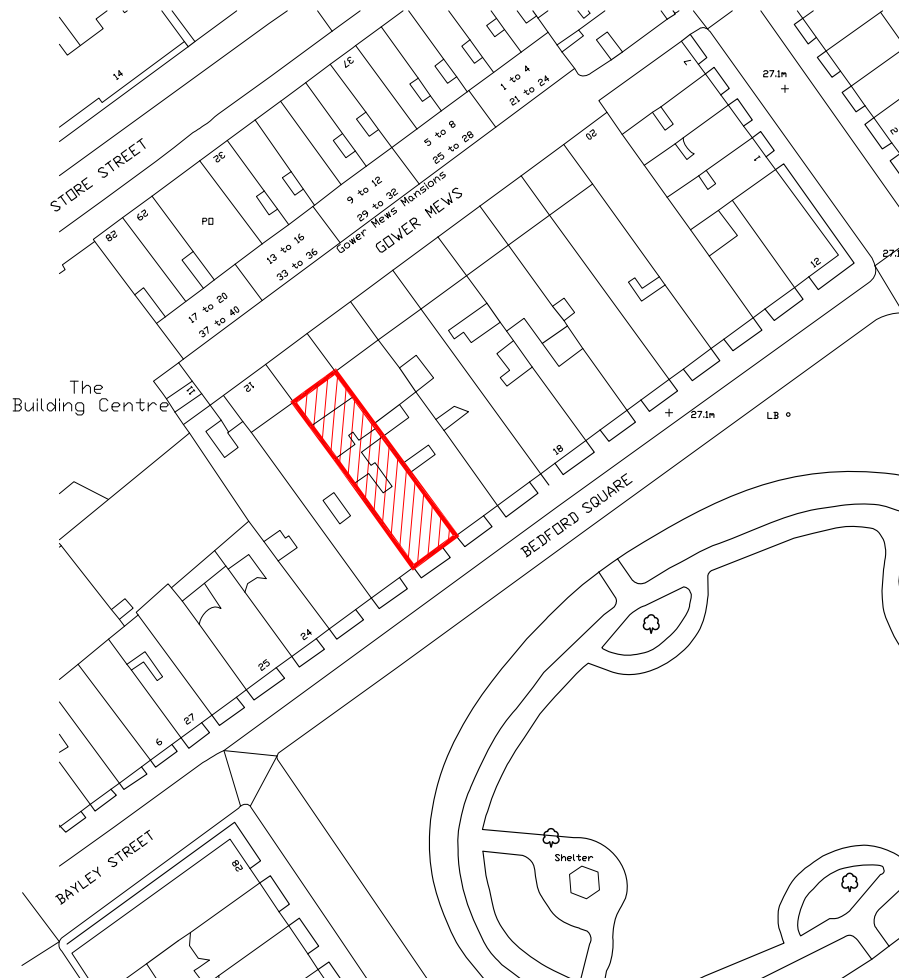
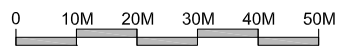


rev date details

by



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SCALE 1:1250

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Location Plan

DRAWN
SCALE @ A4 1:1250
DATE July 2015

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PROJECT No. 26901
DRAWING No. 21-LP1
REV

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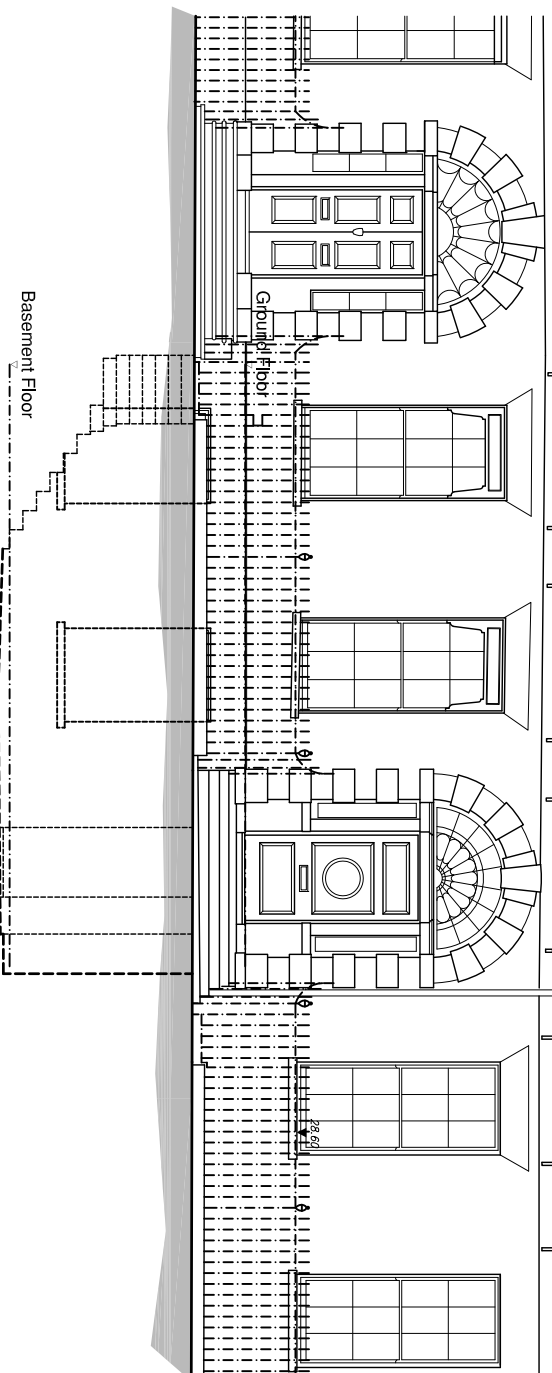
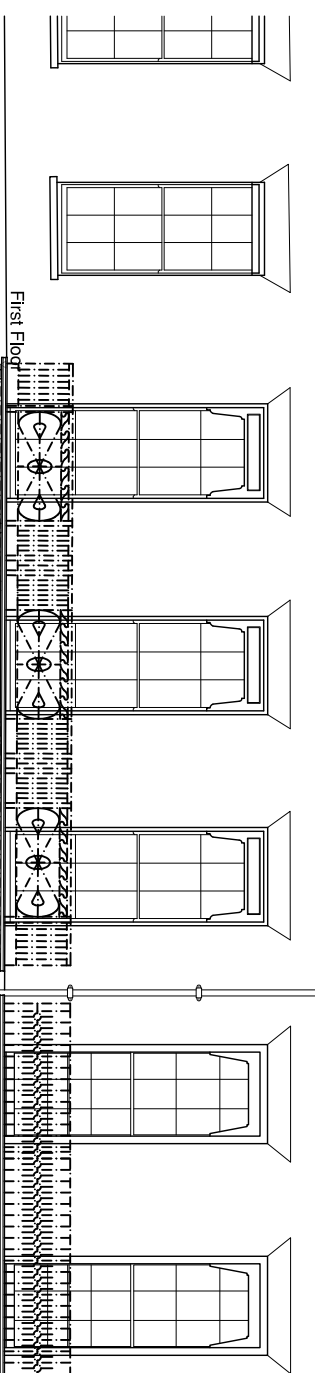
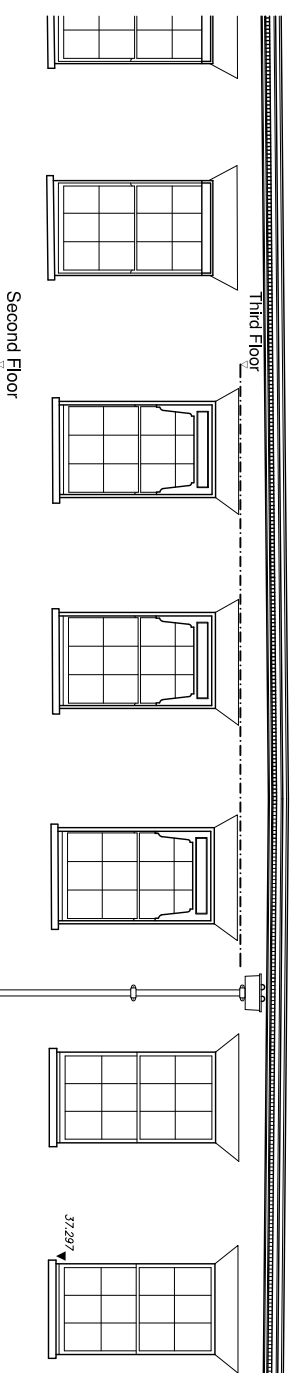
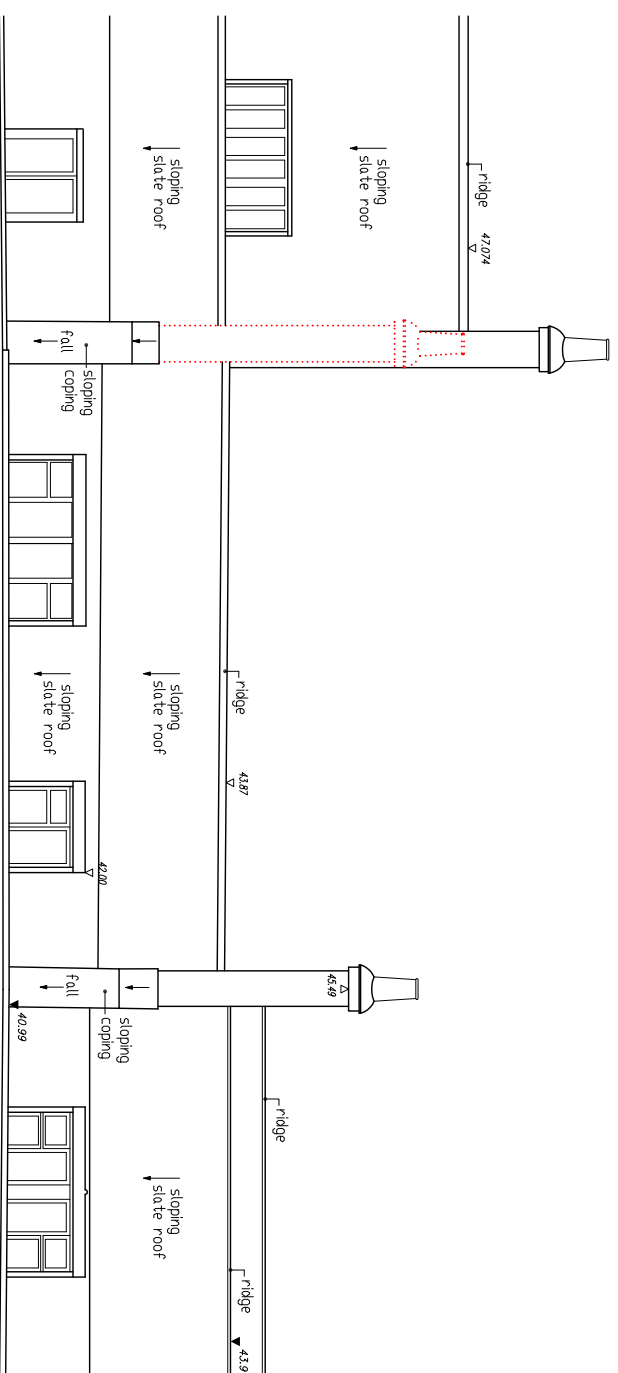
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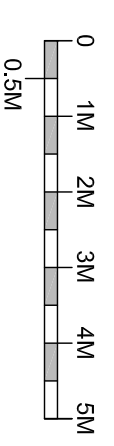
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rev date details by



Datum 24.000m
22 Bedford Square
21 Bedford Square
20 Bedford Square

DEMOLITION - FRONT ELEVATION 1



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Front Elevation 1

DRAWN SCALE @ A3 1:100
DATE July 2015

PROJECT No. DRAWING No. REV
26901 21-D05

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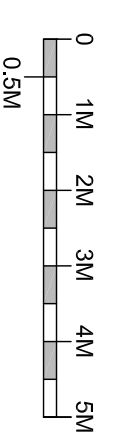
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rev date details by



SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Demolition - Rear Elevation 1

DRAWN

SCALE @ A3 1:100

DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-D06
REV

Disclaimer

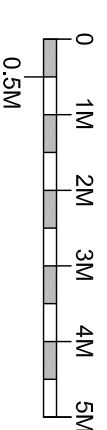
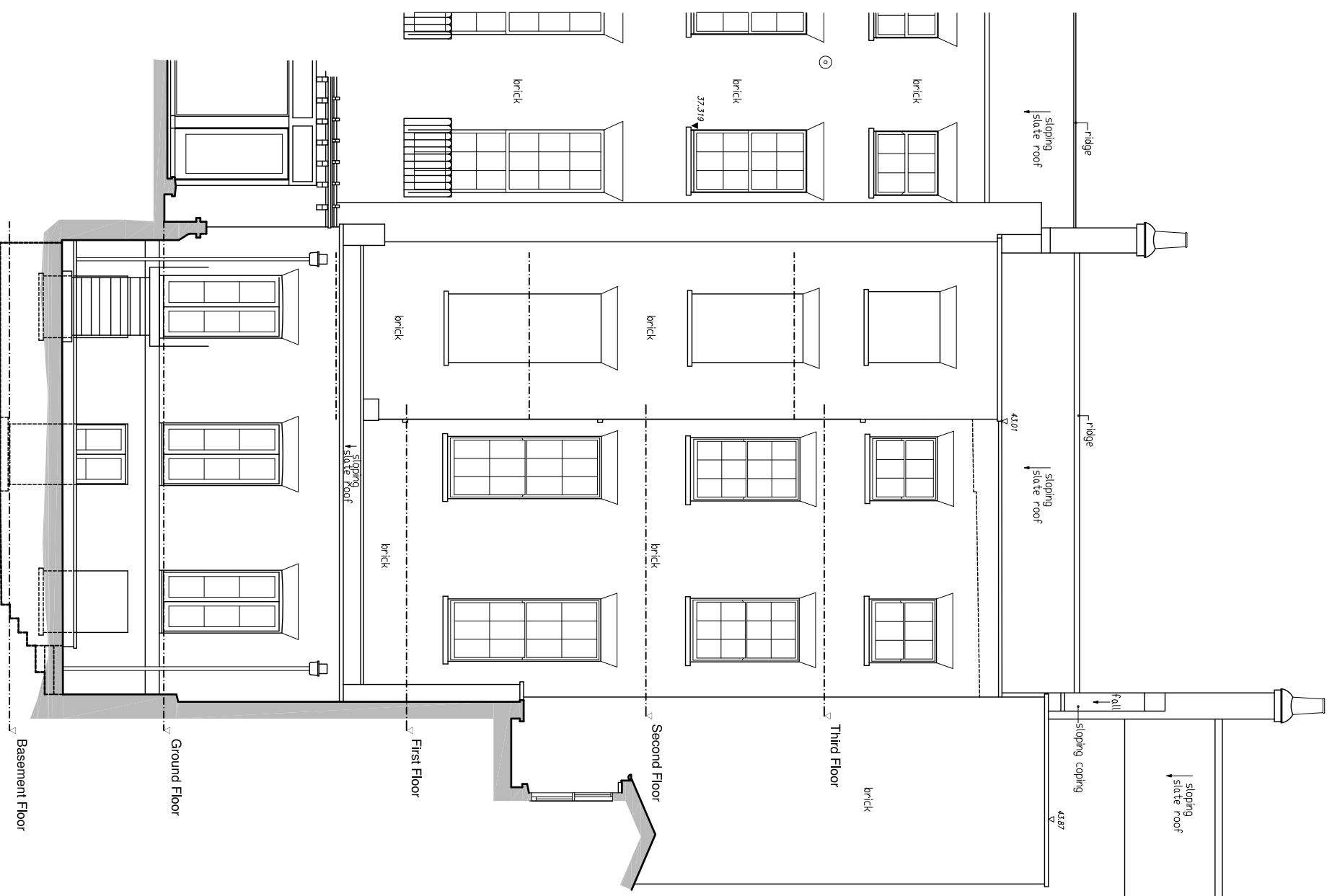
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SCALE 1:100

Datum 24,000m

21 Bedford Square

DEMOLITION - REAR ELEVATION 2

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Demolition - Rear Elevation 2

