

- GENERAL NOTES**
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A	15.06.19	For Planning		

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A	15.06.19	For Planning		

- INFORMATION ONLY
- APPLICATION FOR LOCAL AUTHORITY
- TENDER
- CONSTRUCTION
- FINAL ISSUE - FOR RECORD

PROJECT 22 Bedford Square
London.
WC1B 8RA

TITLE PLANNING EXISTING AND PROPOSED FACADE ELEVATIONS

DRAWN WM **DATE** 2019 **SCALE** 1:100 **CHECKED** NM

PROJECT E189 076 **NUMBER** 00.220 **REVISION** A

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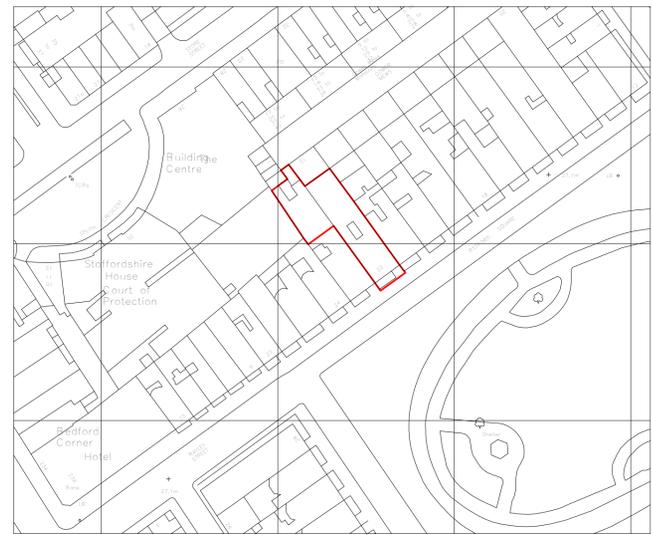


1 Existing Elevation - Front / Bedford Sq
Scale 1 : 100



2 Proposed Elevation - Front / Bedford Sq
Scale 1 : 100

- Brickwork:**
- Clean Bedford Square and courtyard facades using 'Doff' or similar steam cleaning system (Essentially water cleaning / non-abrasive).
- Metalwork:**
- Repair and repaint where necessary.
- Front door:**
- Remove plywood patches from redundant sign fixings and make good.
 - Repaint door & surround.
 - Refurbish ironmongery.
- Window units:**
- Repair frames as appropriate and redecorate throughout.
 - Refurbish/replace internal ironmongery.
 - Retain existing external sash pulls.
- Planting:**
- Allow for new window boxes and entrance features.



Location Plan @ 1:2500

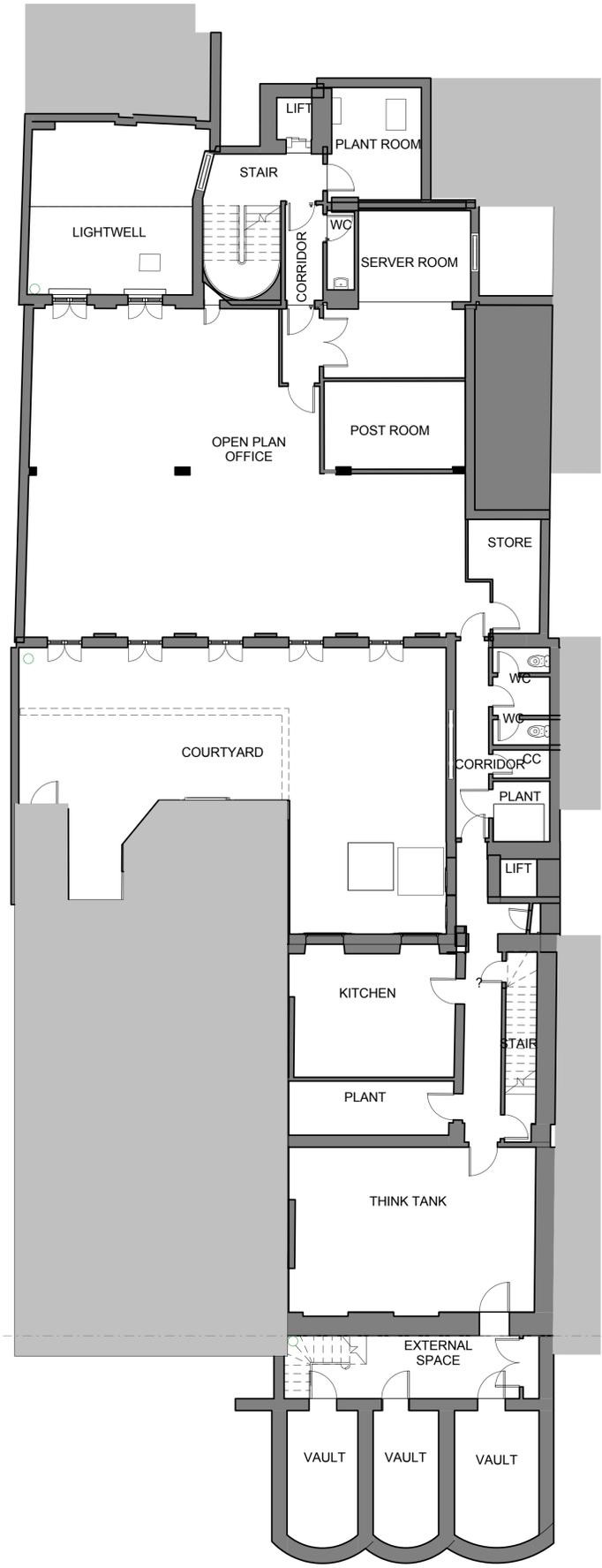


PHOTOGRAPH OF EXISTING ENTRANCE

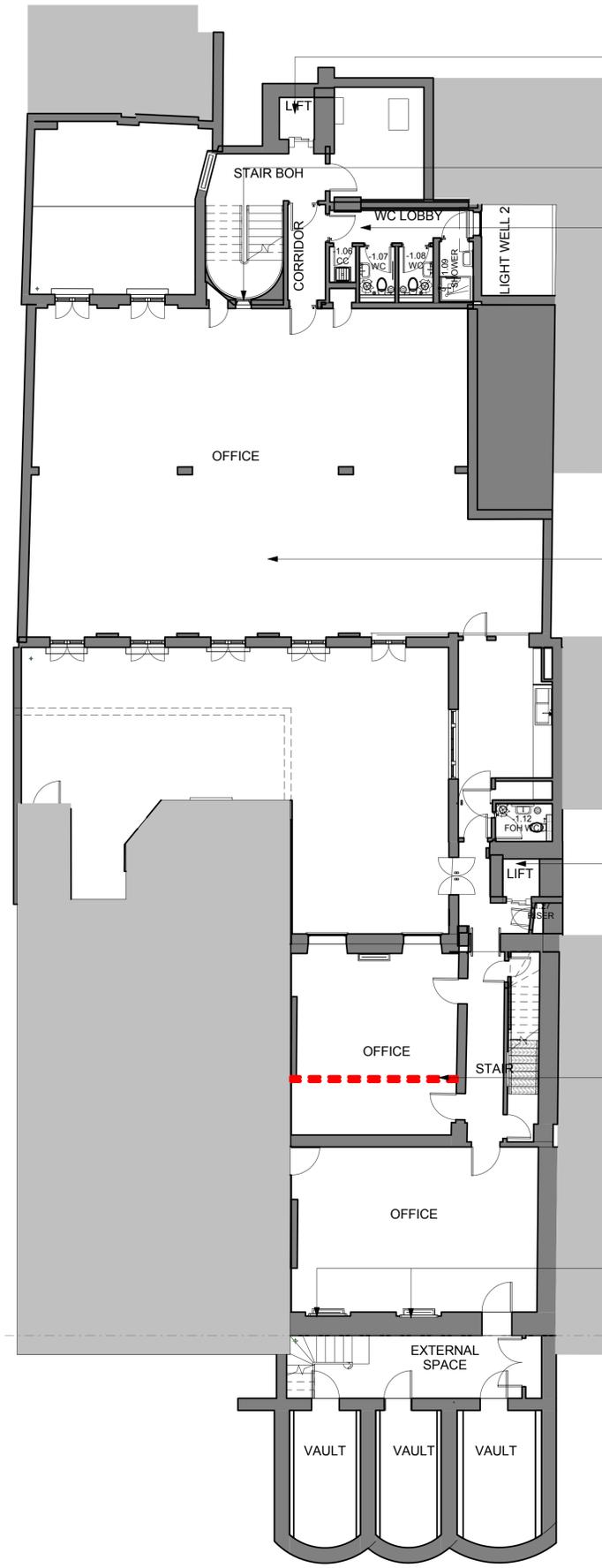


PHOTOGRAPH OF FACADE

C:\Users\neil.mitchell\Documents\22 Bedford Square_Central_Shared_Model_PLANNERS 2_detached_Neil.Mitchell.rvt 17/06/2019 10:56:14



1 Existing Plan - Lower Ground Floor
Scale: 1:100



2 Proposed Plan - Lower Ground Floor
Scale: 1:100

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1:100 - SCALE IN METERS

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PROJECT 22 Bedford Square
London.
WC1B 8RA

