



42 Bedford Square

Window Bar Precedent Study

April 2023

Revision A

BDP.

REINSTATEMENT OF METALWORK BARS TO LOWER GROUND FLOOR WINDOWS - CURRENT CONDITION



Lower Ground Floor front windows and lightwell.

REINSTATEMENT OF METALWORK BARS TO LOWER GROUND FLOOR WINDOWS - PRECEDENTS



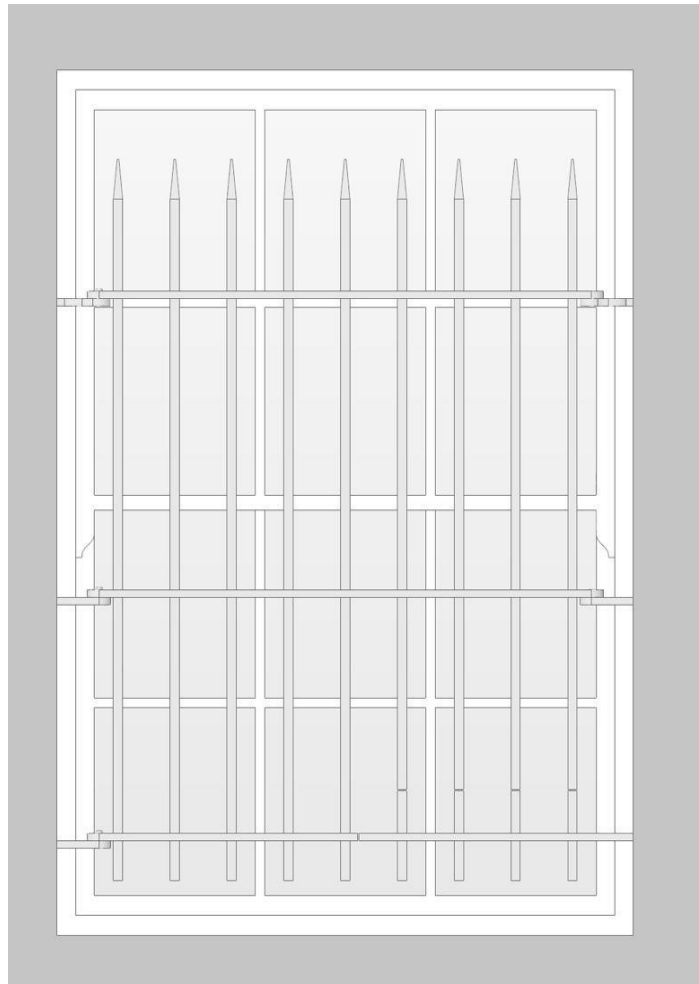
Existing bars and gate in adjacent property 41 Bedford Square.



Example of traditional fixing with rounded shape seen in other properties in Bedford Square.

REINSTATEMENT OF METALWORK BARS TO LOWER GROUND FLOOR WINDOWS - AS PROPOSED

3D images showing proposed metalwork bars. A hinged panel is proposed to allow for emergency escape through staff bedroom windows. Bars in wrought iron and painted in black in keeping with existing bars to adjacent properties in Bedford Square.



Typical window elevation with metalwork bars reinstated.

