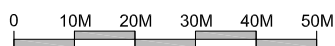
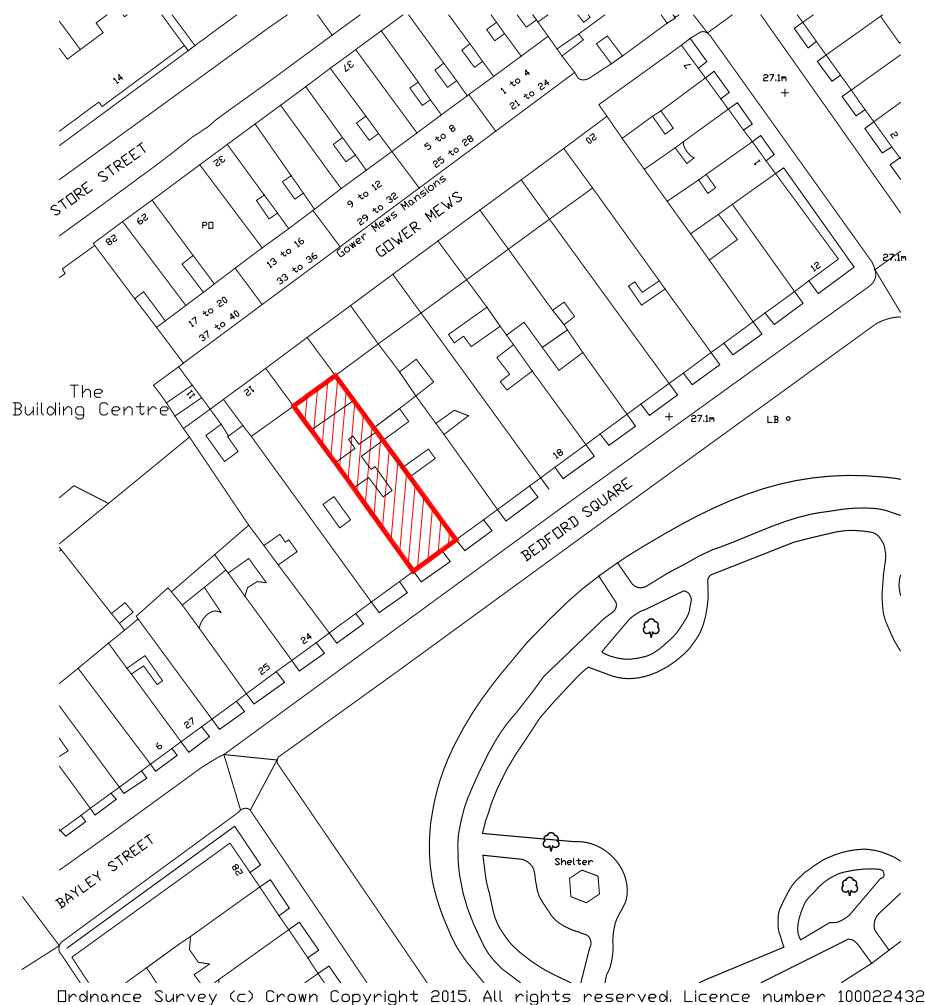


rev date details

by



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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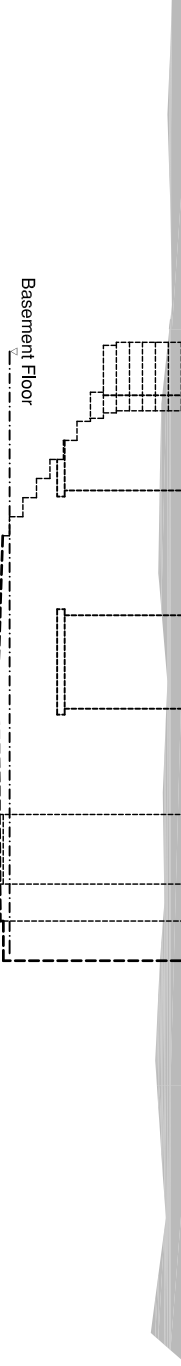
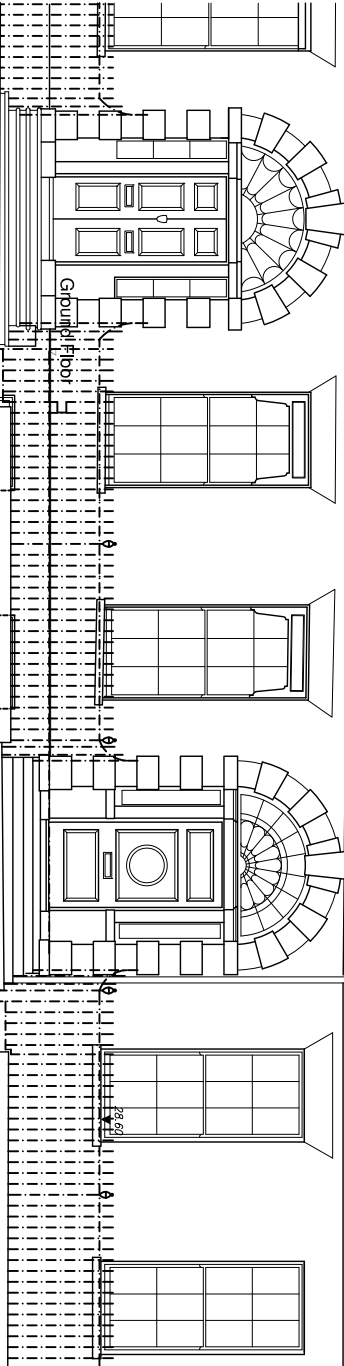
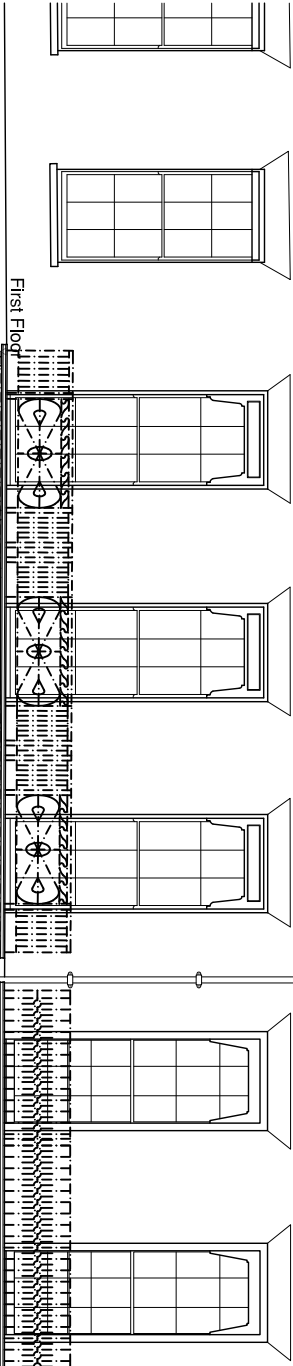
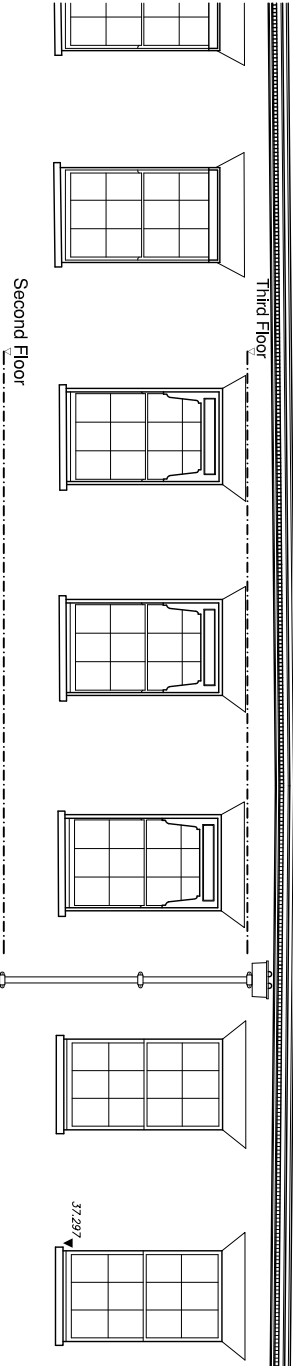
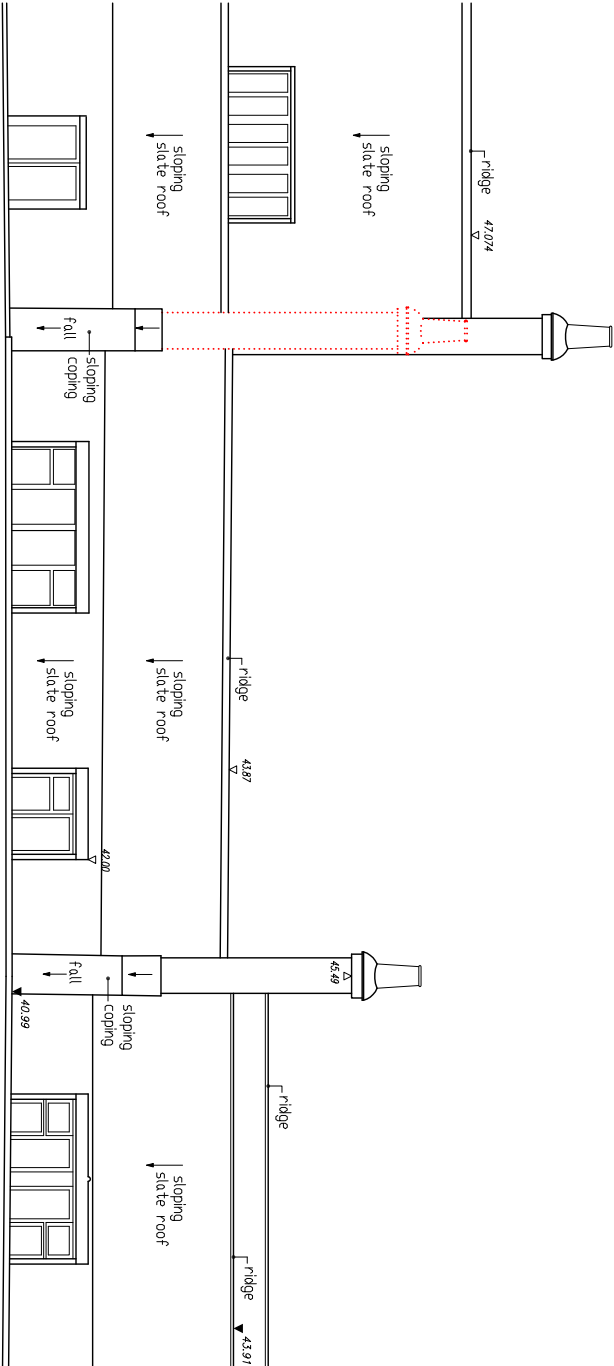
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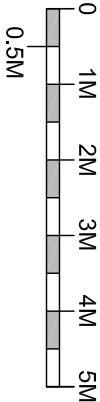
Datum 24.000m

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

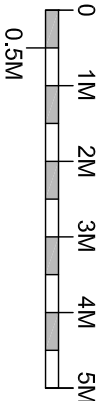


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PROJECT No. 26901
DRAWING No. 21-D05
REV

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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

Disclaimer

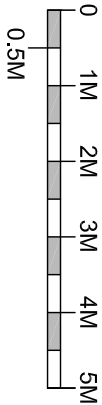
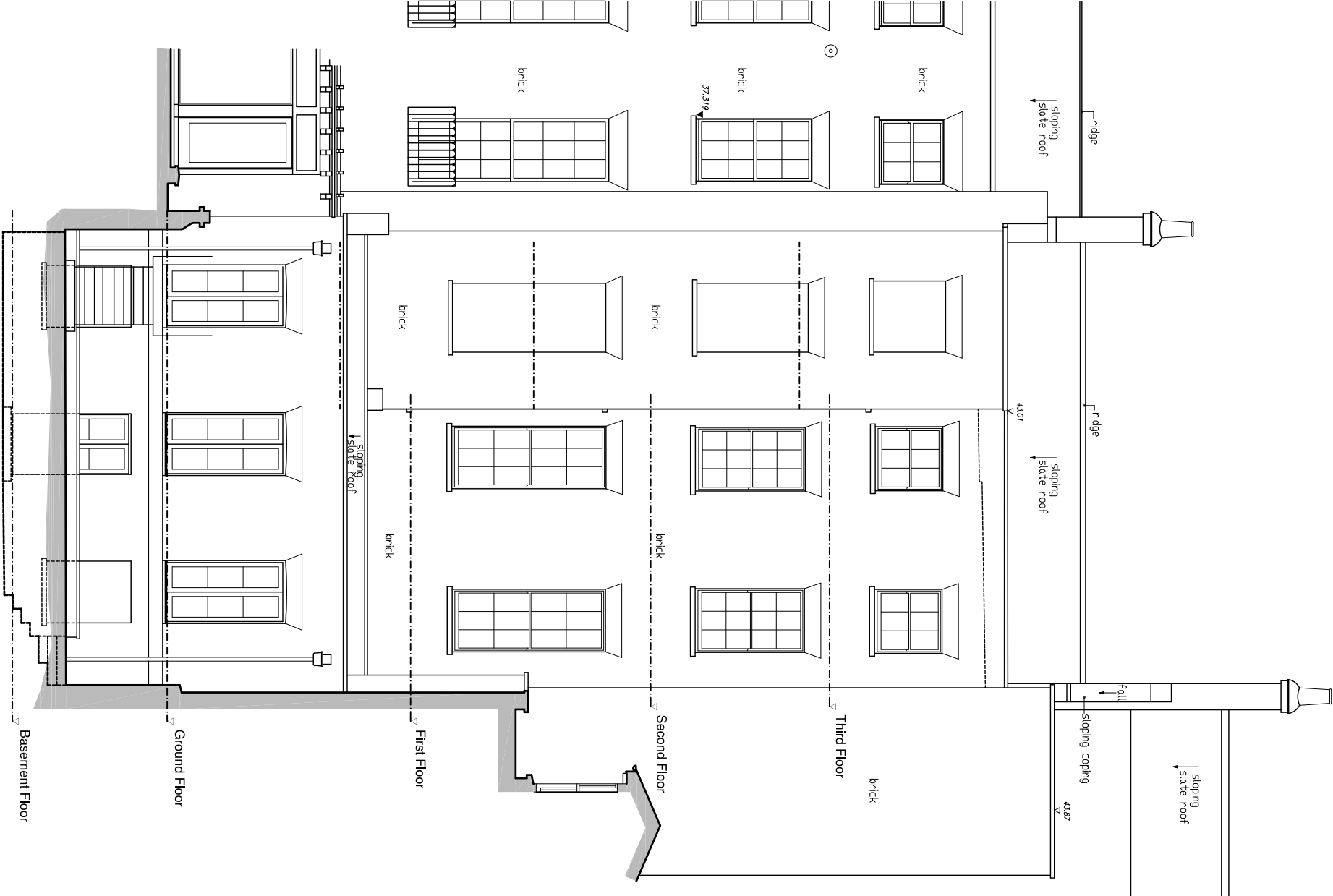
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SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Demolition - Rear Elevation 2