TITLE PLANNING LOWER GRD
GENERAL ARRANGEMENT

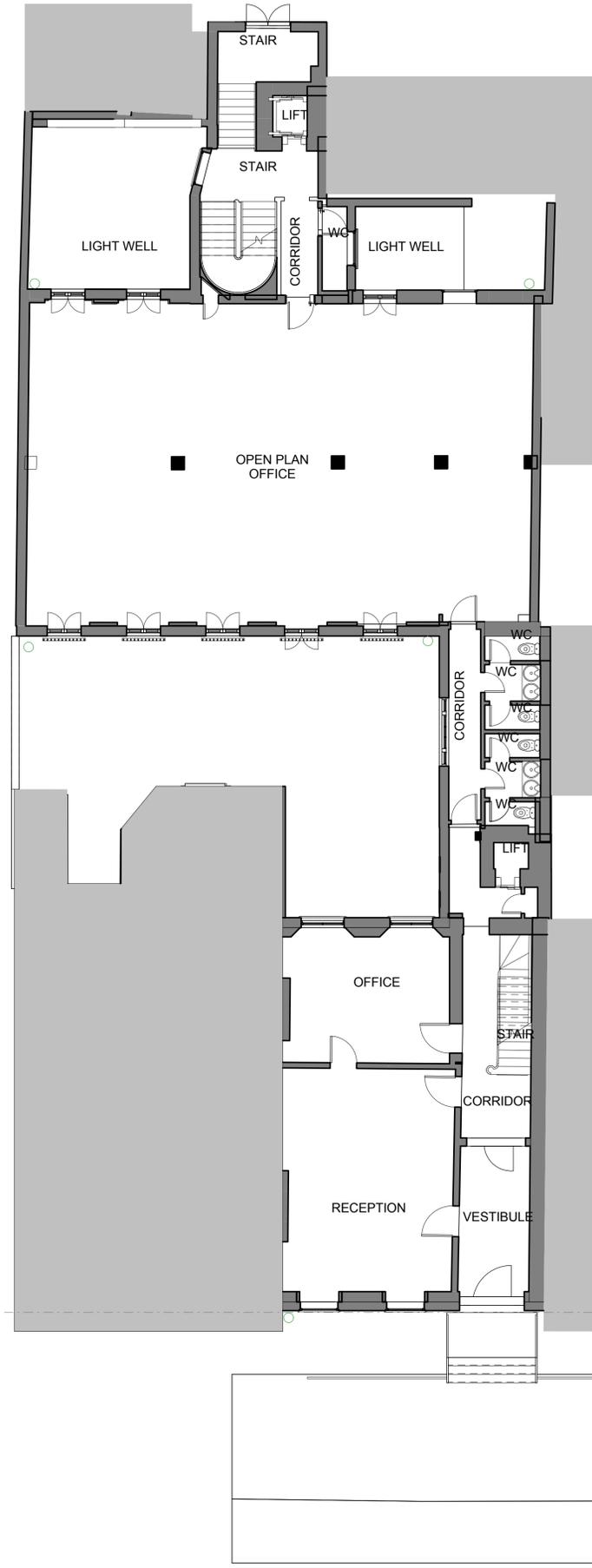
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PROJECT E189 076 **NUMBER** 00.221 **REVISION** A

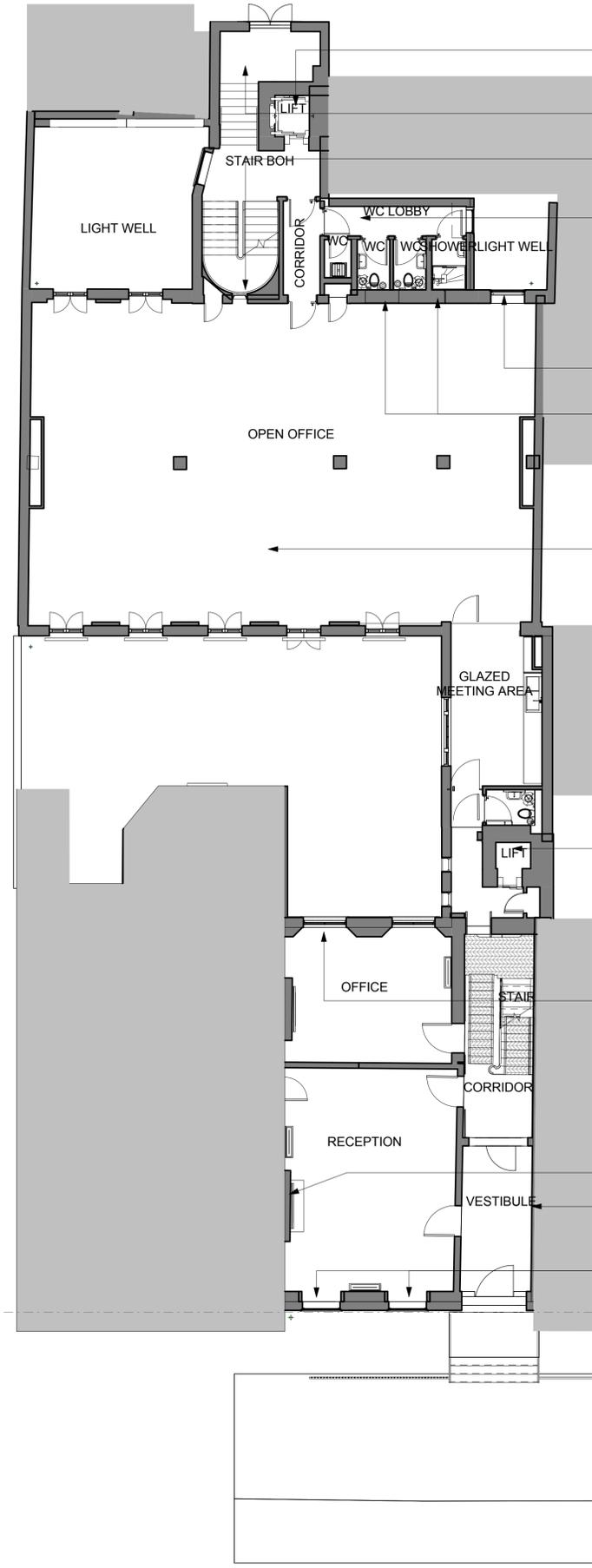
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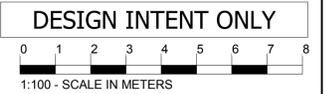
1 Existing Plan - Ground Floor
Scale 1 : 100



2 Proposed Plan - Ground Floor
Scale 1 : 100

- BOH LIFT TO HAVE NEW CAR AND GEAR
- BOH STAIR TO BE REPAINTED AND HAVE NEW FLOOR FINISH
- BOH STAIR TO HAVE NEW WINDOW OPENINGS TO EACH FLOOR
- EXISTING TOILET REMOVED AND NEW TOILETS BUILT INTO EXISTING SERVER ROOM
- CASEMENT MOVED TO NEW OPENING.
- EXISTING DOOR AND WINDOW BLOCKED UP
- OFFICE TO BE STRIPPED OUT, NEW INTERNAL LININGS AND HVAC AND ELECTRICAL INSTALLATION
- GLAZED MEETING AREA
- LIFT CAR, GEAR AND DOORS TO BE REPLACED, ALL EXTERNAL WALLS TO REMAIN AS EXISTING
- FAN COIL UNITS BELOW WINDOWS (DIRECT REPLACEMENT FOR RADIATORS)
- RE-INSTATED FIRE PLACE
- NEW WALL MOUNTED ELECTRIC RADIATOR TO REPLACE EXISTING RADIATOR
- FAN COIL UNITS BELOW WINDOWS (DIRECT REPLACEMENT FOR RADIATORS)

