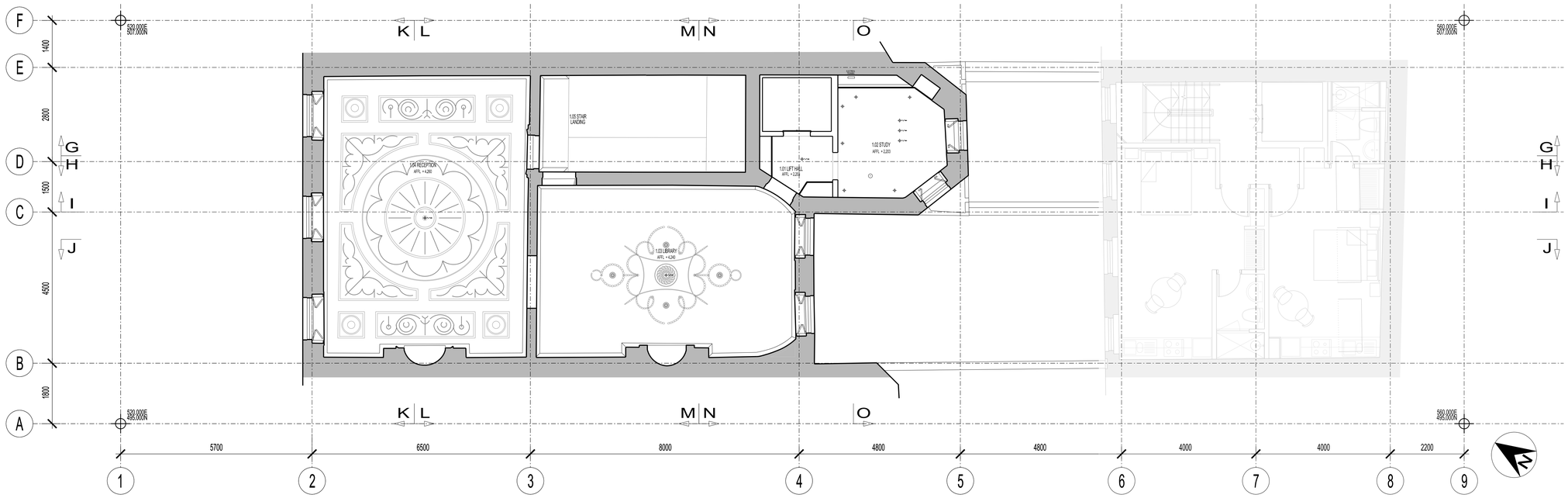

0 1 2 3 4 5m

AS PROPOSED

- Ceiling Spotlight
- Aspirator
- Smoke Detector
- Strip Light
- Ceiling Pendant
- Heat Detector
- Unknown Electrical Feed

REVISION - DESCRIPTION	DRAWN	CHECKED	DATE
A- LBC APPLICATION - DRAFT FOR COMMENTS	GW	MB	06.12.2017
- LBC APPLICATION - DRAFT FOR COMMENTS	GW	MB	06.12.2017

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PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

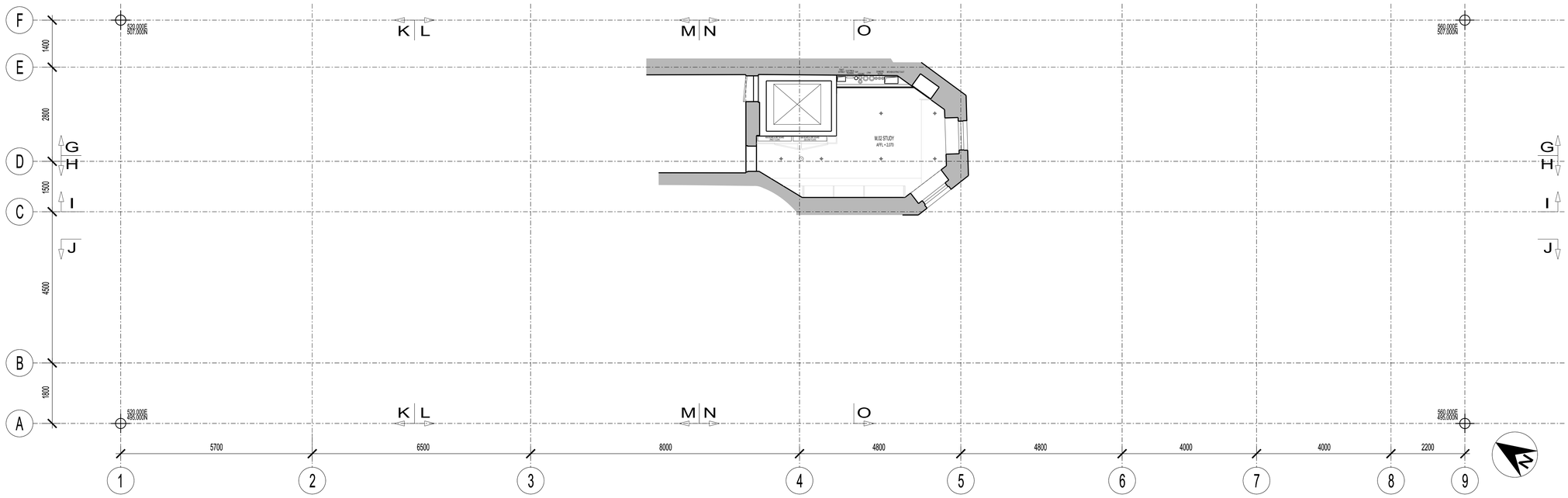
DRAWING TITLE
FIRST FLOOR
REFLECTED CEILING PLAN
AS PROPOSED

SCALE @ A1
1:50

DATE
12.2017

DRAWING #
(15)AC123

REVISION
A



0 1 2 3 4 5m

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- Ceiling Spotlight
- Unknown Electrical Feed
- Aspirator
- Smoke Detector
- Strip Light
- Ceiling Pendant
- Heat Detector

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
A-LBC APPLICATION	AC	MB	14.12.2017
-LBC APPLICATION - DRAFT FOR COMMENTS	AC	MB	08.12.2017

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PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

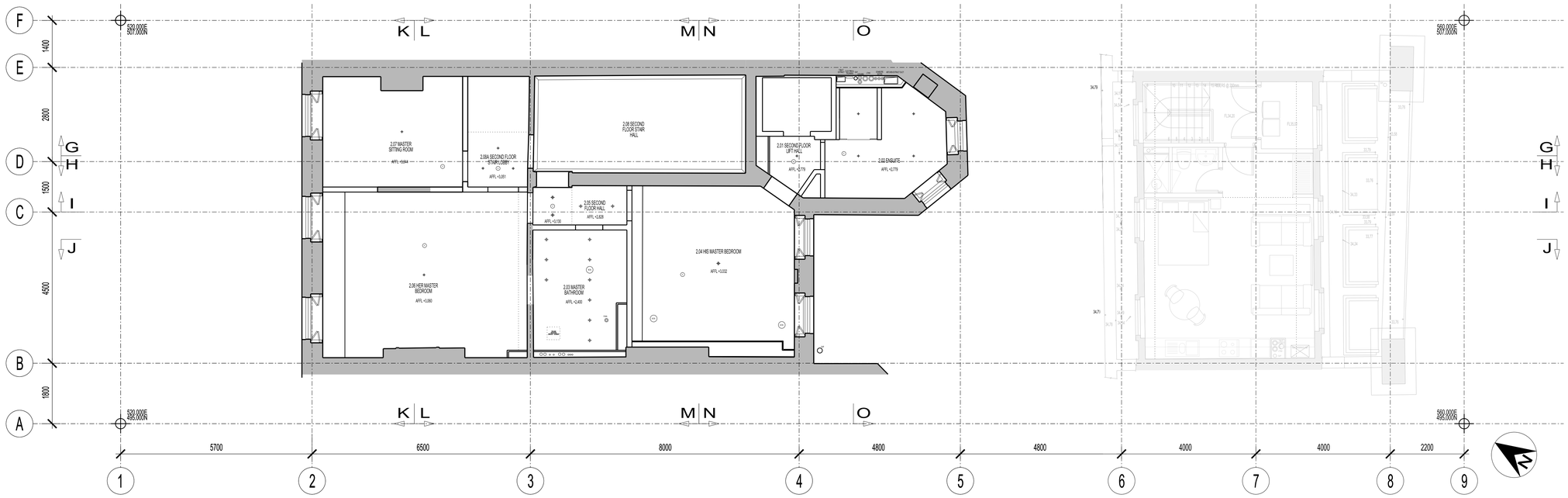
DRAWING TITLE
FIRST MEZZANINE
REFLECTED CEILING PLAN
AS PROPOSED

SCALE @ A1
1:50

DATE
12.2017

DRAWING NO.
(15)AP124

REVISION
A



0 1 2 3 4 5m

AS PROPOSED

- Ceiling Spotlight
- Unknown Electrical Feed
- Aspirator
- Smoke Detector
- Strip Light
- Ceiling Pendant
- Heat Detector

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
A	LBC APPLICATION - DRAFT FOR COMMENTS	GP	MB	14.12.2017
B	LBC APPLICATION - DRAFT FOR COMMENTS	GP	MB	08.12.2017

KEY PLAN

CLIENT LOGO

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PROJECT TITLE
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PROJECT NUMBER
P2005698

