

New suspended ceiling at lower level. Retain existing floor to room above - proposed ceiling is above height of existing window

New partition walls to form new audio room

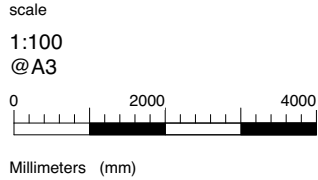
- Notes:**
- patch repair skirting and cornice
  - skirting to new walls to match existing
  - cornice to new walls to match existing
  - new timber floor to R.LG.09, R.LG.13 & R.LG.15
  - new carpet R.LG.11, R.LG.14, R.LG.15, R.LG.16, R.LG.17, R.LG.18, R.G.09, R.G.13, R.G.14, R.G.16, R.G.17, R.1.03, R.1.04, R.1.06, R.1.07, R.2.06 & R.2.09
  - new tile R.LG.12, R.G.15, R.2.07 & R.2.08
  - new stone floor to R.G.11 to be infilled to match adjacent existing

**JOHANNA MOLINEUS ARCHITECTS**

22 GREAT CHAPEL STREET  
 LONDON W1F 8FR  
 0207 734 8320  
 info@johannamolineus.com

© 2022 Johanna Molineus Architects Ltd  
 Do not scale dimensions from drawing. Check all dimensions on site prior to commencement of work. Do not copy or use this drawing without written consent. Issue or publication does not convey or imply grant of licence. If the drawing exceeds the quantities in any way the architects are to be informed before work is commenced. Drawing to be read in conjunction with structural engineer's drawings and specification.

revisions  
 220912: P1: Planning Application 1  
 221004: P2: Planning Application 1 Revision



drawn / checked by  
 SM/PB

issue  
 Planning

date  
 Sep 2022

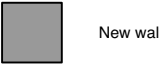
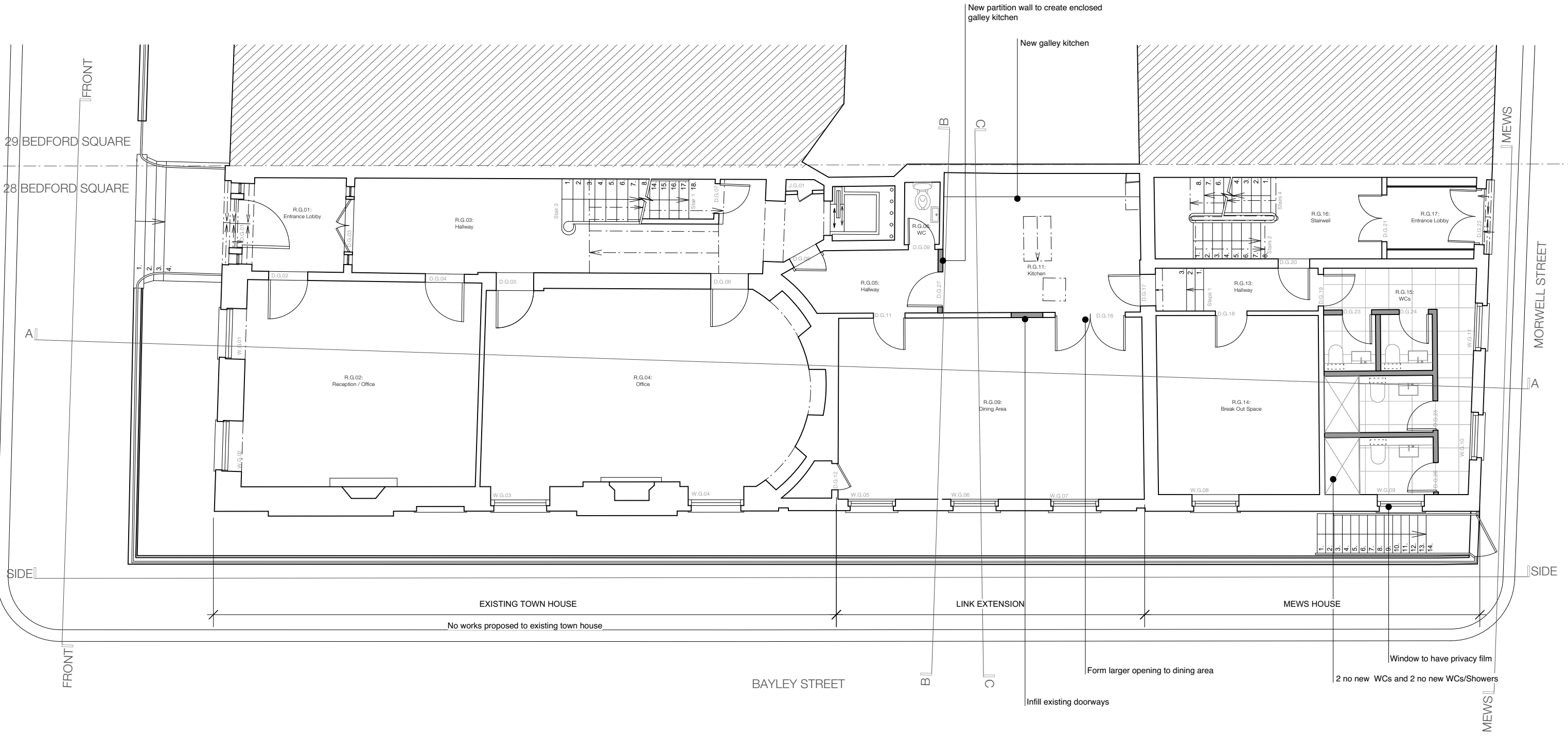
revision  
 P2