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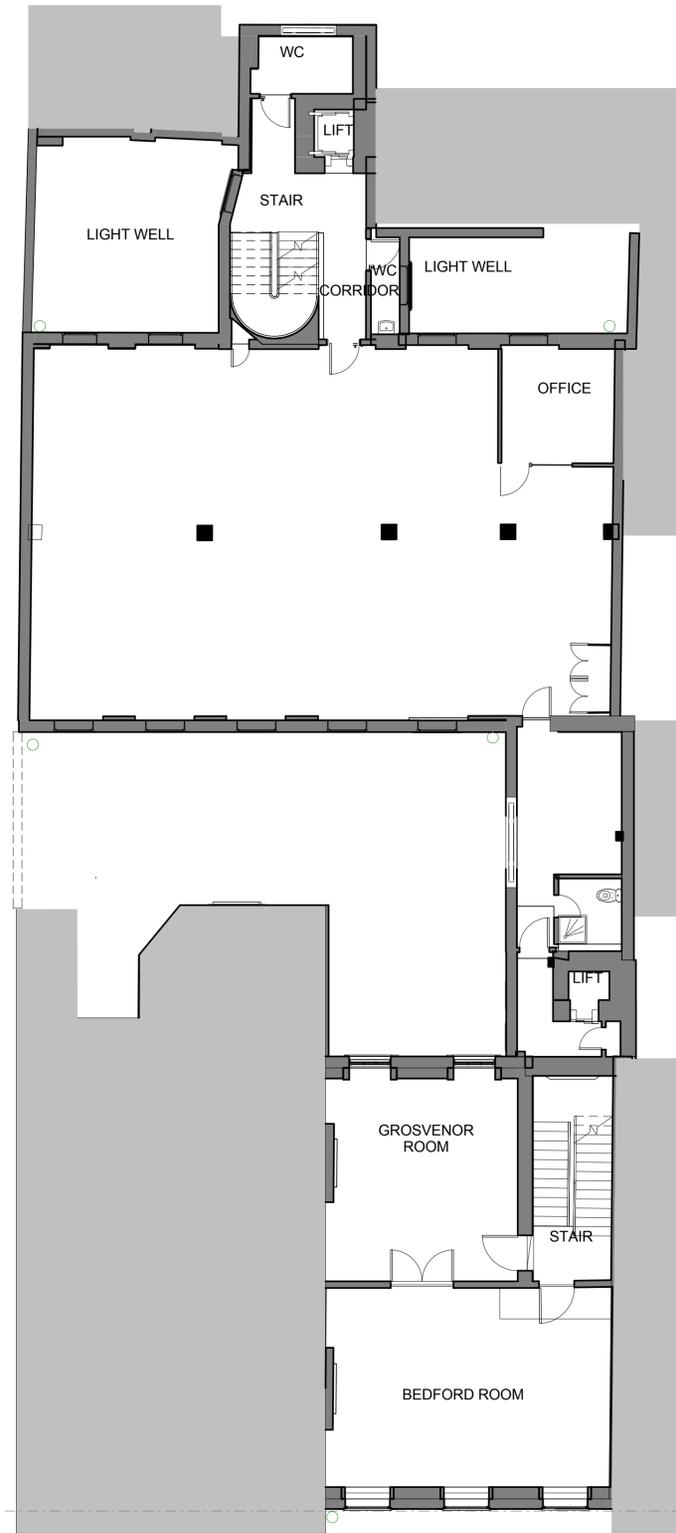
TITLE PLANNING GROUND FLOOR
GENERAL ARRANGEMENT

DRAWN WM **DATE** 2019 **SCALE** 1 : 100 **CHECKED** NM

PROJECT E189 076 **NUMBER** 00.222 **REVISION** A

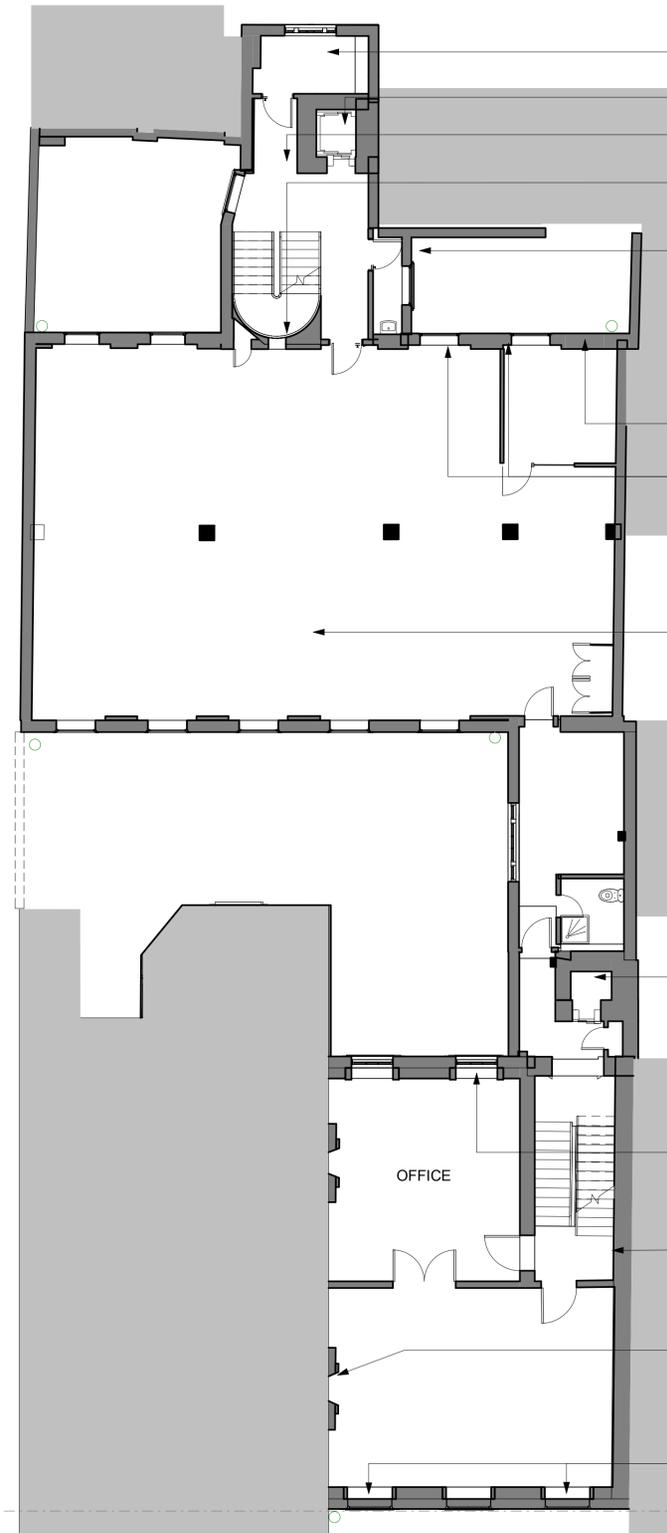
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1 Existing Plan - First Floor

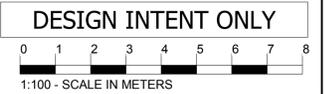
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2 Proposed Plan - First Floor

Scale 1:100

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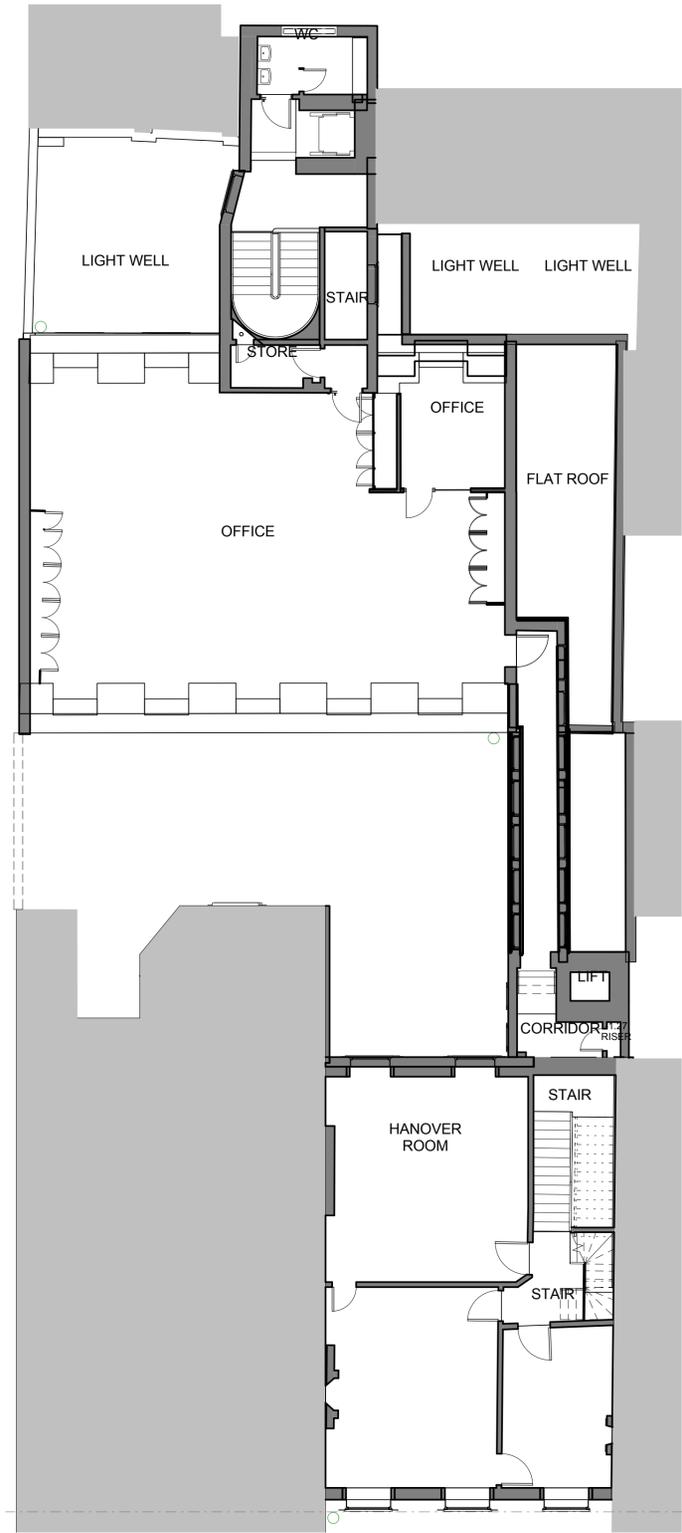
TITLE PLANNING FIRST FLOOR
GENERAL ARRANGEMENT

