

02 CONTEXT ANALYSIS

CONDITION OF THE EXISTING BUILDING

INTERIOR

The interior of 4 - 6 Bedford Place has experienced substantial alterations to its original layout. While the basic form and original design of the rooms can be discerned, there has been a vast amount of subdivision and intervention.

4, 5 and 6 Bedford Place have been linked together through their party walls by a corridor, along the line of the main staircase landings, to connect the buildings.

The basement has suffered more sub-division than the ground and upper floors, but many interventions have impacted original skirting, dado, picture rail and cornice lines. Much has survived, albeit fragmented and covered with many layers of paint.

There are still a number of original windows, doors and fluted door frames and architraves, though many of the originals have been either relocated or removed.

Throughout the building, there are many modern installations such as boxing out, partitions and dropped ceilings, including within and around some of the fireplaces.

The main staircases, one in each of the 3 houses, are significant and service the ground to the second floor. However, between the second and third levels, two of the three staircases of No. 5 and 6 have been reconstructed and are not original.

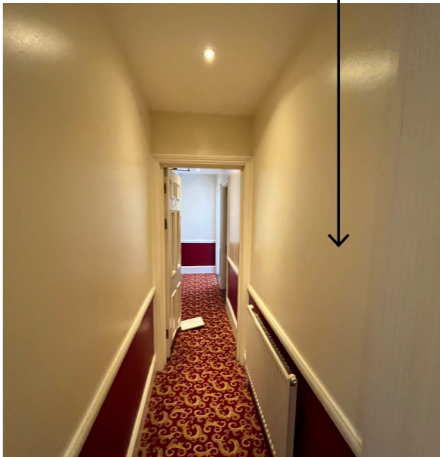
Non - original dropped ceiling evident, overlapping the existing windows and potentially hiding original features



Original skylight above main staircases



The three houses have been connected via a long corridor



The interior



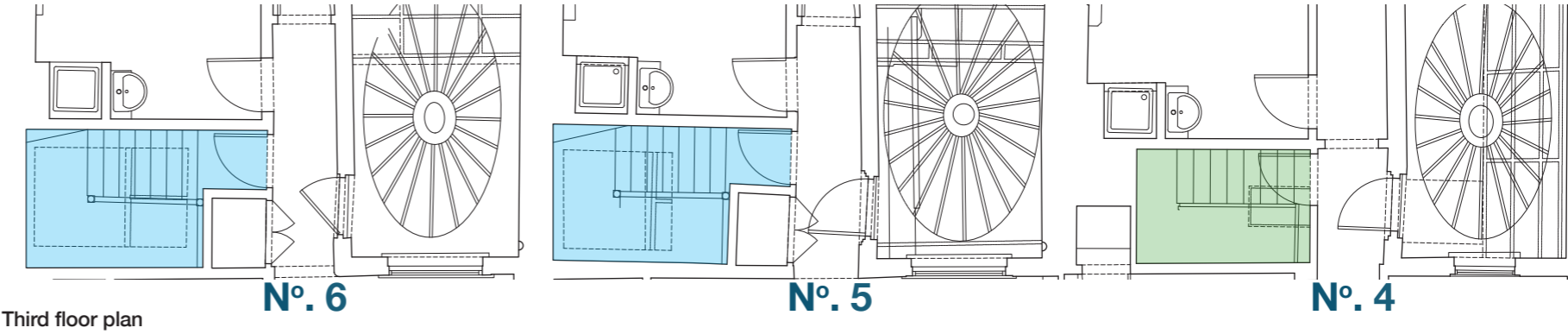
Several existing doorways have been in-filled, removed or relocated throughout the building.



Existing layouts of each floor have been heavily subdivided with shower cubicles such as this.