DRAWN

SCALE @ A3 1:100

DATE July 2015



PROJECT No. DRAWING No. REV
26901 21-D07

Tuffin Ferraby Taylor LLP

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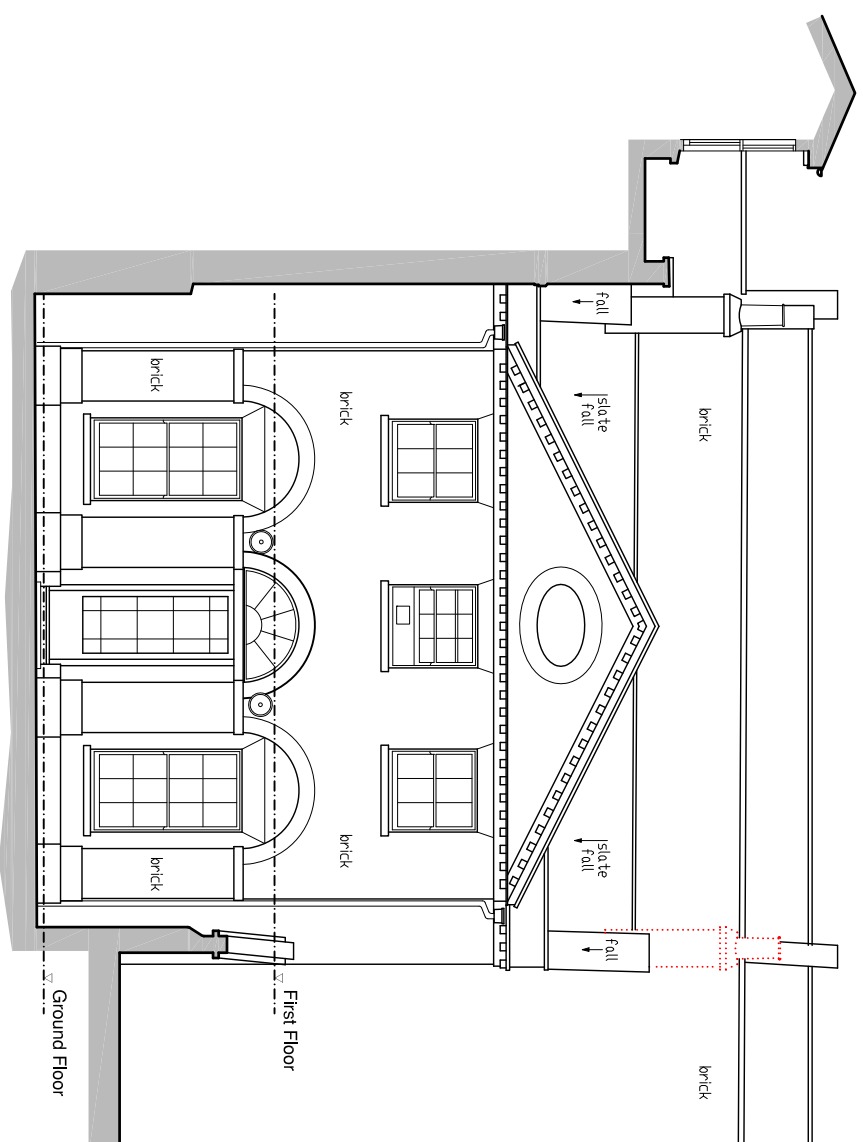
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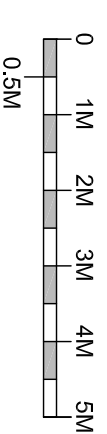
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rev date details by



Datum 24,000m

DEMOLITION - COACH HOUSE ELEVATION 2



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition Coach House Elevation 2

DRAWN
SCALE @ A3 1:100
DATE July 2015



PROJECT No. DRAWING No. REV
26901 21-D08

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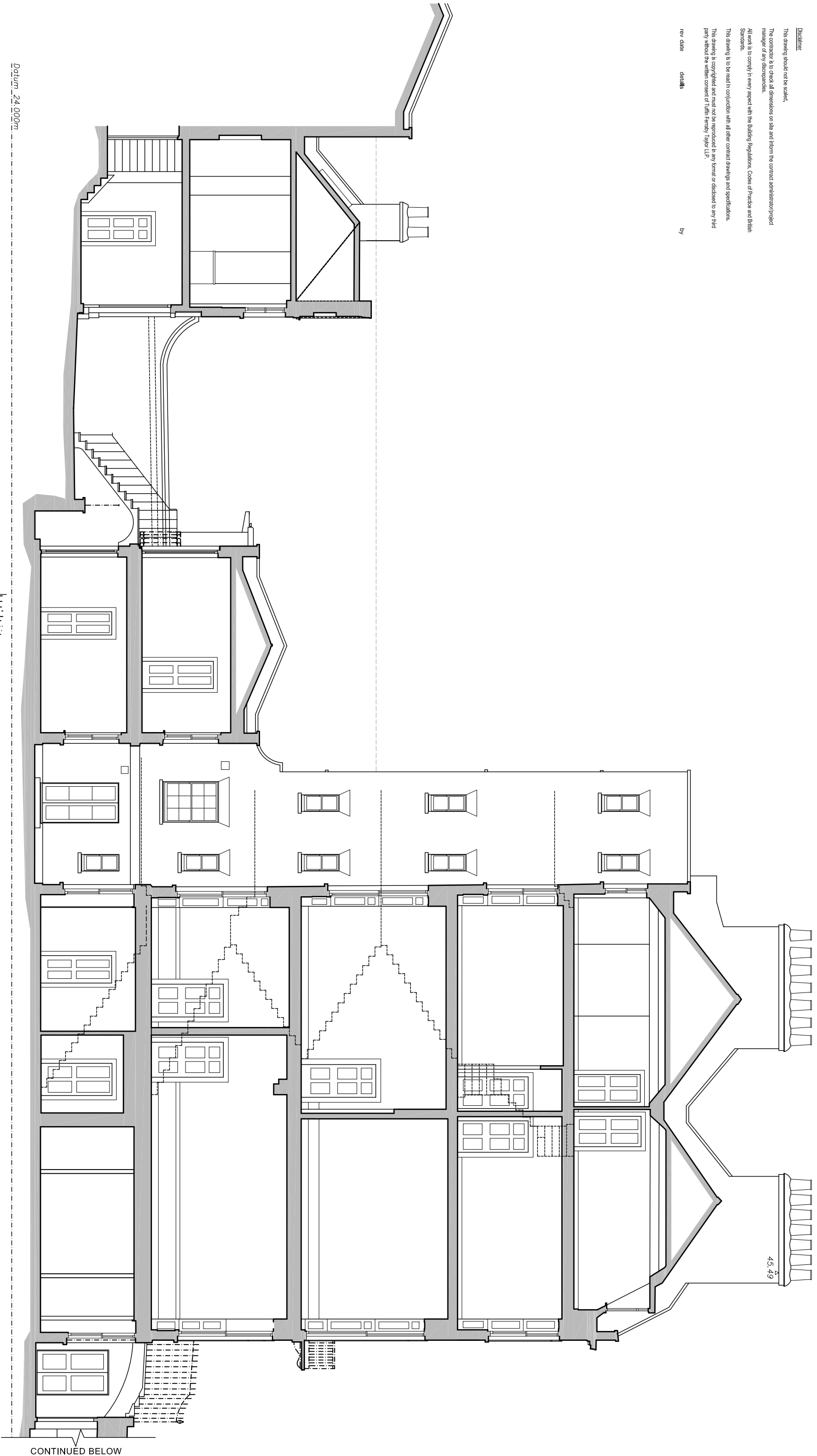
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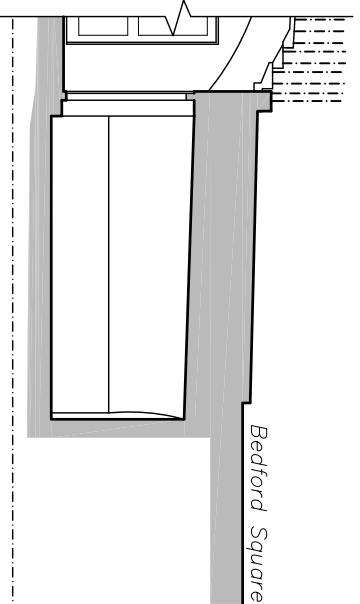
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rev date details by



DEMOLITION - SECTION A-A

Datum 24.000m



BASEMENT CONTINUED

CONTINUED BELOW

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Section A-A

DRAWN
SCALE @ A3 1:100
DATE July 2015

PROJECT No. DRAWING No. REV
26901 21-D09



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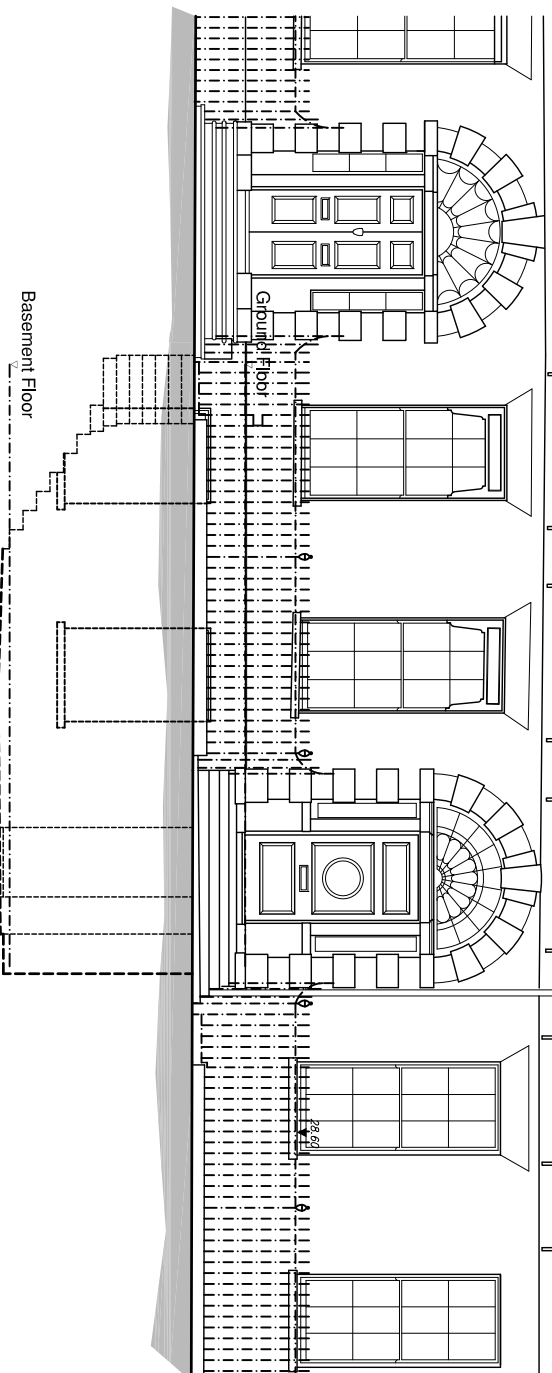
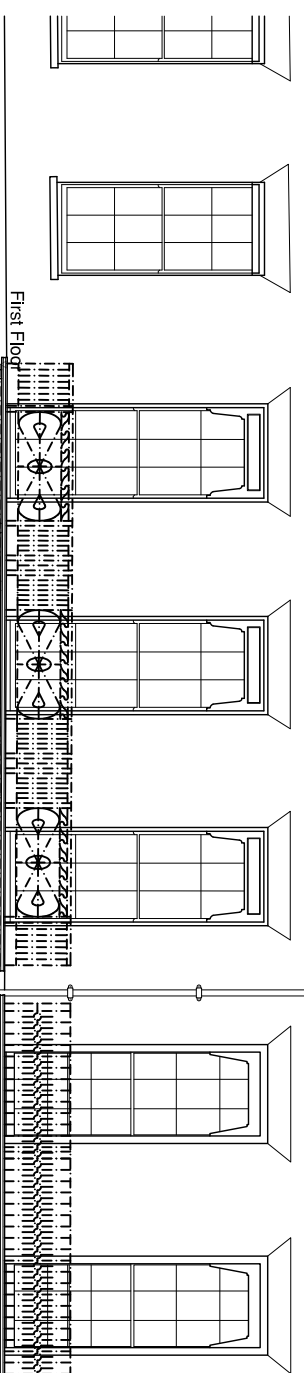
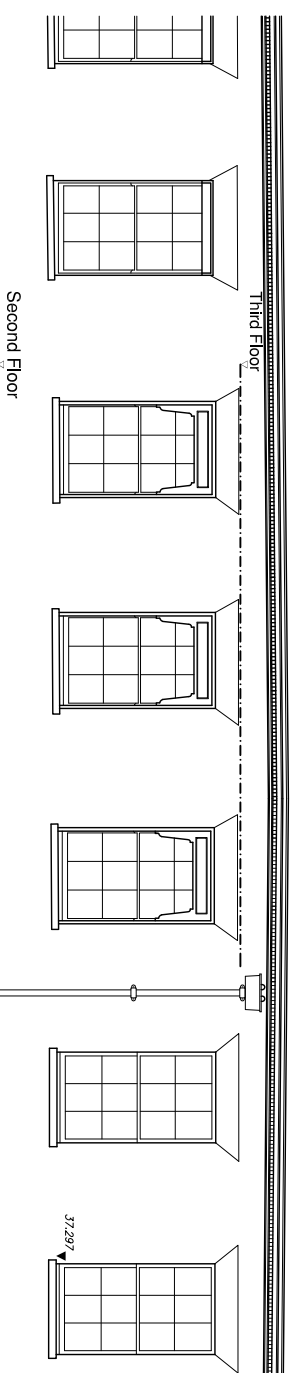
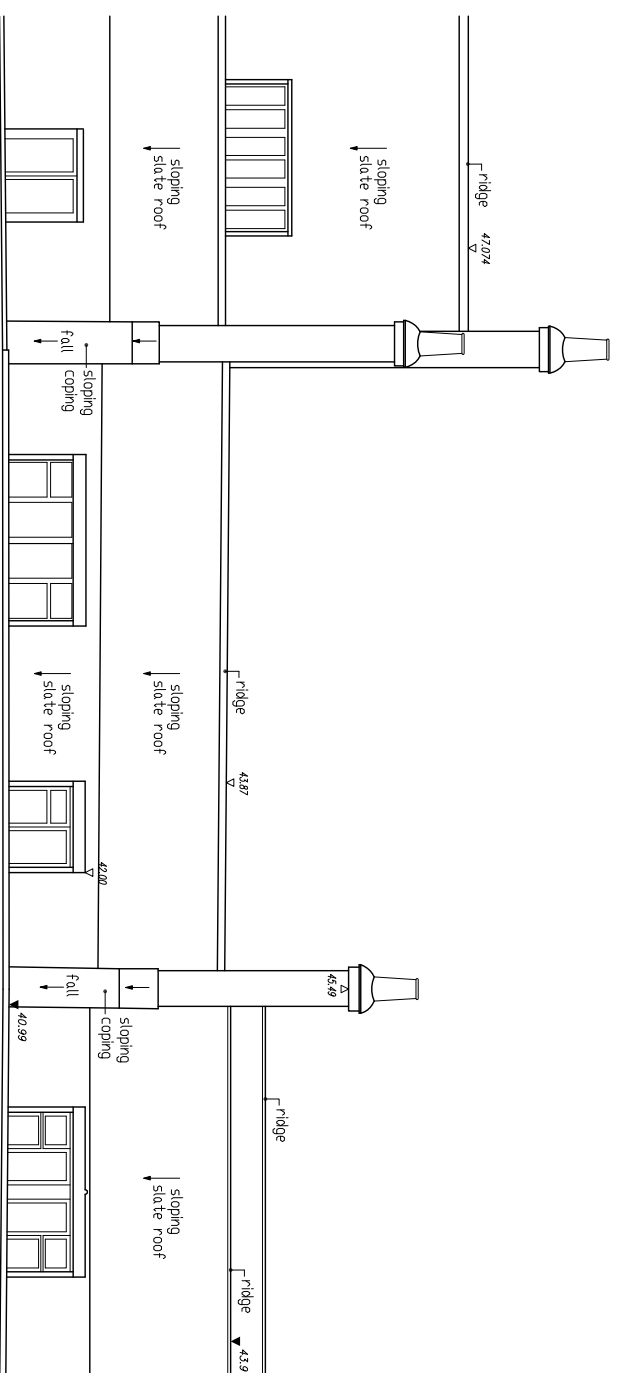
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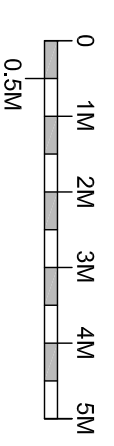
Datum 24.000m

22 Bedford Square

21 Bedford Square

20 Bedford Square

Basement Floor



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Existing Front Elevation 1

DRAWN
SCALE @ A3 1:100
DATE July 2015



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PROJECT No. DRAWING No. REV
26901 21-E05

EXISTING FRONT ELEVATION 1

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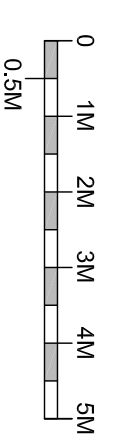
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rev date details by



