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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

PROJECT No.

DRAWING No. REV

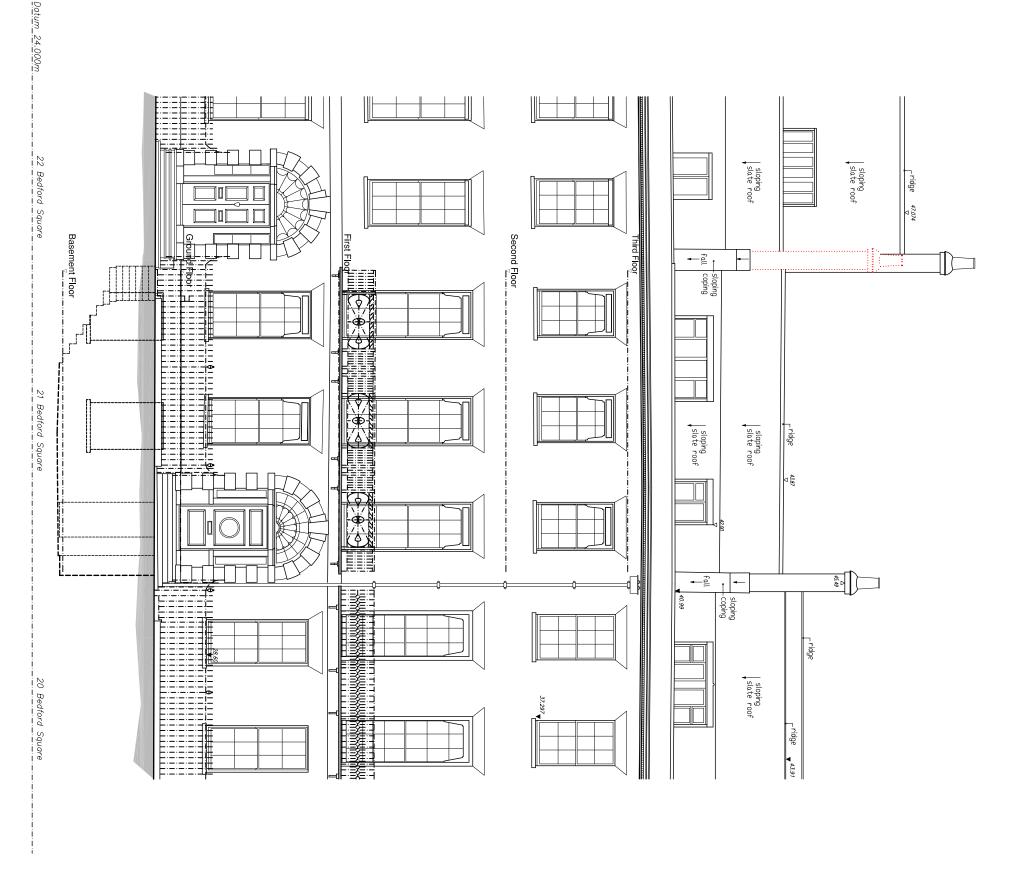
26901 21-LP1



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detals

DEMOLITION - FRONT ELEVATION 1

0 1M 2M 3M 2 4M 5M

SCALE 1:100

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

SCALE @ A3 DRAWN 1:100

DATE July 2015

DRAWING No. REV

PROJECT No. DRAWING No. REV 26901 21-D05



DEMOLITION - REAR ELEVATION 1

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



SCALE @ A3 DRAWN 1:100

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detals

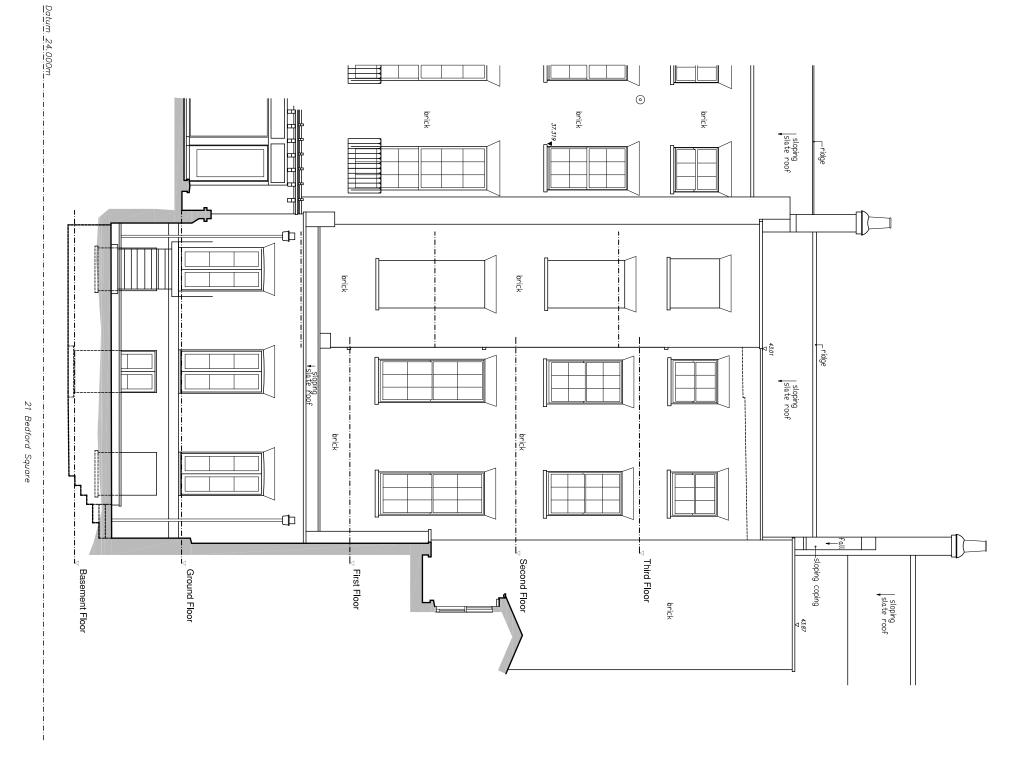
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0.5M 2M ; SCALE 1:100 3M -4≥

DATE July 2015

PROJECT No. DRAWING No. REV 26901 **21-D06**



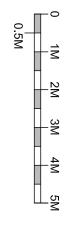
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DEMOLITION - REAR ELEVATION 2



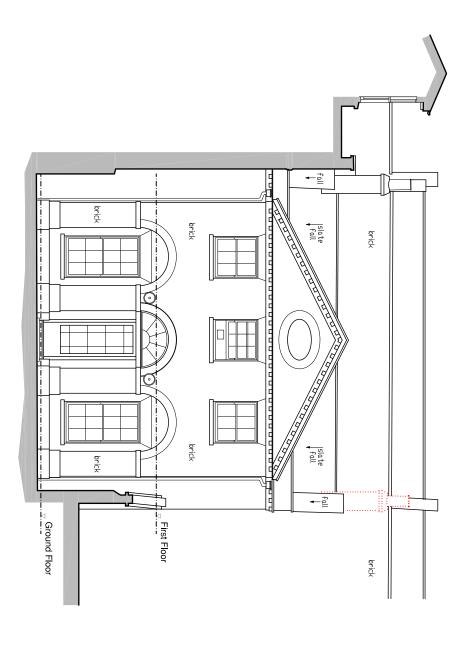
SCALE 1:100

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

SCALE @ A3 DRAWN 1:100

DATE July 2015

PROJECT No. DRAWING No. REV 26901 21-D07



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DEMOLITION - COACH HOUSE ELEVATION 2