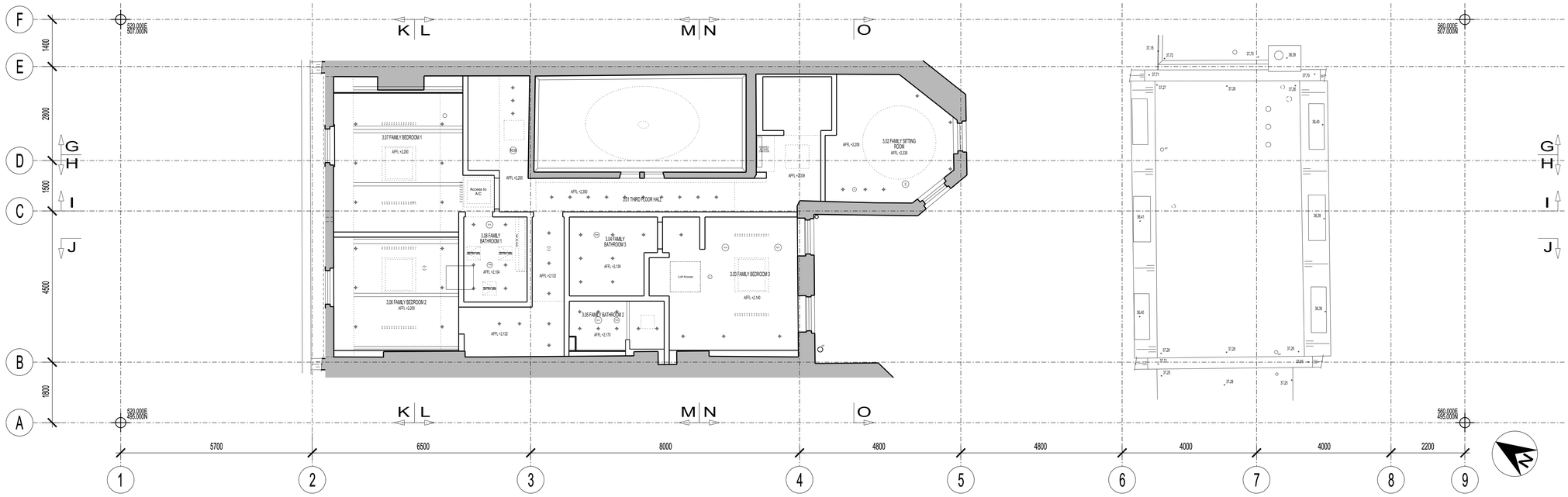
DRAWING TITLE
SECOND FLOOR
REFLECTED CEILING PLAN
AS PROPOSED

SCALE @ A1
1:50

DATE
12.2017

DRAWING NO.
(15)AC125

REVISION
A



0 1 2 3 4 5m

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- Ceiling Spotlight
- Unknown Electrical Feed
- Aspirator
- Smoke Detector
- Strip Light
- Ceiling Pendant
- Heat Detector

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
A LBC APPLICATION	GP	MB	14.12.2017
- LBC APPLICATION - DRAFT FOR COMMENTS	GP	MB	08.12.2017

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PROJECT TITLE: 42 BEDFORD SQUARE

PROJECT NUMBER: P2005698

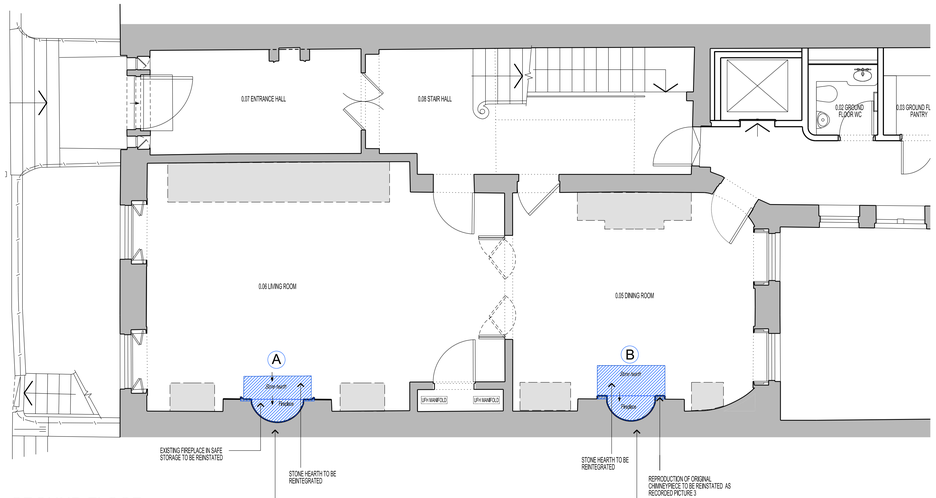
DRAWING TITLE: THIRD FLOOR REFLECTED CEILING PLAN AS PROPOSED

SCALE @ A1: 1:50

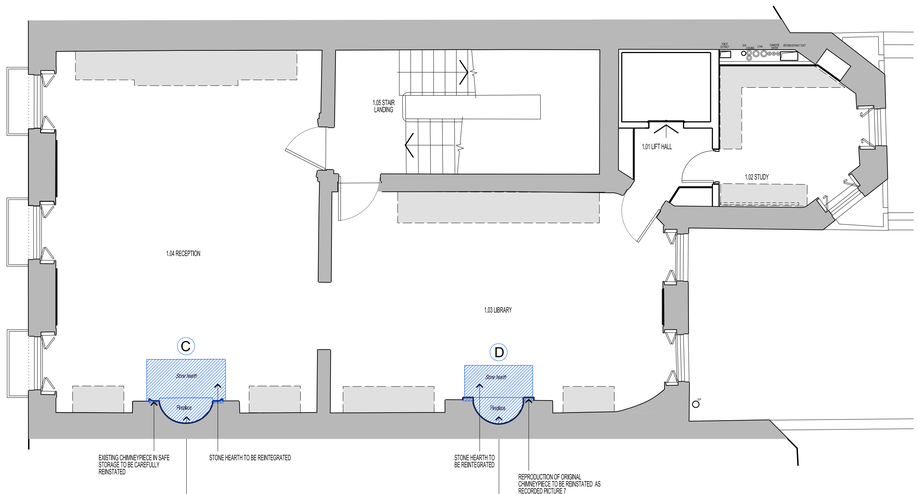
DATE: 12.2017

DRAWING NO: (15)AC126

REVISION: A



GROUND FLOOR



FIRST FLOOR

FIREPLACE A

0.06 Living Room fireplace to be reinstated, as recorded in this picture:

BROKEN GLASS TO BE REPLACED LIKE FOR LIKE

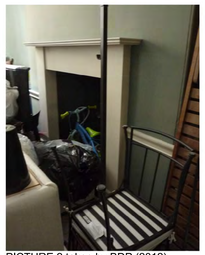
PICTURE 1 taken by BDP (2012)

FIREBOX TO BE RESTORED

STONE HEARTH TO BE REINTEGRATED

FIREPLACE B

0.05 Dining Room fireplace missing prior 2011, to be reproduce, as recorded at Conservation Plan (prior to 2011):



PICTURE 2 taken by BDP (2012)

PICTURE 3 at Conservation Plan by Murray John Architects (prior 2011)
Reproduction to be specified by specialist.

FIREPLACE C

1.04 Reception Room fireplace to be reinstated, as recorded in this picture:

PICTURE 5 taken by BDP (2012)

FIREBOX TO BE RESTORED

STONE HEARTH TO BE REINTEGRATED

FIREPLACE D

1.03 Library fireplace missing prior 2011, to be reproduce, as recorded at Conservation Plan (prior to 2011):

PICTURE 6 taken by BDP (2012)

PICTURE 7 at Conservation Plan by Murray John Architects (prior 2011)
Reproduction to be specified by specialist.

A Existing fireplace in safe storage to be reinstated

PICTURE 4 taken by Beck (2017)

THIS INTERNAL REVEAL CORRESPOND TO THE **RIGHT** HAND SIDE OF THE MANTLE

MISSING GLASS TO BE REINSTATED

THIS INTERNAL REVEAL CORRESPOND TO THE **LEFT** HAND SIDE OF THE MANTLE

REPAIR TIMBER MOLDINGS

PROPOSED REINSTATEMENT OF ORIGINAL FIREPLACES

GENERALLY
A complete damage assessment and work proposal to reinstate the stored parts of the fireplaces will be made by the Constructor and approved by the Architect.

A. LIVING ROOM FIREPLACE

Clean and repair existing firebox and reintegrate original hearth.

Identify original location of storaged parts of as per the attached PICTURE 4.

Clean, repair and carefully reinstate original pieces to their original location. And add new pieces, in a like for like basis, when missing or not able to be repaired.

Redecorate painted elements, using same color and type of pinture, as exisiting.

B. DINING ROOM FIREPLACE

Reintegrate original hearth (if existing).

Reproduction of original chimneypiece to be reinstated as recorded PICTURE 3, specified by specialist.

C Existing fireplace in safe storage to be reinstated

PICTURE 8 taken by Beck (2017)

MISSING MOLDING TO BE SUBSTITUTED FOR A NEW ONE TO MATCH OPPOSITE

CLEAN GLASS AND REINSTATE

REPAIR MARBLE JAMB

REPAIR MARBLE JAMB

REPAIR TIMBER MOLDING

PROPOSED REINSTATEMENT OF ORIGINAL FIREPLACES

GENERALLY
A complete damage assessment and work proposal to reinstate the stored parts of the fireplaces will be made by the Constructor and approved by the Architect.

A. RECEPTION ROOM FIREPLACE

Clean and repair existing firebox and reintegrate original hearth.

Identify original location of storaged parts of as per the attached PICTURE 8.

Clean, repair and carefully reinstate original pieces to their original location. And add new pieces, in a like for like basis, when missing or not able to be repaired.

Redecorate painted elements, using same color and type of pinture, as exisiting.

B. LIBRARY FIREPLACE

Reintegrate original hearth.

Reproduction of original chimneypiece to be reinstated as recorded PICTURE 7, specified by specialist.