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Existing Rear Elevation 1

DRAWN
SCALE @ A3 1:100
DATE July 2015

PROJECT No. DRAWING No. REV
26901 21-E06



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EXISTING REAR ELEVATION 1

20 Bedford Square Datum 24.000m
21 Bedford Square

Disclaimer

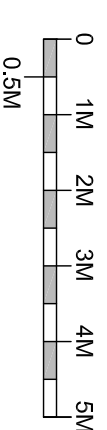
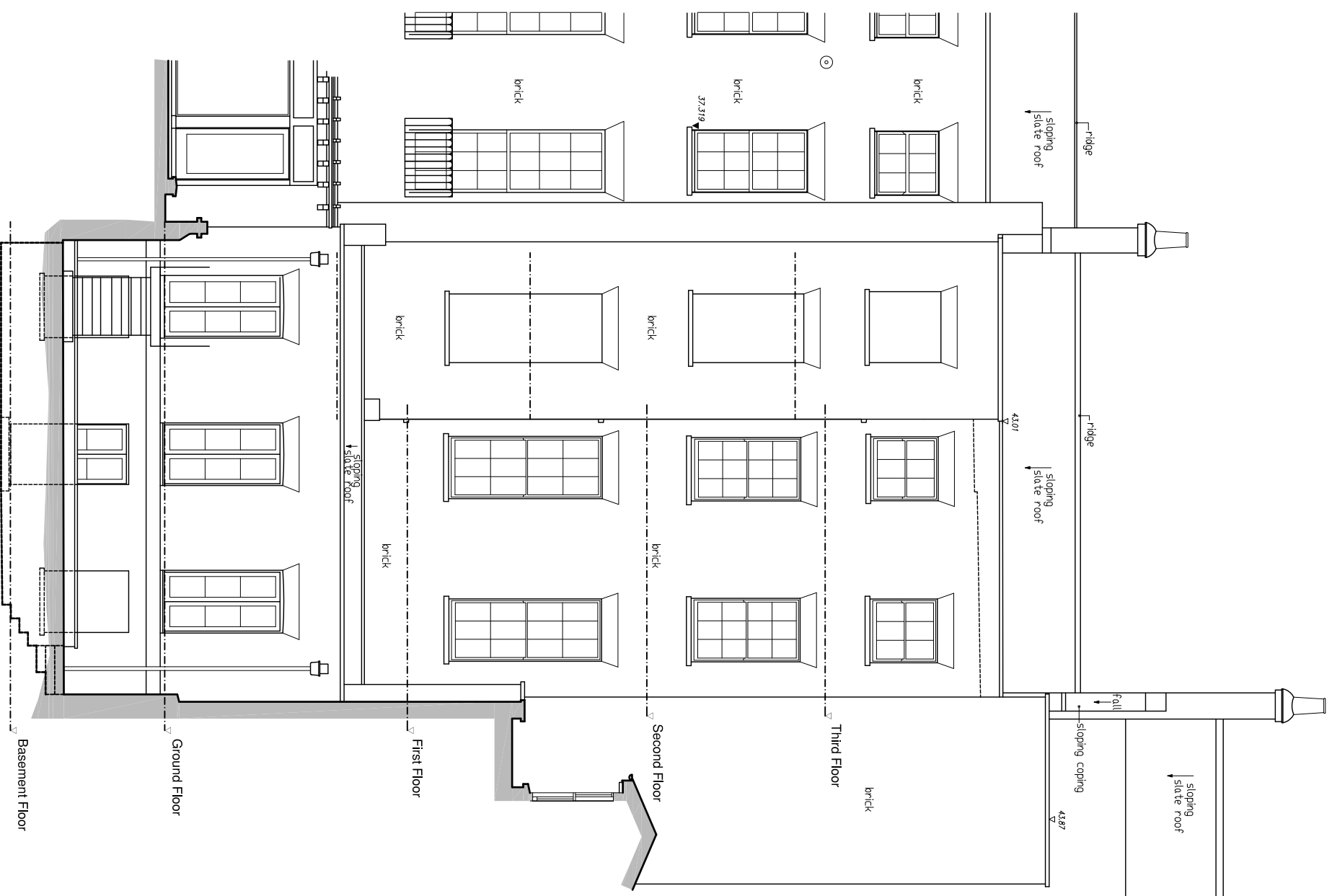
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rev date details by



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Existing Rear Elevation 2

DRAWN
SCALE @ A3 1:100
DATE July 2015



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PROJECT No. DRAWING No. REV
26901 21-E07

EXISTING REAR ELEVATION 2

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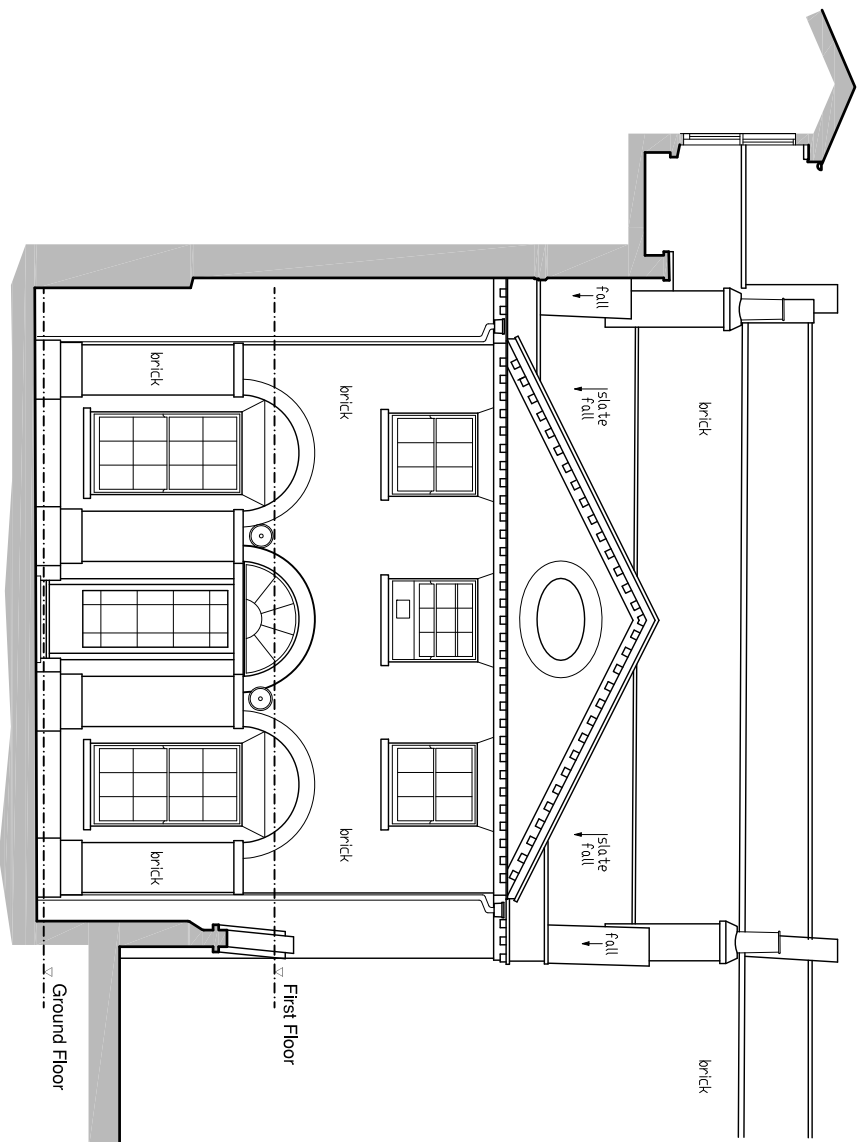
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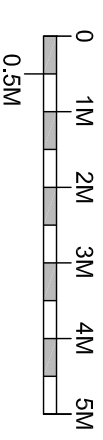
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Datum 24,000m

EXISTING COACH HOUSE ELEVATION 2



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Existing Coach House Elevation 2

DRAWN
SCALE @ A3 1:100
DATE July 2015



PROJECT No. DRAWING No. REV
26901 21-E08

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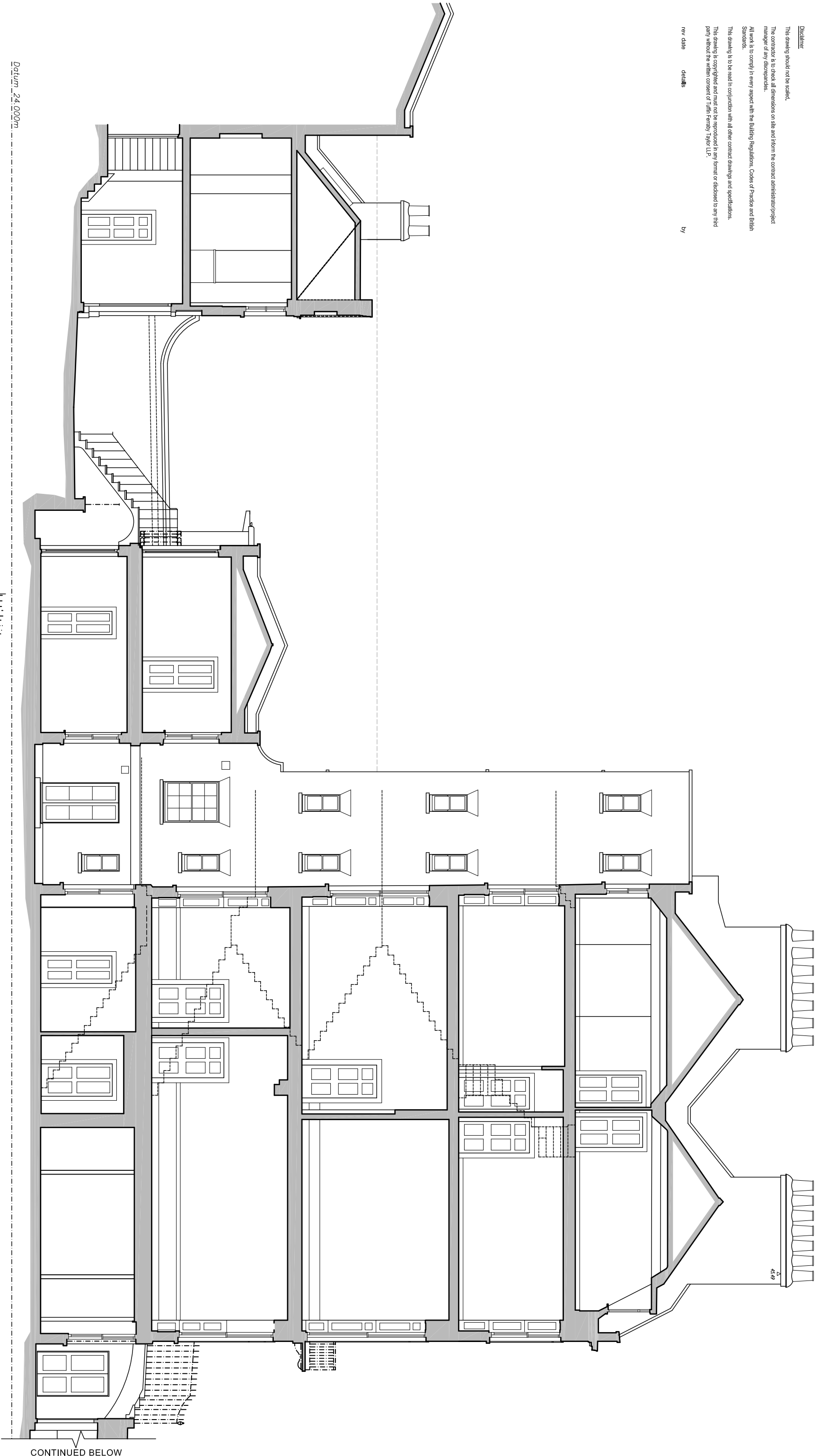
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EXISTING SECTION A-A

BASEMENT CONTINUED

Bedford Square

CONTINUED BELOW

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Existing Section A-A

DRAWN
SCALE @ A3 1:100
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-E09

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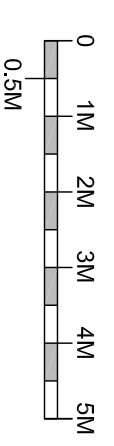
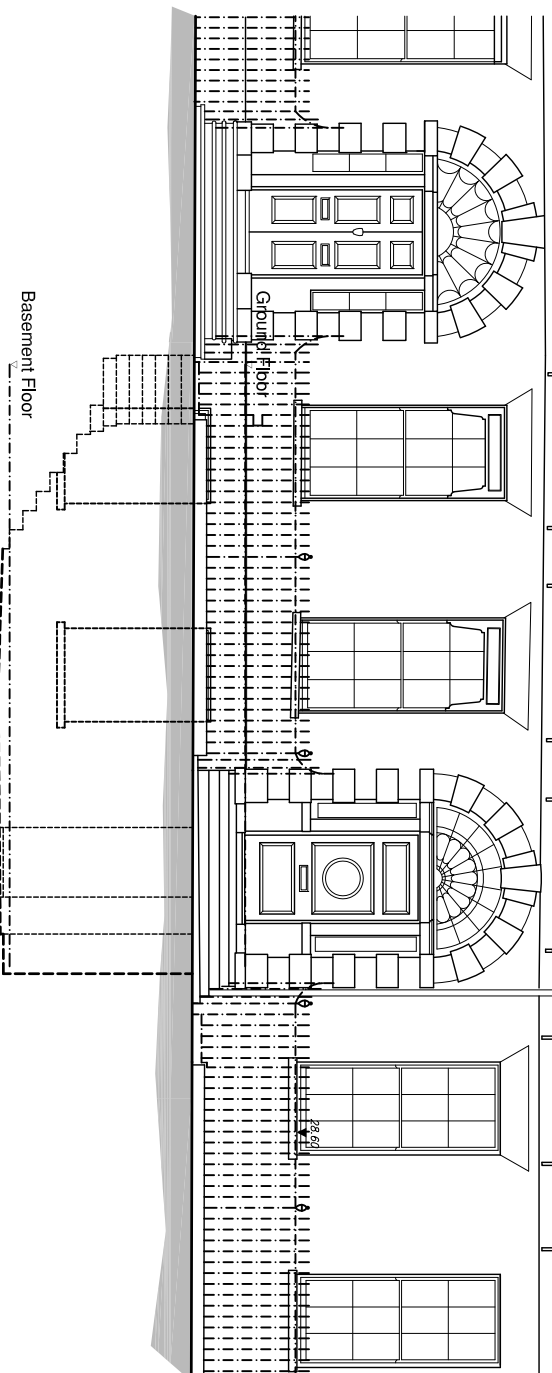
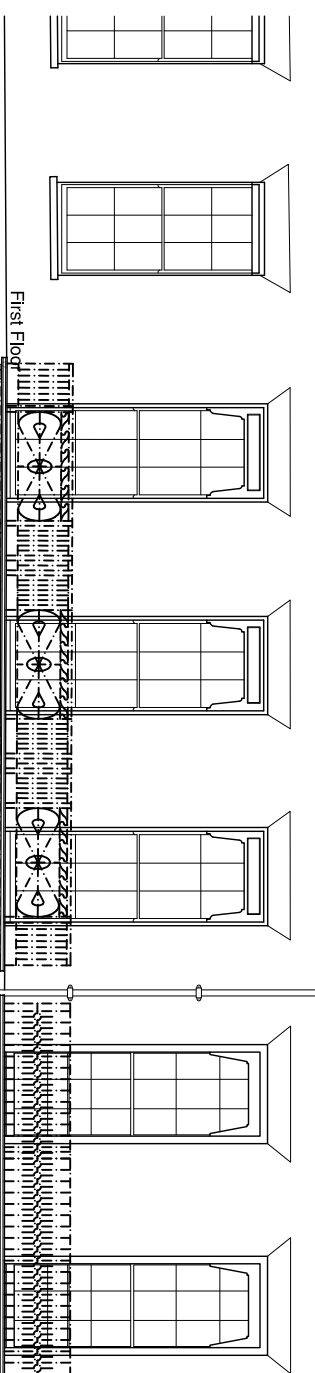
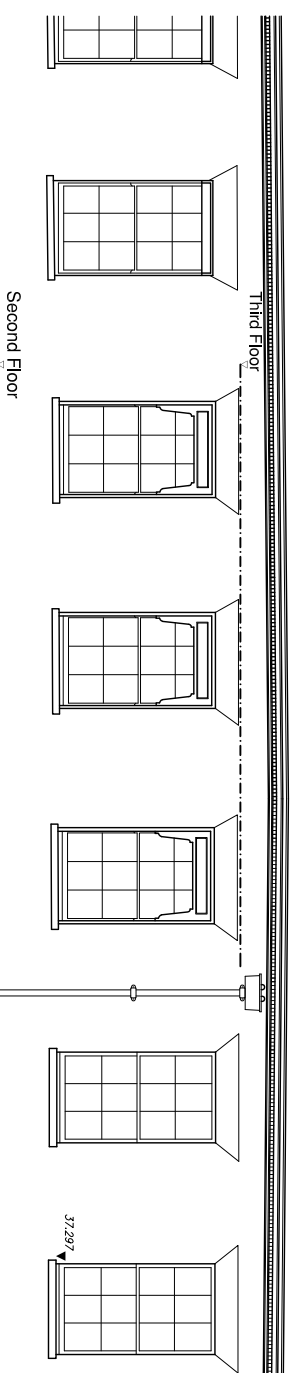
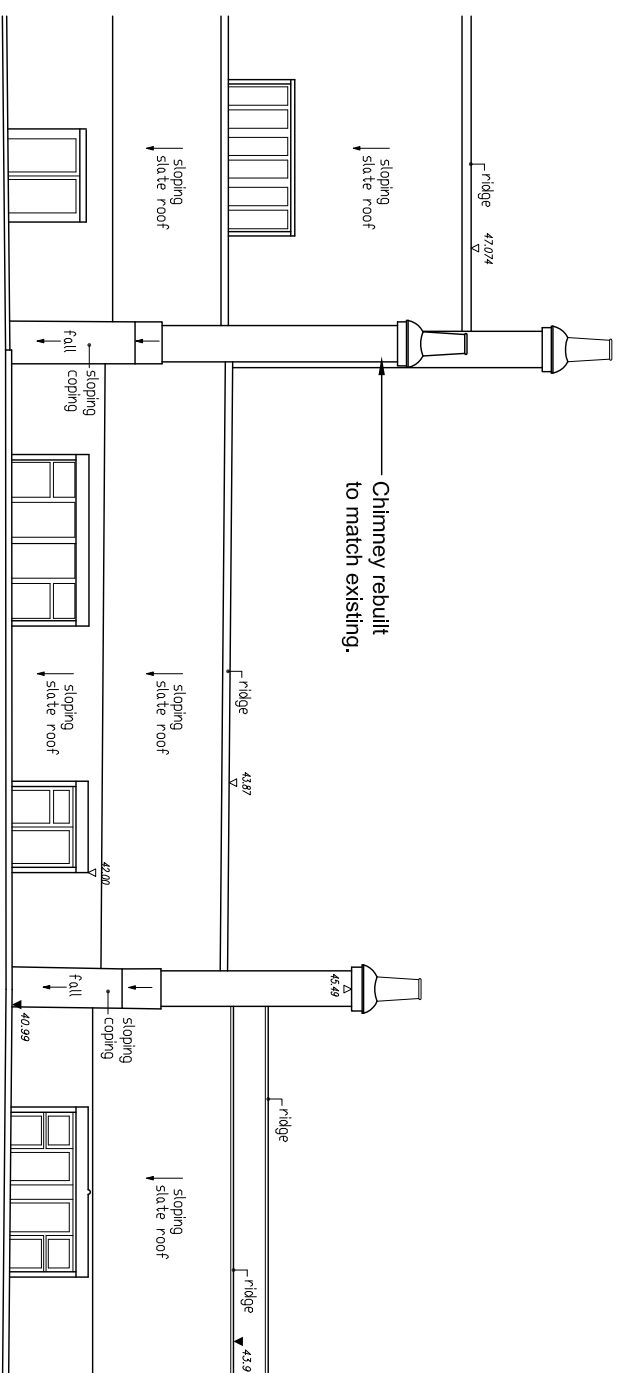
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SCALE 1:100