DRAWN

SCALE @ A3 1:100

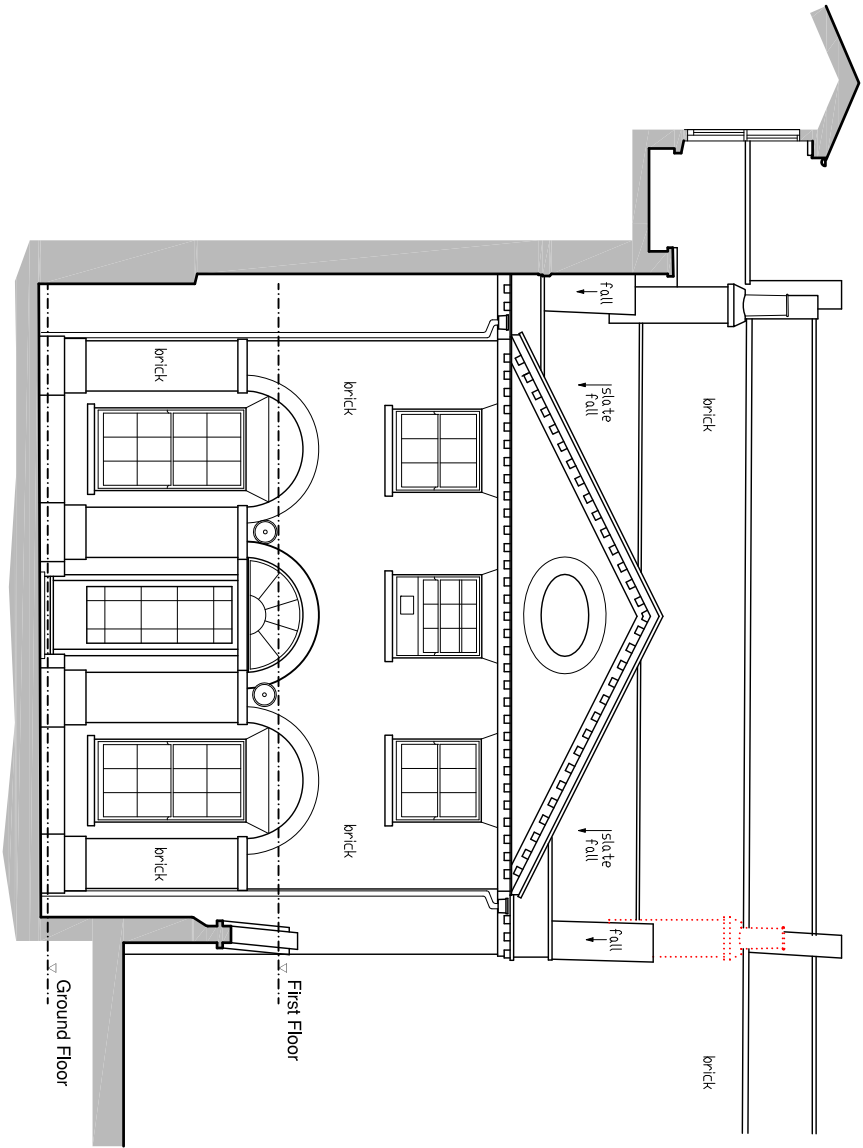
DATE July 2015



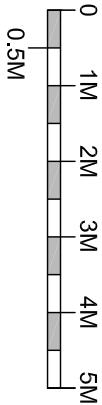
Tuffin Ferraby Taylor LLP

PROJECT No.	DRAWING No.	REV
26901	21-D07	

DEMOLITION - REAR ELEVATION 2



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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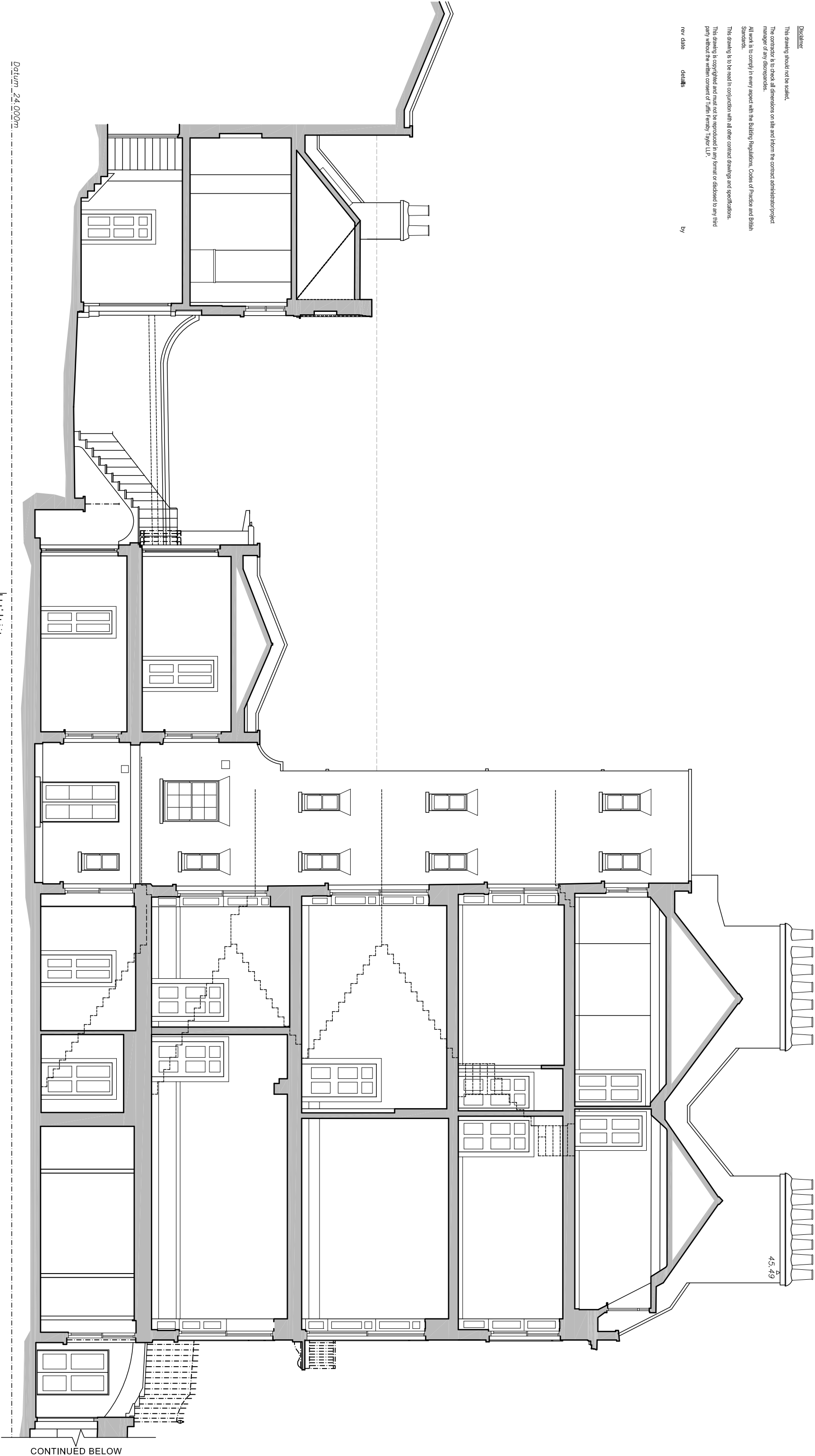
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DEMOLITION - SECTION A-A

Datum 24.000m

Bedford Square

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



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV

26901 21-D09

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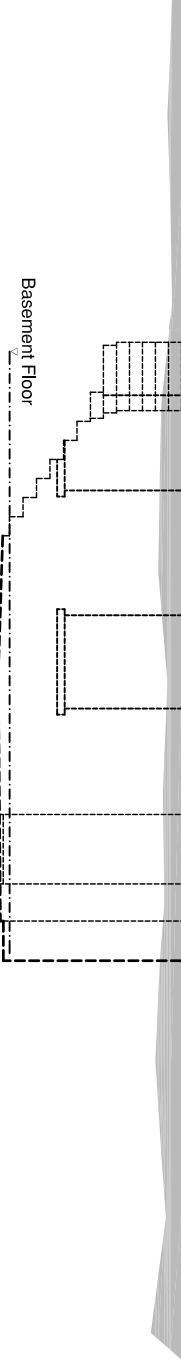
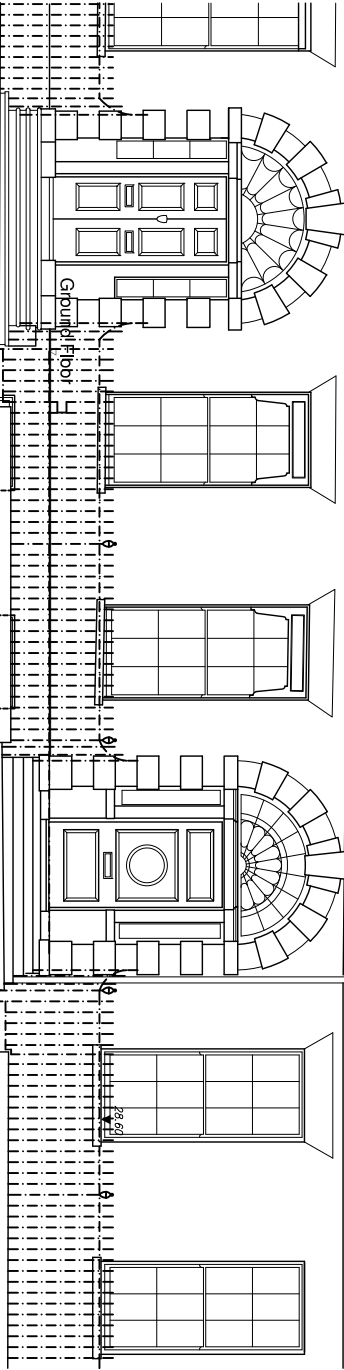
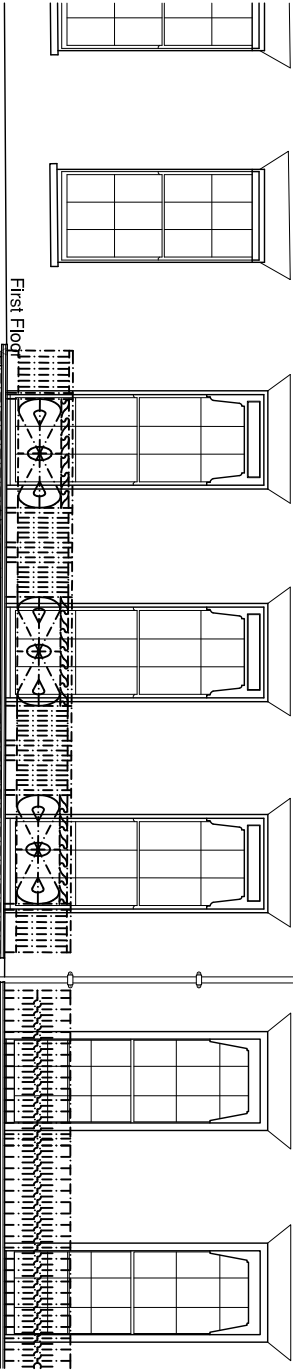
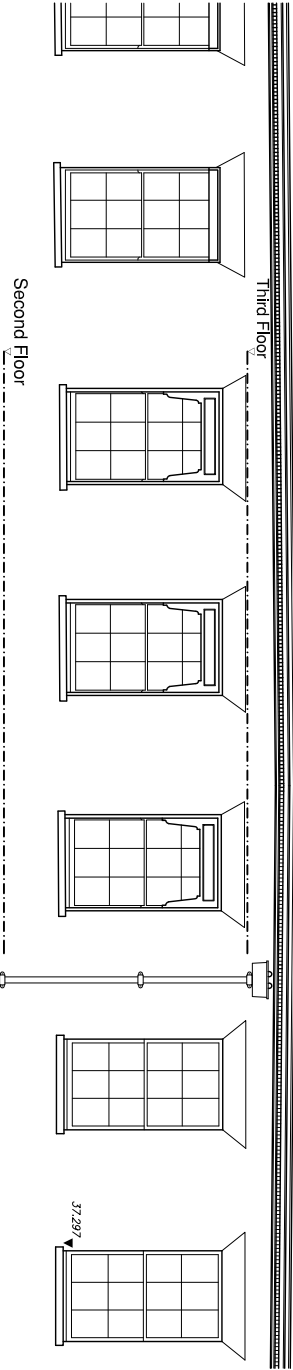
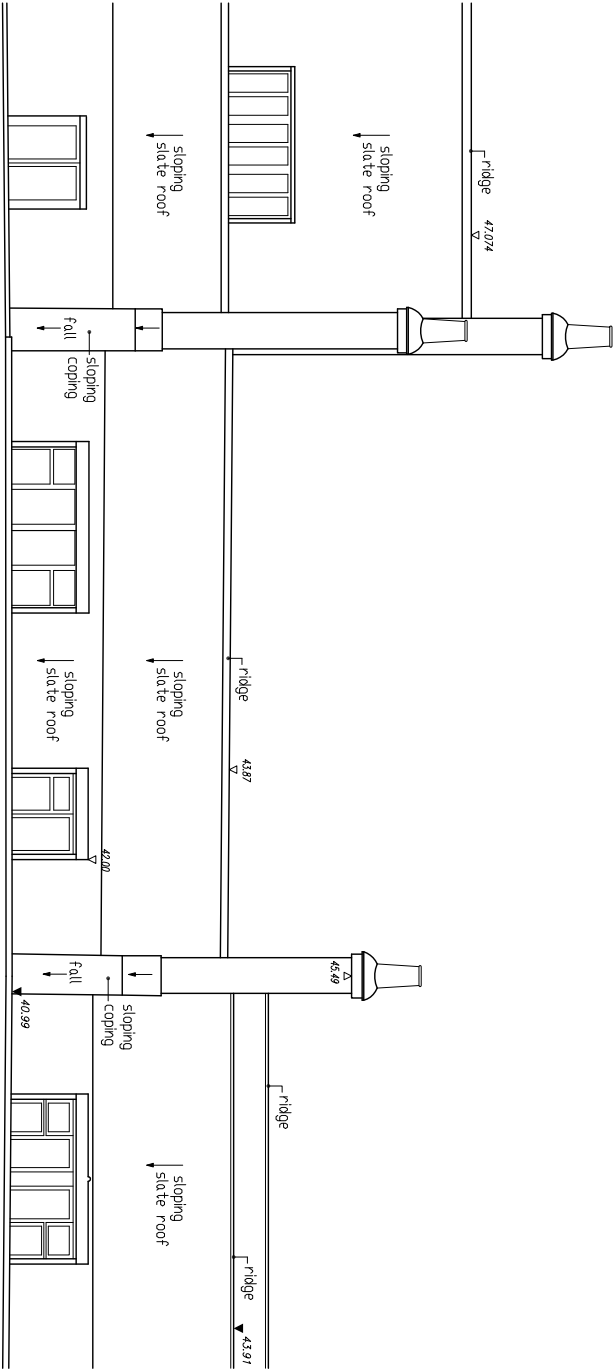
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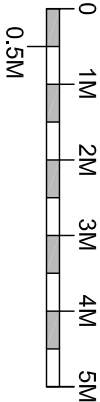
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Datum 24.000m 22 Bedford Square 21 Bedford Square 20 Bedford Square

