

04

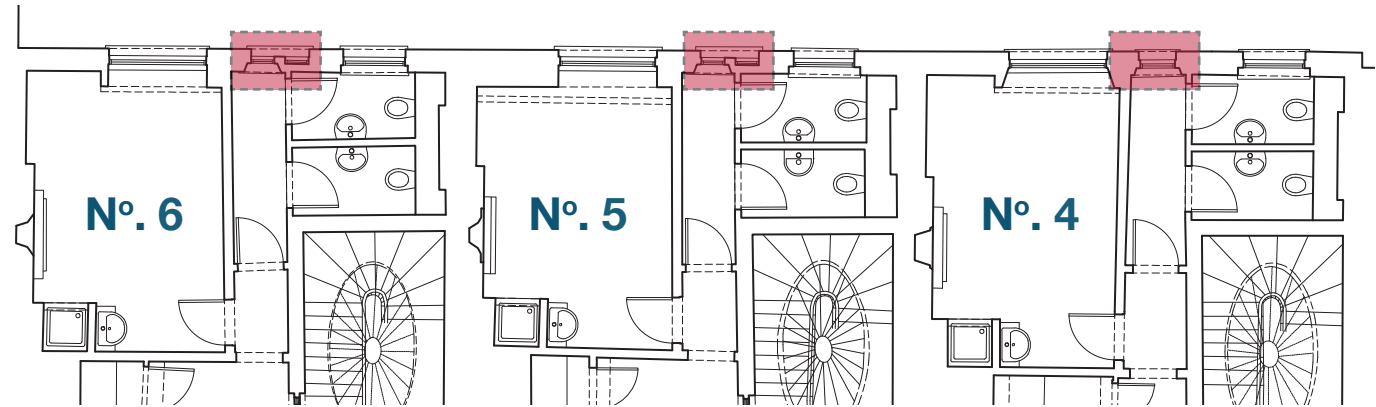
DESIGN EVALUATION

PROPOSED BENEFITS:

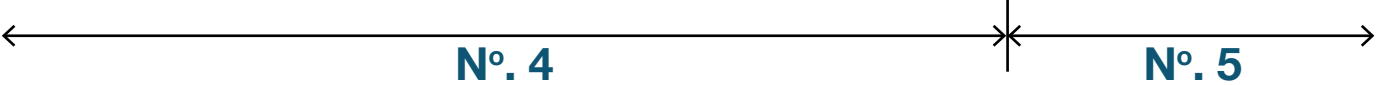
RESTORATION OF ORIGINAL ELEVATIONS

Alterations in 1971 included the introduction of small bathroom windows to the rear of the 2nd floor. These additions have compromised the simplicity of the rear elevation.

- ✓ The proposal seeks to remove these and restore the elevation to its original appearance, a significant improvement enhancing the listed building.



Non - original bathroom windows on the second level



Existing non - original 2nd floor bathroom windows

PROPOSED INTERVENTIONS:

LIFT INSTALLATION



The refurbished hotel requires the installation of a lift. This is a fundamental addition to:

- 1. Provide enhanced accessibility throughout the building for any guests with disabilities,
- 2. Provide guest convenience and ease of movement,
- 3. Provide ease of servicing + housekeeping of guest rooms.
- 4. Provide enhanced fire life safety as the lift is proposed to be an escape lift as per London Plan requirement

Three primary locations for the lift have been explored, with the decision made preferring option A. There were a number of deciding factors in this decision, as follows:

LOCATION A: BEHIND CENTRAL STAIR (AS PROPOSED)

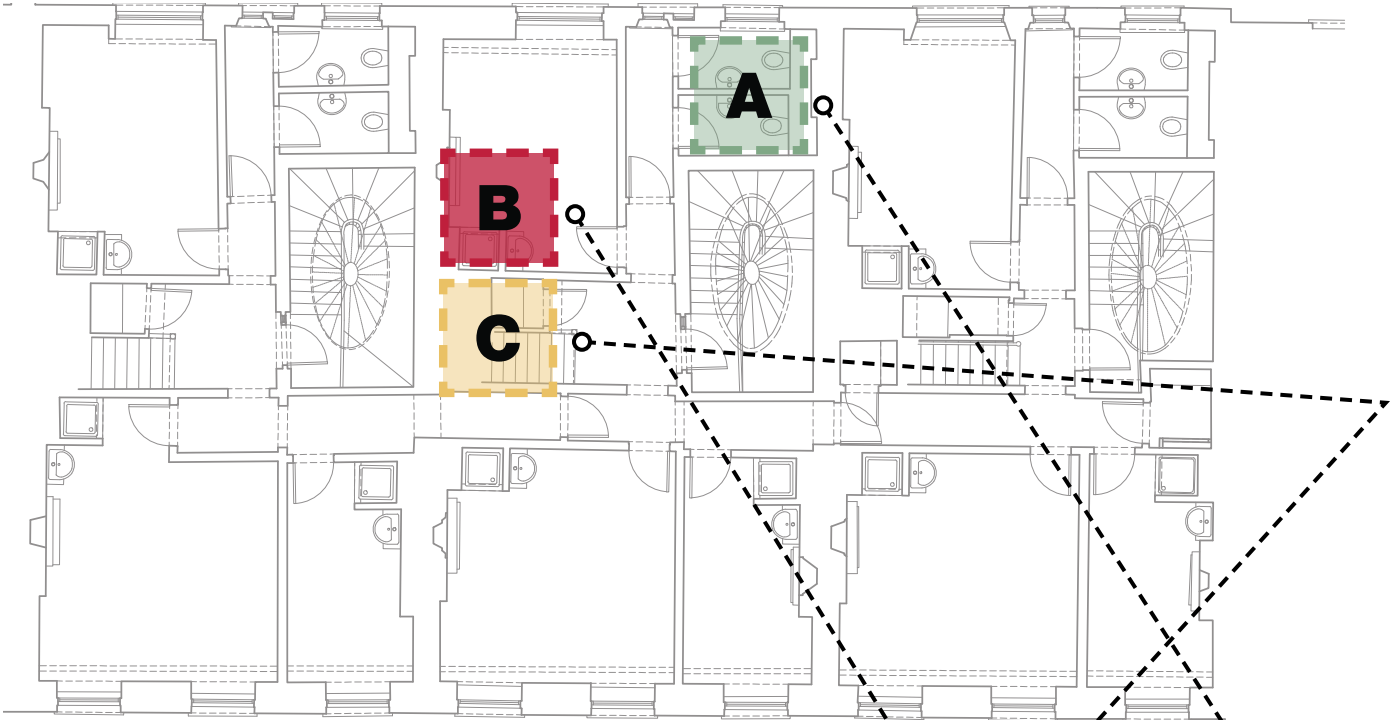
- ✓ Low level damage to areas of high + moderate significance.
- ? Rear window would require mirrored / spandel treatment behind sash.
- ? This would block garden access at ground floor.
- ✓ Bedford Place precedents: This approach has been taken at No's 9-10, 24-27, 31-32, 34-47, 39-40 Bedford Place.

