

BASEMENT PLAN

ADDITIONAL NOTES:

EXISTING WINDOWS TO FRONT ELEVATION REPLACED WITH TIMBER SASH WINDOWS

SECONDARY GLAZING TO BASEMENT BEDROOM WINDOWS

RESTORATION OF SHUTTERS TO GROUND, FIRST + SECOND FLOORS OF BOTH PROPERTIES

Existing radiators to be replaced and existing service runs to be re-used

Existing original skirting to be refurbished and retained throughout

Original cornices to be retained and refurbished throughout

Existing original doors to be retained and upgraded, new traditional panelled doors to match

Existing original balustrade, shutters and architraves to be retained

Existing openings to be infilled / new partitions

RAD Radiator positions

GENERAL NOTES:

DO NOT SCALE FROM THIS DRAWING.

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

P1
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CLIENT
THE BEDFORD ESTATES

JOB TITLE
23-24 MONTAGUE STREET LONDON WC1B 5BH

DRAWING TITLE
PROPOSED BASEMENT FLOOR PLAN

SCALE 1:100@A3	DATE 12.16
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FT ARCHITECTS LTD

Hamilton House
Mabledon Place
Bloomsbury
WC1H 9BB

020 7953 0388
www.ftarchitects.co.uk

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ADDITIONAL NOTES:

EXISTING WINDOWS TO FRONT ELEVATION REPLACED WITH TIMBER SASH WINDOWS

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RAD

Radiator positions

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Window replaced with sash window

