

Notes:
 -The surviving original cornices, window and door joinery (including shutters and panelling) and fireplace surrounds to be retained where possible and made good as necessary. For information on new doors, windows and fireplaces please refer to 275.53 schedules.

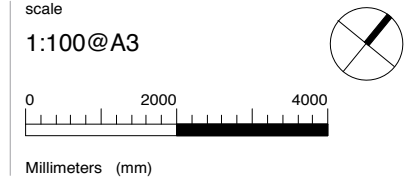
-New cornices to match existing adjacent work will be run along new or reinstated partitions.
 -New joinery, doors, windows and fireplaces will match existing original work adjacent

Structural damp proofing works to Lower Ground Floor to be carried out as necessary.

JOHANNA MOLINEUS ARCHITECTS
 22 GREAT CHAPEL STREET
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revisions
 190201: P3: Planning issue
 190515: P4: Revised Planning Issue

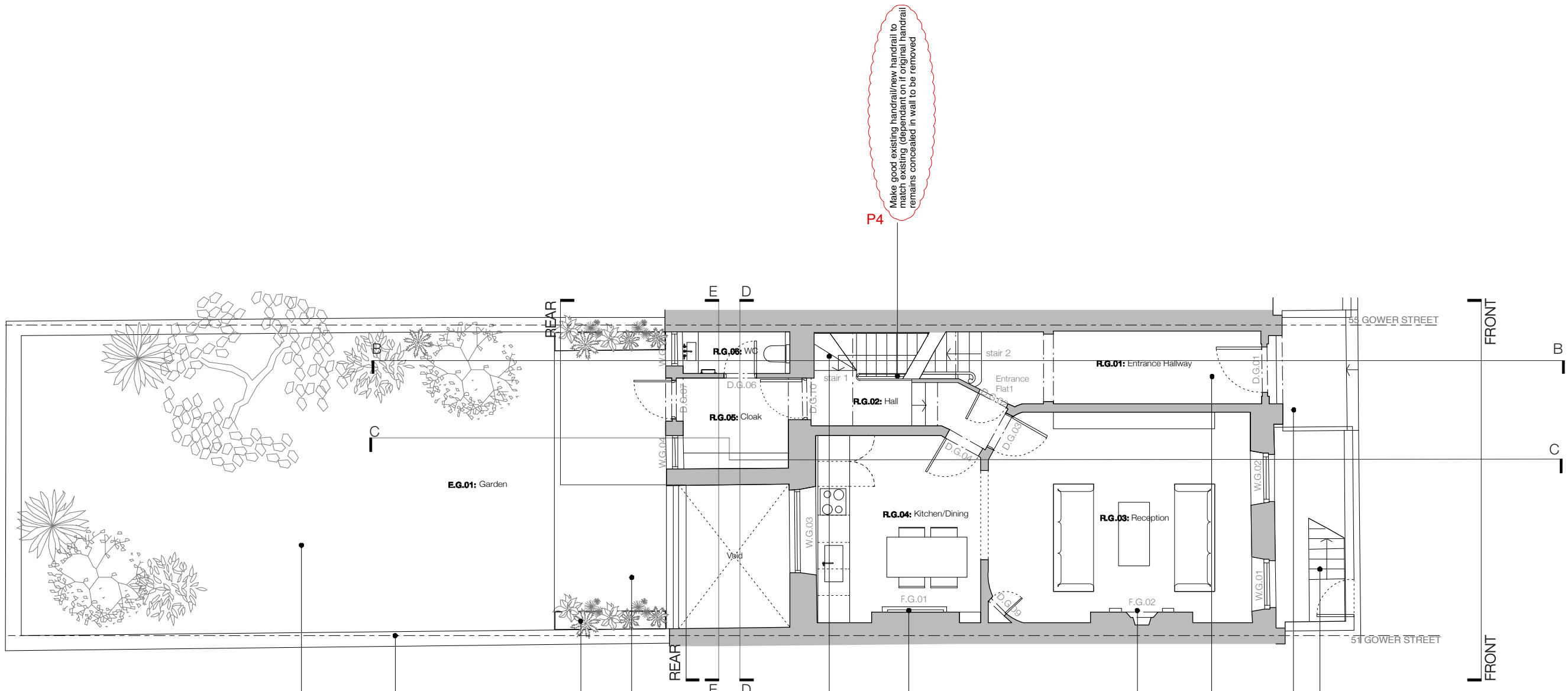


drawn / checked by
WS/PB/JM
 issue
Planning

date
Sept 2018
 revision
P4

project
53 Gower Street, London, WC1E 6HJ
 client
The Bedford Estates

drawing title
Proposed Lower Ground Floor Plan
 drawing no.
275.53.200



P4
Make good existing handrail/new handrail to match existing (dependent on if original handrail remains concealed in wall to be removed)

New soft landscaping

Boundary walls to be assessed after garden is cleared and repaired as required

New landscaping and planters

New patio paving

Stone stairs to be refurbished and carpet replaced

Fire surround to be refurbished

Fire surround to be refurbished

Communal parts to be refurbished and carpet replaced

Repairs to front entrance as necessary
Existing external steps to be retained

New
 Existing
 Presumed

Notes:

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-New cornices to match existing adjacent work will be run along new or reinstated partitions.
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Structural damp proofing works to Ground Floor to be carried out as necessary.