project  
 28 Bedford Square, London WC1B 3JS

client  
 The Empire Film Company Limited

drawing title  
 Proposed Lower Ground Floor WC1B 3JS

drawing no.  
 326.28 200



New wall

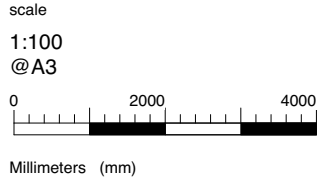
- Notes:**
- patch repair skirting and cornice
  - skirting to new walls to match existing
  - cornice to new walls to match existing
  - new timber floor to R.LG.09, R.LG.13 & R.LG.15
  - new carpet R.LG.11, R.LG.14, R.LG.15, R.LG.16, R.LG.17, R.LG.18, R.G.09, R.G.13, R.G.14, R.G.16, R.G.17, R.1.03, R.1.04, R.1.06, R.1.07, R.2.06 & R.2.09
  - new tile R.LG.12, R.G.15, R.2.07 & R.2.08
  - new stone floor to R.G.11 to be infilled to match adjacent existing

**JOHANNA MOLINEUS ARCHITECTS**

22 GREAT CHAPEL STREET  
LONDON W1F 8FR  
0207 734 8320  
info@johannamolineus.com

© 2022 Johanna Molineus Architects Ltd  
Do not scale dimensions from drawing.  
Check all dimensions on site prior to commencement of work.  
Do not copy or use this drawing without written consent.  
Issue or publication does not convey or imply grant of licence.  
If the drawing exceeds the quantities in any way the architects are to be informed before work is commenced.  
Drawing to be read in conjunction with structural engineer's drawings and specification.