KEY

- Non-original stairs
- Original stairs



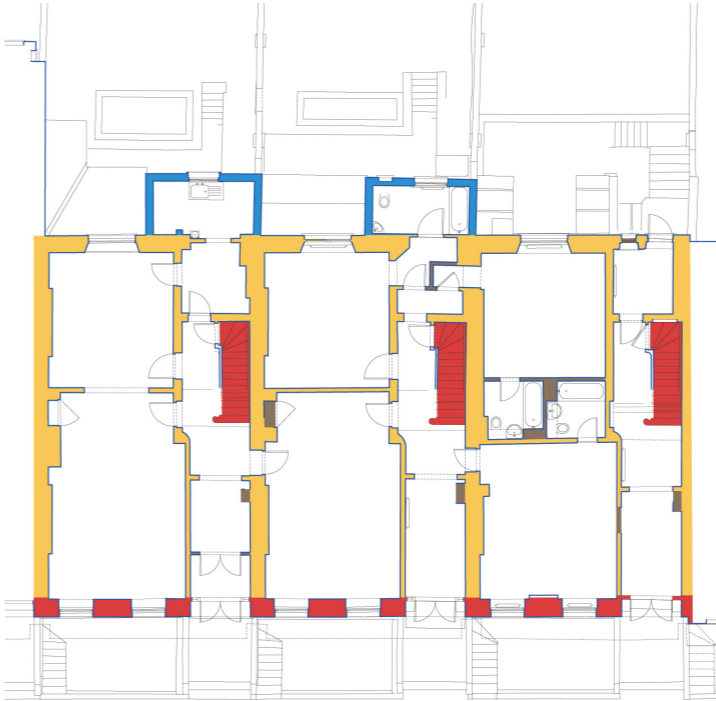
PLANS OF HERITAGE SIGNIFICANCE

These plans provided by *Spurstone Heritage* illustrate an interpretation of the level of the historical significance of the different internal areas throughout the building. Highlighted in red are interpretations of the most significant areas of the existing building.

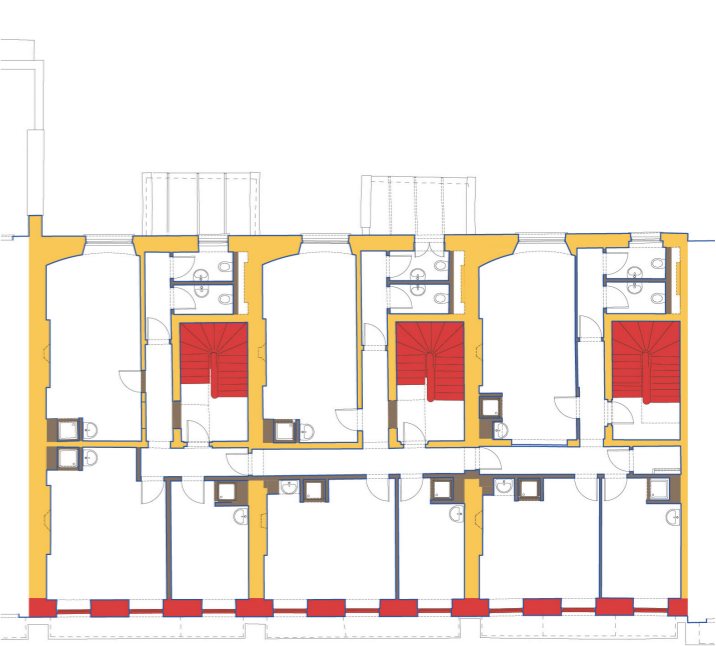
Lower Ground Floor



Ground Floor



First Floor

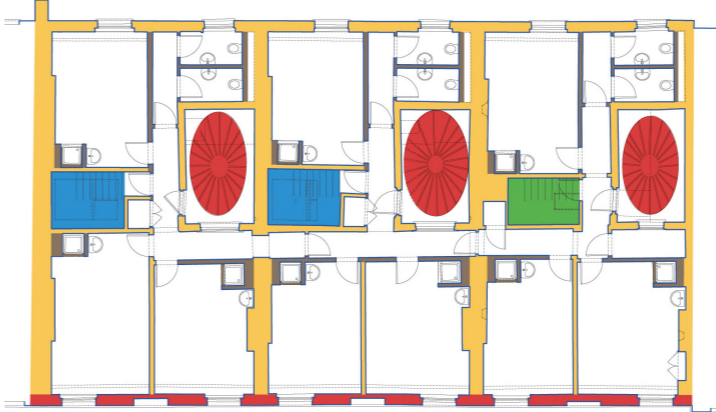


- High significance
- Moderate significance
- Low significance
- Neutral significance
- Detracts from significance