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revisions
190201: P3: Planning issue
190515: P4: Revised Planning Issue

scale
1:100@A3

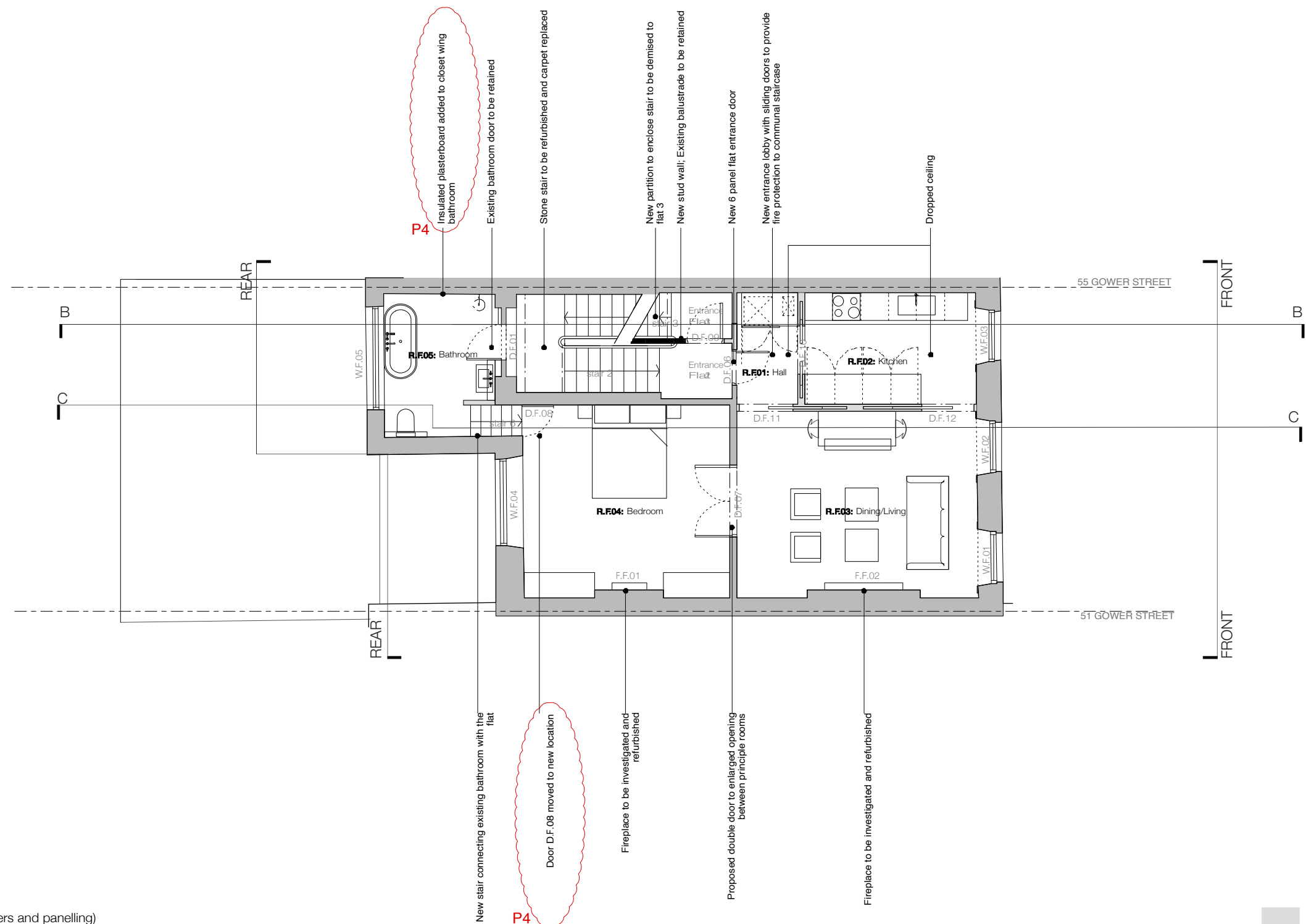
0 2000 4000
Millimeters (mm)

drawn / checked by
WS/PB/JM
issue
Planning

date
Sept 2018
revision
P4

project
53 Gower Street, London, WC1E 6HJ
client
The Bedford Estates

drawing title
Proposed Ground Floor Plan
drawing no.
275.53.201



- New
- Existing
- Presumed

Notes:

-The surviving original cornices, window and door joinery (including shutters and panelling) and fireplace surrounds to be retained where possible and made good as necessary. For information on new doors, windows and fireplaces please refer to 275.53 schedules.