0 1 2 3 4 5m

AS PROPOSED

ROOM FINISHES KEY

1	ROOM NUMBER
2	FLOOR FINISH
3	WALL FINISH
4	CEILING FINISH

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
A- LBC APPLICATION	MN	MB	14.12.2017
- LBC APPLICATION - DRAFT FOR COMMENTS	MN	MB	06.12.2017

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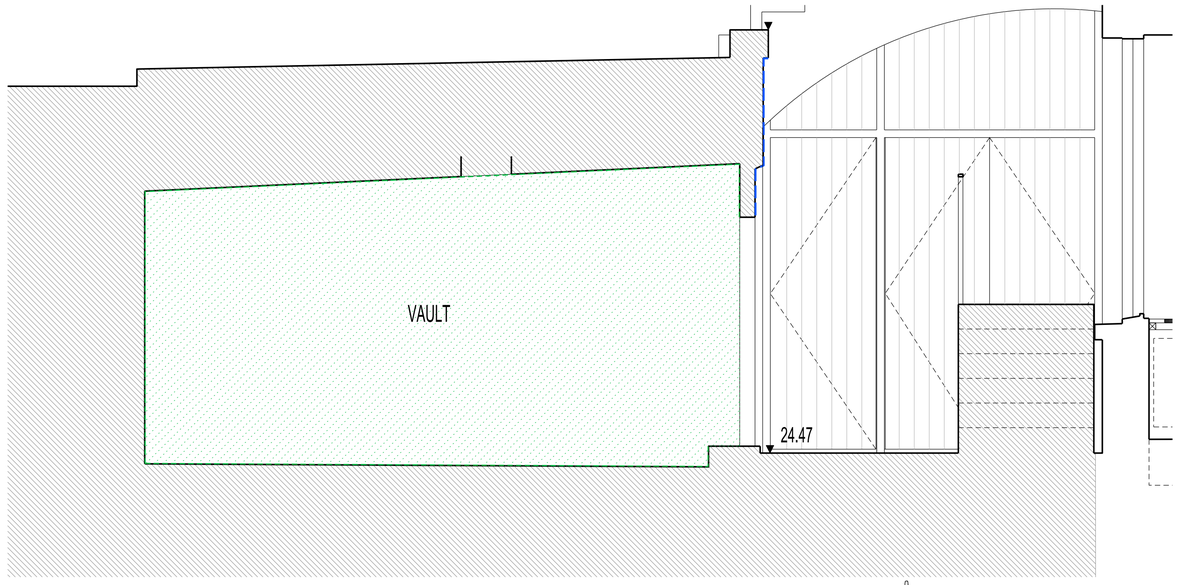
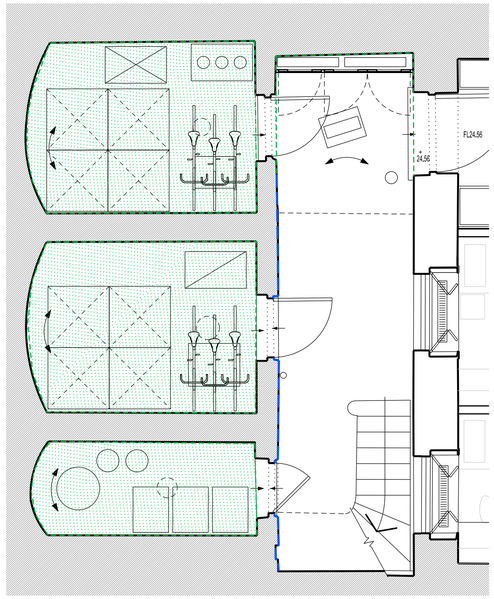
PROJECT TITLE: 42 BEDFORD SQUARE
PROJECT NUMBER: P2005698
DRAWING TITLE: FIREPLACES REINSTATEMENT AS PROPOSED
SCALE @ A1: 1:50
DATE: 12.2017
DRAWING NO: (15)AD101
REVISION: A



SECTION THROUGH VAULT



LIGHT WELL PLAN
1:50

KEY

NEW LIME RENDER

SIKA-1 WATERPROOF RENDERING TO WALLS AND CELINGS
SIKA-1 SCREED TO FLOORS

GENERALLY

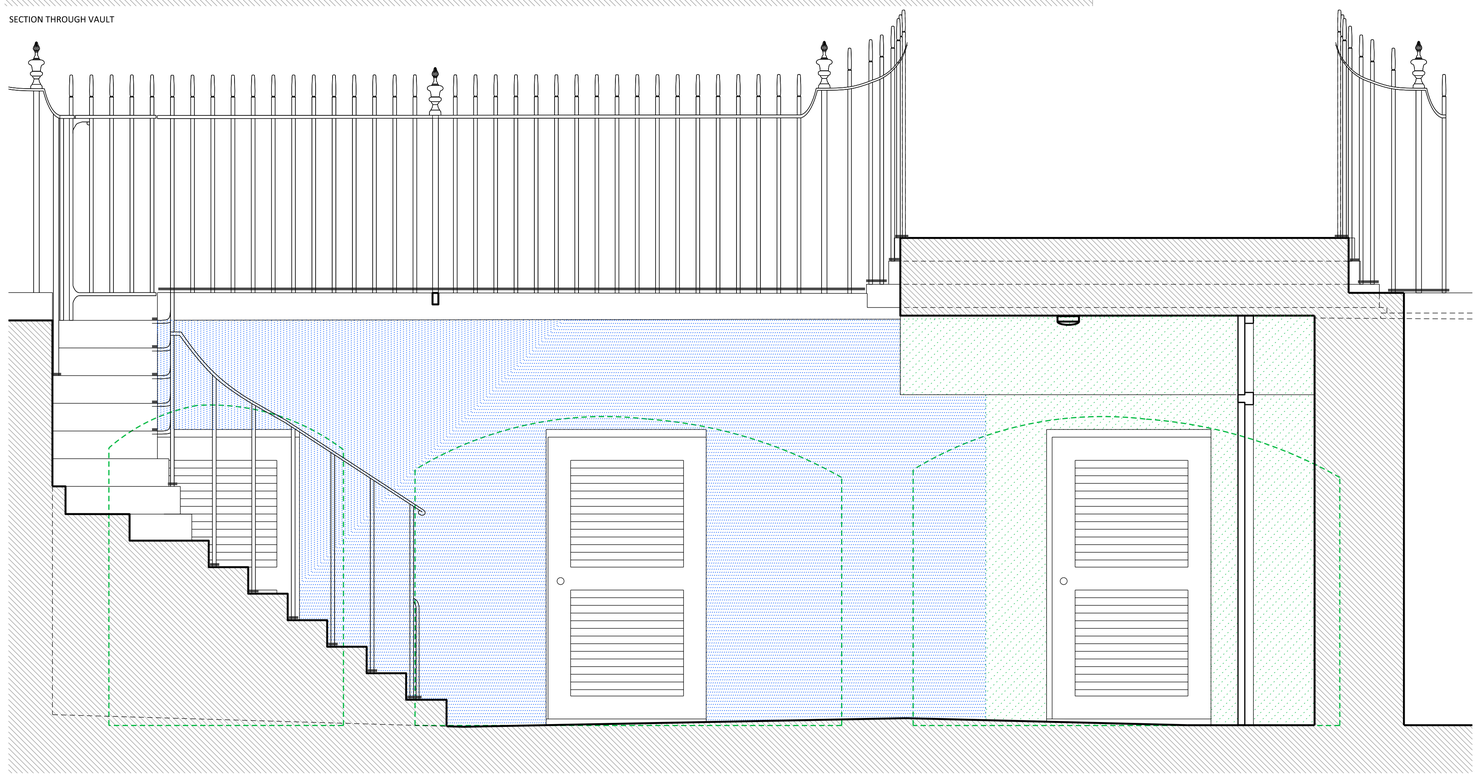
A. Cleaning and strip out render in bad condition or cementitious render.

B. New lime render to light well wall. Use based on non-hydraulic lime putty plus pozzolan mortar.
Application:
Render coat: 1 Mature lime putty, 2.5 well-granded sand, 5kg/m hair, PFA TRASS 10%
Floating coat: 1 Mature lime putty, 2.5 well-granded sand, 3kg/m3 hair, PFA TRASS 10%
Finishing coat: 1 Mature lime putty, 2.5 well-granded sand, PFA TRASS 10%

C. New Sika-1 waterproof rendering to walls and ceilings at vaults.
New Sika-1 screed to floors.

IMAGE 1

IMAGE 2



SECTION THROUGH LIGHT WELL

AS PROPOSED

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
A- LBC APPLICATION	MN	MB	14.12.2017
- LBC APPLICATION - DRAFT FOR COMMENTS	MN	MB	08.12.2017

KEY PLAN

CLIENT LOGO

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PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