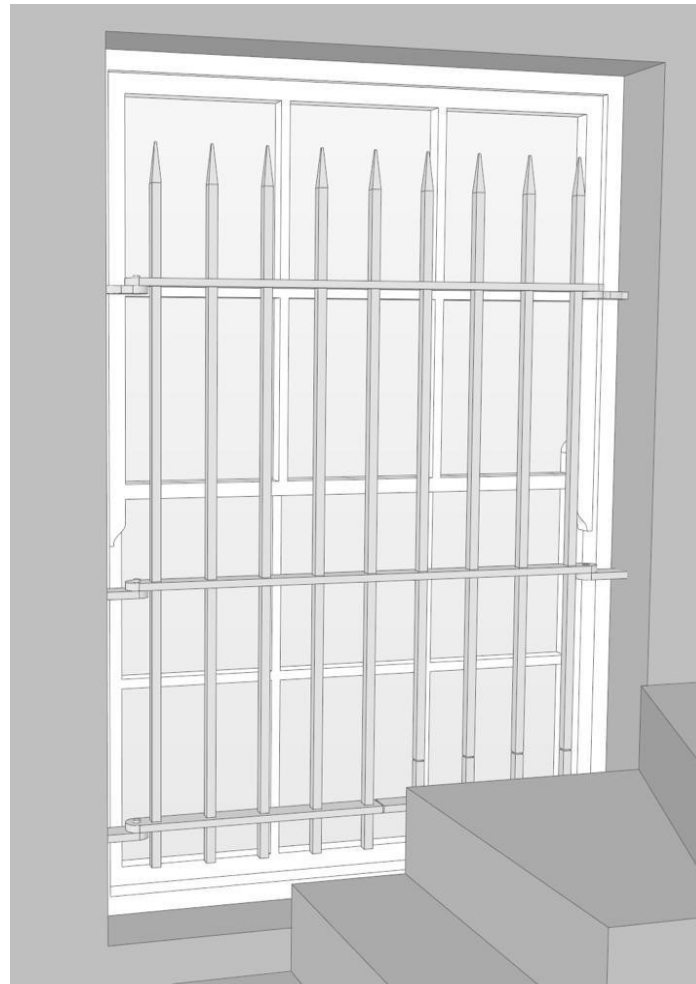
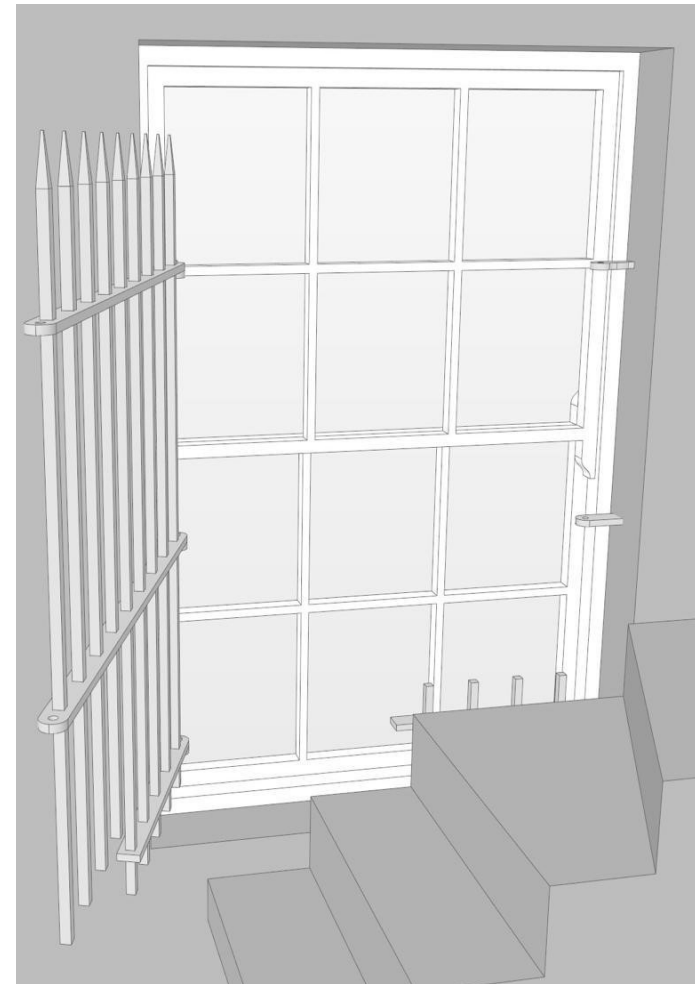
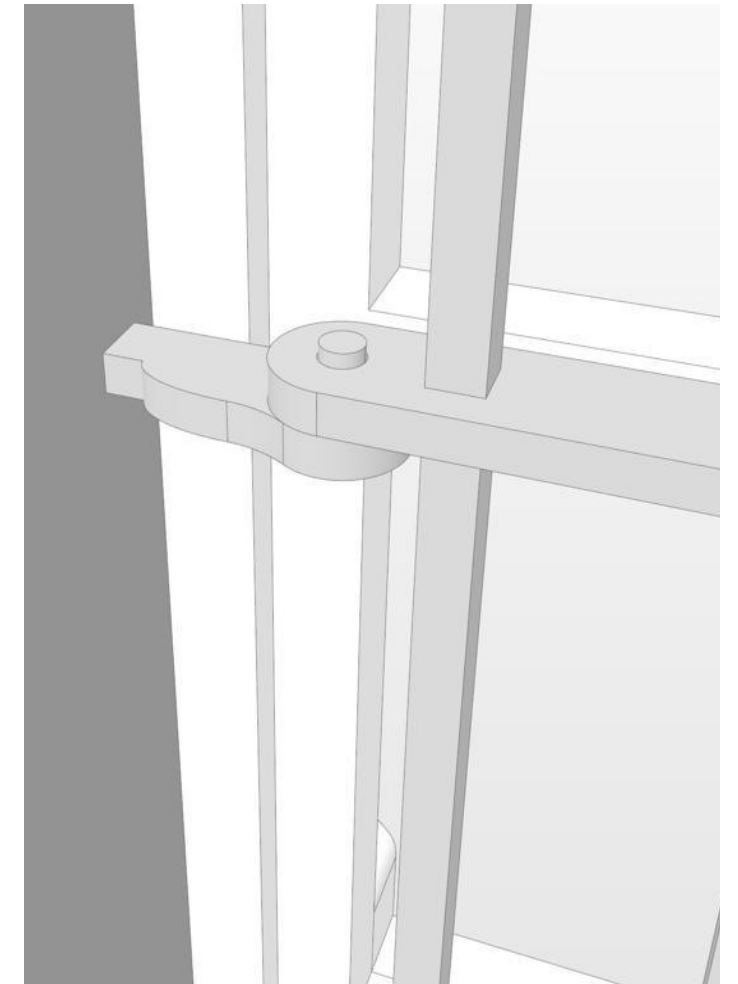