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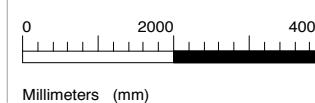
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scale
 1:100@A3



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issue

Planning

date

Sept 2018

revision

P4

project

53 Gower Street, London,
 WC1E 6HJ

client

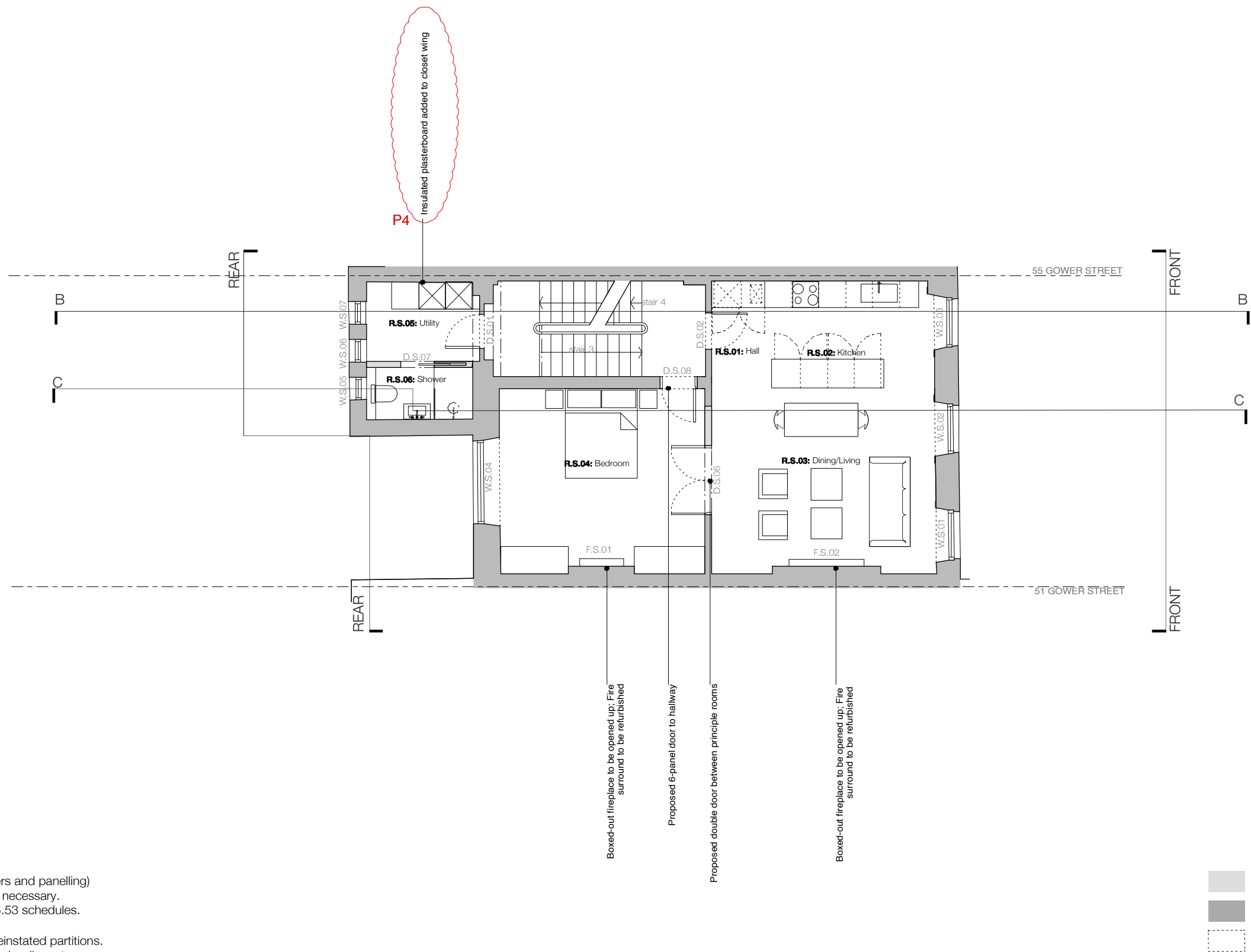
The Bedford Estates

drawing title

Proposed
 First Floor Plan

drawing no.

275.53.202



Notes:

-The surviving original cornices, window and door joinery (including shutters and panelling) and fireplace surrounds to be retained where possible and made good as necessary. For information on new doors, windows and fireplaces please refer to 275.53 schedules.

