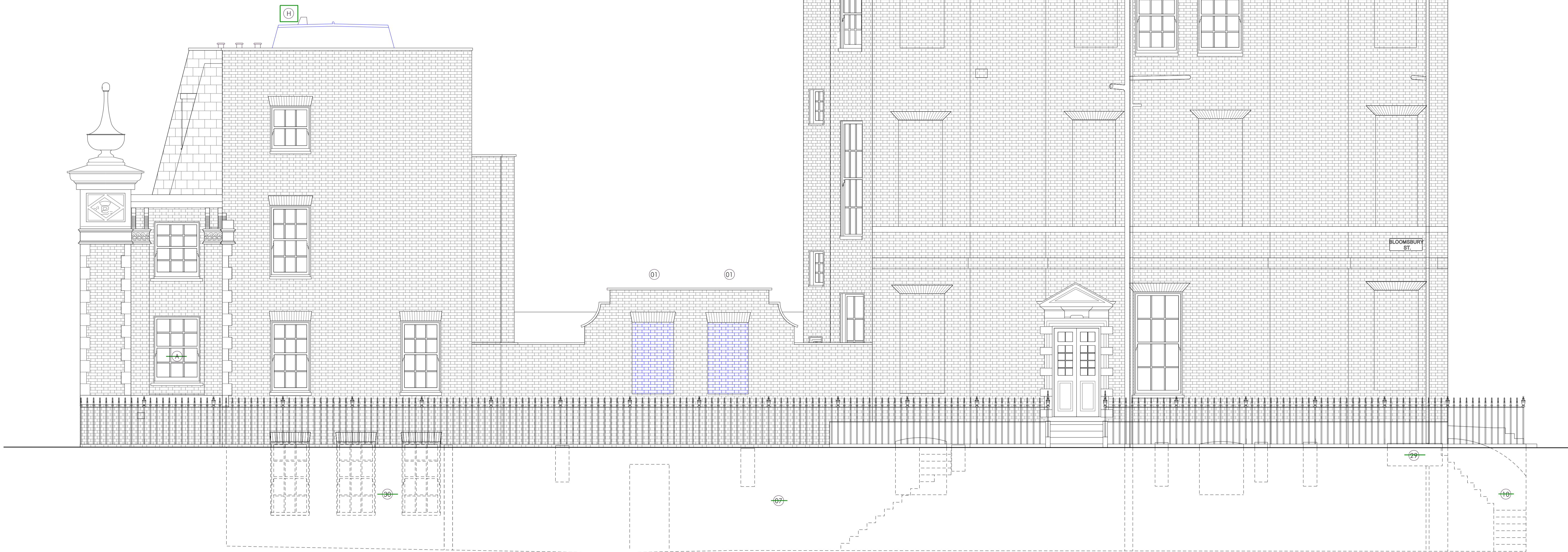


Mews - Proposed works

- A. New blind recess in brickwork to match existing adjacent
- B. Existing partition altered to suit proposed door opening
- C. New sanitaryware and finishes
- D. New timber stud partition
- E. New cupboards
- F. New bookshelves
- G. New jib door
- H. New air conditioning plant in lead clad acoustic enclosure
- I. Re-hang existing timber panelled door leaf
- J. New underfloor heating
- K. New timber floor
- L. New timber door with glazed panels
- M. New door and frame to match existing adjacent
- N. Re-use existing door and frame
- O. New kitchen fittings
- P. New plaster ceiling on acoustically isolated resilient bar fixings
- Q. New roof access
- R. Relocate radiator
- S. Remove skylight, new slates to match existing adjacent, new finishes internally to match existing adjacent
- T. New skylight in existing opening
- U. New Nicholson Airtrak roof void ventilator
- V. New timber handrail and wrought iron balustrade
- W. Cooling unit installed in ceiling void over
- X. Floor prepared for carpet
- Y. Block out window blinds installed, secondary glazing re-instated
- Z. Existing partition acoustically isolated with addition of new plasterboard finishes on resilient bar fixings
- AA. New steel beam at revised level to suit increased ceiling height



