



NORTH EAST ELEVATION AS EXISTING
scale 1:50

Mews - Strip out works

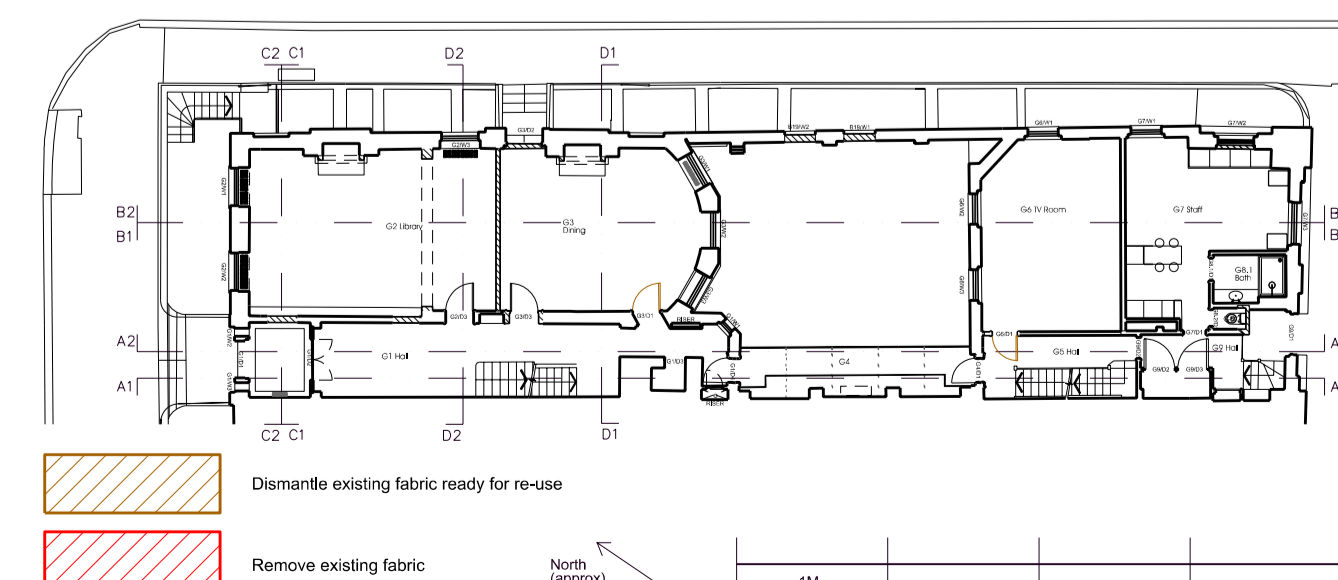
- A. Take down timber stud partition
- B. Remove existing sash window and frame
- C. Remove boxing / casing / ducting
- D. Strip out modern ceiling
- E. Dismantle door and frame ready for re-use
- F. Remove/relocate radiators
- G. Strip out all bathroom finishes and fittings, including floor finishes, wall and ceiling plaster; adapt services
- H. Strip out cupboards
- I. Strip out rooflight
- J. Alter partition to suit proposed door opening
- K. Strip out kitchen fittings
- L. Remove and re-hang door leaf
- M. Strip out modern timber floor
- N. Strip out door and frame
- O. Form opening for new roof ventilator
- P. Roof edge altered to suit ventilator
- Q. Remove roof extracts
- R. Remove existing glass balustrade and timber handrail

Main House - Strip out works

- 01. Form new opening in wall
- 02. Take down partition
- 03. Un-block original opening
- 04. Remove existing sash window and frame
- 05. Finishes removed ready to receive trench heaters/fan coil unit, floor structure altered to suit.
- 06. Remove modern chimneypiece, hearth and grate
- 07. Remove paving and excavate courtyard
- 08. Carefully remove ceiling panel moulding
- 09. Remove wall panel mouldings
- 10. Remove boxing / casing / ducting
- 11. Remove glazing for replacement
- 12. Remove inspection chamber for relocation
- 13. Excavate vault to reduce floor level, refer to structural engineer's drawings
- 14. Strip out modern timber floor boards / parquet
- 15. Strip out modern marble / stone paving
- 16. Strip out modern basement steps
- 17. Stair relocated