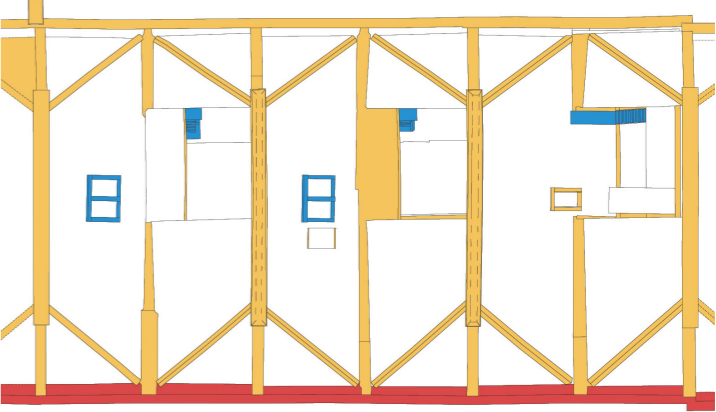
Second Floor



Third Floor



Roof level



NEIGHBOURING DEVELOPMENTS

1-3 BEDFORD PLACE

Application 2011/0499/ P + 2011/0499/L
November 2011

Next door to the site, numbers 1,2 and 3 Bedford Place (a residential scheme) underwent a series of changes consented in 2011, these adaptations are outlined below:

REAR EXTENSION

The primary development in 1-3 Bedford Place is the extension to the rear closet wings. These extended equally, and repetitively approximately 4m from the rear of numbers 1,2 and 3 Bedford Place at both basement and ground floor levels. The brickwork matches the existing although currently has more early stages of weathering. Furthermore, modern timber-framed windows, pre-cast concrete lintols and zinc parapet and flashings have been integrated providing a contemporary interpretation with some contrast to the host building. Concrete steps have been constructed for access to the garden which sits halfway between basement and ground floor levels and is accessible by both.



Zinc flashing

Concrete pre-cast lintel

Yellow stock brickwork to match original tone of existing host building.