LOCATION B: WITHIN REAR ROOMS

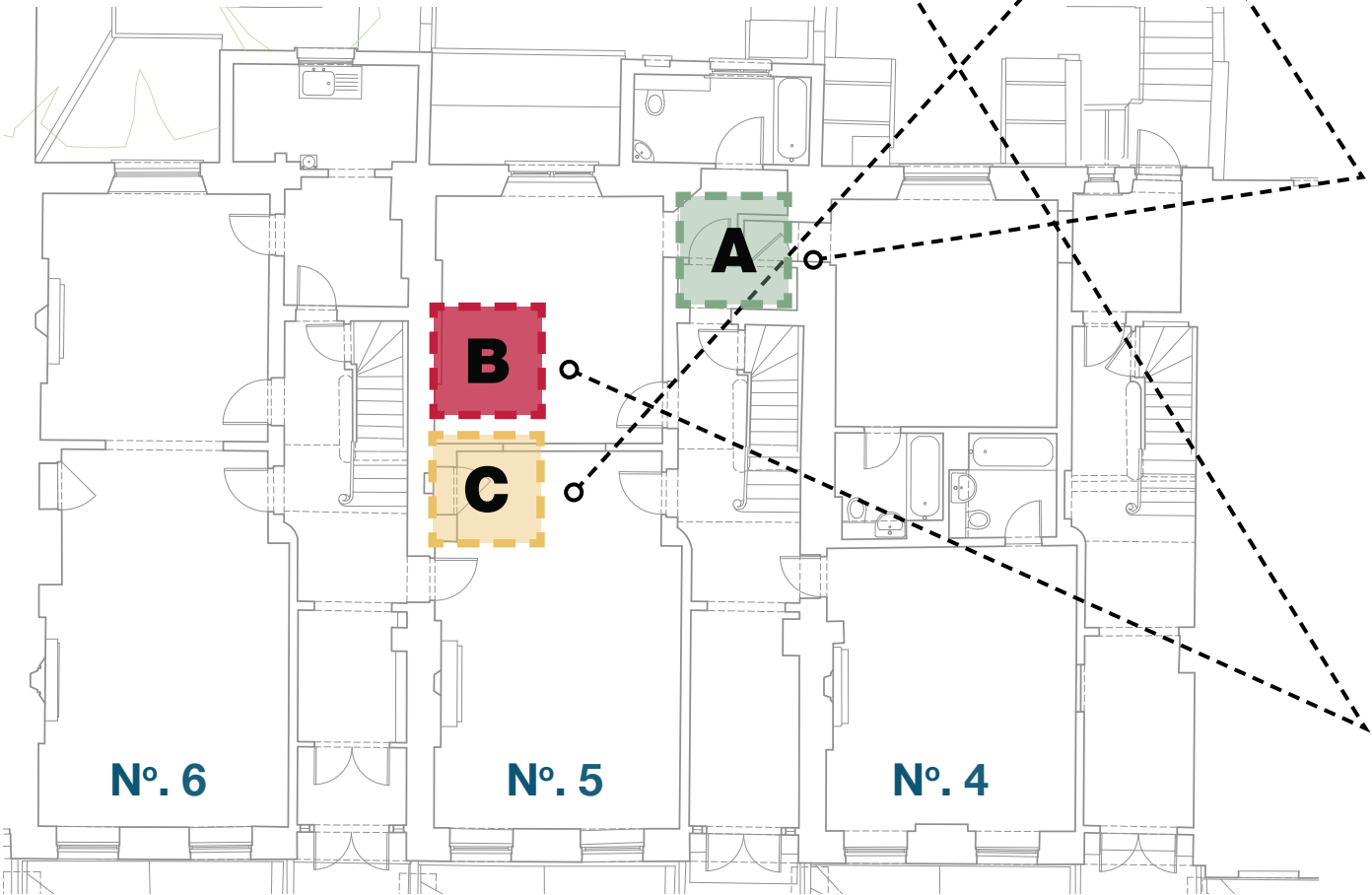
- ✗ Uncomfortable relationship / damage to existing fireplaces.
- ✗ Location within the principal rear room on each level of 5 Bedford Place.

LOCATION C: CENTRAL LOCATION

- ✓ Low level damage to areas of high and moderate significance areas.
- ? Central location beneficial, however segregates proposed lounge in ground floor.
- ✓ Lift overrun accommodated in roof scape.
- ? Requires the removal of non original staircase between the second and third floor.



SECOND FLOOR



GROUND FLOOR

Potential Lift Locations - Existing Plans



LOCATION C - Removal of non-original staircase.



LOCATION A - Windows would be retained with mirror fixed behind to conceal lift shaft.



LOCATION B - High significance fireplaces would be harmed

Please note; drawings in this section may be indicative to an extent. Please refer to application drawings for definitive proposed arrangements.

PROPOSED BENEFITS:

CORNICES, SKIRTINGS, FIREPLACES AND APSIDAL WALLS:

FIRST FLOOR

No's 4 - 6 Bedford Place have undergone a series of alterations, significantly changing their internal layouts.

Dropped ceilings, partition walls and the removal of original features have fragmented the original design.

The sub-division of rooms has damaged original skirtings and cornices, where dropped ceilings have not covered them. MDF bases have been added to the original fireplaces and original doorways and decoration have been removed.

The proposal seeks to reinstate the historic plan form of the first-floor rear room in No. 4, restoring its original proportions and symmetry, and revealing the grandeur of the historic interior decoration. It is proposed to mirror this treatment in the same room in No. 6. This will re-provide grand interiors commensurate with the status of these rooms in Nos. 4 and 6 Bedford Place. It is considered that this will enhance the significance of the listed building.

The subsequent pages will focus on the proposed interventions on the first (and tallest) floor.

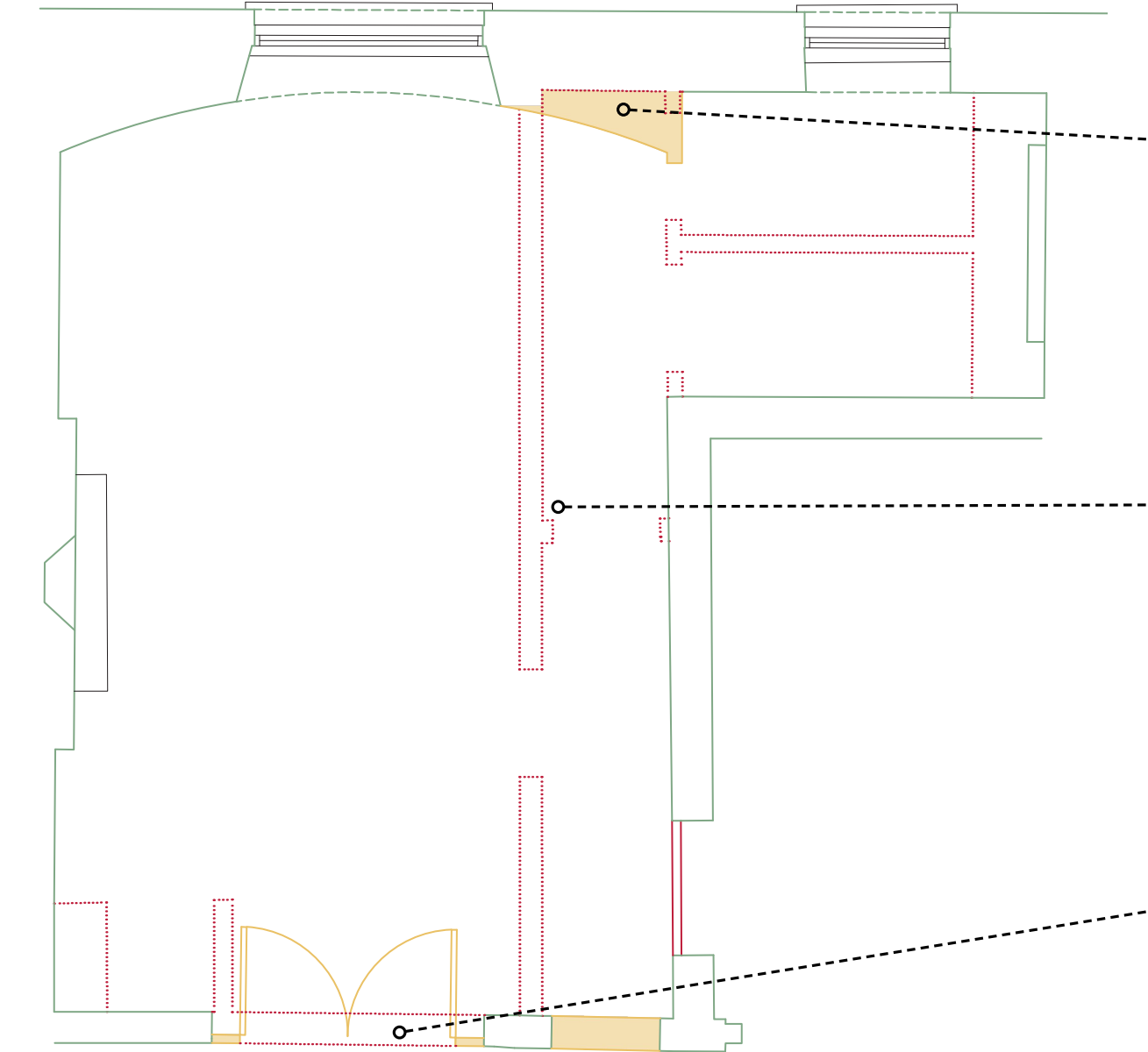
KEY

Non-original

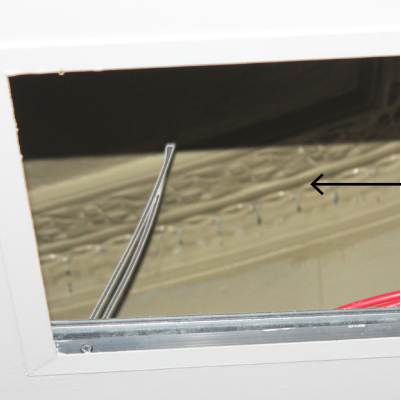
Non-original proposed removal

Original

Original restored



Proposed changes to first-floor rear room in No. 4 Bedford Place - example of alterations



Dropped ceiling to be removed. Please note original curved apsidal wall cornice clearly evident in No 4.