Image showing escape through window constrained by existing steps in lightwell.

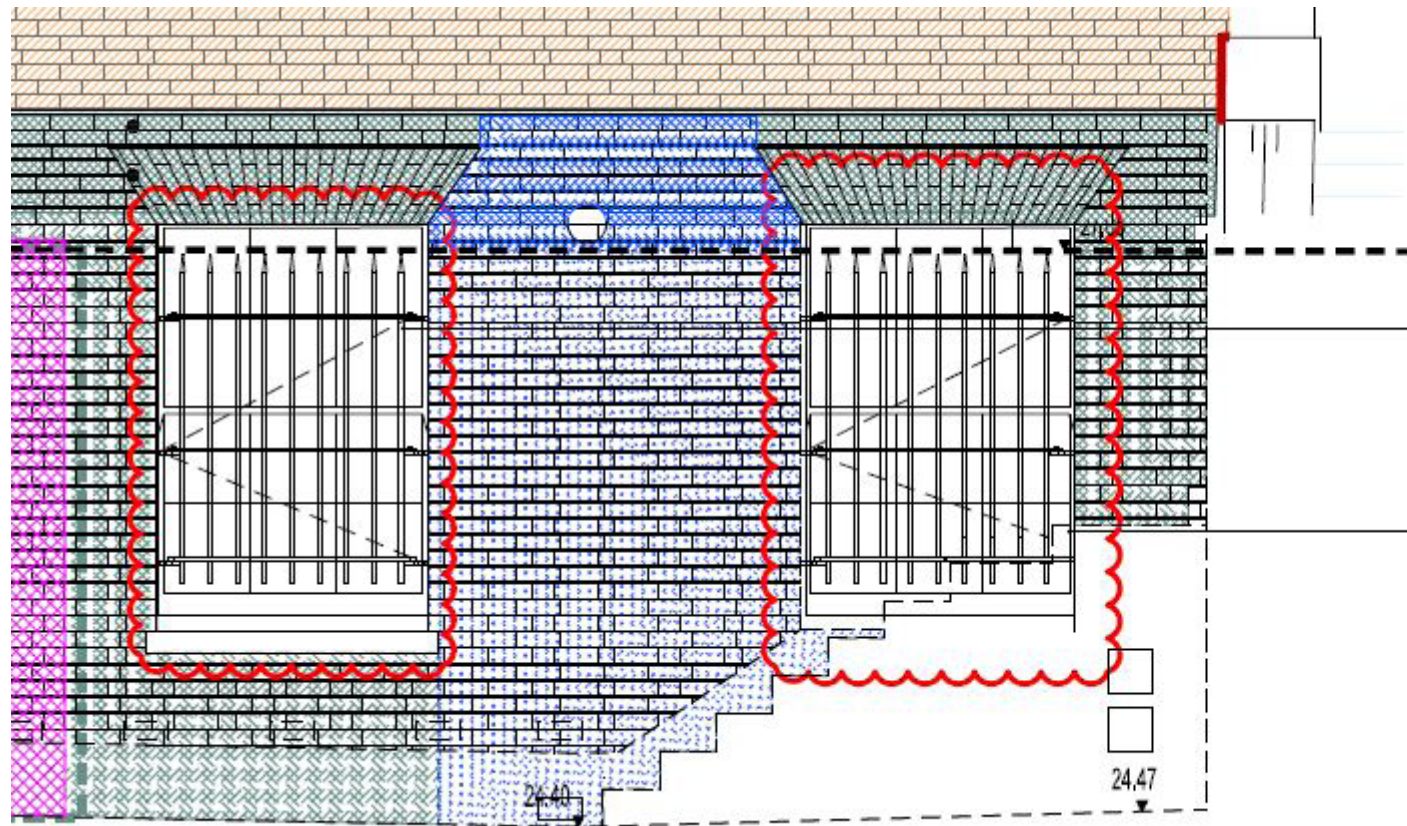


Arrangement of bars adjusted to allow for escape through staff bedroom windows.