DRAWN	DATE	SCALE	BY	CHECKED
WM	2019	1:100	NM	

PROJECT	NUMBER	REVISION
E189 076	00.223	A

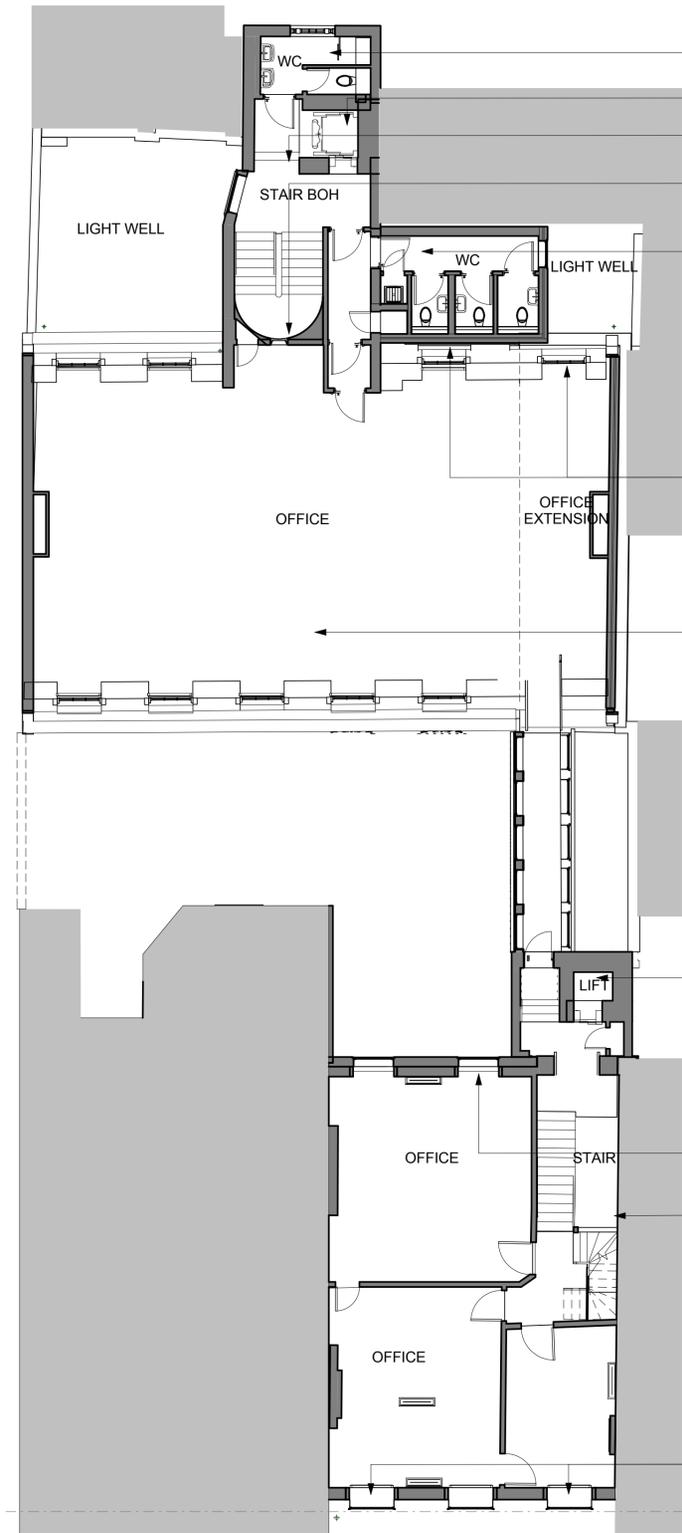
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1 Existing Plan - Second Floor

Scale 1:100

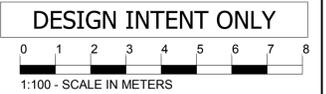


2 Proposed Plan - Second Floor

Scale 1:100

- EXISTING TOILET TO BE REFURBISHED
- BOH LIFT TO HAVE NEW CAR AND GEAR
- BOH STAIR TO BE REPAINTED AND HAVE NEW FLOOR FINISH
- BOH STAIR TO HAVE NEW WINDOW OPENINGS TO EACH FLOOR
- EXISTING TOILET REMOVED AND NEW TOILETS BUILT INTO EXISTING LIGHTWELL
- EXISTING WINDOWS RETAINED
- OFFICE TO BE STRIPPED OUT, NEW INTERNAL LININGS, FLOOR FINISH, HVAC AND ELECTRICAL INSTALLATION
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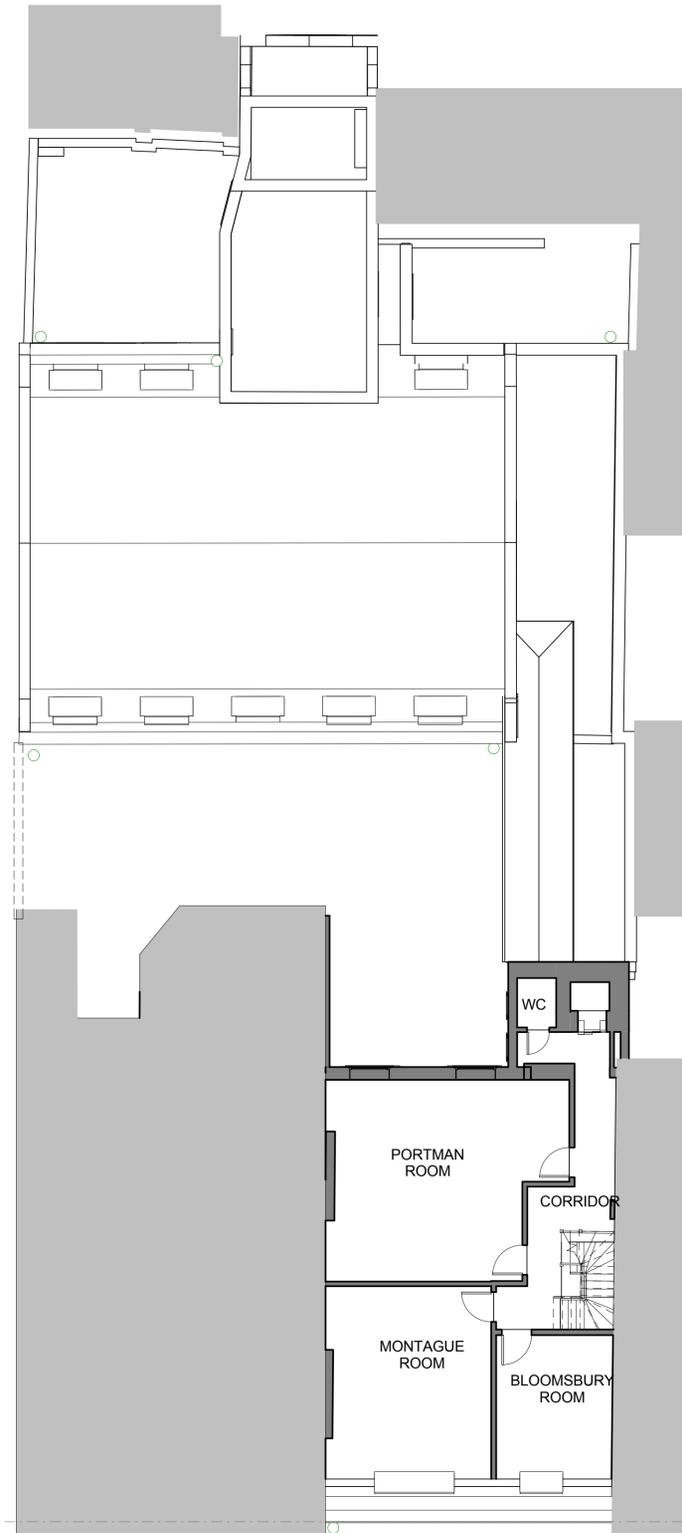
TITLE PLANNING SECOND FLOOR
GENERAL ARRANGEMENT