EXISTING FRONT ELEVATION 1



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



Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-E05

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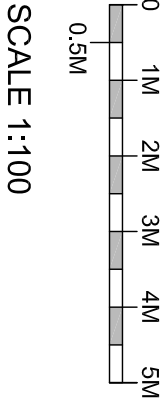
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CLIENT Bedford Estates

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

DRAWN

SCALE @ A3 1:100
DATE July 2015



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PROJECT No. DRAWING No. REV
26901 21-E06

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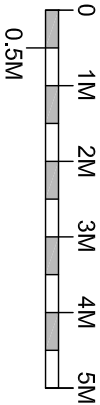
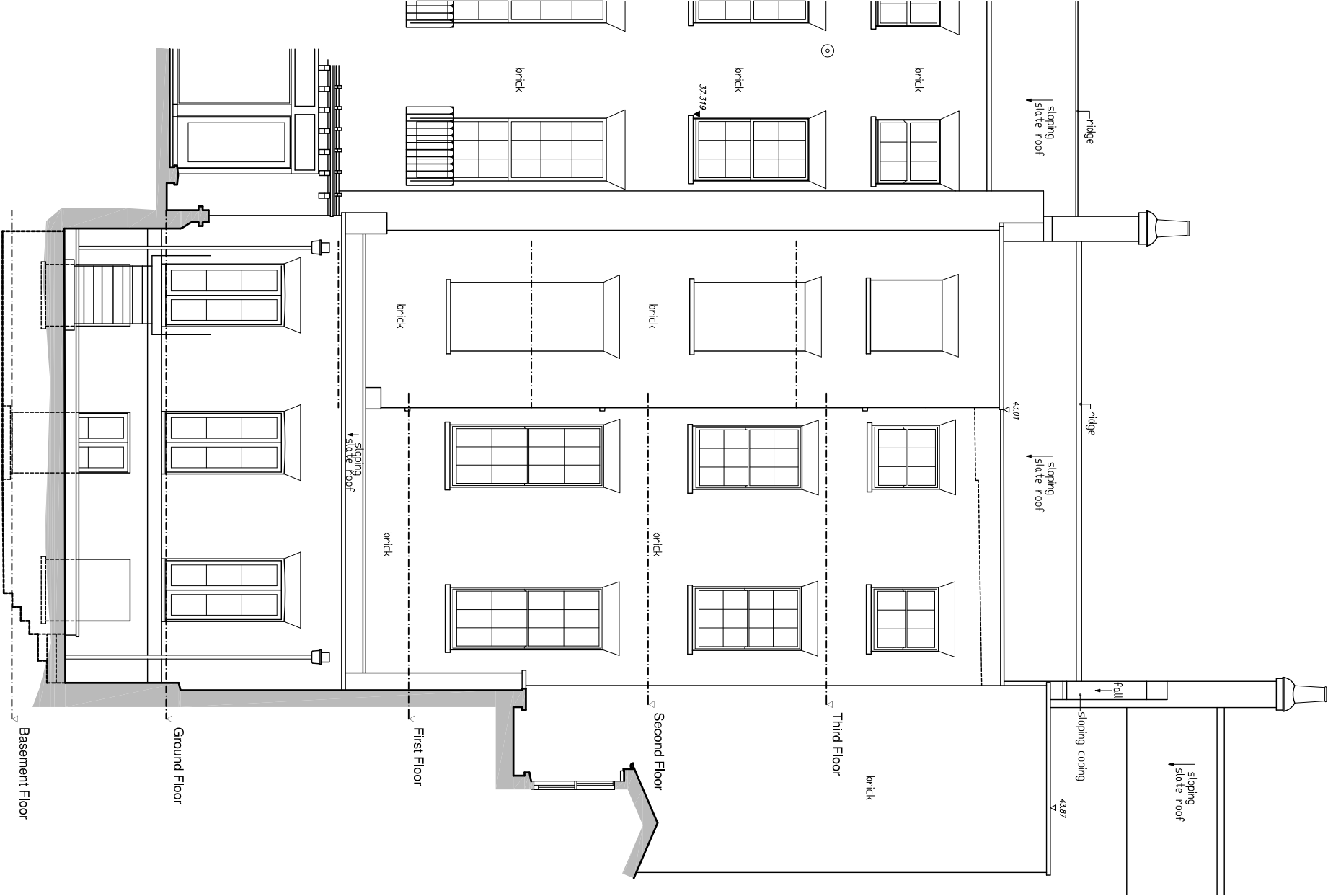
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SCALE 1:100

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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26901 21-E07

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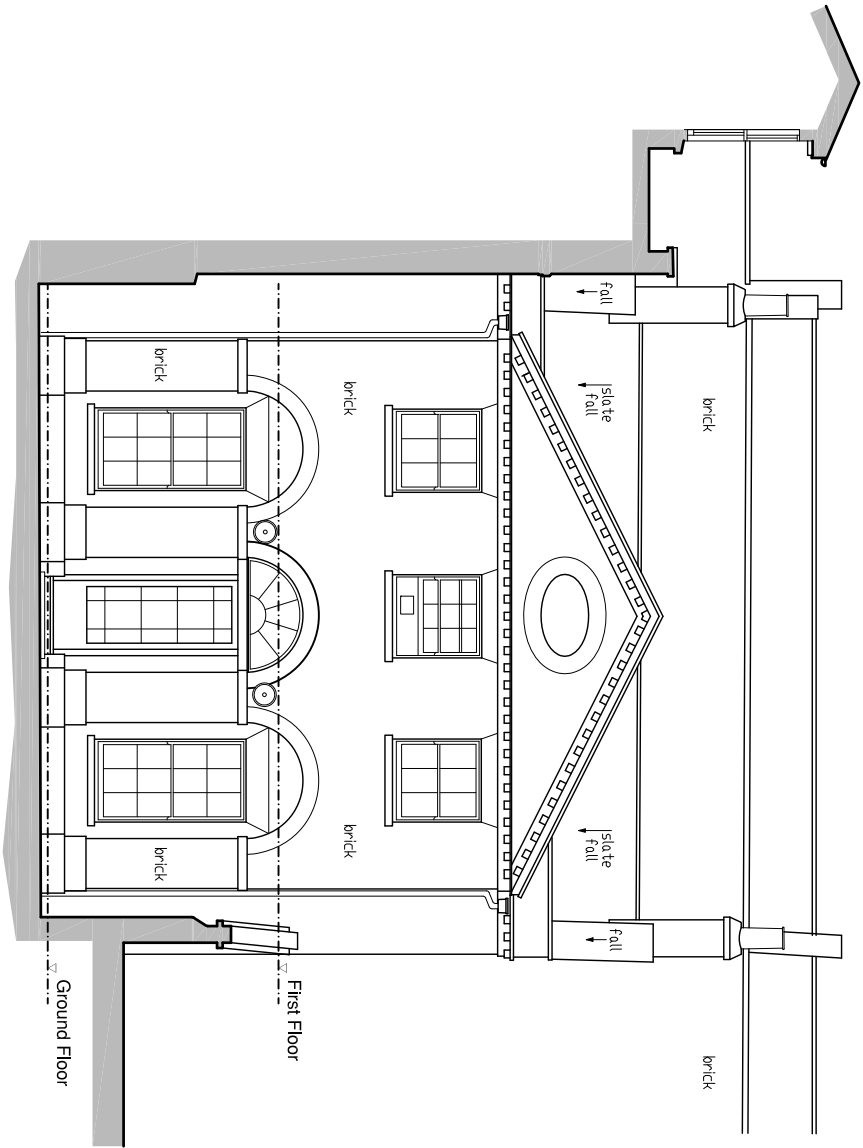
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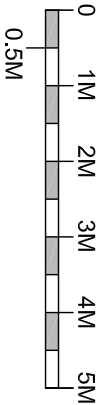
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Datum 24,000m

EXISTING COACH HOUSE ELEVATION 2



SCALE 1:100

CLIENT	Bedford Estates	DRAWN
PROJECT	21 Bedford Square, London WC1B 3HH	SCALE @ A3 1:100
DRAWING	Existing Coach House Elevation 2	DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No.	DRAWING No.	REV
26901	21-E08	

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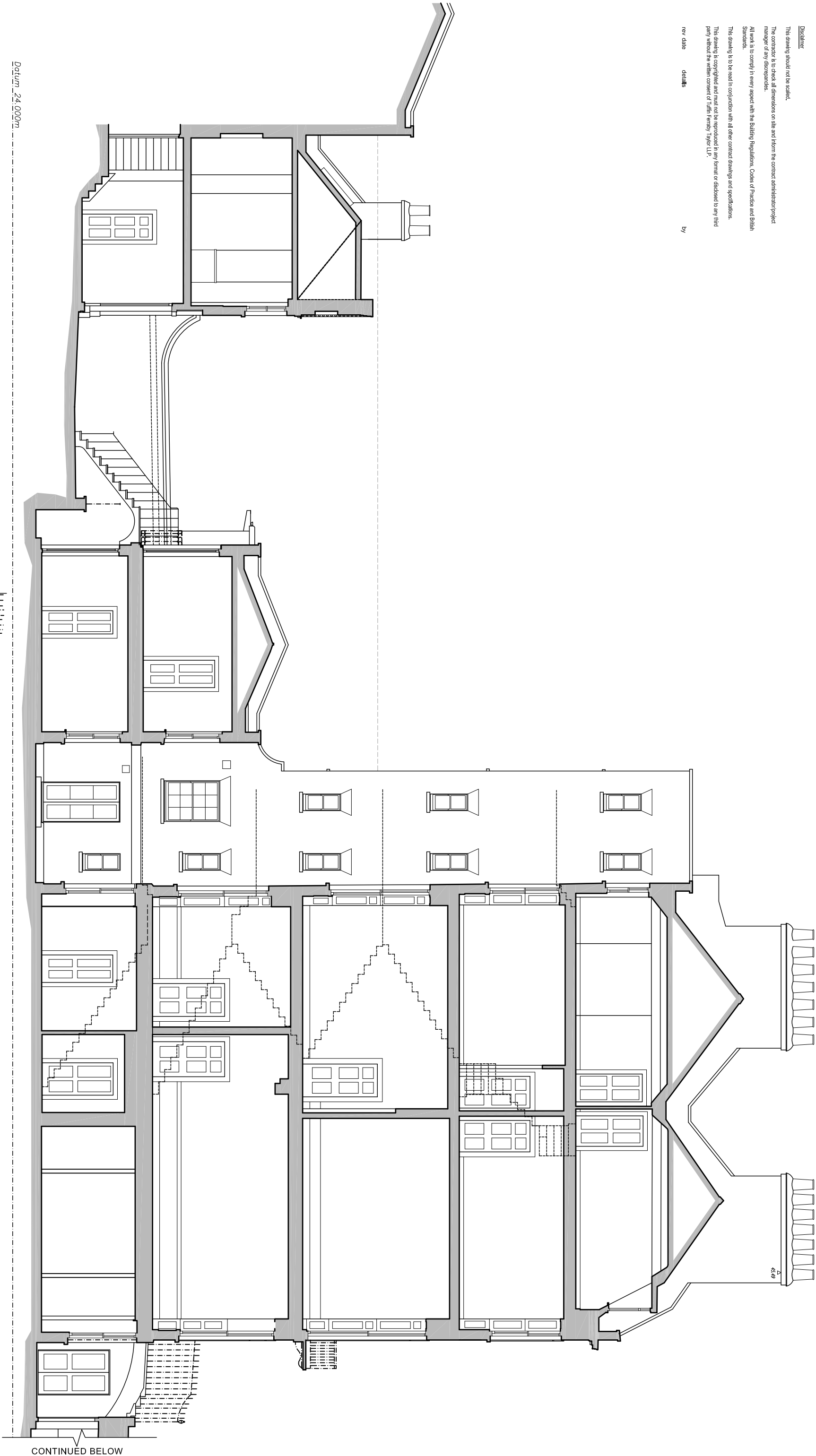
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Datum 24.000m

EXISTING SECTION A-A

BASEMENT CONTINUED

Bedford Square

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. 26901
DRAWING No. 21-E09
REV

