

**53 BEDFORD SQUARE AND 35 BEDFORD AVENUE  
LONDON WC1**

**Alterations to house and associated mews building.**

**DESIGN AND ACCESS STATEMENT**

**PROPOSAL**

The house and its associated mews building was used as offices during the 20<sup>th</sup> century, but was refurbished as domestic accommodation by a speculative developer between 2008 and 2012. The present applicant purchased No.53 in November 2014 and the house is to be upgraded as her private residence. To this end, the proposed works improve the services, introduce cooling, and refit the bathrooms. Alterations to the principal rooms recover elements of the original layout of the house that have been eroded over the years during its commercial use. Works to the basement areas on the east side of the house and the lowering of the floors in the pavement vaults provide much needed storage and service space.

These alterations are summarised as follows:

**EXTERNAL**

WORKS	HISTORICAL CONTEXT AND JUSTIFICATION
<b><i>Basement Area to Bedford Square</i></b>	
<i>Space below Front Steps</i> Enclosure of space beneath front steps with glazed door and side light to form ancillary service space B4.2 extending basement entrance B4.1. Floor levelled to match that of existing basement.	The wall replaces a painted timber screen removed in 1972. Traditionally the area beneath the front steps was enclosed on many houses within the square.
Removal of basement door B4.1 D1 to combine space as laundry.	The present door and side wall are a replacement of double doors that were removed after 1972
<i>Pavement vaults</i> Reduction of floor level , associated underpinning of walls, water proofing and waterproof slab together with introduction of steps, to pavement vaults B15, B16 and B17.	1780s original construction.  To provide usable ancillary storage accommodation

<p><i>Access stair at north east corner</i>  Replacement of painted steel steps to street with new stair of similar form but with easier going, together with the associated relocation of gate in railings at pavement level and alteration of the brick arched landing.</p>	<p>Steps date from before 1972 and replace an earlier stair. The railings and landing platform are 18C.</p> <p>The work improves access to the basement and makes refuse removal much safer.</p>
<p><b>Basement Area to Bloomsbury Street</b></p>	
<p><i>Access steps south of door to No.54</i>  Removal of access steps to basement and make good pavement railings</p>	<p>20C steps and alterations introduced to serve rear basements of house in use as commercial and domestic premises.</p> <p>Removal of the steps recovers space within the basement area and facilitates access and use.</p>
<p><i>Pavement vaults</i>  Reduction of floor level, associated underpinning of walls, water proofing and waterproof slab together with introduction of steps to pavement vaults B18.4-5, B19. Waterproofing of floor and walls</p>	<p>1780s original construction.</p> <p>To provide usable ancillary storage accommodation.</p>
<p><i>Enclosure of east basement area</i>  Roofing over of basement area with Walk-on Glazing set between original arched braces.  Paving lifted and waterproof concrete slab laid; waterproof render to retaining wall.  Installation of timber door set below north arch..  Introduction of services.</p>	<p>c 1780s original construction</p> <p>The enclosure of the basement provides storage and an extension (B18.6) to the mews basement room B13.</p> <p>The work follows precedent at other corner houses in Bedford Square (eg. No.12 and No.40)</p>
<p><b>Courtyard</b></p>	
<p>Removal of paving and introduction of soft landscaping</p>	<p>1780s Garden  By 1795 built over  By 1874 additional storey added to building  1972 Courtyard formed following the removal of the buildings within it.</p>

	To domesticate the court
<p><i>Courtyard Corridors</i> Introduction of built-in cupboards on both basement and ground floors</p>	<p>By 1795 corridor at ground floor level linking house to mews over open corridor at basement level.</p> <p>after 1972 space at basement level enclosed</p> <p>after 2008 Corridors replaced with glazed construction</p>
<b><i>East Elevation to Bloomsbury Street</i></b>	
<p><i>Mews House</i></p> <p><i>basement</i> Opening up windows B13 D2-3 as blank opening and bricking up B13 W3</p> <p><i>ground floor</i> Removal of sash window G7 W2 and bricking up as blind recess to match the 1890s work.</p>	<p>after 1972 complete rebuilding behind retained façade to Bedford Avenue with return to Bloomsbury Street</p> <p>pre 1972 construction</p> <p>to allow access between basement room B13 and basement area B18.6.</p> <p>by 1890s return of new elevation to Bedford Avenue</p> <p>after 1972 building replaced with part behind retained return of Bedford Avenue elevation.</p> <p>to facilitate internal refurbishment</p>
<p><i>Screen Wall</i></p> <p><i>Basement</i> Resiting garden door B18.3 D1 and bricking up existing opening</p> <p><i>Ground Floor</i></p>	<p>by 1795 Single storey structure in garden</p> <p>before 1874 elevation to extended with additional storey at ground floor level</p> <p>after 1972 rebuilt as screen wall with railing</p> <p>to facilitate enclosure of the basement area and maintain access to the courtyard garden.</p>