DRAWN WM **DATE** 2019 **SCALE** 1:100 **CHECKED** NM

PROJECT E189 076 **NUMBER** 00.224 **REVISION** A

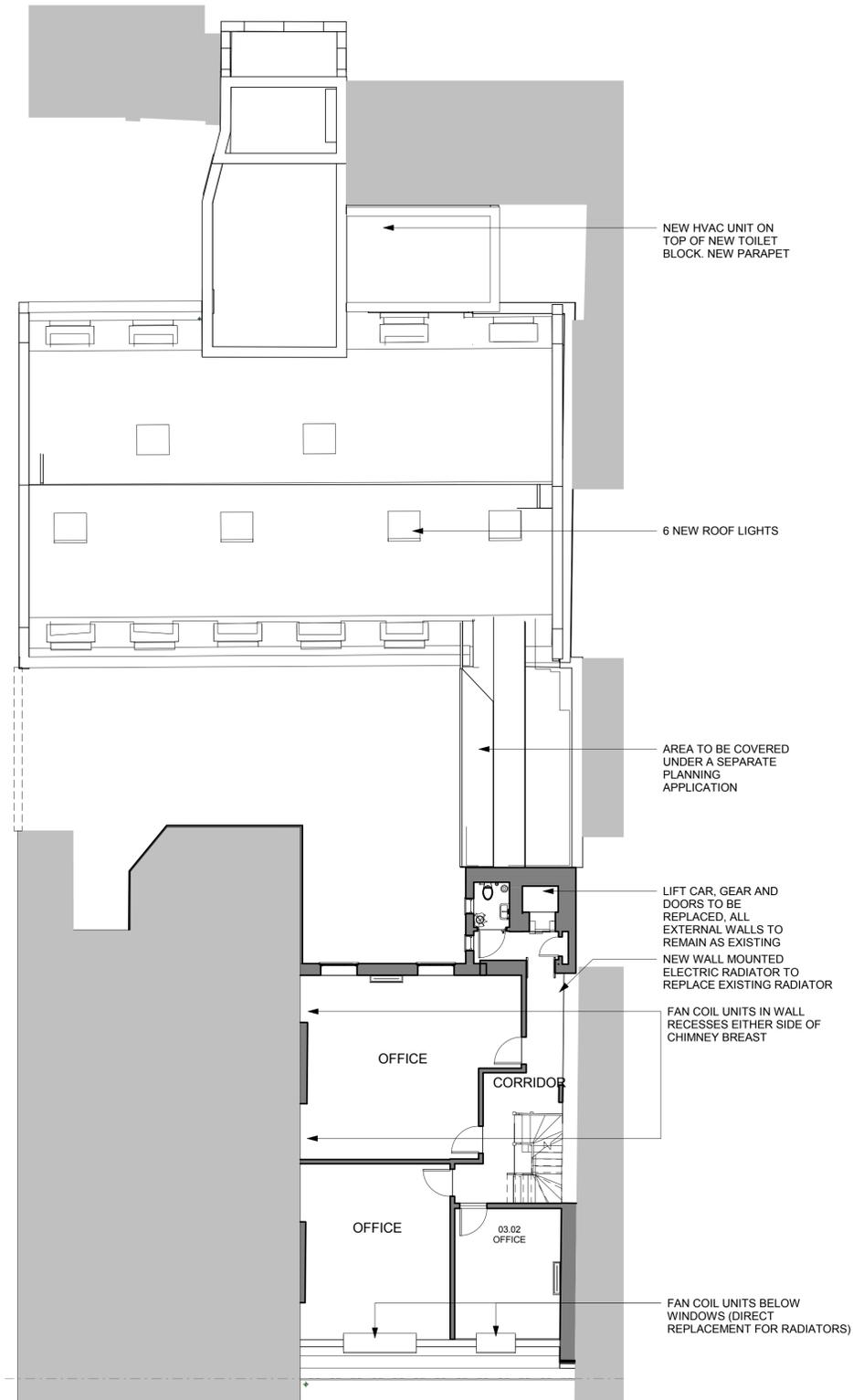
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1 Existing Plan - Third Floor

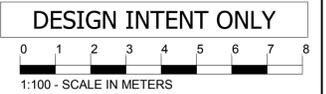
Scale 1:100



2 Proposed Plan - Third Floor

Scale 1:100

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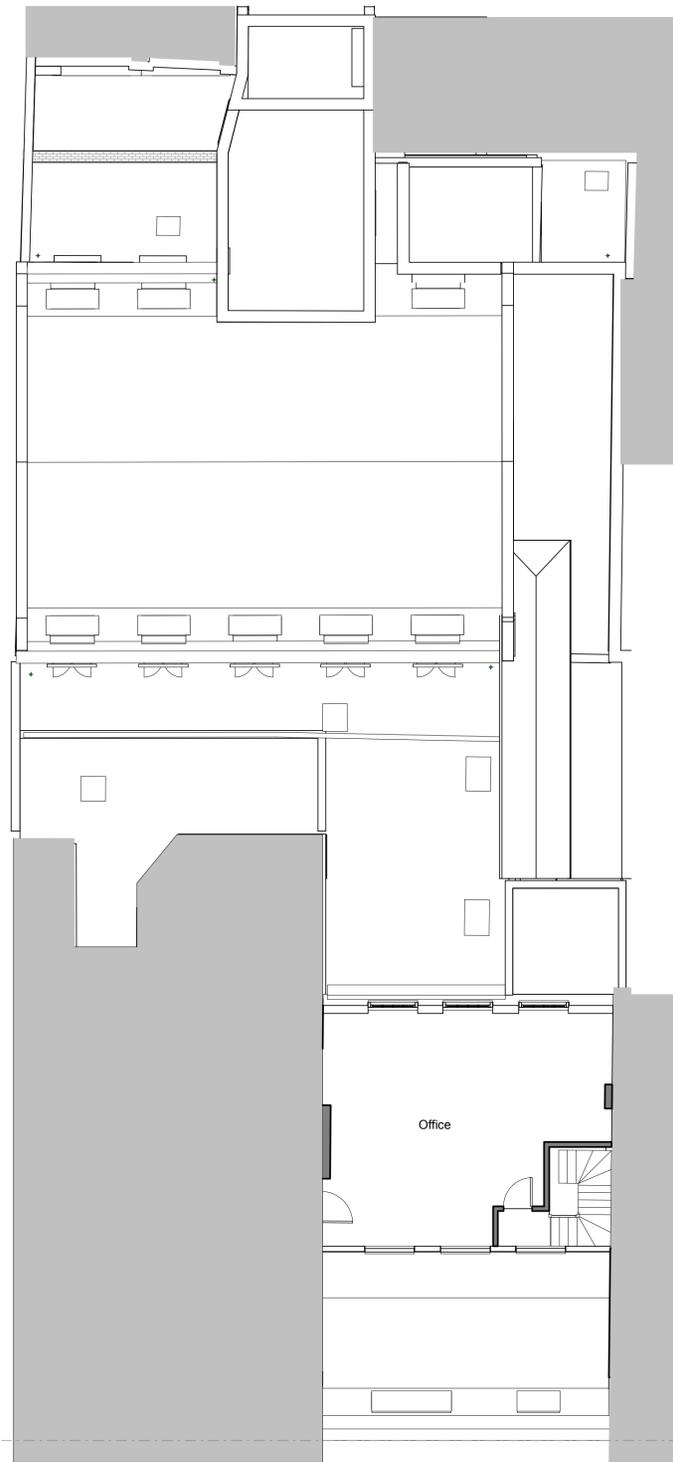
TITLE PLANNING THIRD FLOOR
GENERAL ARRANGEMENT

DRAWN	DATE	SCALE	BY	CHECKED
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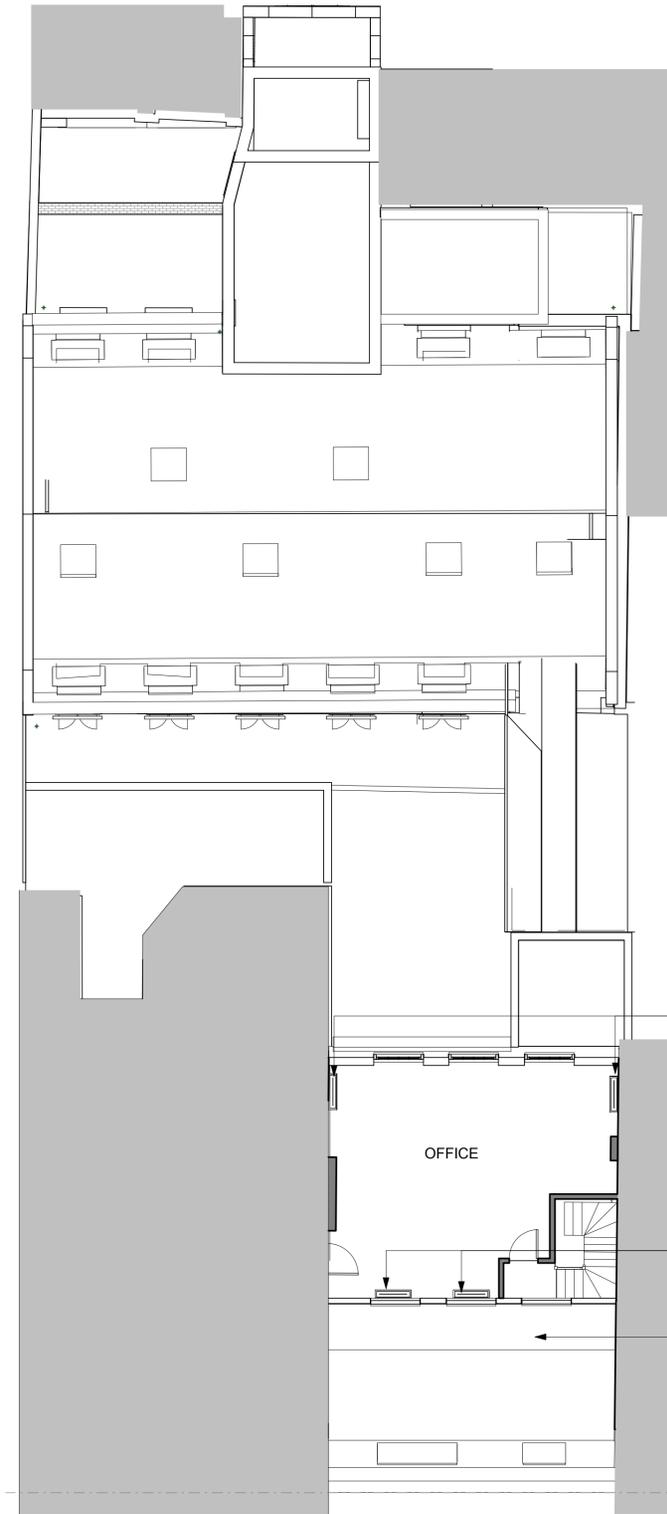
PROJECT	NUMBER	REVISION
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1 Existing Plan - Fourth Floor
Scale 1:100