Disclaimer

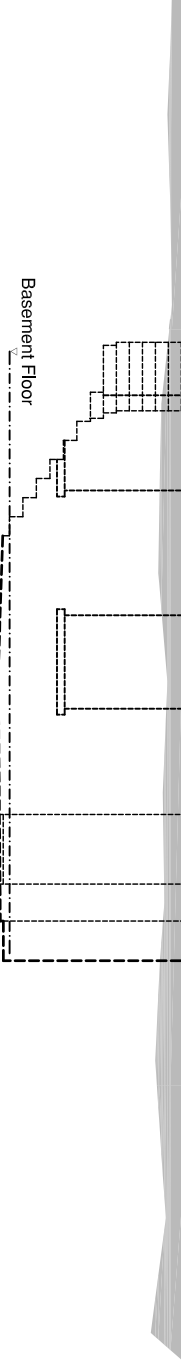
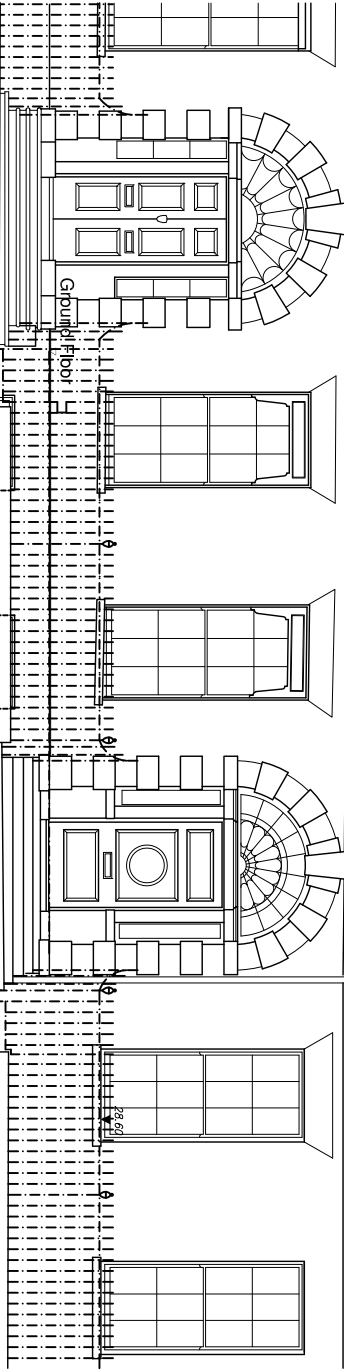
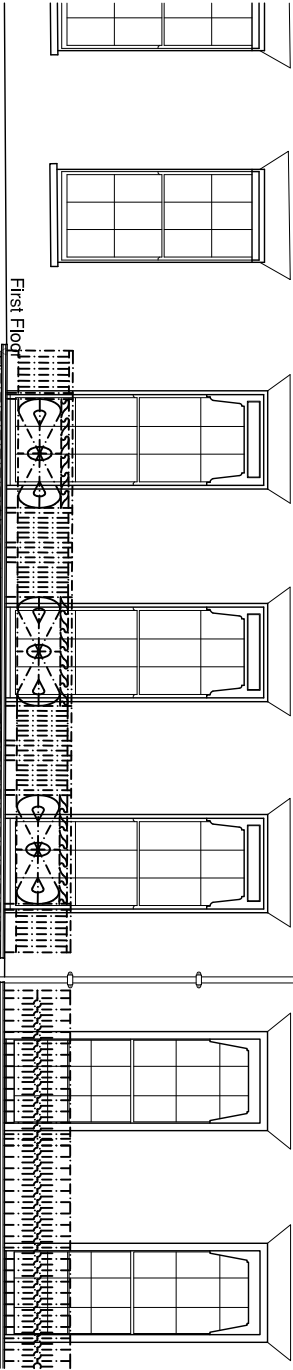
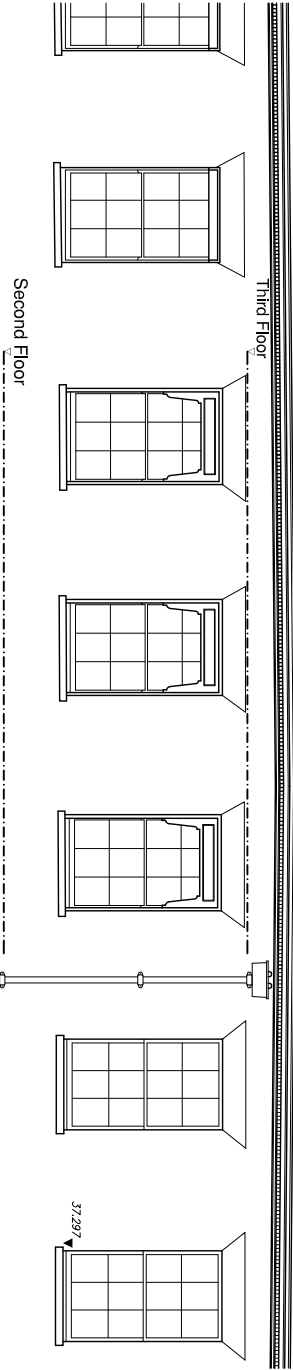
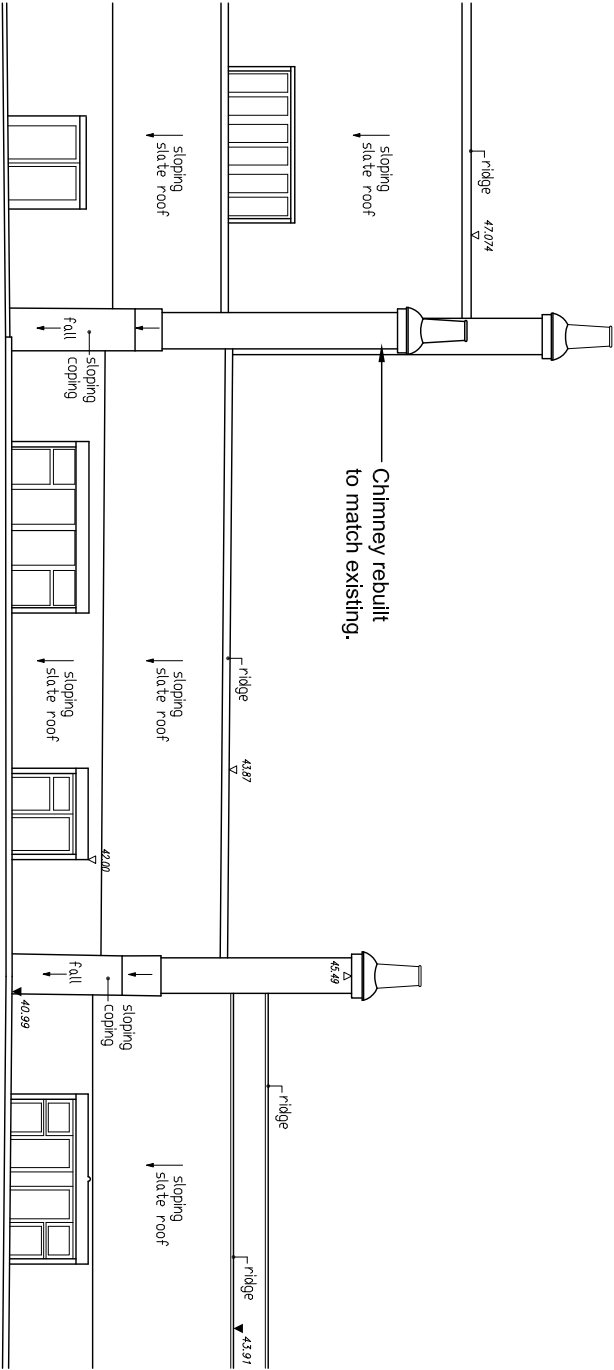
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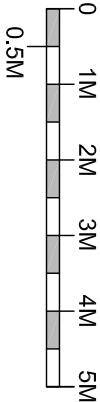
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rev	date	details	by
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Datum 24.000m 22 Bedford Square 21 Bedford Square 20 Bedford Square

PROPOSED - FRONT ELEVATION 1



SCALE 1:100

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

Disclaimer

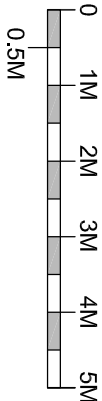
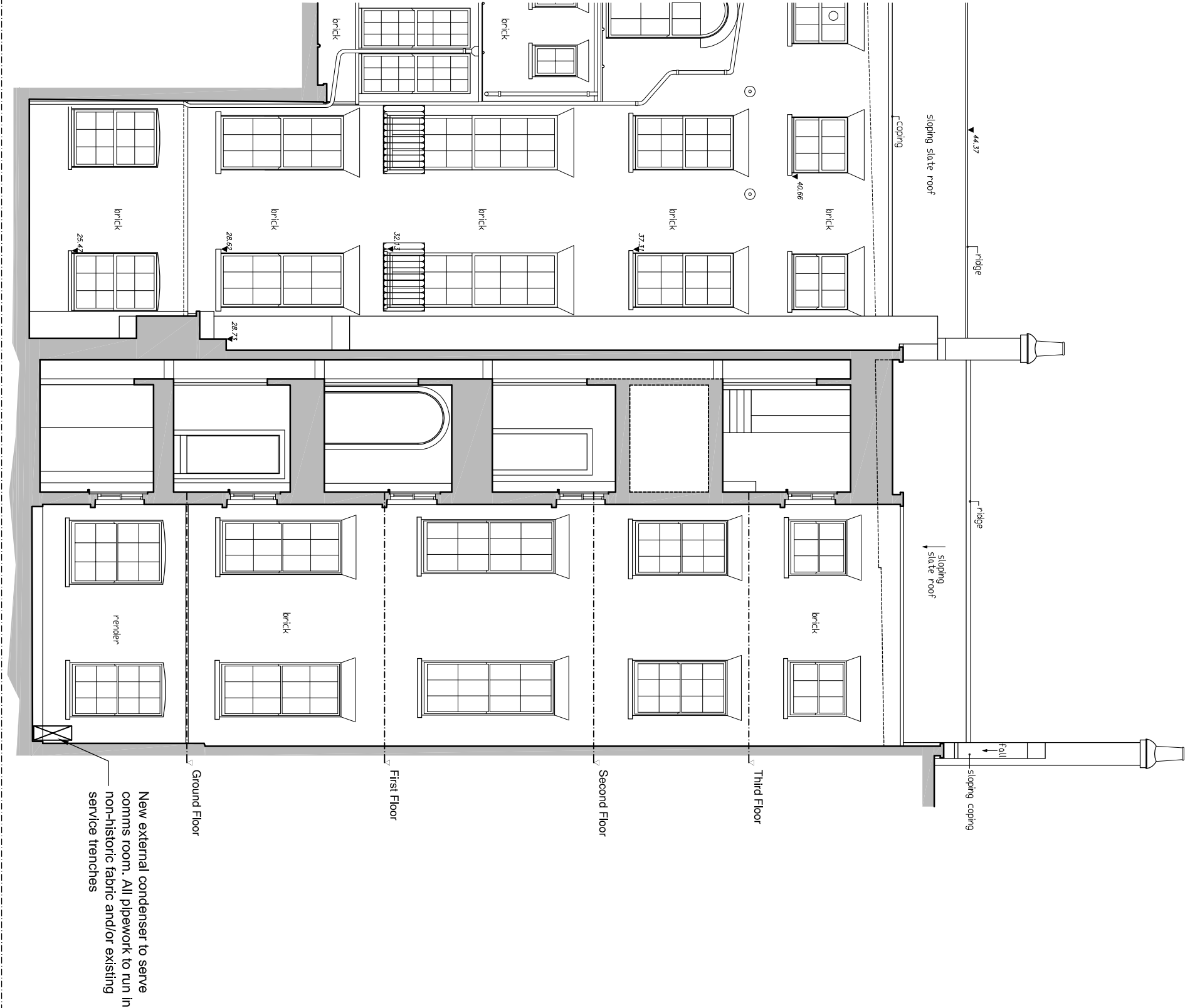
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A	30.09.15	NEW EXTERNAL CONDENSER ADDED	RJD



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



Tuffin Ferraby Taylor LLP

PROJECT No.	DRAWING No.	REV
26901	21-P06	A

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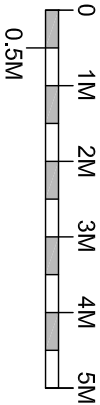
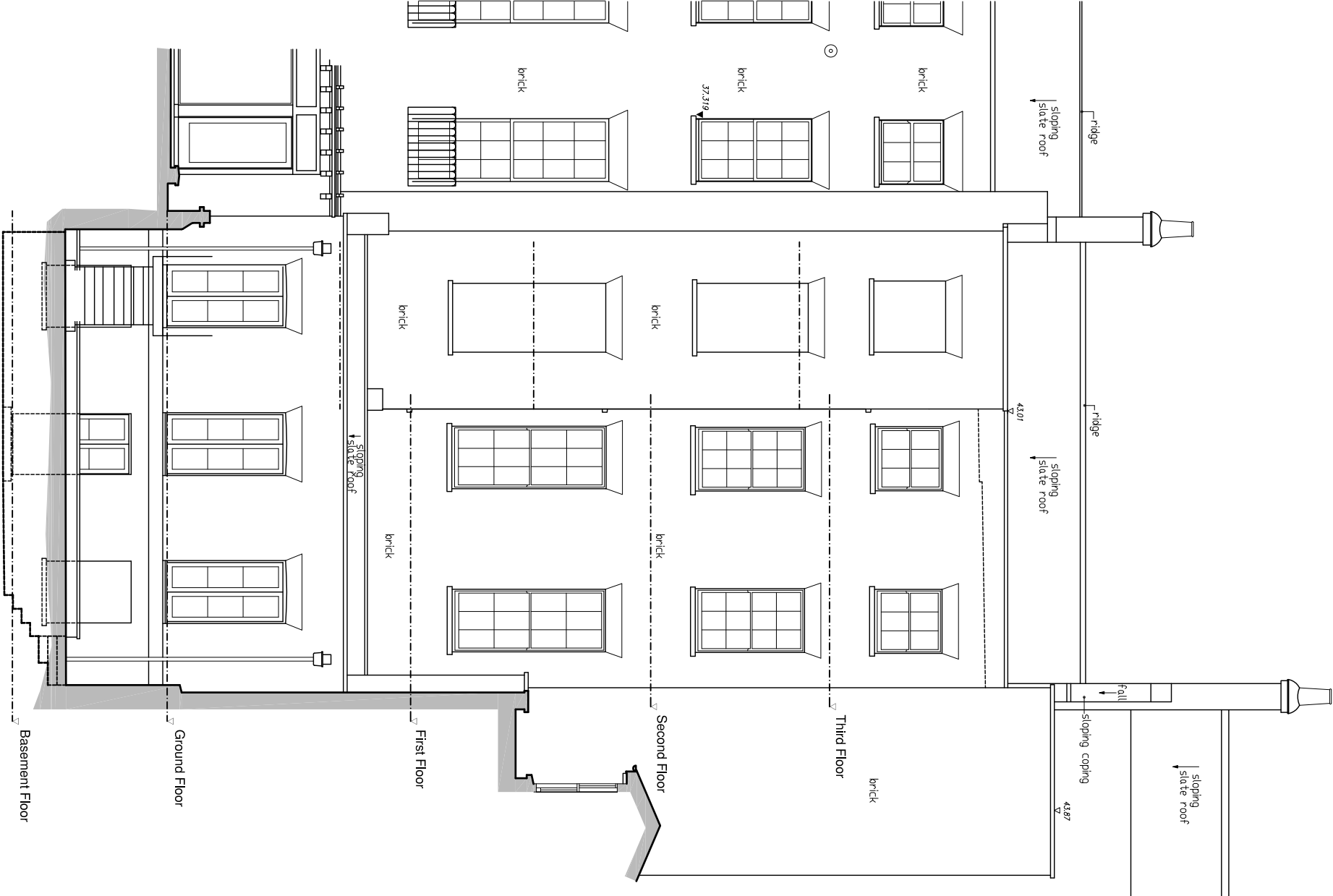
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SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Rear Elevation 2