Although these partitions appear to be of an age & contain some original features they are not considered original. Partitions therefore to be removed and curved apsidal wall to be reinstalled in No's 4 & 6.



Modern partitions including bathrooms removed

Original connectors between the front and rear rooms reinstalled

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PROPOSED VIEW A

CORNICES, SKIRTINGS, FIREPLACES AND
APSIDAL WALL

FIRST FLOOR

This page shows an indicative interior design of this room on the first floor and illustrates its opening up to better reveal the symmetry of apsidal walls, cornices, skirtings and fireplace.



[Above] Existing asymmetry and cropped apsidal of Room 02, No. 5



PROPOSED VIEW A

CORNICES, SKIRTINGS, FIREPLACES AND
APSIDAL WALL

FIRST FLOOR

Re-intergration of any ceiling
roses and lighting if evidence is
revealed upon opening up.

Original cornices and picture
rails restored.

Symmetrical apsidal walls around
garden window.

Original fireplaces conserved.



PROPOSED INTERVENTIONS:

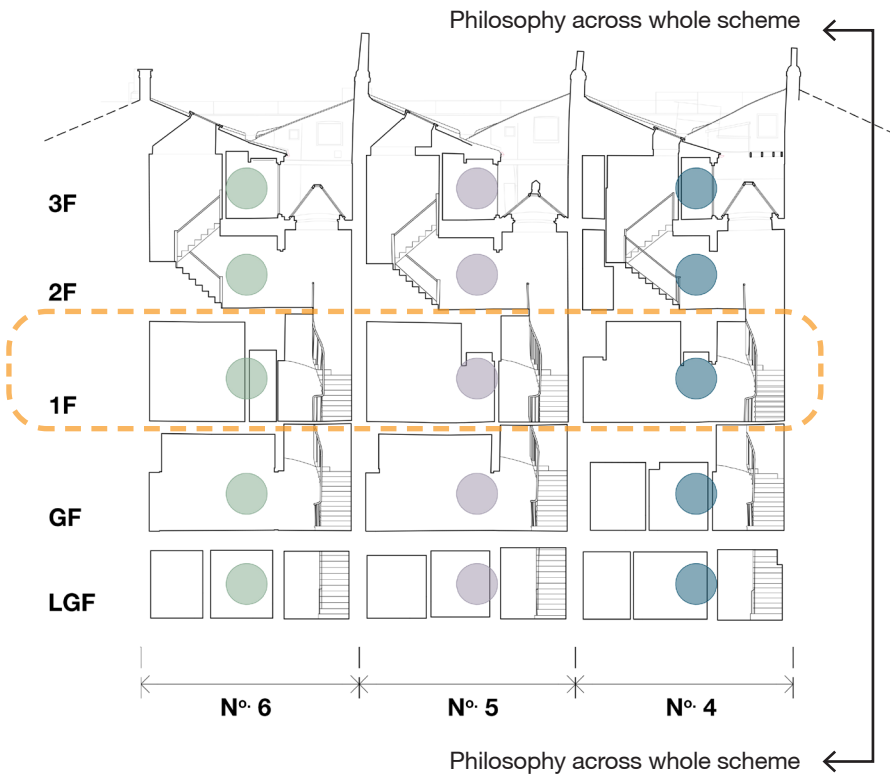
PHILOSOPHICAL APPROACH

The proposal seeks to be respectful of original cornices, skirtings and other features, unlike previous alterations. The sequence of changes below introduces the proposal to restore and preserve original features and layout where possible.

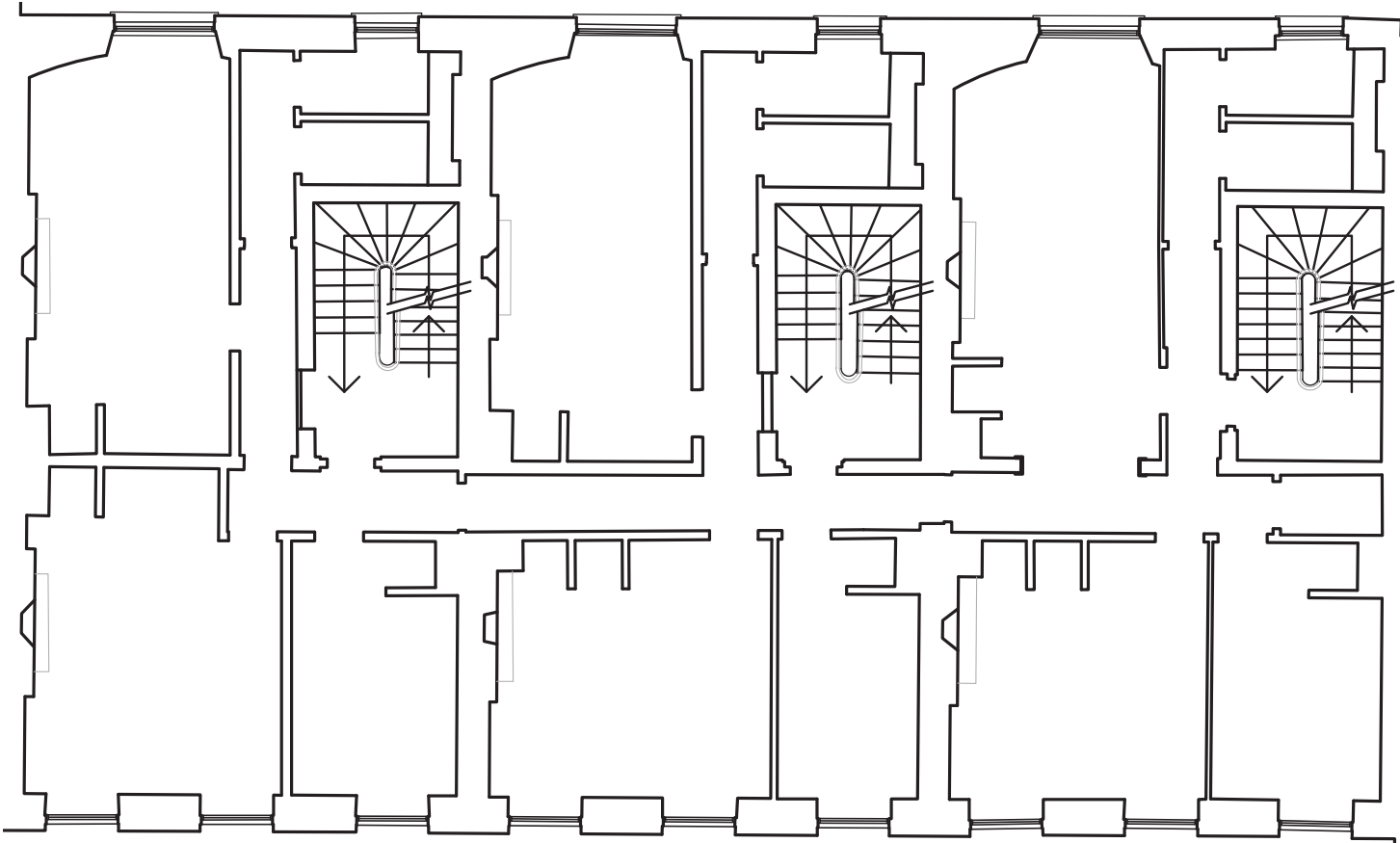
We propose a 5 step philosophy for this building:

- 1. Assess existing
- 2. Assess significance
- 3. Removal of low significance elements
- 4. Reinstatement of heritage in original format
- 5. Addition of contrasting, lightweight, reversible, contemporary elements to provide functionality.

This philosophical approach applies to the whole building (see below) and the first floor has been used as a case study to demonstrate how this principle works.