revisions  
220912: P1: Planning Application 1

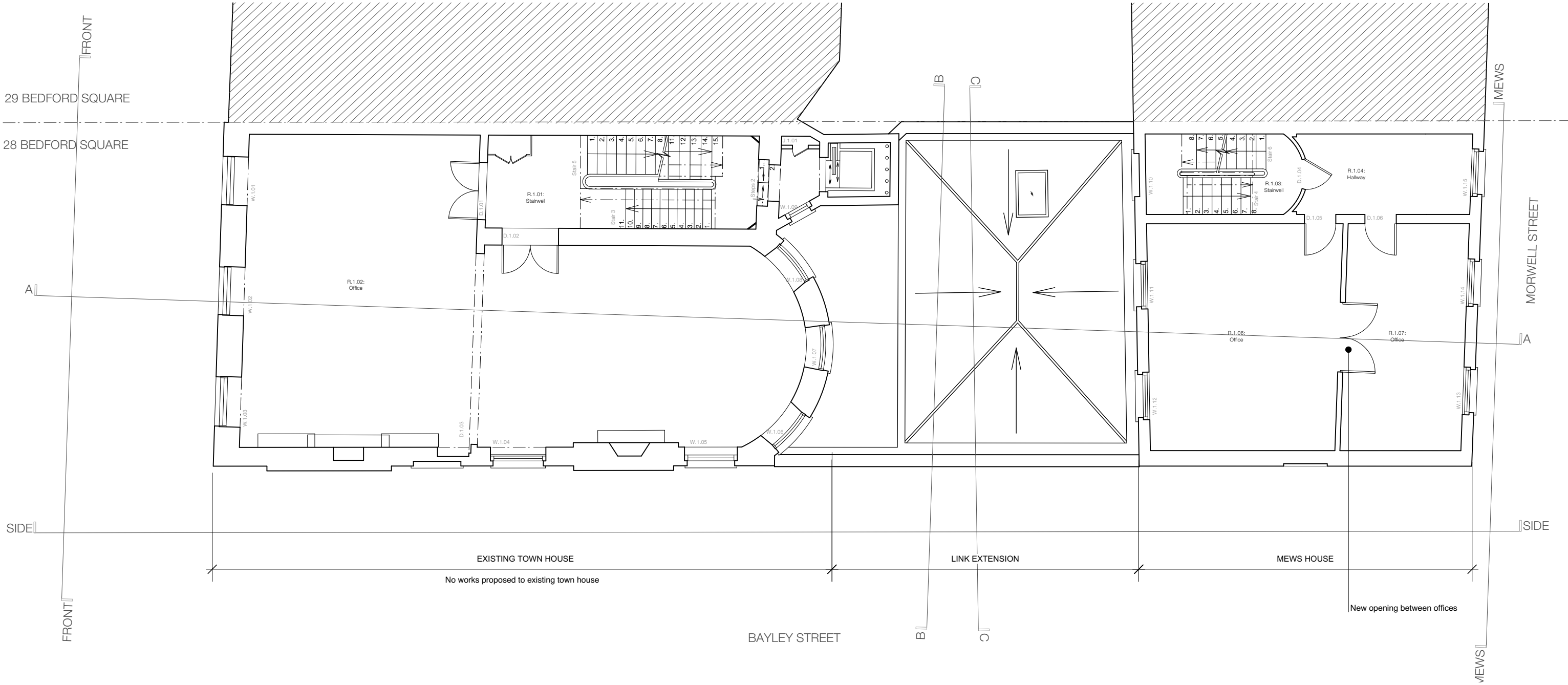


drawn / checked by  
SM/PB  
issue  
Planning

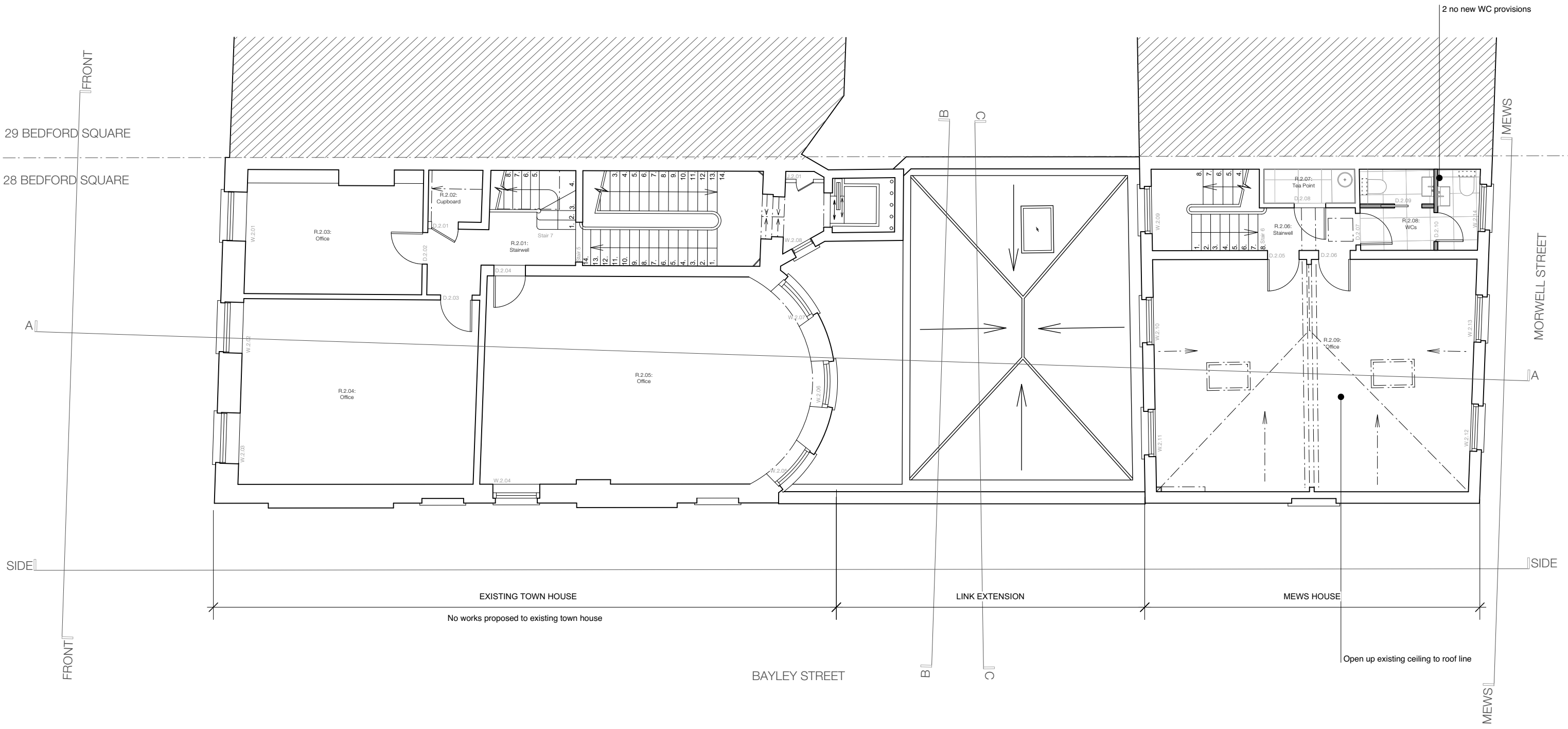
date  
Sep 2022  
revision  
P1

project  
28 Bedford Square, London  
WC1B 3JS  
client  
The Empire Film Company  
Limited

drawing title  
Proposed Ground Floor  
drawing no.  
326.28 201



- Notes:**
- patch repair skirting and cornice
  - skirting to new walls to match existing
  - cornice to new walls to match existing
  - new timber floor to R.LG.09, R.LG.13 & R.LG.15
  - new carpet R.LG.11, R.LG.14, R.LG.15, R.LG.16, R.LG.17, R.LG.18, R.G.09, R.G.13, R.G.14, R.G.16, R.G.17, R.1.03, R.1.04, R.1.06, R.1.07, R.2.06 & R.2.09
  - new tile R.LG.12, R.G.15, R.2.07 & R.2.08
  - new stone floor to R.G.11 to be infilled to match adjacent existing



2 no new WC provisions

A

A

SIDE

SIDE

EXISTING TOWN HOUSE  
No works proposed to existing town house

LINK EXTENSION

MEWS HOUSE

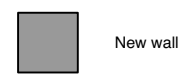
Open up existing ceiling to roof line

BAYLEY STREET

MEWS

MORWELL STREET

MEWS



New wall

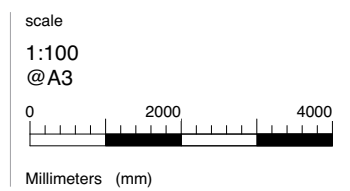
- Notes:**
- patch repair skirting and cornice
  - skirting to new walls to match existing
  - cornice to new walls to match existing
  - new timber floor to R.LG.09, R.LG.13 & R.LG.15
  - new carpet R.LG.11, R.LG.14, R.LG.15, R.LG.16, R.LG.17, R.LG.18, R.G.09, R.G.13, R.G.14, R.G.16, R.G.17, R.1.03, R.1.04, R.1.06, R.1.07, R.2.06 & R.2.09
  - new tile R.LG.12, R.G.15, R.2.07 & R.2.08
  - new stone floor to R.G.11 to be infilled to match adjacent existing