- 18. Strip out iron railings to windows
- 19. Alter existing arch to suit new staircase
- 20. Strip out door and frame
- 21. Remove radiators
- 22. Strip out all bathroom finishes and fittings, including floor finishes, wall and ceiling plaster; adapt services
- 23. Strip out raised floor structure
- 24. Strip out cupboards
- 25. Strip out rooflight
- 26. Roof structure altered to suit revised soffit.
- 27. Alter existing door frame to suit new security glazing.
- 28. Floor structure altered to suit proposed sculpture.
- 29. Remove and re-hang door leaf.
- 30. Remove rotten timber threshold complete.
- 31. Remove mott wall.
- 32. Remove architrave complete.
- 33. Prepare floor for underfloor heating and revised floor finish
- 34. Glazing altered to provide ventilation.

- 00. Item modified since previous application
- 00. Item omitted since previous application



DATE	REVISION	COMMENT	SB	F1
24/09/15	A	PLANNING APPLICATION - REMOVAL OF WINDOW GRATE LIMITED, REMOVAL OF EXTERNAL STAIRS OMITTED. REST OF WALL AND FINISHES TO REMAIN. BASEMENT OMITTED. DRAWINGS UPDATED TO SHOW EXISTING PLANS TO GARDEN DOOR	SB	F1
20/03/15	-	PLANNING APPLICATION	SB	F1

53 BEDFORD SQUARE
 TITLE
 GA NORTH EAST ELEVATION
 AS EXISTING
 DWG NO 53 BS H GA 013 A SCALE 1:50@A1
 DATE MAR 2015
 PETER INSKIP + PETER JENKINS ARCHITECTS LTD
 19 - 23 WHITE LION STREET LONDON N1 9PD
 TELEPHONE 020 78334002 FAX 020 72785343

H:\53 Bedford Square\General Arrangement\Schemat33B_Main House_Planning Application Rev B.XXD