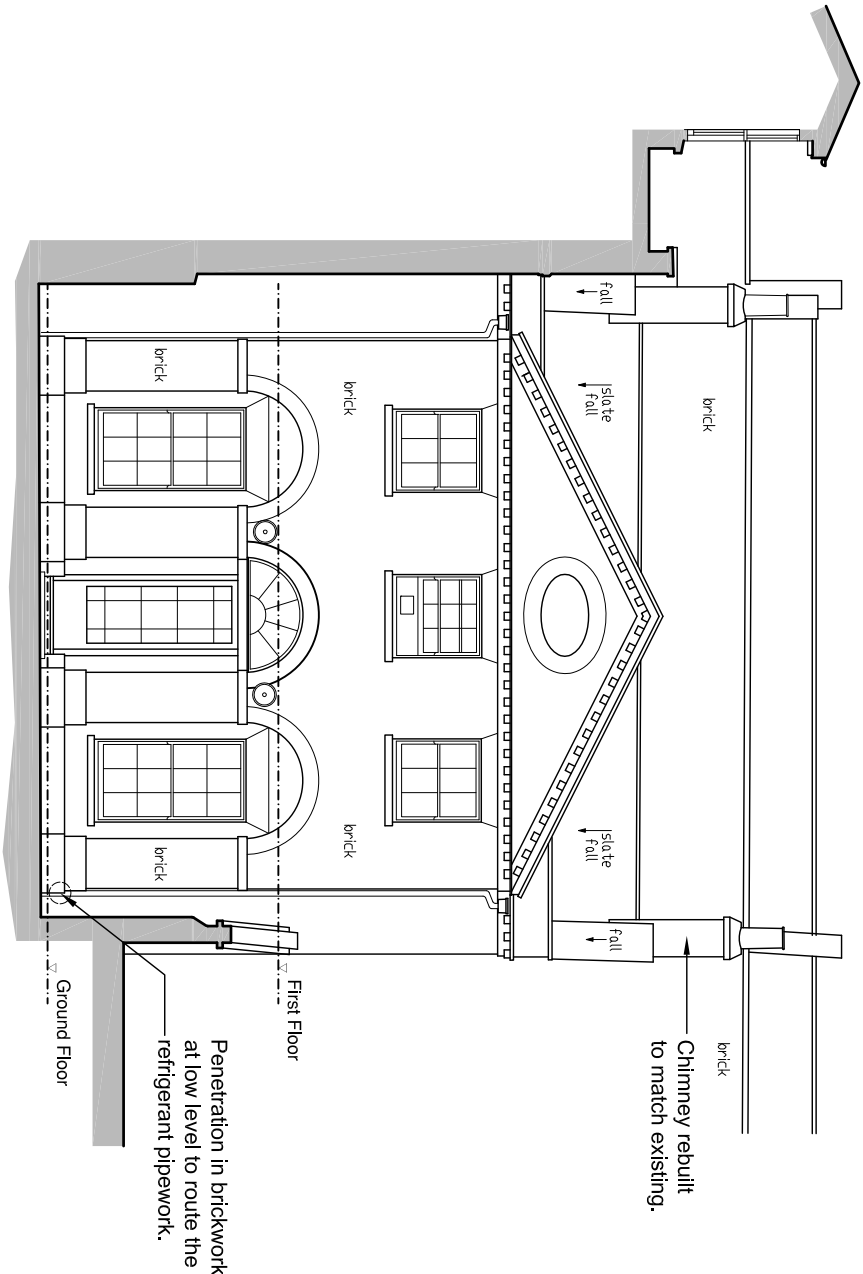
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SCALE @ A3 1:100
DATE July 2015

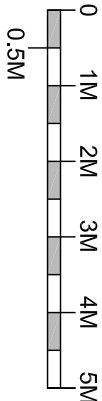


Tuffin Ferraby Taylor LLP

PROJECT No.	DRAWING No.	REV
26901 21-P07A		



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

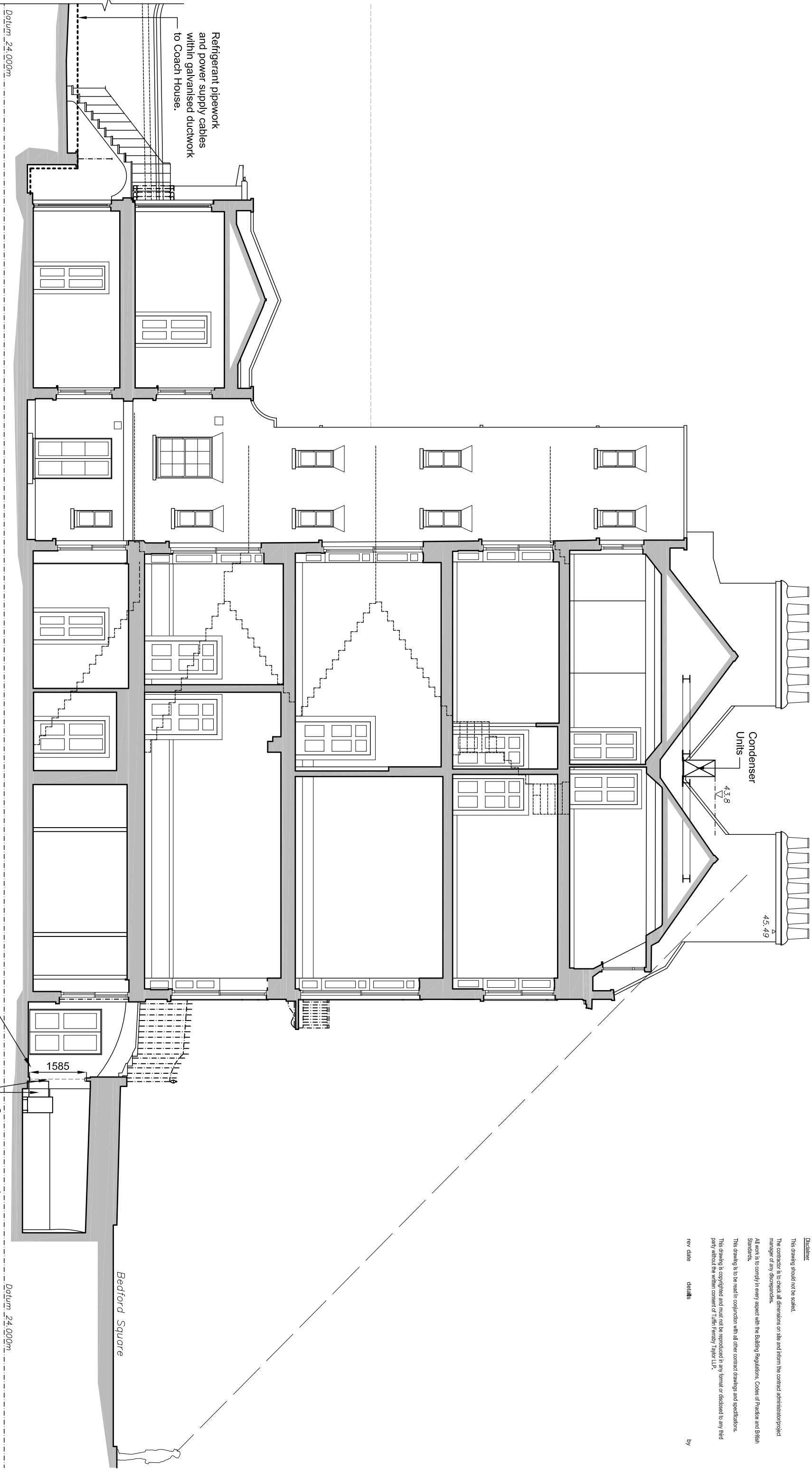
DATE July 2015

PROJECT No. DRAWING No. REV

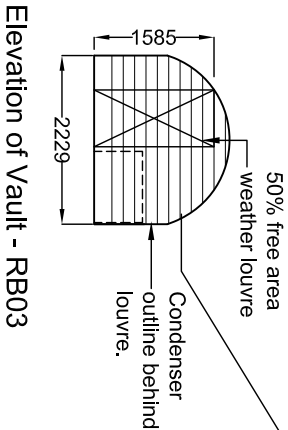
26901 21-P08A

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PROPOSED - SECTION A-A



Elevation of Vault - RB03

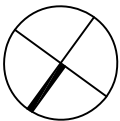
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Section A-A

DRAWN
SCALE @ A3 1:100
DATE July 2015



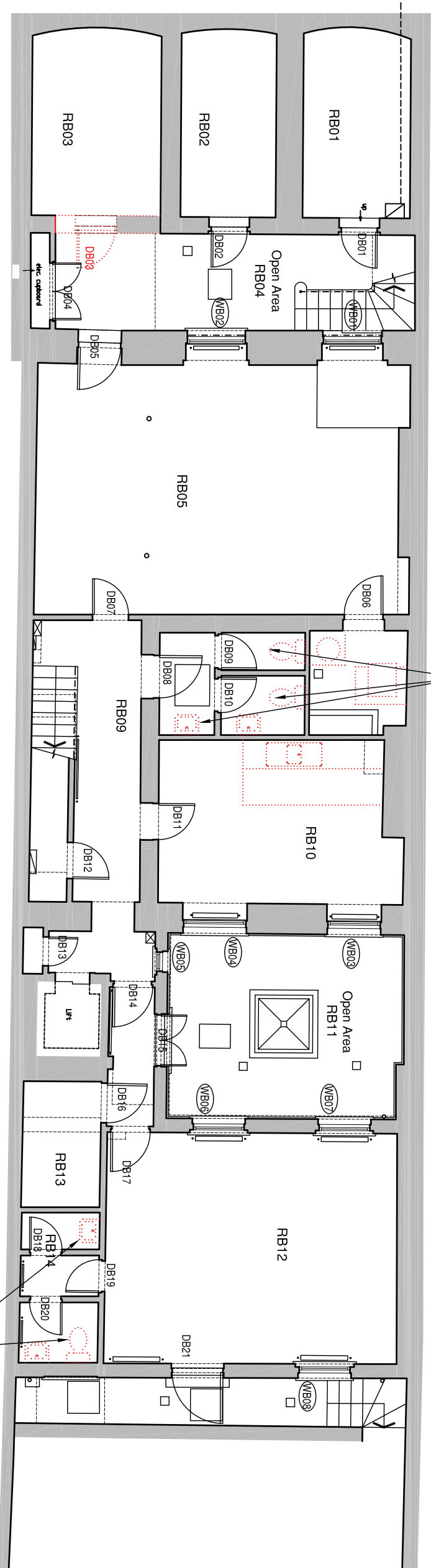
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PROJECT No. DRAWING No. REV
2690121-P09A

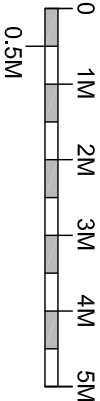


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BASEMENT - DEMOLITION



SCALE 1:100

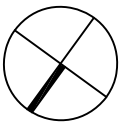
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Basement

DRAWN
SCALE @ A3 1:100
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-D000
REV



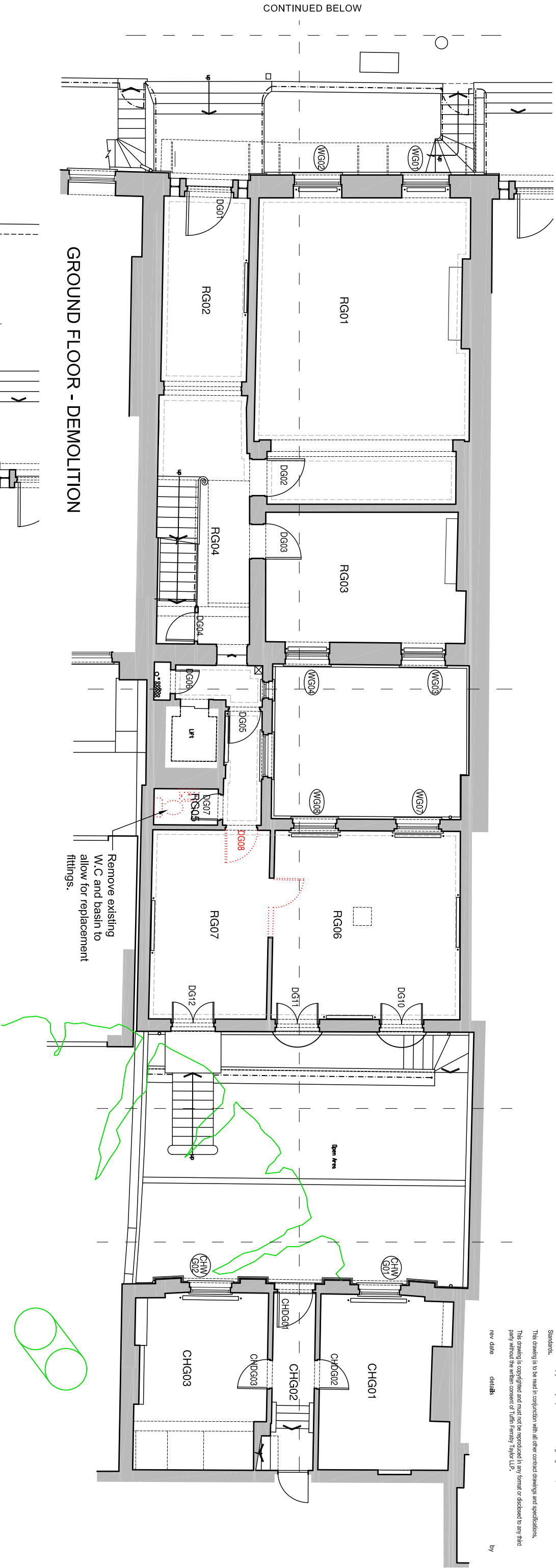
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by _____

rev _____

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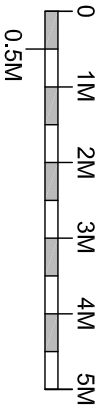


CONTINUED BELOW

GROUND FLOOR - DEMOLITION

GROUND FLOOR CONTINUED

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

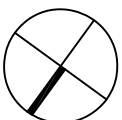
DATE July 2015



Tuffin Ferraby Taylor LLP

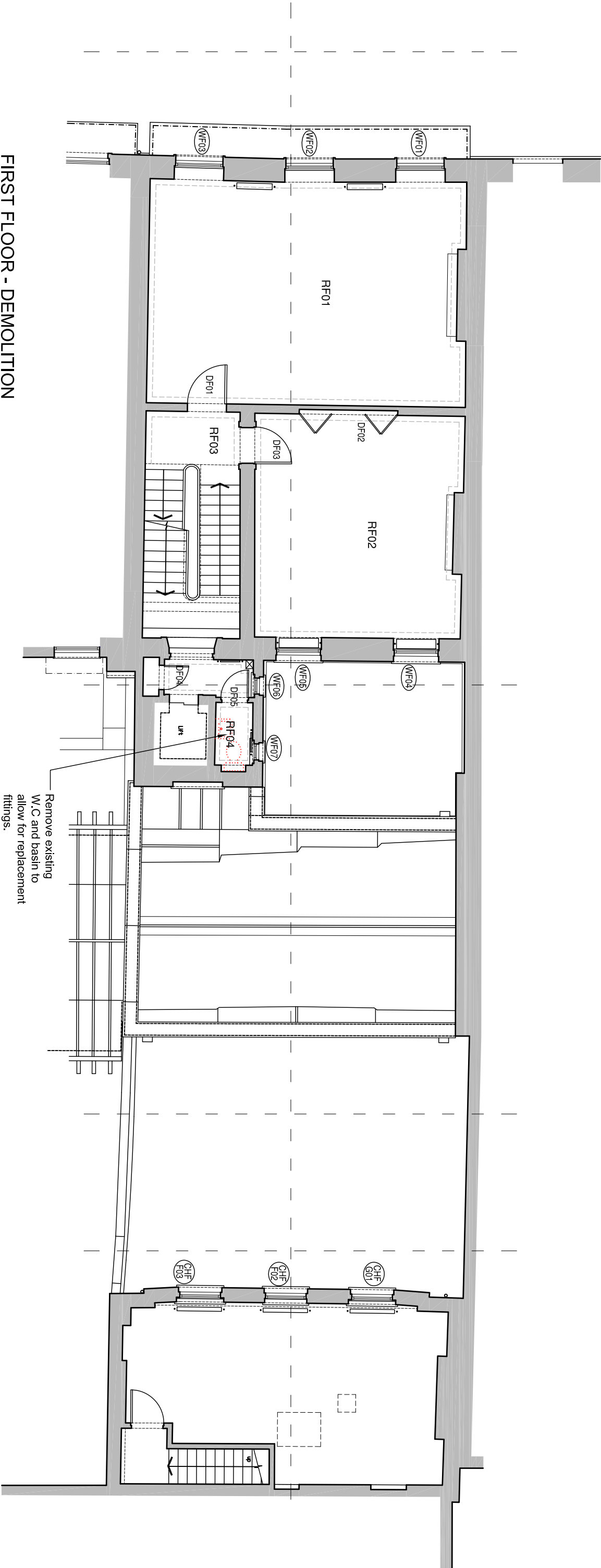
PROJECT No. 26901
DRAWING No. 21-D00

REV

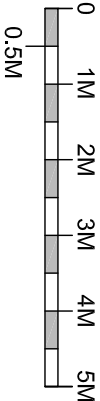


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FIRST FLOOR - DEMOLITION



SCALE 1:100

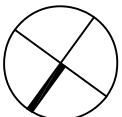
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - First Floor