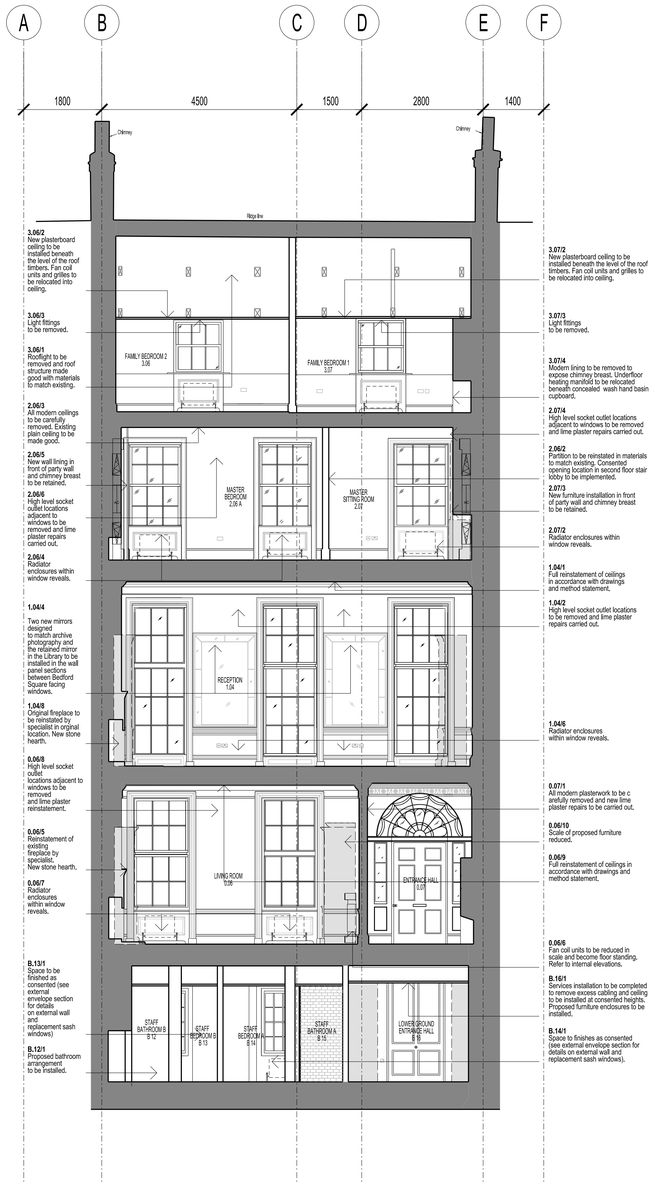
DRAWING TITLE
LIGHT WELL AND VAULTS ELEVATIONS AS PROPOSED

SCALE @ A1
1:20

DATE
12.2017

DRAWING NO.
(15)AE103

REVISION
A



THIRD FLOOR

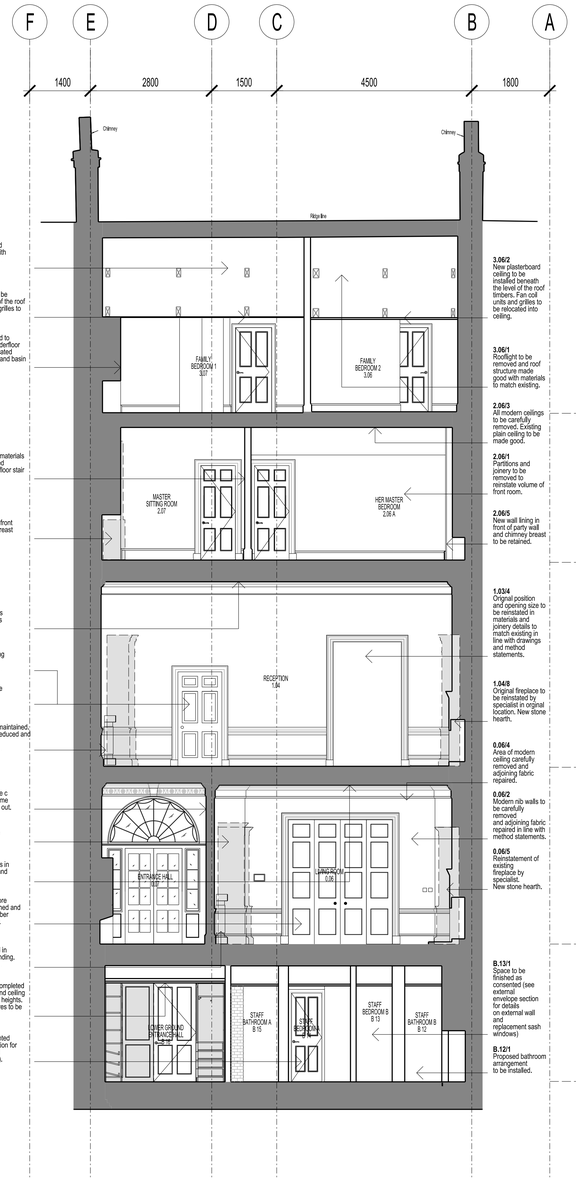
SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

BASEMENT FLOOR

SECTION K - K



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

BASEMENT FLOOR

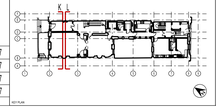
SECTION L - L

AS PROPOSED

Existing Fabric

As Proposed Fabric

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
C- LBC APPLICATION	GW	MB	14.12.2017
B- LBC APPLICATION - DRAFT FOR COMMENTS	GW	MB	06.12.2017
A- LBC APPLICATION - DRAFT FOR COMMENTS	GW	MB	01.12.2017
-LBC APPLICATION - DRAFT FOR COMMENTS	MN	MB	22.11.2017



KEY PLAN

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PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

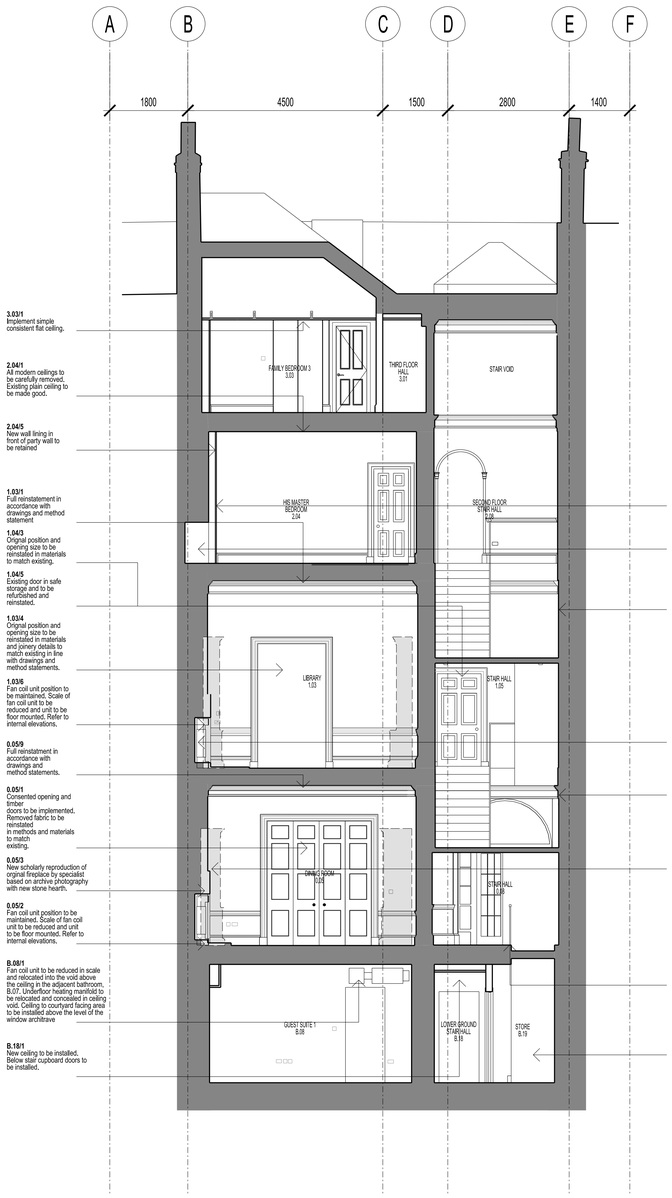
DRAWING TITLE
PRINCIPAL HOUSE
SECTIONS K - K AND L - L
AS PROPOSED

SCALE @ A1
1:50

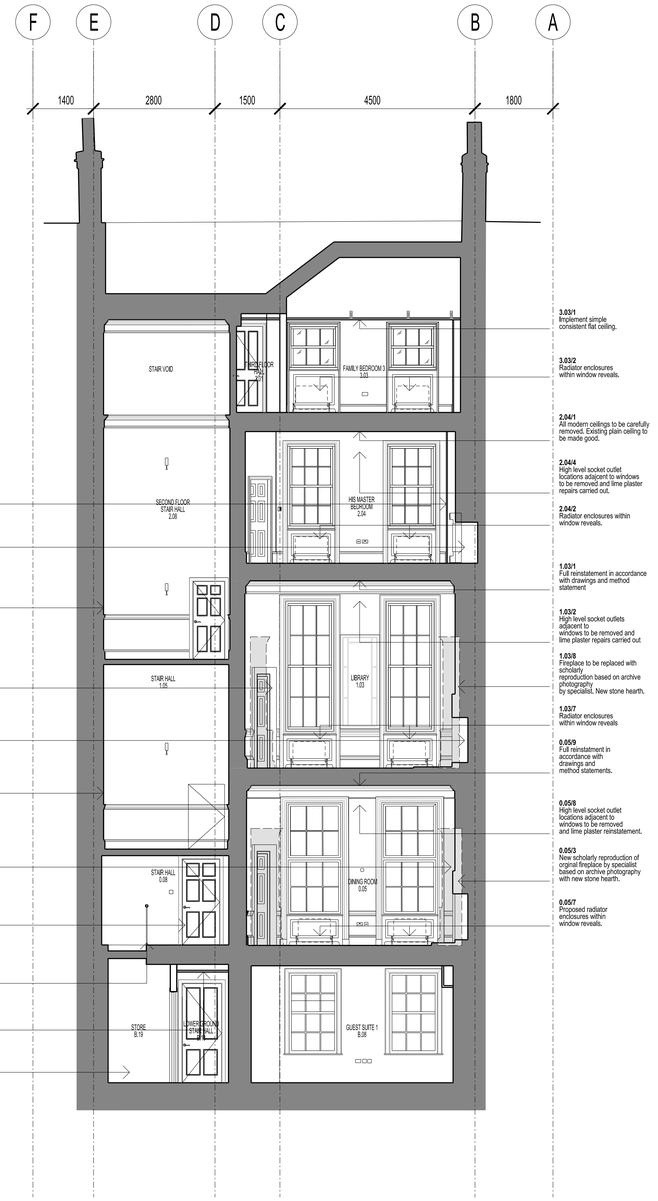
DATE
11.2017

DRAWING NO.
(15)AS139

REVISION
C



SECTION M - M



SECTION N - N

SECTION O - O

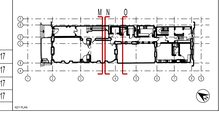
AS PROPOSED

Existing Fabric

As Proposed Fabric

REVISION - DESCRIPTION	DRAWN	CHECKED	DATE
C- LBC APPLICATION	GW	MB	14.12.2017
B- LBC APPLICATION - DRAFT FOR COMMENTS	GW	MB	06.12.2017
A- LBC APPLICATION - DRAFT FOR COMMENTS	GW	MB	01.12.2017
- LBC APPLICATION - DRAFT FOR COMMENTS	MN	MB	22.11.2017

KEY PLAN



CLIENT LOGO

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PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

DRAWING TITLE
PRINCIPAL HOUSE
SECTIONS M - M, N - N AND L - L
AS PROPOSED

SCALE @ A1
1:50

DATE
11.2017

DRAWING NUMBER
(15)AS140

REVISION
C

h Fan coil unit reduction - technical note

h

Dec 2017

1.0 EXECUTIVE SUMMARY

1 This project memorandum considers the options available for re-modelling the existing joinery around a Bedford Square fan coil units.

