

### General Notes:

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- 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.

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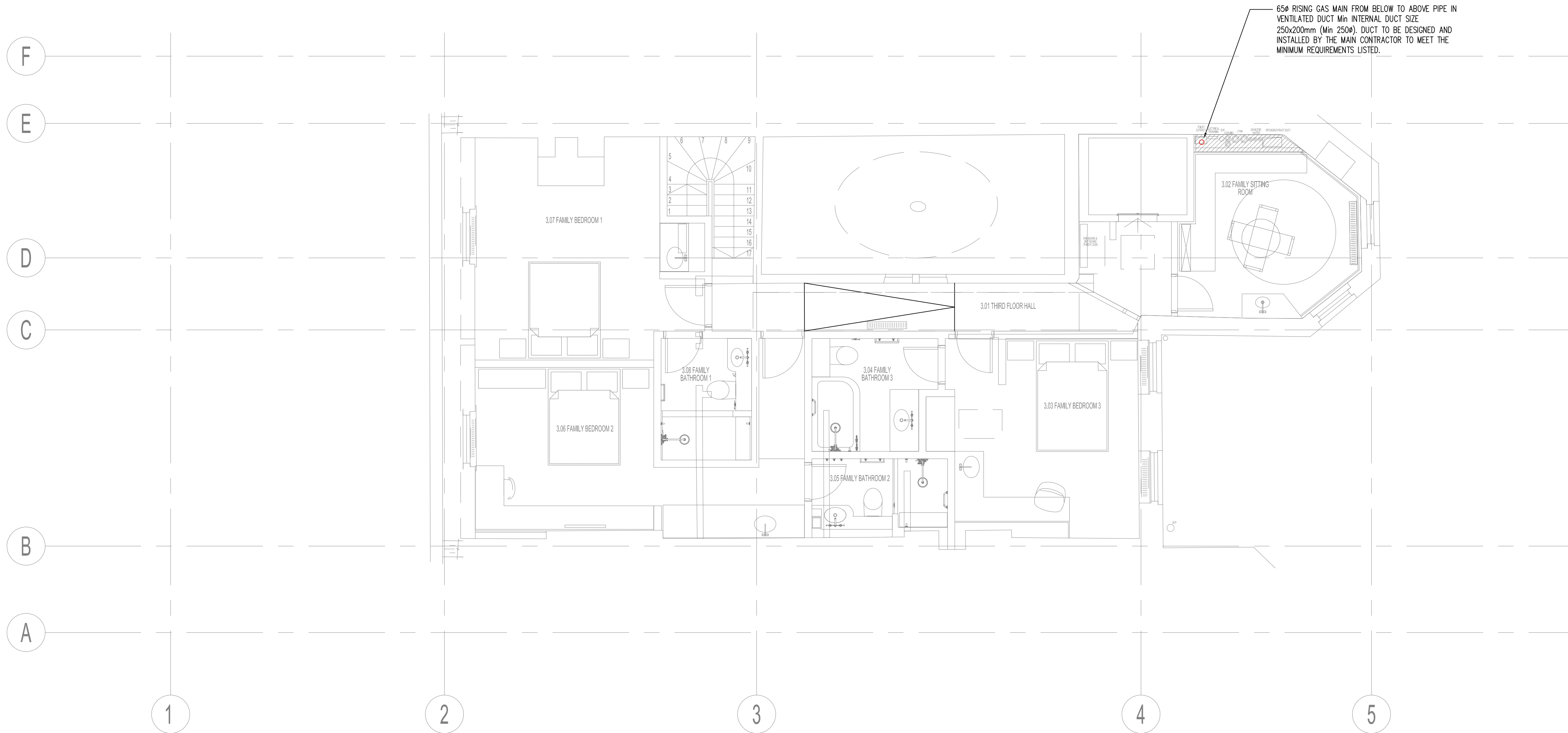
### Project Notes:

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE FROM THIS DRAWING.
3. ALL PIPE ROUTES IN WALL FABRIC/PROTECTION TO BE CO-ORDINATED & FINALISED VIA WORKSHOPS WITH THE INSTALLATION TEAM & THE MAIN CONTRACTOR.

Project Title

42 BEDFORD SQUARE  
LONDON

		
<a href="http://www.hoarelea.com">www.hoarelea.com</a>		
<h2>PLANNING - FOR APPROVAL</h2>		
Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50 @ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-300-135		10



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- CONSTRUCTION OF VENT DUCT BY OTHERS. ALL DIMENSIONS ARE TO BE FORMED TO CLEAR INTERNAL CONSTRUCTION

## LEGEND:

- BURIED PIPE WORK WITHIN NEW FLOOR
- LOW LEVEL PIPEWORK
- HIGH LEVEL PIPEWORK
- GAS PIPEWORK
- VENT PIPEWORK/DUCTWORK
- GAS MAIN WITHIN VENTILATED DUCT SLEEVE
- GAS APPLIANCE
- NONE GAS APPLIANCE

## 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

THIRD FLOOR  
GAS SERVICES LAYOUT

www.hoarelea.com



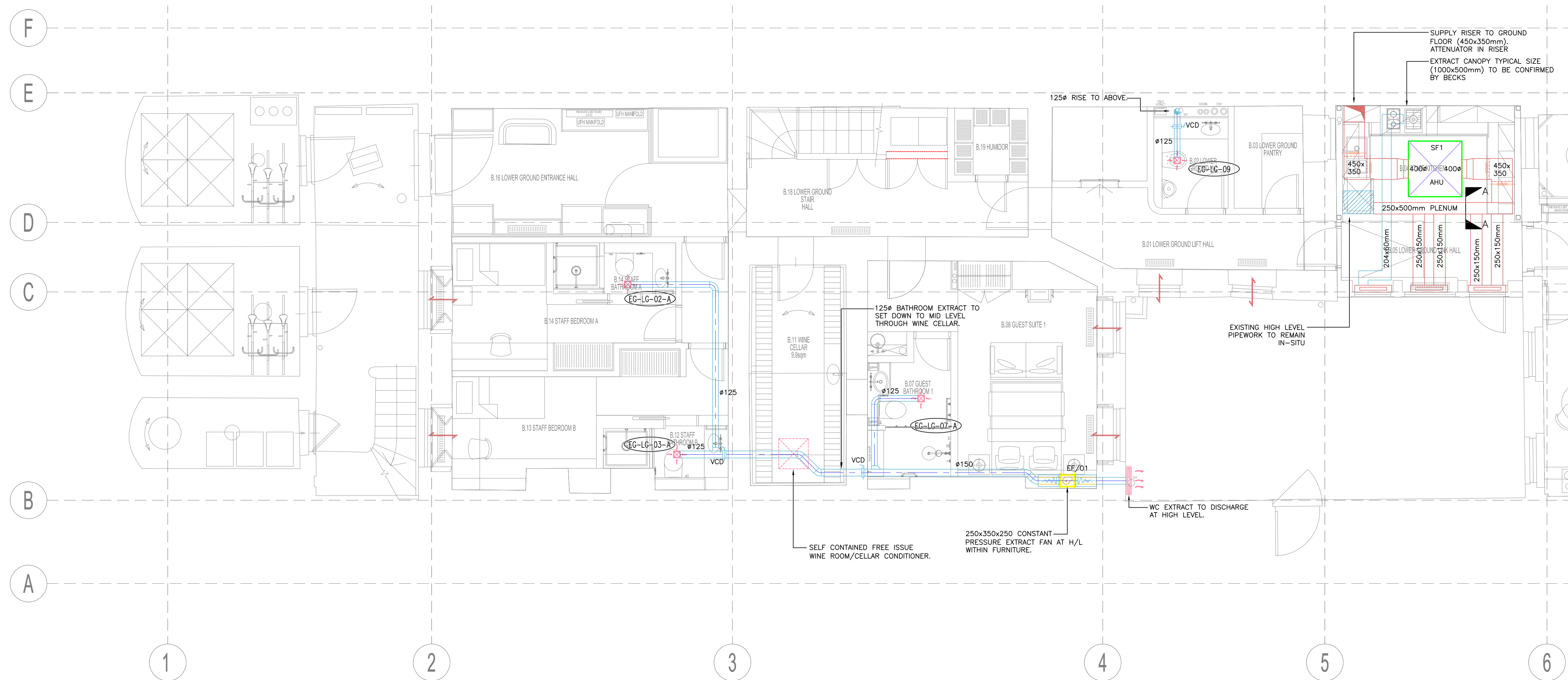
## PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50 @ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-300-155		08

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

## Revisions

CAD ORIGINAL - NOT TO BE MODIFIED BY HAND



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## Project Title

42 BEDFORD SQUARE  
LONDON

## Drawing Title

LOWER GROUND FLOOR  
VENTILATION SERVICES LAYOUT

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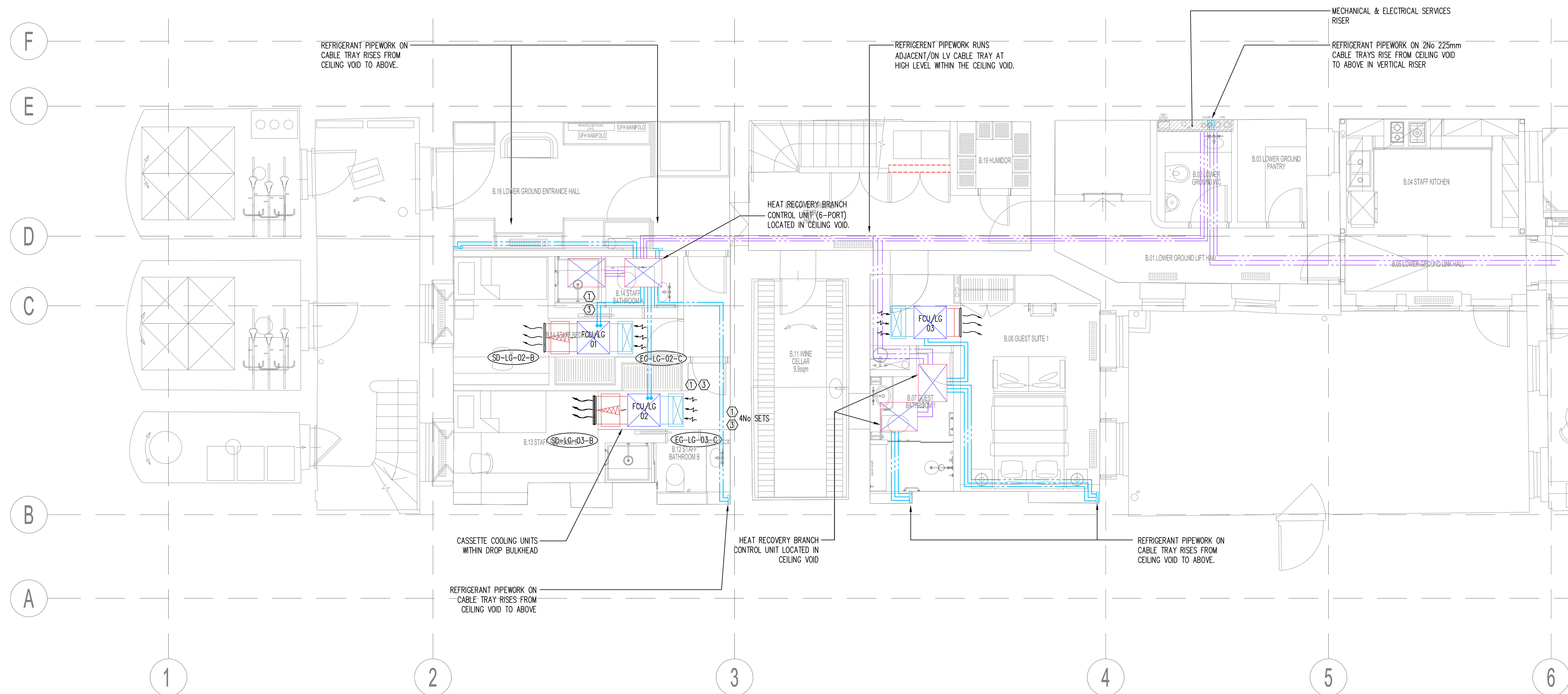
## PLANNING - FOR COMMENT

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50 @ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-B00-101		08

Index	Description	Drawn & Ck'd by	Rev'd by	Date
08	XREF UPDATED	IDO	NH	12/17
07	AMENDED TO BDP COMMENTS	IDO	NH	12/17
06	WINE CELLER DUCT REMOVED & MEWS OMITTED	IDO	NH	11/17
05	ARCHITECT XREF UPDATED	GC	IDO	11/17
Revisions				
CAD ORIGINAL - NOT TO BE MODIFIED BY HAND				



Pipe Sizing Legend	
Index	Connecting Pipes (mm(inch))
1	6.35 (¼)
2	9.52 (⅜)
3	12.7 (½)
4	15.88 (⅝)
5	19.05 (¾)
6	22.2 (⅞)
7	25.4 (1)
8	28.58 (1 ¼)
9	31.8 (1 ½)
10	34.9 (1 ⅝)
11	38.1 (1 ¾)
12	41.3 (1 ⅞)
13	44.5 (2)
14	50.8 (2 ¼)
15	53.98 (2 ⅜)



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BULKHEAD FAN COIL

SLIMLINE CEILING CONCEALED FAN COIL UNIT

REFRIGERANT PIPEWORK IN CEILING JOIST ZONE

REFRIGERANT PIPEWORK IN FLOOR JOIST ZONE

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## Project Title

42 BEDFORD SQUARE  
LONDON

## Drawing Title

LOWER GROUND FLOOR  
VRF COMFORT COOLING SERVICES  
LAYOUT

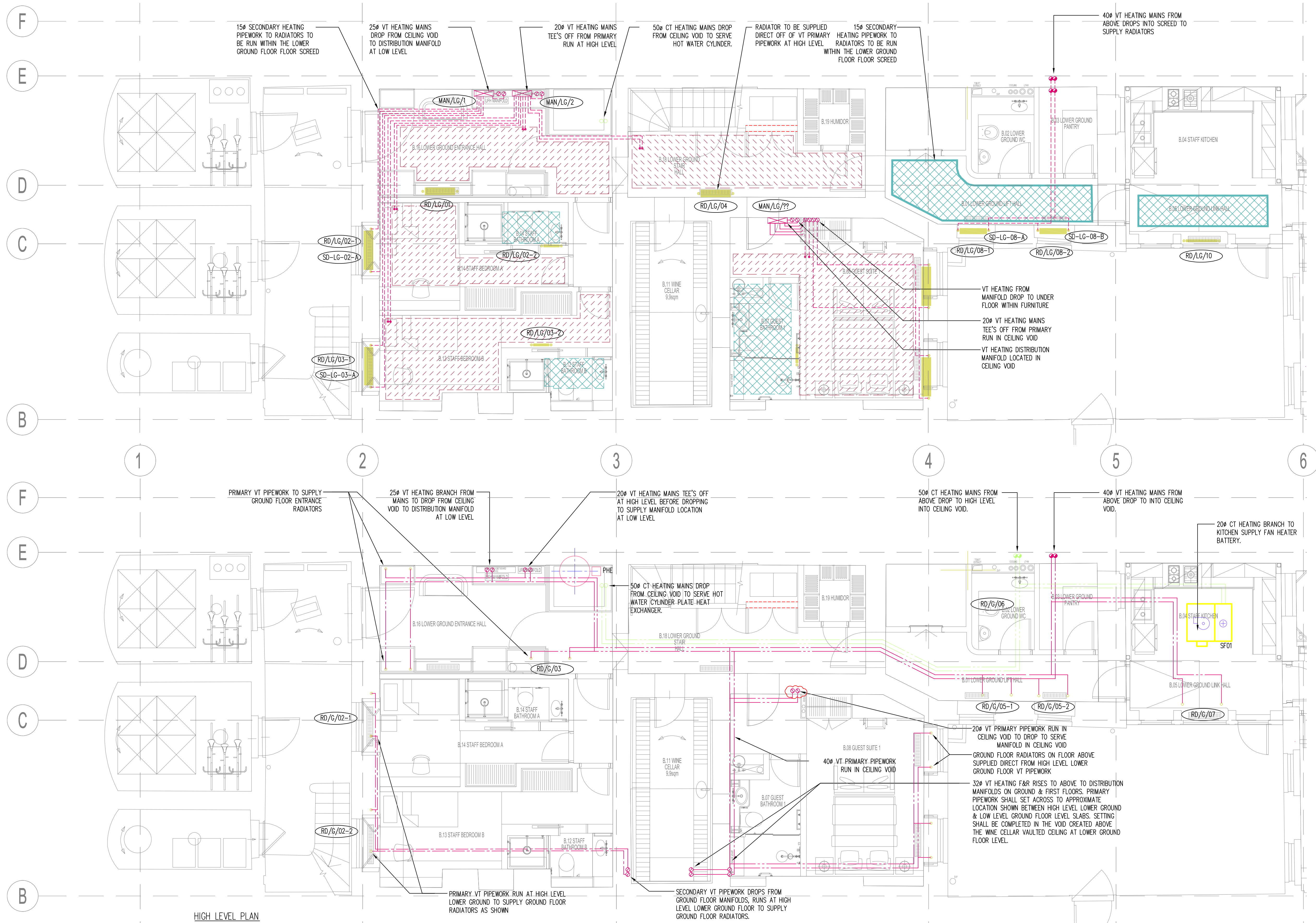
[www.hoarelea.com](http://www.hoarelea.com)

## PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50@ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-B00-111		09

Index	Description	Drawn & Ck'd by	Rev'd by	Date
09	XREF AND PIPEWORK UPDATED	IDO	NH	12/17
08	AMENDED TO BDP COMMENT	IDO	NH	12/17
07	DETAIL A REVISED, FCU/LG03 AND BC BOXES REPOSITIONED, MEWS OMITTED	IDO	NH	11/17
06	ARCHITECT XREF UPDATED	GC	IDO	11/17
Revisions				
CAD ORIGINAL - NOT TO BE MODIFIED BY HAND				





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## LEGEND

## CDM Pre-Construction Information

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## Project Title

42 BEDFORD SQUARE  
LONDON

## Drawing Title

LOWER GROUND FLOOR  
LTHW SPACE HEATING SERVICES  
LAYOUT

[www.hoarelea.com](http://www.hoarelea.com)

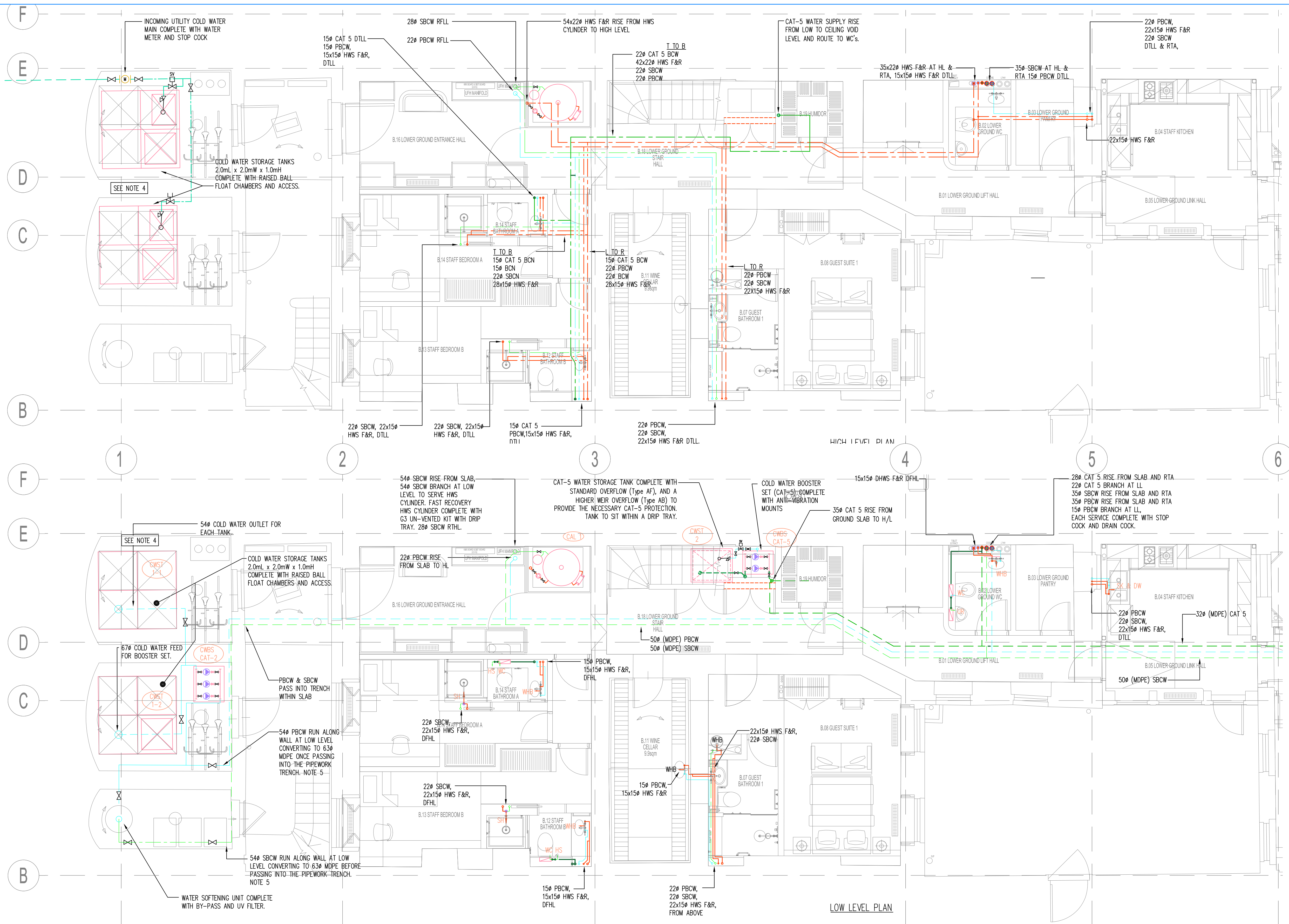


## PLANNING- FOR COMMENT

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50@ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-B00-121		10

Index	Description	Drawn & Ck'd by	Rev'd by	Date
10	XREF AND UFH UPDATED	IDO	NH	12/17
09	AMENDED TO BDP COMMENTS	IDO	NH	12/17
08	HEATING LAYOUT UPDATED & MEWS OMITTED	GC	IDO	11/17
07	ARCHITECT XREF UPDATED	GC	IDO	11/17
Revisions				
CAD ORIGINAL - NOT TO BE MODIFIED BY HAND				





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## Project Notes:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE FROM THIS DRAWING.
- 540 COPPER PIPEWORK RUN ON THE SURFACE IS THE EQUIVALENT TO 630 MDPE RUN IN THE GROUND.

PBWS POTABLE BOOSTED COLD WATER SERVICE  
SBCW SOFTENED BOOSTED COLD WATER SERVICE  
HWS HOT WATER SERVICE  
MWS MAINS WATER SERVICE  
CAT-5 CATEGORY 5 WATER SERVICE (CAT-5)  
BD BIDET  
DW DISWASHER  
HS HAND SPRAY  
SH SHOWER  
SK SINK  
WC WATER CLOSET  
WHB WASH HAND BASIN  
WM WASHING MACHINE

HL HIGH LEVEL  
LL LOW LEVEL  
D FA DROP FROM ABOVE  
R FB RISE FROM BELOW  
R TA RISE TO ABOVE  
D TB DROP TO BELOW  
R TL RISE TO LEVEL  
DFHL DROP FROM HIGH LEVEL  
RFL RISE FROM LOW LEVEL  
DTLL DROP TO LOW LEVEL  
Ø DIAMETER

POTABLE BOOSTED COLD WATER (PBCW)  
SOFTENED BOOSTED COLD WATER (SBCW)  
HOT WATER SERVICE (HWS)  
CATEGORY 5 WATER SERVICE (CAT 5)  
PIPEWORK AT HIGH LEVEL  
PIPEWORK AT LOW LEVEL  
PIPEWORK IN FLOOR VOID

## CDM Pre-Construction Information

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## Project Title

42 BEDFORD SQUARE  
LONDON

## Drawing Title

LOWER GROUND FLOOR  
DOMESTIC WATER SERVICES LAYOUT

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## PLANNING - FOR APPROVAL

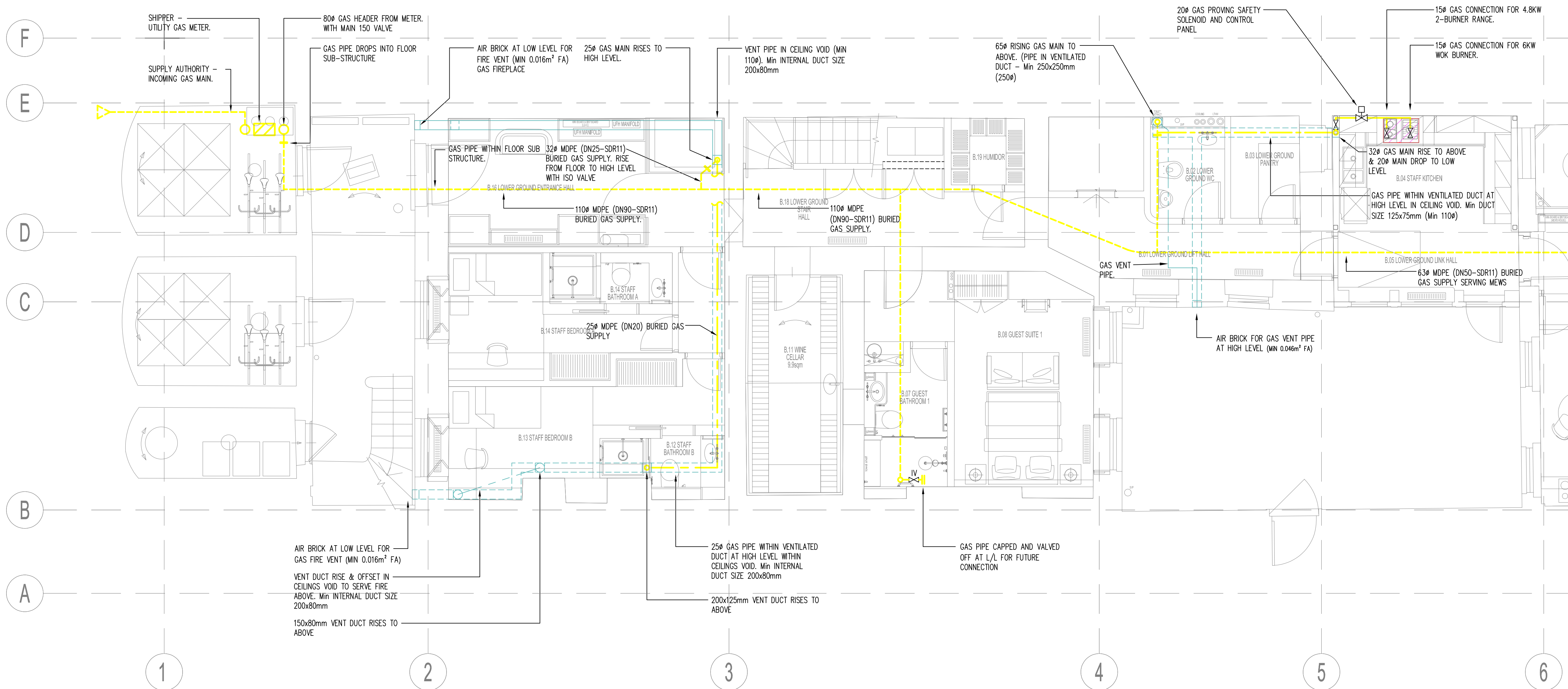
Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50 @ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-800-131		08

Index	Description	Drawn & Cht by	Rev'd by	Date
08	XREF UPDATED	IDO	NH	12/17
07	AMENDED TO BDP COMMENTS	IDO	NH	12/17
06	SINK OUTLET ADDED & MEWS OMIT	IDO	NH	11/17
05	ARCHITECT XREF UPDATED	GC	IDO	11/17

## Revisions

CAD ORIGINAL - NOT TO BE MODIFIED BY HAND





09	XREF UPDATED	IDO	NH	12/17
08	AMENDED TO BDP COMMENTS	IDO	NH	12/17
07	ARCHITECT XREF UPDATED	GC	IDO	11/17
Index	Description	Drawn & CHK by	Rev'd by	Date
<b>Revisions</b>				
CAD ORIGINAL - NOT TO BE MODIFIED BY HAND				

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THIS DRAWING TO BE READ IN CONJUNCTION WITH CO-ORDINATED SERVICES DRAWINGS:-

BBS-BSQ-CO-B00-198  
BBS-BSQ-CO-B00-198A SHT 1 OF 2  
BBS-BSQ-CO-B00-198A SHT 2 OF 2

ARCHITECTURAL LAYOUT  
BI-BSQ-ARC-B00-002-Rev 0

## Project Notes:

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
  2. DO NOT SCALE FROM THIS DRAWING.
  3. TO BE INSTALLED IN ACCORDANCE WITH TECHNICAL SUBMITTAL:
- TSM0017 GAS PIPEWORK

## CDM Pre-Construction Information

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Project Title

42 BEDFORD SQUARE  
LONDON

Drawing Title

## LOWER GROUND FLOOR GAS SERVICES LAYOUT

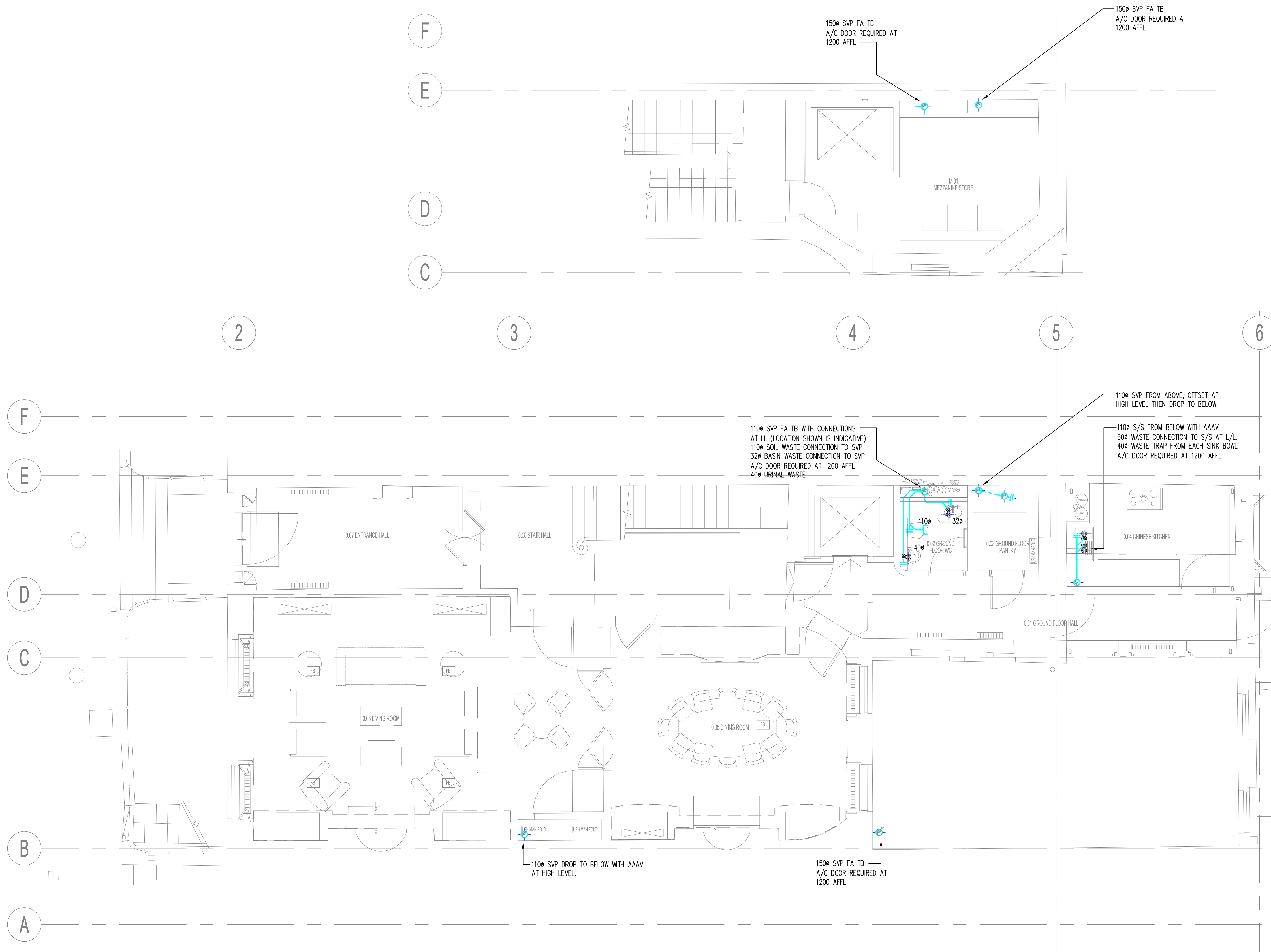
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PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50@ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-ME-B00-151		09





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## LEGEND:

AC	ACCESS DOOR	HL	HIGH LEVEL
ASP	ANTI-SYPHON PIPE	LL	LOW LEVEL
DW	DISHWASHER	FA	FROM ABOVE
FG	FLOOR GULLY	FB	FROM BELOW
FW	FOUL WATER	TA	TO ABOVE
RE	RODDING EYE	TB	TO BELOW
RW	RAINWATER		
RWO	RAINWATER OUTLET	FFL	FINISHED FLOOR LEVEL
RWP	RAINWATER PIPE	ø	DIAMETER
SF	SOIL FLOAT		
SK	SINK		
SP	SOIL PIPE		
S/S	STUB STACK		
SVP	SOIL VENT PIPE		
VP	VENT PIPE		
WC	WATER CLOSET		
WHB	WASH HAND BASIN		
WP	WASTE PIPE		
WM	WASHING MACHINE		

## CDM Pre-Construction Information

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## Project Title

42 BEDFORD SQUARE  
LONDON

## Drawing Title

GROUND FLOOR  
ABOVE GROUND DRAINAGE LAYOUT

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## PLANNING - FOR APPROVAL

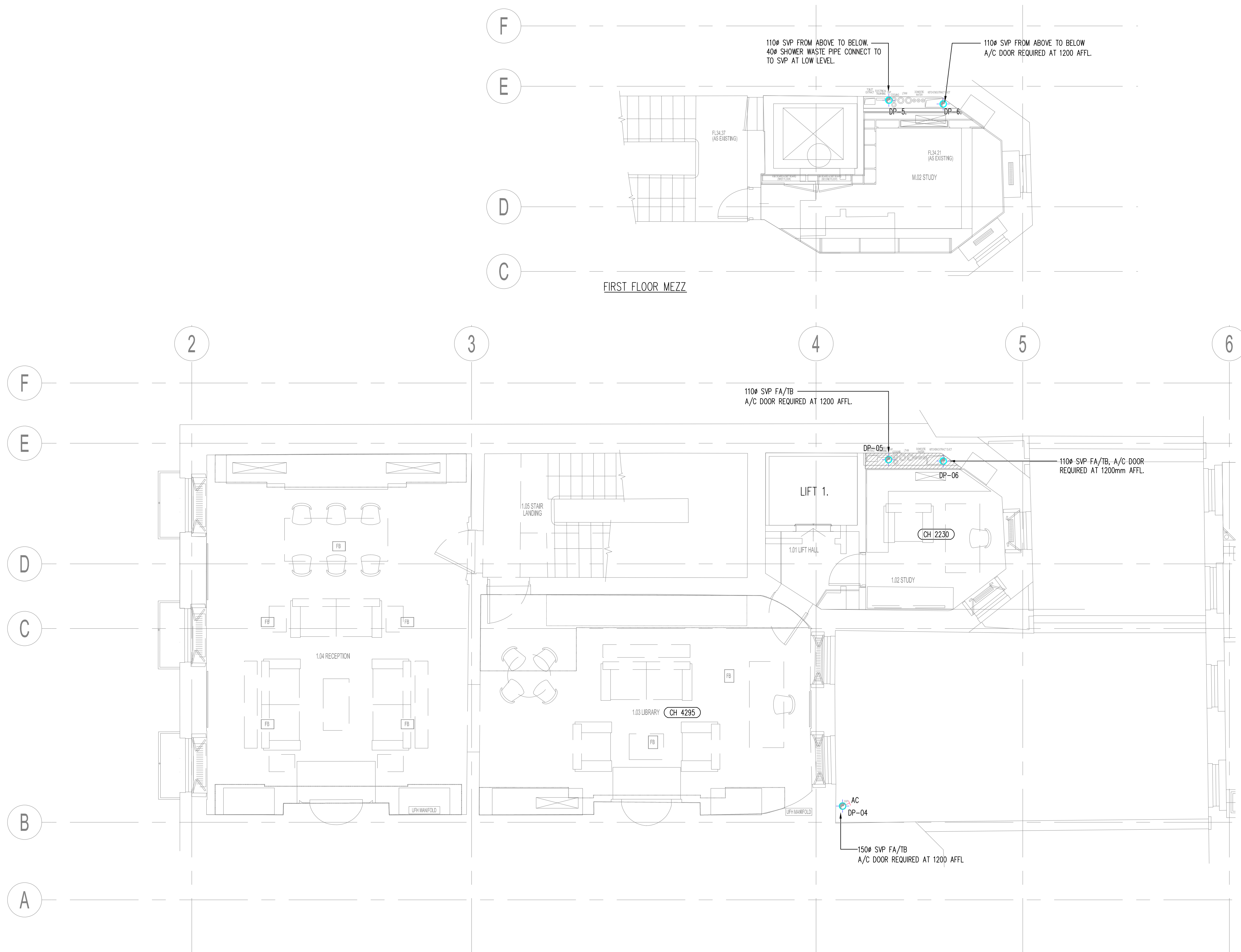
Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50@ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-PH-000-182		08

08	XREF UPDATED	IDO	NH	12/17
07	AMENDED TO BDP COMMENTS	IDO	NH	12/17
06	PIPEWORK REMOVED & MEWS OMIT	GC	IDO	11/17
05	ARCHITECT XREF UPDATED	GC	IDO	11/17

Index	Description	Drawn & Ck'd by	Rev'd by	Date
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## Revisions

CAD ORIGINAL - NOT TO BE MODIFIED BY HAND



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## SPECIFIC NOTES:

ALL WASTE LINE I/L ARE TO CENTRE LINE OF PIPE

---	HIGH LEVEL IN CEILING VOID
---	HIGH LEVEL
---	LOW LEVEL
---	IN FLOOR VOID

## LEGEND:

AC	ACCESS DOOR	HL	HIGH LEVEL
ASP	ANTI-SYPHON PIPE	LL	LOW LEVEL
DW	DISHWASHER	FA	FROM ABOVE
FG	FLOOR GULLY	FB	FROM BELOW
FW	FOUL WATER	TA	TO ABOVE
RE	RODDING EYE	TB	TO BELOW
CE	SCREWED CAPPED END		
RW	RAINWATER	FFL	FINISHED FLOOR LEVEL
RWO	RAINWATER OUTLET	Ø	DIAMETER
RWP	RAINWATER PIPE		
SF	SOIL FLOAT		
SK	SINK		
SP	SOIL PIPE		
S/S	STUB STACK		
SVP	SOIL VENT PIPE		
VP	VENT PIPE		
WC	WATER CLOSET		
WHB	WASH HAND BASIN		
WP	WASTE PIPE		
WM	WASHING MACHINE		

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## Project Title

42 BEDFORD SQUARE  
LONDON

## Drawing Title

FIRST FLOOR  
ABOVE GROUND DRAINAGE LAYOUT

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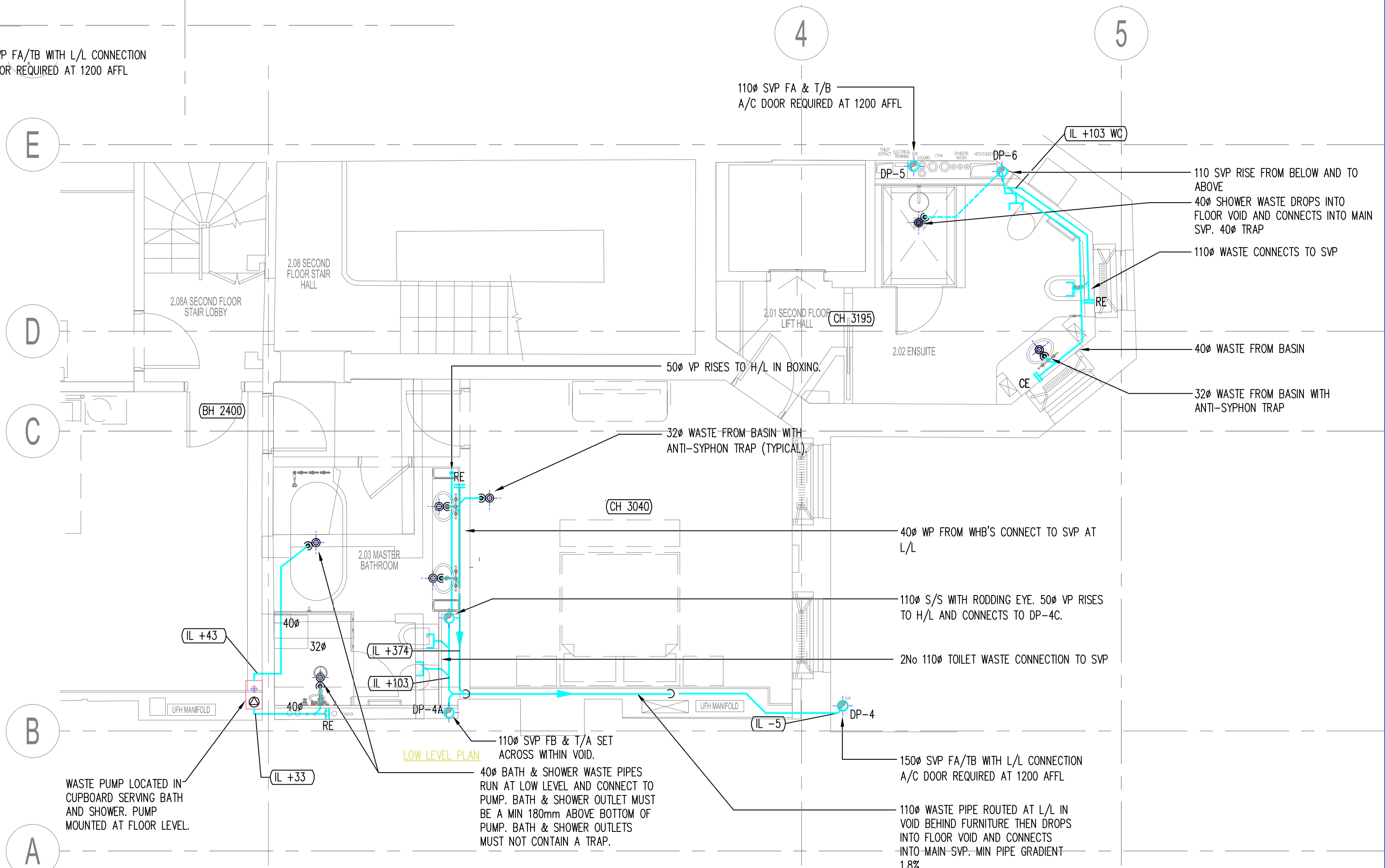


## PLANNING - FOR COMMENT

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50 @ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-PH-100-183		10

Index	Description	Drawn & Ck'd by	Rev'd by	Date
10	XREF UPDATED	IDO	NH	12/17
09	AMENDED TO BDP COMMENTS	IDO	NH	12/17
08	PIPEWORK REMOVED AND MEWS OMITTED	IDO	NH	11/17
07	ARCHITECT XREF UPDATED	GC	IDO	11/17
Revisions				
CAD ORIGINAL - NOT TO BE MODIFIED BY HAND				





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**SPECIFIC NOTES**

ALL WASTE PIPE INVERT LEVELS (IL) ARE TO CENTRE  
LINE OF PIPE

LEGEND

AC	ACCESS DOOR
ASP	ANTI-SYPHON PIPE
DW	DISHWASHER
FG	FLOOR GULLY
FW	FOUL WATER
RE	RODDING EYE
CE	SCREWED CAPPED END
RW	RAINWATER
RWO	RAINWATER OUTLET
RWP	RAINWATER PIPE
SF	SOIL FLOAT
SK	SINK
SP	SOIL PIPE
S/S	STUB STACK

HL	HIGH LEVEL
LL	LOW LEVEL
FA	FROM ABOVE
FB	FROM BELOW
TA	TO ABOVE
TB	TO BELOW
FFL	FINISHED FLOOR LEVEL
Ø	DIAMETER

\_\_\_\_\_ HIGH LEVEL IN CEILING VOID

\_\_\_\_\_ HIGH LEVEL

LOW LEVEL

\_\_\_\_\_ IN FLOOR VOID

CDM Pre-Construction Information

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Project Title

42 BEDFORD SQUARE  
LONDON

Drawing Title

SECOND FLOOR  
ABOVE GROUND DRAINAGE LAYOUT

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HOARE  
LEA

PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50@ A1

DRAWING NUMBER

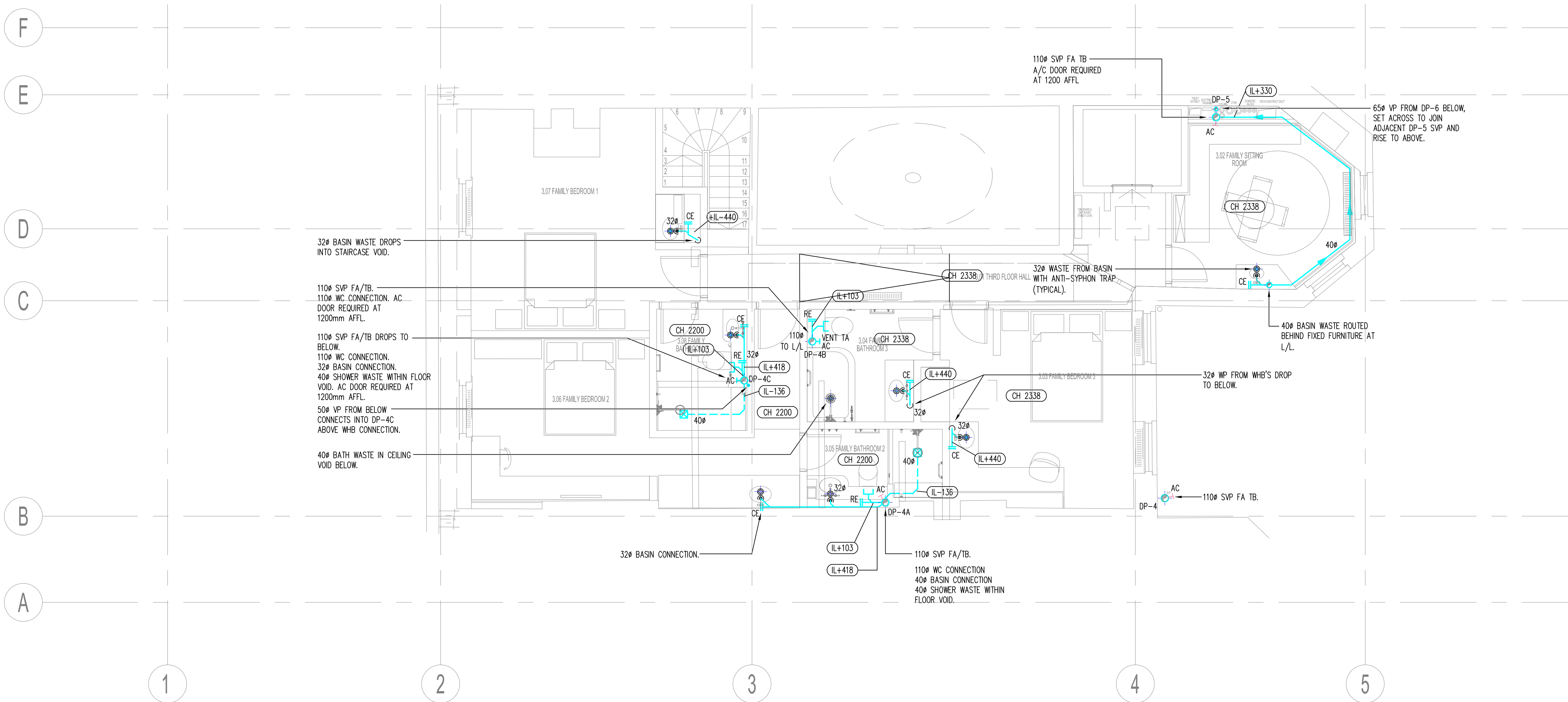
HL-BBS-BSQ-PH-200-184

09



## LEGEND

AC	ACCESS DOOR	HL	HIGH LEVEL
ASP	ANTI-SYPHON PIPE	LL	LOW LEVEL
DW	DISHWASHER	FA	FROM ABOVE
FG	FLOOR GULLY	FB	FROM BELOW
FW	FOUL WATER	TA	TO ABOVE
RE	RODDING EYE	TB	TO BELOW
CE	SCREWED CAPPED END	FFL	FINISHED FLOOR LEVEL
RW	RAINWATER	Ø	DIAMETER
RWO	RAINWATER OUTLET		
RWP	RAINWATER PIPE		
SF	SOIL FLOAT		
SK	SINK		
SP	SOIL PIPE		
S/S	STUB STACK		
SVP	SOIL VENT PIPE		
VP	VENT PIPE		
WC	WATER CLOSET		
WHB	WASH HAND BASIN		
WP	WASTE PIPE		
WM	WASHING MACHINE		



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## SPECIFIC NOTES

ALL WASTE PIPE INVERT LEVELS (IL) ARE TO CENTRE LINE OF PIPE

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## Project Title

42 BEDFORD SQUARE  
LONDON

## Drawing Title

THIRD FLOOR  
ABOVE GROUND DRAINAGE LAYOUT

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## PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50 @ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-PH-300-185		09