STEP 1.
Existing

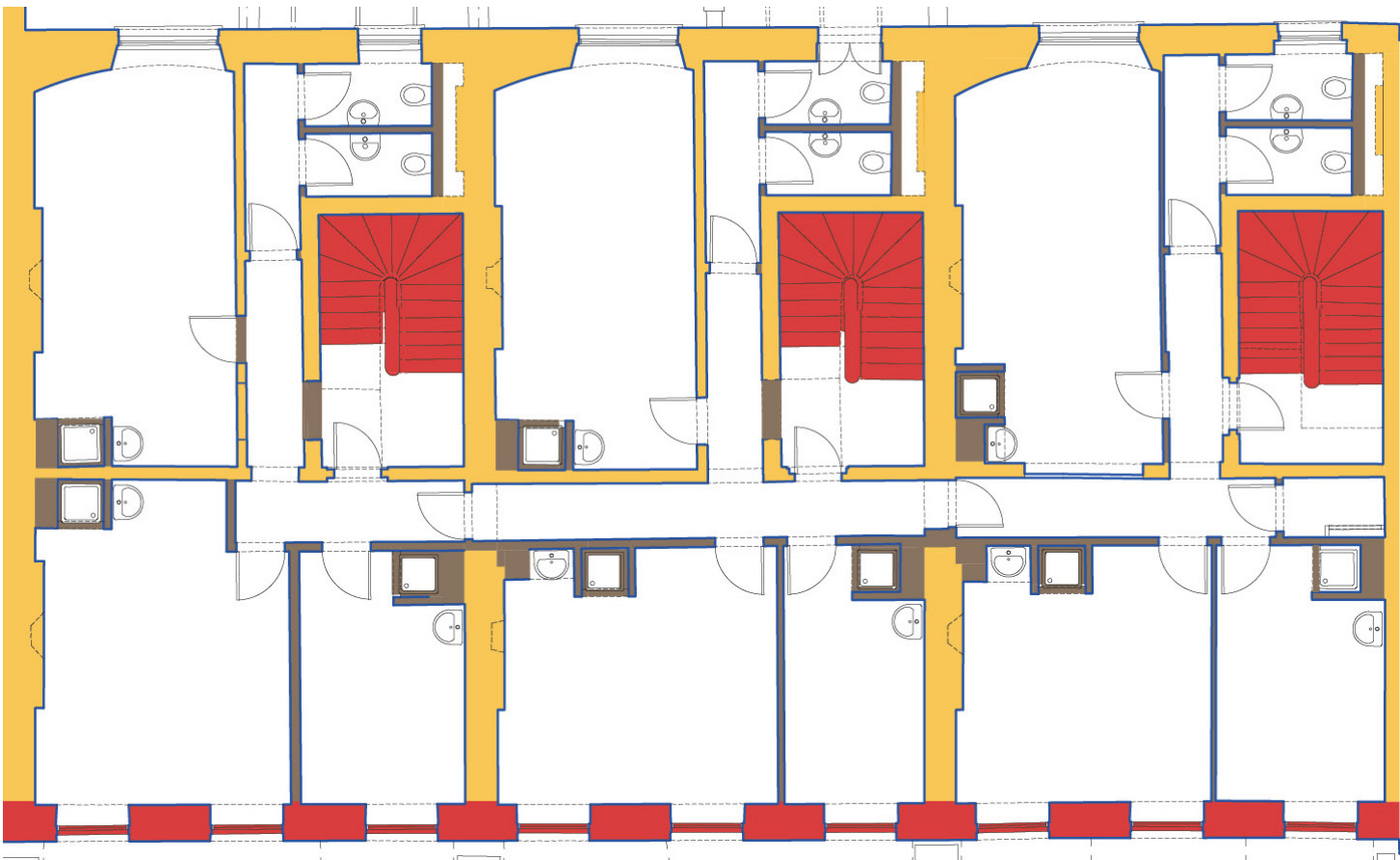


KEY

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

STEP 2.
Significance

Spurstone
Heritage Ltd



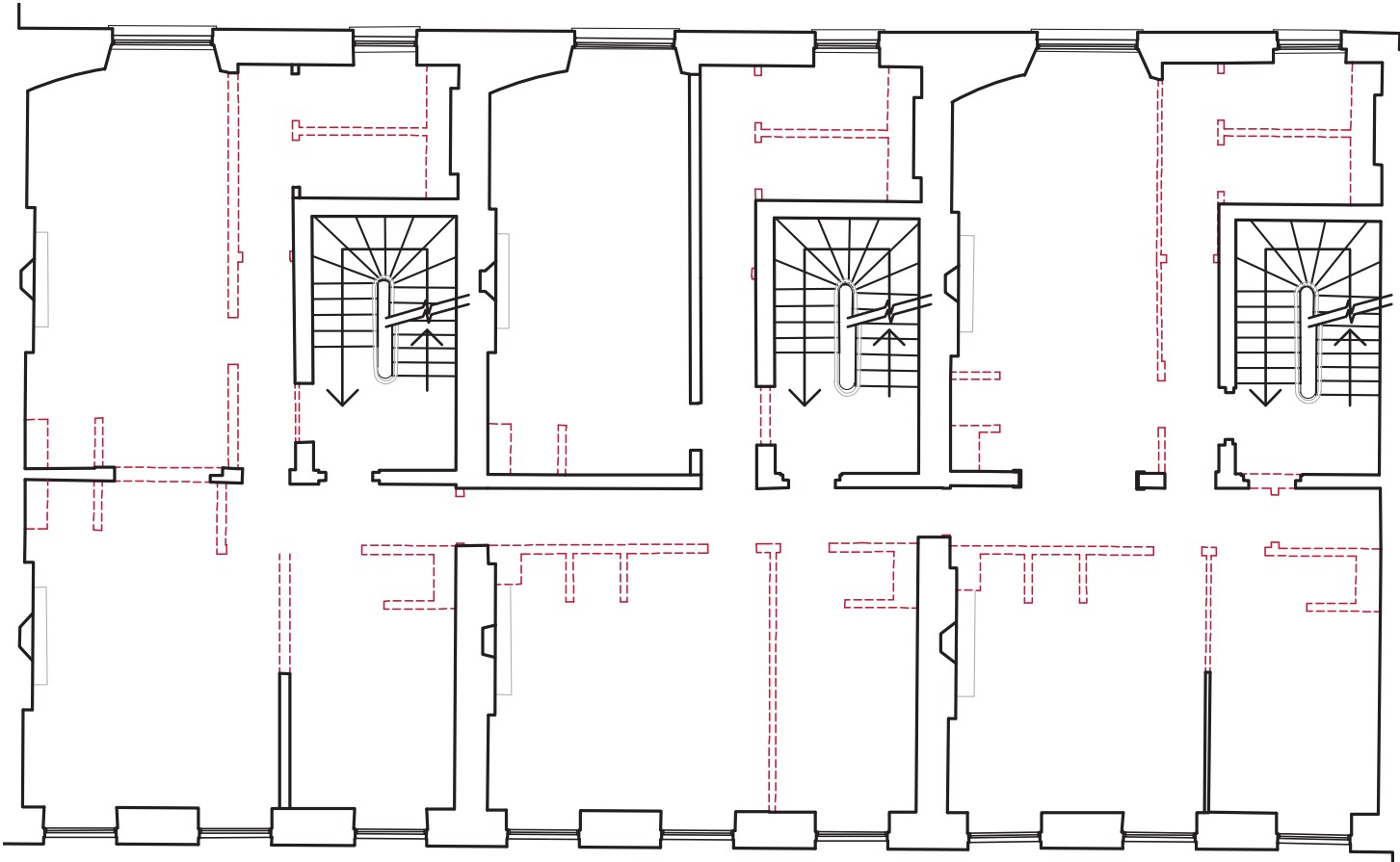
PROPOSED INTERVENTIONS:

PHILOSOPHICAL APPROACH

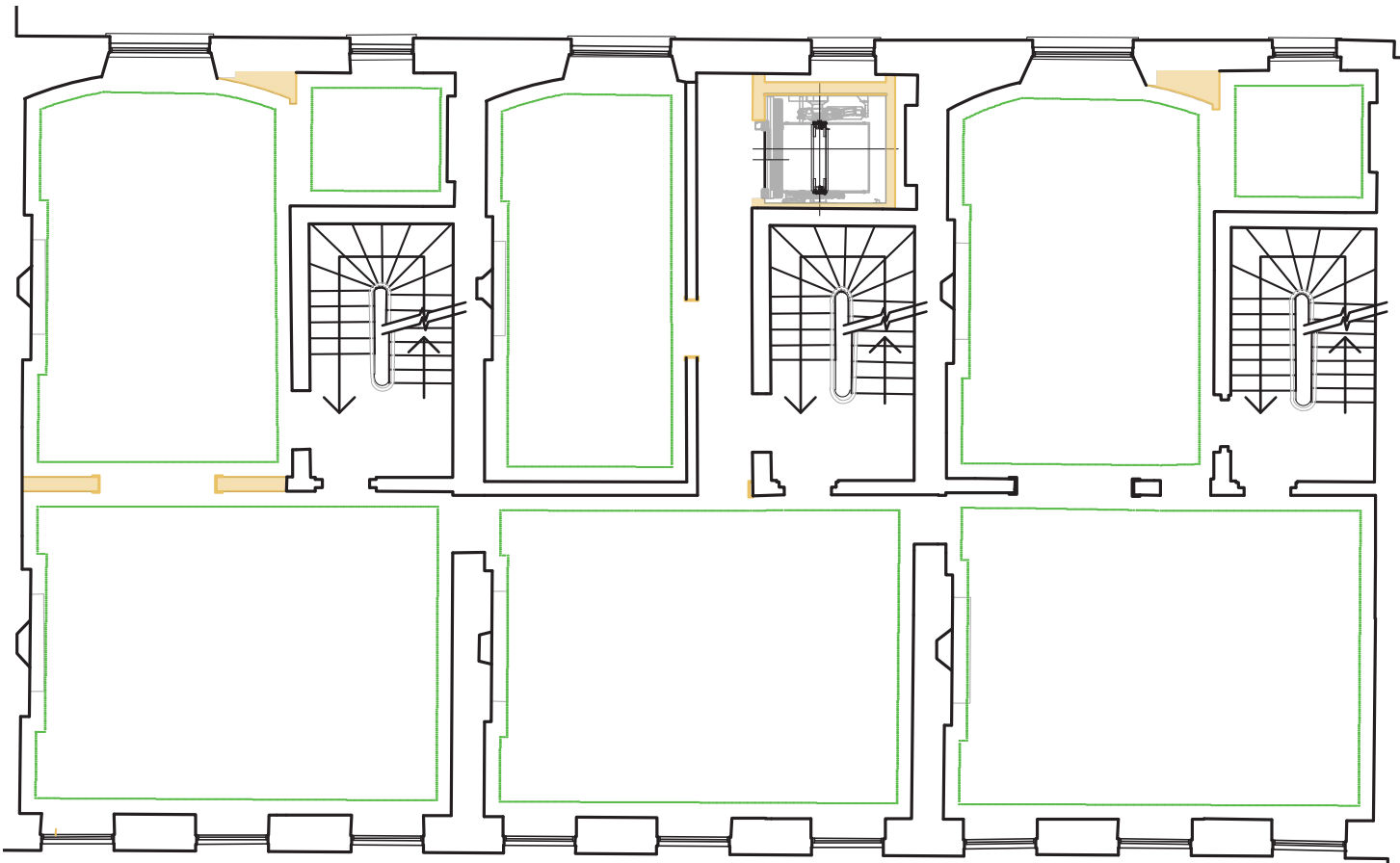
Once significance has been established, the next steps of;

- removal of low significance elements and
- reinstatement of heritage in original format, proceed.

STEP 3.
Removal



STEP 4.
**Conservation
and
Reinstatement**



KEY

- Removal
- Restoration of original layout with cornices, picture rails, dado rails, fireplaces and skirtings
- Restoration of original features + accommodation of lift

PROPOSED INTERVENTIONS:

STEP 5.

Lightweight
‘pods’

In order to achieve the conservation and preservation of the significant original features, an idea of lightweight ‘pod’- like units have been adopted. The design intention is that they juxtapose and visually and physically separate from the heritage features to provide an unambiguous contrast. They will provide the necessary facilities for guests whilst minimising harm to significance and permitting the reinstatement of historic proportions and cornices within the larger rooms.

This alteration of colour and shape, along with visual and tactile perceptions when compared to the existing building can be used to create a dynamic focal point within each guestroom with character and distinction.

This page features several examples of where the installation of ‘pods’ into existing heritage and similar locations can successfully provide new facilities, whilst remaining respectful of surroundings and creating a stimulating atmosphere.

Undulated ‘fresh green’
cladding on the curved walls



Jib doors within the curved
walls conceal storage units,
bathrooms and washrooms

Subservient to the existing
ceilings, the ‘pods’ are
detached and do not cause any
physical or visual damage



The dark walnut has been
chosen as a contrast to the
existing white-washed building
in this example.



CASE STUDY : FIRST FLOOR

STEP 5.

Lightweight
'pods'

Contemporary, Lightweight,
Reversible Interventions

The inclusion of 'pods', housing bathrooms, wardrobes and storage are separated from the original refurbished historic walls, connected only where necessary.

Proposed 'pods' within each separate property 4, 5 and 6 are intended to have the same colour and finish to provide a sense of legibility depending in which original property you are staying in within the three connected buildings.