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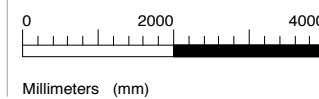
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revisions

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Planning

date

Sept 2018

revision

P4

project

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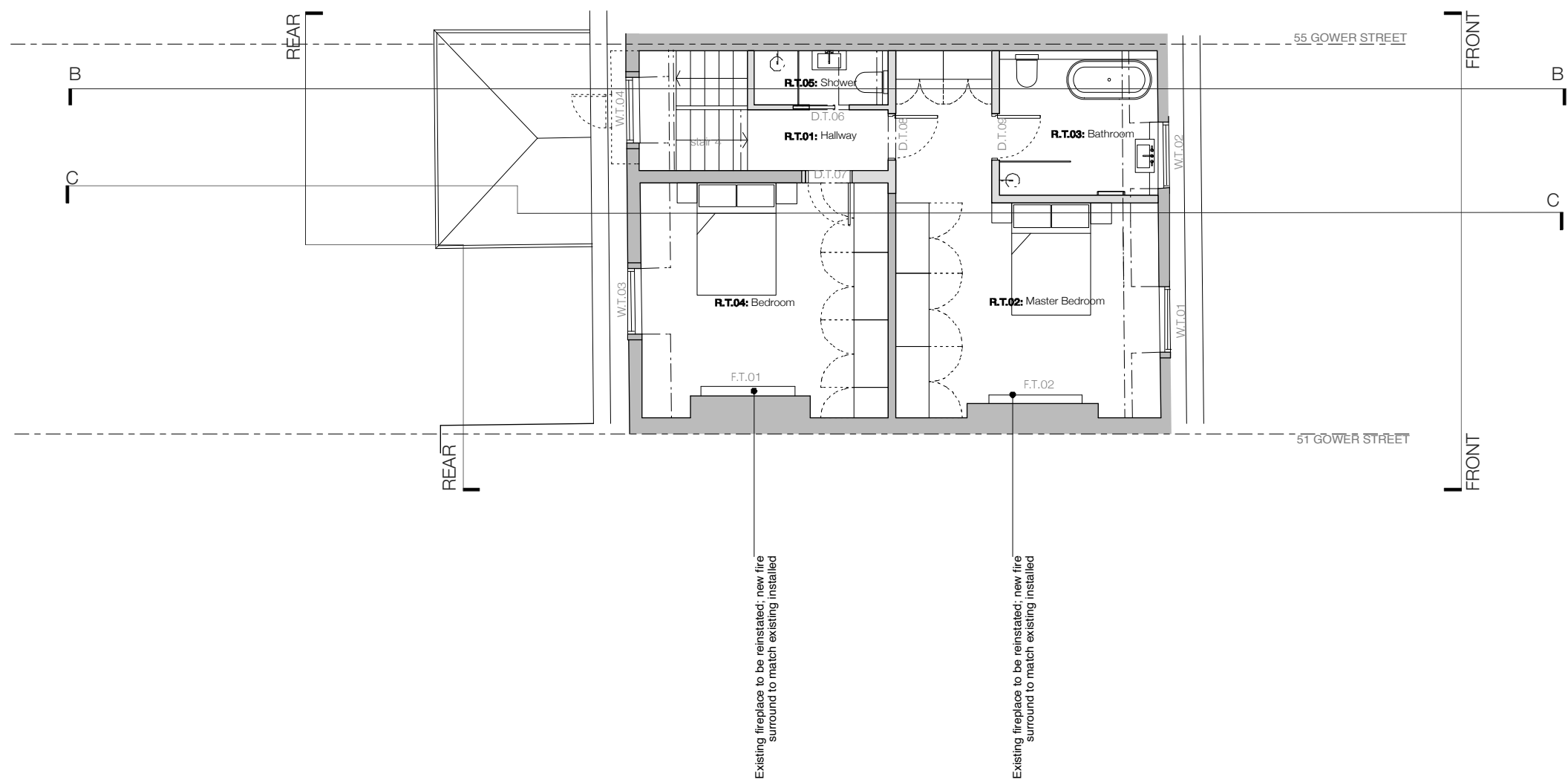
The Bedford Estates

drawing title

Proposed
 Second Floor Plan

drawing no.

275.53.203



- New
- Existing
- Presumed

Notes:

-The surviving original cornices, window and door joinery (including shutters and panelling) and fireplace surrounds to be retained where possible and made good as necessary. For information on new doors, windows and fireplaces please refer to 275.53 schedules.