Existing stairs to Basement floor

Existing stairs to First floor

New opening to be formed for a single jib-door centrally placed

Existing sealed curved doors to be retained

Existing opening to be blocked up

Existing shutters to be restored to front elevation windows

Existing stairs to basement courtyard

Opening between terraces blocked up, steps removed

Existing entrance to building from rear garden

Existing stairs to basement floor

Existing stairs to first floor

New opening to be formed for a single jib-door centrally placed

Existing curved door to remain sealed

Existing shutters to be restored to front elevation windows

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CLIENT

THE BEDFORD ESTATES

JOB TITLE
23-24 MONTAGUE STREET LONDON WC1B 5BH

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SCALE
1:100@A3

DATE
12.16

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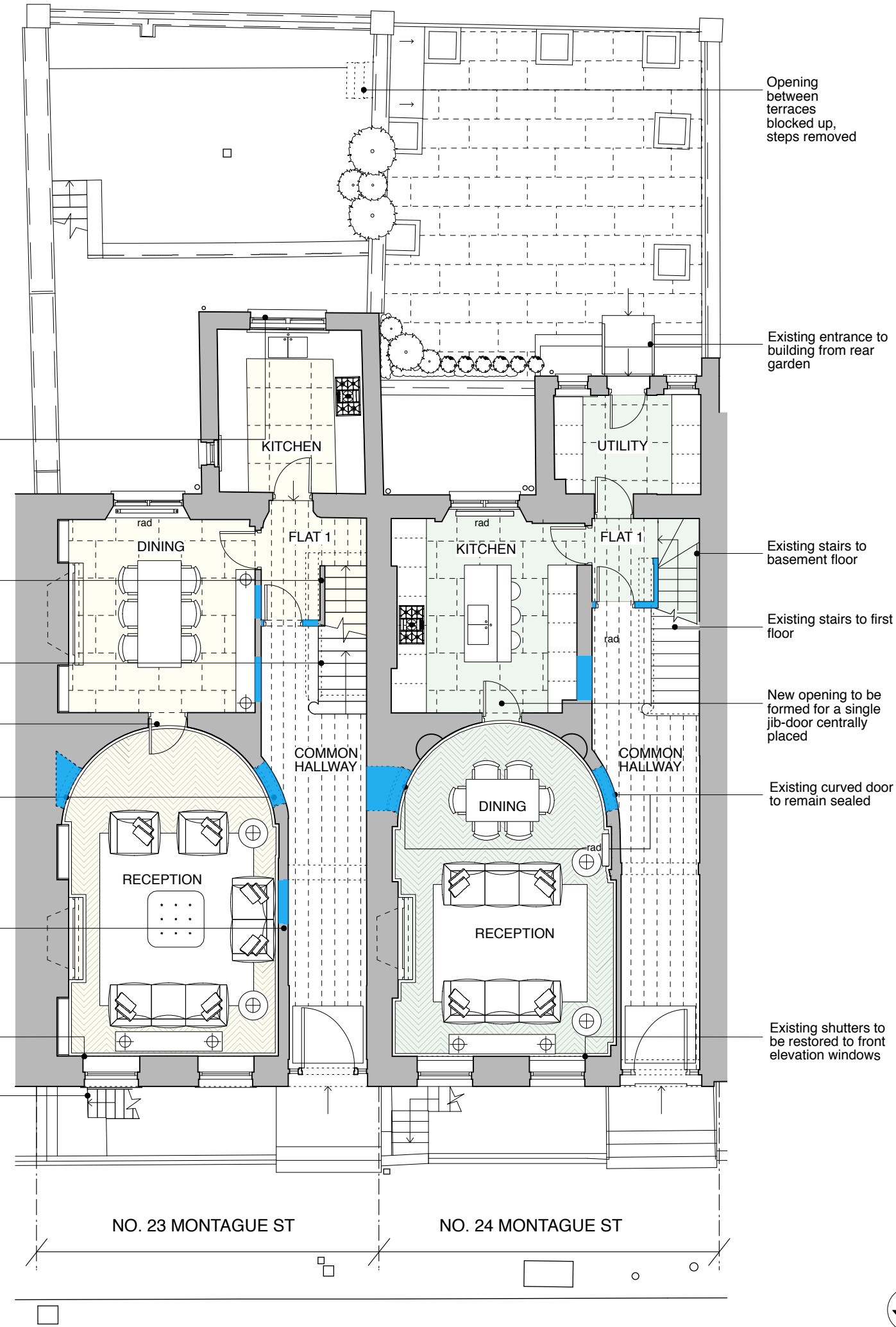
DRAWING No.
333_05_02

REVISION
P1

GROUND FLOOR PLAN

NO. 23 MONTAGUE ST

NO. 24 MONTAGUE ST



EXISTING WINDOWS TO FRONT ELEVATION
REPLACED WITH TIMBER SASH WINDOWS

RESTORATION OF SHUTTERS TO GROUND, FIRST +
SECOND FLOORS OF BOTH PROPERTIES

ADDITIONAL NOTES:

Existing radiators to be replaced and existing service runs
to be re-used

Existing original skirting to be refurbished and retained
throughout

Original cornices to be retained and refurbished throughout

Existing original doors to be retained and upgraded, new
traditional panelled doors to match