Datum 24.000m

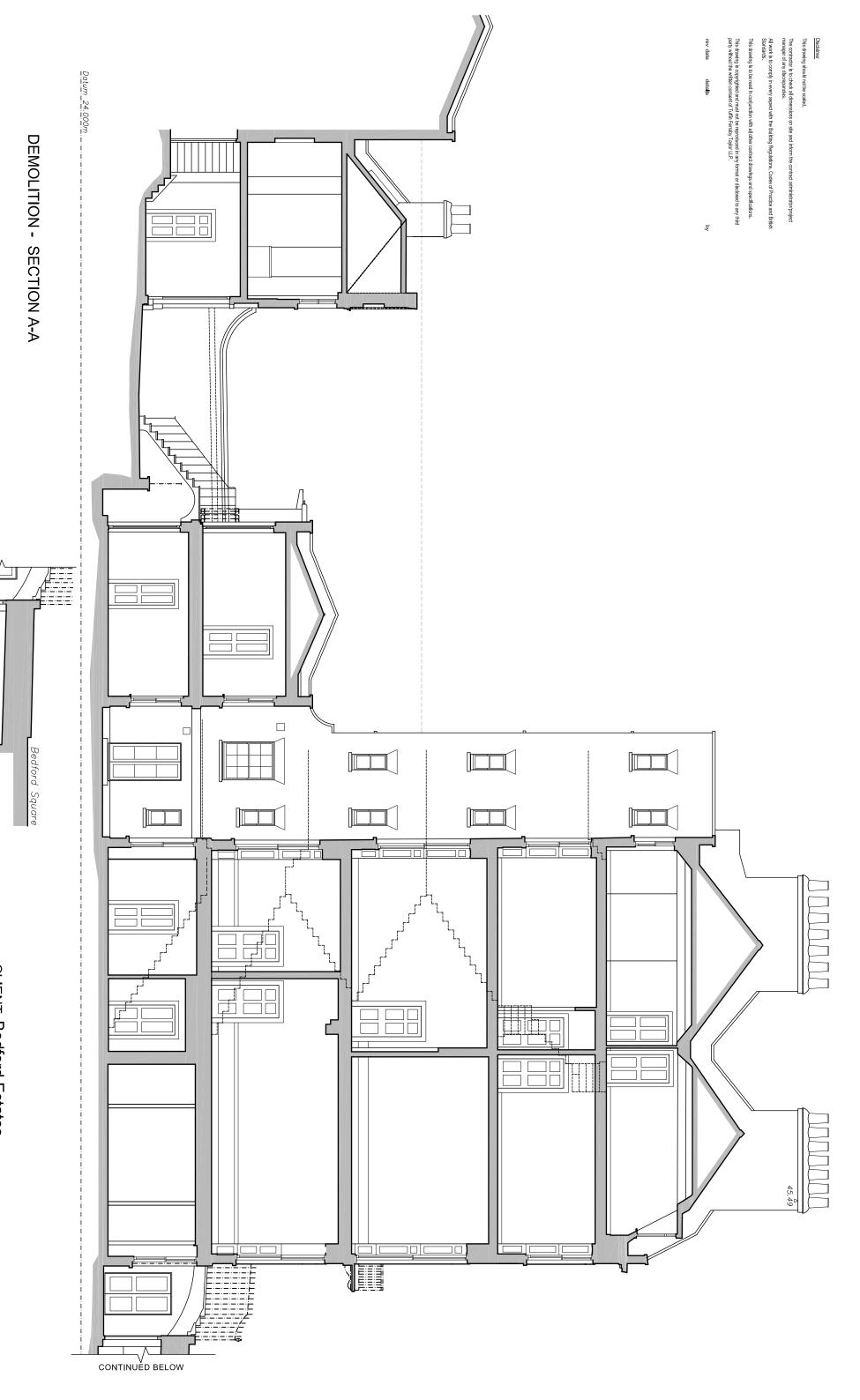
0 1M 2M 3M 4 0.5M -4≥

SCALE 1:100

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

SCALE @ A3 DRAWN DATE July 2015 1:100

PROJECT No. DRAWING No. REV 26901 21-D08



BASEMENT CONTINUED

Tuffin Ferraby Taylor LLP

RAWING Demolition - Section A-4

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

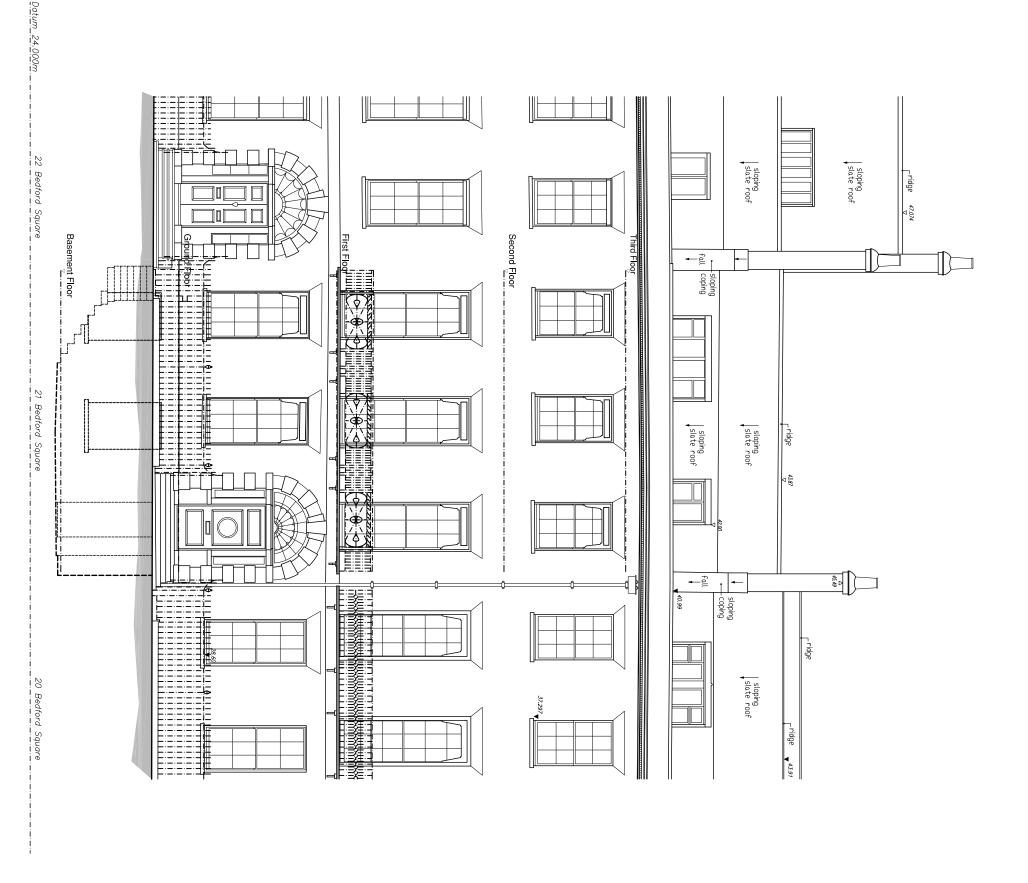
DRAWN

SCALE @ A3 1:100

DATE July 2015

PROJECT No. DRAWING No. REV

PROJECT No. DRAWING No. REV 26901 21-D09



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detals

EXISTING FRONT ELEVATION 1

0 1M 2M 3M 2 **SCALE 1:100** 4M 5M

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

SCALE @ A3 DRAWN 1:100

DATE July 2015

DRAWING No. REV

PROJECT No. DRAWING No. REV 26901 21-E05



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detals

21 Bedford Square

EXISTING REAR ELEVATION 1

0 1M 2M 3M 4 4M 5M

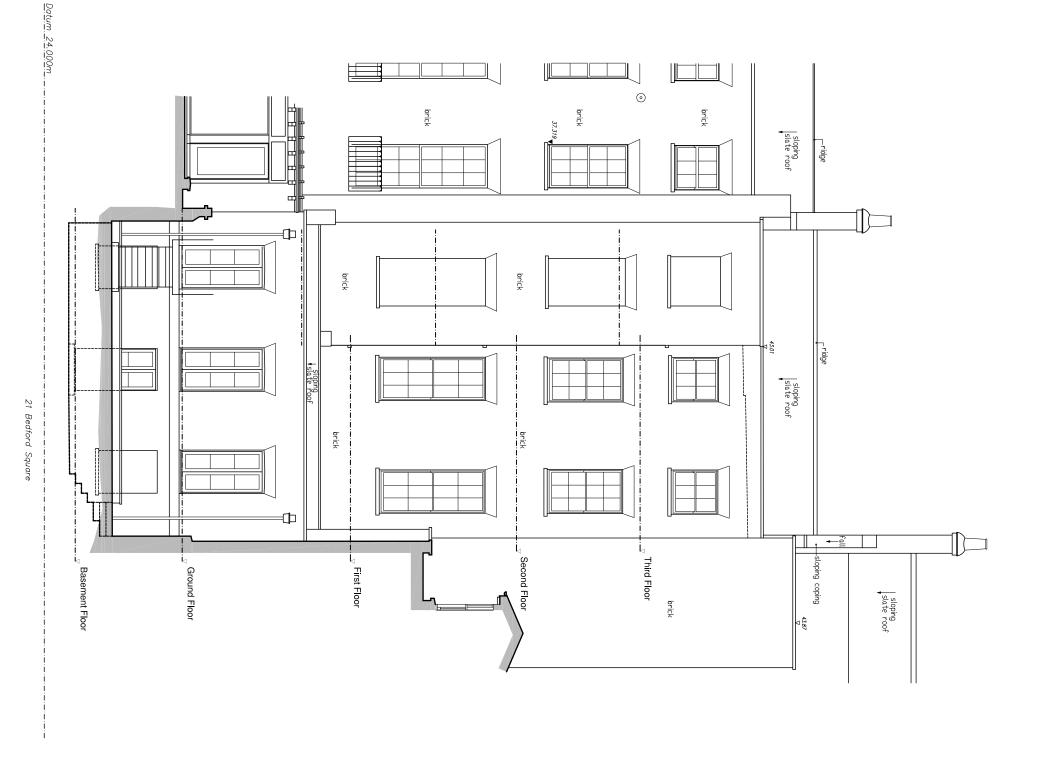
SCALE 1:100

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

SCALE @ A3 DRAWN 1:100

DATE July 2015

PROJECT No. DRAWING No. REV 26901 21-E06



EXISTING REAR ELEVATION 2

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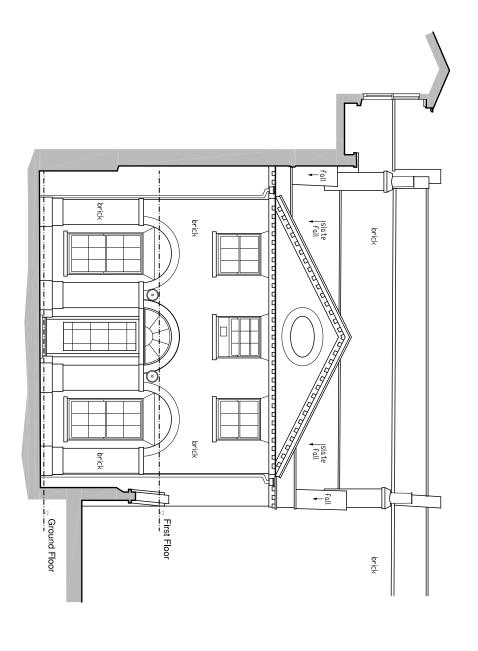