DRAWN
SCALE @ A3 1:100
DATE July 2015



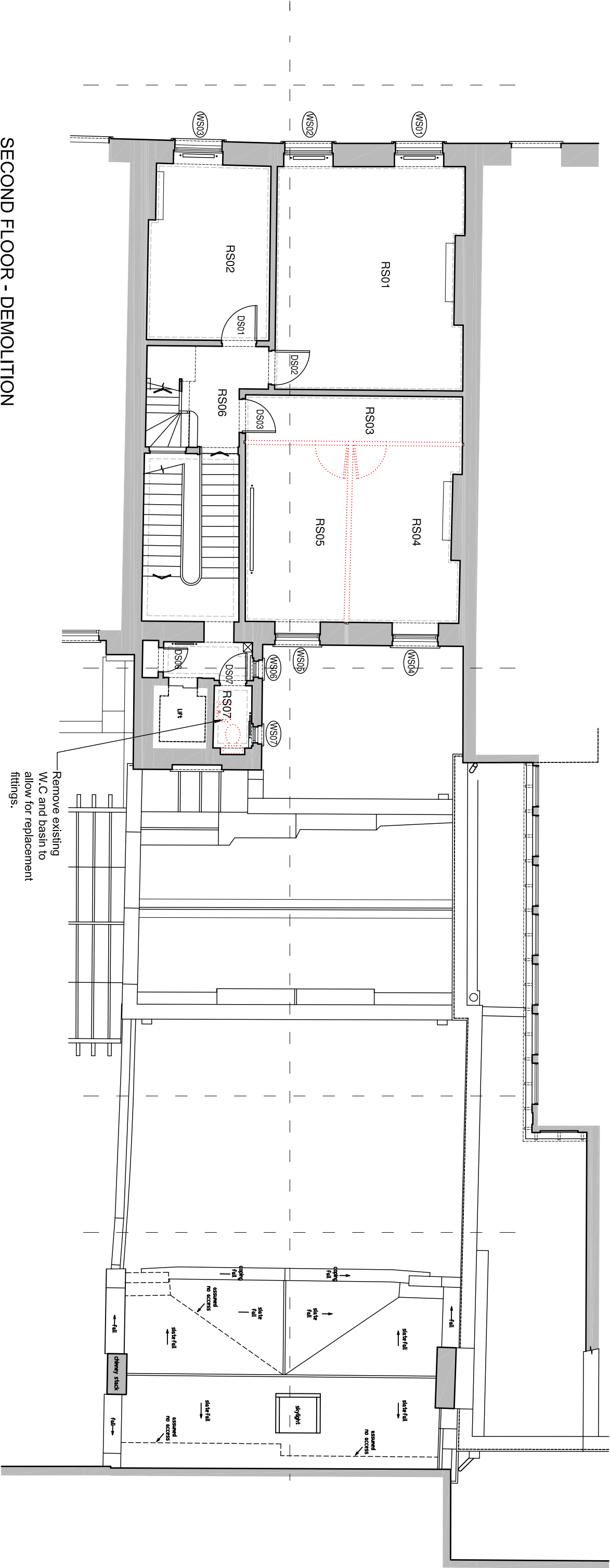
Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-D01
REV

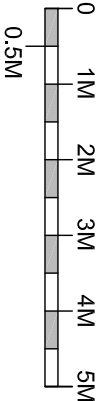


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SECOND FLOOR - DEMOLITION



SCALE 1:100

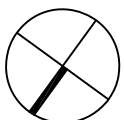
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Second Floor

DRAWN
SCALE @ A3 1:100
DATE July 2015



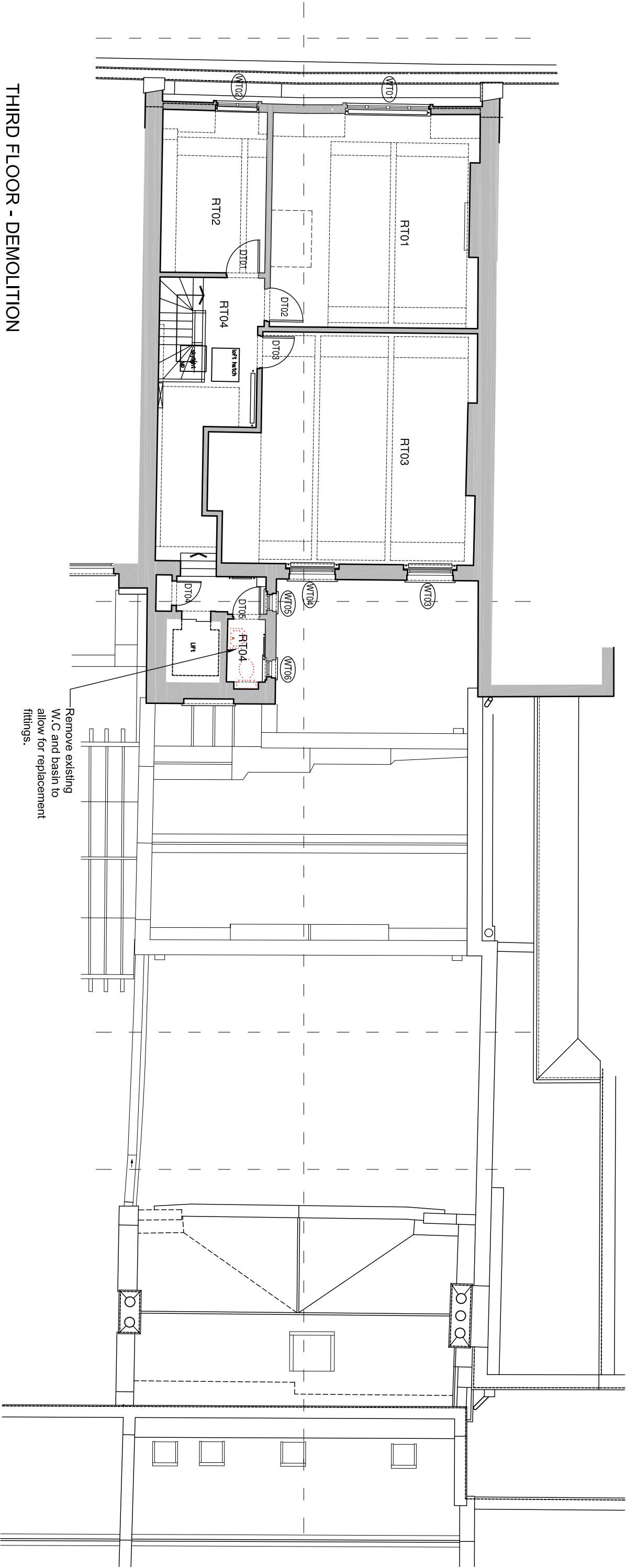
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PROJECT No. 26901
DRAWING No. 21-D02
REV

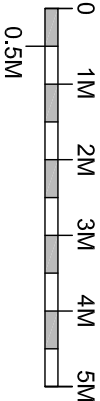


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THIRD FLOOR - DEMOLITION



SCALE 1:100

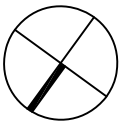
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Third Floor

DRAWN
SCALE @ A3 1:100
DATE July 2015



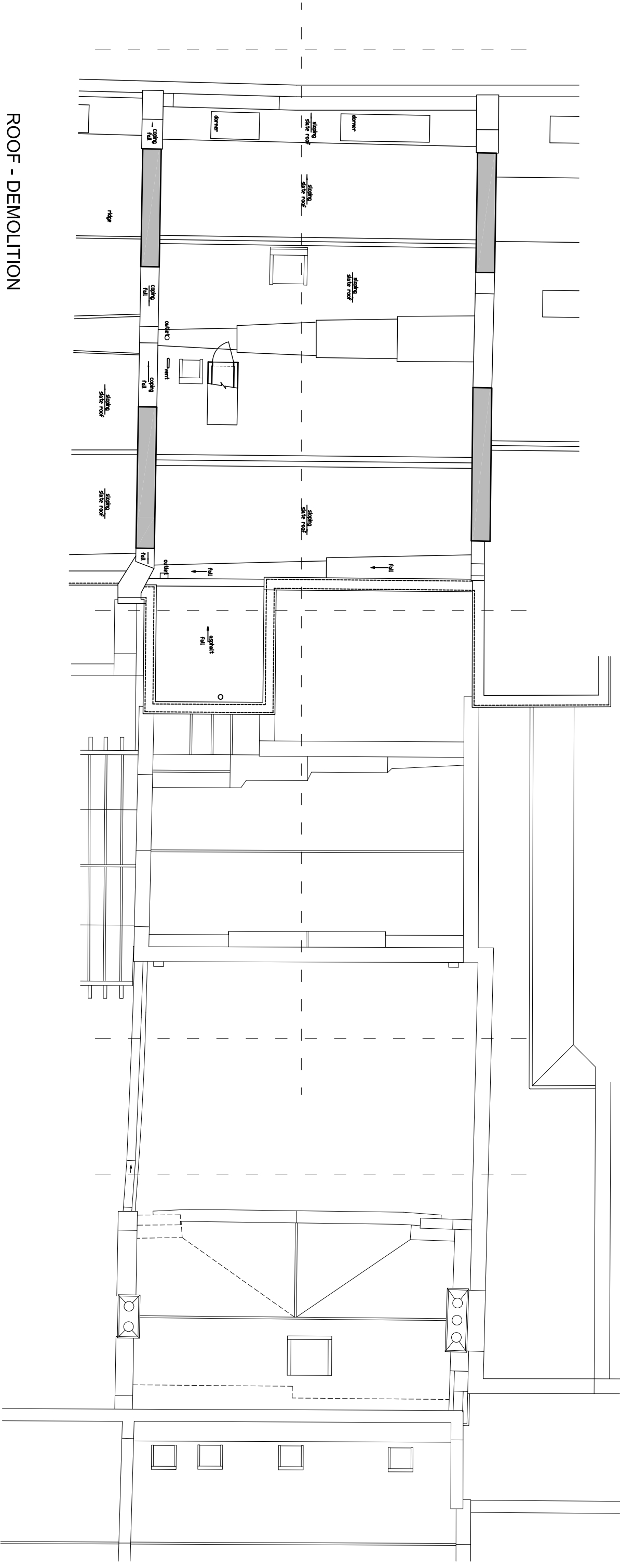
Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-D03
REV

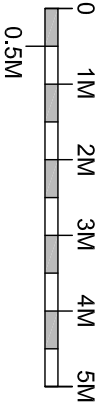


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ROOF - DEMOLITION



SCALE 1:100

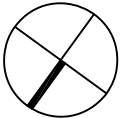
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Roof

DRAWN
SCALE @ A3 1:100
DATE July 2015



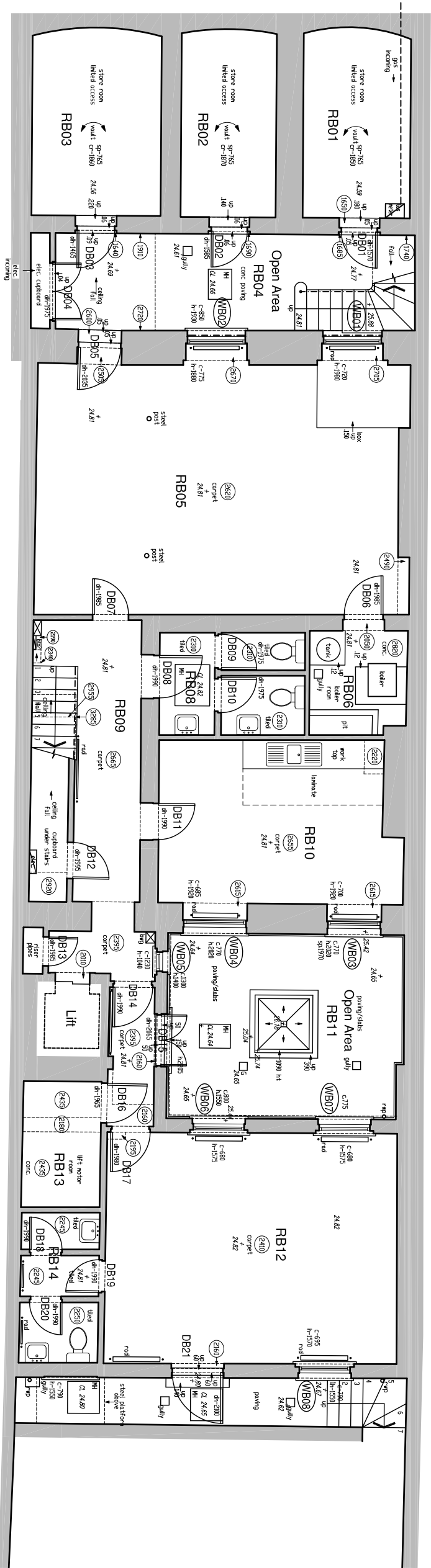
Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-D04
REV

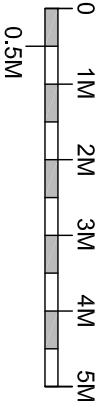


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BASEMENT - EXISTING PLAN



SCALE 1:100

CLIENT **Bedford Estates**

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

DRAWN

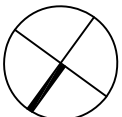
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DATE July 2015