**JOHANNA MOLINEUS ARCHITECTS**

22 GREAT CHAPEL STREET  
LONDON W1F 8FR  
0207 734 8320  
info@johannamolineus.com

© 2022 Johanna Molineus Architects Ltd  
Do not scale dimensions from drawing.  
Check all dimensions on site prior to commencement of work.  
Do not copy or use this drawing without written consent.  
Issue or publication does not convey or imply grant of licence.  
If the drawing exceeds the quantities in any way the architects are to be informed before work is commenced.  
Drawing to be read in conjunction with structural engineer's drawings and specification.

revisions  
220912: P1: Planning Application 1

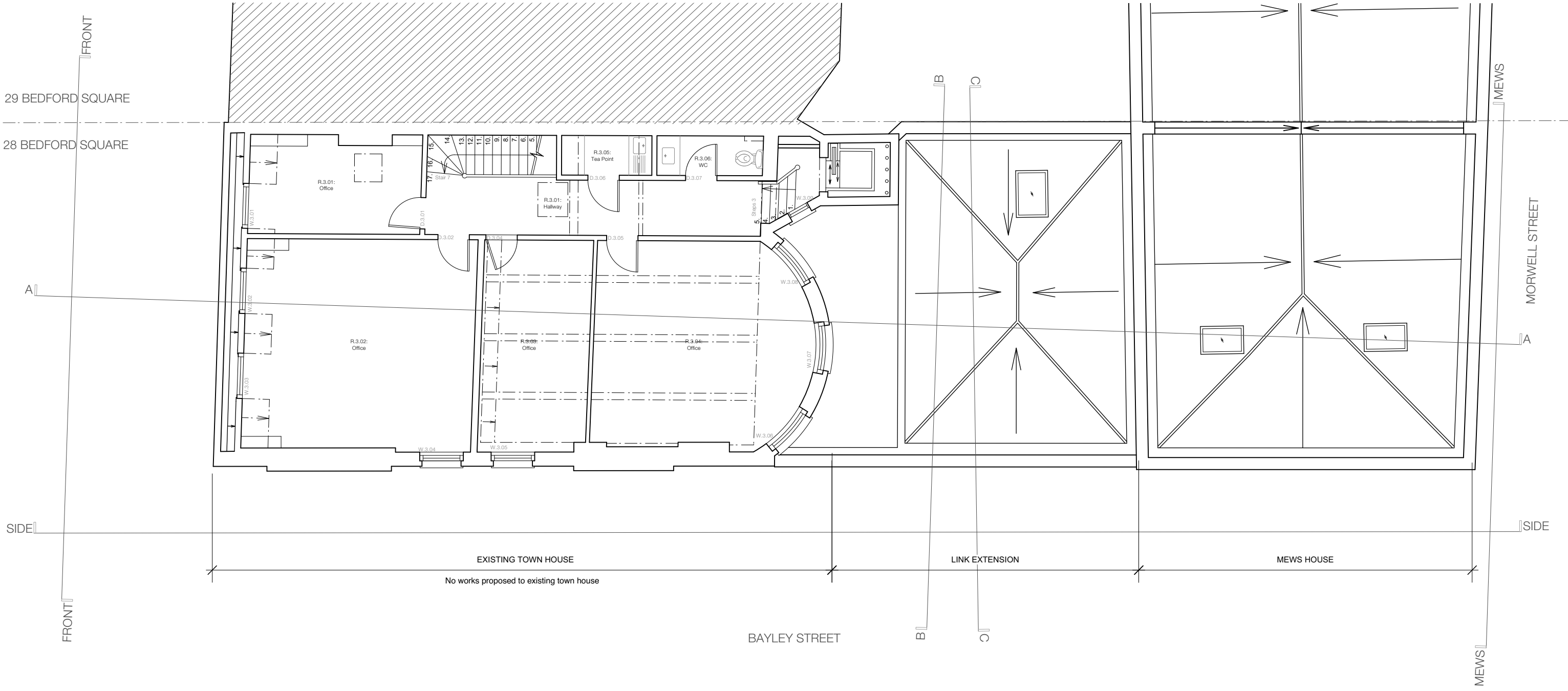


drawn / checked by  
**SM/PB**  
issue  
**Planning**

date  
**Sep 2022**  
revision  
**P1**

project  
**28 Bedford Square, London WC1B 3JS**  
client  
**The Empire Film Company Limited**