-New cornices to match existing adjacent work will be run along new or reinstated partitions.
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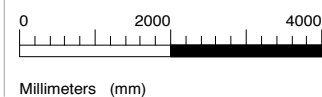
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revisions

190201:P3: Planning issue

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Planning

date

Sept 2018

revision

P3

project

53 Gower Street, London,
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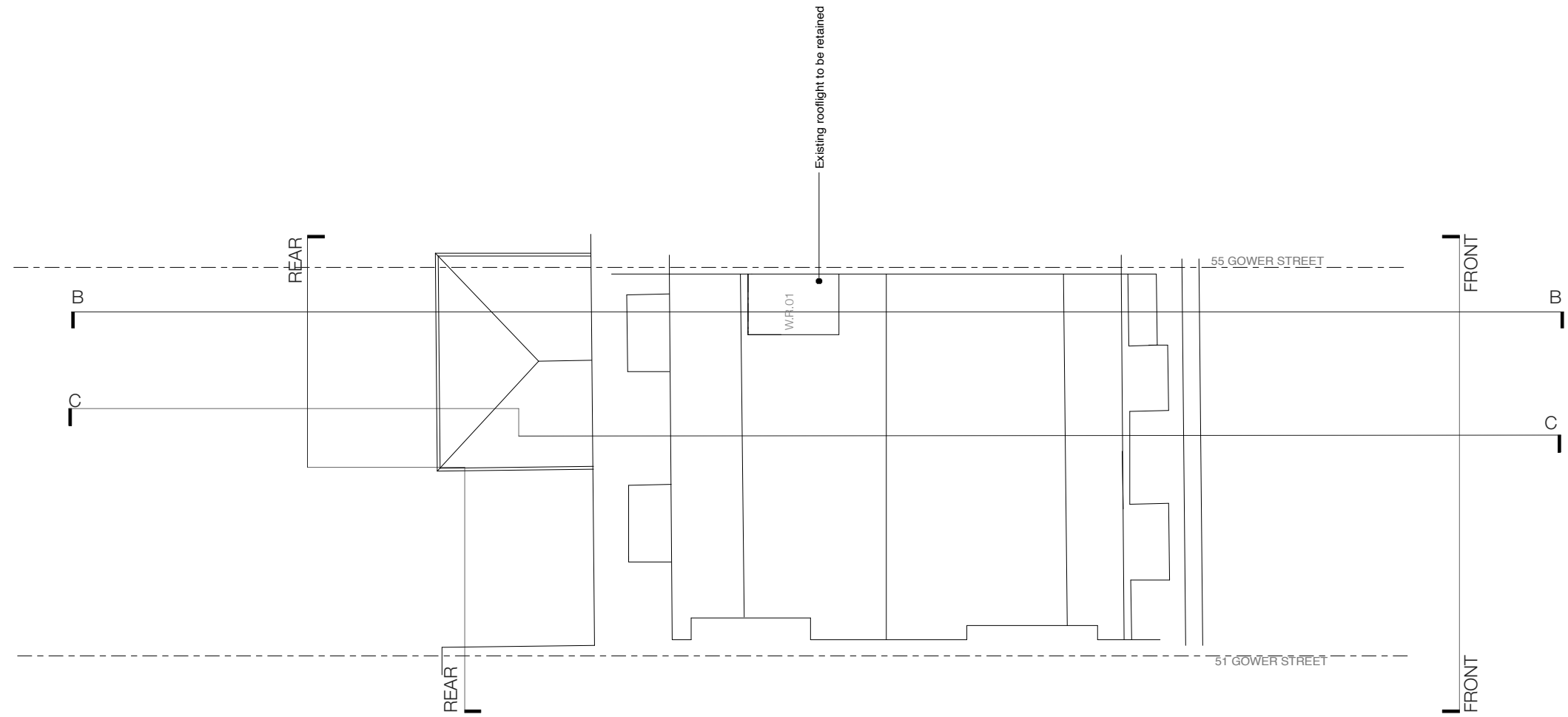
The Bedford Estates

drawing title

Proposed
 Third Floor Plan

drawing no.

275.53.204



Notes:
For information on new doors, windows and fireplaces please refer to 275.53 schedules.

Roof to be inspected and repaired as necessary

- New
- Existing
- Presumed

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revisions

190201:P3: Planning issue

scale
1:100@A3



Millimeters (mm)



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issue

Planning

date

Sept 2018

revision

P3

project

53 Gower Street, London,
WC1E 6HJ

client

The Bedford Estates

drawing title

Proposed
Roof Plan

drawing no.

275.53.205



Notes:
 External elevation to be made good. Services to be rationalised where necessary.
 For information on new doors, windows and fireplaces please refer to 275.53 schedules.