09	XREF UPDATED	IDO	NH	12/17
08	AMENDED TO BDP COMMENTS	IDO	NH	12/17
07	MEWS OMITTED	IDO	HL	11/17
06	ARCHITECT XREF UPDATED	GC	IDO	11/17

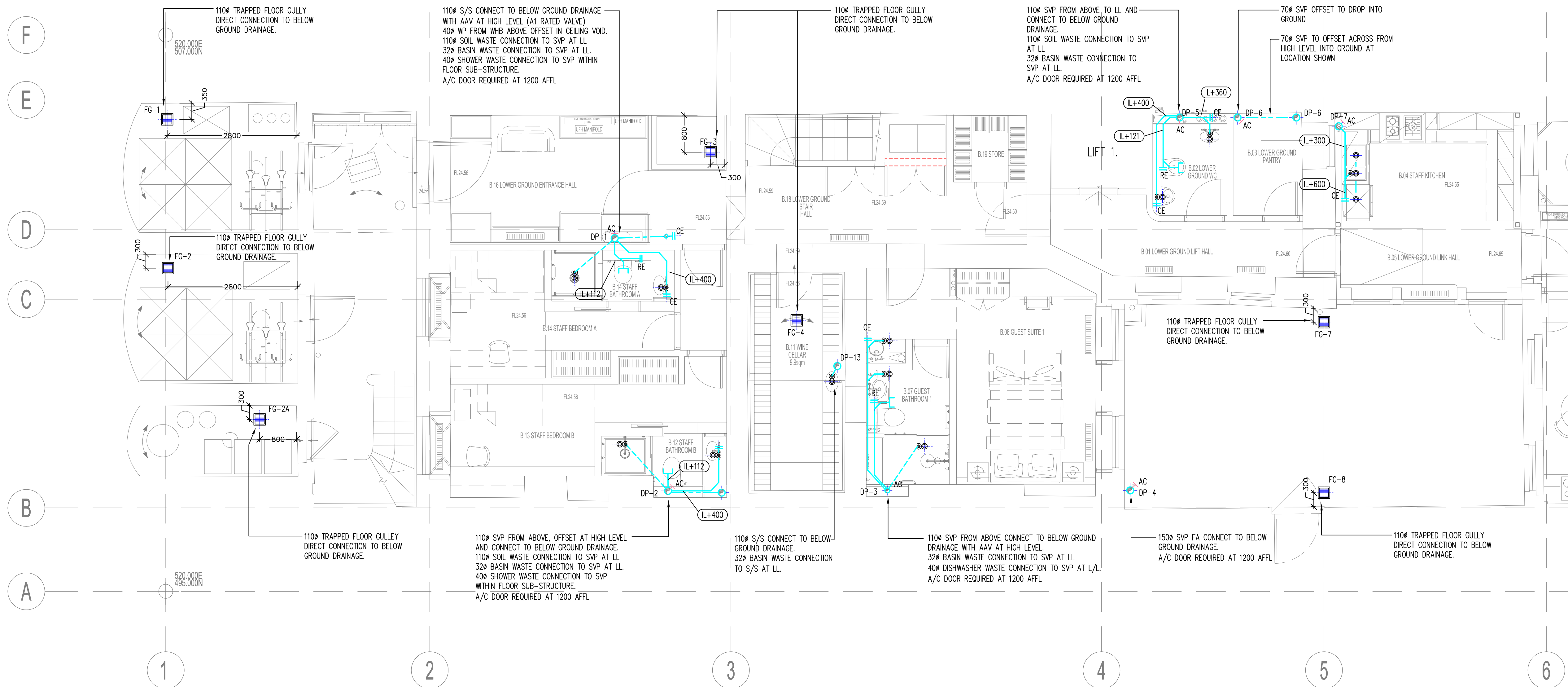
Index	Description	Drawn & Cln by	Rev'd by	Date
Revisions				
CAD ORIGINAL - NOT TO BE MODIFIED BY HAND				

## LEGEND

AC	ACCESS DOOR	HL	HIGH LEVEL
ASP	ANTI-SYPHON PIPE	LL	LOW LEVEL
DW	DISHWASHER	FA	FROM ABOVE
FG	FLOOR GULLY	FB	FROM BELOW
FW	FOUL WATER	TA	TO ABOVE
RE	RODDING EYE	TB	TO BELOW
CE	SCREWED CAPPED END		
RW	RAINWATER	FFL	FINISHED FLOOR LEVEL
RWO	RAINWATER OUTLET	Ø	DIAMETER
RWP	RAINWATER PIPE		
SF	SOIL FLOAT		
SK	SINK		
SP	SOIL PIPE		
S/S	STUB STACK		
SVP	SOIL VENT PIPE		
VP	VENT PIPE		
WC	WATER CLOSET		
WHB	WASH HAND BASIN		
WP	WASTE PIPE		
WM	WASHING MACHINE		

---	HIGH LEVEL IN CEILING VOID
---	HIGH LEVEL
---	LOW LEVEL
---	IN FLOOR VOID



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- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE FROM THIS DRAWING.
- ALL WC AND BIDET CONNECTIONS SUPPLIED WITH AN ADJUSTABLE BEND

## SPECIFIC NOTES

ALL WASTE PIPE INVERT LEVEL (IL) ARE TO CENTRE LINE OF PIPE

## 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

LOWER GROUND FLOOR  
ABOVE GROUND DRAINAGE LAYOUT

www.hoarelea.com



## PLANNING - FOR APPROVAL

Drawn by	Designed by	Reviewed by
GC	IDO	NH
Project No	Date	Scale @ A1
0209233	22/11/2017	1:50@ A1
DRAWING NUMBER		Revision
HL-BBS-BSQ-PH-B00-181		10

10	XREF UPDATED	JW	NH	12/17
09	XREF UPDATED	IDO	NH	12/17
08	AMENDED TO BDP COMMENTS	IDO	NH	12/17
07	GUEST ACCOMMODATION ENSUITE DRAINAGE ADDED, SVP REMOVED, AND MEWS OMITTED	IDO	NH	11/17
06	ARCHITECT XREF UPDATED	GC	IDO	11/17

Index	Description	Drawn & Chk by	Rev'd by	Date
Revisions				
CAD ORIGINAL - NOT TO BE MODIFIED BY HAND				





k Furniture Approach



# BEDFORD SQUARE

FURNITURE DESIGN - INDICATIVE INFORMATION

TO SUPPORT APPLICATION FOR LISTED BUILDING CONSENT



# FURNITURE DESIGN LANGUAGE

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# Interpretation & Inspiration

The proposed furniture references the proportions, heights and datums in the existing room.



Existing dado rail with fluted & beaded panel moulds



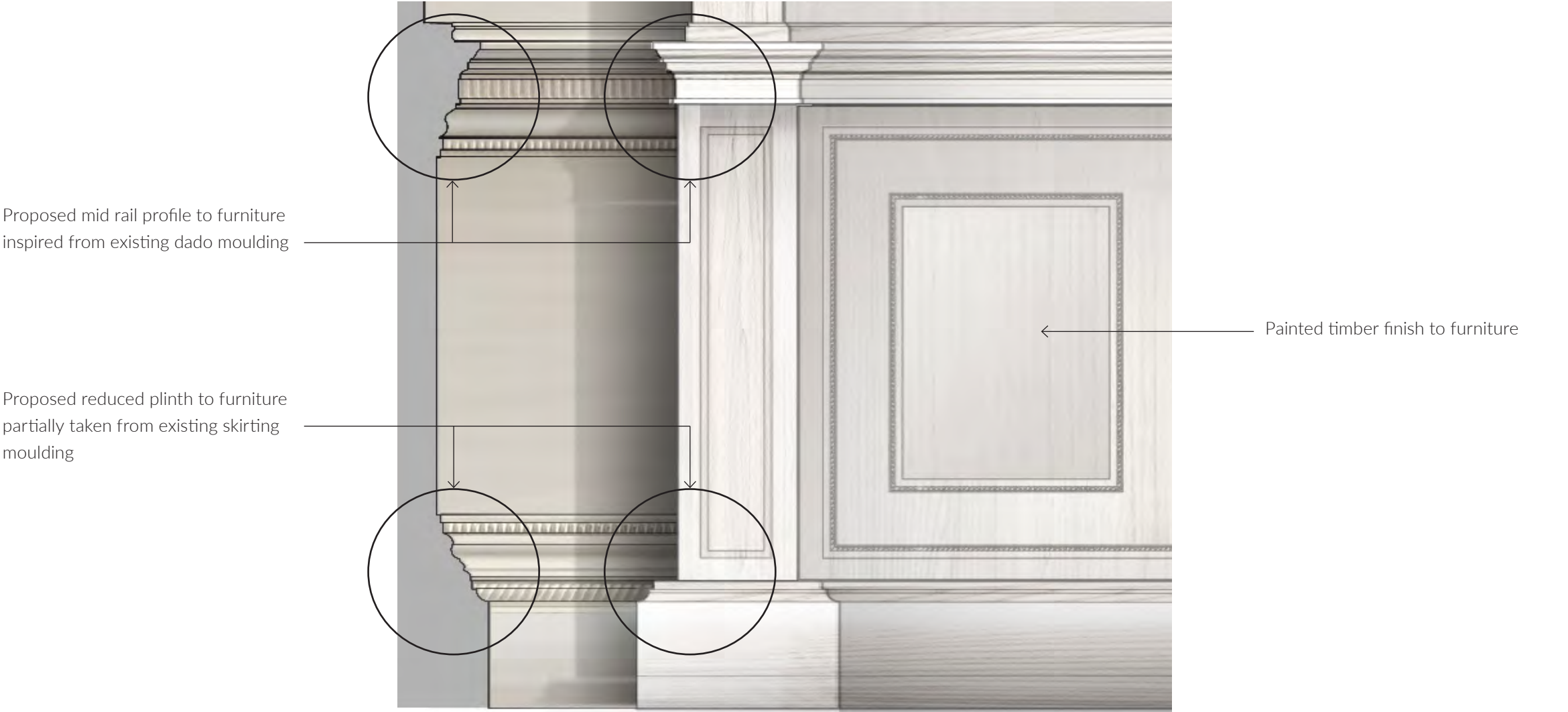
Existing skirting with double rope panel moulds



Existing window shutter panelling



Existing window shutter with leaf & bead panel mouldings



Cabinet design  
Height of plinth and breakpoint taken from existing skirting board and dado heights

# Interpretation & Inspiration

The proposed furniture references the existing decorative embellishments within the plasterwork and fireplace, incorporating fluted and dentil mouldings and classically inspired motifs and patterns.



Existing fireplace surround featuring leaf, dentil, fluted motif and classical enrichment



Extract - Cornice and frieze decorative embellishment



Existing decorative plasterwork of swag and drop detail to centre of Fireplace surround



Existing decorative ceiling plasterwork of swag and drop detail with central leaf plaster rose



Crown Moulding  
Taking references from existing architectural profiles to create motifs and pattern

Proposed crown moulding profile to furniture inspired from existing dado moulding

Proposed pilaster with border



Embellishments  
Incorporating motifs and decorations to moulding and frieze

Decorative carving to the frieze of furniture. Motif inspiration from existing ceiling and fireplace decoration plasterwork.

## GROUND FLOOR FURNITURE



- Proposed furniture reduced in height and width to as built

Furniture set back from existing dado and skirting with side cheek of furniture scribed to wall profile

Proposed furniture  
to either side of  
chimney breast

Red dashed line  
indicate as built  
furniture

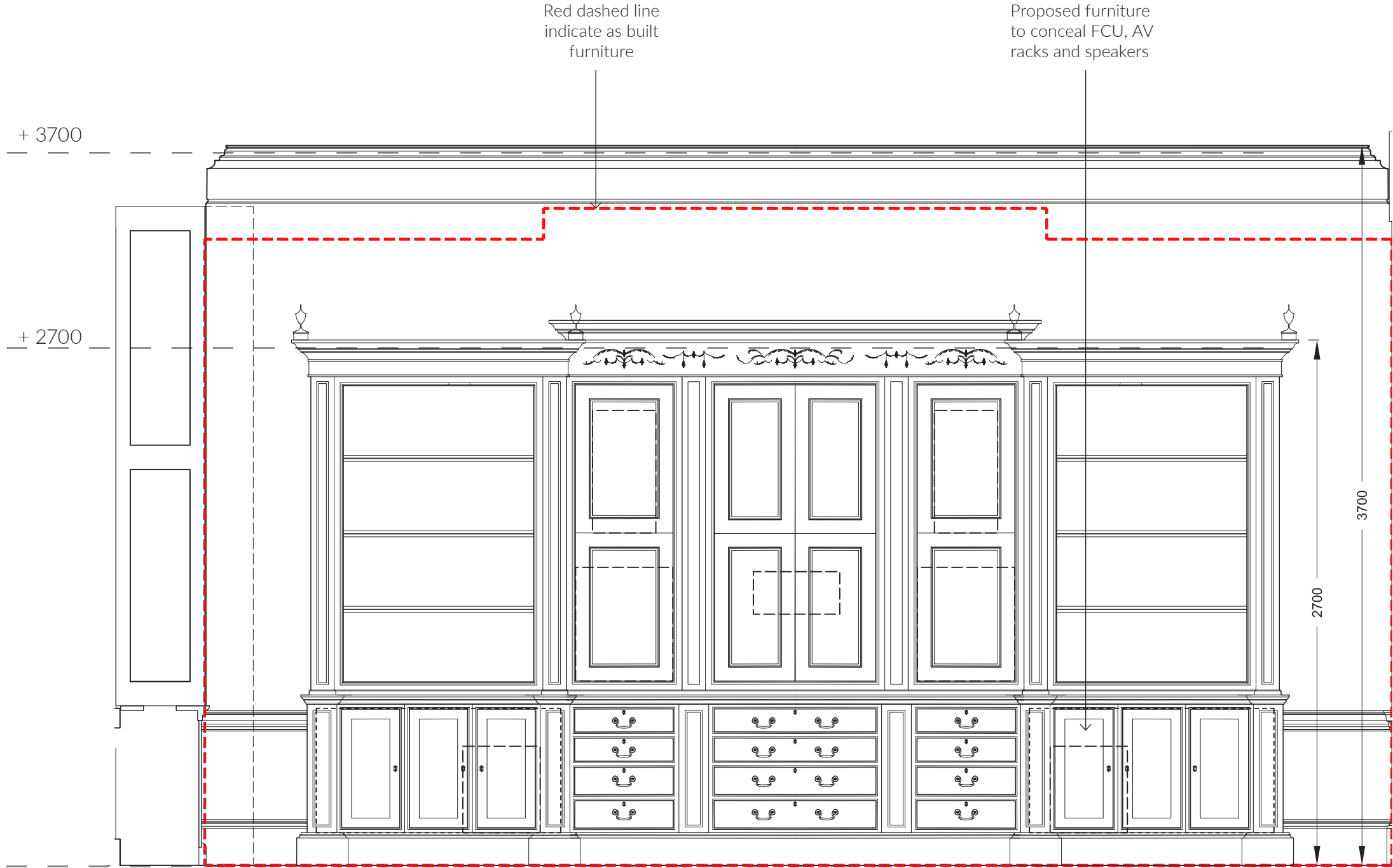
Red dashed line  
indicate as built  
furniture

Existing fireplace  
with surround  
reinstated.  
Refer to Design &  
Access Statement

Living Room Layout  
Scale 1:50

Living Room - Elevation A

- Red dashed line indicate as built furniture
- Proposed furniture reduced in height and width to as built