2 Proposed Plan - Fourth Floor
Scale 1:100

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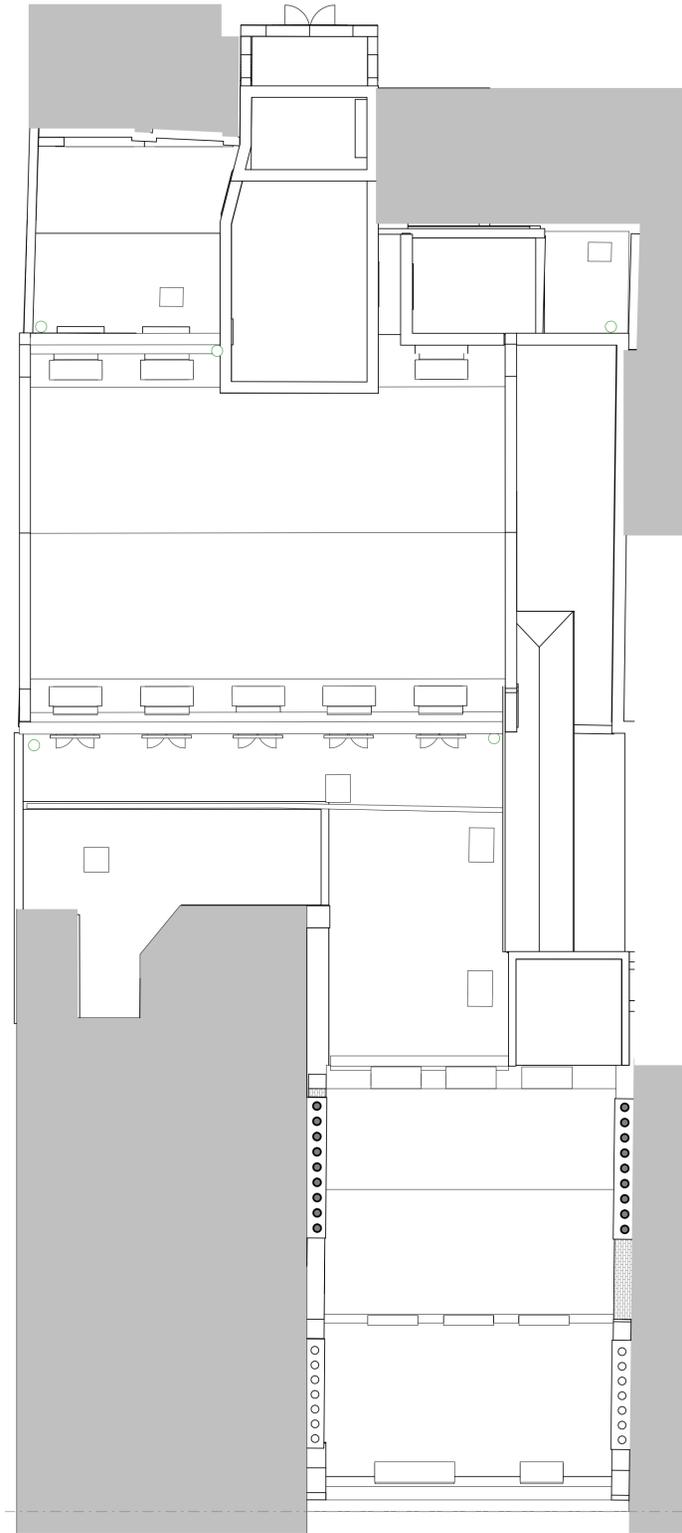
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GENERAL ARRANGEMENT

DRAWN	DATE	SCALE	CHECKED
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PROJECT	NUMBER	REVISION
E189 076	00.226	A

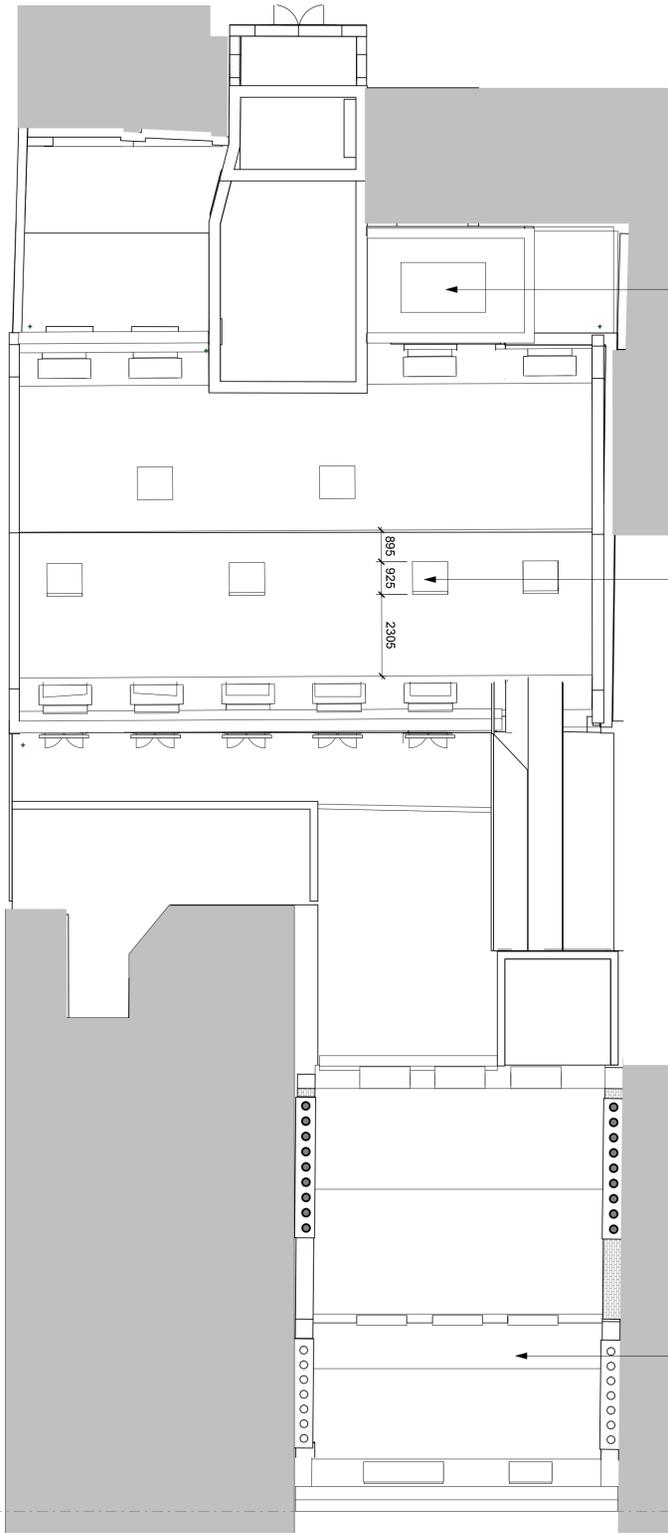
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1 Existing Plan - ROOF

Scale 1:100



2 Proposed Plan - ROOF

Scale 1:100

NEW HVAC UNIT TO TOILET BLOCK ROOF WITH PARAPET SURROUND

ROOF TO HAVE 6 NEW ROOF LIGHTS SPACED TO SUIT UNDERLYING STRUCTURE

NO WORKS PLANNED FOR EXISTING ROOF OTHER THAN MAINTENANCE

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TITLE PLANNING ROOF GENERAL ARRANGEMENT

