to design and technical detailed development
 - 2- Ground, 1st, 2nd and 3rd floors on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
 - 3- Ground, 1st, 2nd and 3rd floors on Tottenham Court Road elevation amended from 500mm spacing to 750mm spacing
 - 4- Ground, 1st, 2nd and 3rd floors on Tottenham Court Road elevation amended between levels 2-5 due to design and technical detailed development
 - 5- Mowell Street balconies on levels 4-7 amended from glass to stainless steel due to design development
 - 6- Mowell Street balconies on levels 4-7 amended from glass to stainless steel due to design development
 - 7- Ground level amended to ground level to provide a substance ecological value of site
 - 8- Building insurance coverlines indicated on Mowell Street elevation as per 'Agreement relating to street lighting' (GLSW/19/154-2)
 - 9- Signage amended due to design and technical detailed development
 - 10- Signage amended due to design and technical detailed development
 - 11- Bedford Square 'tree' corner added to Tottenham Court Road and Bedford Avenue corners of facade
 - 12- Bedford Square 'tree' corner added to Tottenham Court Road and Bedford Avenue corners of facade
 - 13- Bedford Square 'tree' corner added to Tottenham Court Road and Bedford Avenue corners of facade
 - 14- Clerking window added for natural cross ventilation strategy

Bennetts Associates Architects
 1 Ravenshoe Place London EC1V 7NL
 T +44 (0)20 7520 3300 F +44 (0)20 7520 3333
 E mail@bennettsassociates.com
 For Bennett Associates, please contact Bennett Associates Ltd. at
 100 Tottenham Court Road, London W1P 0LP

Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
Bay Study Monwell Street

Drawing Number
1217_P_403

Scale @ A3
1 : 100

Scale @ A1
1 : 50

Revision
B

Revision Date
15/06/22

Project No. 1217

V7_MW_00

Bennetts Associates Architects

Bennetts Associates Limited Registered in England and Wales No. 2710265

1 Rawstorne Place London EC1V 7NL • T +44 (0)20 7520 3300 • F +44 (0)20 7520 3333

• E mail@bennettsassociates.com • W www.bennettsassociates.com