
Report

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**53 Bedford Square
Heritage Statement**

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16/02/2012

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13691-RT-HS-001 Rev 02

**53 Bedford Square, London
Proposals for the Installation of Secondary Glazing**



No. 53 Bedford Square

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1.0 INTRODUCTION

This Heritage Statement is in support of a Listed Building Consent application for the internal installation of secondary glazing at No.53, Bedford Square, London, WC1. The house has been restored to its original grandeur following works which were consented in 2008 and now provide the occupants with the facilities and standards of modern day living.

This application seeks to gain consent for the installation of internal secondary glazing to all of the windows of the main house at no. 53 Bedford Square, with the exception of the front windows at lower ground floor level and the rear (half landing) WC windows. The proposals do not include the installation of secondary glazing to the associated adjoining Mews house to the rear of no 53 Bedford Road at no. 35 Bedford Road.

The original casements, which have been restored as part of the 2008 approved works, however, do not have the thermal properties expected of modern day living. This leads to draughts causing discomfort. In addition, the casements lack sound reduction properties of modern windows and the considerable and increasing noise nuisance from the adjacent roads has become a problem to the occupants.

Background

No. 53 Bedford Square, is a Grade I listed building and lies within the Bloomsbury Conservation Area.

Scott Brownrigg were appointed in 2008 to prepare and submit an application which sought a Change of Use, Planning Permission and Listed Building Consent for No. 53 Bedford Square, London, WC1B (No.35 Bedford Avenue also formed part of the site and our proposals)

The relevant Planning Permission and Listed Building Consent were approved on 29 May 2009 and 23 September 2009 respectively. The approved works have now been completed. These works, however, did not include proposals to install secondary glazing and this statement is in support of a Listed Building Consent application to install secondary glazing.

The approved internal alterations to the scheme for the change of use from vacant offices have restored the house's grandeur to a single family dwelling while providing the occupants with the facilities and standards of modern day living. Many of the works were designed to repair and restore original features, some of which had suffered from prolonged damage and neglect. The result is a 7 bedroom house with gym, sauna, steam room and an inner courtyard.

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The habitable accommodation across the 2 buildings now comprises:

Lower Ground Floor:

Kitchen, Wine Cellar, Breakfast Room, Strong Room Store, Gym, Sauna & Steam Room, Changing Room and External Courtyard.

Ground Floor:

Library / Office, Dining Room, Children's Playroom and Staff /Guest accommodation.

First Floor:

Drawing Room, Media / Family Room, Bedroom 5 + En-suite, Bedroom 6 and En-suite bathroom

Second Floor:

Master Bedroom, Master Bathroom, Dressing Room, Bedroom 7 and En-suite.

Third Floor:

Bedroom 2 + En-suite, Bedroom 3, Bedroom 4 and Bathroom

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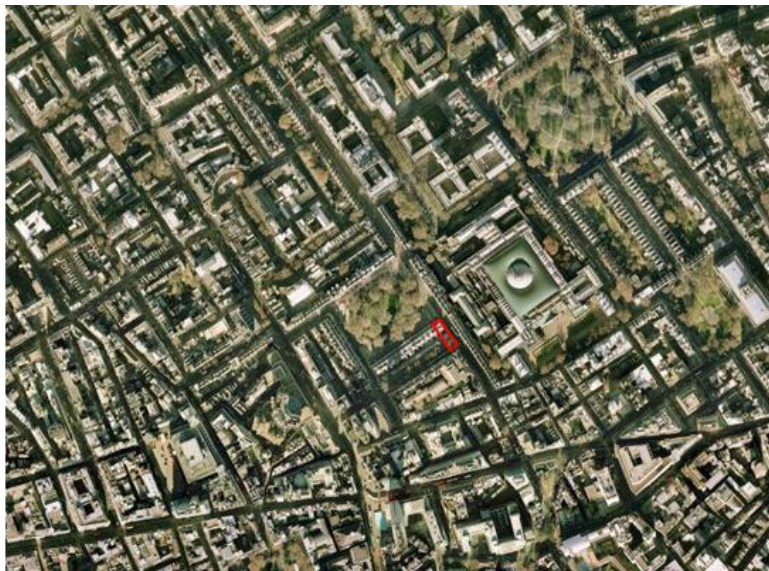
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2.0 LOCATION

No. 53 Bedford Square lies within Bloomsbury. The property has three facades; the principal north western frontage being to Bedford Square, the south eastern façade overlooking Bedford Avenue, and the largest of the three elevations which faces north east and sits on Bloomsbury Street.



Aerial view over Bloomsbury, 53 Bedford Square / 35 Bedford Avenue highlighted in Red.



