



**Bike Stair**  
New bike stair complete with cycle channel and rail

**New Lift**  
New 8 person Part M accessible evacuation lift

**Dry Riser Outlet**  
Recessed dry riser landing cabinet and outlet

**6 Bedford Row Plant**  
Assumed position of neighbouring external plant - position not surveyed

**New Front/Back Lift**  
New 8 person Part M accessible evacuation lift serving BR and LB levels via front/back arrangement

**Dry Riser Outlet**  
Recessed dry riser landing cabinet and outlet

**Existing Staircase**  
Existing staircase to be retained and refurbished. Stripped back to original finishes.

**Internal Wall Insulation**  
Existing fabric thermally upgraded

**Bedford Row Basement Door**  
Timber door to be overhauled with new ironmongery, repainted and refurbished

**Existing Lightwell**  
Existing lightwell overhauled and waterproofing repaired

**Part M Shower**  
Part M accessible unisex shower and changing facility

**Cycle Storage**  
New cycle storage for 26 long stay and 8 short stay cycle spaces. Bikes though a mix of high capacity 2 tier stands and sheffield style stands.

**Louvres**  
Louvred section of wall to provide air intake and exhaust for mechanical plant room within basement

**Lightweight Extension**  
New, lightweight glazed facade to existing link building structure

**New Courtyard Garden**  
Design by Landscape Architect

**Screening Fence**  
Acoustic plant screen within lower ground courtyard

**Masonry Closet Wing**  
New masonry closet wing extension

**Internal Wall Insulation**  
Existing fabric thermally upgraded

**Replacement Window - Basement**  
Timber sash windows to be replaced with like-for-like double glazing units

**Bedford Row Basement Door**  
Timber door to be overhauled with new ironmongery, repainted and refurbished

**PLANNING NOTES**

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION.

The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.

Dimensions and setting out - Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.

Planning - the client/ the contractor will ensure that the project is completed in accordance with the approved Planning drawings and take responsibility for the discharge of any planning conditions.

Party Walls & Rights to Light - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Freshholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences.

Archaeological & Ecological - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Areas - the areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction.

**REFERENCE KEY**

- Site Boundary
- Party Wall Line
- Existing Walls
- Proposed Walls
- Green Roof Area
- Part M Accessible Refuge



Rev	Date	Description	Author	Checker
0	19.07.2022	Working GA Issue to Design Team	GJ	RD
A	18.08.2022	Second Draft GA Issue	GJ	RD
B	31.08.2022	Frozen Drawings for Planning	GJ	RD
C	23.09.2022	Frozen Envelope Design for Planning	GJ	RD
D	13.10.2022	PLANNING - Issued for Planning Application	GJ	RD

**PROPOSED**

Project Number: H571  
Project Name: 3-5 Bedford Row

**Proposed Basement**

Scale at A1 / A3  
1:100 / 1:200

Drawing Number: H571 - HUT - ZZ - 09 - DR - A - P0009  
Revision: - D