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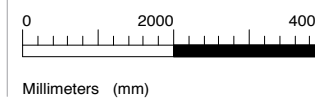
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revisions
 190201:P3: Planning issue

scale
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Planning

date

Sept 2018

revision

P3

project

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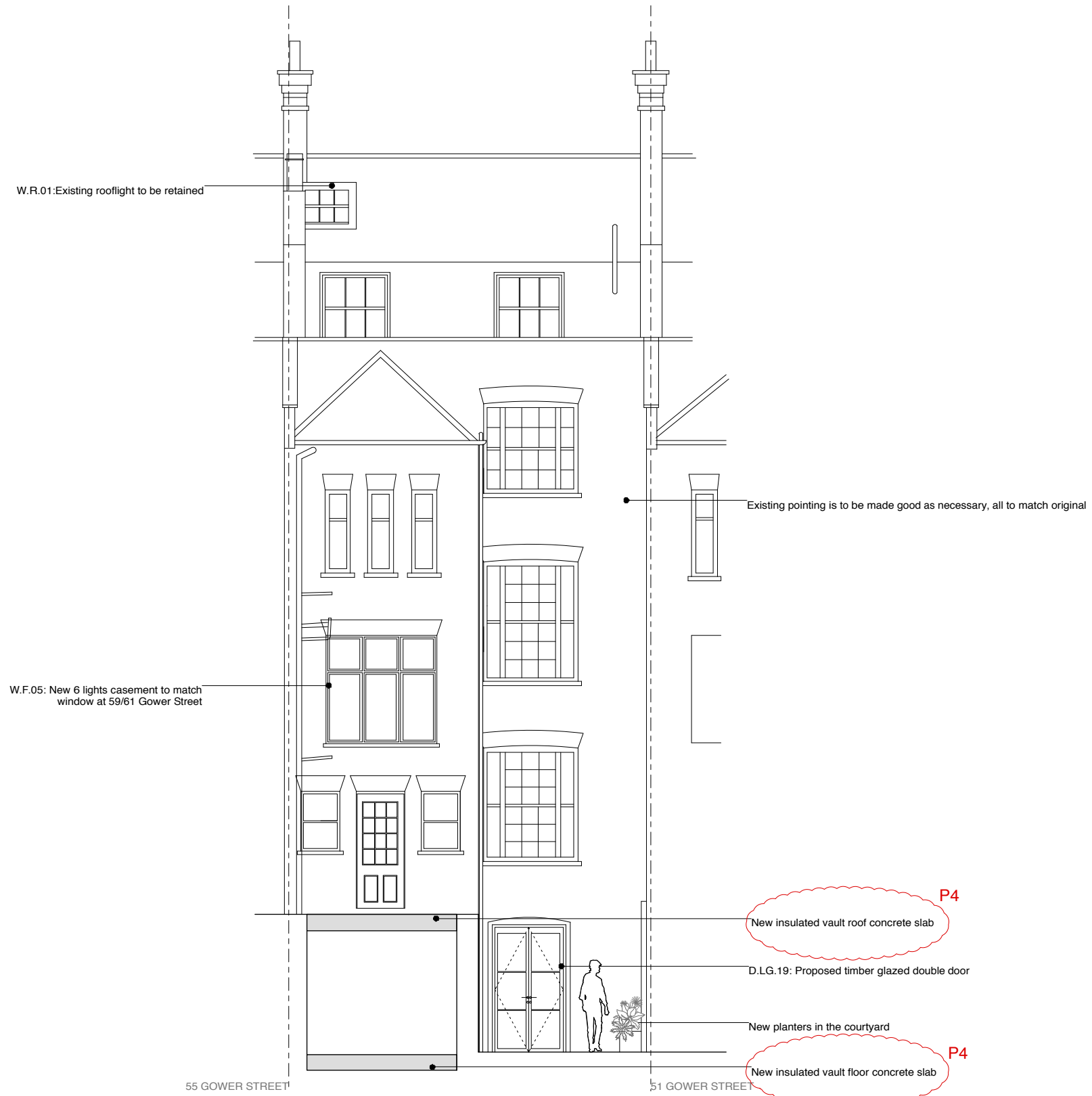
The Bedford Estates

drawing title

Proposed
 Front Elevation

drawing no.

275.53-250



Notes:
 External elevation to be made good. Services to be rationalised where necessary.
 For information on new doors, windows and fireplaces please refer to 275.53 schedules.