NORTH EAST ELEVATION AS PROPOSED
scale 1:50

Main House - Proposed works

- 01. Block opening as a blind recess, brickwork to match existing adjacent
- 02. New door opening, frame and door(s), to match existing adjacent
- 03. New waterproof concrete slab and stone steps following excavation and underpinning
- 04. New sanitary ware and finishes
- 05. New timber stud partition
- 06. New cupboards
- 07. Block existing doorway; new finishes to match existing
- 08. New external wall, door and sidelights
- 09. New bookshelves
- 10. New painted steel steps

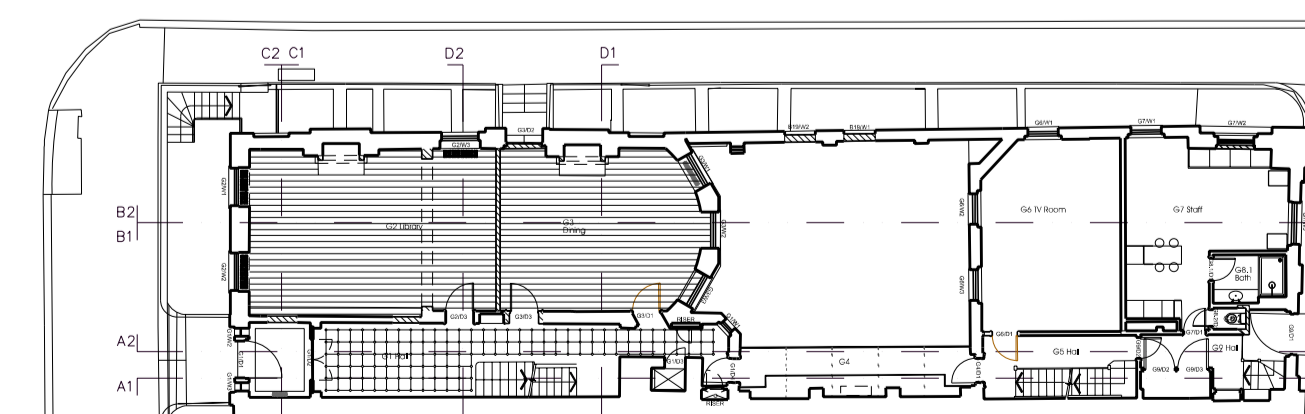
- 11. New plaster cornice to match existing
- 12. New lining and architraves to enlarged opening, detail to match existing adjacent
- 13. New duct, access panel and slot diffuser for air conditioning
- 14. New acoustic lining
- 15. New door opening with jib doors
- 16. Block skylight; make good finishes to match existing adjacent
- 17. New condenser plant in lead clad acoustic enclosure
- 18. New paving, soil and planting to court
- 19. Enclose area with new glass panels between metal angles
- 20. Re-hand existing door leaf
- 21. New underfloor heating

- 22. New stone floor/matt well
- 23. New timber floor boards
- 24. Removal of security bars
- 25. Retain existing door and wall over from inside
- 26. New hearth and chimneypiece
- 27. Make good plaster to ceiling, to match existing
- 28. Make good plaster to wall, to match existing
- 29. Gate relocated
- 30. New opening, extent as shown
- 31. New trench heater and grille
- 32. New fan coil unit and grille
- 33. Block fireplace, new finishes to match existing
- 34. Floor structure altered to suit proposed sculpture
- 35. New metal door.

- 36. Make good render to arch, to match existing
- 37. Roof structure to suit revised soffit
- 38. Inspection chamber re-located
- 39. New timber door. Refer to schedule for details
- 40. Existing kitchen units altered/extended.
- 41. New stone threshold.
- 42. New radiator.
- 43. Glazing altered to provide ventilation
- 44. Make good dado and skirting to match existing adjacent
- 45. Enlarge existing opening
- 46. Route of new pipework
- 47. New casing to radiator
- 48. Structural brick repairs to vault, as per structural engineer's detail. Refer to SE's (Sinclair Johnston) lower-ground floor plan and note.