Datum 24,000m

22 Bedford Square

21 Bedford Square

20 Bedford Square

PROPOSED - FRONT ELEVATION 1

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Proposed - Front Elevation 1

DRAWN

SCALE @ A3 1:100

DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-P05
REV

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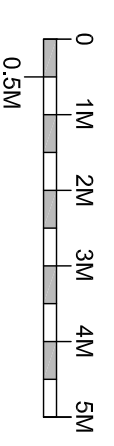
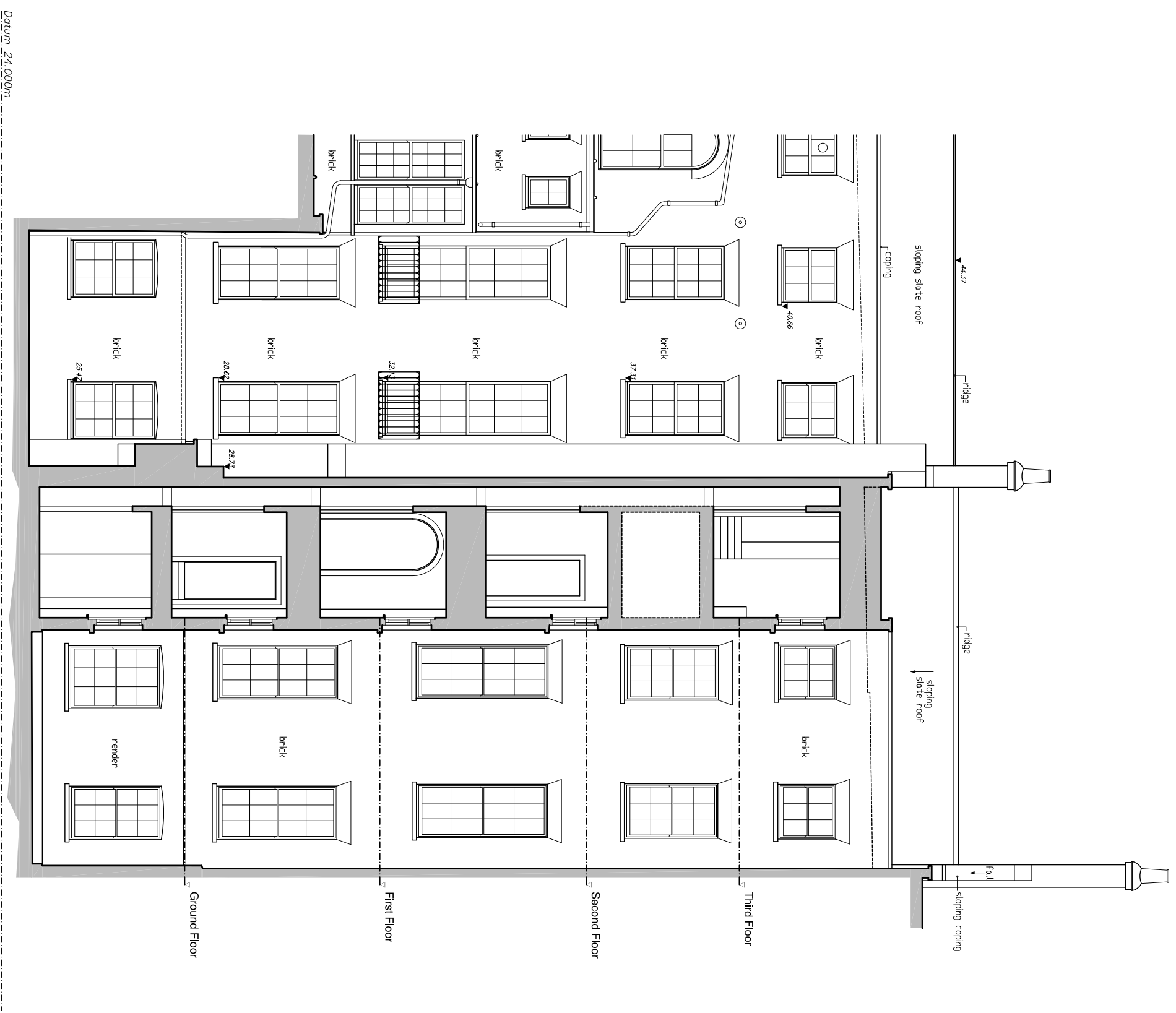
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rev date details by



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Rear Elevation 1

DRAWN
SCALE @ A3 1:100
DATE July 2015



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PROJECT No. DRAWING No. REV
26901 21-P06

PROPOSED - REAR ELEVATION 1

Disclaimer

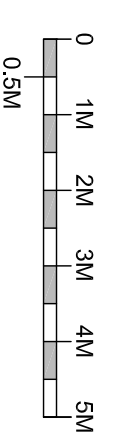
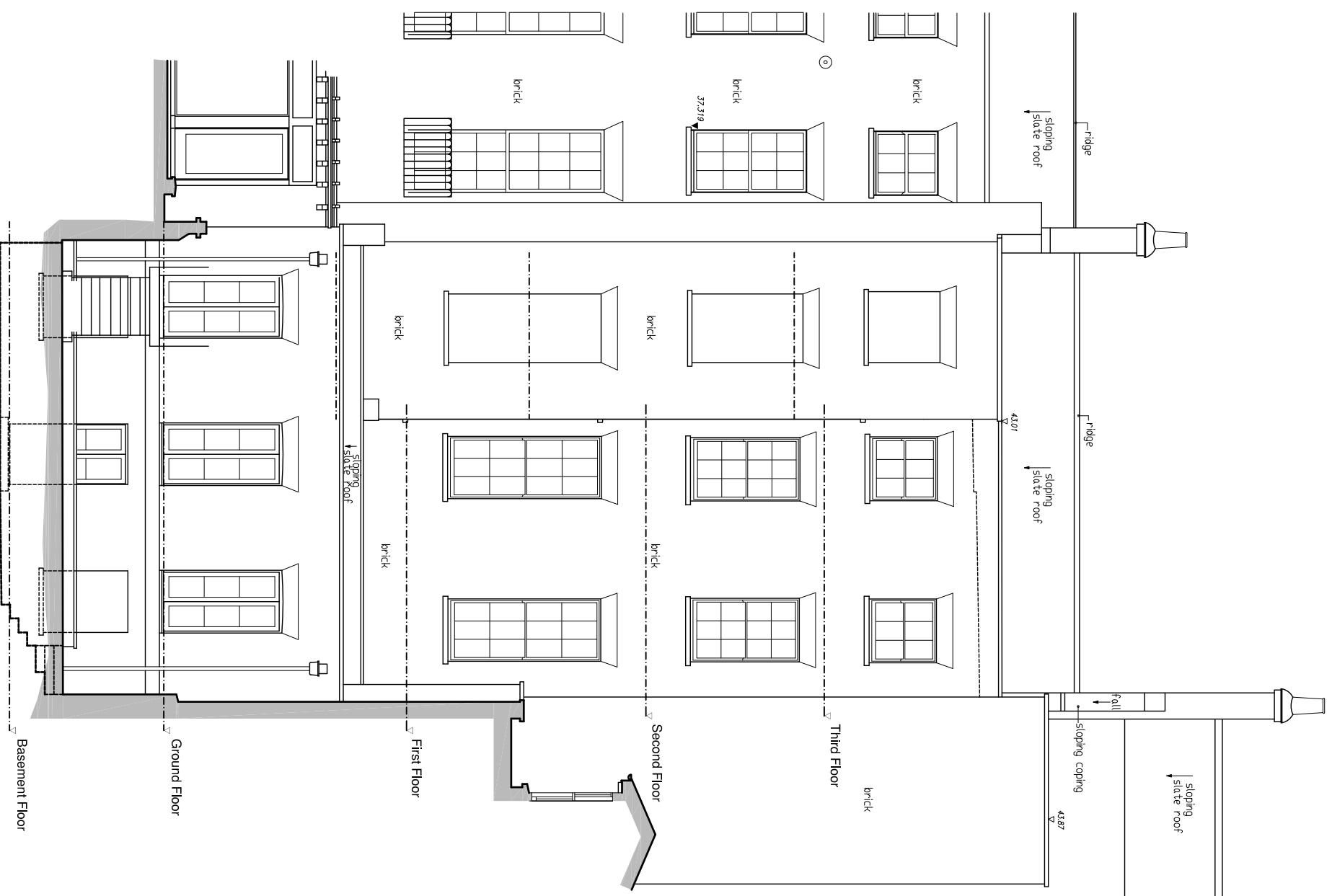
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SCALE 1:100

Datum 24,000m

21 Bedford Square

PROPOSED - REAR ELEVATION 2

Disclaimer

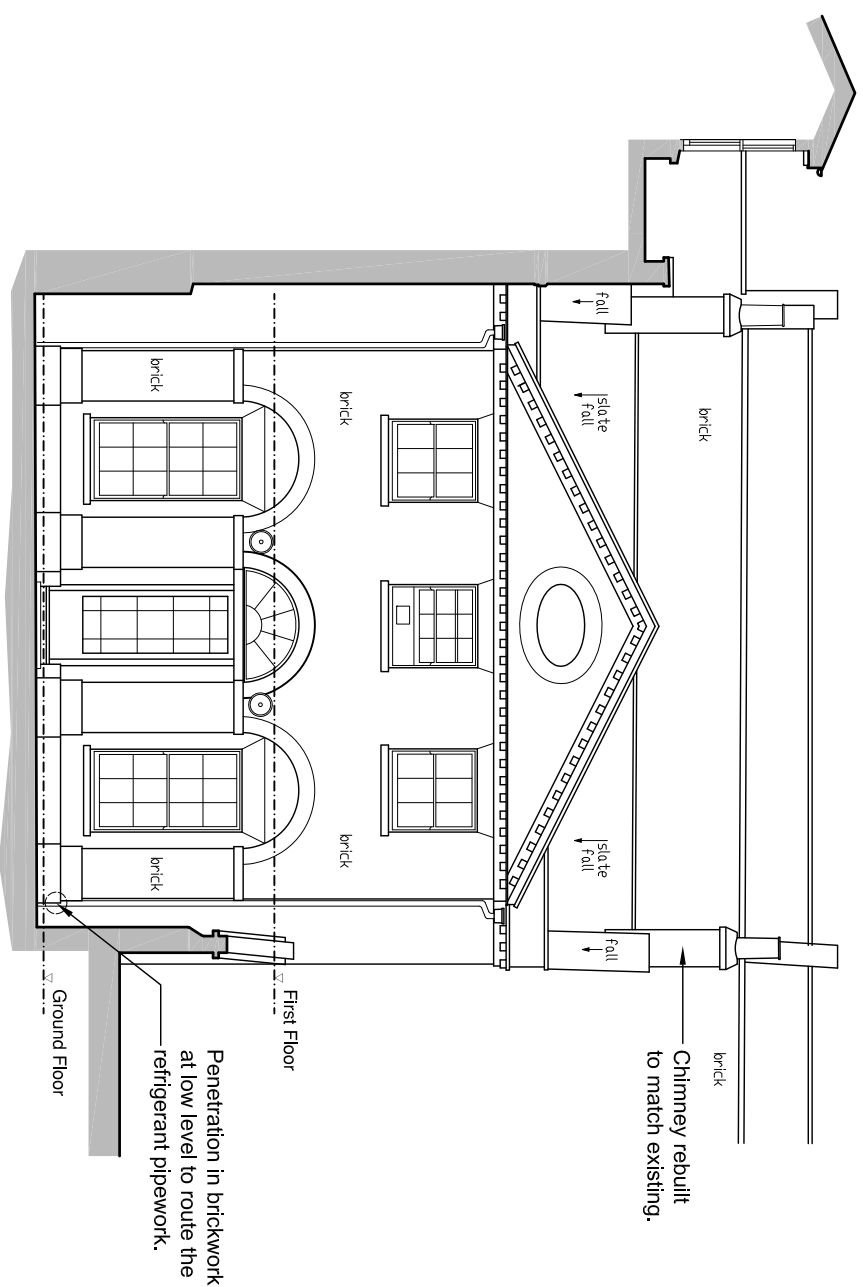
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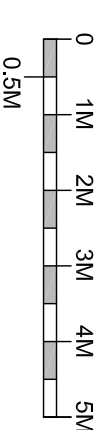
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PROPOSED - COACH HOUSE ELEVATION 2



SCALE 1:100

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed Coach House Elevation 2

DRAWN
SCALE @ A3 1:100
DATE July 2015

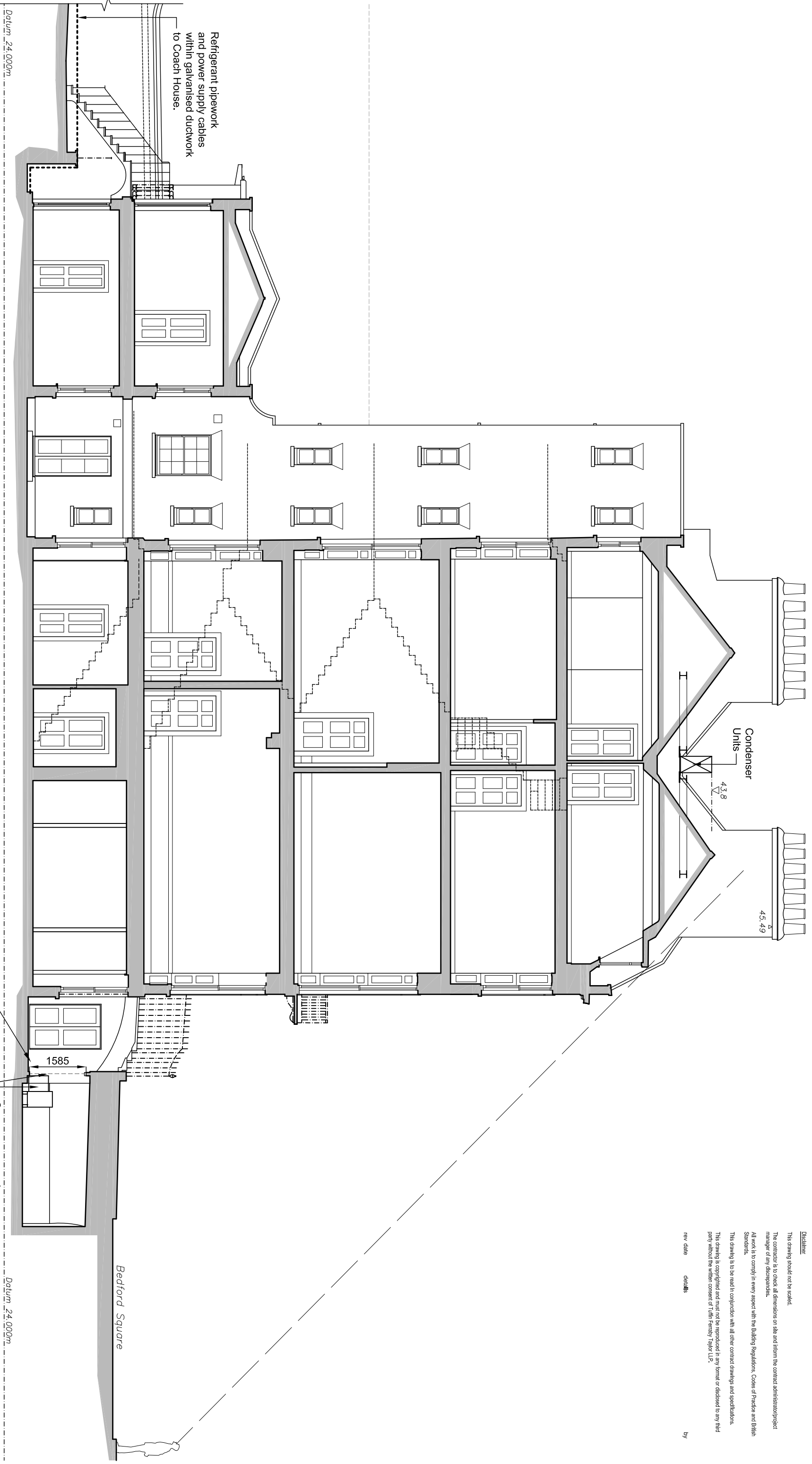


PROJECT No. DRAWING No. REV
26901 21-P08A

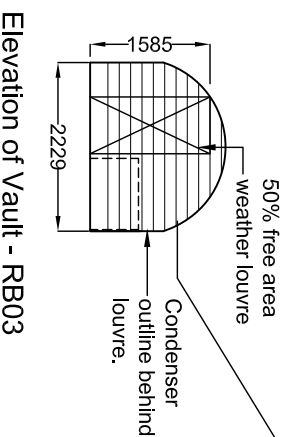
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PROPOSED - SECTION A-A



Comm. room condenser
 Full height and full width 50% free area weather louvre.