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0.5M 2M SCALE 1:100 3M -<u>4</u>

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

SCALE @ A3 DRAWN DATE July 2015 1 100

PROJECT No. DRAWING No. REV 26901 21-E07



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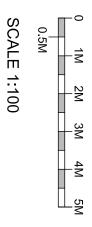
detals

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Datum 24.000m

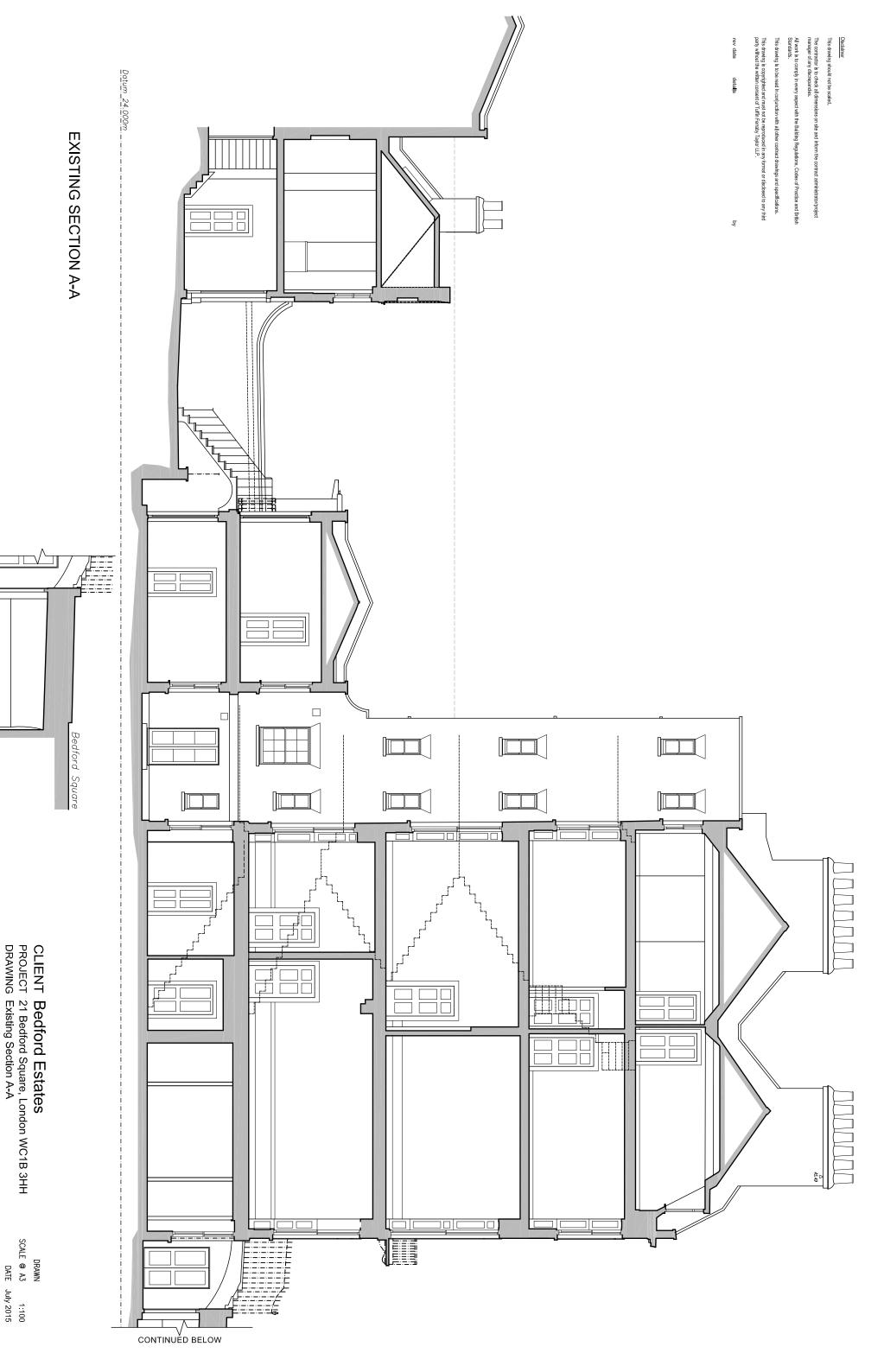
EXISTING COACH HOUSE ELEVATION 2



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

SCALE @ A3 DRAWN DATE July 2015 1:100

PROJECT No. DRAWING No. REV 26901 21-E08



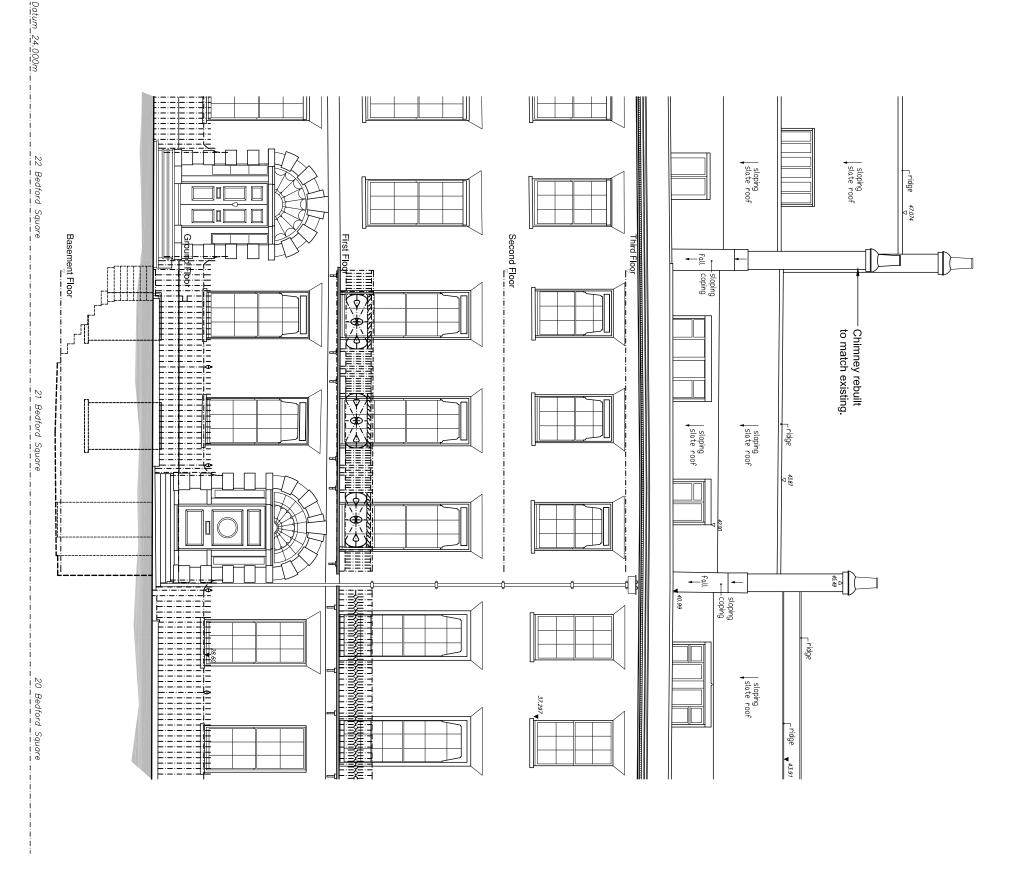
BASEMENT CONTINUED

Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV 26901 21-E09

DRAWN SCALE @ A3

DATE July 2015 1:100



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detals

PROPOSED - FRONT ELEVATION 1

0 1M 2M 3M 2 4M 5M

SCALE 1:100

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

SCALE @ A3 DRAWN 1:100

DATE July 2015

DRAWING No. REV

PROJECT No. DRAWING No. REV 26901 21-P05



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rev date details
A 30.09.15 NEW EXTERNAL CONDENSER ADDED