- 49. Existing telephone exchange box
- 50. Stepped trench heater
- 51. Extract fan as per MEP engineer's detail

- 00 Item revised
- 00 Item omitted from application



- Dismantle existing fabric ready for re-use
- Proposed new works

DATE	REVISION	COMMENT	AUTHOR	AUTHORISED
24/08/15	A	PLANNING APPLICATION - WORKS TO EXTERNAL STAIRS LIMITED. GATE RELOCATION OMITTED. NEW OPENING IN MEWS BASEMENT OMITTED. MAIN HOUSE ROOF ACROUSHER ENCLOSURE FINISHED. GRIPPER AND REVERSIBLE - COUPLER MOVED TO WEST FACE. BLACK CAST IRON DOWN ADDED TO BLUE. BLUE INCORPORATED IN ENCLOSURE. WINDOW STRAY RE-FINISHED. DRAWING UPDATED TO SHOW EXISTING PLANK TO GARAGE DOOR.	DC	PI
20/03/15	-	PLANNING APPLICATION	SB	PI

53 BEDFORD SQUARE
TITLE
GA NORTH EAST ELEVATION
AS PROPOSED
DWG NO 53 BS H GA 113 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 Arrangements\Schemat08_Main House_Planning Application Rev B.XXD



1 NORTH WEST ELEVATION AS PROPOSED
scale 1:50

Main House - Proposed works

- 01. Block opening as a blind recess, brickwork to match existing adjacent
- 02. New door opening, frame and door(s), to match existing adjacent
- 03. New waterproof concrete slab and stone steps following excavation and underpinning
- 04. New sanitary ware and finishes
- 05. New timber stud partition
- 06. New cupboards
- 07. Block existing doorway; new finishes to match existing
- 08. New external wall, door and sidelights
- 09. New bookshelves
- 10. New painted steel steps

- 11. New plaster cornice to match existing
- 12. New lining and architraves to enlarged opening, detail to match existing adjacent
- 13. New duct, access panel and slot diffuser for air conditioning
- 14. New acoustic lining
- 15. New door opening with jib doors
- 16. Block skylight; make good finishes to match existing adjacent
- 17. New condenser plant in lead clad acoustic enclosure
- 18. New paving, soil and planting to court
- 19. Enclose area with new glass panels between metal angles
- 20. Re-hand existing door leaf
- 21. New underfloor heating

- 22. New stone floor/matt well
- 23. New timber floor boards
- 24. Removal of security bars
- 25. Retain existing door and wall over from inside
- 26. New hearth and chimneypiece
- 27. Make good plaster to ceiling, to match existing
- 28. Make good plaster to wall, to match existing
- 29. Gate relocated
- 30. New opening, extent as shown
- 31. New trench heater and grille
- 32. New fan coil unit and grille
- 33. Block fireplace, new finishes to match existing
- 34. Floor structure altered to suit proposed sculpture
- 35. New metal door.