The document provides the minimum zones required for the installation of the FCU's assuming that all attention is removed (due to planning requirements).

2.0 FAN COIL UNIT INSTALLATION REVIEW

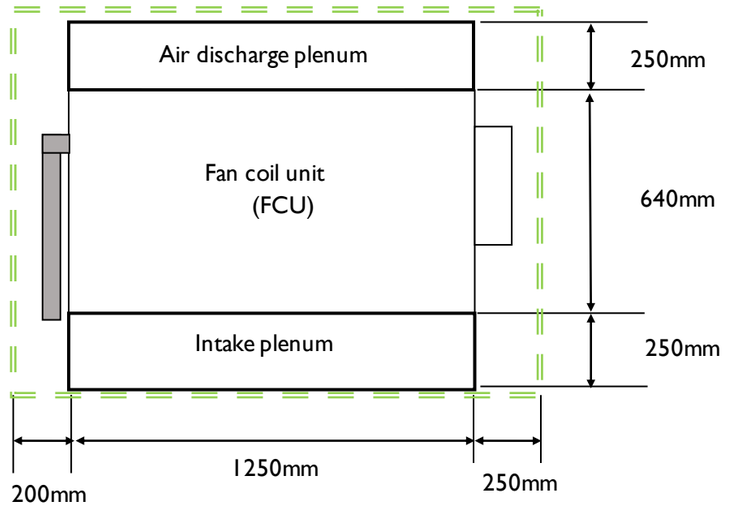
2 This project memorandum considers the options available for re-modelling the existing joinery around a Bedford Square fan coil units. The current joinery is being reviewed as part of addressing comments made by the planners/listed building consent officer.

Image 2.0.1: Exsiting FCU located in Library

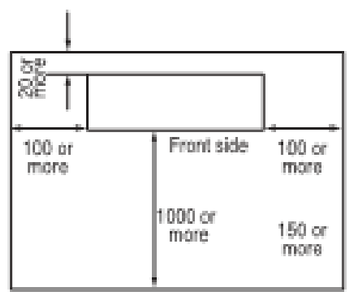
42 BEDFORD SQUARE
ELECTRIC WINDOW HEATING PROJECT MEMORANDUM
MECHANICAL, ELECTRICAL & PUBLIC HEALTH INSTALLATIONS

3 The current proposal is to box these type of units into the rear of full height joinery. As a less intrusive arrangement we have been asked to consider omitting the attenuators and reducing the unit's height to sit within a lower item of joinery. The sketch below indicates how this arrangement could work in elevation for a typical fan coil unit (FCU):

4



5 The minimum manufactures clearances/access requirements are indicated on the plan view below:



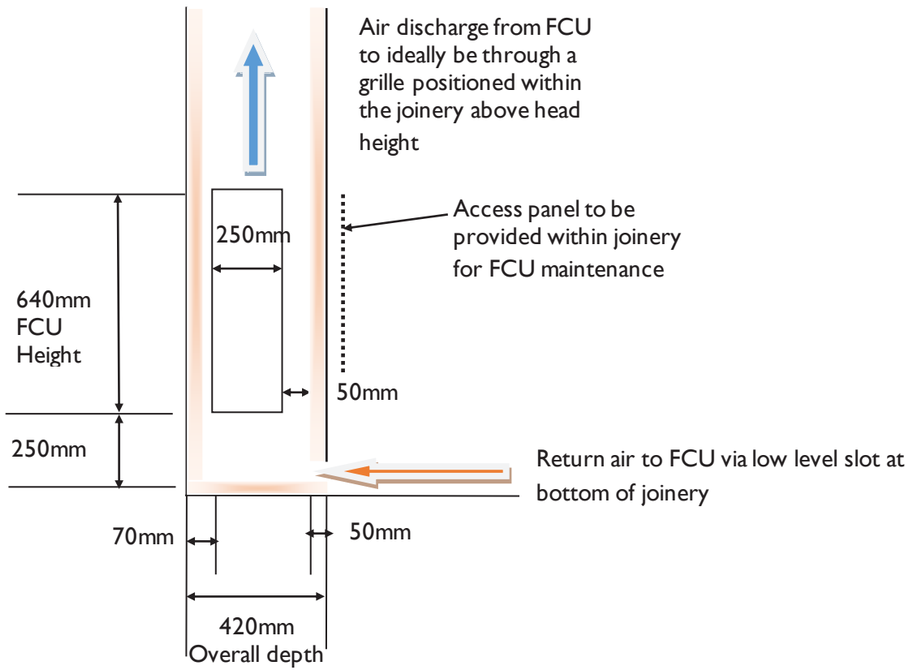
The clearance of 1000mm at the front of the unit can be achieved by providing removable panes within the joinery if required.

42 BEDFORD SQUARE

ELECTRIC WINDOW HEATING PROJECT MEMORANDUM

MECHANICAL, ELECTRICAL & PUBLIC HEALTH INSTALLATIONS

In section the dimensions are as below:-



6 In order to develop a more detailed solution Hoare Lea acoustics would need to consider the impact on the room NR levels given the omission of the silencers. For example to design NR level for the Library space was NR25 and this will increase if the attenuators currently specified are removed.

7 It would be suggested that the plenum boxes are acoustically lined to help reduced the noise levels from the FCU's or the plenum boxes could be removed and acoustic lining provided to the joinery to assist in noise reduction form the unit.

8 A solution was also discussed for the FCU's installed as floor mounted and not secured to the wall. This is a possible solution but would require the following provision:-

a. A support frame constructed to secure the FCU

b. Anti vibration mounts onto the floor (to prevent vibration from the unit being transferred thought the wooden floors into the structure

c. A fixing to the joinery to ensure that the FCU is properly secured

To achieve a floor mounted solution with a separate support frame, the following additional zones would be required to those shown on the sketches within this document:-

- 100mm at the base
- 150mm on each side

i Method Statements

i

Dec 2017

42 BEDFORD SQUARE PROJECT

Title: **Method Statement for Repair Work following Removal of Newly Constructed Partitions**

Project: **42 Bedford Square**

Job No: **P2005698**

Document No: **SPC(00)001**

Date: **08/012/2017**

Note: **To be read in conjunction with drawings as built and as proposed drawings**

METHOD STATEMENT FOR REPAIR WORK FOLLOWING THE REMOVAL OF NEWLY CONSTRUCTED PARTITIONS

General

Modern partitions to be carefully removed in order to protect adjoining existing material. The adjoining and adjacent historic fabric to be fully protected prior to the commencement of any works.

A complete damage assessment and work proposal will be made by a Specialist following the removal, and approved by the Architect.

Record castings to historic cornices

Historic cornices to be made good after the permanent removal of newly constructed abutting walls. Adjoining, currently unaffected historic cornices, may also be vulnerable to damage or loss during this work. Ensure protection.

Carefully make castings of existing historic cornice prior to commencement of this work to enable accurate reproductions to be made if required.

Defective timber laths and plaster work

An analysis of the existing adjoining walls, plaster, cracks and exposed substrates and laths will be undertaken by a Contractor appointed specialist who will advise on remedial action.

Detach soft, friable, badly cracked, affected by efflorescence or otherwise damaged plaster following removal of partitions. Cut back to a square, sound edge.

Remove all dust and loose material from exposed substrates and edges.

Carefully remove defective plaster and laths without damaging adjacent sound plaster. Cut back defective laths to supporting timbers.

Timber laths and plaster replacement

Supply new laths to match existing. Screw laths back to framework using brass or stainless steel screws and washers.

Finish with 3-coat plaster work using proprietary, pre-mixed lime plasters comprising animal hair for the pricking up and floating coats and fine stuff for the finish coat or as advised by Specialist.

Please refer to Type A3 Mortar Mix based on non-hydraulic lime in 'English Heritage Practical Building Conservation Mortars Renders & Plasters:

Render Coat -	Mature Lime Putty	1
	Well Graded Sand	2-2.5
	Animal Hair	5kg per M3
	Binder: Aggregate Proportions	1:2 – 2.5
Floating Coat -	Mature Lime Putty	1
	Well Graded Sand	2-2.5
	Animal Hair	3kg per M3
	Binder: Aggregate Proportions	1:2 – 2.5
Setting Coat	Mature Lime Putty	1
	Fine Sand	1
	Binder: Aggregate Proportions	1:1

Plaster to be finished flush to adjacent.

Potential Crack repairs required

Repair small cracks and fissures with an all-purpose drywall joint compound. Cut back plasterwork each side of cracks to sound plaster. Remove dust. Dampen repair area or apply suitable sealer. Fill with lime plaster as specification above.

Decoration

Use an Alkali-resistant primer and a latex or oil-based paint for final coat as specified by Interior Designer.

42 Bedford Square - Method Statement for Repair Work following Removal of Newly Constructed Partitions

42 BEDFORD SQUARE PROJECT

Title: **Method Statement for Reinstatement of Walls to Original & Consented Locations**

Project: **42 Bedford Square**

Job No: **P2005698**

Document No: S**PC(00)002**

Date: **08/12/2017**

Note: **To be read in conjunction with as built and as proposed drawings**

METHOD STATEMENT FOR REINSTATEMENT OF WALLS TO ORIGINAL & CONSENTED LOCATIONS

General

Internal walls are to be reinstated using materials to match the existing and adjacent. At the ground floor level, an enlarged opening between the stair hall and Living Room has been created in a masonry wall. Further enlargements of openings have been constructed in the opposite cupboard area and between the front and rear rooms of the property. These are created within timber stud partitions. At the first floor level, enlarged openings between the front room, stair hall and rear room have been created in masonry and timber stud with brick infill walls.