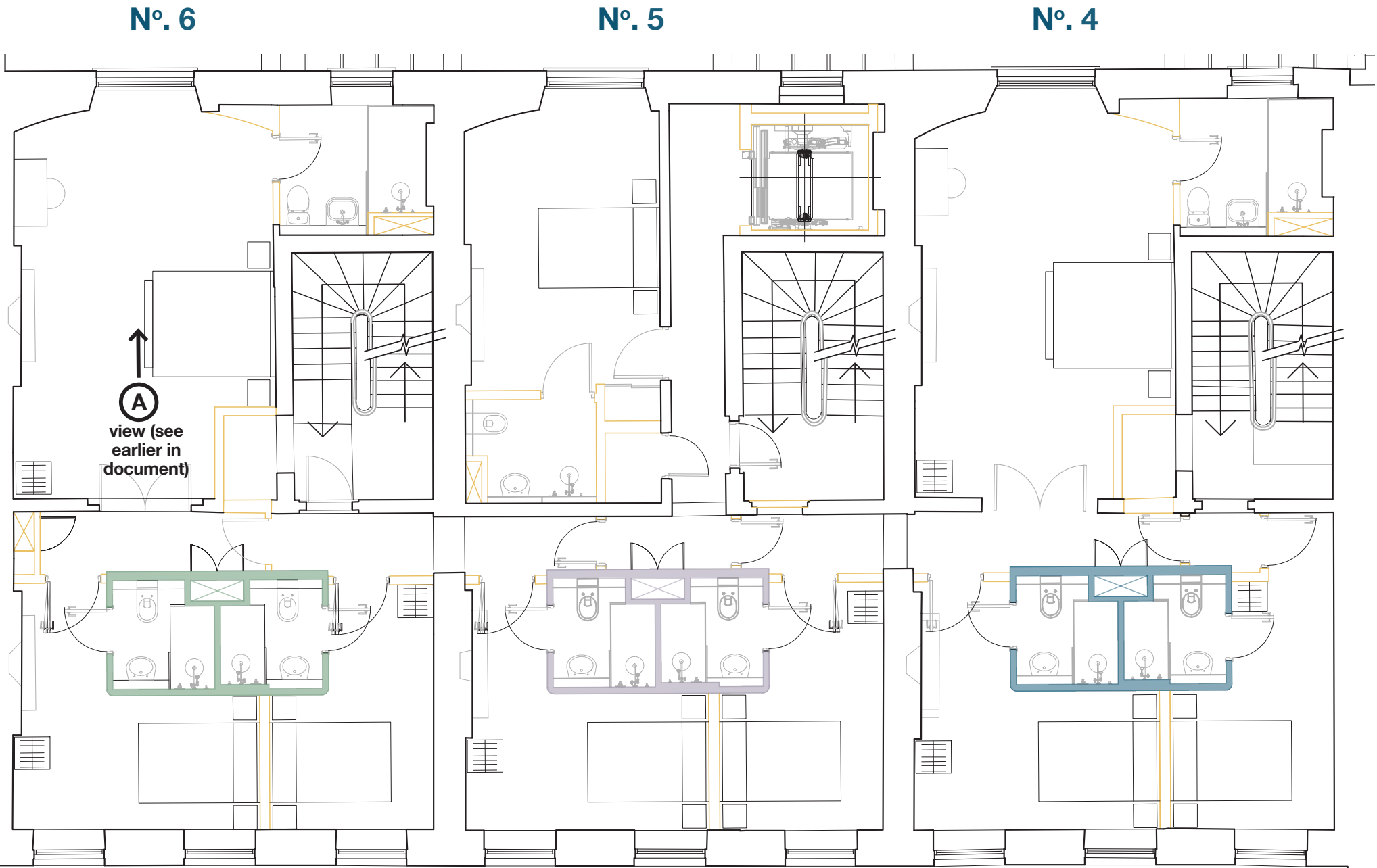


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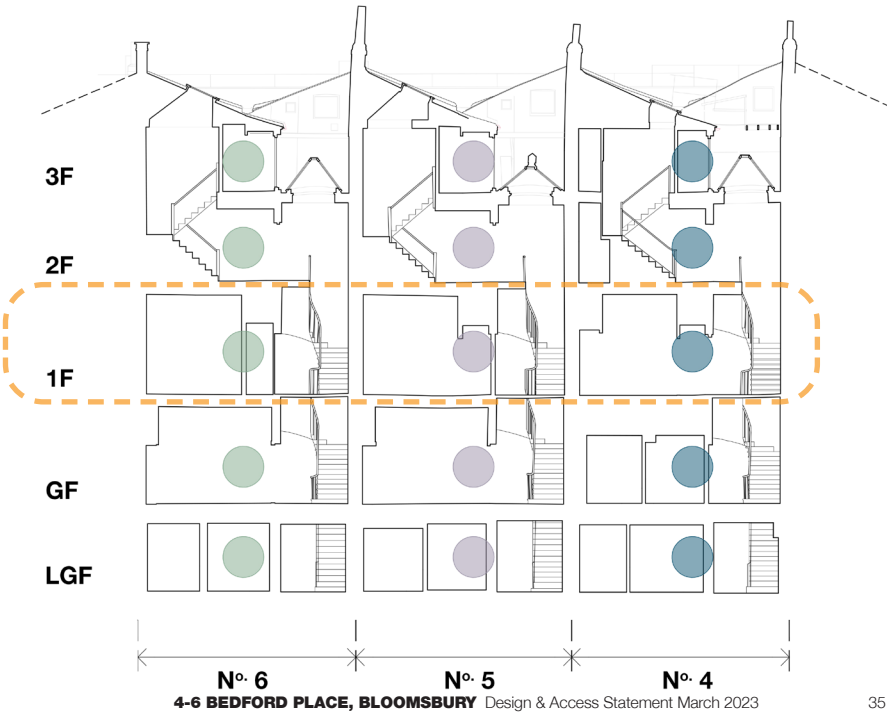
- 6 Bedford Place 'Pods'
- 5 Bedford Place 'Pods'
- 4 Bedford Place 'Pods'
- New build

studio
moren

Please note; drawings in this section may be indicative to an extent. Please refer to application drawings for definitive proposed arrangements.



This view (now superceded) presented at pre-applicaion, showed a proposed 'pod' in the rear room of No. 6 Bedford Place, demonstrating a potential interior design solution which follows this philosophical approach.



CASE STUDY : GROUND FLOOR

STEP 5.

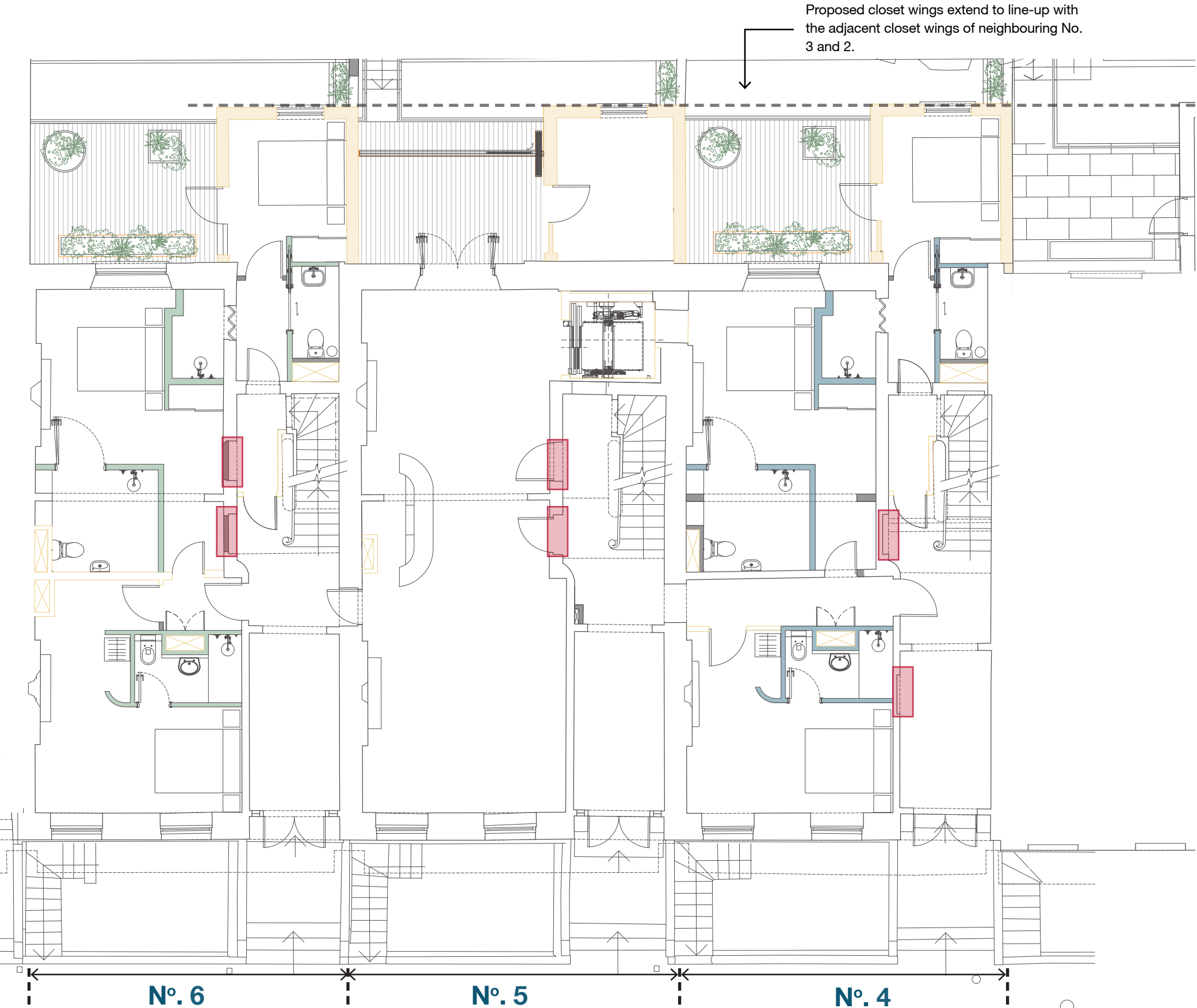
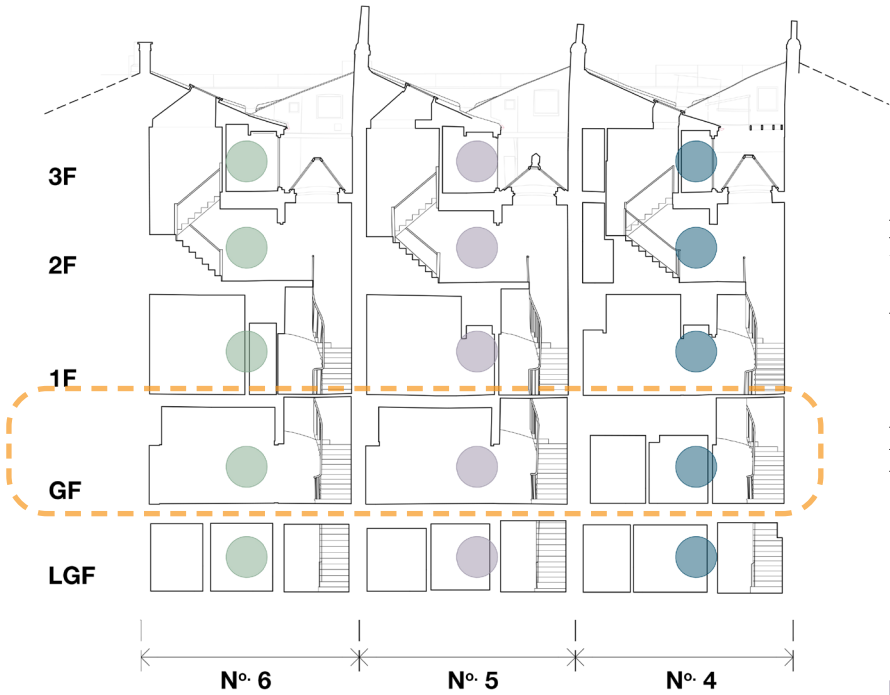
Lightweight
‘pods’