RJD by

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PROPOSED - REAR ELEVATION 1

1M 2M 3

-8

-4≥

SCALE 1:100

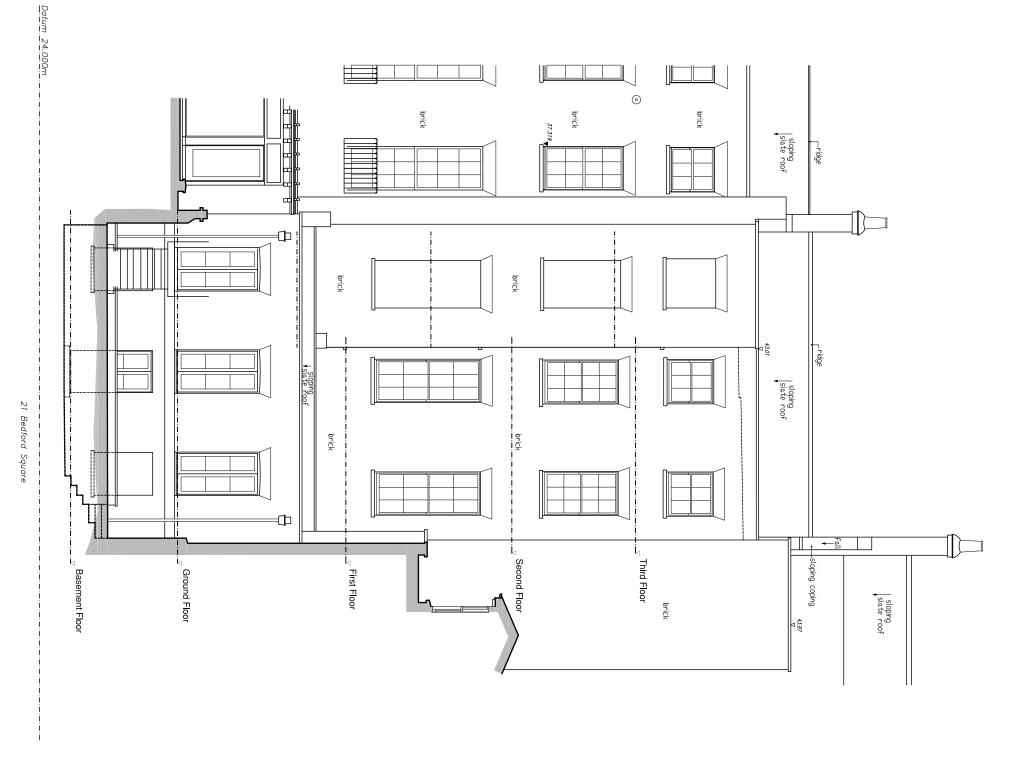
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Rear Elevation 1