Birds eye view of Bedford Square

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3.0 DESIGN AND ACCESS STATEMENT 2008

Principal Characteristics/Historic fabric

The principal characteristics of the building were identified in the Design and Access Statement submitted in 2008 as part of the Planning and Listed Building Consent submissions.



Stone Staircase with S-scroll balusters in 2008 prior to refurbishment



1st Floor Back Room Cornice in 2008 prior to refurbishment

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At that stage the interior included some original/historic features with a stone stair, original mouldings in places including cornices, historic dados, skirtings, architraves and doors.

Windows

The windows throughout were generally original in the main house and underwent careful refurbishment in accordance with the proposals identified in the Conservation Strategy Report ref 13691/ID/RT dated May 2008 as follows:

“Existing sash windows, frames and shutters to be made good and redecorated subject to a review of the integrity of motion and the moving parts i.e. balancing weights, chords, pulleys, frame, sashes, glazing, ironmongery and cills.”



First floor timber sash windows and shuttering in 2008 prior to refurbishment

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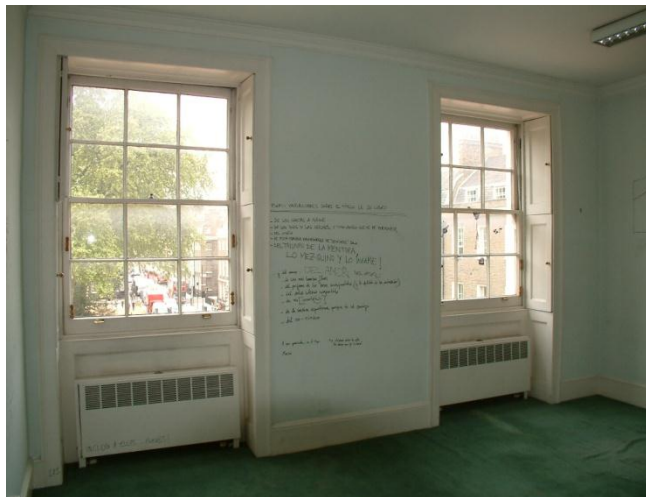
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The second and third floor of the house had experienced considerable alteration and the original layout had been lost on these floors as had any original features other than the windows.



2nd Floor front room in 2008 prior to refurbishment



3rd Floor front room in 2008 prior to refurbishment

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4.0 PROPOSALS FOR SECONDARY GLAZING

The proposals, which are shown in detail on the Listed Building Consent submission drawings, are for the installation of a discrete PPC aluminium sliding sash/casement secondary glazing system.

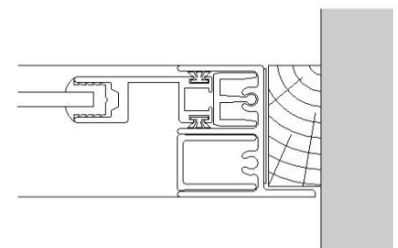
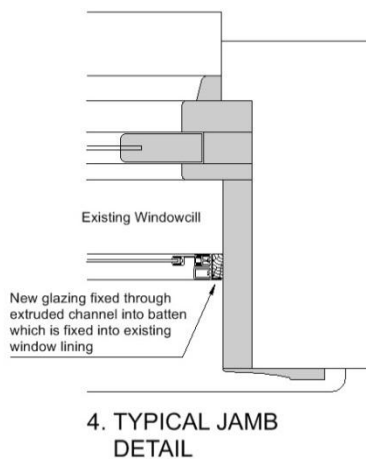
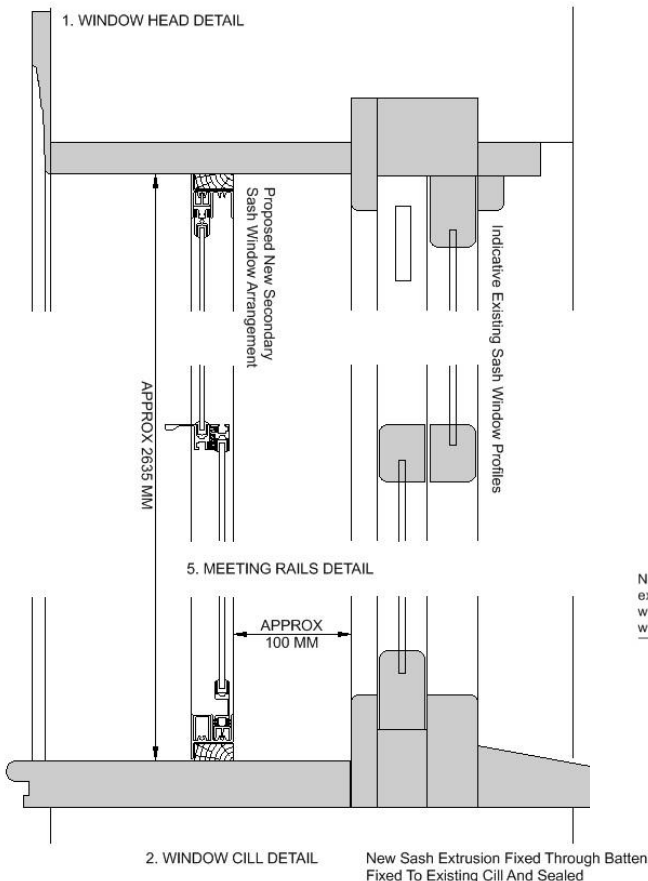
All windows will have sliding sash secondary glazing to allow access to the original sash windows for ventilation. There are two doors and these will have side hung casement secondary glazing, again allowing access.