Contemporary, Lightweight,
Reversible Interventions

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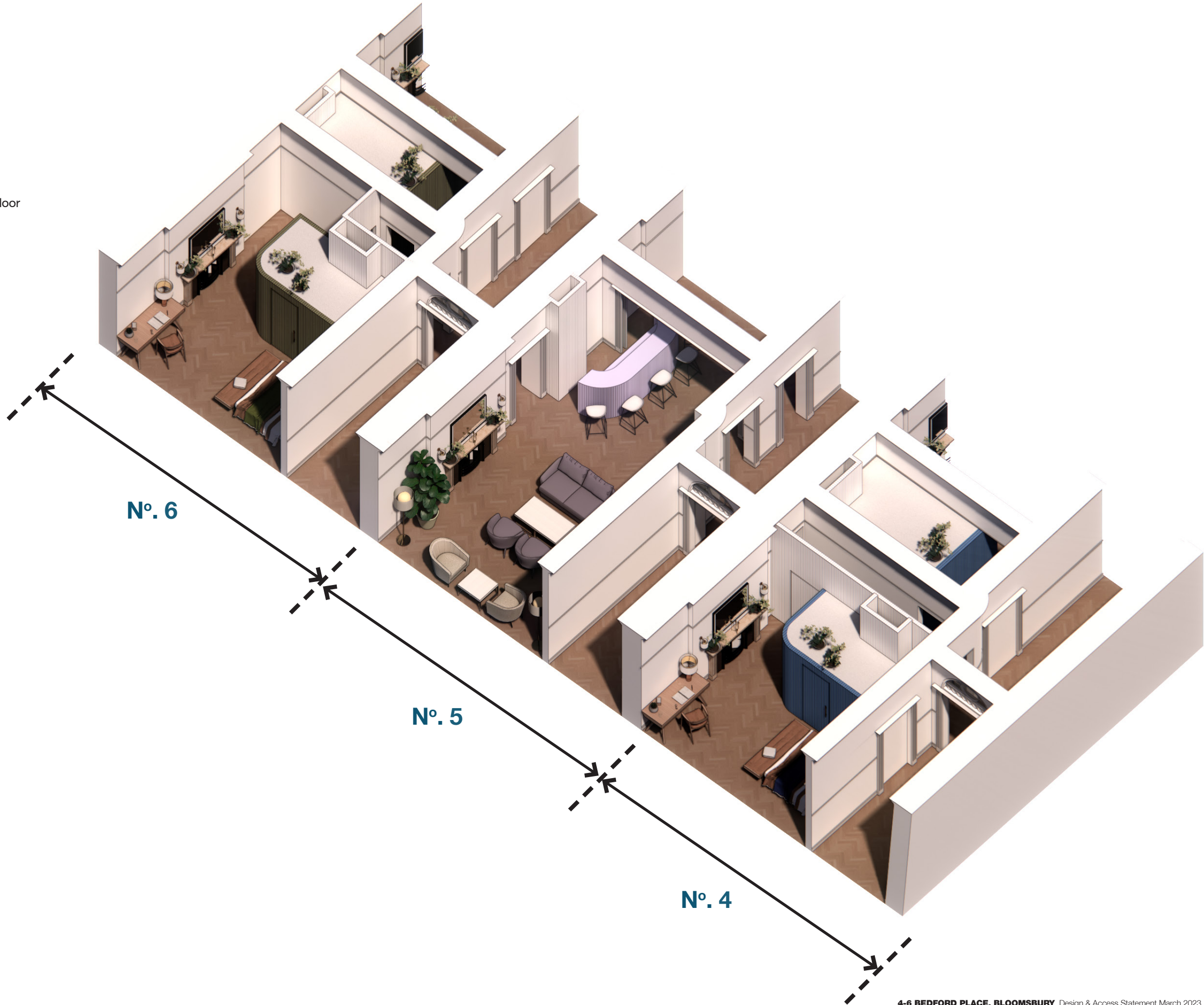
KEY

	6 Bedford Place ‘Pods’		Historic niche and opening details are restored throughout No. 4,5 and 6.
	5 Bedford Place ‘Pods’		
	4 Bedford Place ‘Pods’		
	New build		

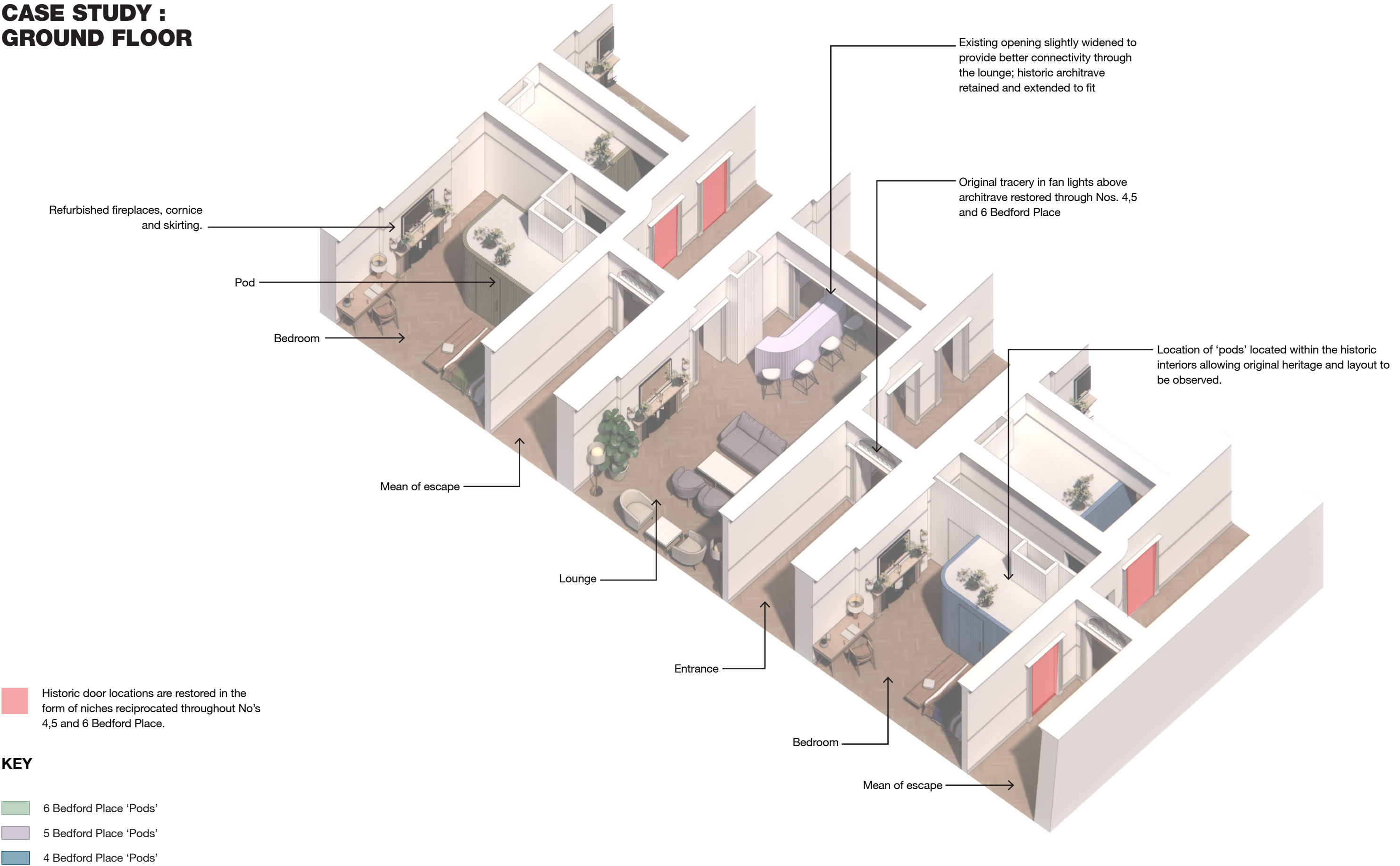
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CASE STUDY :
GROUND FLOOR

This visual provides an impression of the ground floor level of No. 4,5 and 6 Bedford Place.