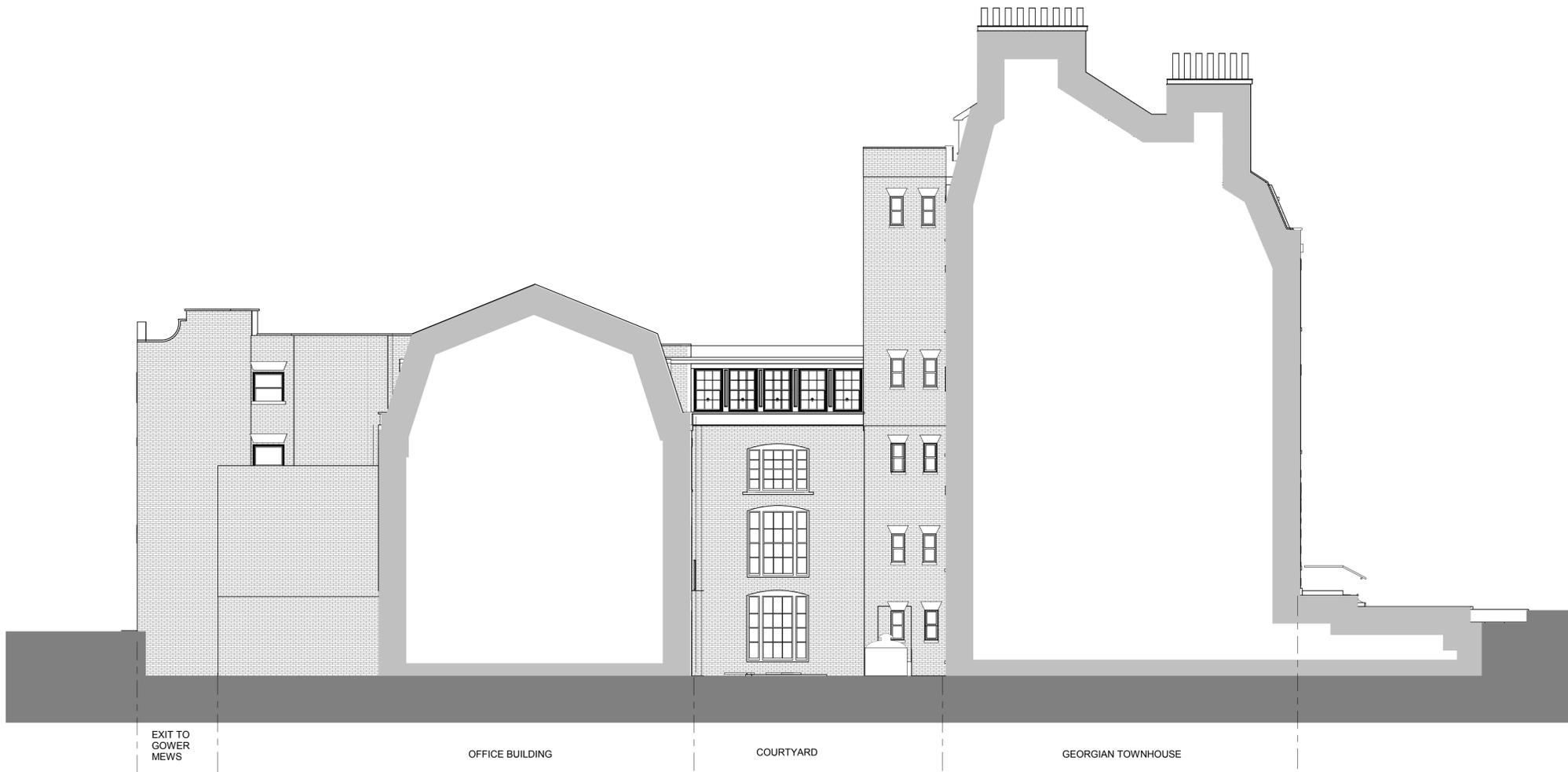
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1 Existing Elevation - Courtyard Looking East
Scale 1 : 100

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1:100 - SCALE IN METERS

REV	DATE	ITEM	BY
A	15.06.19	For Planning	WM

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PROJECT 22 Bedford Square
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WC1B 8RA

TITLE PLANNING EXISTING ELEVATIONS

DRAWN	DATE	SCALE	CHECKED
WM	2019	1 : 100	NM

PROJECT	NUMBER	REVISION
E189 076	00.228	A

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2 Existing Elevation Section - Looking South
Scale 1 : 100



3 Existing Elevation Section - Looking North
Scale 1 : 100

- GENERAL NOTES**
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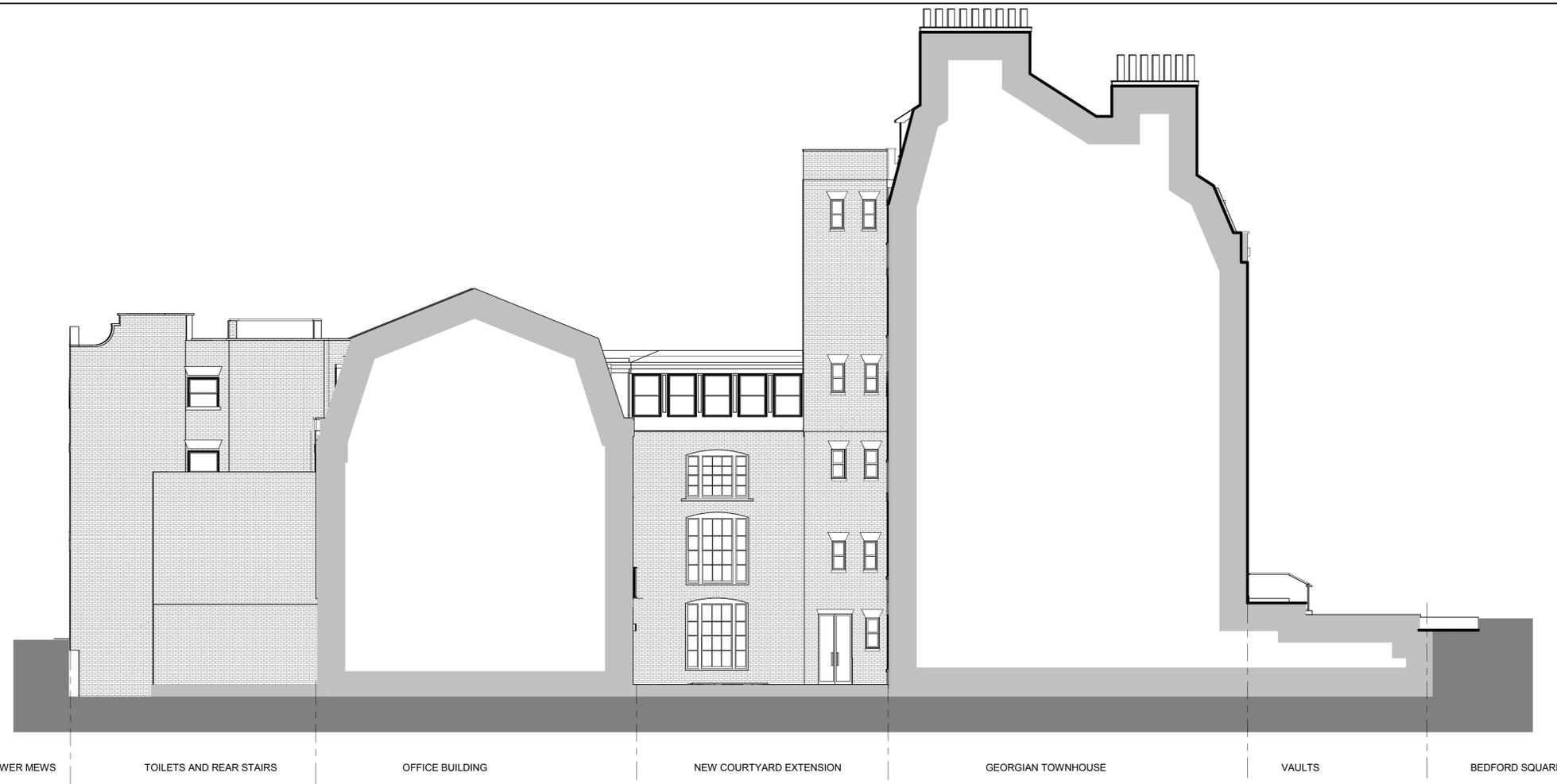
TITLE PLANNING PROPOSED ELEVATIONS

DRAWN	DATE	SCALE	CHECKED
WM	2019	1 : 100	NM

PROJECT	NUMBER	REVISION
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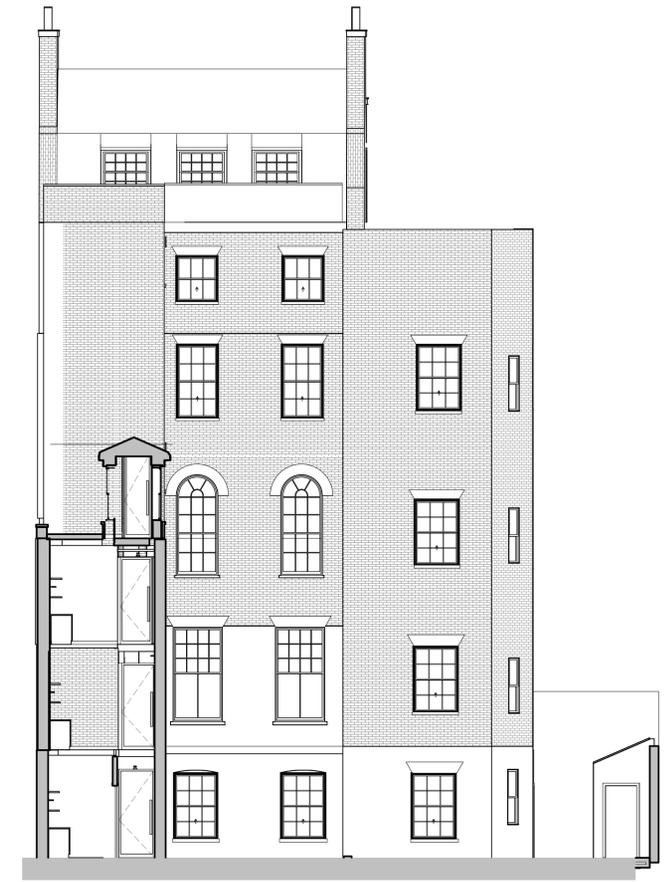
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1 Proposed Elevation - Courtyard Looking East
Scale 1 : 100