1 - 3 Bedford Place rear extension

NEIGHBOURING DEVELOPMENTS

1-3 BEDFORD PLACE
Application 2011/0499/ P + 2011/0499/L
November 2011

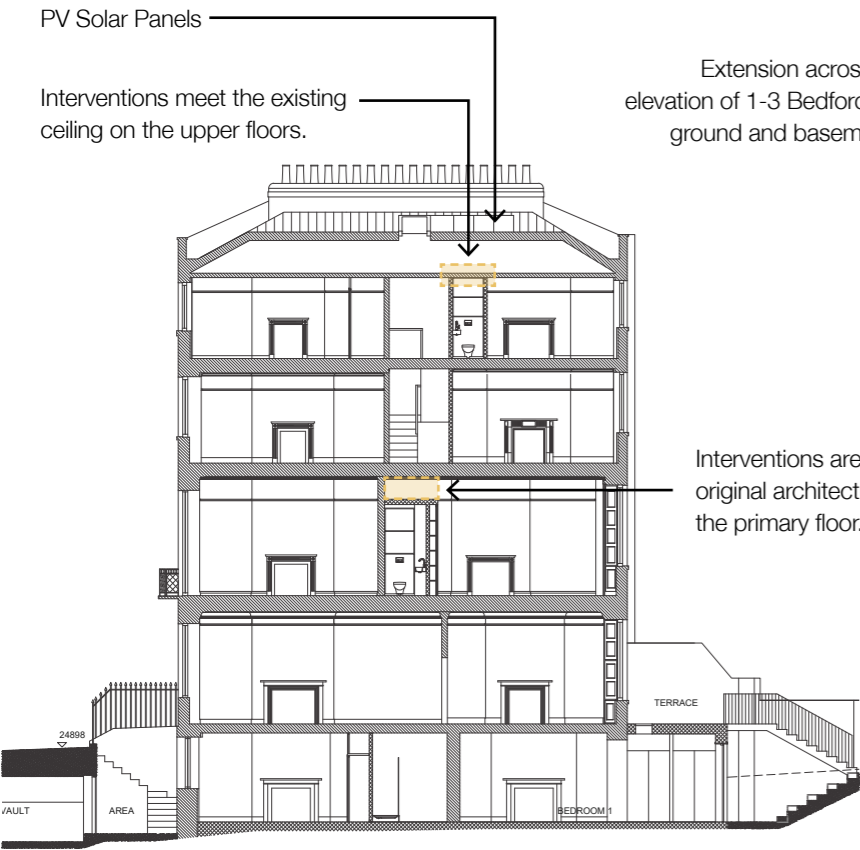
EN-SUITE ADDITIONS

A great number of en-suites have been installed throughout 1-3 Bedford Place in order to service each apartment. These have been constructed with the addition of partition walls in a number of varying forms and locations throughout the building.

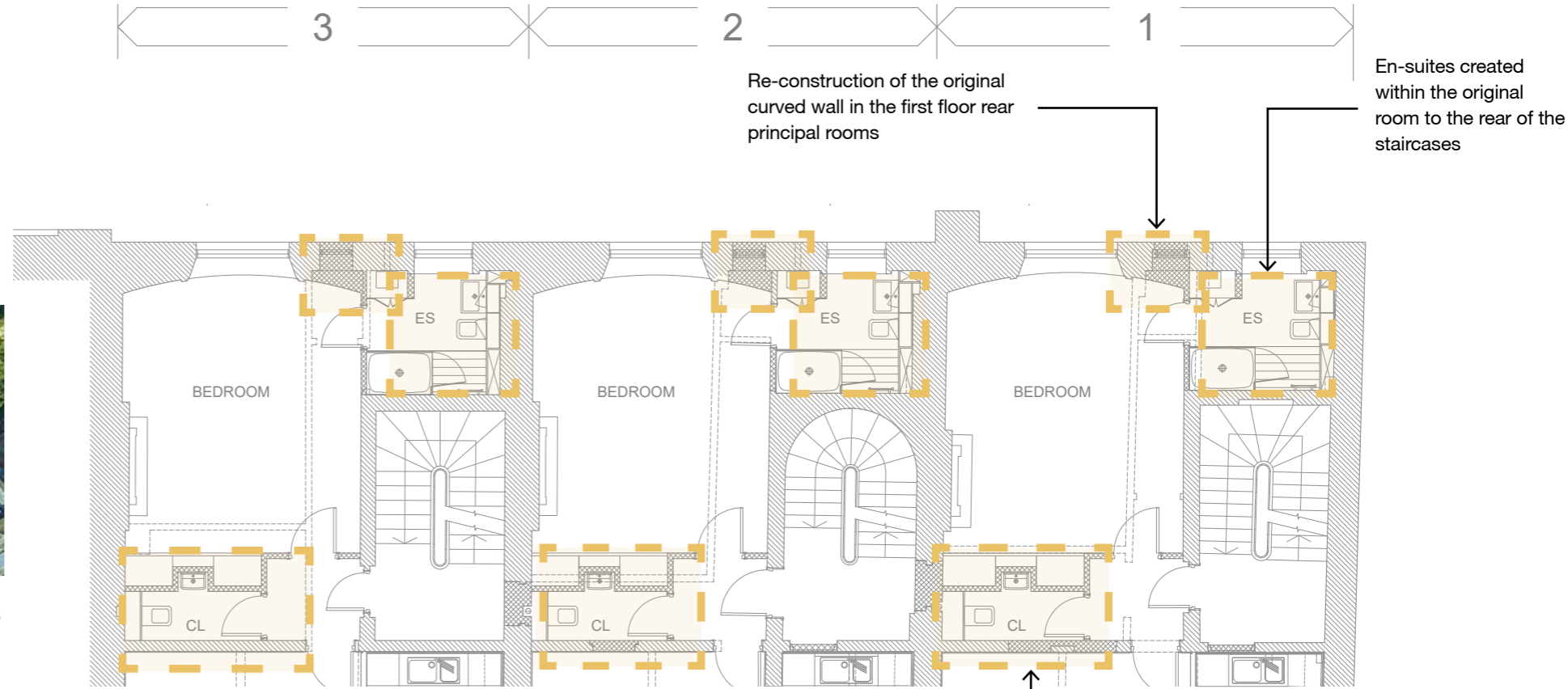
In section, on the primary floors these are subservient to the cornice line - with the ceiling lying below the datum, while in the upper floors the partition walls meet the existing ceiling.