SCALE @ A3

DRAWN 1:100

DATE July 2015

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



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PROPOSED - REAR ELEVATION 2

0.5M 2M 3 M -4≤

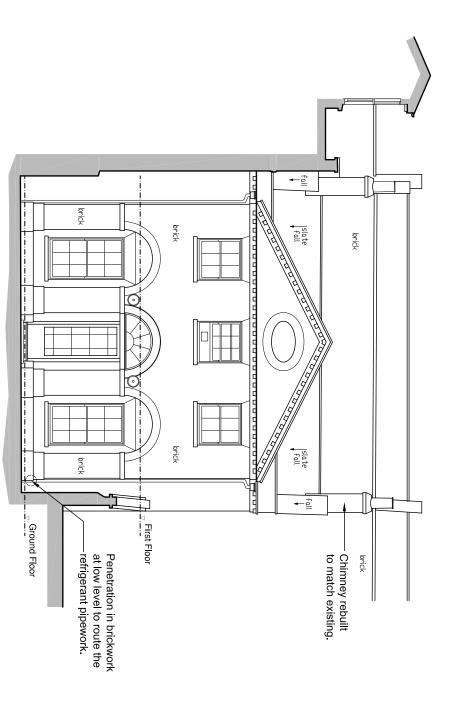
SCALE 1:100

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

SCALE @ A3 DRAWN 1 100

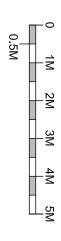
DATE July 2015

PROJECT No. DRAWING No. REV 26901 21-P07A



<u>Datum 24.000m</u>

PROPOSED - COACH HOUSE ELEVATION 2



SCALE 1:100

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

SCALE @ A3 DRAWN DATE July 2015 1 100

PROJECT No. DRAWING No. REV 26901 21-P08A

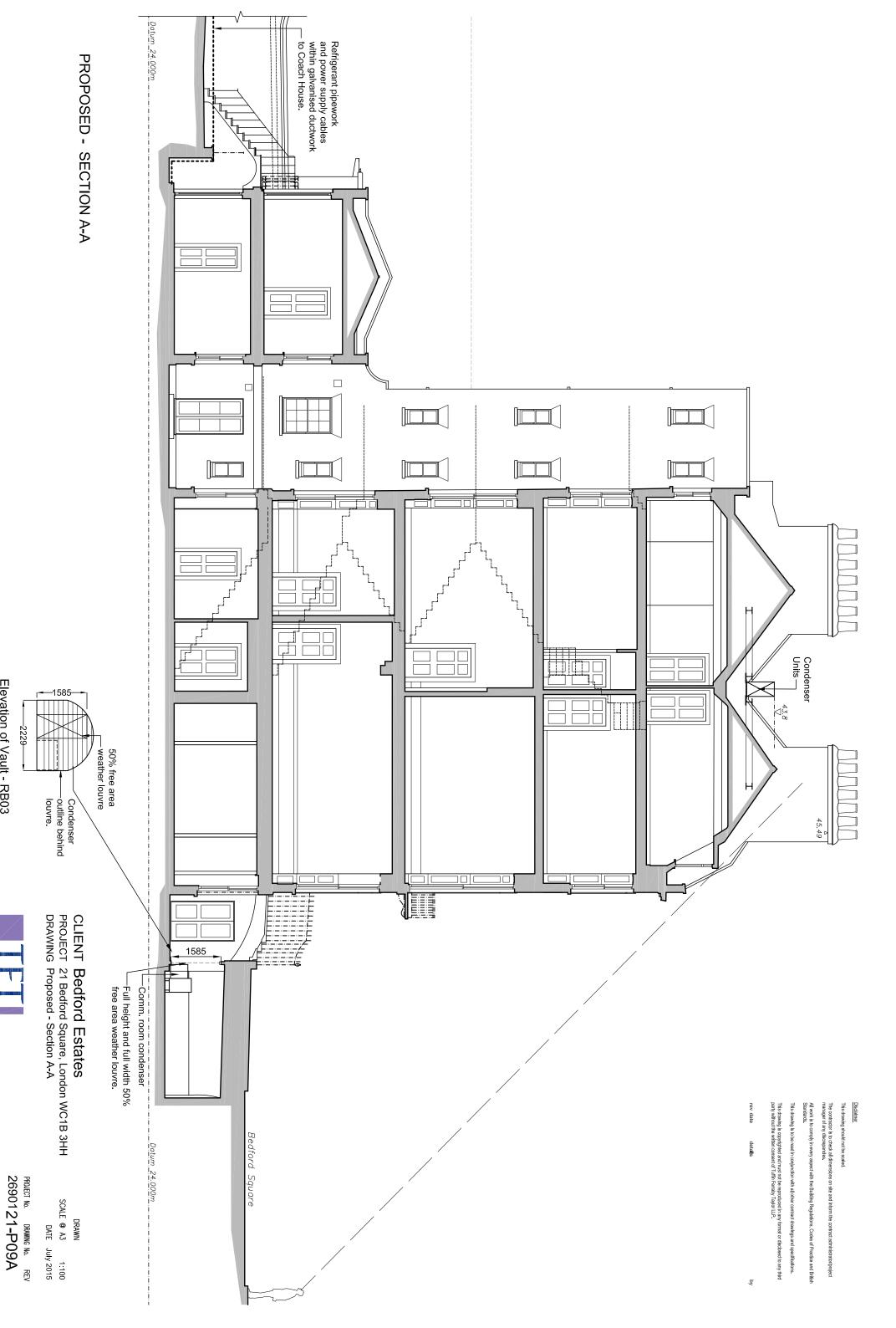
Tuffin Ferraby Taylor LLP

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detals



Elevation of Vault - RB03

Tuffin Ferraby Taylor LLP

RB02

Open Area RB04

RB01



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details

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

RB05 DB07 DB09 DB10 RB09 RB10 (NBO) Open Area RB11

DB21

RB12

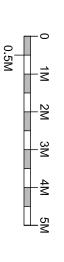
RB13

DB₂₀

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

BASEMENT - DEMOLITION

RB03

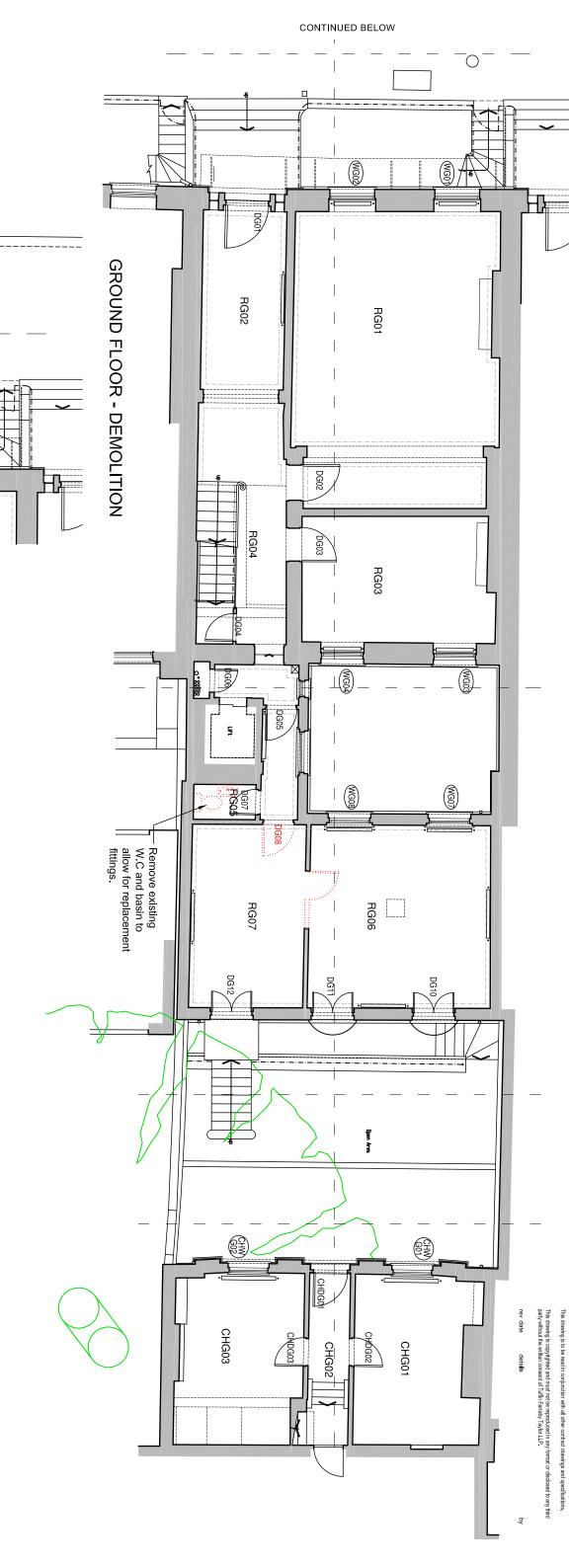


SCALE 1:100

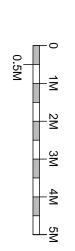
CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Basement

SCALE @ A3 DRAWN DATE July 2015 1:100

PROJECT No. DRAWING No. REV 26901 21-D000



This drawing should not be scaled.



SCALE 1:100

GROUND FLOOR CONTINUED

 $\overline{}$

(WG0) 7

GROUND FLOOR CONTINUED

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

DRAWN SCALE @ A3 DATE July 2015 1:100

PROJECT No. DRAWING No. REV 26901 21-D00



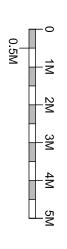
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WF03 (NFO) FIRST FLOOR - DEMOLITION RF01 RF03 DF03 RF02 Remove existing
 W.C and basin to
 allow for replacement
 fittings.



SCALE 1:100

Tuffin Ferraby Taylor LLP

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

DRAWN SCALE @ A3 DATE July 2015 1:100

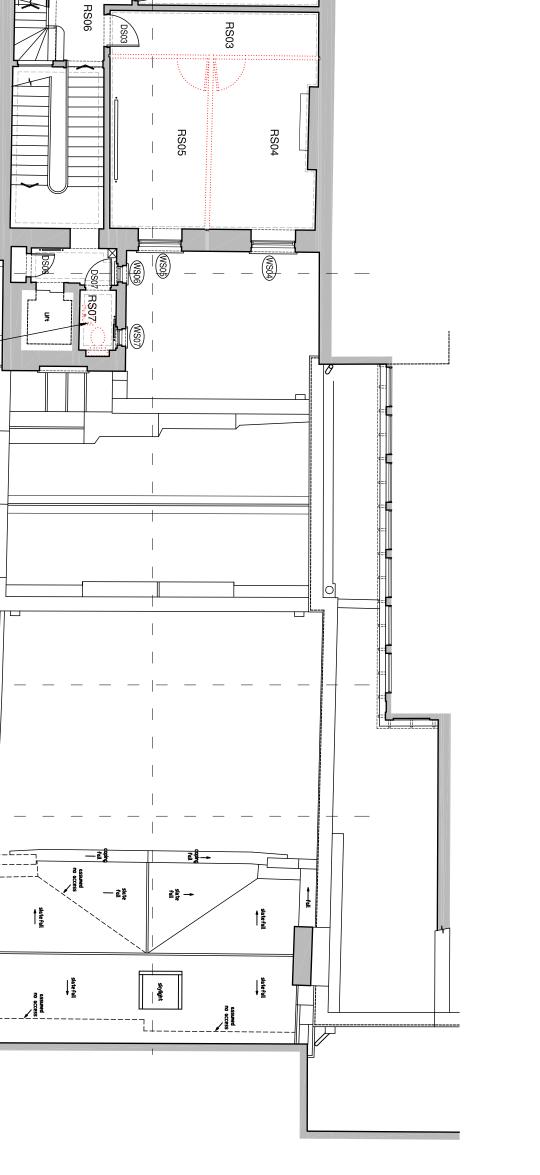
PROJECT No. DRAWING No. REV 26901 21-D01



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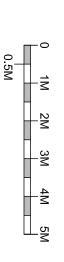


WS01

RS01

WS02

RS02



SECOND FLOOR - DEMOLITION

Remove existingW.C and basin toallow for replacement fittings.