For the reinstatement of sections of masonry wall, salvaged or second hand bricks are to be sourced to match the existing, free from matter such as mortar, plaster, paint, bituminous materials and organic growths. Bricks are to be sound and clean and reasonably free from cracks and chipped arrises. Mortar selection is to be in accordance with the English Heritage Practical Building Conservation publication 'Mortars, renders and plasters'. The proposed specification refers to masonry in a moderate condition and within a sheltered environment:

Type A1_ 1 part mature lime putty : 2 ¾ parts well graded sand.

Brickwork to be laid in courses to match the existing adjacent and keyed in at each horizontal course to ensure solid connection. Lime plaster (type A3) to be applied to brickwork in 3 coat work comprising:

Render Coat_ 1 part mature lime putty : 2 ½ parts well graded sand : 5kg hair/m3 of coarse stuff
Floating Coat_ 1 part mature lime putty : 2 ½ parts well graded sand : 3kg hair/m3 of coarse stuff
Setting Coat_ 1 part mature lime putty : 1 part fine sand

Plasterwork to be finished flush with the existing adjacent.

New timber stud work to match the existing in terms of cross sectional dimensions and setting out. New horizontal hardwood laths will be fixed directly to vertical timber studs and finished with 3-coat plaster work using proprietary, pre-mixed lime plasters comprising animal hair for the pricking up and floating coats and Fine Stuff for the finish coat.

Plasterwork to be finished flush with the existing adjacent.

Wall Construction

Remove current finish to the reveals of the newly constructed enlarged openings, and just enough plaster from walls to ensure that the existing wall construction is sufficient to fix to and extend new wall infills from. Cut back plaster removals to square sound edges and remove all dust and loose material from exposed substrates and edges.

Extend new vertical timber studs from top plate of current openings using brass or stainless steel screws and angled/knuckled plates.

Timber laths and plaster

Cut back defective laths where plaster has been removed to supporting timbers. Supply new laths to match existing. Screw laths back to framework using brass or stainless steel screws and washers.

New horizontal hardwood laths fixed directly to new vertical studs with the joints ideally staggered.

New plaster will be 3-coat plaster work as described above. (Type A3 Mortar Mix based on non-hydraulic lime in 'English Heritage Practical Building Conservation Mortars Renders & Plasters')

Plaster flushing finish to adjacent.

Potential Cracks

Repair small cracks and fissures that may occur to the existing maintained walls during the works, with an all-purpose drywall joint compound. Cut back plasterwork each side of cracks to sound plaster. Remove dust. Dampen repair area or apply suitable sealer. Lime plaster as advised by Specialist. Very fine hairline cracks in painted surfaces may be filled by applying several coats of limewash, or in the case of internal plaster, distemper.

Decoration

Use an Alkali-resistant primer and a latex or oil-based paint for final coat as specified by Interior Designer

42 BEDFORD SQUARE PROJECT

Project: **42 Bedford Square**

Job No: **P2005698**

Document No: **SPC(00)003**

Date: **08/12/2017**

METHOD STATEMENT FOR STONE CLEANING AND REPAIR

GENERALLY

Stone Cleaning

Stone cleaning must be done applying the least invasive of the successful methods.
Test methods in the less visible areas. Record and photograph all tests, noting down locations, dwell times, temperature, weather conditions and exact formulae used.

Apply methods of cleaning beginning with cold and then hot water and soft brush. If that is not successful use a steam based system such as DOFF making tests increasing temperature and pressure. Continue with increasingly strong methods, culminating with TORC system using mild aggregates such as calcite. Stop immediately if it appears that the surface of the stone is damaged. Sand blasting is not acceptable under any circumstances.

Site operatives are to be experienced in this area of work and monitored by a specialist in stone cleaning. Work to code of practice BS8221 Part 1 2000

Protect surrounding paintwork and cover drains so as to avoid solid matter entering the sewers. Protect people with appropriate clothing and breathing apparatus where fine grain particle may be used. Avoid working in low temperatures- especially below 6 degrees.

Ensure masonry is sound and fill, temporarily, significant holes where water is likely to penetrate. Simple water may run to drains in small quantities. Provide run off facilities to collect and retain and dispose of any excess water.

The work will be completed in small areas at a time.

Allow for periodic water washing to maintain the surface colour after satisfactorily completing the work. Do not attempt to apply protective coats or sealants to the stone.

Stone Repointing

Identify areas of pointing required for repair. External areas such as the front light well and central courtyard (where stone flags have been removed) will require full repointing. Allow for inspection by specialist after cleaning. Take a mortar sample and analyse its contents. Ensure that the mortar is as original and not of a recent repointing.

Cut out pointing to a normal required depth - minimum 25mm - taking care not to damage the stone with cutters or discs. The joint should only be removed where pointing is substantially damaged.

Dampen joint and apply base mortar of one part lime putty and three parts aggregate varying consistency in order to match the colour of the stone.

Flush point and tap with brush and whilst still wet, incise joint (called grooving) to perfect gauged lines with a bevelled edge rule. Observe the adjacent colour and texture of the stone joints and match.

Keep the work damp by spraying gently for min 10 days to slow the drying process and avoid direct sunlight or working in low or high temperatures or with too much wind.

SPECIFIC REPAIRS

A. New stone

A1. Supply and fix new approved Yorkstone paving slabs to match adjacent. Layout of paving as shown on drawings. Lay stone on a bedding layer to match adjacent: allow for 40mm 6 to 1 mix of lime mortar bed. Level stone surface with adjacent.

B. Stone replacement

B1. Replace existing stone with new approved Yorkstone to match adjacent stone and existing layout.

B2. Replace existing stone with new approved Yorkstone carved step to match adjacent stone and existing layout.

C. Stone pinning

C1. Pin loose stone with min 2No SS dowels chemically anchored to sound stone with epoxy resin injection. Use lime mortar matching colour of stone for finishing.

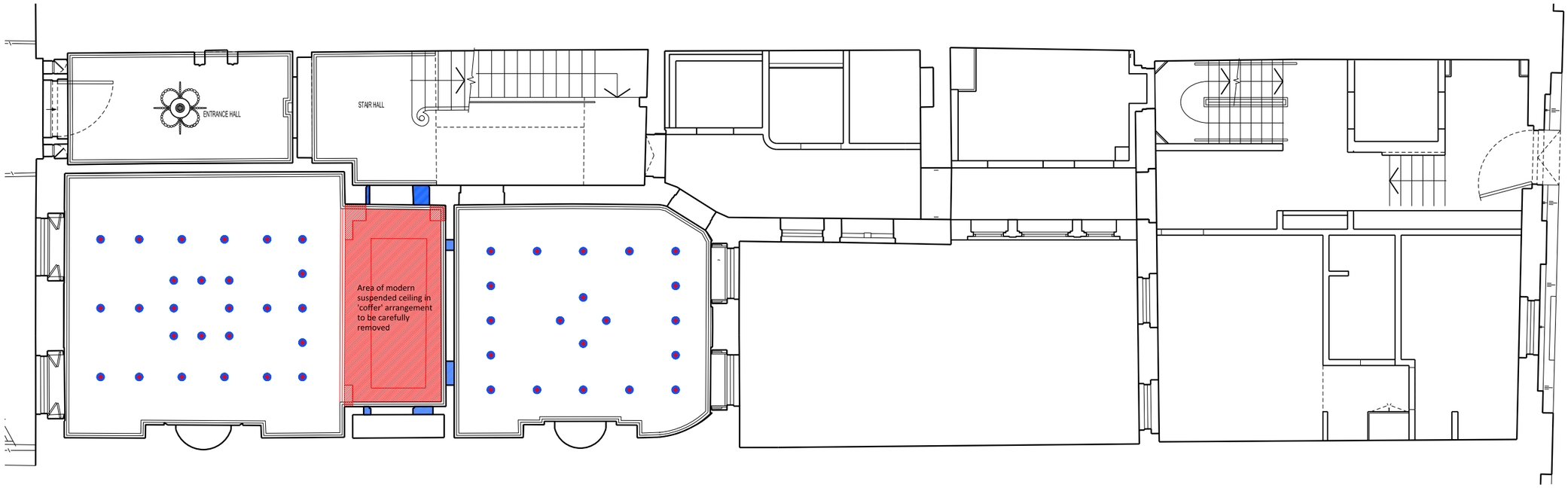
D. Stone indenting

D1. Cut out defective area to neat lines and removing any defective previous repairs. Indent stone with new approved Yorkstone to match adjacent. Pin stone as previously specified.

E. Stone surface repairs

E1. Use natural hydraulic lime repair mortar as Lithomex by Masons mortar or similar approved to reinstate original stone shape. Colour to match stone. Apply repair to sound stone clean of debris.

42 Bedford Square - Method Statement for Stone Cleaning and Repair



PROPOSED REINSTATEMENT OF LATH AND PLASTER CEILINGS

GENERALLY
A complete damage assessment and work proposal will be made by a Specialist and approved by the Architect.

All recessed light fittings (highlighted in red) to be carefully removed.

A. RECORD CASTINGS OF HISTORIC DECORATIVE PLASTERWORK (Cornice to front room where the removal of modern ceiling is required)
Make castings before commencement of repair work, to enable accurate reproductions to be made. Make sure casting is done for historic decorative plasterwork which may be vulnerable to damage or loss during repair work.

Mark clearly to identify original location.

B. TIMBER LATHS AND PLASTER REINSTATEMENT
Carefully remove a minimum of 50mm of plaster around the light hole and expose laths. Step back adjacent layers of plaster.

Repair damaged laths with new pieces to match exisiting. Screw new pieces using brass or stainless steel screws and washers.