CASE STUDY :
GROUND FLOOR



PROPOSED CONSERVATORY AND GARDEN ACCESS

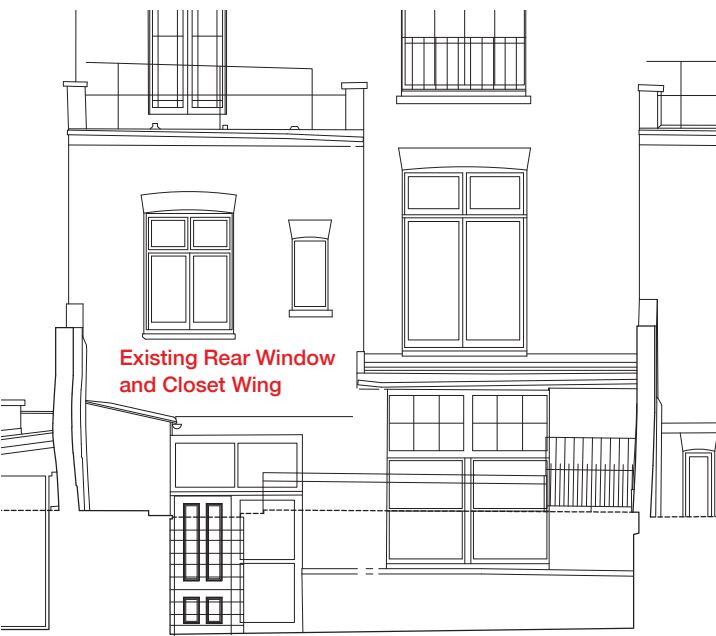
A glass conservatory has been proposed to be sensitively located between two of the proposed closet wings at the rear of No 5 Bedford Place.

The purpose for this is to; extend the lounge area, provide a weather protected connection between the lounge area and the staff accessible bar store in the closet wing and to provide staff and guest access to the garden to the rear. In this central location it is generously set back from its immediate neighbours, Nos 3 and 7 Bedford Place.

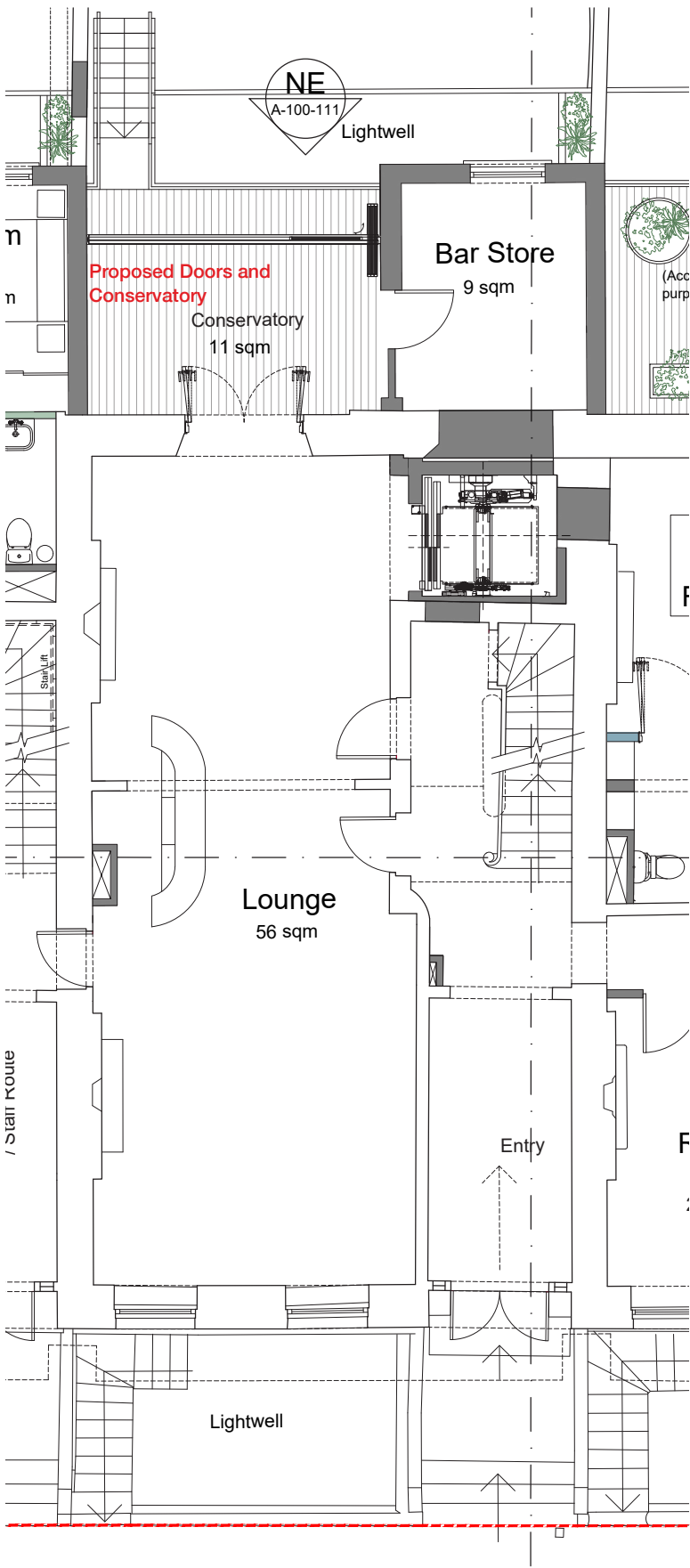
The design intention with the Conservatory is that it would be modern in design and of a minimalist contemporary aesthetic to both contrast with its historic and historically authentic counterparts and in order that it does not compete with its host building.

The intention is therefore that it will be detailed akin to the examples shown so that it is subservient to the brickwork and windows of the building and the external facing materials would remain the same and unplastered running inside to out.

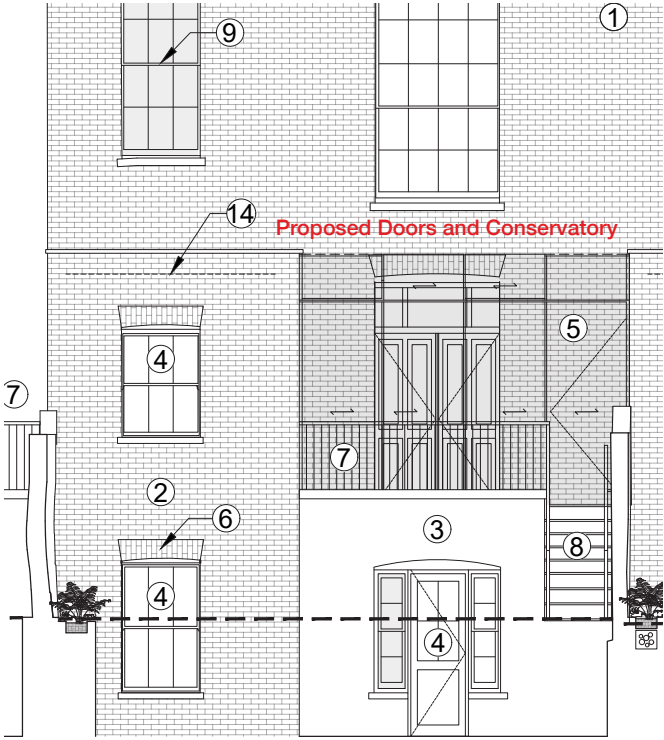
The current later, more modern rear ground window of No 5 is proposed to be replaced with double doors of a more appropriate four-panel design as can be seen in several adjoining properties along the rear of Bedford Place to good effect.



[Above] Existing Rear Elevation of No. 5
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[Above] Proposed Ground Floor Plan



[Above] Rear Elevation of Door and Conservatory



[Above] Referential images of frameless glass extensions



[Above] Similar examples of historically authentic doors added to rear of Bedford Place