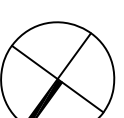
CLIENT Bedford Estates
 PROJECT 21 Bedford Square, London WC1B 3HH
 DRAWING Proposed - Section A-A

DRAWN SCALE @ A3 1:100
 DATE July 2015



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PROJECT No. DRAWING No. REV
 2690121-P09A

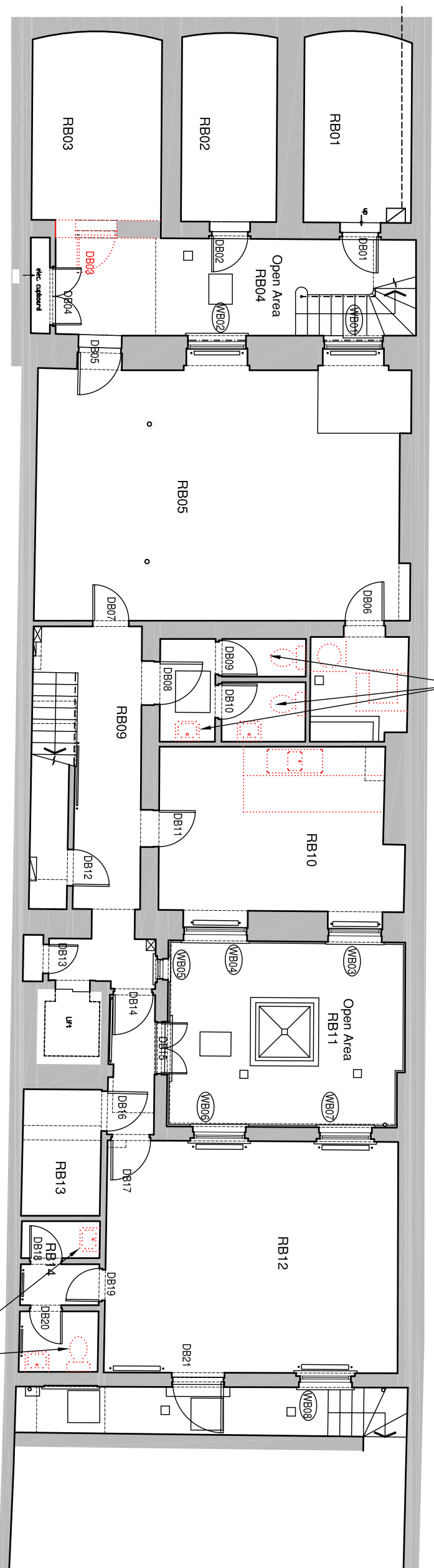


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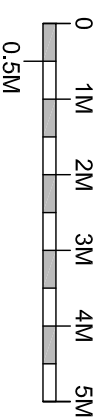
BEDFORD SQUARE

BASEMENT - DEMOLITION



Remove existing
W.C and basins to
allow for replacement
fittings.

Remove existing
W.C and basins to
allow for replacement
fittings.



SCALE 1:100

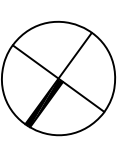
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Basement

DRAWN SCALE @ A3 1:100
DATE July 2015

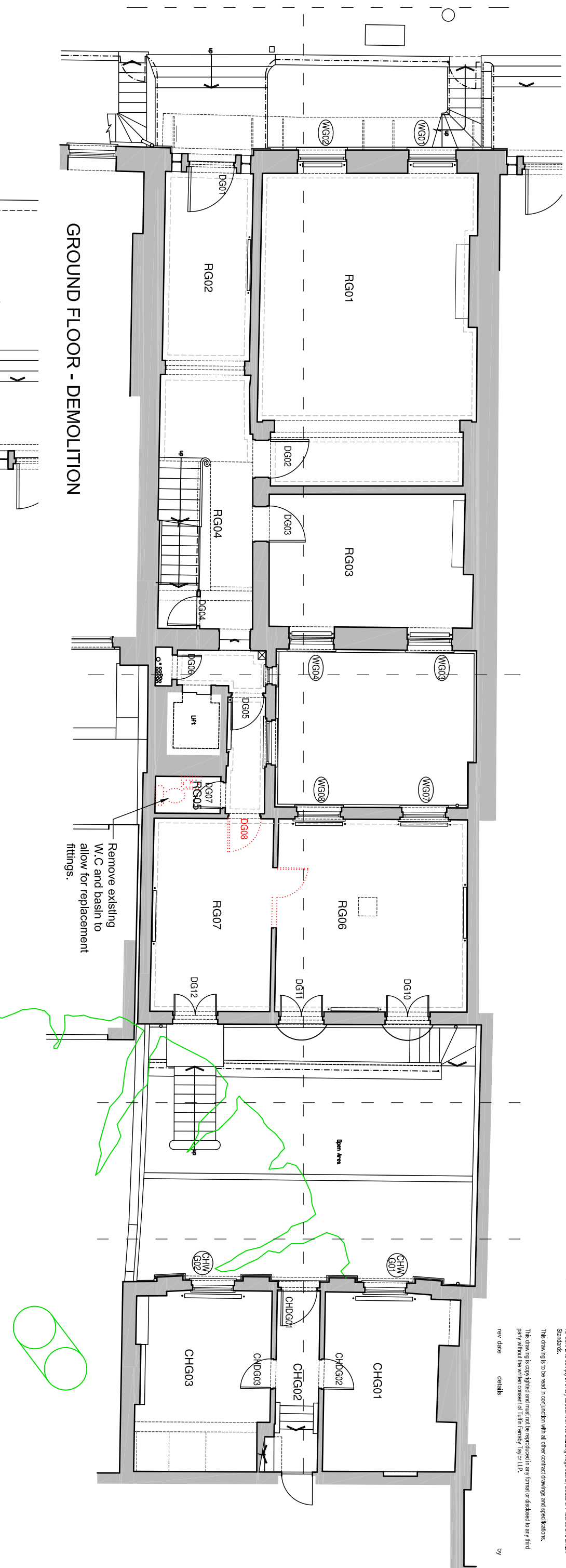


Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-D000

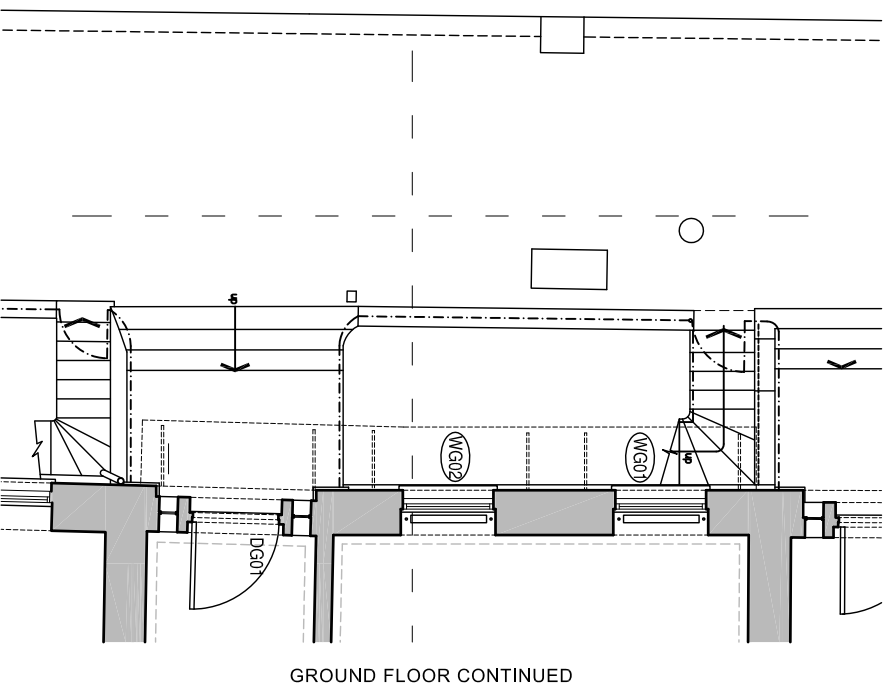


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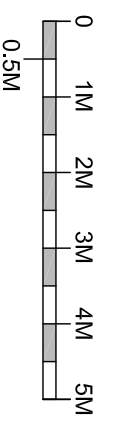


GROUND FLOOR - DEMOLITION

CONTINUED BELOW



GROUND FLOOR CONTINUED



SCALE 1:100

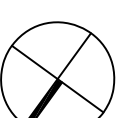
CLIENT Bedford Estates
 PROJECT 21 Bedford Square, London WC1B 3HH
 DRAWING Demolition - Ground Floor

DRAWN
 SCALE @ A3 1:100
 DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
 26901 21-D00



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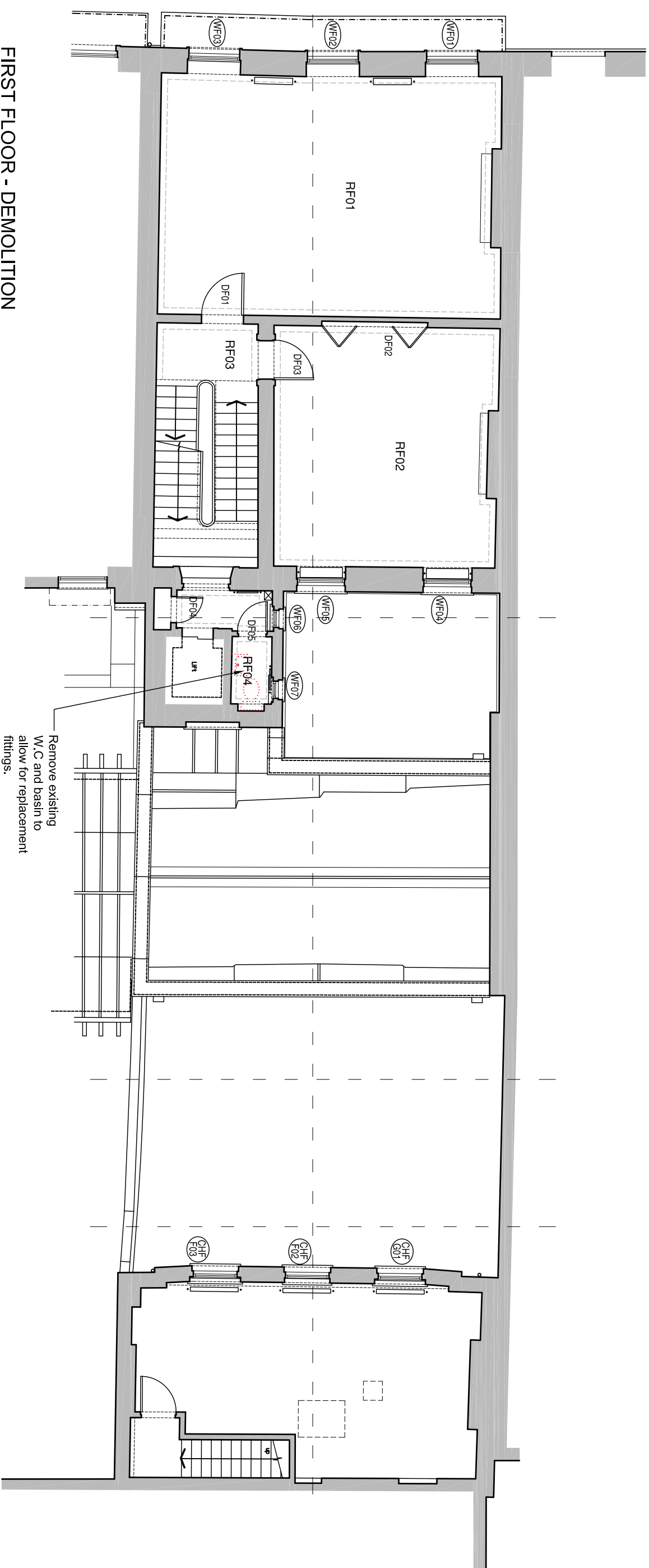
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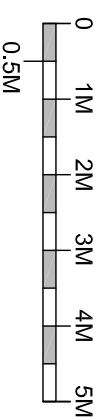
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rev date details by



FIRST FLOOR - DEMOLITION



SCALE 1:100

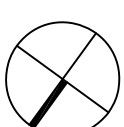
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - First Floor

DRAWN SCALE @ A3 1:100
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-D01



Disclaimer

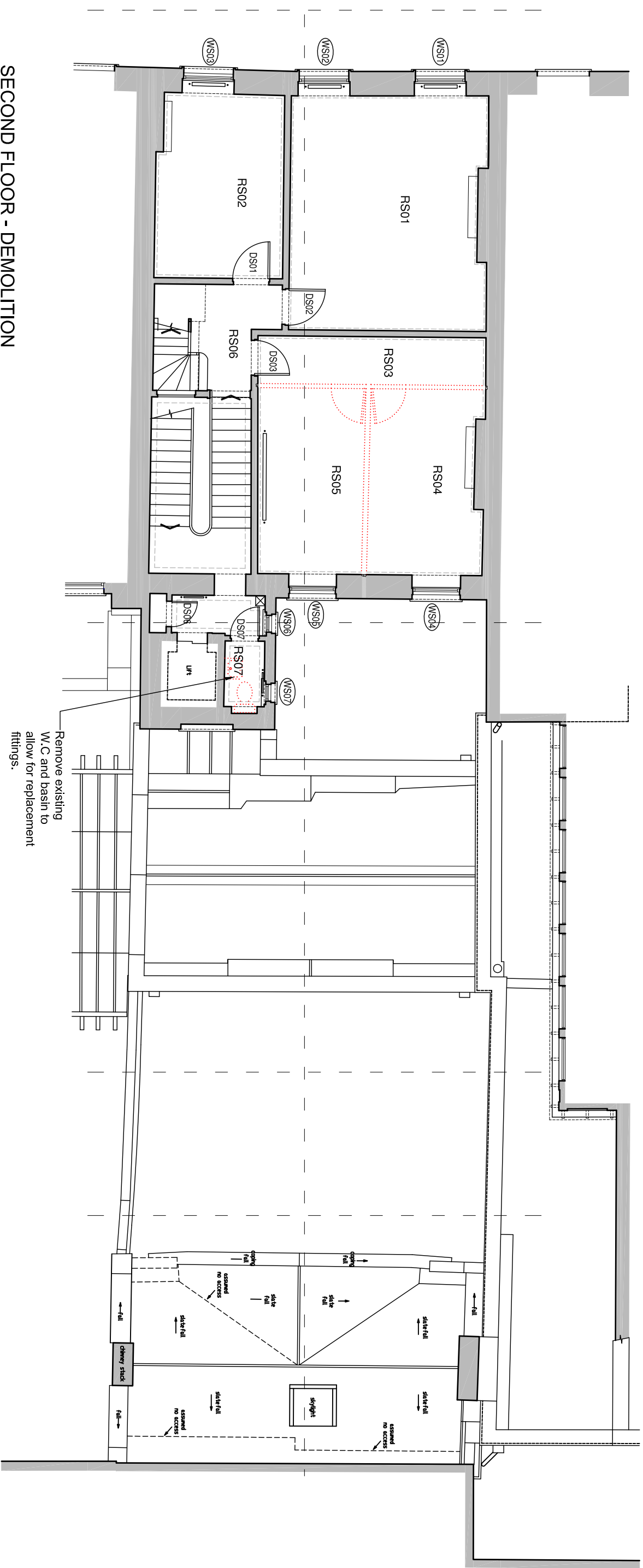
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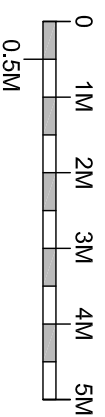
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SECOND FLOOR - DEMOLITION



SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Demolition - Second Floor

DRAWN

SCALE @ A3 1:100

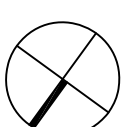
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV

26901 21-D02



Disclaimer

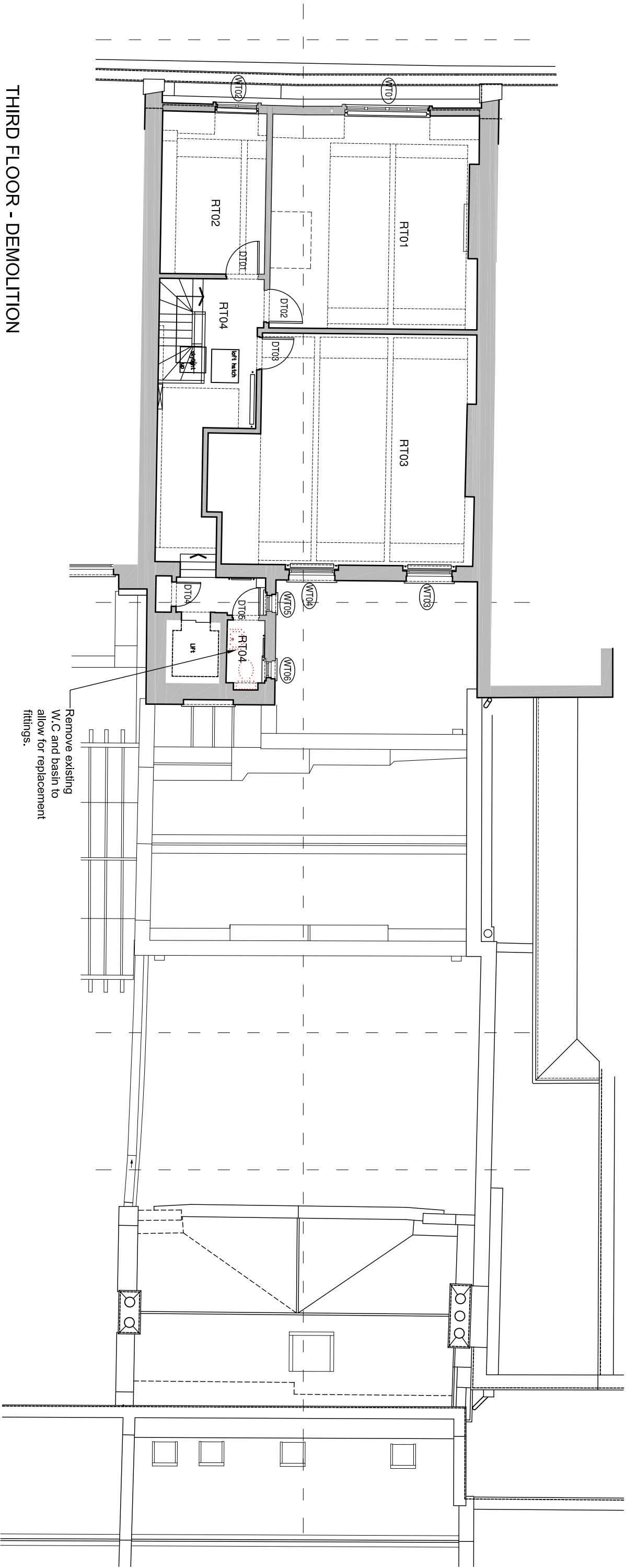
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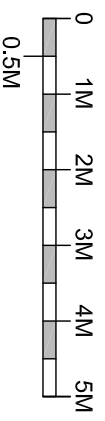
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THIRD FLOOR - DEMOLITION



SCALE 1:100

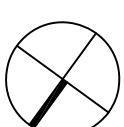
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Third Floor

DRAWN SCALE @ A3 1:100
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-D03



Disclaimer

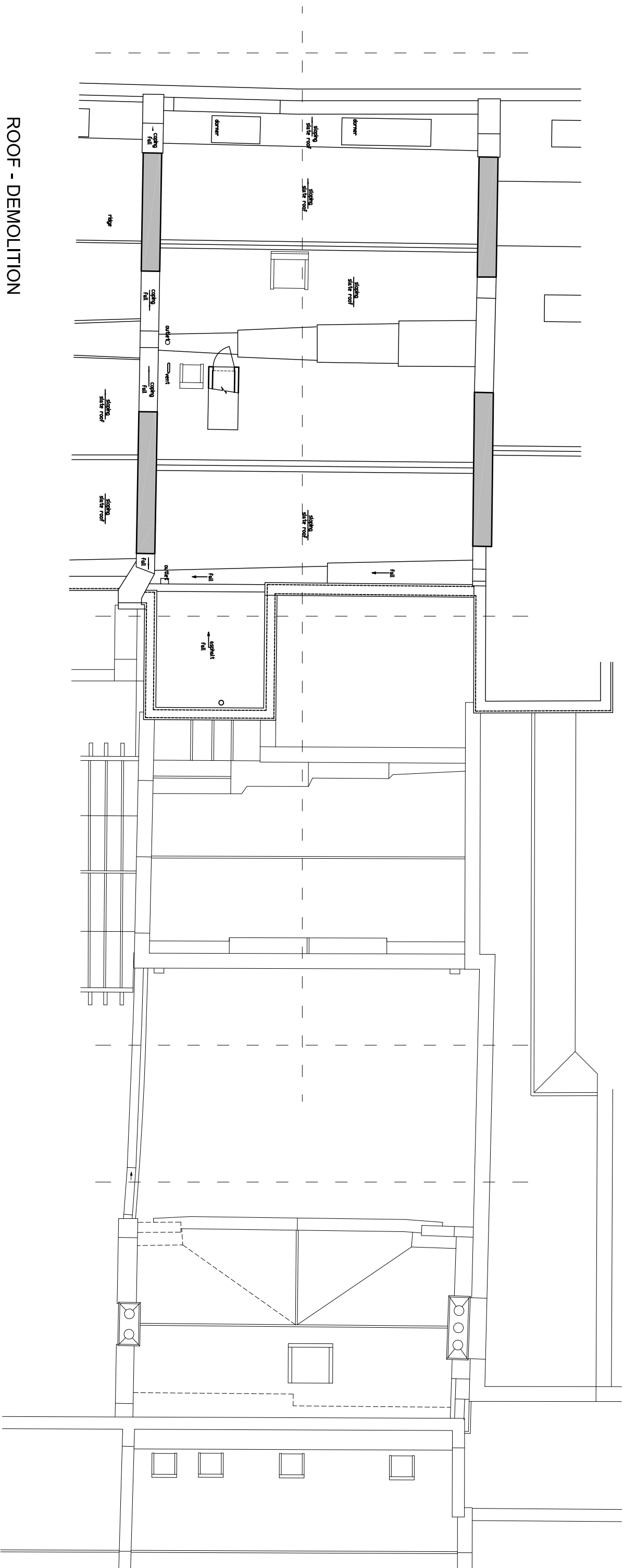
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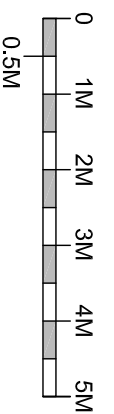
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ROOF - DEMOLITION



SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Demolition - Roof

DRAWN

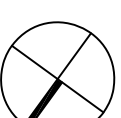
SCALE @ A3 1:100

DATE July 2015



Tuffin Ferraby Taylor LLP

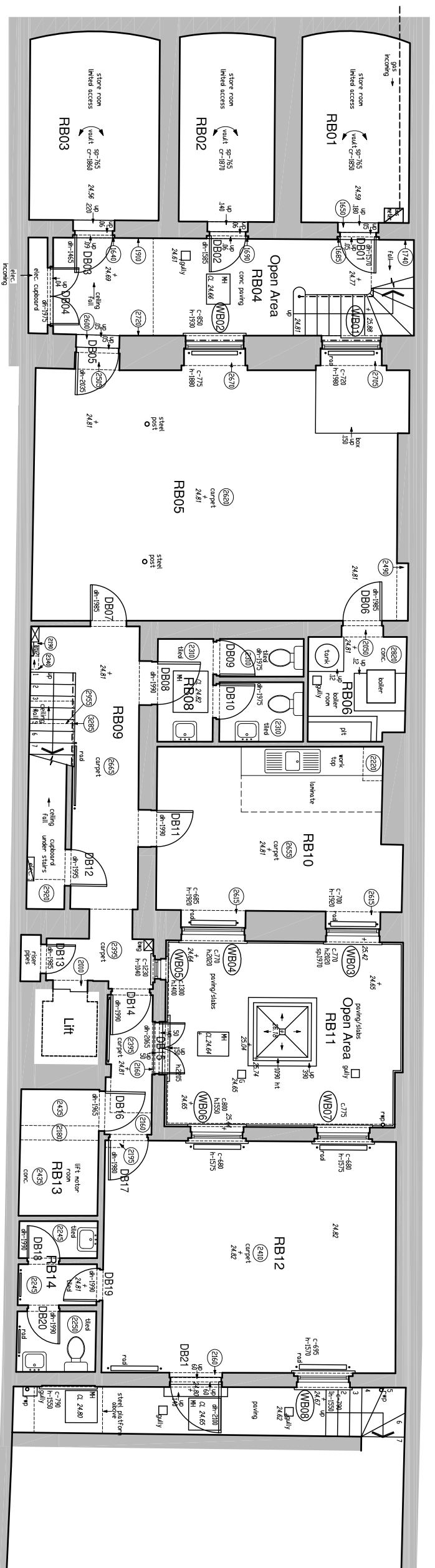
PROJECT No. DRAWING No. REV
26901 21-D04



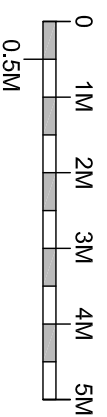
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BEDFORD SQUARE



BASEMENT - EXISTING PLAN



SCALE 1:100

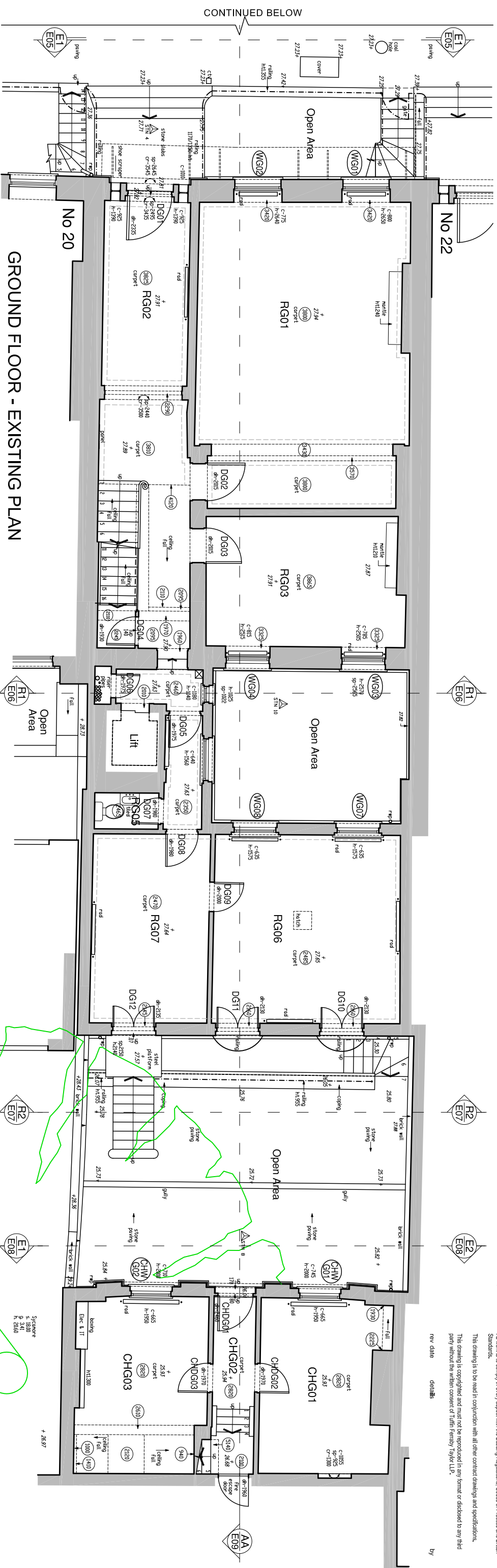
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Existing Plan - Basement

DRAWN
 SCALE @ A3 1:100
 DATE July 2015



Tuffin Ferraby Taylor LLP

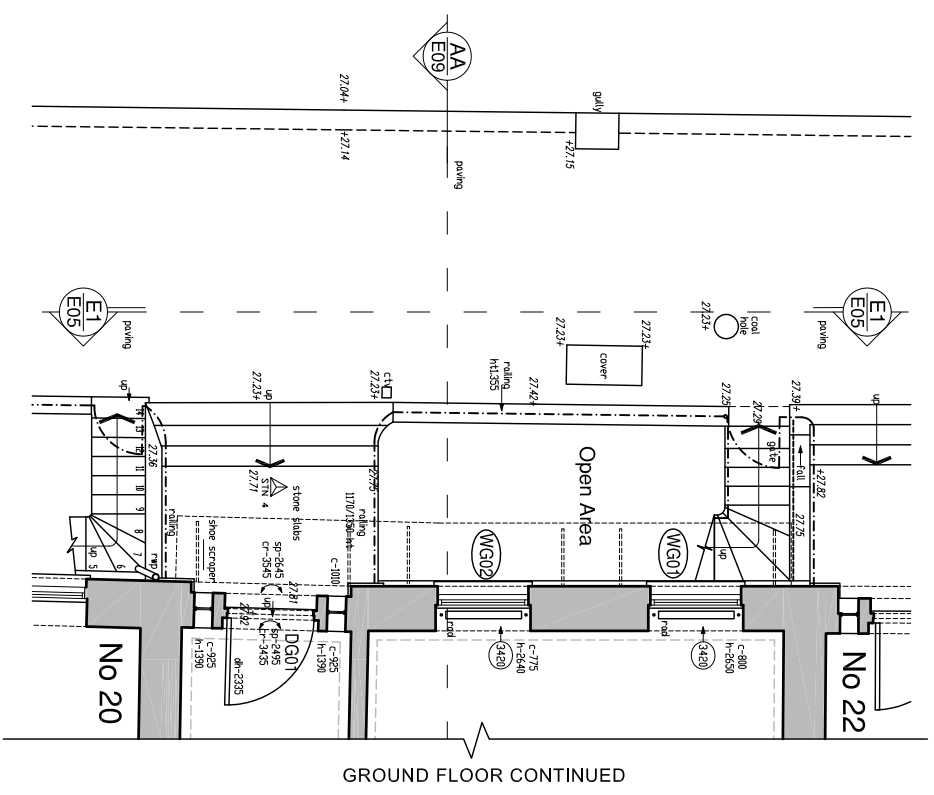
PROJECT No. 26901
DRAWING No. 21-E000
 REV



GROUND FLOOR - EXISTING PLAN

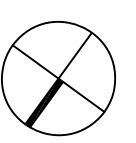
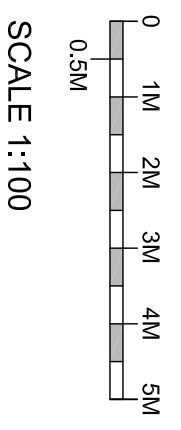
CONTINUED BELOW

BEDFORD SQUARE



GROUND FLOOR CONTINUED

GROUND FLOOR CONTINUED



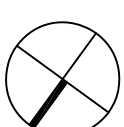
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 rev. date details by

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Existing Plan - Ground Floor

DRAWN SCALE @ A3 1:100
 DATE July 2015

PROJECT No. 26901 **DRAWING No.** 21-E00 **REV**

Tuffin Ferraby Taylor LLP



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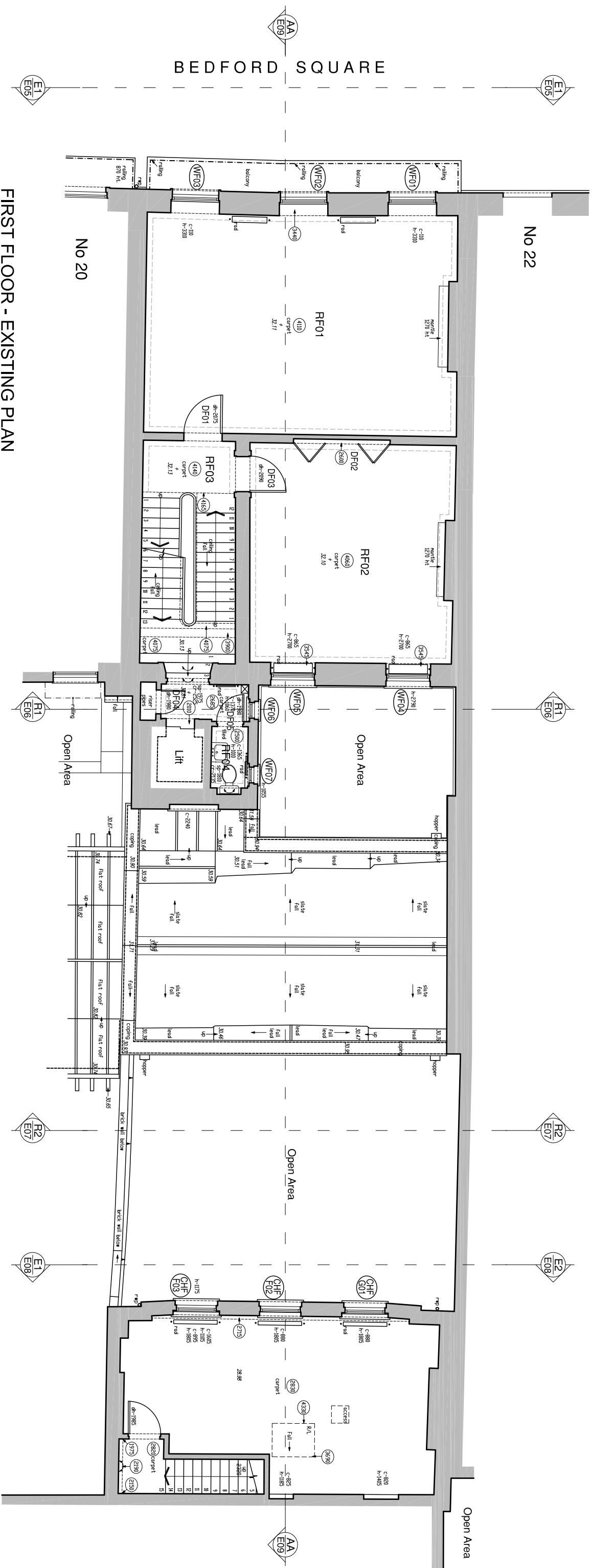
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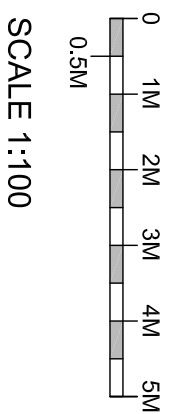
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FIRST FLOOR - EXISTING PLAN