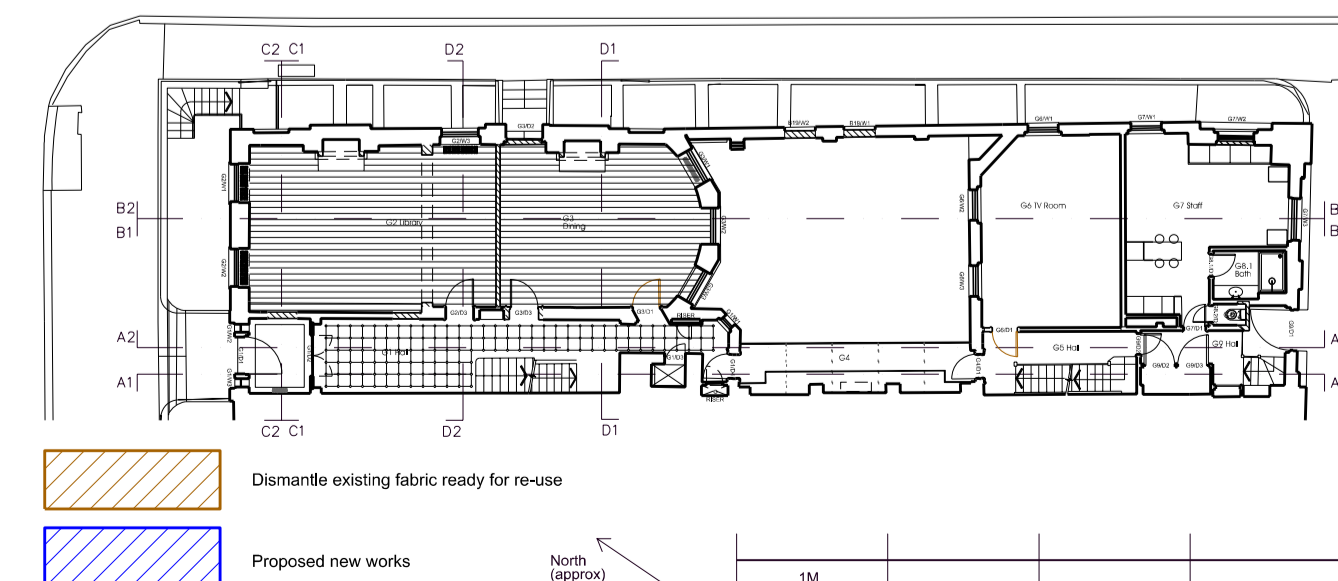
- 36. Make good render to arch, to match existing
- 37. Roof structure to suit revised soffit
- 38. Inspection chamber re-located
- 39. New timber door. Refer to schedule for details
- 40. Existing kitchen units altered/extended.
- 41. New stone threshold.
- 42. New radiator.
- 43. Glazing altered to provide ventilation
- 44. Make good dado and skirting to match existing adjacent
- 45. Enlarge existing opening
- 46. Route of new pipework
- 47. New casing to radiator
- 48. Structural brick repairs to vault, as per structural engineer's detail. Refer to SE's (Sinclair Johnston) lower-ground floor plan and note.

- 49. Existing telephone exchange box
- 50. Stepped trench heater
- 51. Extract fan as per MEP engineer's detail

- (00) Item revised
- (10) Item omitted from application



2 SOUTH EAST ELEVATION AS PROPOSED
scale 1:50



Mews - Proposed works

- A. New blind recess in brickwork to match existing adjacent
- B. Existing partition altered to suit proposed door opening
- C. New sanitaryware and finishes
- D. New timber stud partition
- E. New cupboards
- F. New bookshelves
- G. New door
- H. New air conditioning plant in lead clad acoustic enclosure
- I. Re-hang existing timber panelled door leaf
- J. New underfloor heating
- K. New timber floor
- L. New timber door with glazed panels
- M. New door and frame to match existing adjacent
- N. Re-use existing door and frame
- O. New kitchen fittings
- P. New plaster ceiling on acoustically isolated resilient bar fixings
- Q. New roof access
- R. Relocate radiator
- S. Remove skylight, new slates to match existing adjacent, new finishes internally to match existing adjacent
- T. New skylight in existing opening
- U. New Nicholson Airtak roof void ventilator
- V. New timber handrail and wrought iron balustrade
- W. Cooling unit installed in ceiling void over
- X. Floor prepared for carpet
- Y. Block out window blinds installed, secondary glazing re-instated
- Z. Existing partition acoustically isolated with addition of new plasterboard finishes on resilient bar fixings
- AA. New steel beam at revised level to suit increased ceiling height

DATE	REVISION	COMMENT	AUTHOR	AUTHORISED
24/08/15	A	PLANNING APPLICATION - WORKS TO EXTERNAL STAIRS OMITTED. OFFICE FLOOR FINISHES MAIN HOUSE ROOF CONDENSER ENCLOSURE REVISED. GROUPED AND RELOCATED MEWS ROOF CONDENSER ENCLOSURE REVISED - LOUVERES MOVED TO WEST FACE. BLACK CAST IRON COAL ADDED TO BLUE. BLUE RELOCATED. NOTE NOT ALTERED. ROOF EXTRACT FANS ADDED	DC	PI
20/03/15	-	PLANNING APPLICATION	SB	PI

53 BEDFORD SQUARE
TITLE
GA NORTH WEST AND SOUTH EAST
ELEVATIONS AS PROPOSED
DWG NO 53 BS H GA 114 A SCALE 1:50@A1 DATE MAR 2015
H:\53 Bedford Square\General Arrangement\Scheme\03_Main House_Planing Application Rev B.XD
PETER INSKIP + PETER JENKINS ARCHITECTS LTD
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