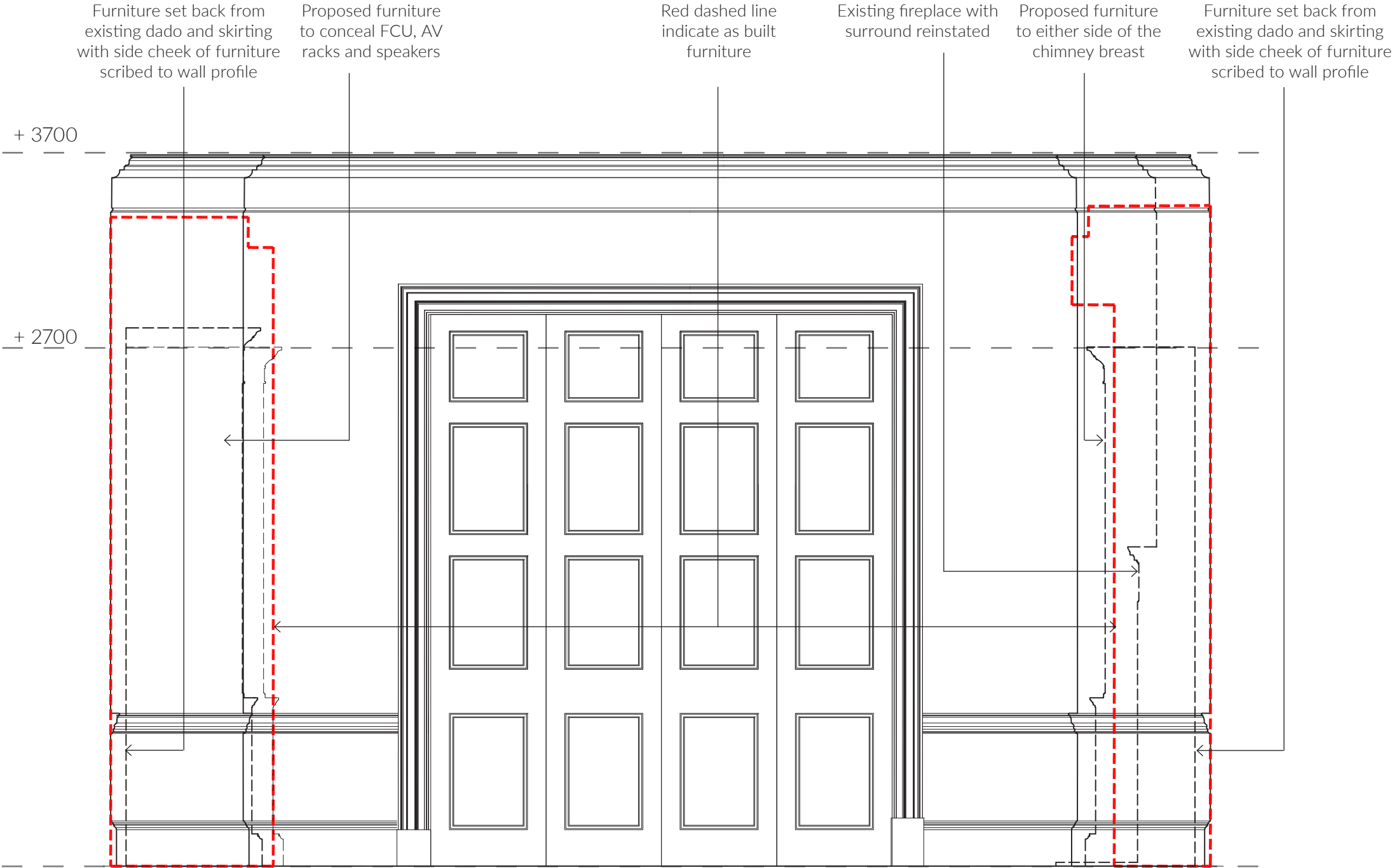


Elevation A  
Scale 1:25



Living Room - Elevation B

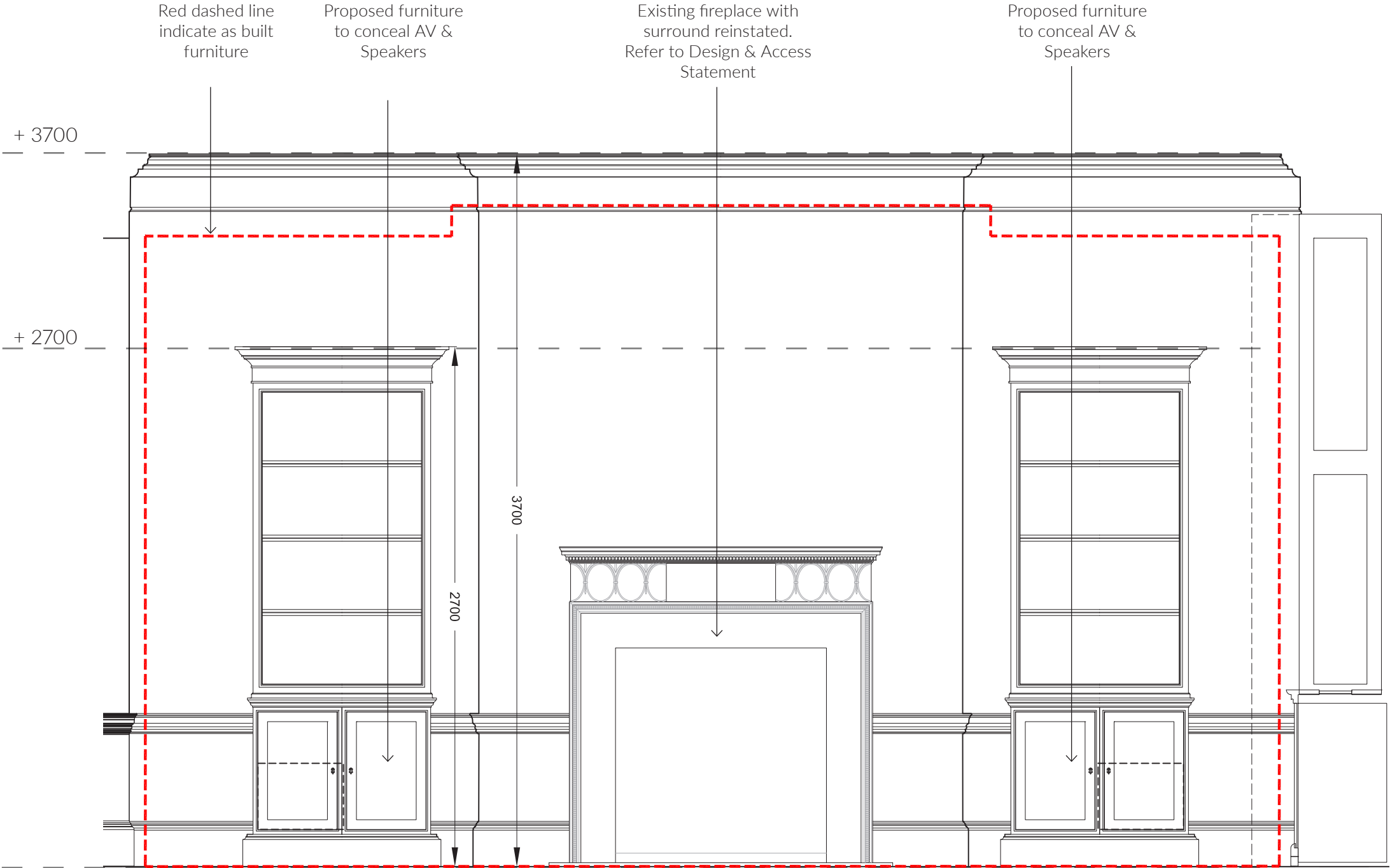
- Dashed line indicate side profile of proposed furniture
- All proposed furniture to be set back from existing dado & skirting
- Proposed furniture reduced in height and width to as built
- Red dashed line indicate as built furniture



Elevation B  
Scale 1:25

Living Room - Elevation C

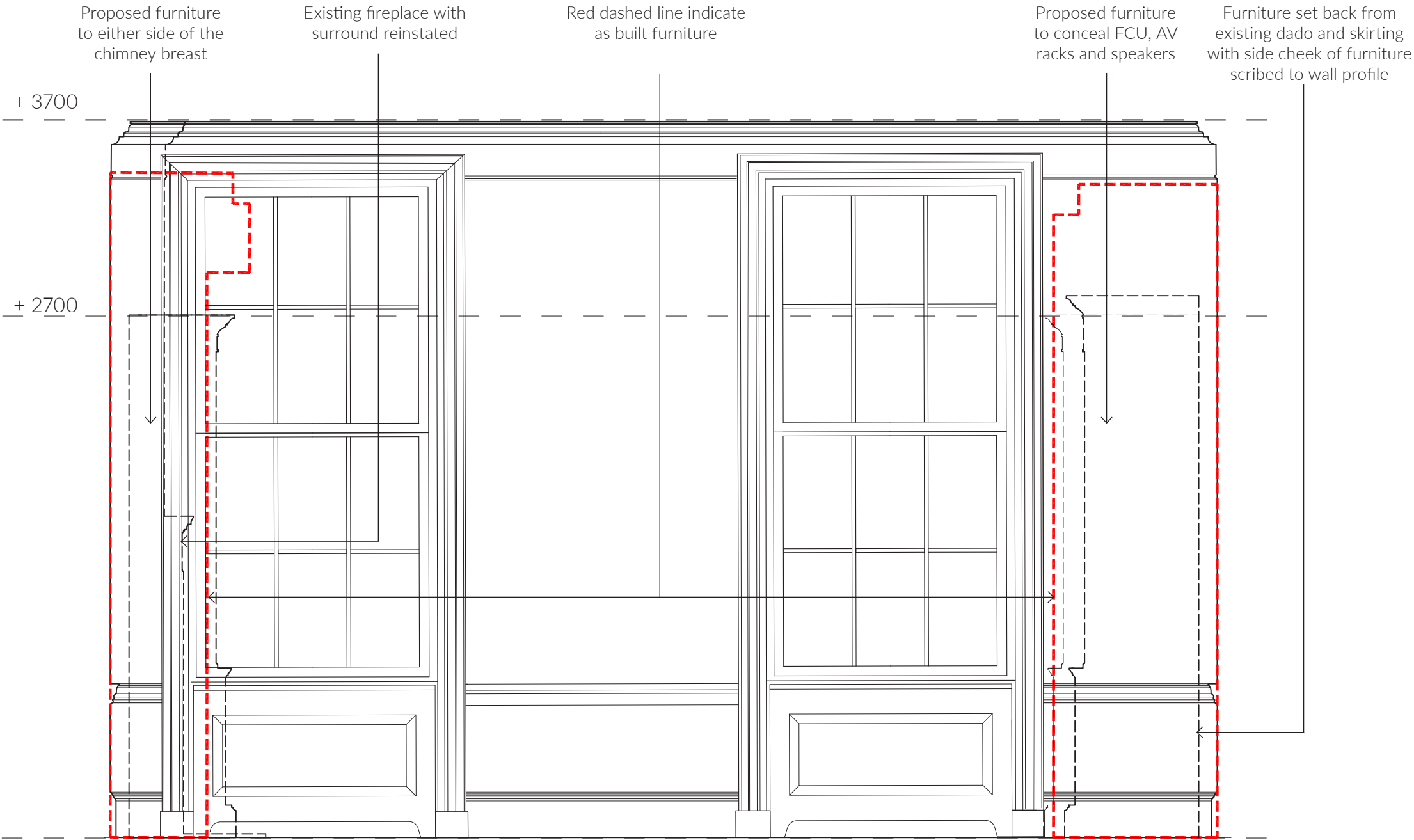
- Proposed furniture reduced in height and width to as built
- Red dashed line indicate as built furniture



Elevation C  
Scale 1:25

Living Room - Elevation D

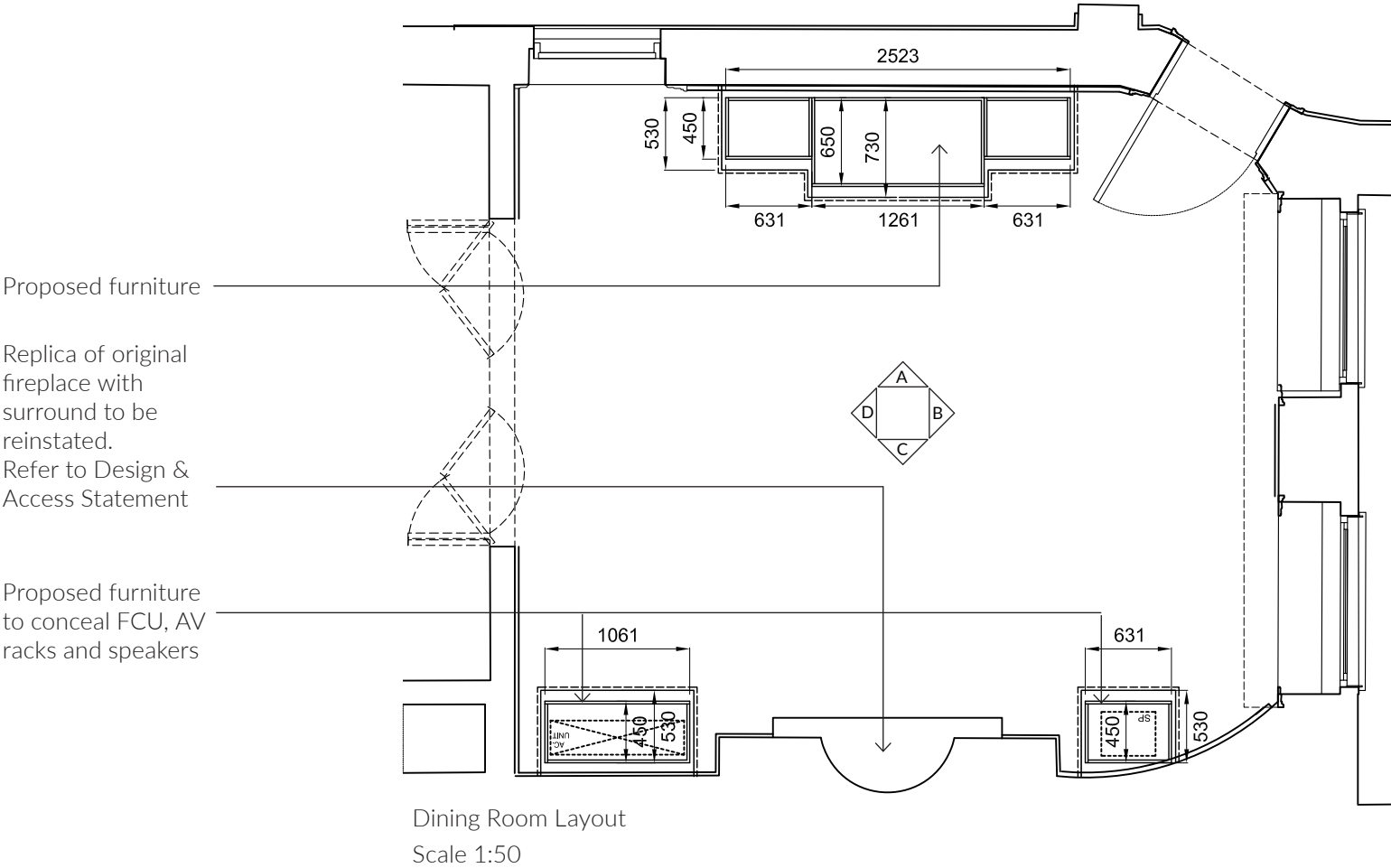
- Dashed line indicate side profile of proposed furniture
- All proposed furniture to be set back from existing dado & skirting
- Proposed furniture reduced in height and width to as built
- Red dashed line indicate as built furniture



Elevation D  
Scale 1:25

Dining Room Layout

- Layout indicating footprint of proposed furniture in situ
- All proposed furniture to be set back from existing dado & skirting with side cheek of furniture scribed to wall profile