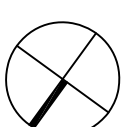
CLIENT **Bedford Estates**
 PROJECT 21 Bedford Square, London WC1B 3HH
 DRAWING Existing Plan - First Floor



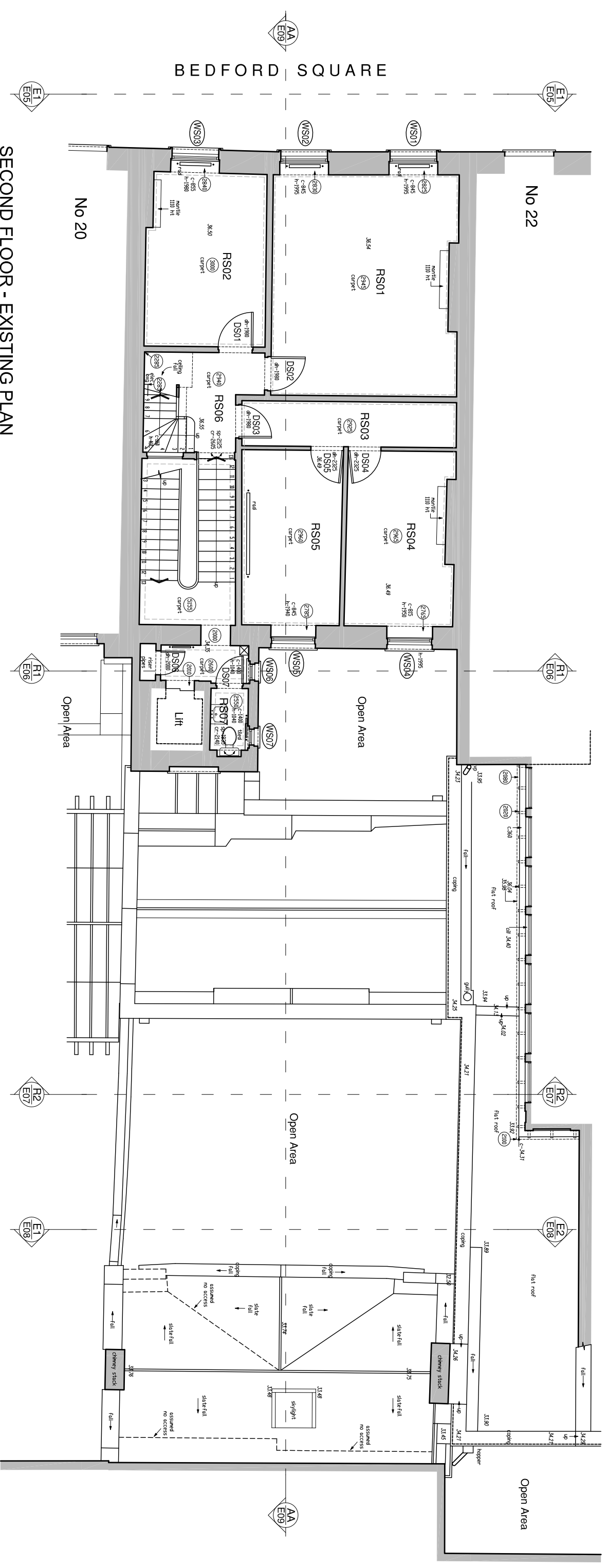
Tuffin Ferraby Taylor LLP

DRAWN
 SCALE @ A3 1:100
 DATE July 2015

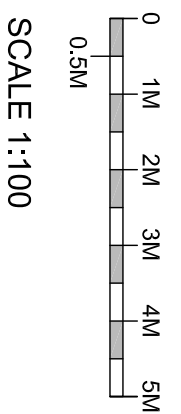
PROJECT No. DRAWING No. REV
 26901 21-E01



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SECOND FLOOR - EXISTING PLAN

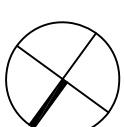


CLIENT Bedford Estates
 PROJECT 21 Bedford Square, London WC1B 3HH
 DRAWING Existing Plan - Second Floor

TFTI
 Tuffin Ferraby Taylor LLP

DRAWN SCALE @ A3 1:100
 DATE July 2015

PROJECT No. DRAWING No. REV
 26901 21-E02



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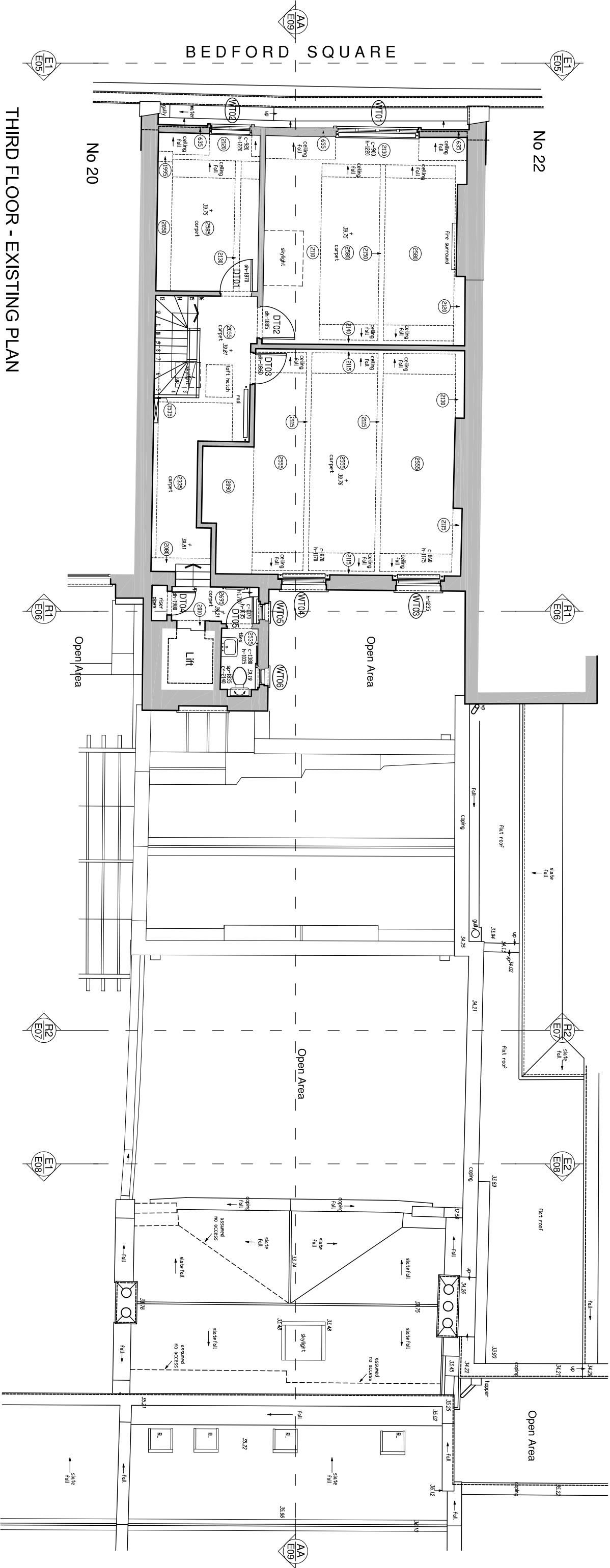
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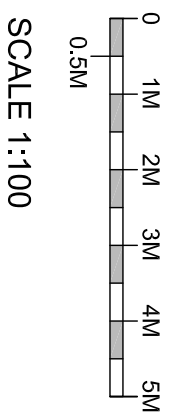
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THIRD FLOOR - EXISTING PLAN



SCALE 1:100

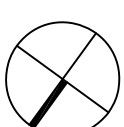
CLIENT **Bedford Estates**
 PROJECT 21 Bedford Square, London WC1B 3HH
 DRAWING Existing Plan - Third Floor



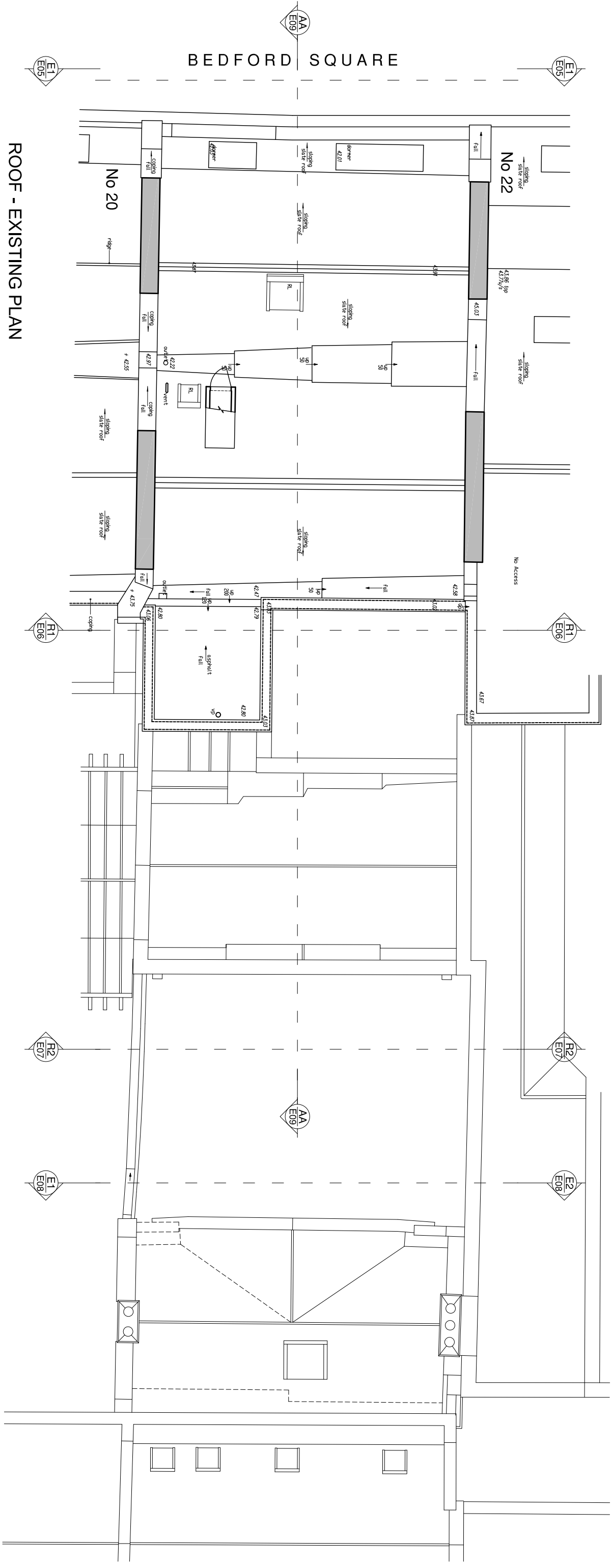
Tuffin Ferraby Taylor LLP

DRAWN
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 DATE July 2015

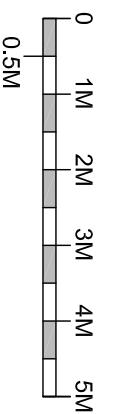
PROJECT No. DRAWING No. REV
 26901 21-E03



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ROOF - EXISTING PLAN



SCALE 1:100

CLIENT Bedford Estates
 PROJECT 21 Bedford Square, London WC1B 3HH
 DRAWING Existing Plan - Roof

TFTI
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DRAWN SCALE @ A3 1:100
 DATE July 2015

PROJECT No. DRAWING No. REV
 26901 21-E04

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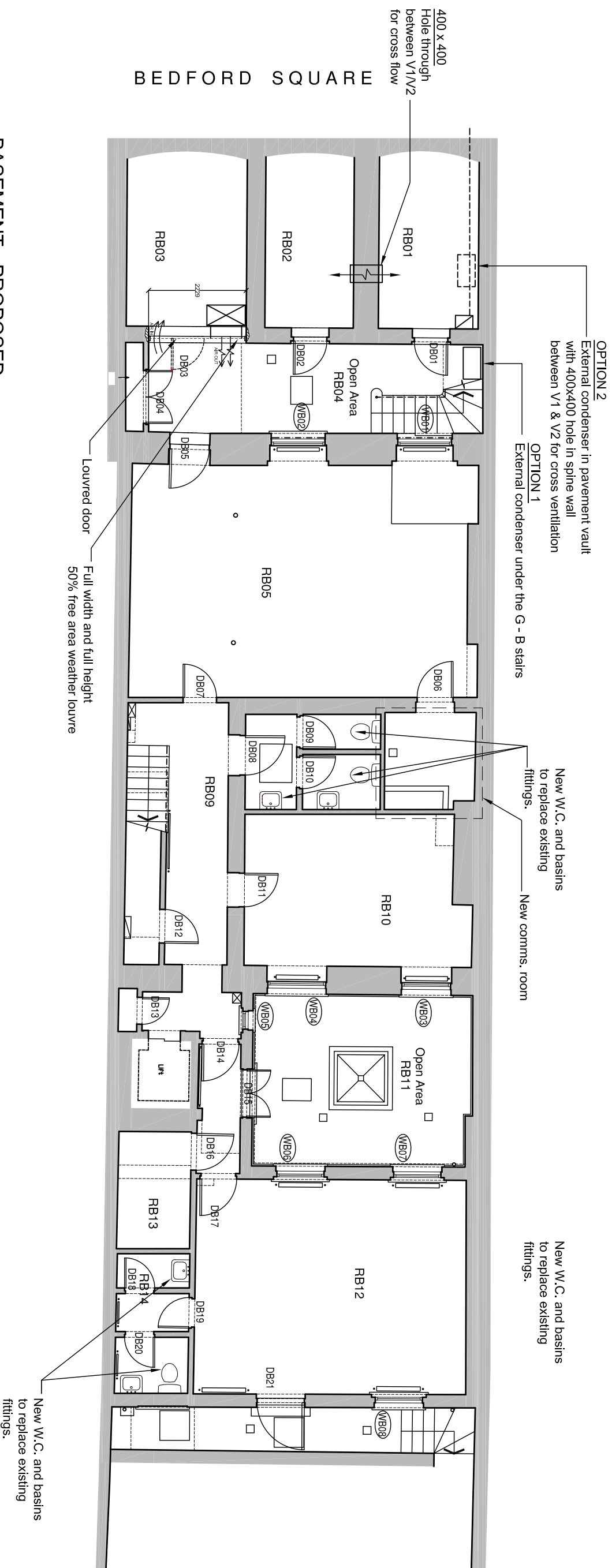
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BEDFORD SQUARE

BASEMENT - PROPOSED



CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Proposed - Basement

DRAWN

SCALE @ A3 1:100

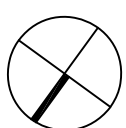
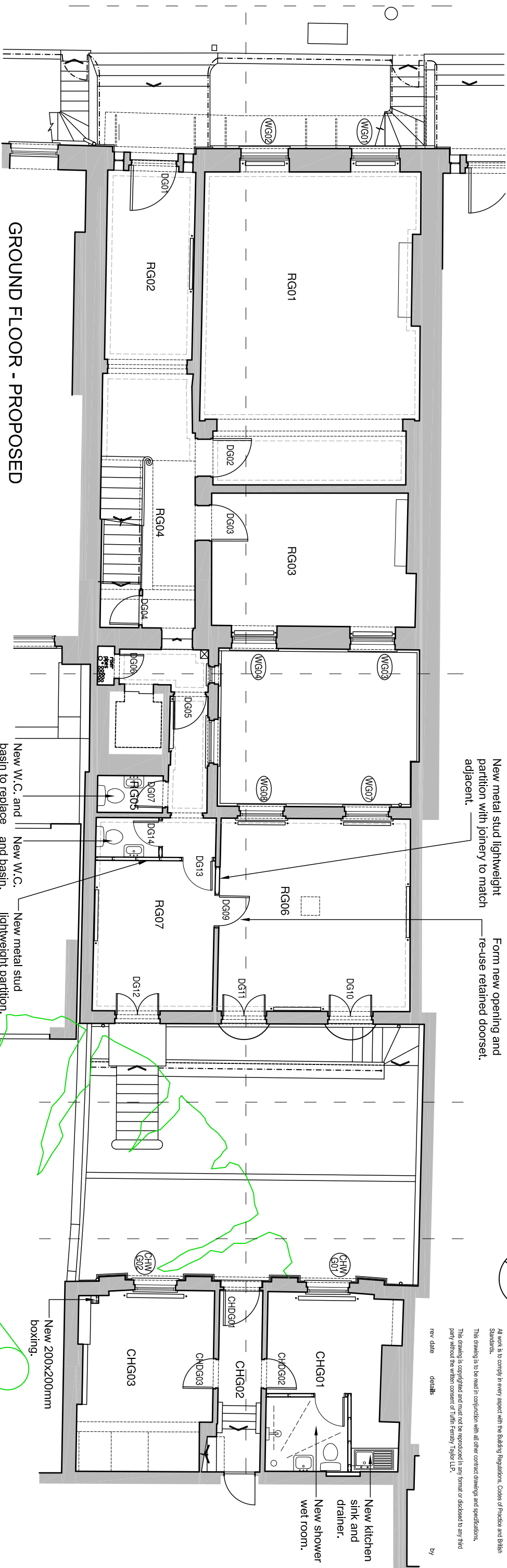
DATE July 2015