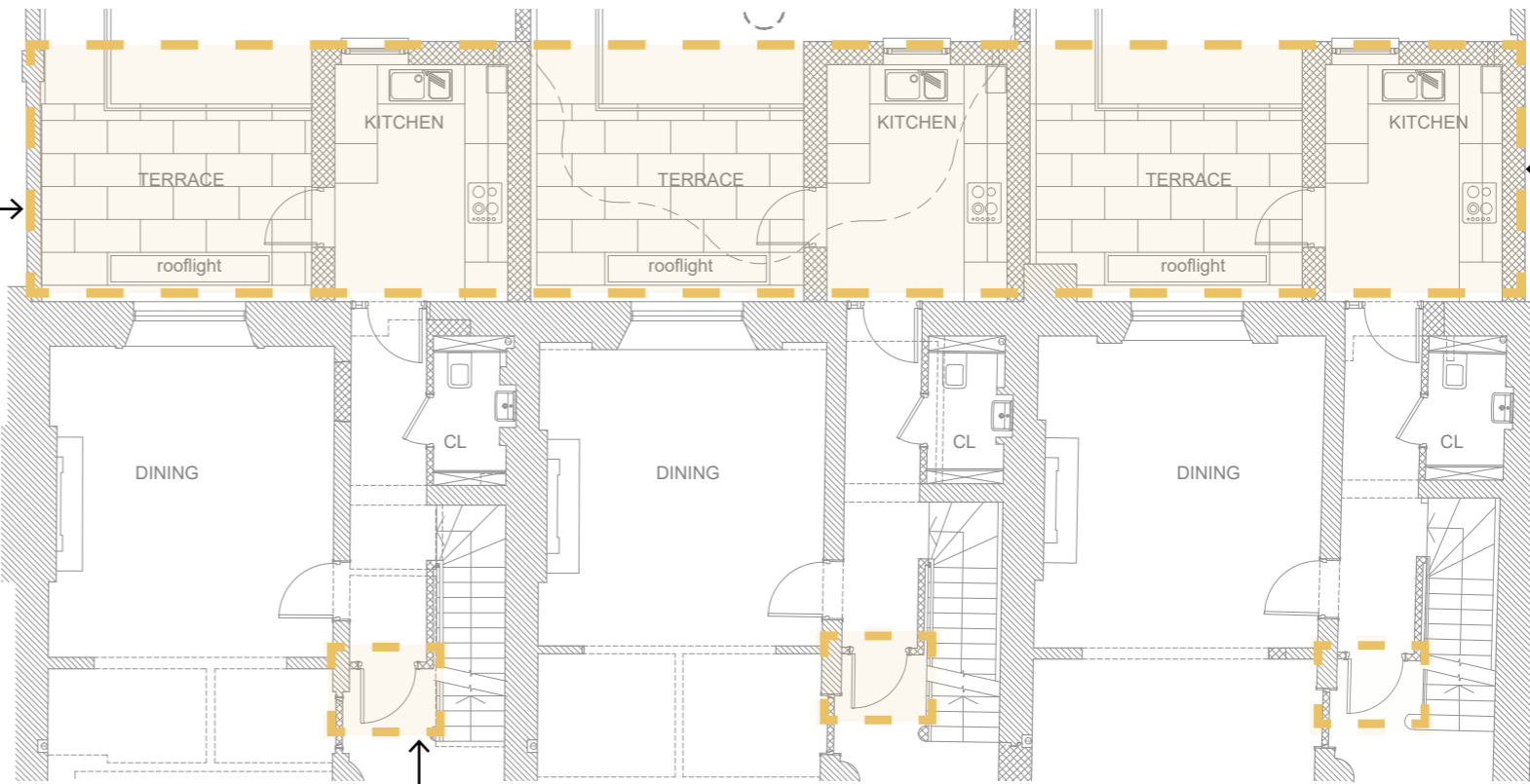
PV Solar Roof Panels fitted to Nos 1- 3 Bedford Place roofscape



Section through No. 3 Bedford Pl.



Consented first floor plan



Consented ground floor plan