Repair plaster in the area affected with 2-coat plaster work to match the existing, using lime plasters comprising Haired Coarse Stuff for the thick base coat and Fine Stuff for the finish coat. Finish flush with existing.

Base coat to comprise 1 part mature lime putty : 2.5 parts well graded sand : 3kg/m3 of coarse stuff

Finishing coat to comprise 1 part mature lime putty : 1 part fine sand

C. REPRODUCTION OF AFFECTED PLASTER MOULDINGS, IF NEEDED
Prepare moulds from original plaster face. Reproduce profiles and details accurately. Use Gypsum plaster (Plaster of Paris) as a casting material to match the existing decorative plaster ceiling to library on First Floor.Use inserts as necessary to give strength and rigidity to the mouldings and provide secure fixings on solid bed of gypsum adhesive. Additional fixing as required by Specialist. Finish smoothly to correct profile and with flush joints.

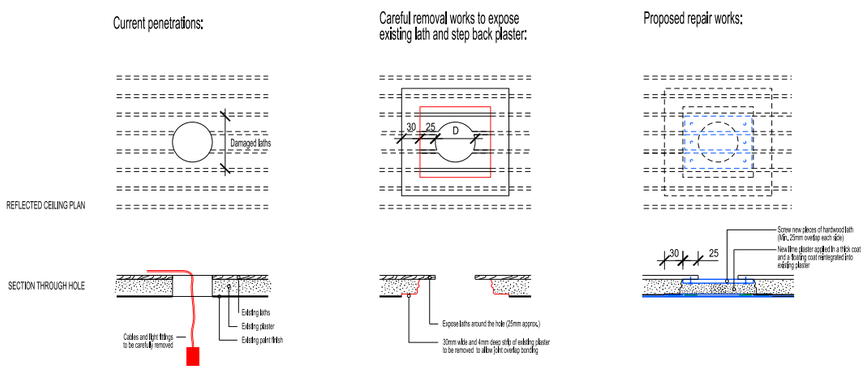
D. JOINT REPAIR
All-purpose drywall joint compound before decoration, to any fissure between existing and repaired plaster.

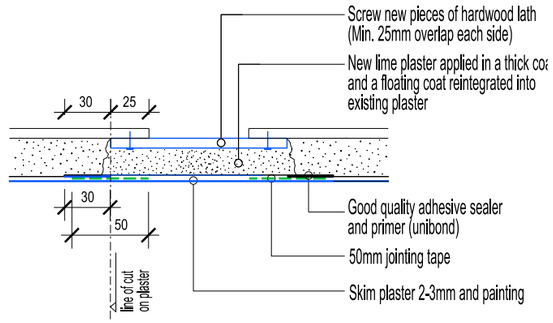
E. DECORATION
Use an Alkali-resistant primer and a latex or oil-based paint for final coat as specified by Interior Designer's.

✦ Careful removal of recessed fittings

● Reinstatement Work

PROPOSED METHOD FOR CEILING PENETRATION REPAIR





REINSTATEMENT DETAIL
1:2

AS PROPOSED

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
	LBC APPLICATION	MN	MB	07.09.2017

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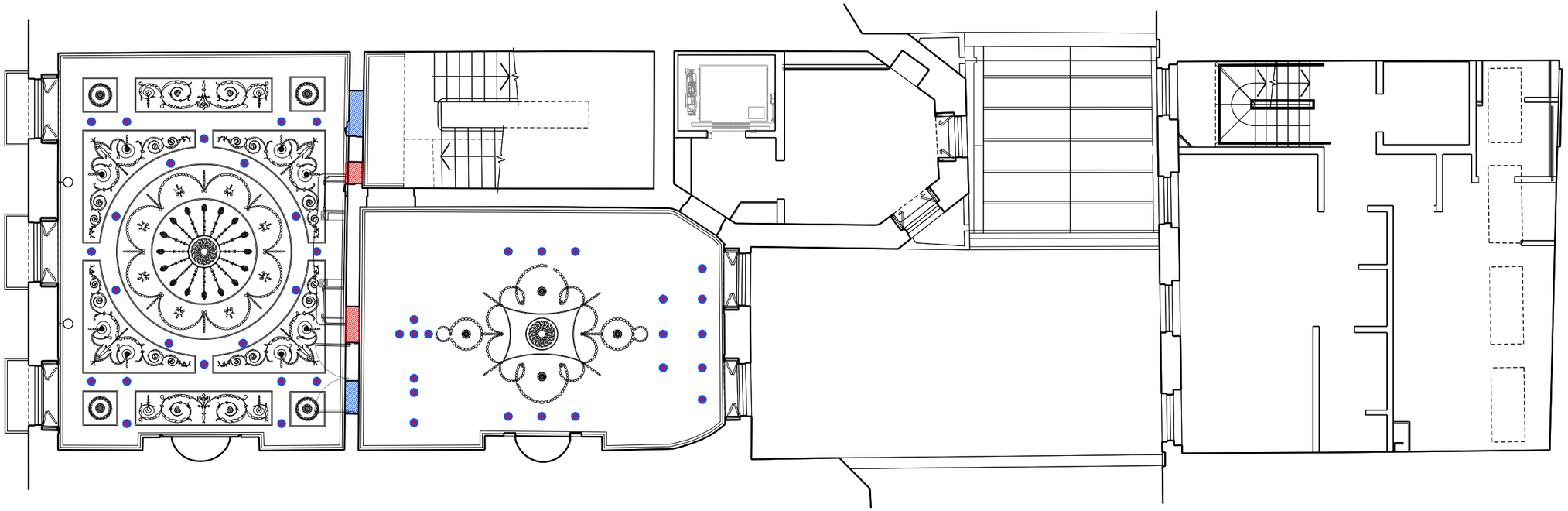
GROUND FLOOR
REINSTATEMENT WORK

PROJECT TITLE: 42 BEDFORD SQUARE
PROJECT NUMBER: P2005698
DRAWING TITLE: PROPOSED REPAIRS TO PLASTERWORK
REFLECTED CEILING PLAN
GROUND FLOOR
SCALE @ A1: 1:50
DATE: 09.2017
DRAWING No.: LB04_(35)AP130
REVISION:



PROPOSED REINSTATEMENT OF LATH AND PLASTER CEILINGS

GENERALLY
A complete damage assessment and work proposal will be made by a Specialist and approved by the Architect.

All recessed light fittings (highlighted in red) to be carefully removed.

A. RECORD CASTINGS OF HISTORIC DECORATIVE PLASTERWORK (Cornice to front room where the removal of modern ceiling is required)
Make castings before commencement of repair work, to enable accurate reproductions to be made. Make sure casting is done for historic decorative plasterwork which may be vulnerable to damage or loss during repair work.

Mark clearly to identify original location.

B. TIMBER LATHS AND PLASTER REINSTATEMENT
Carefully remove a minimum of 50mm of plaster around the light hole and expose laths. Step back adjacent layers of plaster.

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C. REPRODUCTION OF AFFECTED PLASTER MOULDINGS, IF NEEDED
Prepare moulds from original plaster face. Reproduce profiles and details accurately. Use Gypsum plaster (Plaster of Paris) as a casting material to match the existing decorative plaster ceiling to library on First Floor.Use inserts as necessary to give strength and rigidity to the mouldings and provide secure fixings on solid bed of gypsum adhesive. Additional fixing as required by Specialist. Finish smoothly to correct profile and with flush joints.

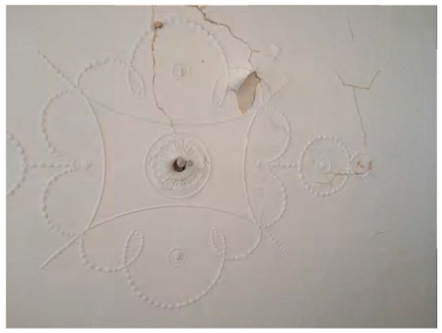
D. JOINT REPAIR
All-purpose drywall joint compound before decoration, to any fissure between existing and repaired plaster.

E. DECORATION
Use an Alkali-resistant primer and a latex or oil-based paint for final coat as specified by Interior Designer's.

✦ Careful removal of recessed fittings

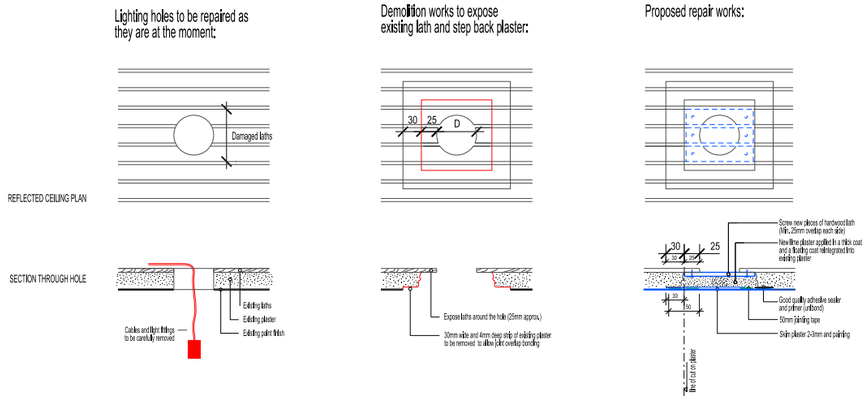
● Reinstatement Work

Decorative plaster ceiling to Front Reception Room to be reinstated



Decorative plaster ceiling to first floor rear room to be reinstated

PROPOSED METHOD FOR CEILING PENETRATION REPAIR



AS PROPOSED

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
A	TENDER ADDENDUM	MN	MB	07.09.2017

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FIRST FLOOR
REINSTATEMENT WORK

PROJECT TITLE: 42 BEDFORD SQUARE
PROJECT NUMBER: P2005698
DRAWING TITLE: PROPOSED REPAIRS TO PLASTERWORK
REFLECTED CEILING PLAN
FIRST FLOOR
SCALE @ A1: 1:50
DATE: 09.2017
DRAWING No.: LB07_(35)AP131
REVISION: -

