

GENERAL NOTES:

DO NOT SCALE FROM THIS DRAWING.

ALL DIMENSIONS MUST BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED WITH THE ARCHITECT.

P1 20.12.16 - Planning Issue

CLIENT

# THE BEDFORD ESTATES

JOB TITLE
23-24 MONTAGUE
STREET
LONDON

WC1B 5BH

DRAWING TITLE

PROPOSED SERVICES BASEMENT PLAN

1:100@A3

DATE **12.16** 

# FT ARCHITECTS LTD

Hamilton House Mabledon Place Bloomsbury WC1H 9BB

020 7953 0388

www.ftarchitects.co.uk

DRAWING No. REVISION

333\_30\_01 P1

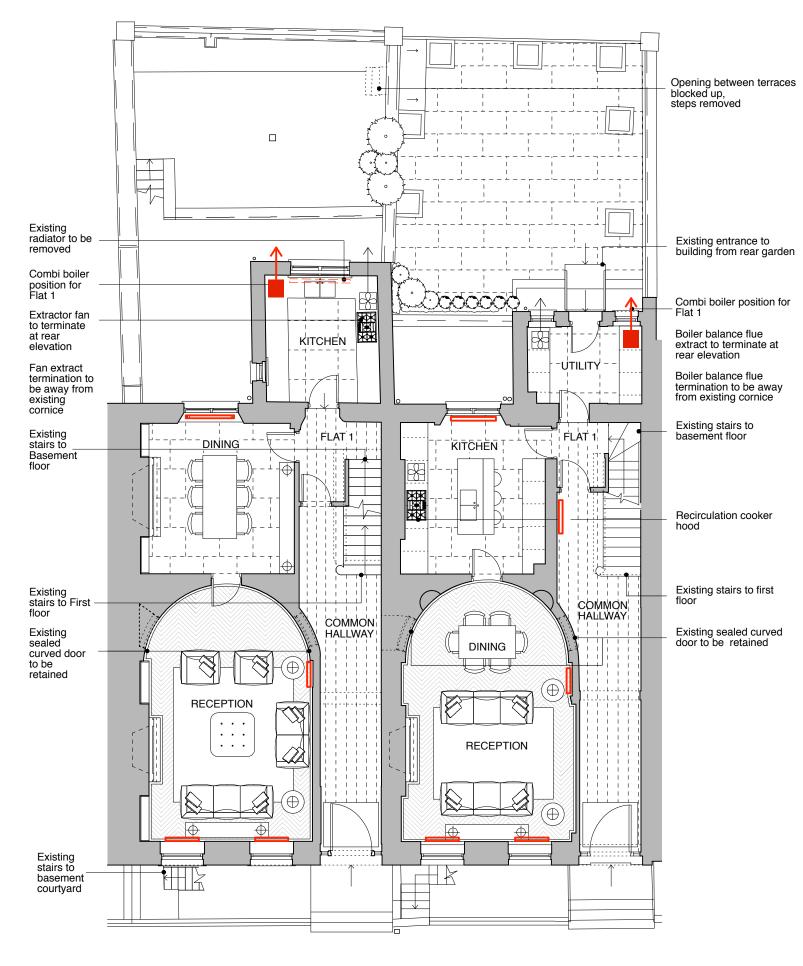
0 (metres)

SCALE

# Electric Heating mat Existing Radiators to be replaced with traditional Column Radiators and positioned to match existing New Traditional Column Radiators Tower Rails Combi Boiler to be positioned within built in joinery

Extractor Fan position

**GROUND FLOOR PLAN** 



NO. 23 MONTAGUE ST

NO. 24 MONTAGUE ST

O

SCALE

0 (metres)

5

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P1 20.12.16 - Planning Issue

CLIENT

# THE BEDFORD ESTATES

JOB TITLE
23-24 MONTAGUE
STREET
LONDON

WC1B 5BH

DRAWING TITLE

# PROPOSED GROUND FLOOR SERVICE PLAN

1:100@A3

DATE **12.16** 

# FT ARCHITECTS LTD

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DRAWING No.