SCALE 1:100

Tuffin Ferraby Taylor LLP

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

DRAWN SCALE @ A3

DATE July 2015 1:100

PROJECT No. DRAWING No. REV 26901 21-D02

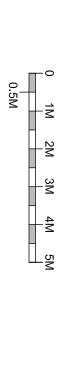


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THIRD FLOOR - DEMOLITION

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

р О

RT02

RT04

RT01

RT03

∑0 Q

SCALE 1:100

Tuffin Ferraby Taylor LLP

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

PROJECT No. DRAWING No. REV 26901 21-D03 DRAWN SCALE @ A3 DATE July 2015 1:100

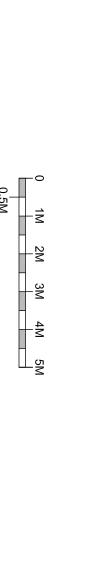


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ROOF - DEMOLITION

slaping slate roof

slate roof

8

asphalt fall

slate roof

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SCALE 1:100

Tuffin Ferraby Taylor LLP

CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Demolition - Roof PROJECT No. DRAWING No. REV 26901 21-D04 DRAWN SCALE @ A3 DATE July 2015 1:100



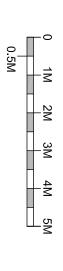
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store room lmited access store room lmited access store room limited access rault cr-1850 RB01 vault sp-765 cr-1870 24.59 up 00 1650 □ gully 24.61 c-720 h-1980 o steel 12.4.8× (2620) carpet 24.81 o steel 24.81 DB07 24.81 #R808 RB09 top ₩ carpet (2665) celling fall RB10 (2655) corpet 24.81 c-700 h-1920 + 25.42 (WB03) c.770 h.2020 sp.1970 Open Area gully
RB11 (P435) RB13 24.82 RB12 DB19
N-1990
titled
24.81
(2250) c-695 h-1570 rad MH CL 24.80 paving