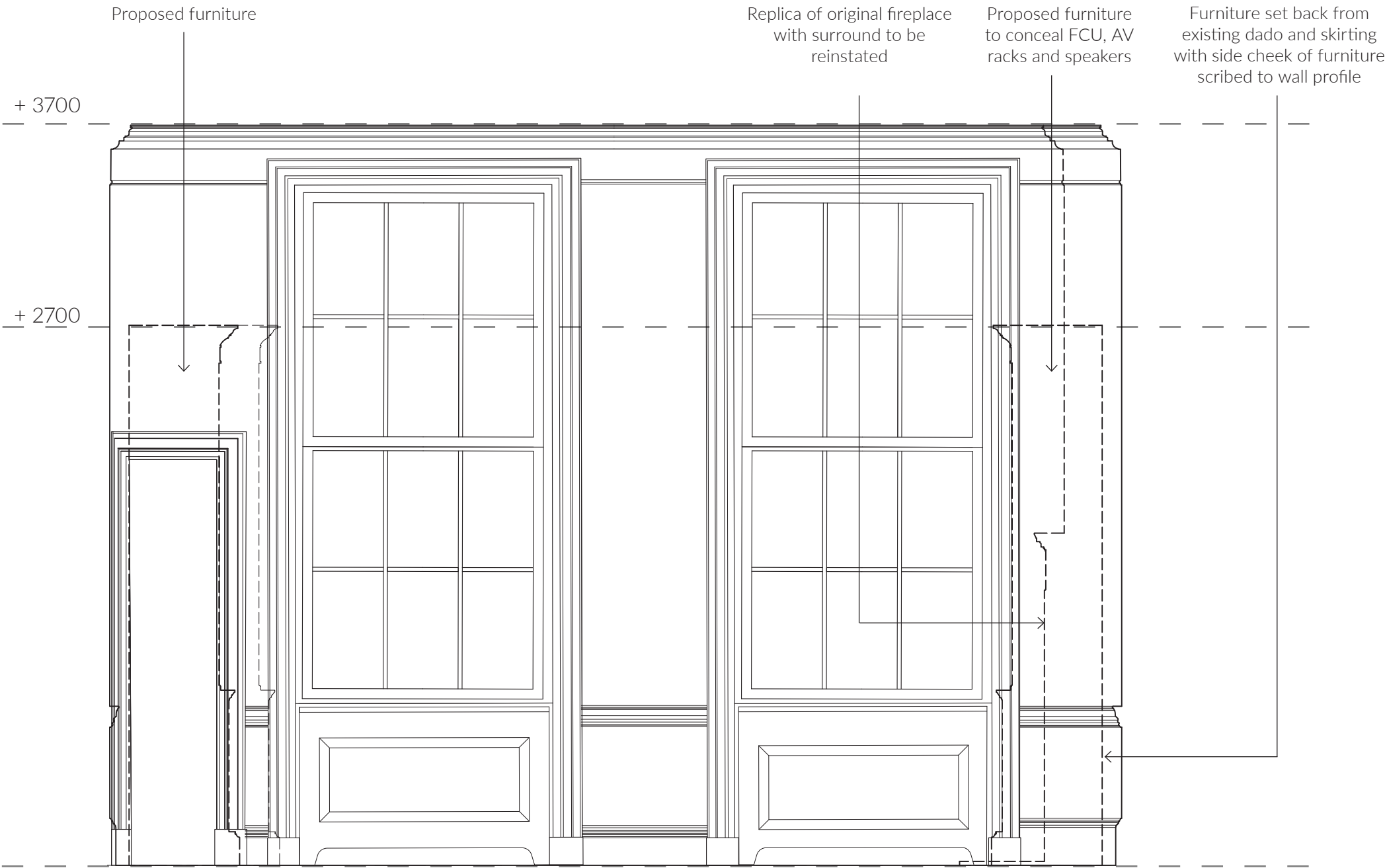
Dining Room - Elevation A



Elevation A  
Scale 1:25

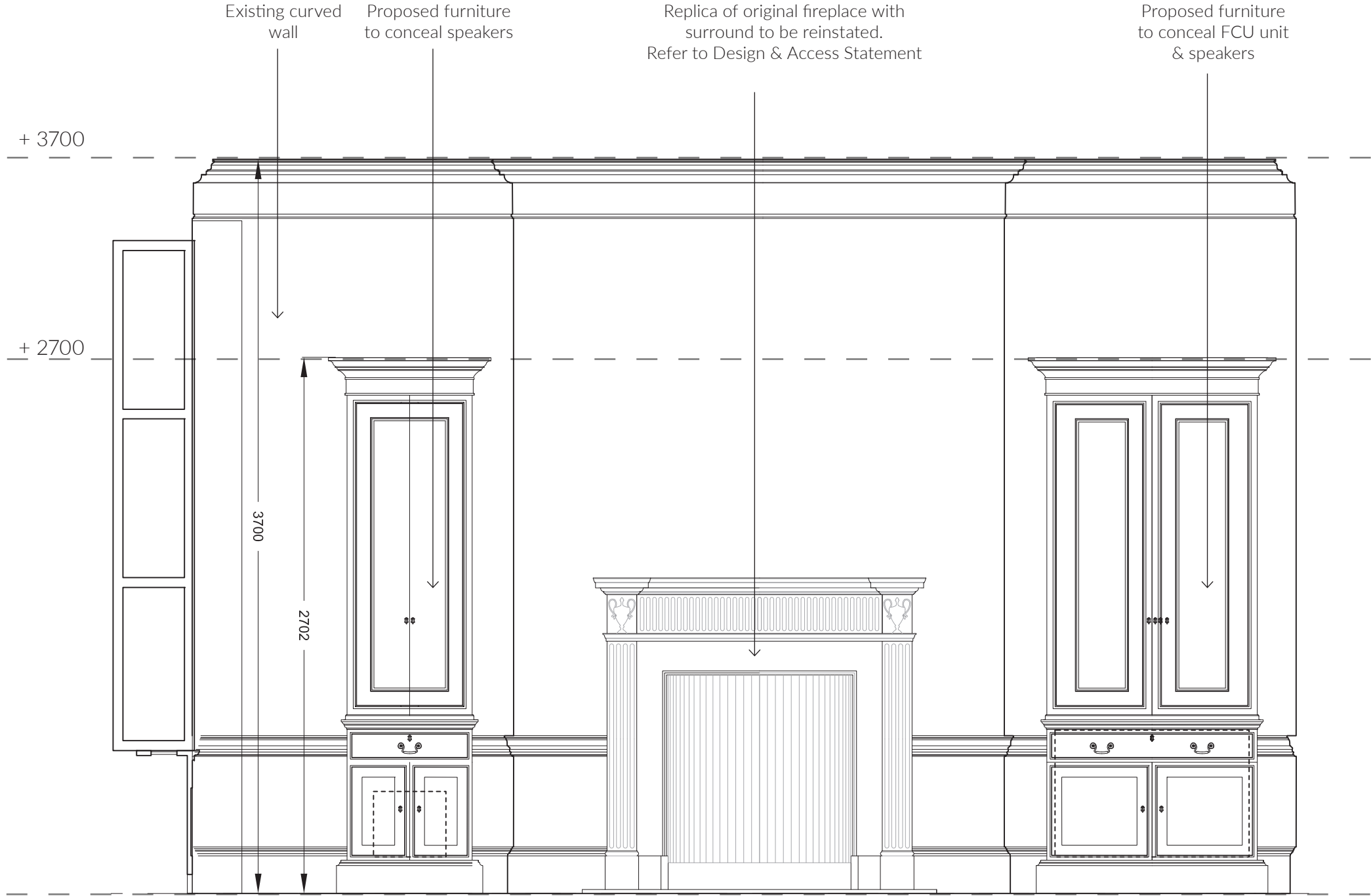
Dining Room - Elevation B

- Dashed line indicate side profile of proposed furniture
- All proposed furniture to be set back from existing dado & skirting



Elevation B  
Scale 1:25

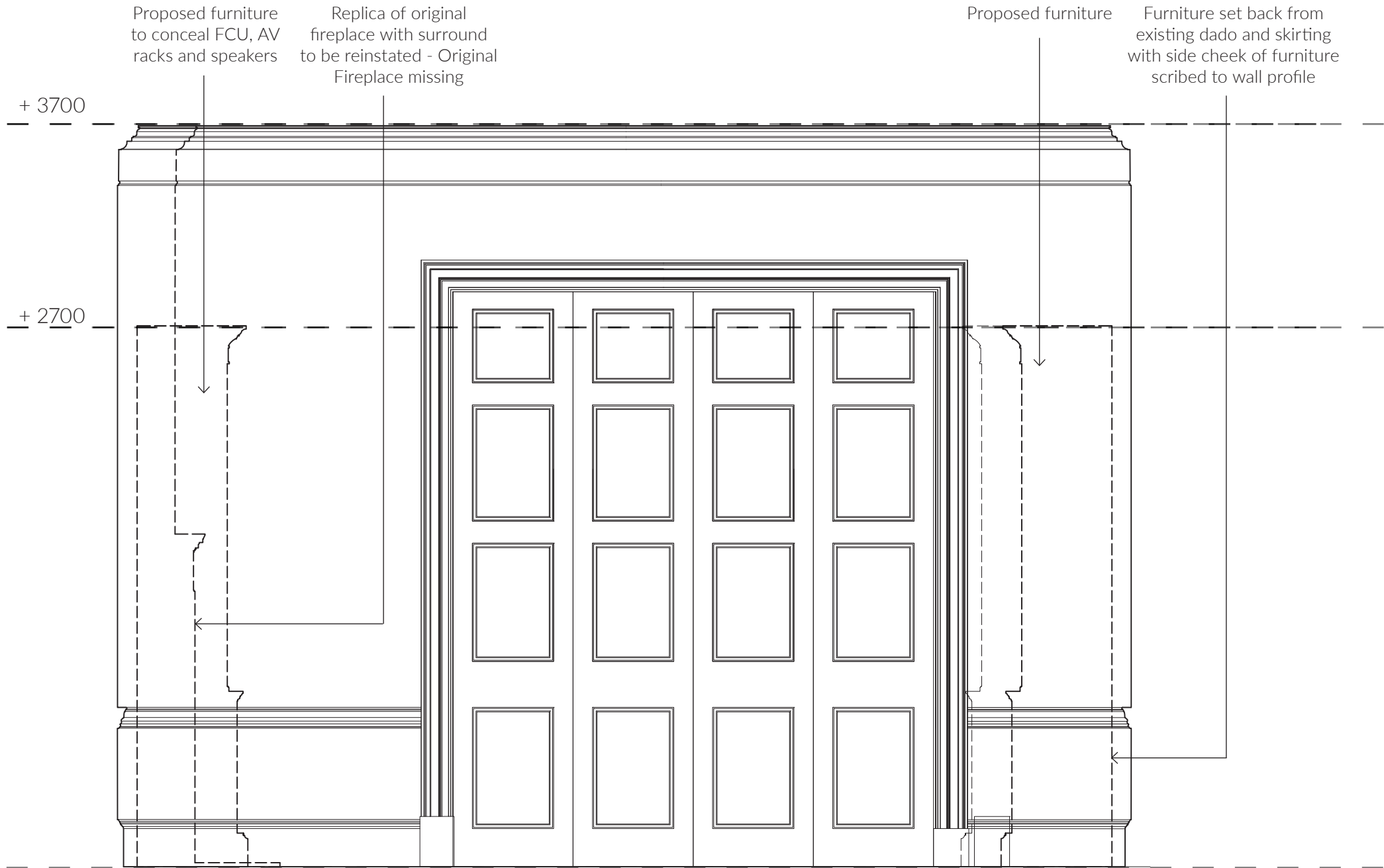
Dining Room - Elevation C



Elevation C  
Scale 1:25

Dining Room - Elevation D

- Dashed line indicate side profile of proposed furniture
- All proposed furniture to be set back from existing dado & skirting



Elevation D  
Scale 1:25



# FIRST FLOOR FURNITURE

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## Drawing Room Layout

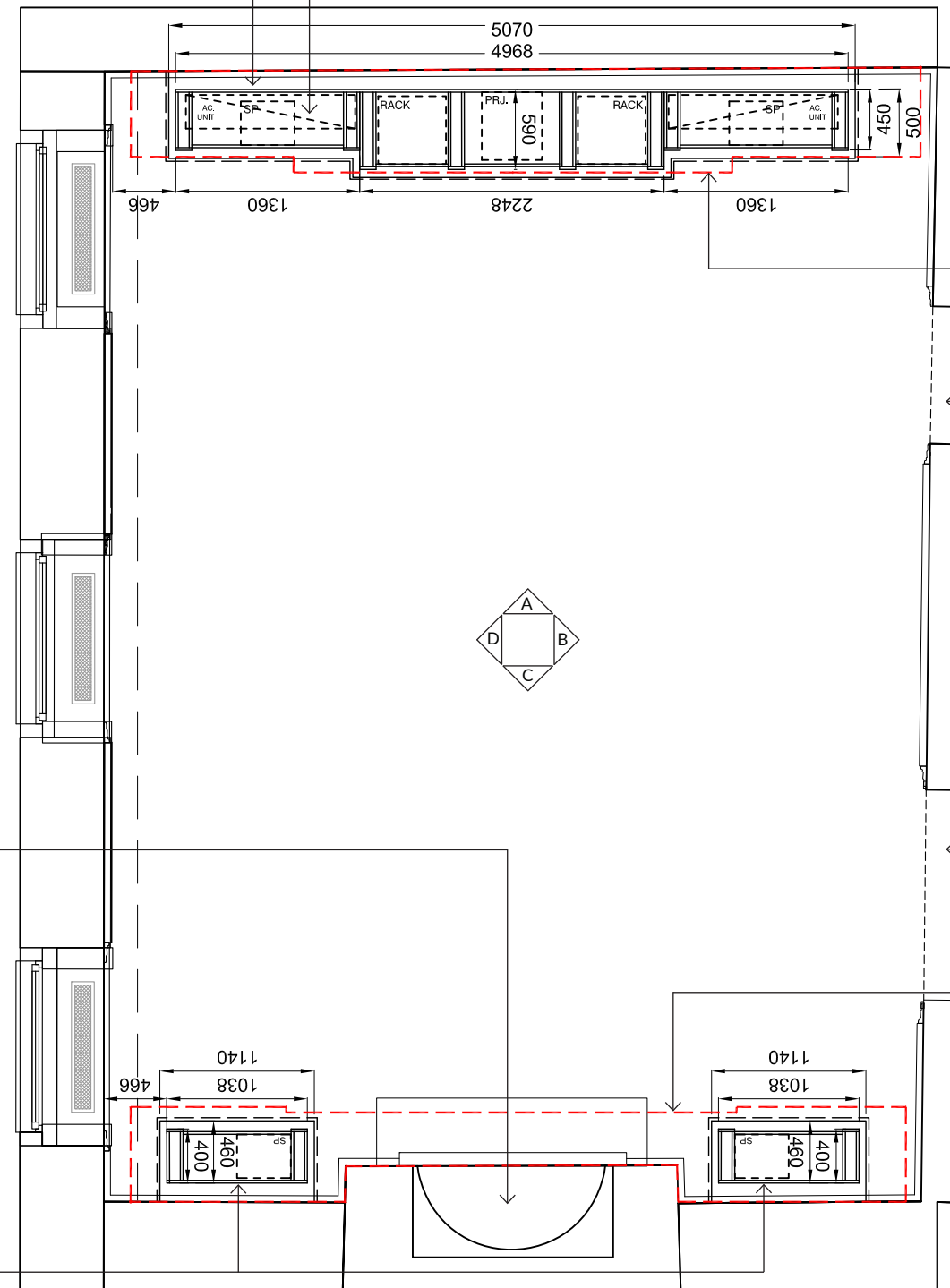
- Layout indicating footprint of proposed furniture in situ
- All proposed furniture to be set back from existing dado & skirting with side cheek of furniture scribed to wall profile
- Red dashed line indicate as built furniture
- Proposed furniture reduced in height and width to as built

Proposed furniture to conceal FCU, AV racks and speakers

Furniture set back from existing dado and skirting with side cheek of furniture scribed to wall profile

