

**WORKS APPROVED UNDER
FOLLOWING APPLICATIONS:**

2016/7061/P
2017/0044/L

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GENERAL NOTES:

DO NOT SCALE FROM THIS DRAWING.

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

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CLIENT

**THE BEDFORD
ESTATES**

CLIENT

**THE BEDFORD
ESTATES**

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

DRAWING TITLE

**APPROVED FIRST
FLOOR PLAN**

DRAWING TITLE

**APPROVED FIRST
FLOOR PLAN**

SCALE
1:100@A3

DATE
12.16

FT ARCHITECTS LTD

Hamilton House
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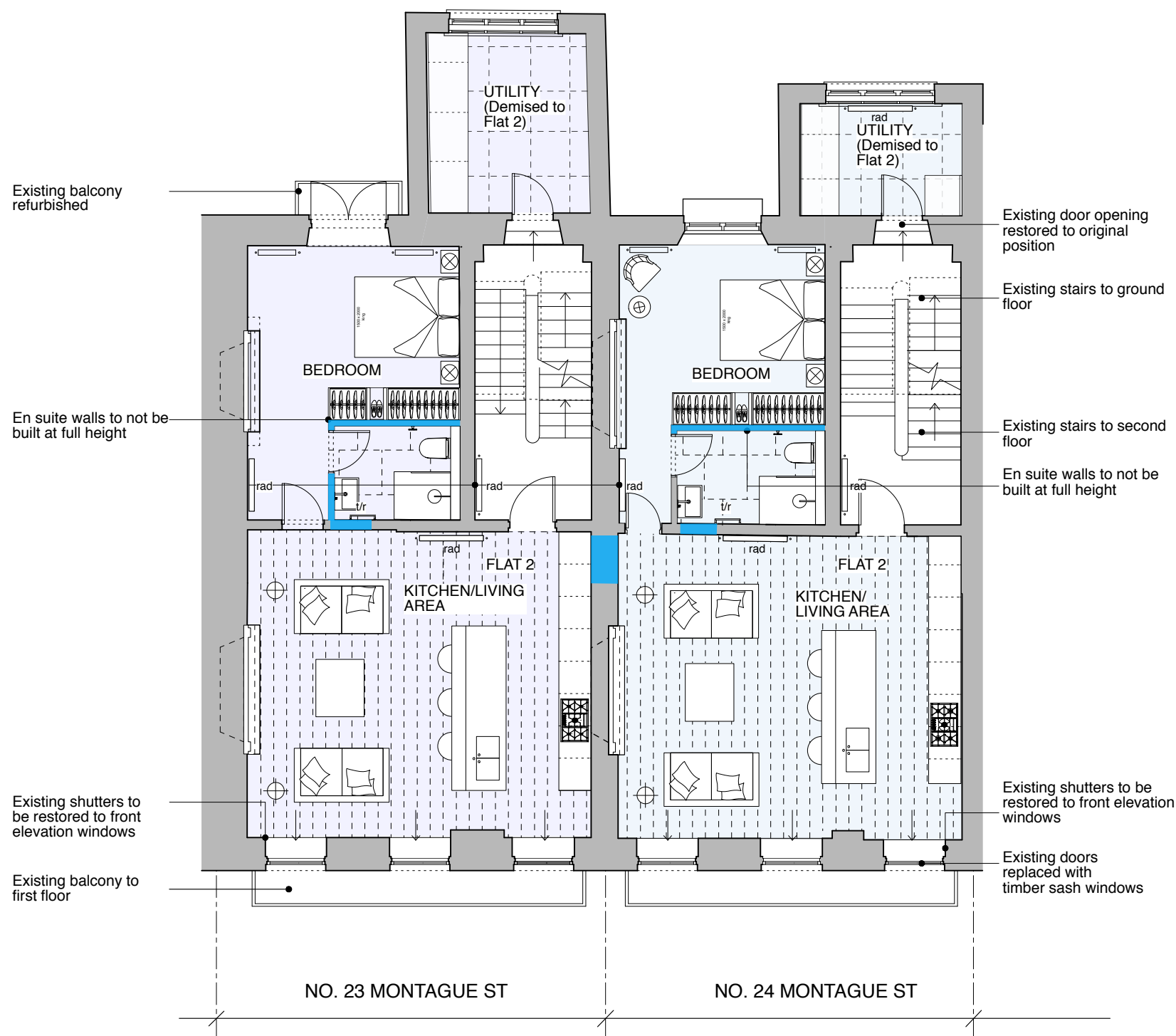
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DRAWING No.	REVISION
333_05_03	

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The floor plan shows two identical flats, Flat 1 and Flat 2, side-by-side. Each flat consists of a Kitchen/Living Area, a Bedroom, a Bathroom, and a Utility room. The plan includes various architectural details such as radiators (rad), stairs, and doors. Restoration notes are provided for various elements, including balconies, shutters, doors, and walls. The plan is oriented with No. 23 Montague St on the left and No. 24 Montague St on the right.

FLAT 1 (Left):

- UTILITY (Demised to Flat 2):** Located at the top of the flat.
- BEDROOM:** Located at the top left of the flat.
- BATHROOM:** Located below the bedroom.
- KITCHEN/LIVING AREA:** Located at the bottom of the flat.

FLAT 2 (Right):

- UTILITY (Demised to Flat 2):** Located at the top of the flat.
- BEDROOM:** Located at the top left of the flat.
- BATHROOM:** Located below the bedroom.
- KITCHEN/LIVING AREA:** Located at the bottom of the flat.

Restoration Notes:

- Existing balcony refurbished
- Existing door opening restored to original position
- Existing stairs to ground floor
- Existing stairs to second floor
- En suite walls to not be built at full height
- Existing shutters to be restored to front elevation windows
- Existing doors replaced with timber sash windows
- Existing balcony to first floor

Streets:

- NO. 23 MONTAGUE ST
- NO. 24 MONTAGUE ST

Existing balcony refurbished

Existing door opening restored to original position

Existing stairs to ground floor

Existing stairs to second floor

En suite walls to not be built at full height

En suite walls to not be built at full height

Existing shutters to be restored to front elevation windows

Existing balcony to first floor

Existing doors replaced with timber sash windows

UTILITY (Demised to Flat 2)

UTILITY (Demised to Flat 2)

BEDROOM

BEDROOM

KITCHEN/LIVING AREA

KITCHEN/LIVING AREA

FLAT 2

FLAT 2

NO. 23 MONTAGUE ST

NO. 24 MONTAGUE ST

Existing balcony refurbished

Existing door opening restored to original position

Existing stairs to ground floor

Existing stairs to second floor

En suite walls to not be built at full height

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Existing shutters to be restored to front elevation windows

Existing balcony to first floor

Existing doors replaced with timber sash windows

UTILITY (Demised to Flat 2)

UTILITY (Demised to Flat 2)

BEDROOM

BEDROOM

KITCHEN/LIVING AREA

KITCHEN/LIVING AREA

FLAT 2

FLAT 2

NO. 23 MONTAGUE ST

NO. 24 MONTAGUE ST

SCALE

0 (metres) 5



SCALE

0 (metres) 5



SCALE

0 (metres) 5