drawing title  
**Proposed Second Floor**  
drawing no.  
**326.28 203**



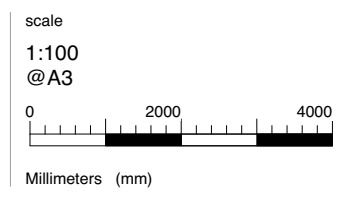
- Notes:**
- patch repair skirting and cornice
  - skirting to new walls to match existing
  - cornice to new walls to match existing
  - new timber floor to R.LG.09, R.LG.13 & R.LG.15
  - new carpet R.LG.11, R.LG.14, R.LG.15, R.LG.16, R.LG.17, R.LG.18, R.G.09, R.G.13, R.G.14, R.G.16, R.G.17, R.1.03, R.1.04, R.1.06, R.1.07, R.2.06 & R.2.09
  - new tile R.LG.12, R.G.15, R.2.07 & R.2.08
  - new stone floor to R.G.11 to be infilled to match adjacent existing

**JOHANNA MOLINEUS ARCHITECTS**

22 GREAT CHAPEL STREET  
 LONDON W1F 8FR  
 0207 734 8320  
 info@johannamolineus.com

© 2022 Johanna Molineus Architects Ltd  
 Do not scale dimensions from drawing.  
 Check all dimensions on site prior to commencement of work.  
 Do not copy or use this drawing without written consent.  
 Issue or publication does not convey or imply grant of licence.  
 If the drawing exceeds the quantities in any way the architects  
 are to be informed before work is commenced.  
 Drawing to be read in conjunction with structural engineer's  
 drawings and specification.