<p>Removal of steel railings and bricking up blank openings G19 w1-2 in screen wall as blind recesses</p>	<p>to reduce overlooking and improve security.</p>
<p><i>House</i></p> <p><i>Ground Floor</i> Redundant door to No.54 Bedford Sq (G3/D2) fixed shut and blocked internally within door reveals.</p>	<p>1780s original construction with blind window recesses and limited sash windows to light central rooms.</p> <p>By 1910 introduction of additional sash windows in blind recesses following introduction of bathrooms.</p> <p>By 1910 New Entrance doorway to No.54 introduced following division of No.53 to provide commercial premises and domestic accommodation. After 1972 door replaced with half glazed door and secured as window.</p> <p>To restore 18C dining room within.</p>
<p><b><i>North Elevation to Bedford Square</i></b></p> <p><i>Removal of security bars from side lights (G1 w2-3) to front door G1 D1</i></p>	<p>Assumed 20C</p> <p>To recover original appearance (as at Nos 46,47 Bedford Sq)</p>
<p><b><i>House South Elevation to Garden Court</i></b></p> <p><i>Basement</i> Replacement of glazed door and fanlight B3 D2 with full height glazed door to existing opening.</p> <p><i>First and Second Floors</i> Rear elevation of house – removal of ironwork window-box railings to south elevation first and second floor windows of canted bay</p>	<p>After 1972 courtyard cleared of buildings After 2008 Door introduced in place window.</p> <p>before 1972 – railing introduced, possibly architectural salvage</p> <p>To restore original windows</p>

<p><b>Roof</b></p> <p><i>House</i> Blocking up Velux rooflights T1/W3 and T8/W2 over bedrooms T1 and T2 and roofing over in Welsh slate</p> <p>Installation of condensers with acoustic screen above rear extension and on central lead flats</p> <p><i>Mews</i> Installation of condensers and acoustic lead-clad screen on lead flats</p> <p><i>Alterations to roof lights</i> Blocking up of velux window F9 W3 to Bedford Avenue with slates to match existing adjacent Replacement of velux window F10 W1 for an automated version of the same window</p> <p>Introduction of roof access hatch</p>	<p><i>House</i> 1780s slate roofing with lead flats</p> <p>After 1972 lantern introduced over extension to best stair, Velux type roof lights inserted to light 3<sup>rd</sup> floor offices.</p> <p>To allow domestic use of bedrooms To introduce cooling into the building</p> <p><i>Mews</i> 1780s slate roof</p> <p>By 1910 truncated section covered with lead flat.</p> <p>1972 rebuilt as office block in new form with Welsh slate mansards below lead flats. Lead renewed 2012.</p> <p>Precedent: Mechanical plant carefully positioned on roofs of adjoining houses</p> <p>by 2012 . To suit the internal layout of the bedroom</p> <p>By 2012. Velux window is located over a proposed bath so access to open it is compromised if manual</p> <p>Roof structure dates to the 1972 works, lead covering renewed during the 2012 re-modelling.</p> <p>To provide maintenance access to the roof</p>
<p>Alterations to existing lead roof - eaves ventilation introduced.</p>	<p>Roof structure dates to the 1972 works, lead covering renewed during the 2012 re-modelling.</p>

	To ensure that the roof is ventilated and the timbers are preserved.
Alterations to existing windows - sash windows eased and adjusted and draught strips added	after 1972 sash windows generally replaced with restoration of astragals To improve internal environmental conditions and reduce noise levels given proximity to road

## INTERNAL

WORKS	HISTORICAL CONTEXT / JUSTIFICATION
<b>MEWS BUILDING</b>	
<i>Mews Building</i> Repartitioning and adjustment of door locations in connection with replanning sanitary accommodation Introduction of built-in cupboards Underfloor heating	After 1972 Mews building replaced with new open plan office block behind retained south facade.  1979 Space on each floor partitioned to publishing house's requirements.  After 2008 converted to domestic use
Alterations to existing floors - introduction of acoustic isolation and floor prepared for carpet or tiling	Floor finishes renewed as part of the 2012 works. To reduce internal noise levels
Alterations to existing partitions - introduction of acoustic isolation between habitable rooms, new partitions to suit proposed layouts	Partitions built as part of the 1972 office development and altered during the 2012 works. To suit proposed plan layout
Alterations to existing doors - existing doors re-located to suit proposed layouts. New doors to match existing introduced in new partitions.	Doors renewed as part of the 2012 works. To suit proposed plan layout
Alterations to existing ceilings . New acoustically isolated plaster ceiling at revised level in ground floor reception rooms and bedrooms where suspended ceiling removed Casing to east reduced in size in F9	After 1972 – new construction of office block behind retained façade. To improve the internal accommodation with an increased floor to ceiling height and reduce internal noise levels given proximity to road
Alterations to existing services - radiators relocated, AV and electrical fittings revised, air cooling introduced, underfloor heating introduced, sauna enlarged, basement shower introduced, sanitary fittings reinstated, kitchen fittings to basement revised	All services introduced as part of the 2012 works.  To suit proposed plan layout and improve environmental conditions