Tuffin Ferraby Taylor LLP

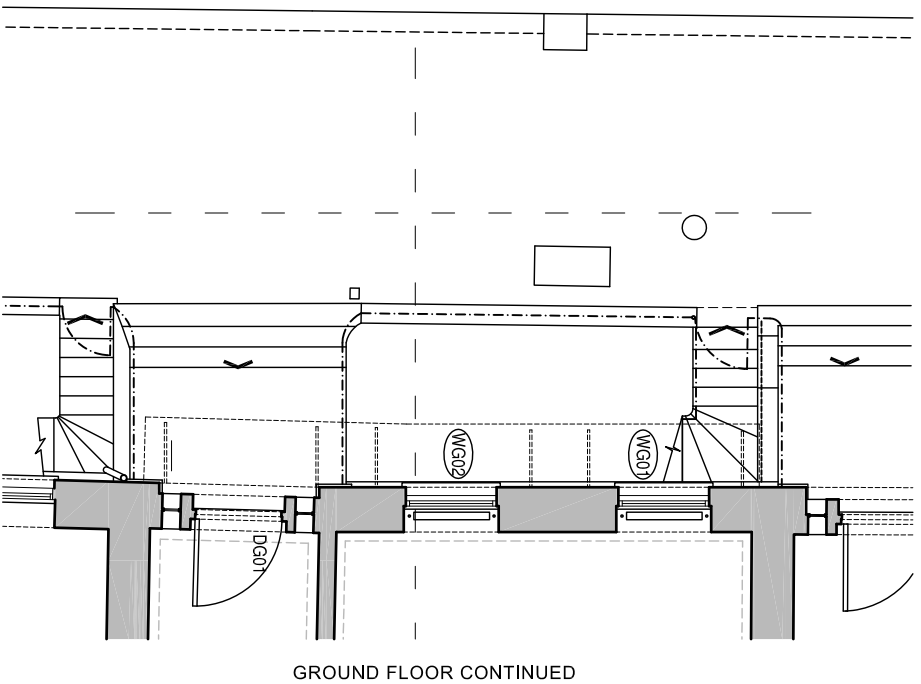
PROJECT No. DRAWING No. REV
26901 21-P000A

CONTINUED BELOW

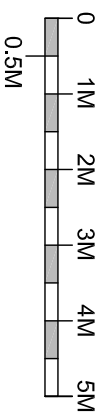


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GROUND FLOOR CONTINUED



SCALE 1:100

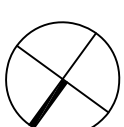
CLIENT Bedford Estates
 PROJECT 21 Bedford Square, London WC1B 3HH
 DRAWING Proposed - Ground Floor

DRAWN SCALE @ A3 1:100
 DATE July 2015

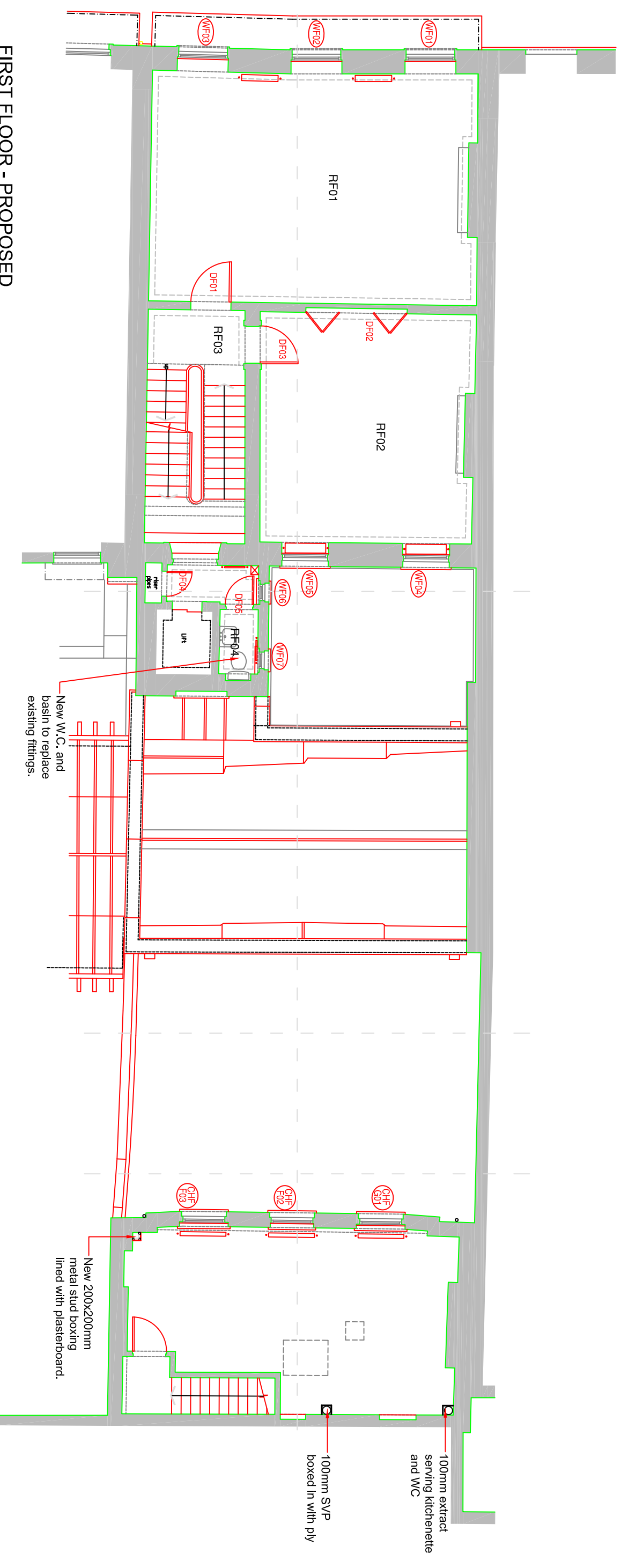


Tuffin Ferraby Taylor LLP

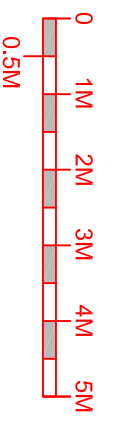
PROJECT No. DRAWING No. REV
 26901 21-P00



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FIRST FLOOR - PROPOSED



SCALE 1:100

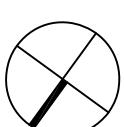
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - First Floor

DRAWN
SCALE @ A3 1:100
DATE July 2015

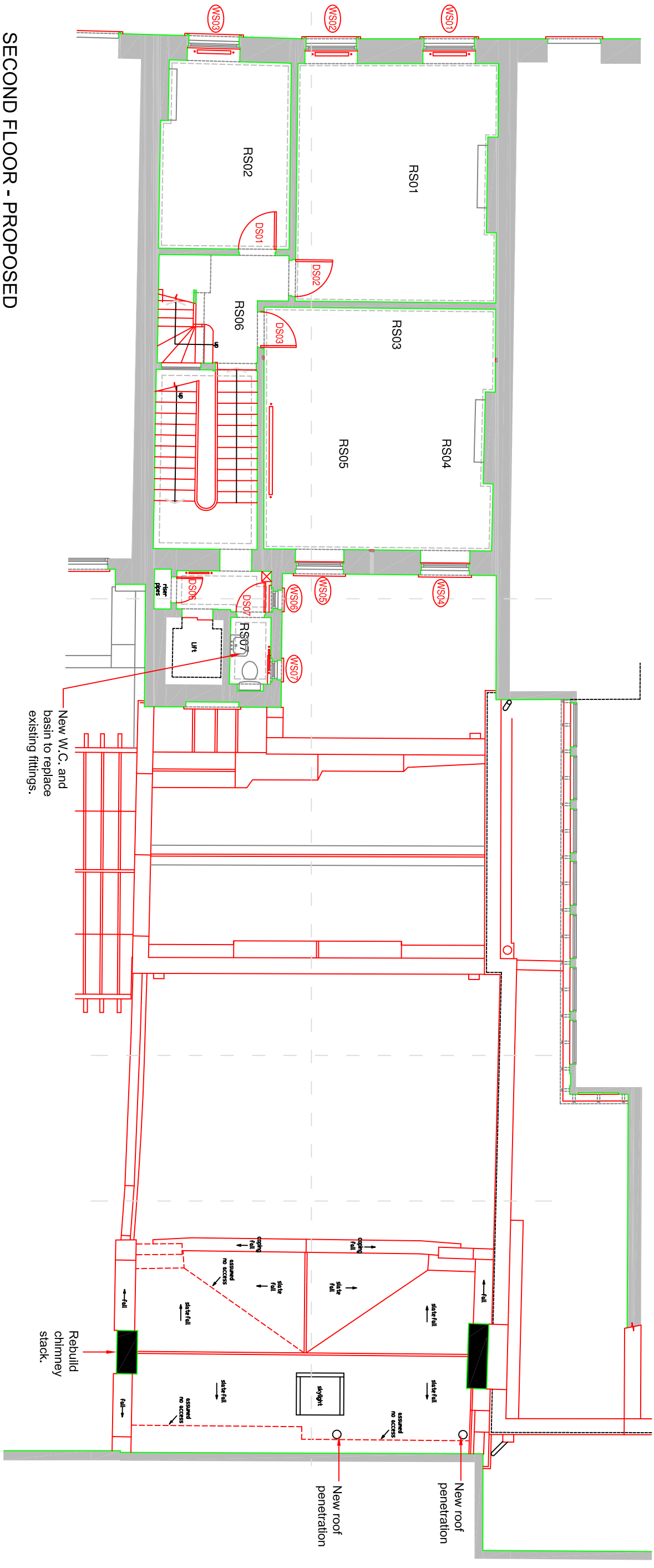


Tuffin Ferraby Taylor LLP

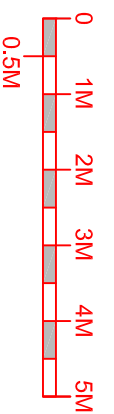
PROJECT No. DRAWING No. REV
26901 21-P01



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SECOND FLOOR - PROPOSED



SCALE 1:100

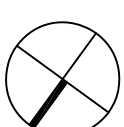
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Second Floor

DRAWN SCALE @ A3 1:100
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-P02



Disclaimer

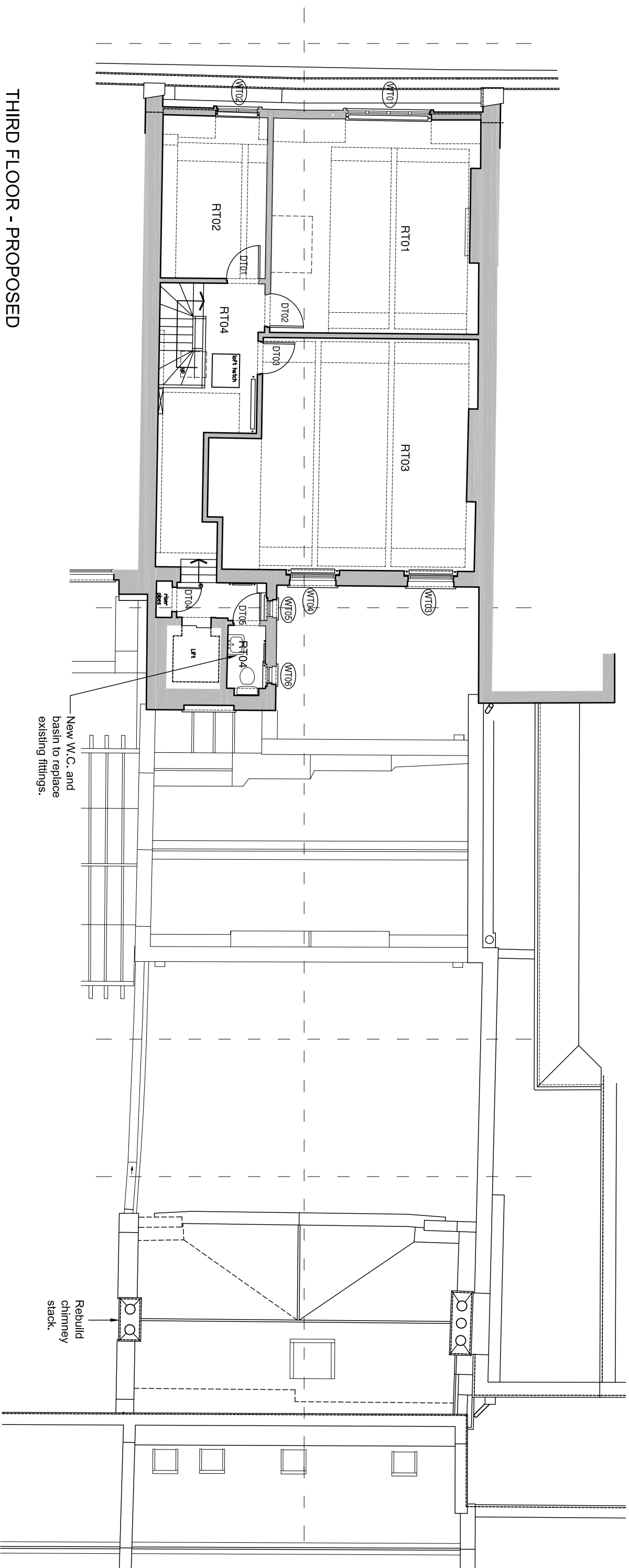
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THIRD FLOOR - PROPOSED

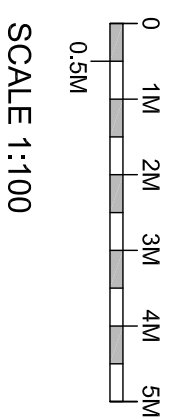
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Third Floor

DRAWN SCALE @ A3 1:100
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-P03



Disclaimer

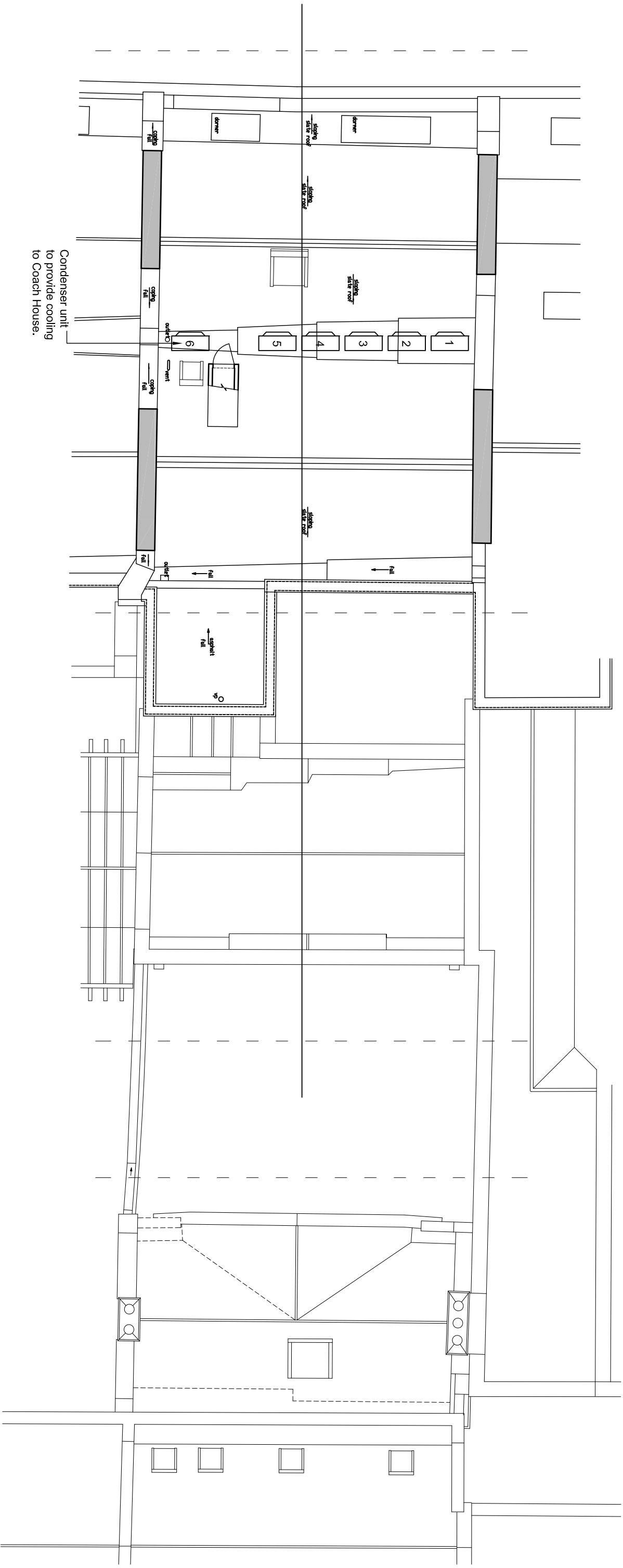
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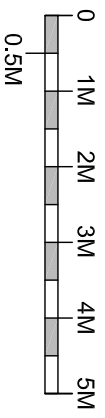
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ROOF - PROPOSED



SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Proposed - Roof

DRAWN

SCALE @ A3 1:100

DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-P04A