revisions  
 220912: P1: Planning Application 1

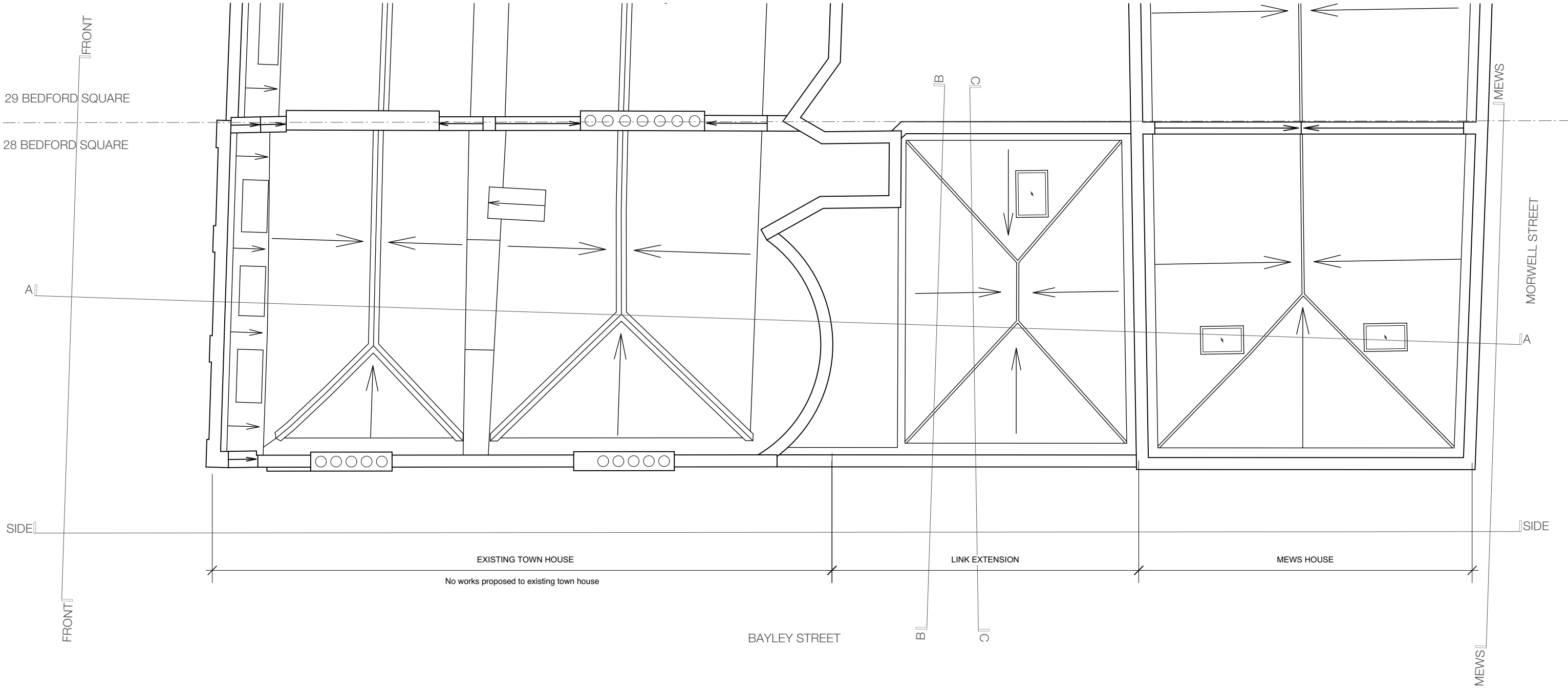


drawn / checked by  
 SM/PB  
 issue  
 Planning

date  
 Sep 2022  
 revision  
 P1

project  
 28 Bedford Square, London  
 WC1B 3JS  
 client  
 The Empire Film Company  
 Limited

drawing title  
 Proposed Third Floor  
 drawing no.  
 326.28 204



EXISTING TOWN HOUSE  
No works proposed to existing town house

LINK EXTENSION

MEWS HOUSE

BAYLEY STREET

29 BEDFORD SQUARE  
28 BEDFORD SQUARE

MORWELL STREET

FRONT  
SIDE  
FRONT

MEWS  
SIDE  
MEWS

A

A

B

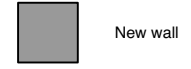
C

B

C

SIDE

SIDE



New wall

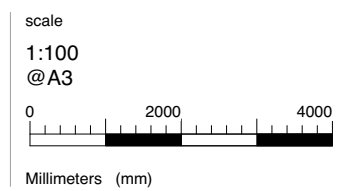
- Notes:**
- patch repair skirting and cornice
  - skirting to new walls to match existing
  - cornice to new walls to match existing
  - new timber floor to R.LG.09, R.LG.13 & R.LG.15
  - new carpet R.LG.11, R.LG.14, R.LG.15, R.LG.16, R.LG.17, R.LG.18, R.G.09, R.G.13, R.G.14, R.G.16, R.G.17, R.1.03, R.1.04, R.1.06, R.1.07, R.2.06 & R.2.09
  - new tile R.LG.12, R.G.15, R.2.07 & R.2.08
  - new stone floor to R.G.11 to be infilled to match adjacent existing

**JOHANNA MOLINEUS ARCHITECTS**

22 GREAT CHAPEL STREET  
LONDON W1F 8FR  
0207 734 8320  
info@johannamolineus.com

© 2022 Johanna Molineus Architects Ltd  
Do not scale dimensions from drawing.  
Check all dimensions on site prior to commencement of work.  
Do not copy or use this drawing without written consent.  
Issue or publication does not convey or imply grant of licence.  
If the drawing exceeds the quantities in any way the architects are to be informed before work is commenced.  
Drawing to be read in conjunction with structural engineer's drawings and specification.

revisions  
220912: P1: Planning Application 1



drawn / checked by  
SM/PB  
issue  
Planning

date  
Sep 2022  
revision  
P1

project  
28 Bedford Square, London  
WC1B 3JS  
client  
The Empire Film Company  
Limited

drawing title  
Proposed Roof  
drawing no.  
326.28 205