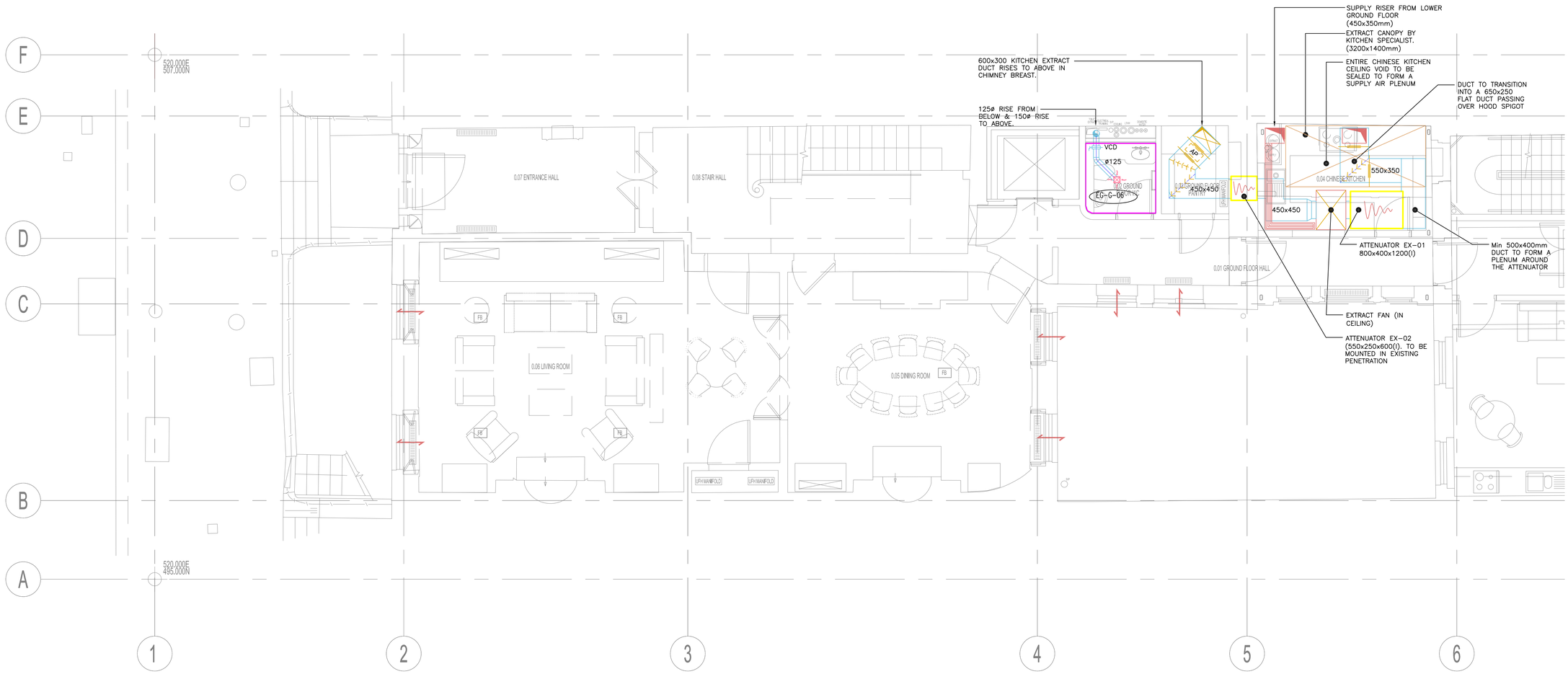
Dec 2017

j

Building Services Overlay Drawings

j

Dec 2017



Index	Description	Drawn & Chk by	Rev'd by	Date
08	AMENDED TO BDP COMMENTS	JW	NH	12/17
07	AMENDED TO BDP COMMENTS	IDO	NH	12/17
06	MEWS OMITTED	IDO	NH	11/17
05	ARCHITECT XREF UPDATED	GC	IDO	11/17

Revisions

CAD ORIGINAL - NOT TO BE MODIFIED BY HAND

General Notes:

- The drawing does not necessarily show all the information needed to interpret the design intent or the construction details.
- The drawing contains information from more than one source and must be read in conjunction with all relevant specifications.
- Any apparent drafting errors and differences between other drawings and specifications shall be brought to our attention.

Project Notes:

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.

CDM Pre-Construction Information

The following information is provided in accordance with Regulation 9 of the CDM Regulations 2015:

NO SIGNIFICANT RISK ARE IDENTIFIED WITH REGARDS TO THESE WORKS

Project Title

42 BEDFORD SQUARE
LONDON

Drawing Title

GROUND FLOOR
VENTILATION SERVICES LAYOUT

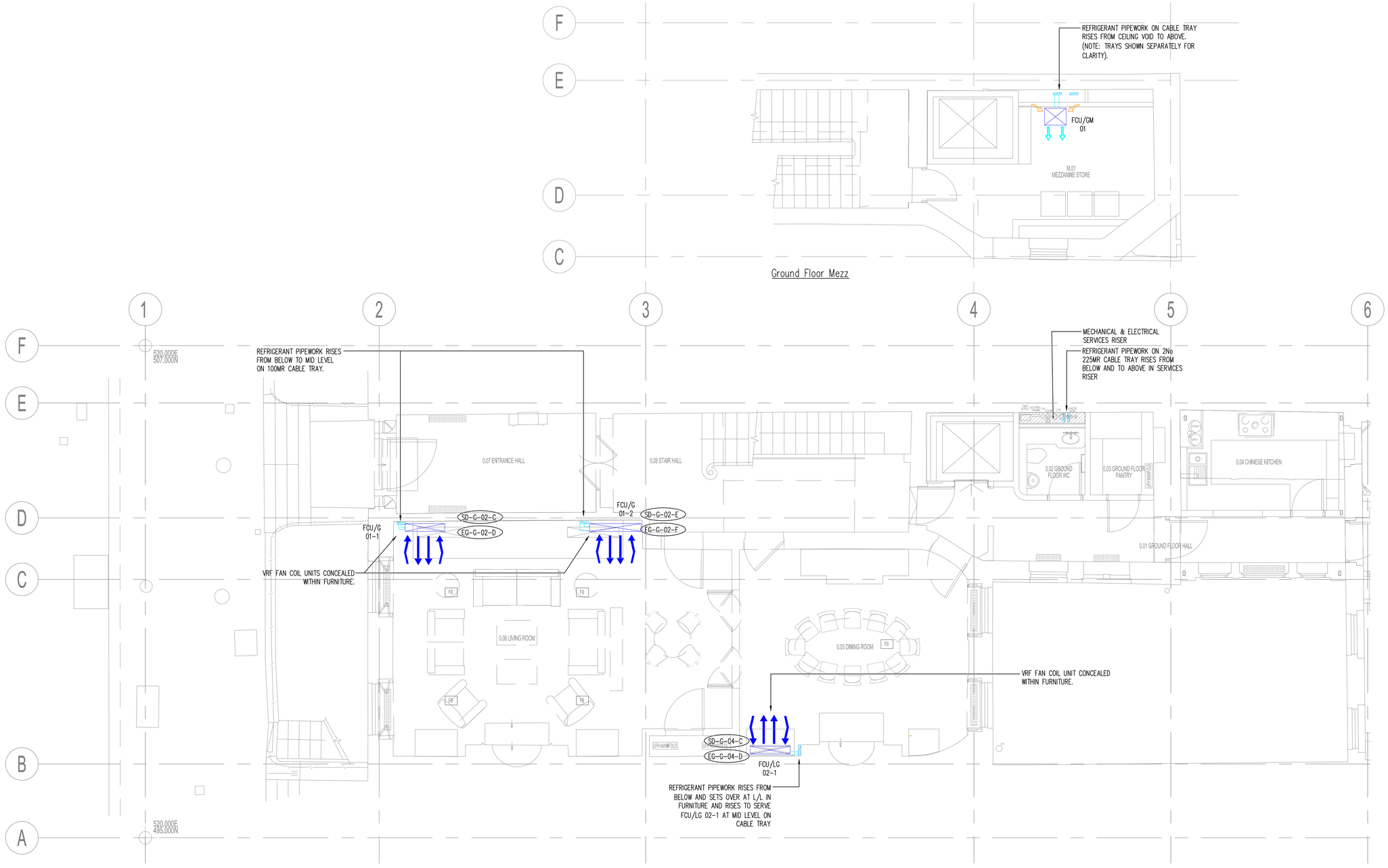
www.hoarelea.com

HOARE LEA

PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	**Date**	**Scale @ A1**
0209223	22/11/2017	1:50@ A1

DRAWING NUMBER	Revision
HL-BBS-BSQ-ME-000-102	08



Index	Description	Drawn & Chk by	Rev'd by	Date
10	AMENDED TO BDP COMMENTS	JW	NH	12/17
09	AMENDED LEGEND	IDO	NH	12/17
08	AMENDED TO BDP COMMENTS	IDO	NH	12/17
07	DETAIL A UPDATED & MEWS OMITTED	IDO	NH	11/17
06	ARCHITECT XREF UPDATED	GC	IDO	11/17

Revisions

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Project Notes:

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE FROM THIS DRAWING.

VERTICAL CONCEALED FAN COIL UNIT WITHIN FURNITURE

SLIMLINE CEILING CONCEALED FAN COIL UNIT

REFRIGERANT PIPEWORK IN CEILING JOIST ZONE

REFRIGERANT PIPEWORK IN FLOOR JOIST ZONE

CDM Pre-Construction Information

The following information is provided in accordance with Regulation 9 of the CDM Regulations 2015:

NO SIGNIFICANT RISK ARE IDENTIFIED WITH REGARDS TO THESE WORKS

Project Title

42 BEDFORD SQUARE
LONDON

Drawing Title

GROUND FLOOR
VRF COMFORT COOLING SERVICES
LAYOUT

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HOARE LEA

PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209223	22/11/2017	1:50@ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-000-112		10