

HERITAGE STATEMENT FOR 28 BEDFORD SQUARE- THE NUFFIELD FOUNDATION

(to accompany the Listed Building Consent Application)

Historic Value

The property is part of a terrace of 11 houses forming the west side of the Bedford Square. All built by W Scott and R Grews circa 1776-1781. The listing details suggest the terrace was design by either Thomas Leverton or Robert Palmer for the Bedford Estate. On 24th October 1951 the property was given a Grade I listed status.

The plans submitted as part of our request for Listed Building Consent highlights the area affected by our proposed works. Our works are restricted to the single storey structural linking the front 3 storey building and the rear 2 storey structure. The single storey structure is a later addition and is not original.

Proposed Works

Our proposal involves to creation of a new meeting room within the existing corridor. The works can be summarised as follows.

- Installation of new fully glazed screen to demark new meeting room.
- Installation of new sun pipes to increase the ventilation and natural daylight within the corridor.

Heritage assets affected by the proposal

EXTERNAL

The zinc roof covering is not an original material for a property of this age, style and construction. An existing low profile sky light has also been installed. The new sun pipes do not affect the protected street scene from either Bedford Square or Bayley Street. This is shown within the elevation drawings forming part of our application.

An alternative would be to install a new skylight to match the appearance and style of the existing; however this would have an impact on the roof structure. Taking these works into consideration we believe that the installation of the sun pipes provides a suitable solution to the occupant whilst having the least impact on to the existing structures.

INTERNALLY

The existing corridor does not benefit from original ceilings or any decorative corning. The internal joinery including the existing doors, architraves and skirting are to be retained as part of our proposed works. The natural stone flooring is also to be retained.

Materials proposed for works and reinstatement

EXTERNAL

The existing zinc covering is to be punctured to facilitate the sun pipe installation; isolated areas of zinc are to be welded to the existing covering to provide suitable flashings along with the propriety flashings supplied by the manufacturer.

INTERNAL

The glazed screen provides a reversible solution which satisfies the current occupant's requirements. No original features are present within the proposed working area however all the existing joinery is

to be retained. The making good to the ceilings on completion of the sun pipe installation is to be in plasterboard to match the current materials.

Method of Works

Externally the existing roof covering is to be protected whilst the new sun pip installation is completed. The external dome is to be installed and made water tight prior to any internal improvements taking place. This will prevent any water damage to the internal finishes.

The new glazed screen is to be mechanically fixed to the existing natural stone floor covering, to the existing ceiling joists and the external walls. On completion of the new glazed screen any disturbed areas are to be made good using like for like materials

Architectural and special historic value

The Grade I listing of 28 Bedford Square relates to the external appearance of the property. The proposed works will not impact on the appearance from either Bedford Square or Bayley Street, as shown on the elevation drawings.

The intention of our proposal is to enhance the internal use of the 28 Bedford Square for the current occupants with the minimal disruption to the building fabric.