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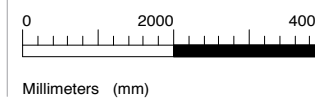
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revisions
 190201: P3: Planning issue
 190515: P4: Revised Planning issue

scale
 1:100@A3

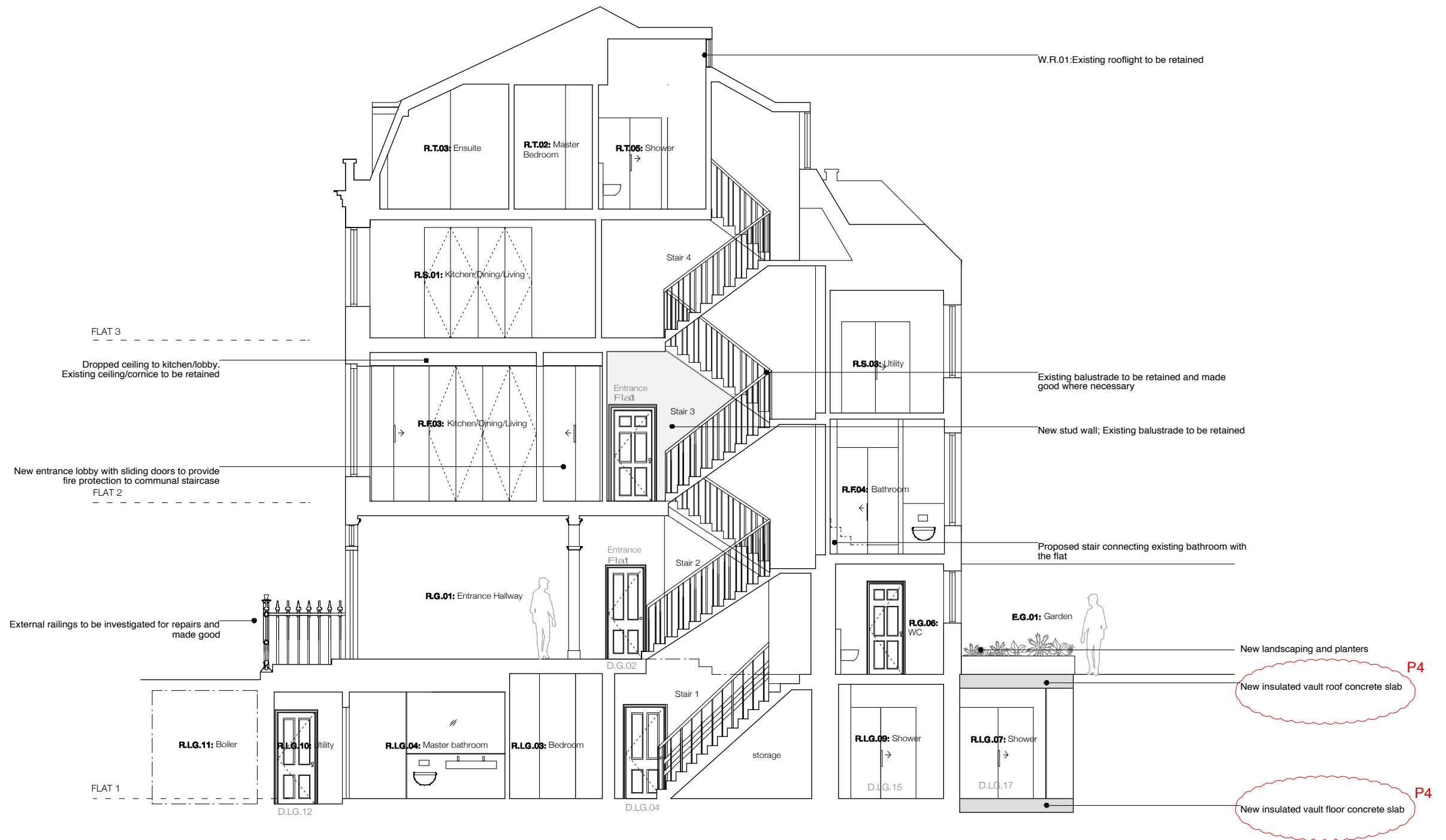


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 issue
Planning

date
Sept 2018
 revision
P4

project
**53 Gower Street, London,
 WC1E 6HJ**
 client
The Bedford Estates

drawing title
**Proposed
 Rear Elevation**
 drawing no.
275.53-251



Notes:
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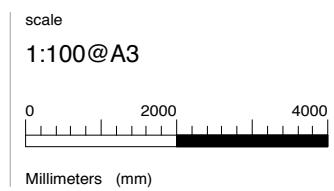
For information on new doors, windows and fireplaces please refer to 275.53 schedules.