BASEMENT - EXISTING PLAN

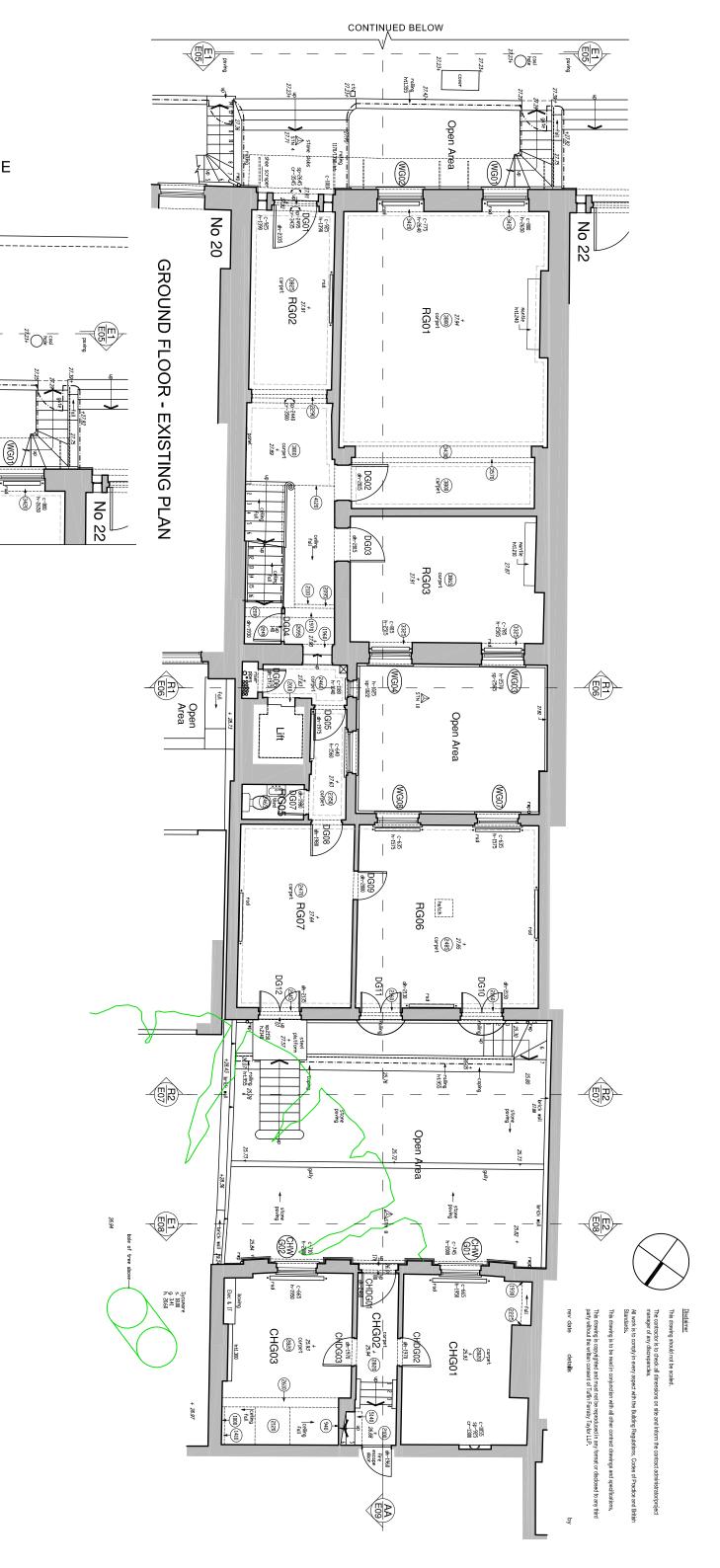


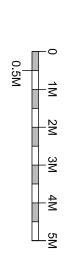
SCALE 1:100

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

SCALE @ A3 DRAWN DATE July 2015 1:100

PROJECT No. DRAWING No. REV 26901 21-E000





No 20

BEDFORD SQUARE

GROUND FLOOR CONTINUED

27 S ⊠ N S N S

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

DRAWN SCALE @ A3 DRAWING No. REV DATE July 2015 1:100

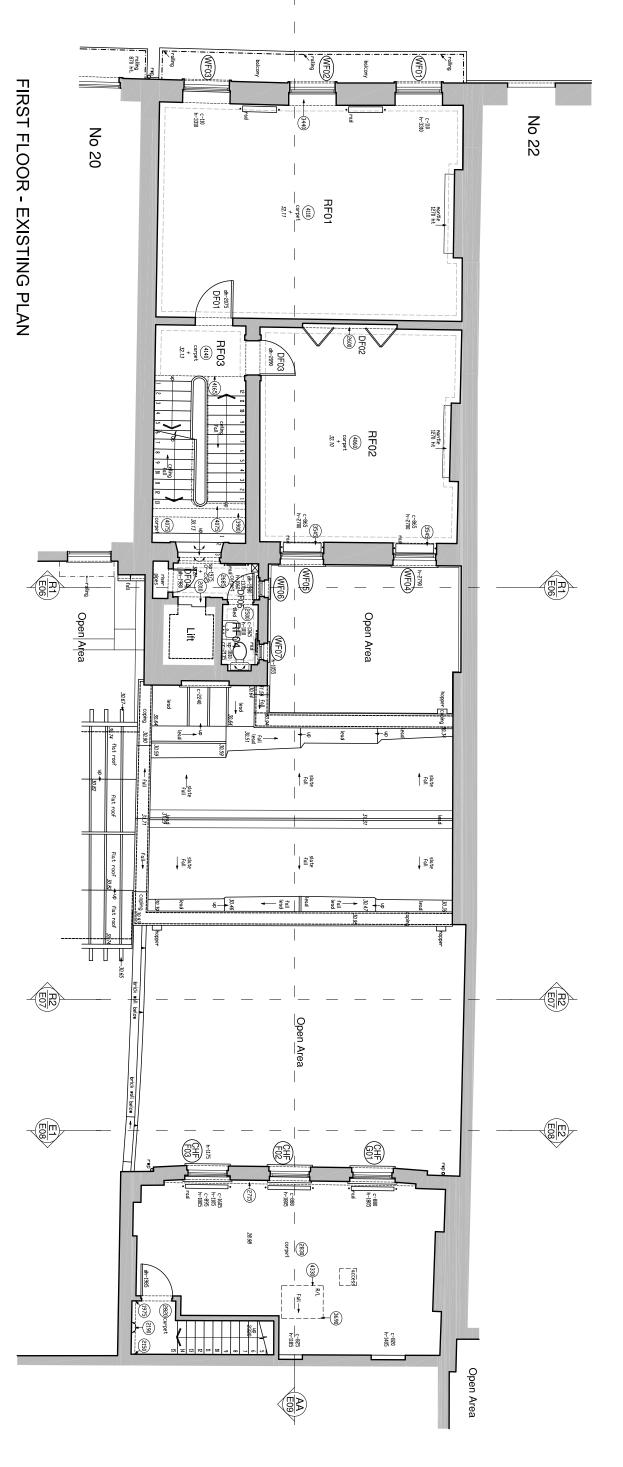
26901

21-E00

Tuffin Ferraby Taylor LLP

SCALE 1:100

GROUND FLOOR CONTINUED



BEDFORD, SQUARE



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

PROJECT No. DRAWING No. REV 26901 21-E01 DRAWN SCALE @ A3 DATE July 2015 1:100

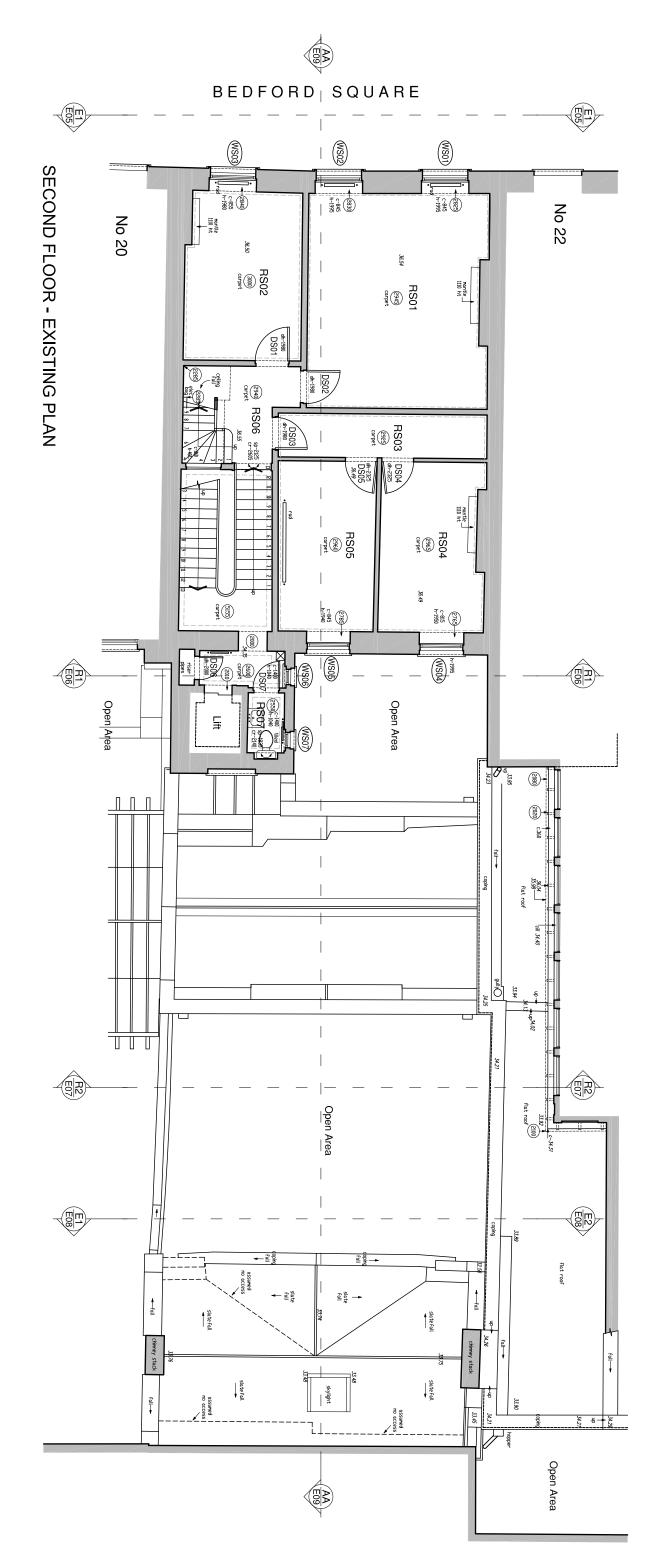
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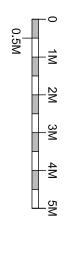


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SCALE 1:100

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

SCALE @ A3 DRAWN DATE July 2015 1:100

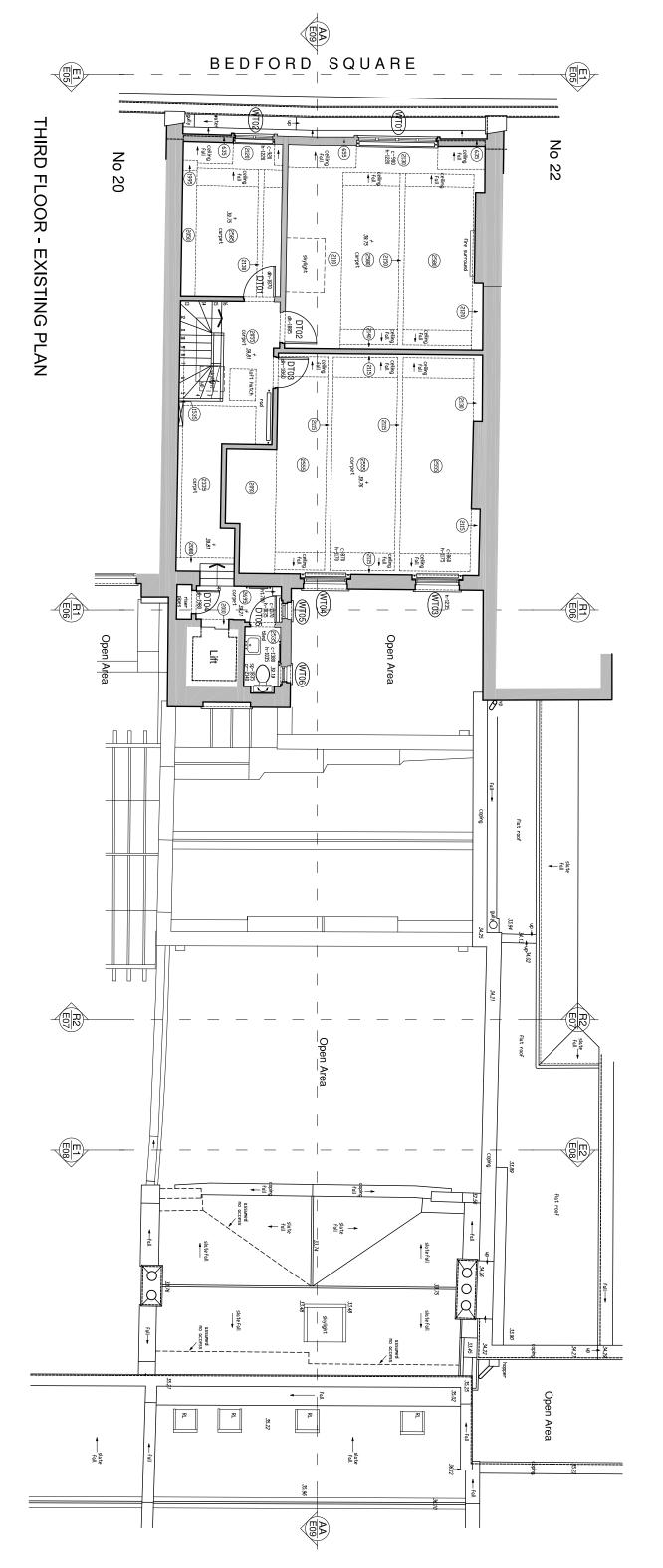


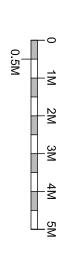
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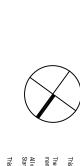


SCALE 1:100

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

SCALE @ A3 DATE July 2015 1:100

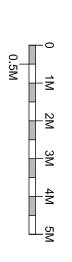
PROJECT No. DRAWING No. REV 26901 21-E03 21-E03





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BEDFORD SQUARE slate roo **ROOF - EXISTING PLAN** slate roof
No 22 No 20 slaping slate roof 43.86 top 43.77u/s sloping slate roof sloping slate roof slate roof sloping slate roof ਨ ਵ 42.58 asphalt fall 800 8



SCALE 1:100

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

DRAWN SCALE @ A3 1:100

PROJECT No. DRAWING No. REV 26901 21-E04 DATE July 2015 RB02

RB05

DB09

DB10

WB04

DB21

RB12

RB10

WB03

Open Area RB11

DB07

RB09

B13

RB13

DB20

New W.C. and basins to replace existing fittings.

Open Area RB04

RB01

New W.C. and basins to replace existing – fittings.