Existing original balustrade, shutters and architraves to be
retained

Existing openings to be infilled / new partitions

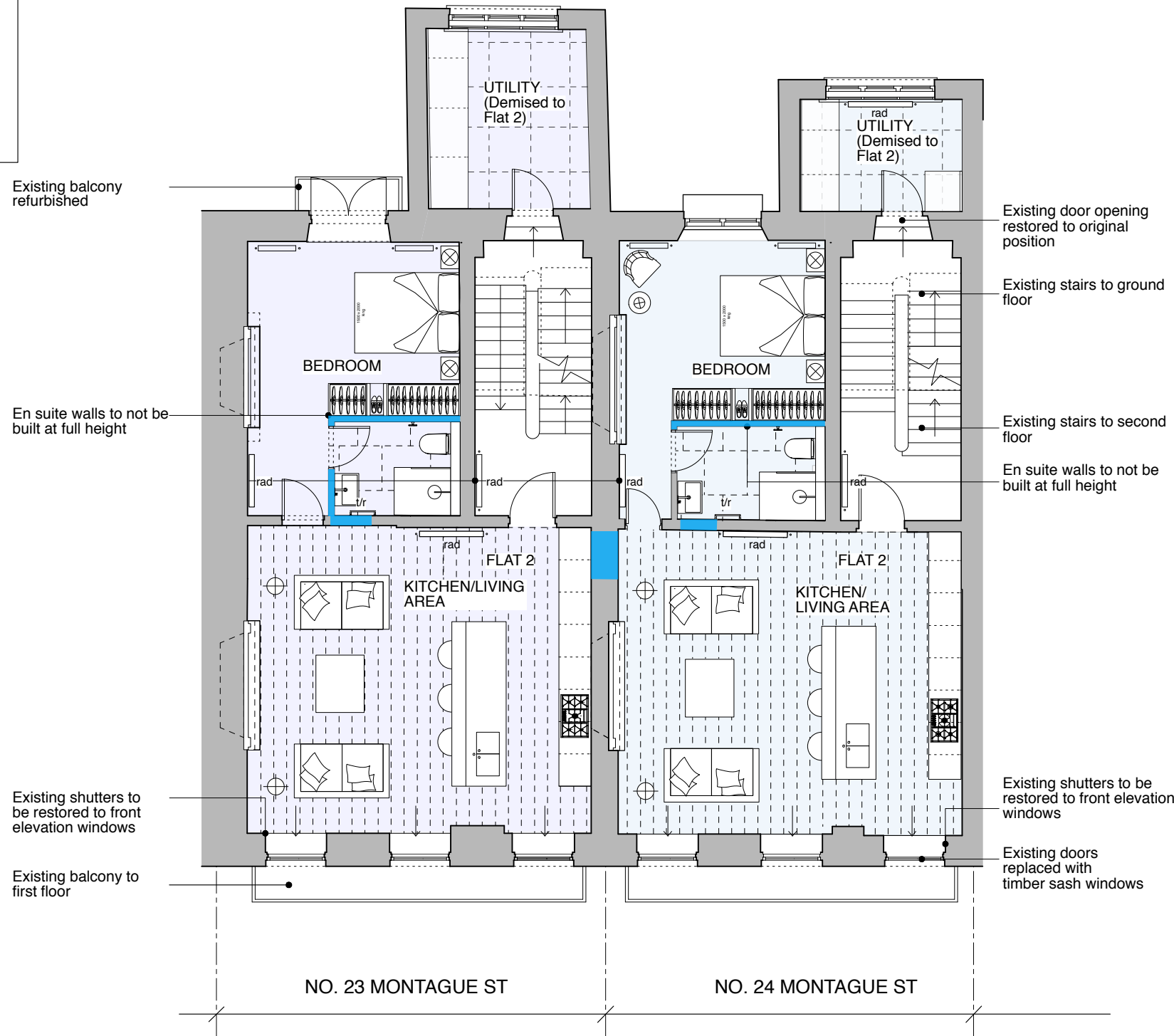
RAD

Radiator positions

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FIRST FLOOR PLAN

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**THE BEDFORD
ESTATES**

JOB TITLE
**23-24 MONTAGUE
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LONDON
WC1B 5BH**

DRAWING TITLE

**PROPOSED FIRST
FLOOR PLAN**

SCALE
1:100@A3

DATE
12.16

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EXISTING WINDOWS TO FRONT ELEVATION
REPLACED WITH TIMBER SASH WINDOWS

RESTORATION OF SHUTTERS TO GROUND, FIRST +
SECOND FLOORS OF BOTH PROPERTIES

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Existing original balustrade, shutters and architraves to be
retained