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revisions
 181121: P1: Pre-Planning changes
 190117: P2: Planning changes
 190201: P3: Planning issue
 190515: P4: Revised Planning issue

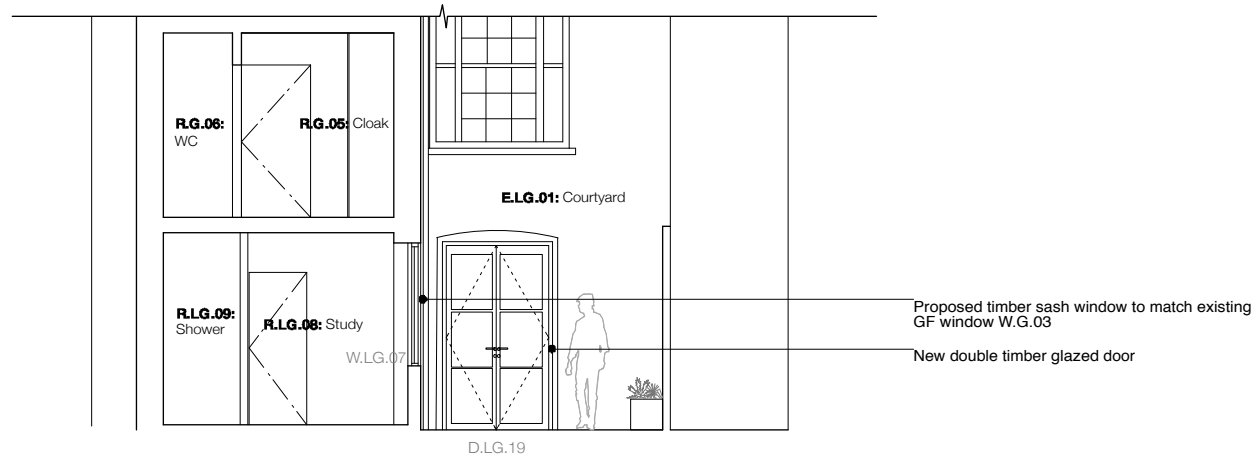


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Planning

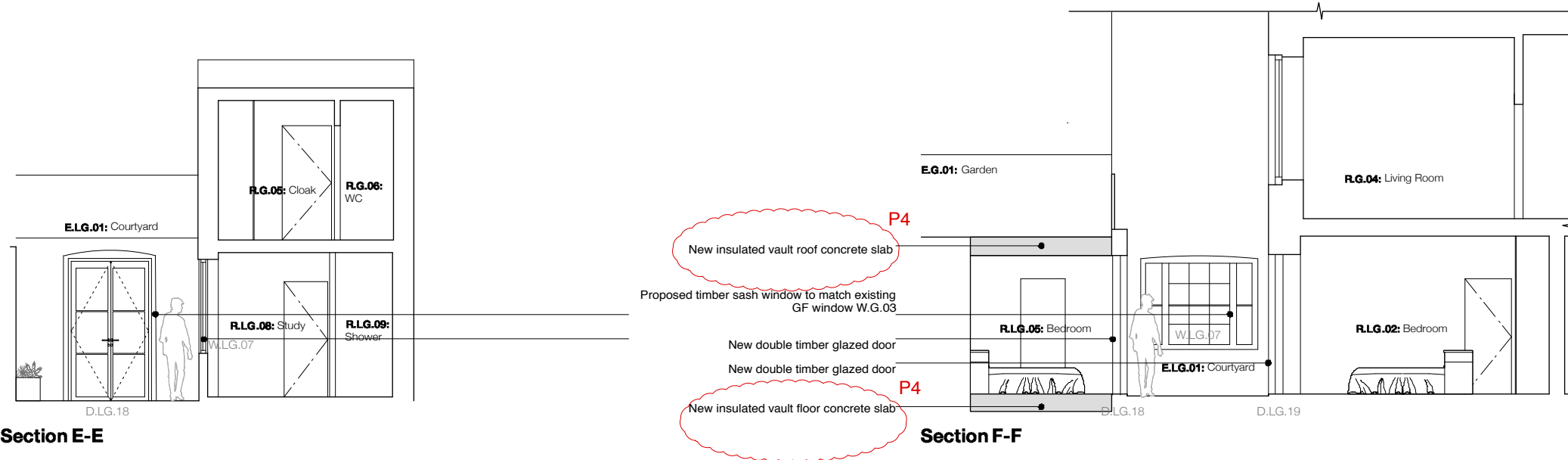
date
Sept 2018
 revision
P4

project
53 Gower Street, London, WC1E 6HJ
 client
The Bedford Estates

drawing title
Proposed Section B-B
 drawing no.
275.53-260



Section D-D



Section E-E

Section F-F

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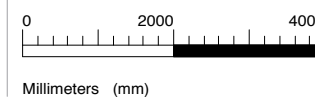
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revisions

- 181121: P1: Pre-Planning changes
- 190117: P2: Planning changes
- 190201: P3: Planning issue
- 190515: P4: Revised Planning issue

scale
1:100@A3



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issue

Planning

date

Sept 2018

revision

P4

project

53 Gower Street, London,
WC1E 6HJ

client

The Bedford Estates

drawing title

Proposed
Sections D-D,E-E,F-F

drawing no.

275.53 262