1 NORTH WEST ELEVATION AS EXISTING
scale 1:50

Main House - Strip out works

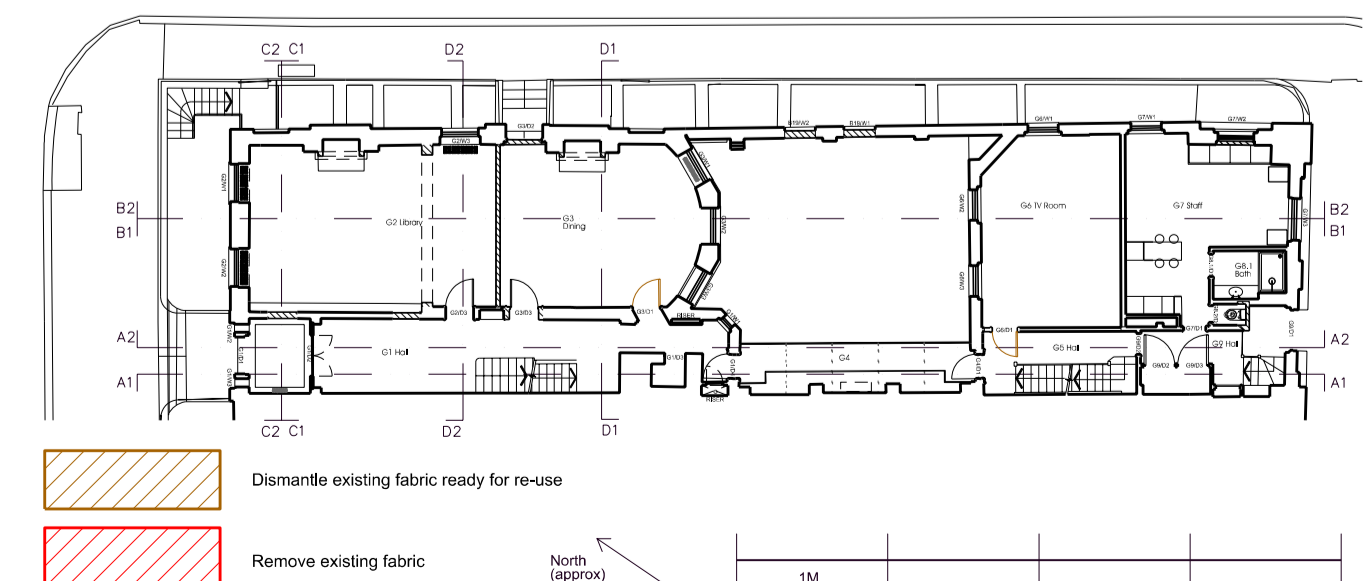
- | | |
|---|--|
| <ol style="list-style-type: none"> 01. Form new opening in wall 02. Take down partition 03. Un-block original opening 04. Remove existing sash window and frame 05. Finishes removed ready to receive trench heaters/fan coil unit, floor structure altered to suit. 06. Remove modern chimneypiece, hearth and grate 07. Remove paving and excavate courtyard 08. Carefully remove ceiling panel moulding 09. Remove wall panel mouldings 10. Remove boxing / casing / ducting 11. Remove glazing for replacement 12. Remove inspection chamber for relocation 13. Excavate vault to reduce floor level, refer to structural engineer's drawings 14. Strip out modern timber floor boards / parquet 15. Strip out modern marble / stone paving 16. Strip out modern basement steps 17. Gate relocated | <ol style="list-style-type: none"> 18. Strip out iron railings to windows 19. Alter existing arch to suit new staircase 20. Strip out door and frame 21. Remove radiators 22. Strip out all bathroom finishes and fittings, including floor finishes, wall and ceiling plaster; adapt services 23. Strip out raised floor structure 24. Strip out cupboards 25. Strip out rooflight 26. Roof structure altered to suit revised soffit. 27. Alter existing door frame to suit new security glazing. 28. Floor structure altered to suit proposed sculpture. 29. Remove and re-hang door leaf. 30. Remove rotten timber threshold complete. 31. Remove matt well. 32. Remove architrave complete. 33. Prepare floor for underfloor heating and revised floor finish 34. Glazing altered to provide ventilation. |
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2 SOUTH EAST ELEVATION AS EXISTING
scale 1:50



Mews - Strip out works

- | |
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| <ol style="list-style-type: none"> A. Take down timber stud partition B. Remove existing sash window and frame C. Remove boxing / casing / ducting D. Strip out modern ceiling E. Dismantle door and frame ready for re-use F. Remove/relocate radiators G. Strip out all bathroom finishes and fittings, including floor finishes, wall and ceiling plaster; adapt services H. Strip out cupboards I. Strip out rooflight J. Alter partition to suit proposed door opening K. Strip out kitchen fittings L. Remove and re-hang door leaf M. Strip out modern timber floor N. Strip out door and frame O. Form opening for new roof access P. Roof edge altered to suit ventilator Q. Remove roof extracts R. Remove existing glass balustrade and timber handrail |
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DATE	REVISION	COMMENT	NUMBER	AUTHORISED
24/09/15	A	PLANNING APPLICATION - REMOVAL OF EXTERNAL STAIR CASES; REMOVAL OF GLAZING TO MAIN ENTRANCE DOOR (SIGHTLINES OMITTED)	SB	F1
20/03/15	-	PLANNING APPLICATION	SB	F1

53 BEDFORD SQUARE
 TITLE
 GA NORTH WEST AND SOUTH EAST
 ELEVATIONS AS EXISTING
 DWG NO 53 BS H GA 014 A SCALE 1:50@A1
 DATE MAR 2015
 PETER INSKIP + PETER JENKINS ARCHITECTS LTD
 19 - 23 WHITE LION STREET LONDON N1 9PD
 TELEPHONE 020 78334002 FAX 020 72785343

- | | |
|----|--|
| 00 | Item modified since previous application |
| 00 | Item omitted since previous application |

- | | |
|--|--|
| | Dismantle existing fabric ready for re-use |
| | Remove existing fabric |

North (approx)

1M