Existing openings to be infilled / new partitions

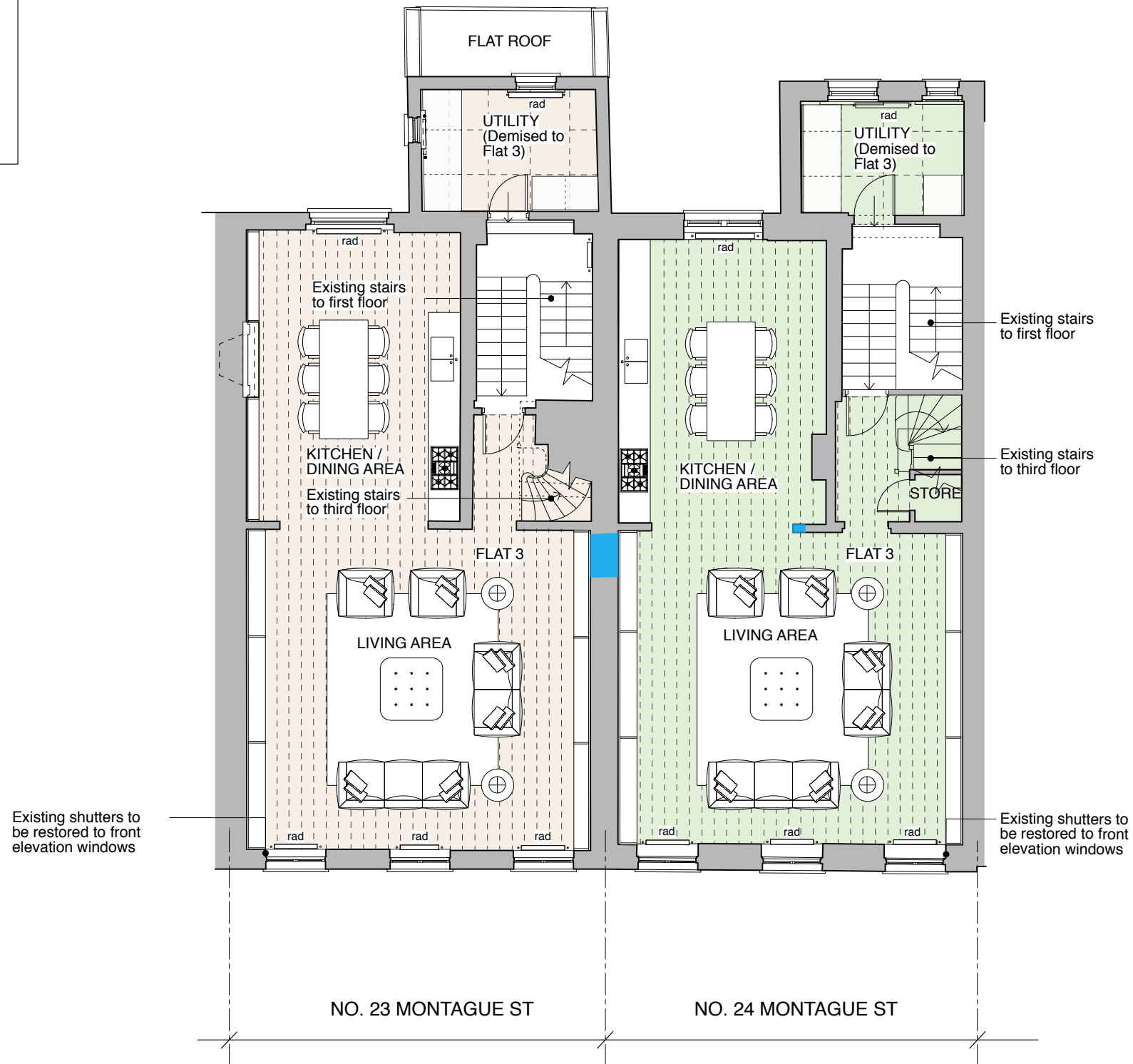
RAD

Radiator positions

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Existing shutters to
be restored to front
elevation windows

Existing shutters to
be restored to front
elevation windows

SECOND FLOOR PLAN



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**THE BEDFORD
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JOB TITLE
**23-24 MONTAGUE
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DRAWING TITLE