333\_30\_02 P1

REVISION

### **KEY LEGEND**

Electric Heating Mat

Existing Radiators to be replaced with traditional Column Radiators and positioned to match existing

New Traditional Column Radiators

Tower Rails

Extractor Fan position

within built in joinery

Combi Boiler to be positioned

Extractor fan to terminate at rear elevation Boiler flue termination Fire panel position Extract fan to terminate at rear elevation Boiler flue extraction to -ÚTILITY terminate at rear (Demised to elevation Fire panel position UTILITY (Demised to Flat 2) Existing stairs to ground Existing stairs to ground (A) Bedroom and ensuite ceiling to be dropped by 150mm to accomodate and conceal extractor Bedroom and ensuite ceiling to be dropped by 150mm to accomodate and conceal extractor BEDROOM BEDROOM fan duct fan duct Existing stairs to second Existing stairs to secondfloor FLAT 2 KITCHEN/LIVING KITCHEN/ LIVING AREA **AREA** X Recirculating cooker Recirculating cooker hood Low level radiators Low level radiators Existing doors replaced with timber sash windows Existing balcony to first

NO. 23 MONTAGUE ST

FIRST FLOOR PLAN





NO. 24 MONTAGUE ST

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# THE BEDFORD ESTATES

JOB TITLE
23-24 MONTAGUE
STREET
LONDON

WC1B 5BH

DRAWING TITLE

PROPOSED FIRST FLOOR SERVICES PLAN

1:100@A3

DATE 12.16

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DRAWING No.

REVISION P1

333\_30\_03

### **KEY LEGEND**

Timoleon Lowboard hot water underfloor heating system, over joists

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Existing Radiators to be replaced with traditional Column Radiators and positioned to match existing

\_\_\_

New Traditional Column Radiators

\_\_\_

Tower Rails



Combi Boiler to be positioned within built in joinery



Extractor Fan position

NO. 23 MONTAGUE ST NO. 24 MONTAGUE ST Boiler flue extraction to terminate at rear FLAT ROOF elevation Boiler flue extraction to terminate at rear Fire panel position ŮΤΙLΙΤΎ Fire panel position UTILITY -(Demised to -(Demised to Flat 3) Flat 3) Extractor fan to terminate at rear elevation Existing stairs to first floor \_ Existing stairs to first floor Recirculating cooker Recirculating cooker hood KITCHEN / L DINING AREA Existing stairs to third floor KITCHEN / STORE Existing stairs FLAT 3 FLAT 3 LIVING AREA LIVING AREA

SECOND FLOOR PLAN

SCALE



0 (metres) 5

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CLIENT

# THE BEDFORD ESTATES

JOB TITLE
23-24 MONTAGUE
STREET
LONDON

WC1B 5BH

DRAWING TITLE

PROPOSED SECOND FLOOR SERVICES PLAN

SCALE 1:100@A3

DATE **12.16** 

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DRAWING No. **333\_30\_04** 

REVISION P1

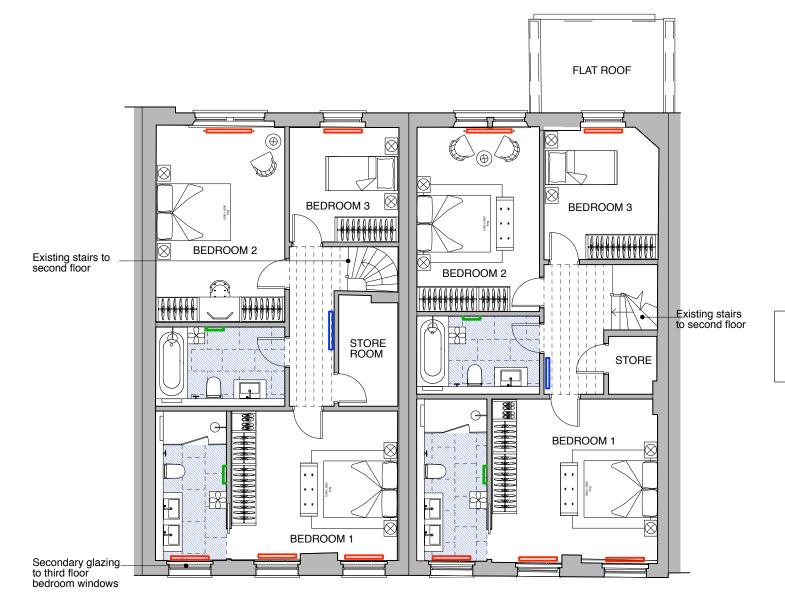
Existing Radiators to be replaced with traditional Column Radiators and positioned to match existing

New Traditional Column Radiators

**Tower Rails** 

Combi Boiler to be positioned within built in joinery

Extractor Fan position



NOTE

Extractor fans at third floor level for 23 and 24 Montague to terminate at roof level.

20.12.16 - Planning Issue

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# THE BEDFORD **ESTATES**

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JOB TITLE 23-24 MONTAGUE **STREET** 

**WC1B 5BH** DRAWING TITLE

LONDON

PROPOSED THIRD FLOOR SERVICES PLAN

SCALE 1:100@A3 DATE 12.16

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THIRD FLOOR PLAN



0 (metres)