3 Proposed Elevation Section - Looking North
Scale 1 : 100



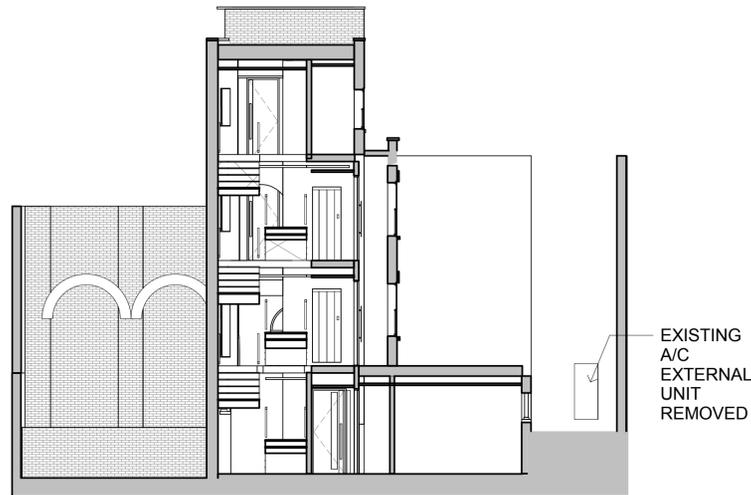
2 Proposed Elevation Section - Looking South
Scale 1 : 100



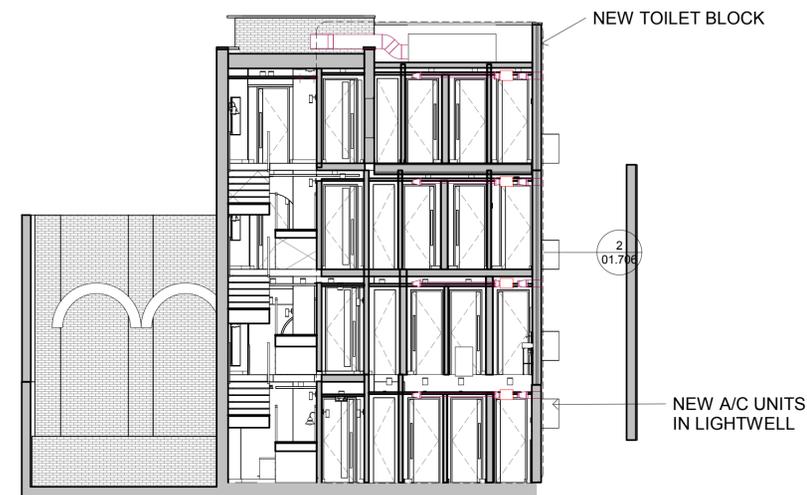
1 Existing Elevation - Lightwell Looking South
Scale 1:100



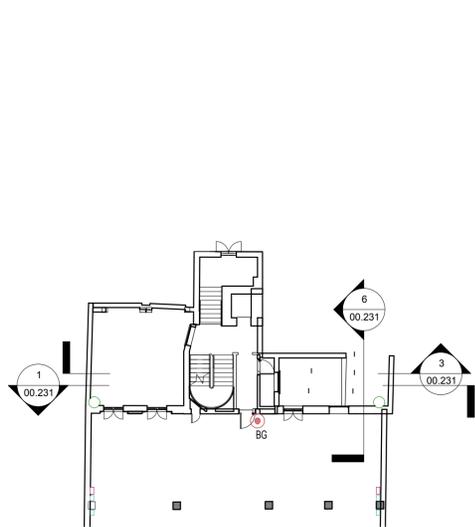
2 Proposed Elevation - Lightwell Looking South
Scale 1:100



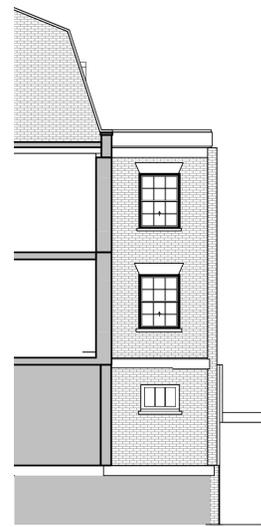
3 Existing Elevation - Lightwell Looking North
Scale 1:100



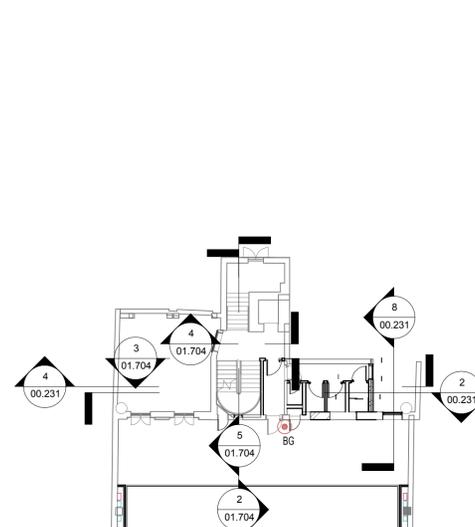
4 Proposed Elevation - Lightwell Looking North
Scale 1:100



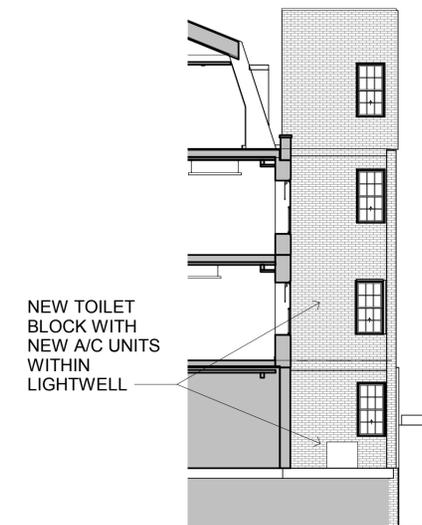
5 Existing Key Plan - Sections
Scale 1:200



6 Existing Elevation - Lightwell Looking West
Scale 1:100

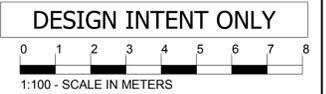


7 Proposed Key Plan - Sections
Scale 1:200



8 Proposed Elevation - Lightwell Looking East
Scale 1:100

- GENERAL NOTES
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TITLE PLANNING - LIGHTWELL ELEVATIONS

DRAWN	DATE	SCALE	CHECKED
WM	2019	As indicated	NM

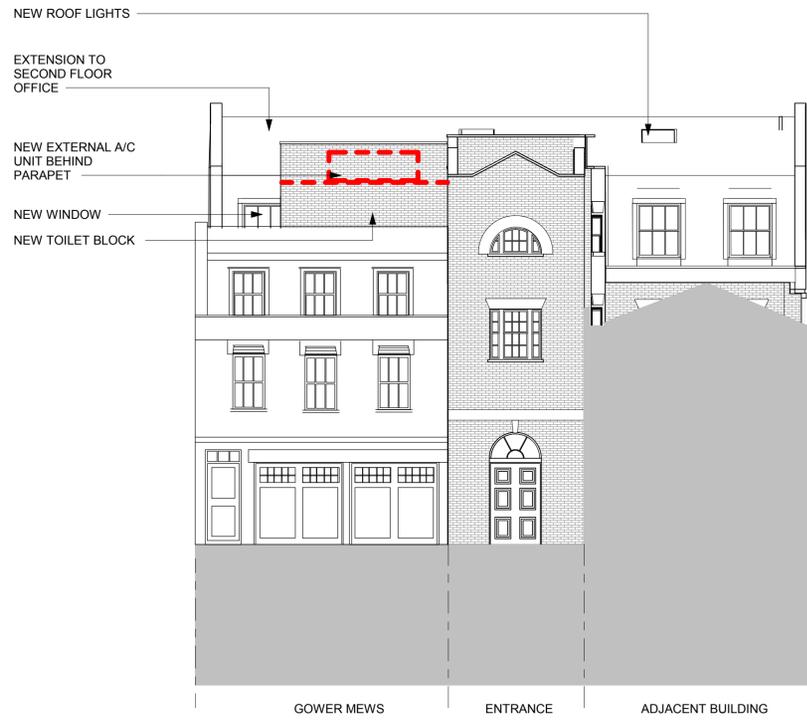
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1 Existing Elevation - Looking from the North
Scale 1 : 100



2 Proposed Elevation - Looking from the North
Scale 1 : 100

- GENERAL NOTES
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TITLE PLANNING - GOWER MEWS
ELEVATIONS

DRAWN	DATE	SCALE	CHECKED
WM	2019	1 : 100	NM

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VIEW OF GOWER MEWS COTTAGES -
RED LINE DENOTES OUTLINE OF
BUILDING AND TOP OF NEW PARAPET
OF TOILET BLOCK



VIEW OF GOWER MEWS AND REAR ENTRANCE FOR
THE OFFICE BUILDING - RED LINE DENOTES
OUTLINE OF BUILDING (FROM 3-D MODEL) AND TOP
OF NEW PARAPET OF TOILET BLOCK BEHIND THE
COTTAGES



VIEW OF GOWER MEWS AND REAR ENTRANCE FOR
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OUTLINE OF BUILDING (FROM 3-D MODEL) AND TOP
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