Existing fireplace with surround reinstated. Refer to Design & Access Statement

Proposed furniture to either side of chimney breast



Red dashed line indicate as built furniture

Original doorway reinstated

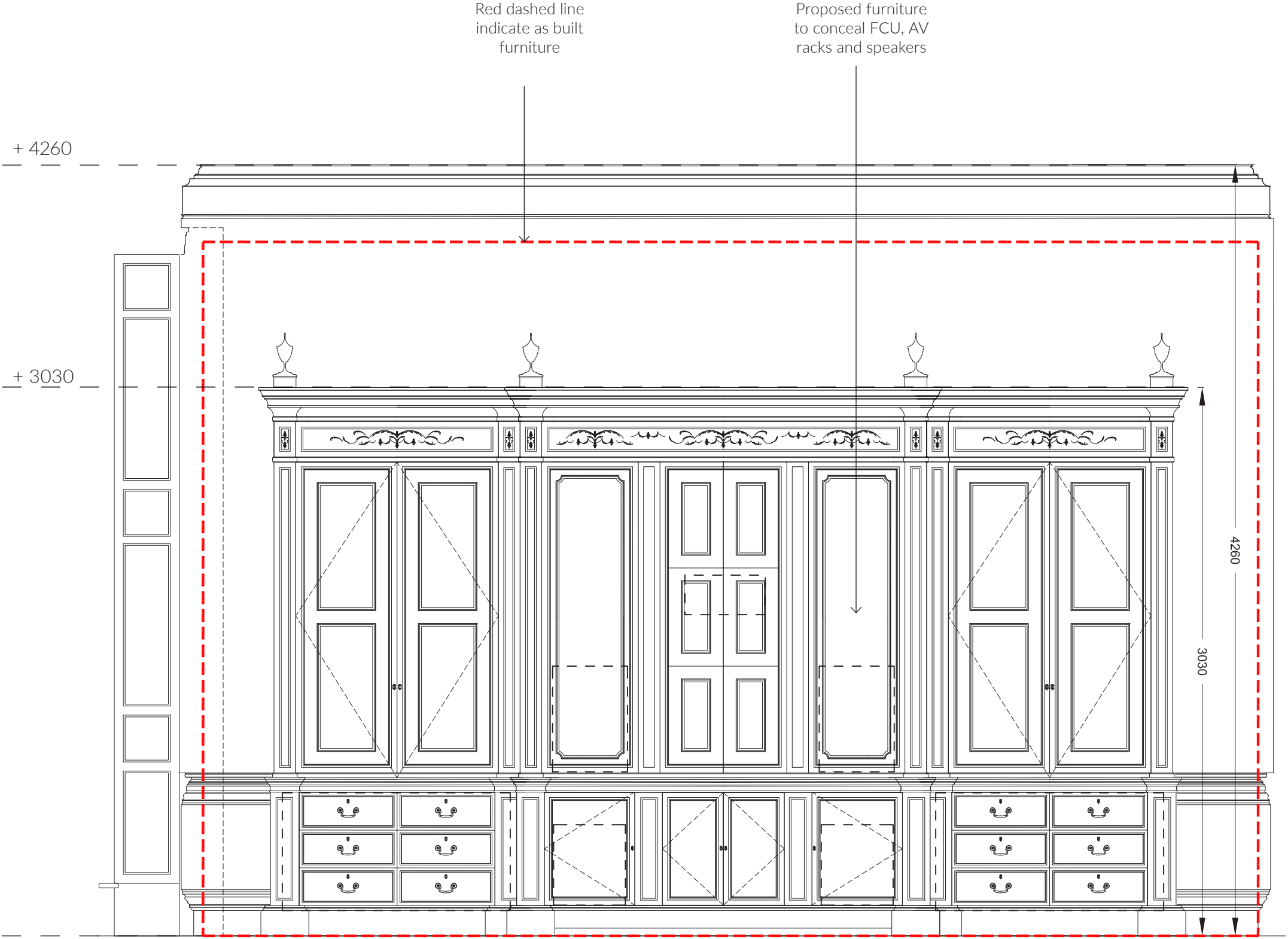
Original doorway reinstated

Red dashed line indicate as built furniture

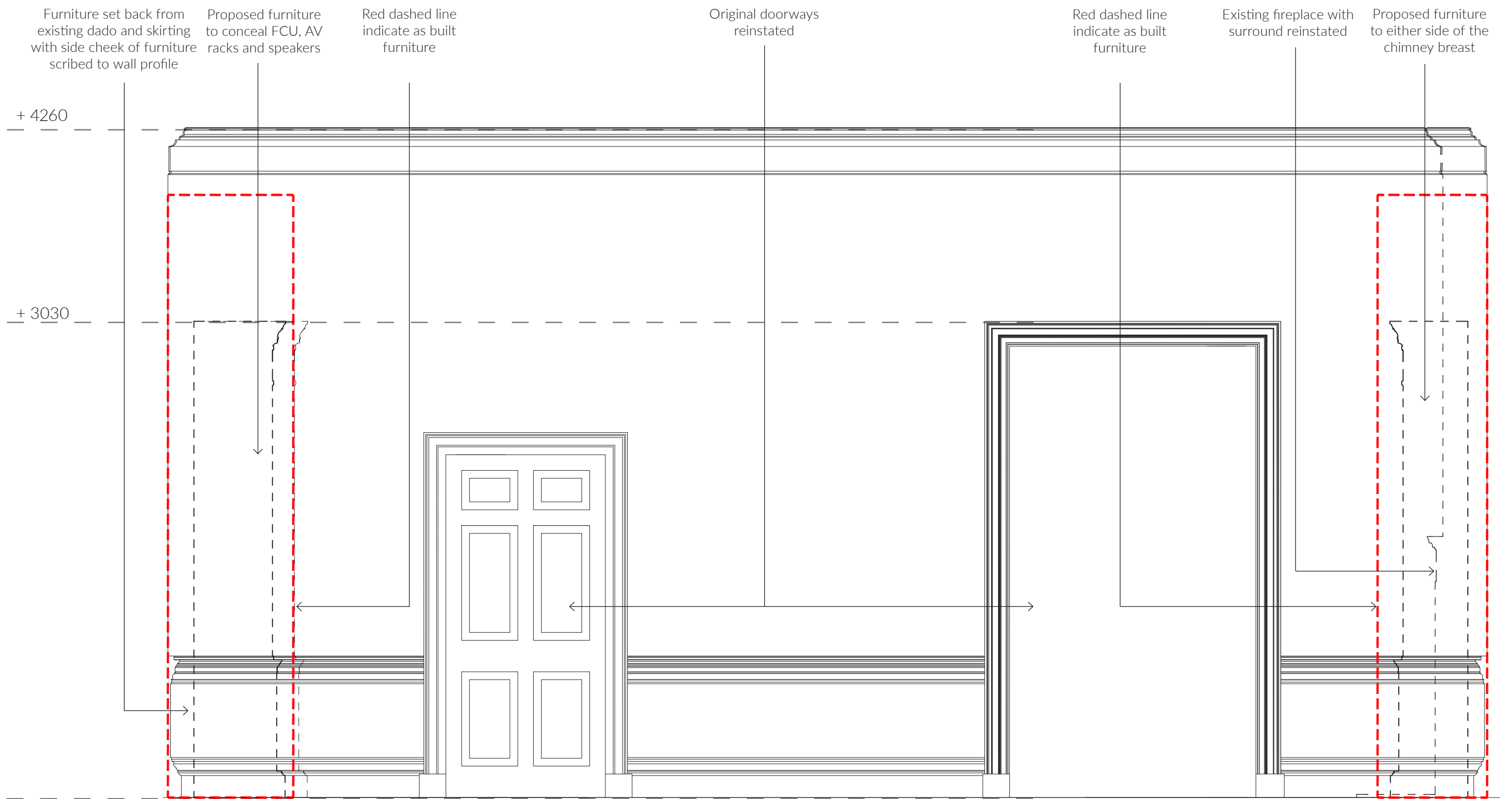
Drawing Room Layout  
Scale 1:50

Drawing Room - Elevation A

- Proposed furniture reduced in height and width to as built
- Red dashed line indicate as built furniture



Elevation A  
Scale 1:25

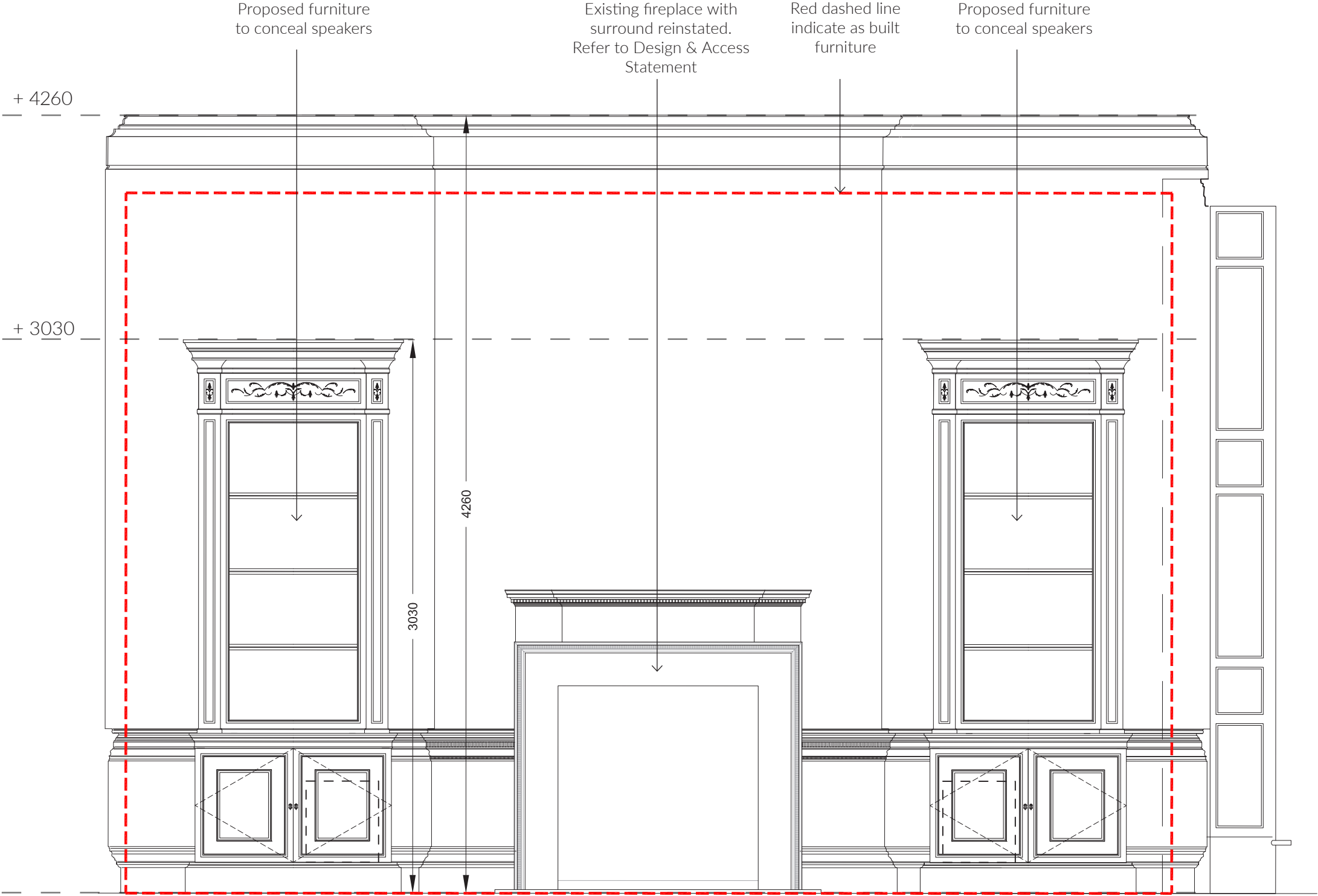


Drawing Room - Elevation B  
Scale 1:25



Drawing Room - Elevation C

- Proposed furniture reduced in height and width to as built
- Red dashed line indicate as built furniture



Elevation C  
Scale 1:25

Proposed furniture  
to either side of the  
chimney breast

Existing fireplace with  
surround reinstated

Red dashed line  
indicate as built  
furniture

Replica of original wall  
mirror - Original mirror  
missing

Replica of original wall  
mirror - Original mirror  
missing

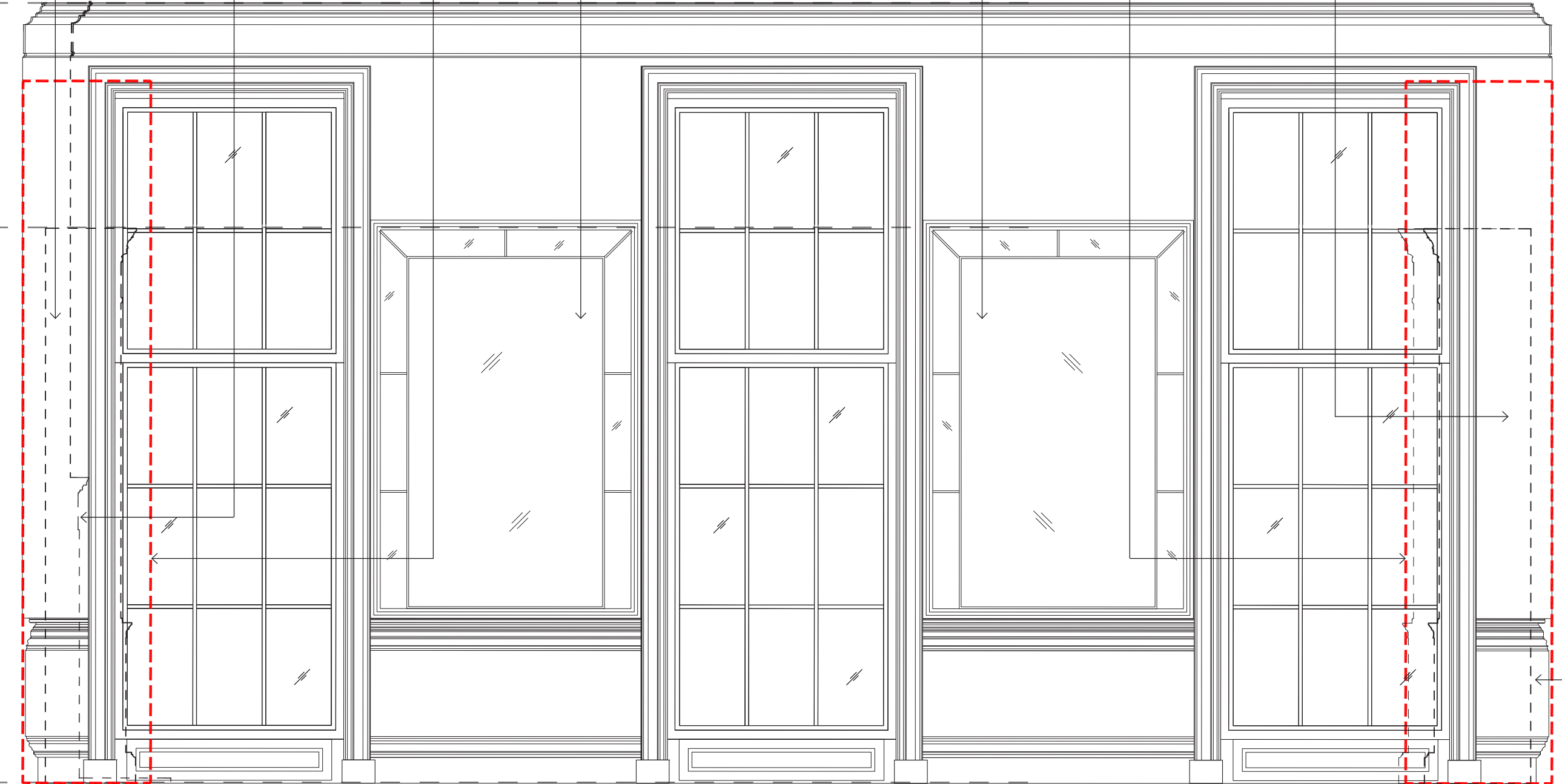
Red dashed line  
indicate as built  
furniture

Proposed furniture  
to conceal FCU, AV  
racks and speakers

Furniture set back from  
existing dado and skirting  
with side cheek of furniture  
scribed to wall profile

+ 4260

+ 3030



Drawing Room - Elevation D

Scale 1:25

Library Layout

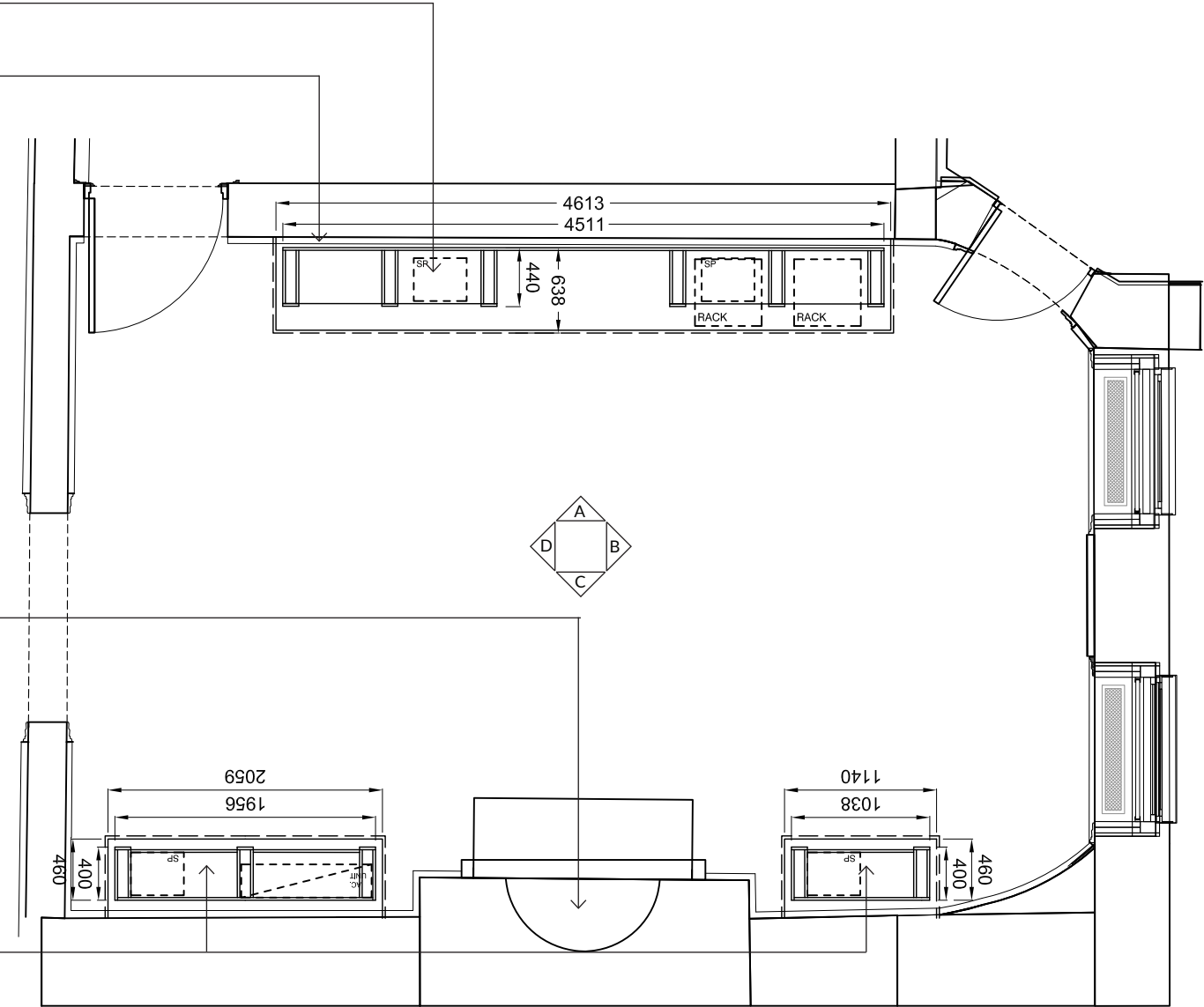
- Layout indicating footprint of proposed furniture in situ
- All proposed furniture to be set back from existing dado & skirting with side cheek of furniture scribed to wall profile