Proposed fixing detail to match traditional fixings in Bedford Square.

SUBMISSION COMPARISONS:



Previous Submission - July 2022

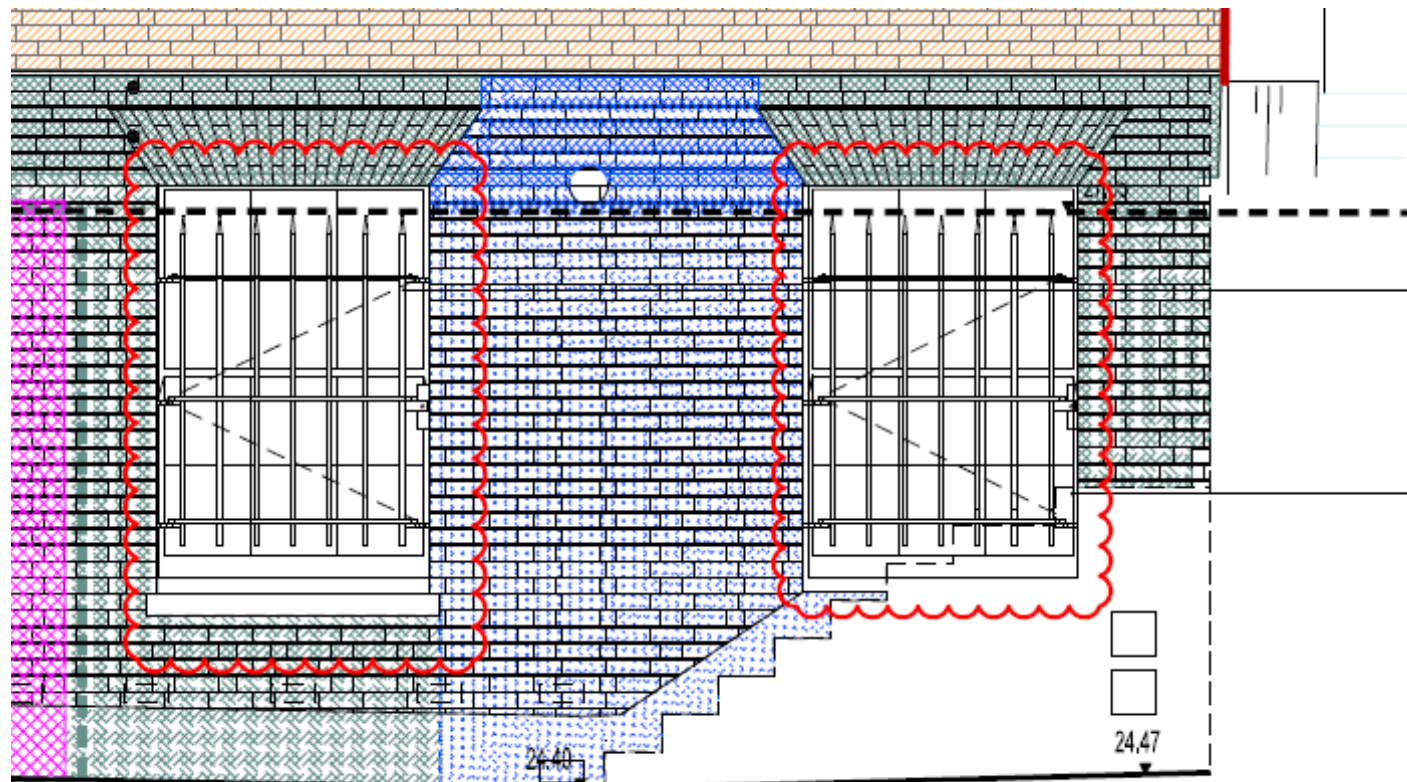
Rev D : Bars reinstated

Openable metalwork bars in keeping with existing bars in adjacent properties to be reinstated. Bars in wrought iron and painted in black.

Reinstated brickwork to match existing.

The current submission captures the further comments provided by London Borough of Camden.

The number of bars has been reduced from 9 to 7. The maglock release solution has been added to ensure security and emergency escape in the event of a fire.



REV E - Window Bars

Openable metalwork bars in keeping with existing bars in adjacent properties to be reinstated. Bars in wrought iron and painted in black.

Reinstated brickwork to match existing.

Current Submission - April 2023