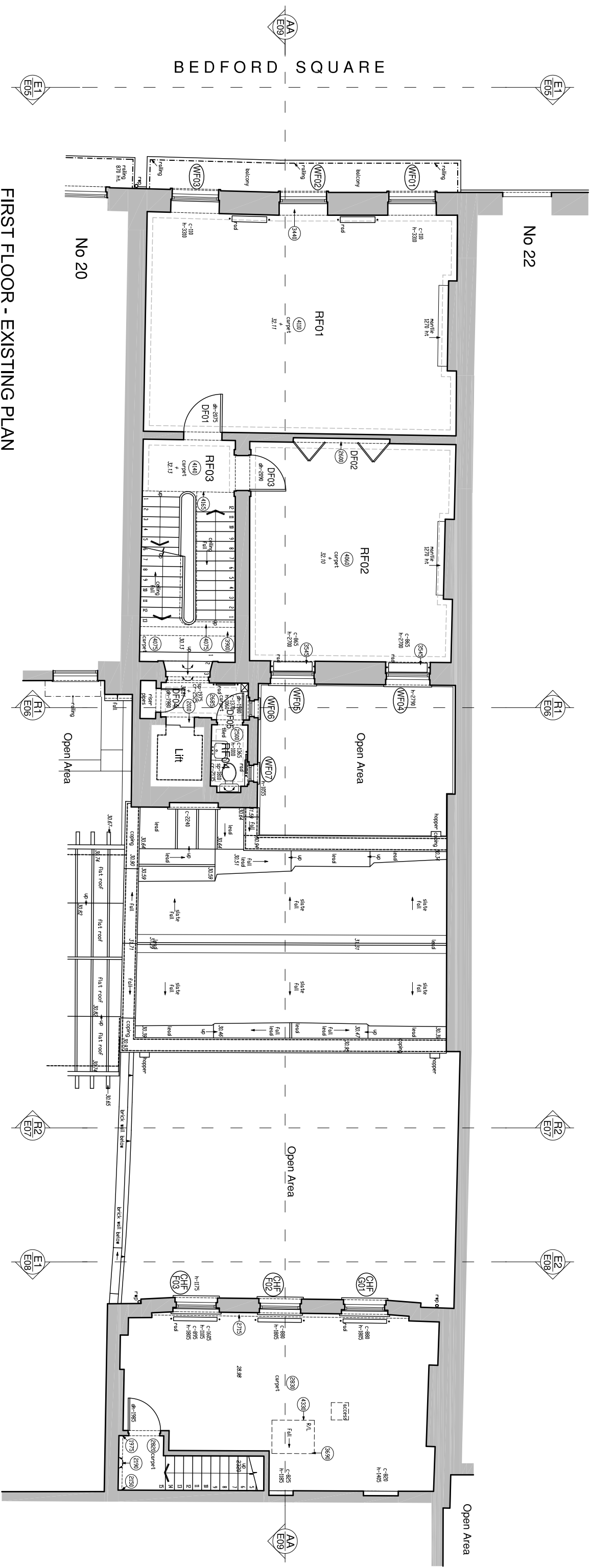
Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-E000

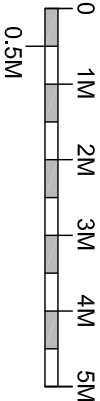
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FIRST FLOOR - EXISTING PLAN



SCALE 1:100

CLIENT Bedford Estates

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

DRAWN

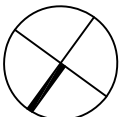
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DATE July 2015



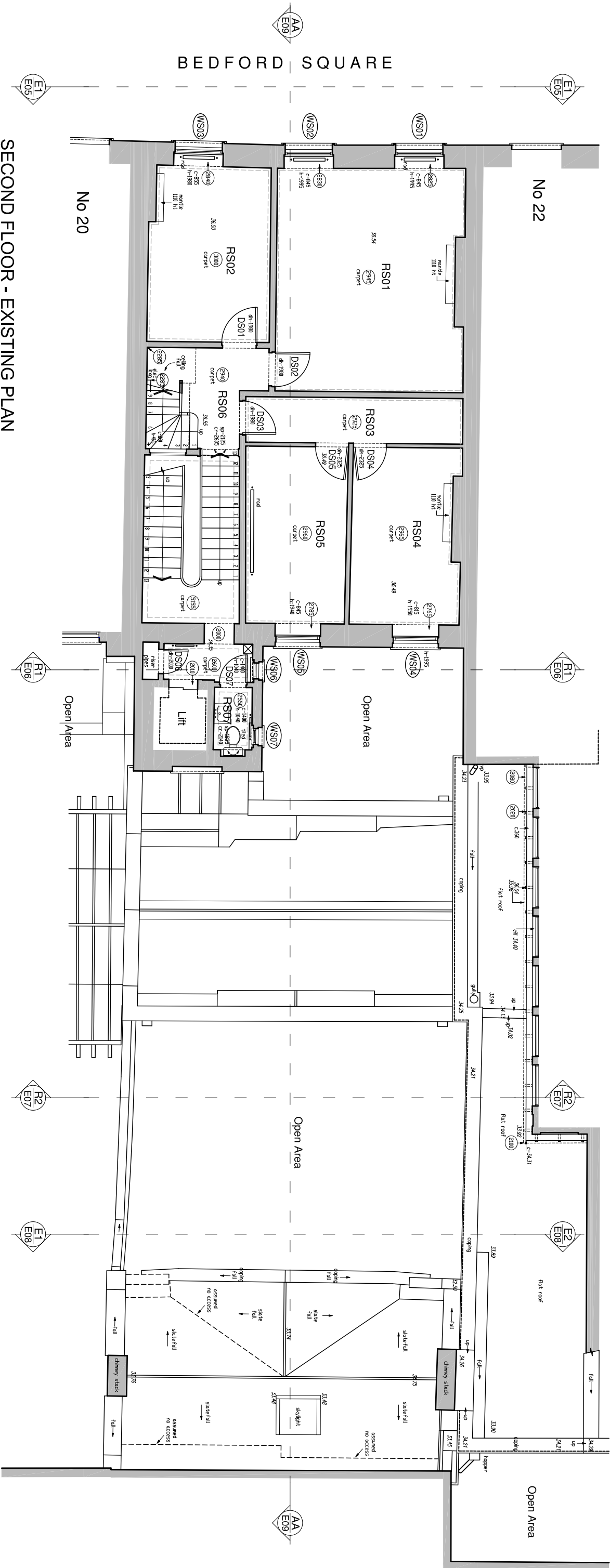
Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV
26901 21-E01

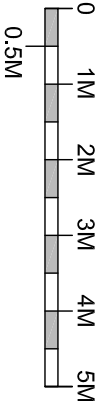


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SECOND FLOOR - EXISTING PLAN



SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Existing Plan - Second Floor

DRAWN

SCALE @ A3 1:100

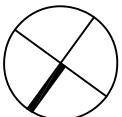
DATE July 2015



Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-E02

REV



Disclaimer

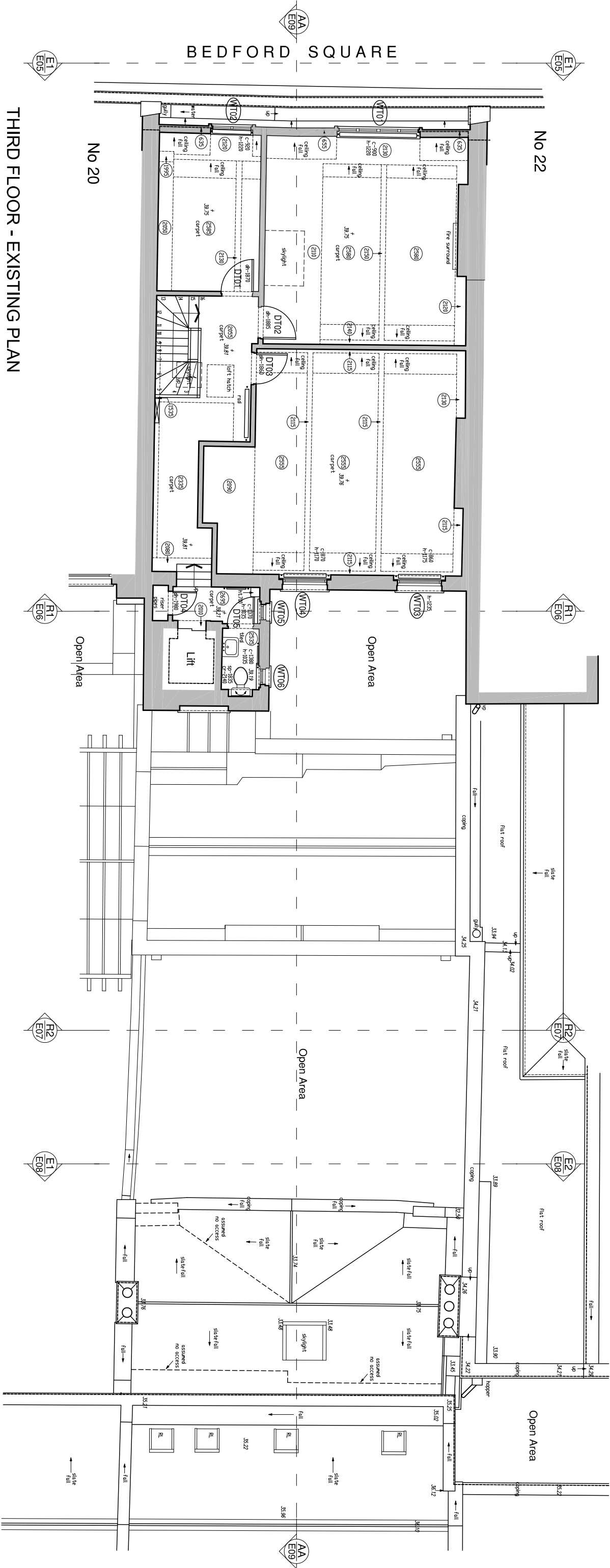
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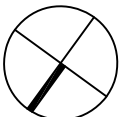
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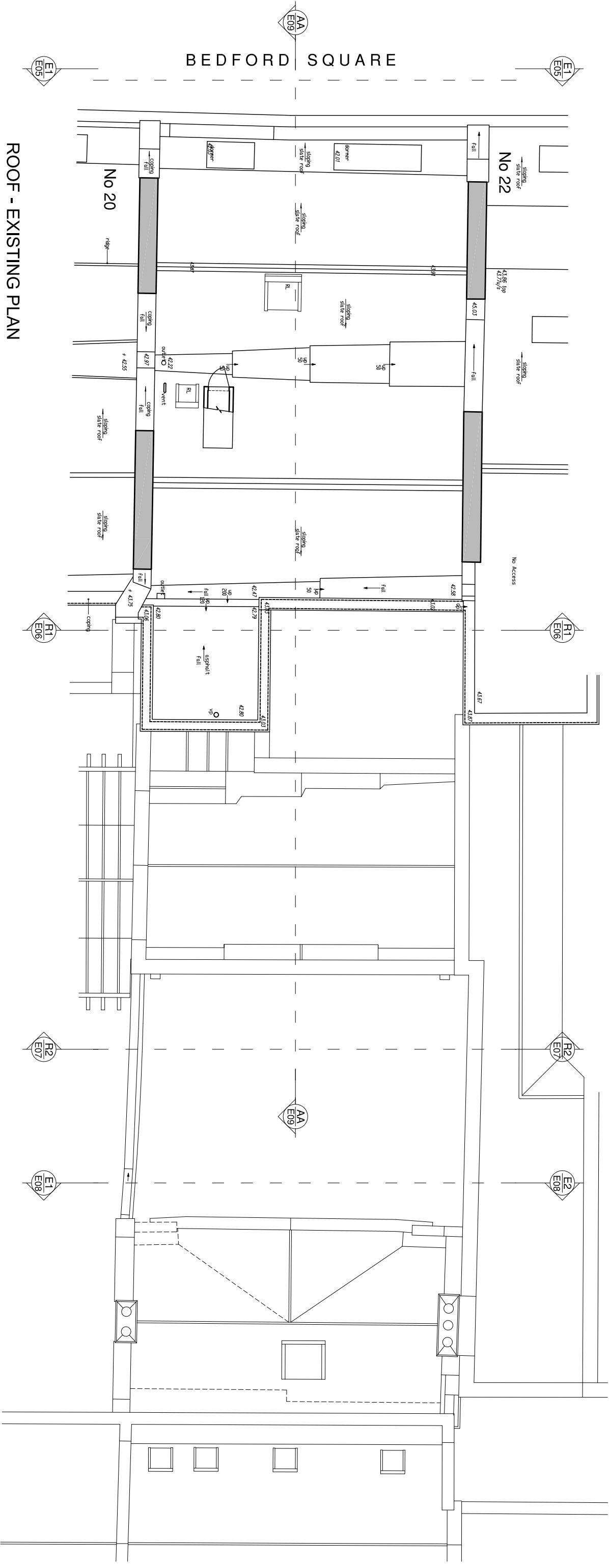
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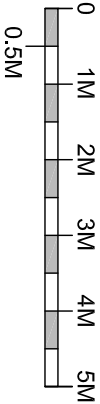
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by



ROOF - EXISTING PLAN



SCALE 1:100

CLIENT Bedford Estates

PROJECT 21 Bedford Square, London WC1B 3HH

DRAWING Existing Plan - Roof

DRAWN

SCALE @ A3 1:100

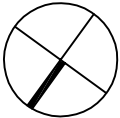
DATE July 2015



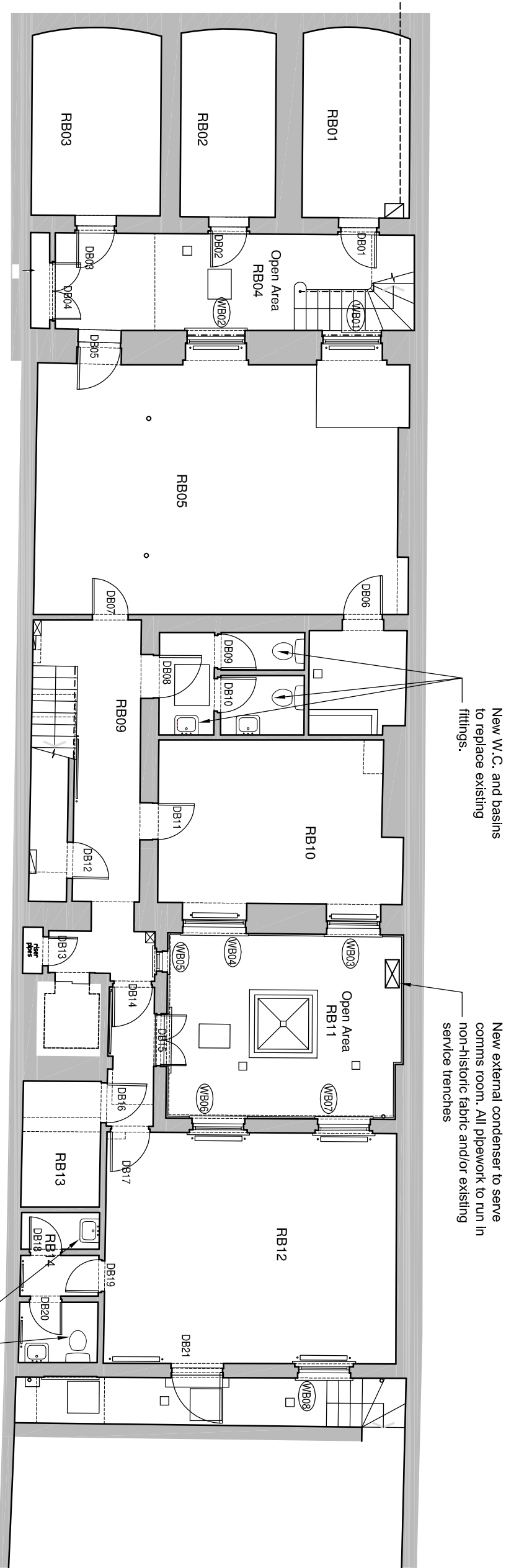
Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV

26901 21-E04

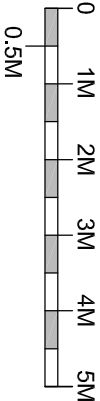


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rev date details by
A 30.09.15 EXTERNAL CONDENSOR ADDED TO RB11 RJD



BASEMENT - PROPOSED

BEDFORD SQUARE



SCALE 1:100

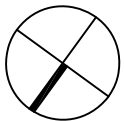
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Basement

DRAWN
SCALE @ A3 1:100
DATE July 2015



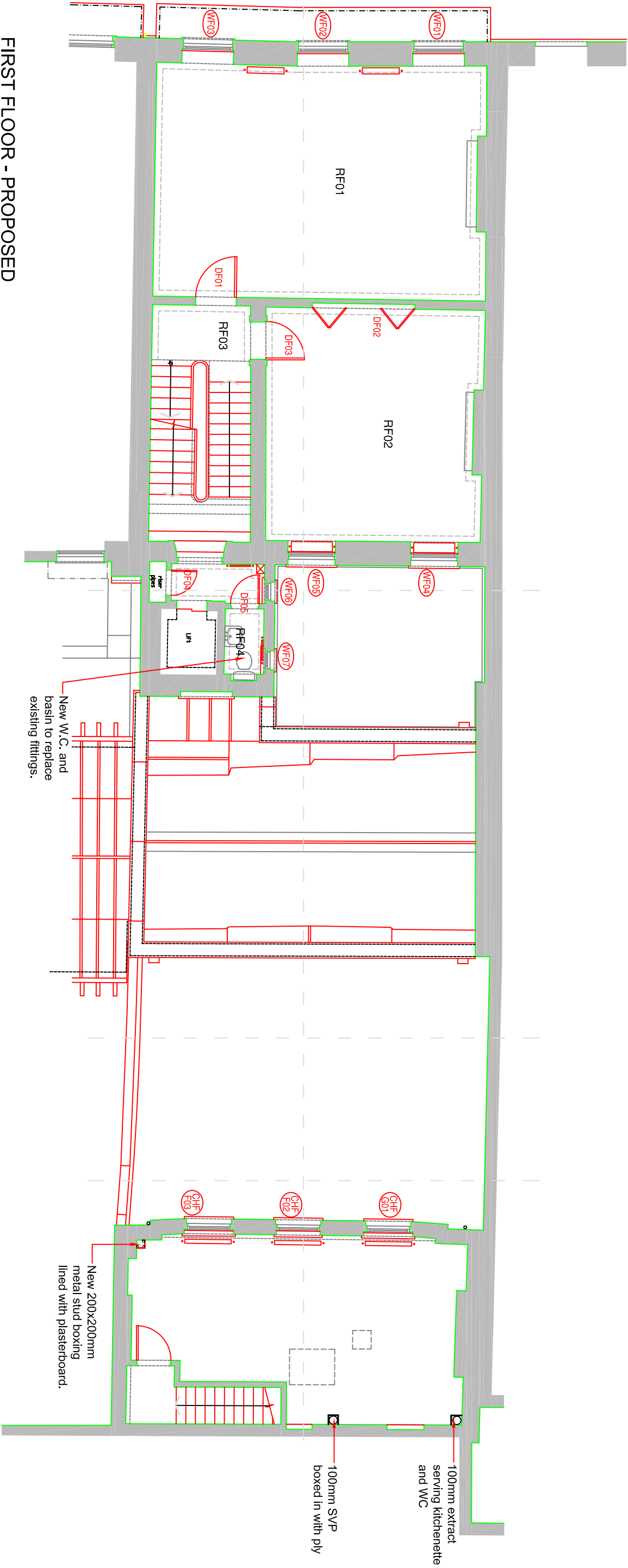
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PROJECT No. DRAWING No. REV
26901 21-P000 A

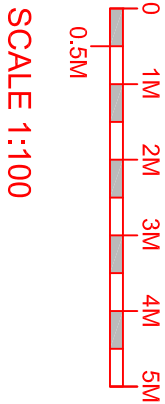


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FIRST FLOOR - PROPOSED



SCALE 1:100

CLIENT Bedford Estates

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

DRAWN

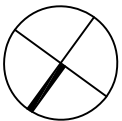
SCALE Ⓢ A3 1:100
DATE July 2015



Tuffin Ferraby Taylor LLP

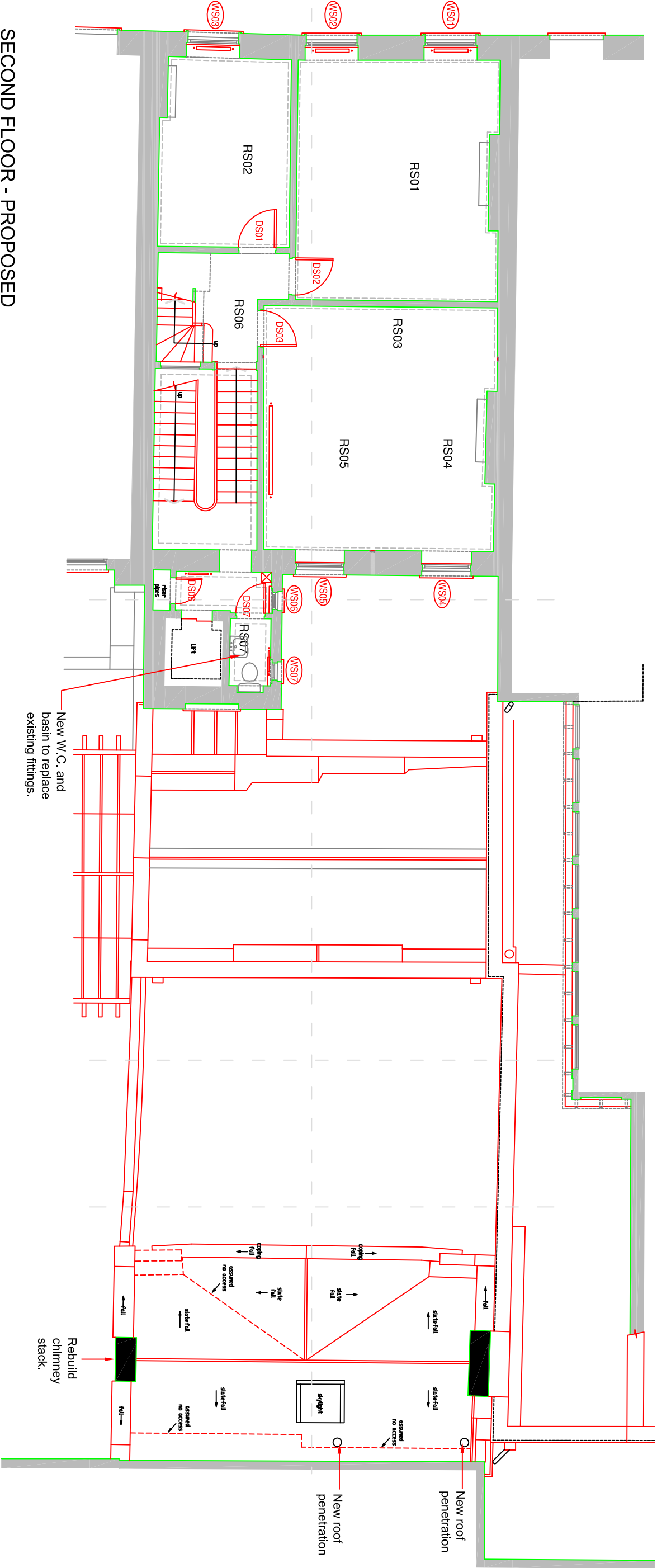
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26901 21-P01

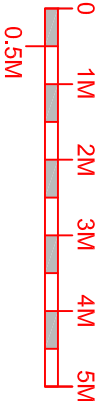


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SECOND FLOOR - PROPOSED



SCALE 1:100

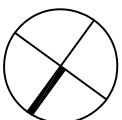
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Second Floor

DRAWN
SCALE @ A3
DATE July 2015



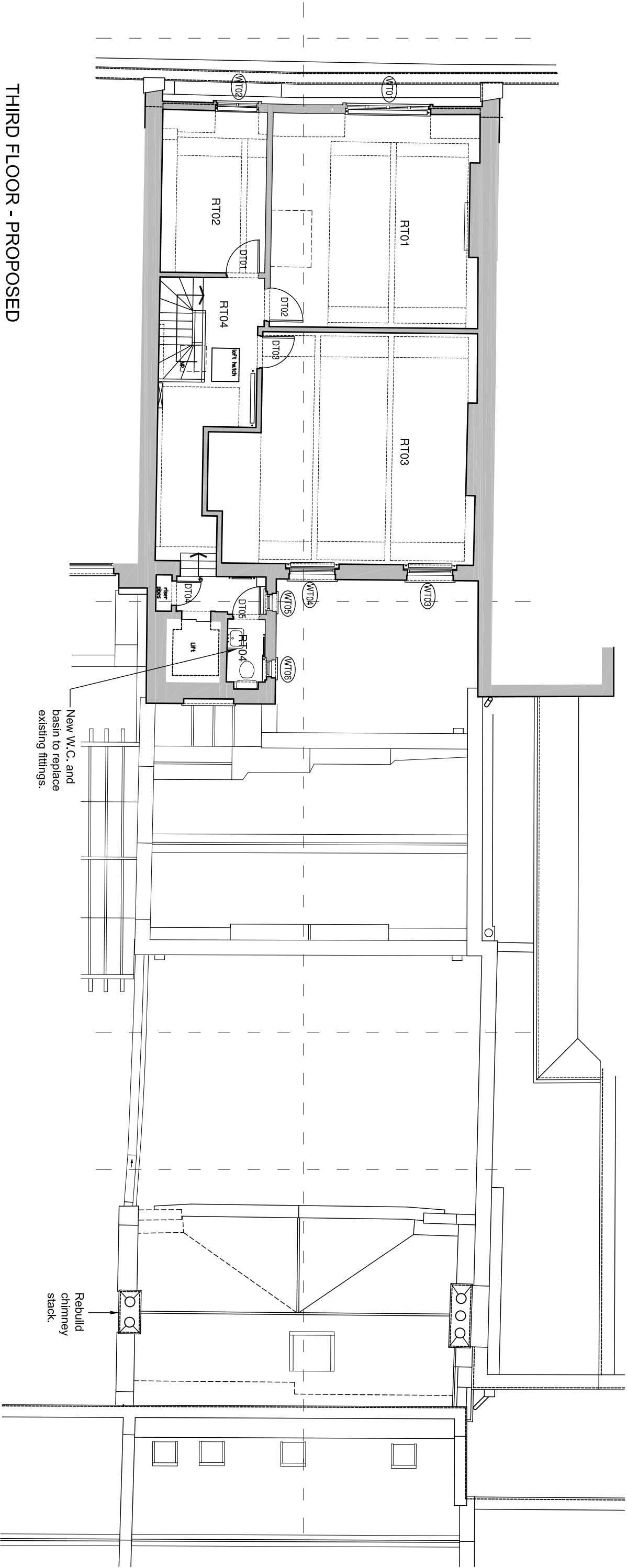
Tuffin Ferraby Taylor LLP

PROJECT No. 26901
DRAWING No. 21-P02
REV

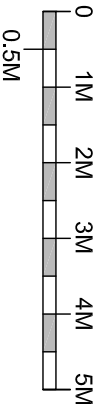


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THIRD FLOOR - PROPOSED



SCALE 1:100

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. 26901
DRAWING No. 21-P03
REV

Disclaimer

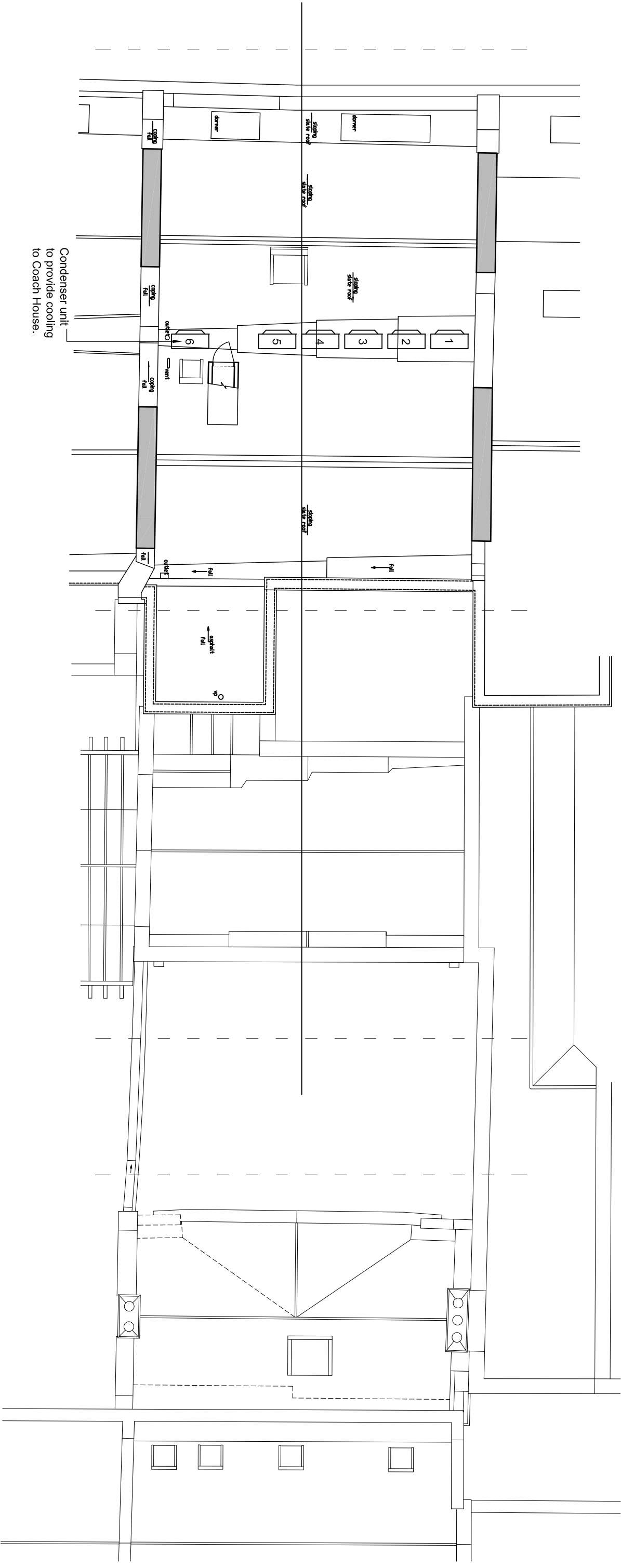
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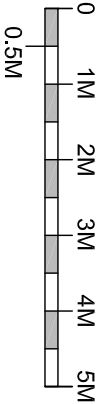
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rev date details by



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



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PROJECT No. DRAWING No. REV

26901 21-P04A