New external condenser to serve comms room. All pipework to run in non-historic fabric and/or existing service trenches



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rev date details
A 30.09.15 EXTERNAL CONDENSOR ADDED TO RB11

RD by

<u>3</u> <u>4</u> -5M

0.5M

BASEMENT - PROPOSED

RB03

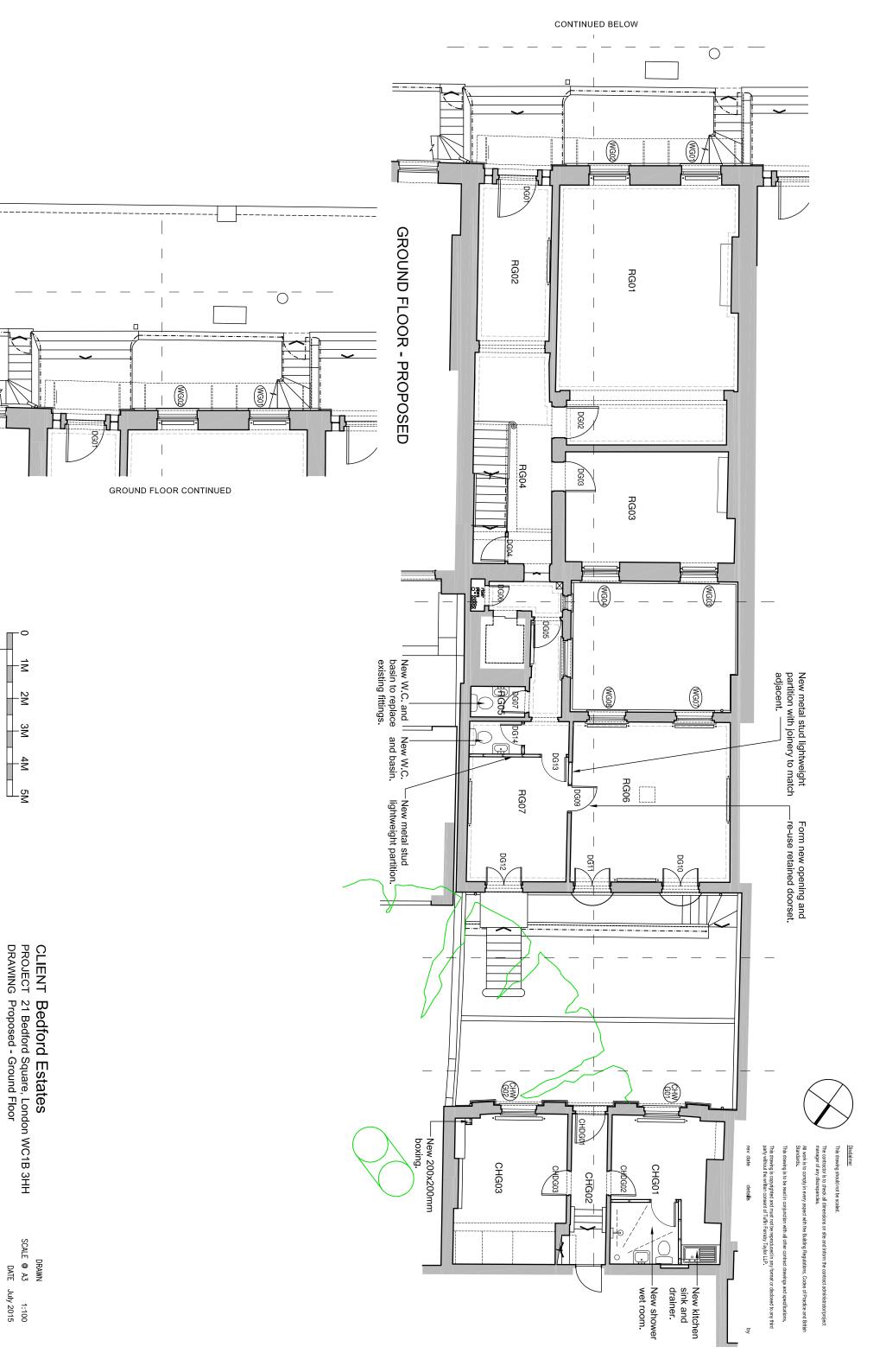
SCALE 1:100

Tuffin Ferraby Taylor LLP

26901 21-P000 A PROJECT No. DRAWING No. REV CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Basement

SCALE @ A3 DRAWN

DATE July 2015 1:100



GROUND FLOOR CONTINUED

SCALE 1:100

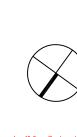
Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV 26901 21-P00

SCALE @ A3

1:100

DATE July 2015



All work is to comply in every aspect with the Building Regulations, Codes of Practice and British Standards. Discriating:

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The contractor is to check all dimensions on site and inform the contract administrator/project manager of any discrepancies.

This drawing is to be read in conjunction with all other contract drawings and specifications.

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FIRST FLOOR - PROPOSED RF01 RF03 RF02 New W.C. and basin to replace existing fittings. New 200x200mm metal stud boxing lined with plasterboard. p 100mm extract serving kitchenette and WC 100mm SVP boxed in with ply

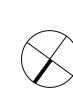


SCALE 1:100

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

DRAWN SCALE @ A3 1:100

PROJECT No. DRAWING No. REV 26901 21-P01 DATE July 2015



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SECOND FLOOR - PROPOSED RS06 RS03 RS05 RS04 RSO New W.C. and basin to replace existing fittings. → Pel goping assumed no access → fall fall falte → <u>†</u> slate fall slate fall Rebuild chimney stack. slate fall skylight slate fall assumed no access New roof penetration New roof penetration

WS01

RS01

RS02

SCALE 1:100

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

DRAWN SCALE @ A3

DATE July 2015 1:100

PROJECT No. DRAWING No. REV 26901 21-P02



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CLIENT Bedford Estates
PROJECT 21 Bedford Square, London WC1B 3HH
DRAWING Proposed - Third Floor ∑0 Q Rebuild chimney stack. \ Q

THIRD FLOOR - PROPOSED

New W.C. and basin to replace existing fittings.

RT02

RT04

loft hatch

RT01

RT03

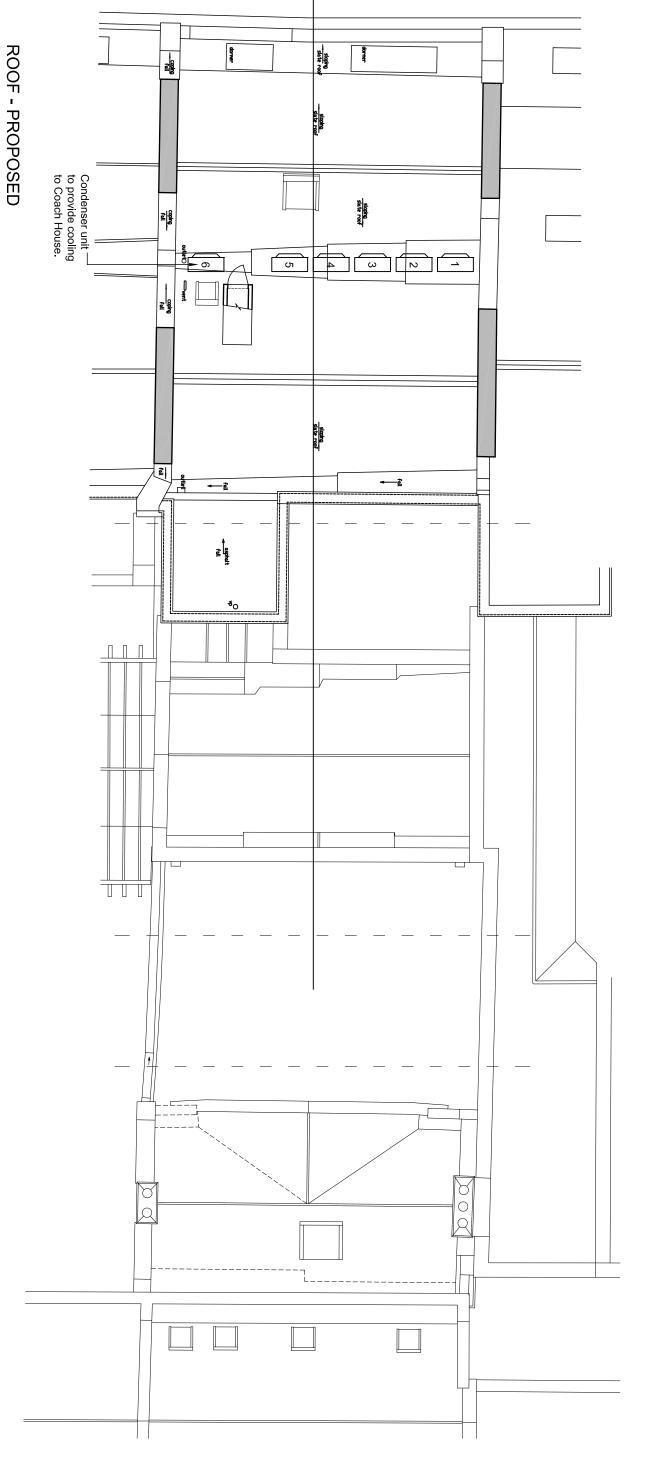
SCALE 1:100

Tuffin Ferraby Taylor LLP

PROJECT No. DRAWING No. REV 26901 21-P03

DRAWN SCALE @ A3

DATE July 2015 1:100



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SCALE 1:100

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

DRAWN
SCALE @ A3 1:100
DATE July 2015

PROJECT No. DRAWING No. REV 26901 21-P04A