**PROPOSED SECOND
FLOOR PLAN**

SCALE
1:100@A3

DATE
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P1

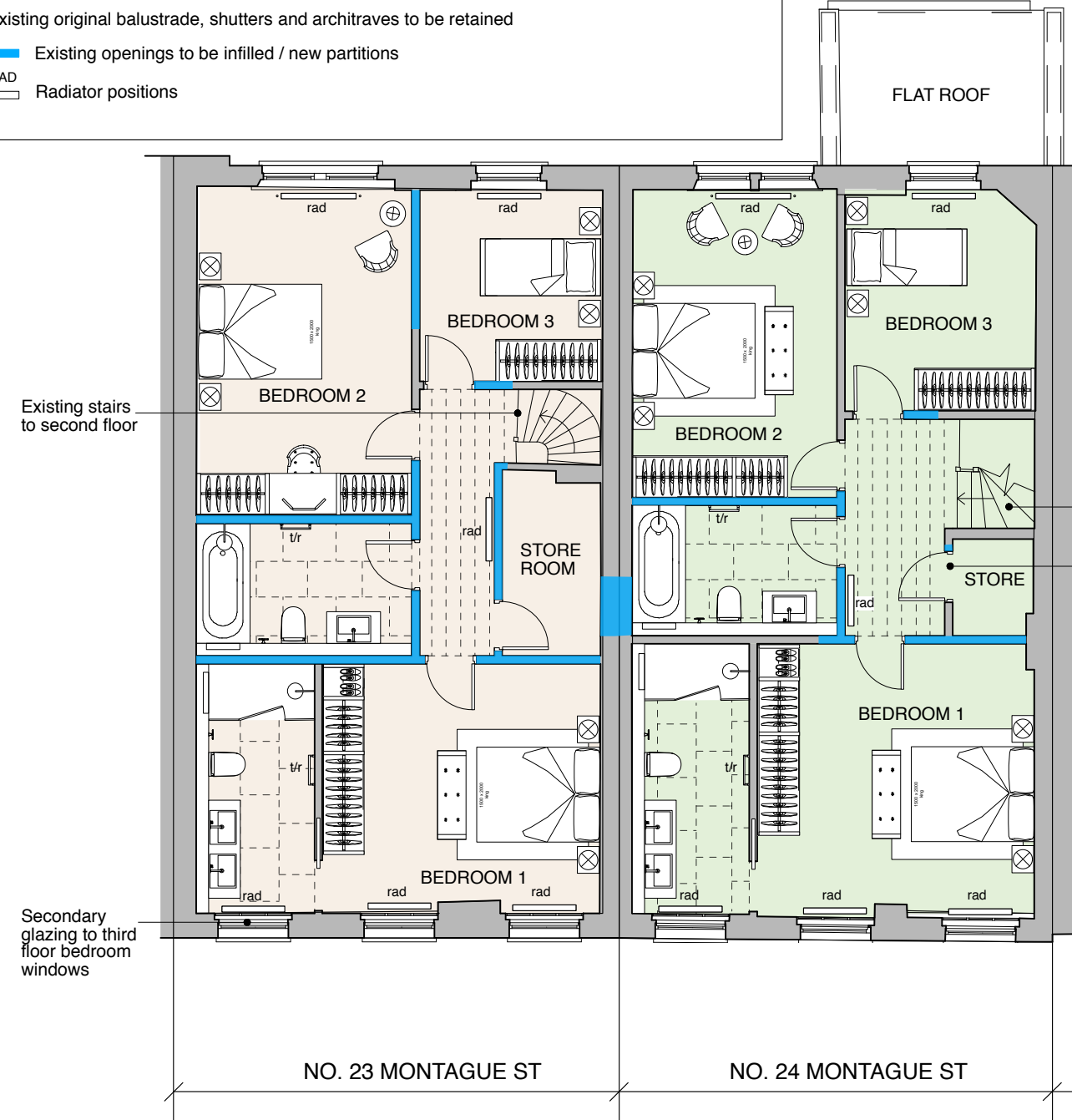
ADDITIONAL NOTES:

- EXISTING WINDOWS TO FRONT ELEVATION REPLACED WITH TIMBER SASH WINDOWS
- SECONDARY GLAZING TO BASEMENT BEDROOM WINDOWS
- RESTORATION OF SHUTTERS TO GROUND, FIRST + SECOND FLOORS OF BOTH PROPERTIES
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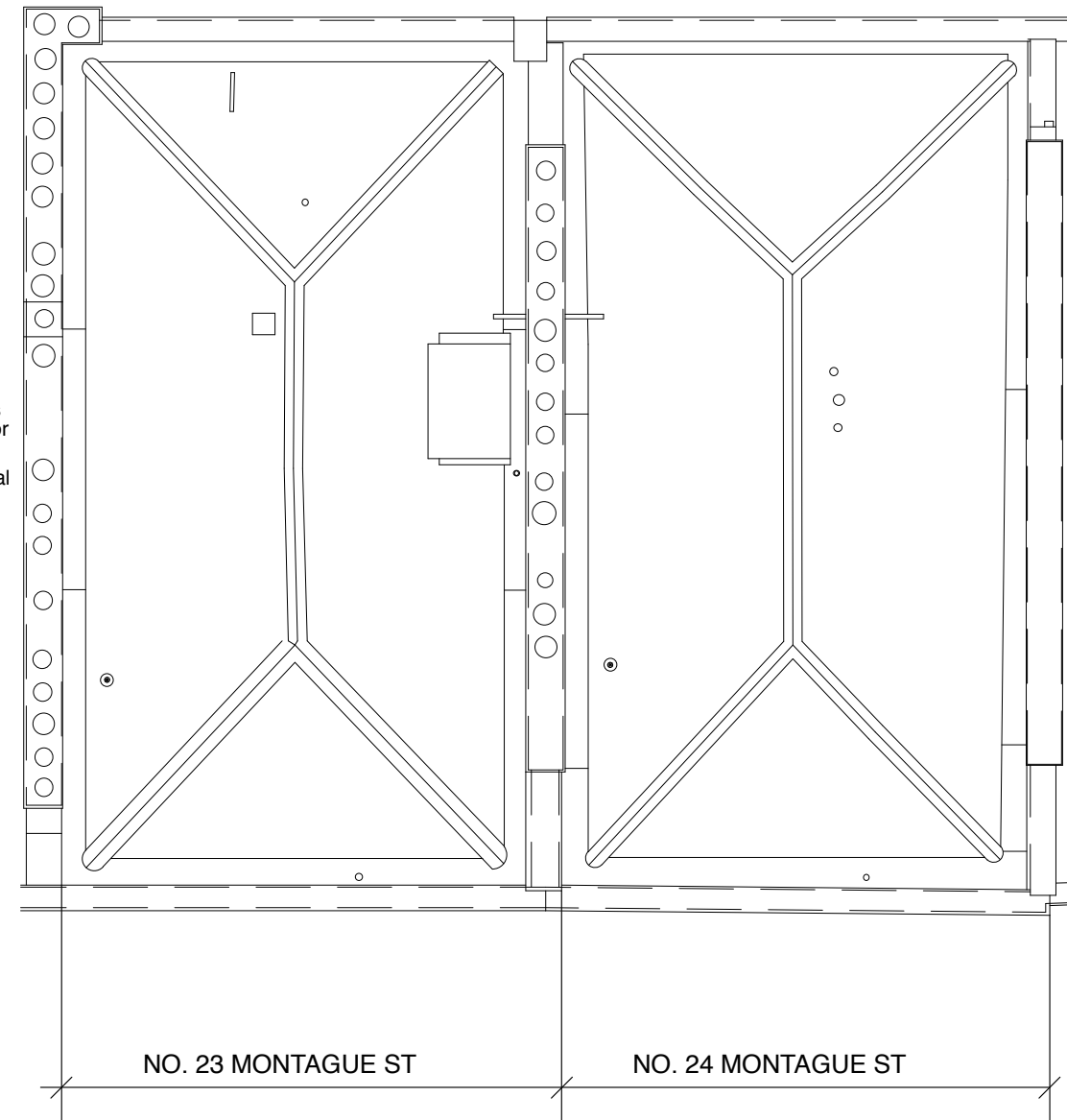
- █ Existing openings to be infilled / new partitions
- RAD
- Radiator positions

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THIRD FLOOR PLAN



ROOF PLAN



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**THE BEDFORD
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STREET
LONDON
WC1B 5BH**

DRAWING TITLE

**PROPOSED THIRD
FLOOR AND ROOF
PLANS**

SCALE 1:100@A3	DATE 12.16
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