Proposed furniture to conceal AV racks and speakers

Furniture set back from existing dado and skirting with side cheek of furniture scribed to wall profile

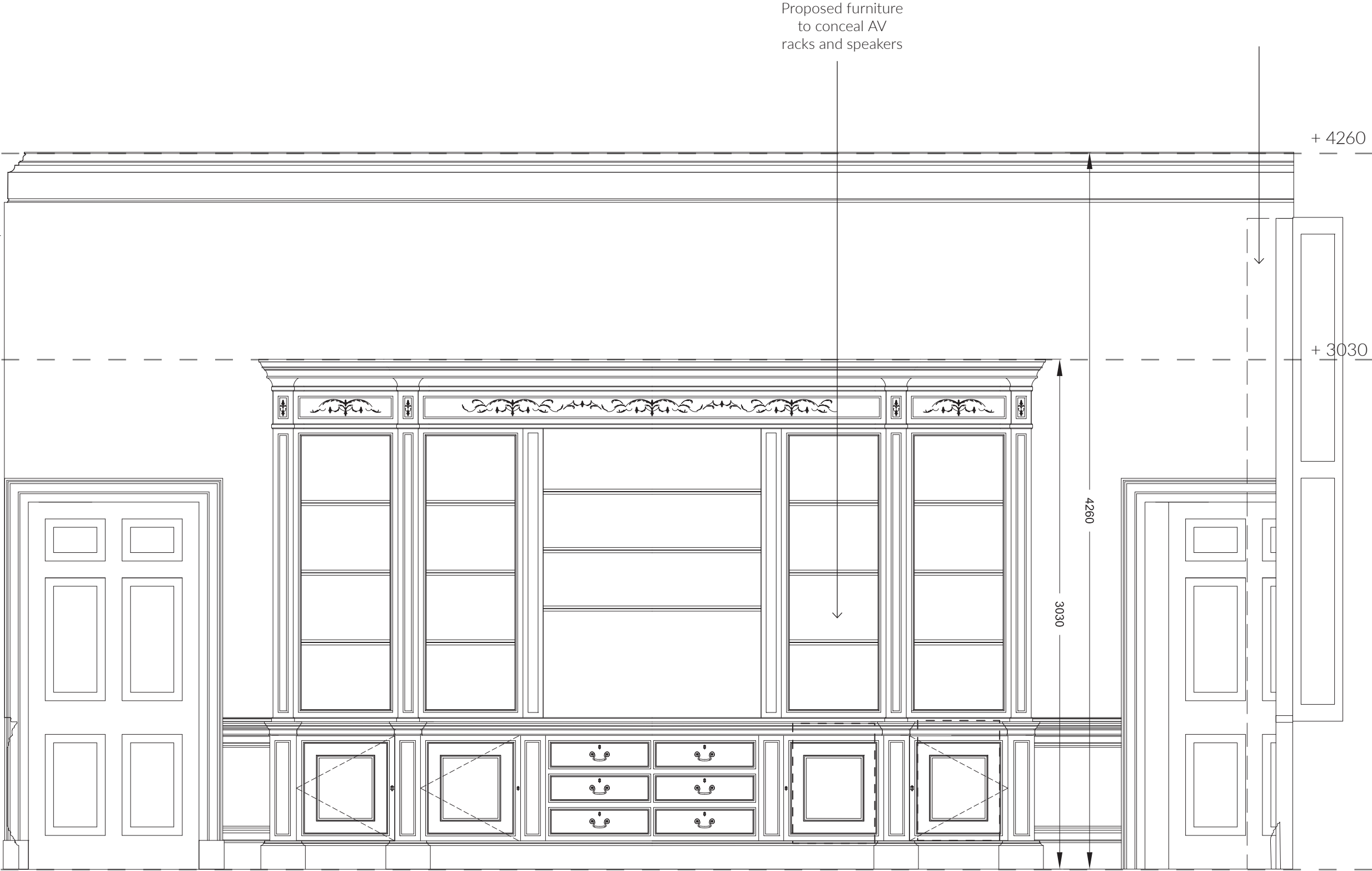
Replica of original fireplace with surround to be reinstated. Refer to Design & Access Statement

Proposed furniture to either side of chimney breast concealing FCU, AV racks and speakers



Library Layout  
Scale 1:50

Library - Elevation A

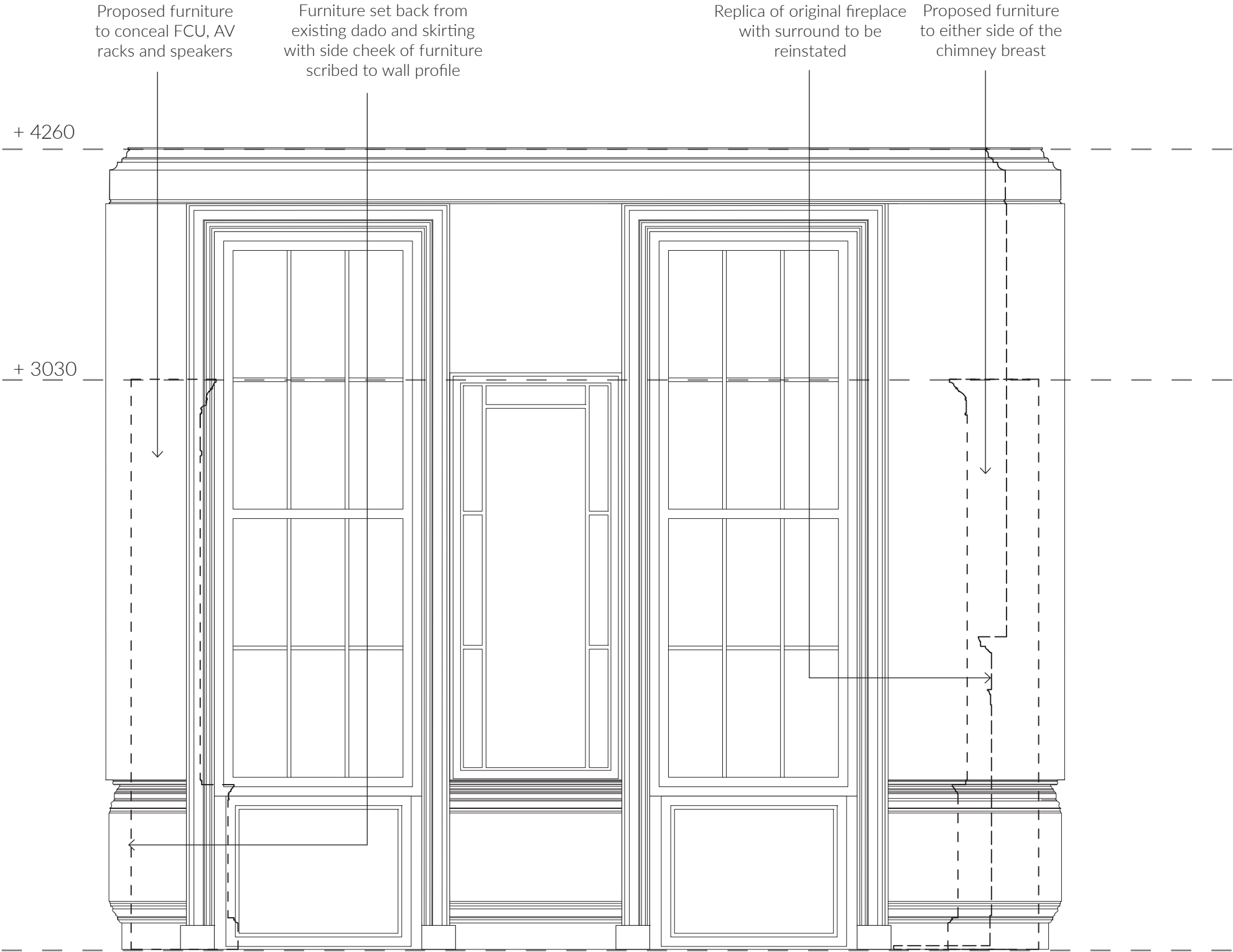


Elevation A  
Scale 1:25

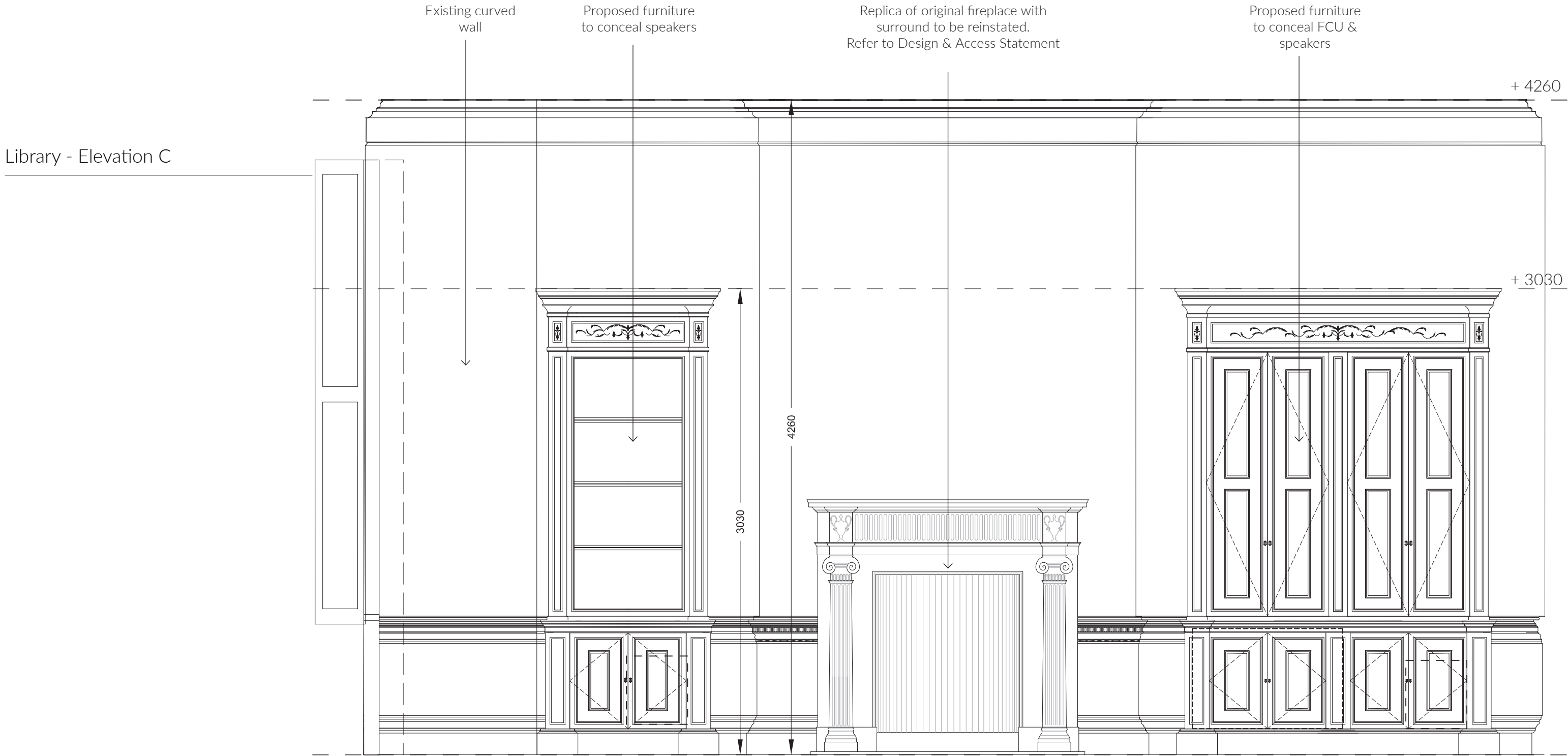


Library - Elevation B

- Dashed line indicate side profile of proposed furniture
- All proposed furniture to be set back from existing dado & skirting



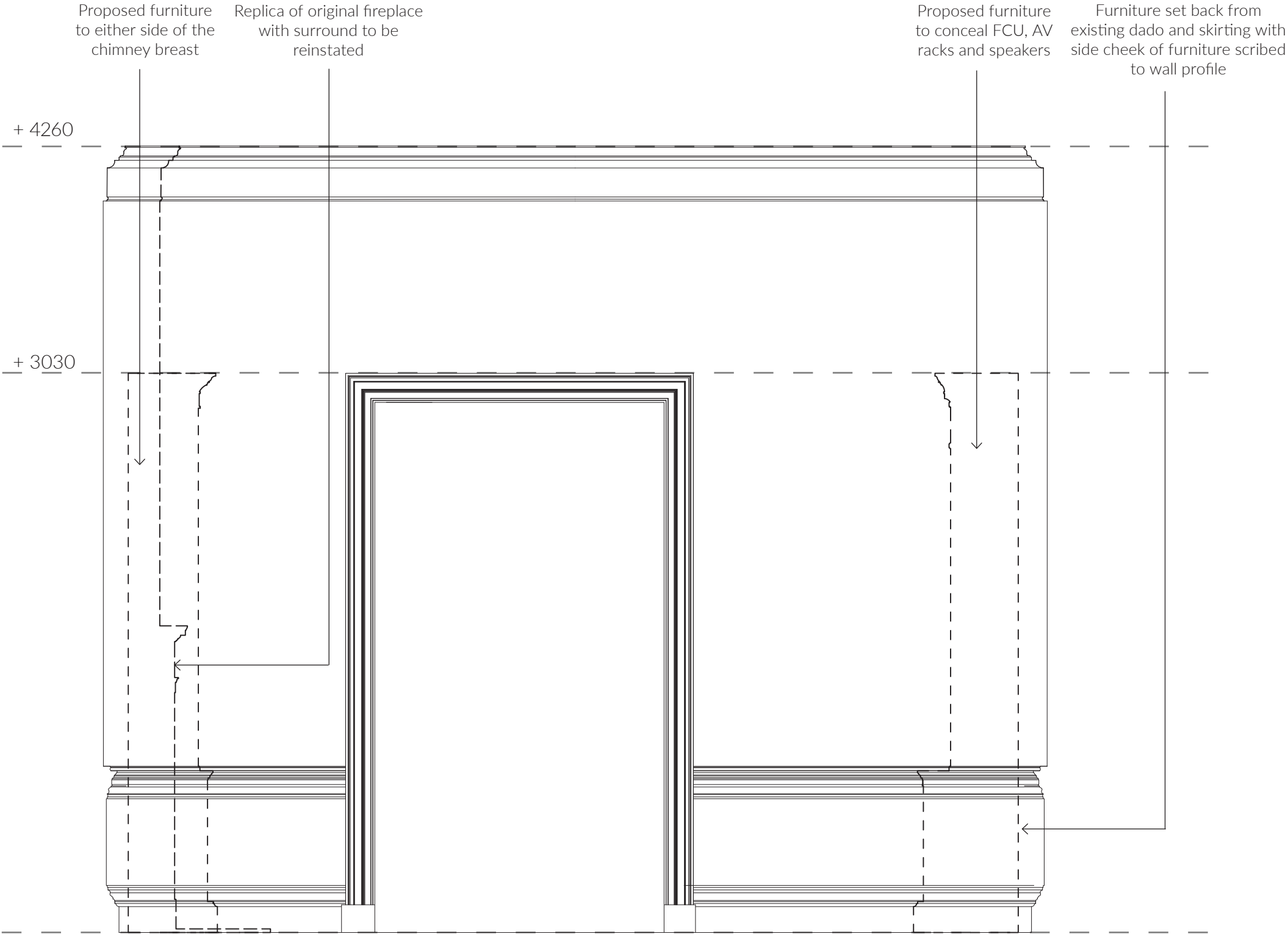
Elevation B  
Scale 1:25



Elevation C  
Scale 1:25

Library - Elevation D

- Dashed line indicate side profile of proposed furniture
- All proposed furniture to be set back from existing dado & skirting







**BDP.**

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