The sections chosen are of a minimal size to ensure the secondary glazing will be as discrete as practicable and will have a minimal visual impact. The method of fixing the aluminium sections has been carefully considered to have a minimal impact upon the original historic fabric, upon the period details and importantly to be reversible such that the secondary glazing can be removed without having damaged any of the original/historic fabric.

There are two typical scenarios:

a. Windows which do not have decorative mouldings or shutters in the reveals

In this scenario the timber batten will be fixed in the reveal of the window leaving an air gap of approx. 100mm. the PPC aluminium section will be secret fixed to the timber batten and the discrete slim section secondary sash will be fitted (refer to detail drawing TP (P10) 201 and 204 for details).



TYPICAL PROFILE SECTION

Series 20 Counterbalanced
PPC Aluminium Vertical
Sliding Sash.
6.4mm Laminated Glass

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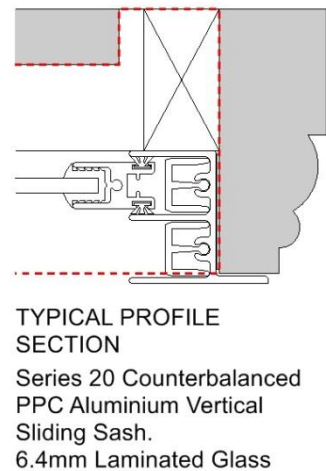
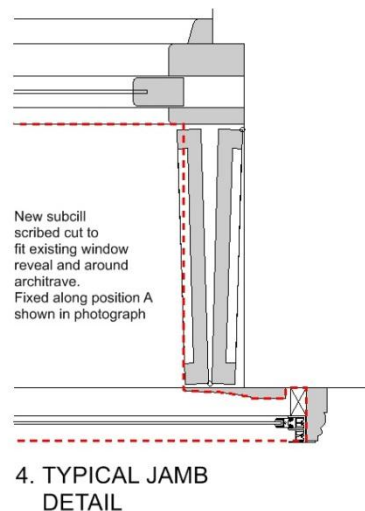
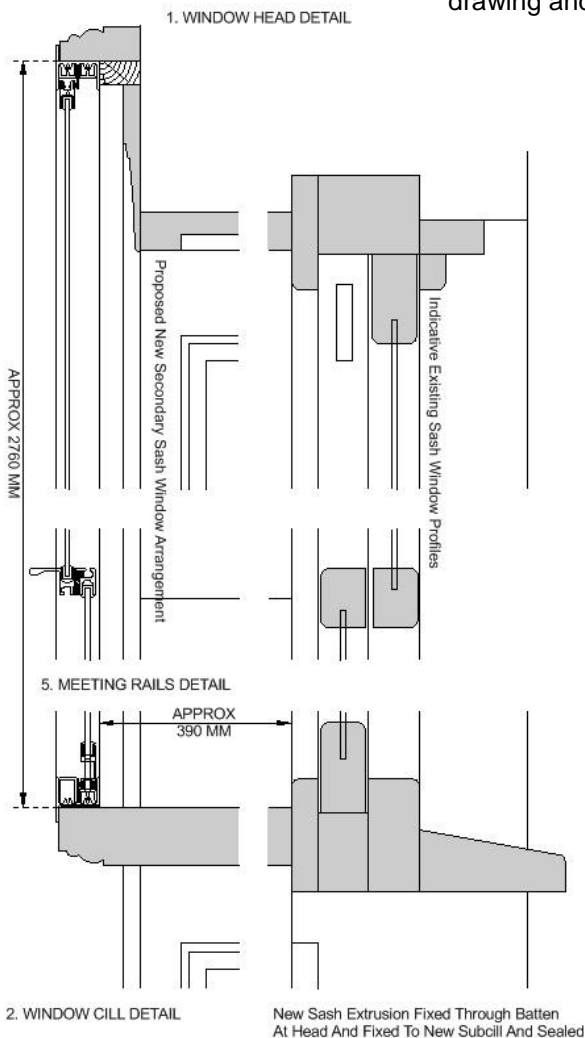
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b. Windows which do have decorative mouldings or shutters in the reveals

In this scenario a new timber subcill will be fitted beneath the window at an appropriate level, below the level of the openable shutters and above the level of any panelling. The subcill will be carefully scribed, cut to fit the existing window reveal and cut around the architrave so as not to cut into this existing fabric. This makes the installation of the subcill reversible in the future without causing any damage to the historic fabric.

The timber batten will then be fixed to the wall adjacent to and above the architrave of the window, again ensuring this installation is reversible with no damage to historic fabric.

The PPC aluminium section will be secret fixed to the timber batten and the discrete slim section secondary sash will be fitted (refer to drawing TP (P10) 203 for details). The following images are extracted from that drawing and show typical details.



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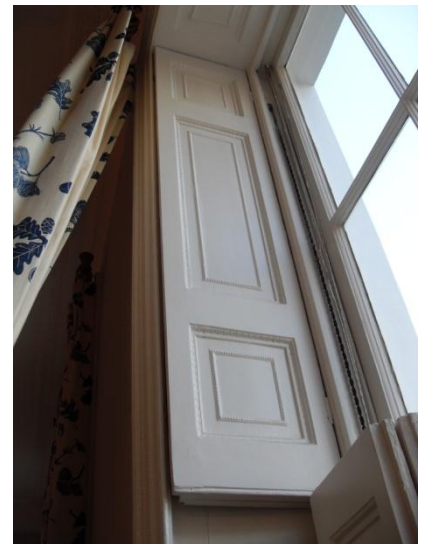
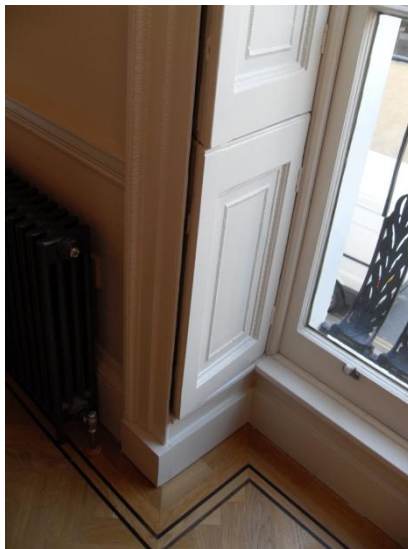
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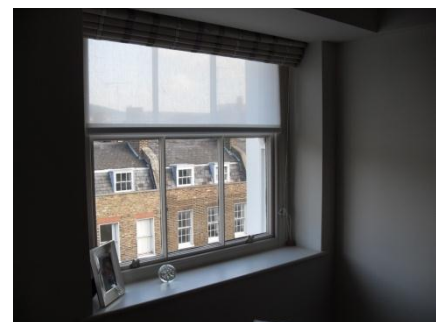
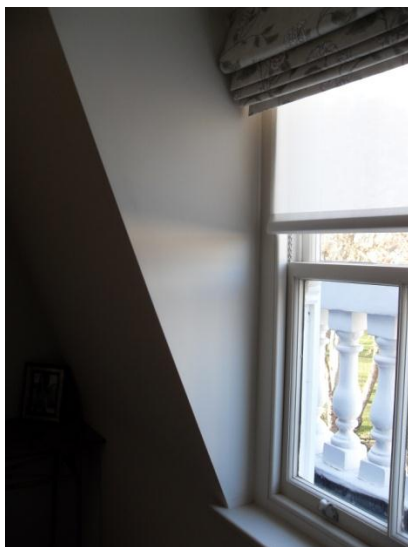
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The following images show a typical sample of the existing windows post refurbishment for which permission is sought to install secondary glazing:



Typical window with decorative mouldings and shutters in the reveals



Typical windows with no decorative mouldings or shutters in the reveals

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5.0 CONCLUSION

These detailed proposals which form a Listed Building consent application for the installation of internal secondary glazing are deemed to be sympathetic to the historic fabric in that the design approach allows the installation of secondary glazing without compromising any of the houses period / historical features.

In addition, and importantly the proposals provide a solution that is reversible, such that should the secondary glazing be removed there would be no damage to the historic fabric. This is in accordance with the essence of PPS5 Planning for the Historic Environment