Alterations to existing fittings - wardrobes enlarged, doors altered	All fittings introduced as part of the 2012 works. To allow long items of clothing to be hung in F9 under mansard.
<b>MAIN HOUSE</b>	
<b>Basement:</b>	
<i>Pantry/Coats B2.1/B2.2</i> Relocation of partition	after 2008 existing partition introduced to subdivide store as wine cellar and utility  To increase pantry
<b>Ground Floor</b>	
<i>Reinstatement of Library G2/ Dining Room G3</i>	
a. Removal of existing partition and replacement in original 18c location south of door G3/D4 forming ante-room with pilasters and downstand beam .	1780s Library G2 constructed with supplementary bay to the south and smaller dining room as in other houses in the square (eg. Nos. 23, 25, 35 Bedford Sq)  Before 1910 Adaptation to commercial space with Library G2 and Dining Room G3 partitioned to provide office accommodation approached from new door to No.54.  After 1972 offices reconfigured with removal of 18C partition and further subdivision of G2 and G3  After 2008 subdivisions in G2 and G3 removed.  To recover space as planned c.1780
b. G2 Work to ceiling and walls. Ceiling - Removal of ceiling panel mouldings and restoring ceiling as flat bed. Extension of G2 cornice to recovered space.	1780s original cornice 20C ceiling panel moulds to reflect subdivision of commercial space.
Walls – removal of present panel moulds	18C panel moulds above a dado

<p>and making good plaster walls above dado. Extension of dado to recovered space.</p>	<p>By 1910 introduction of new partition on south side By 1972 alterations to north and west walls to reflect subdivision of space; chimneybreast replastered. After 1972 further modification following removal of sub-partitions and introduction of doors in west wall.</p>
<p>c. G3 Work to ceiling and walls Ceiling – extension of cornice to new north partition Walls – extension of dado to new north partition.</p>	<p>18C probably as existing After 2008 walls replastered in gypsum plaster and dado renewed.</p>
<p>d. Restoration of original doors to rooms G2 and G3</p>	
<p>- Blocking up door G2 D1 library/vestibule</p>	<p>After 1979 - new doorway introduced to serve subdivided office in G2</p>
<p>- Blocking door G2 D2 Library/Hall</p>	<p>After 1972 - new doorway introduced (offices in G2 previously approached from G3 through doorway in partition G2/G3).</p>
<p>- door G3 D4 Dining Rm/ Stair hall - door rehung and again enters G2 following relocation of partition walls</p>	<p>1780s - originally door to G2 (NB. doors to G2 and G3 grouped around the alcove that divided them). 20C - in use as door to internal lobby serving office space To recover original circulation serving G2</p>
<p>- Reopening door G3 D3 Dining Rm/Stair hall</p>	<p>1780s door to G3 by 1972 door fixed shut after 1972 doorway blocked up as redundant.</p>
<p>- (Door G3 D1 no works)</p>	<p>To recover original circulation serving G3  (By 1800 assumed service door to kitchens)</p>
<p>- Walling over external door G3 D2 within door reveals. Door retained externally.</p>	<p>by 1910 door introduced to serve offices at No.54 after 1972 fixed shut as window; offices approached from No.53</p>



<p>e. Replacement of chimneypieces G2: installation 18C scagliola example in client's collection</p> <p>G3: installation of 19C marble example in client's collection</p> <p>f. Alteration of flooring G2 Replacement with oak boards G3 Ditto</p> <p><i>Alterations of Hall G1 and Stair F3-T4</i></p> <p>a. Screen to vestibule – Replacement doors with security glass to vestibule door G1 d2</p> <p>b. Strip paint from stonework on staircase F3, S5, T4</p> <p>c. Repaving Hall G1 in limestone to match stair, but with Belgian Black inserts</p> <p>d. Removal of panel mouldings from walls above dado in hall and on stair</p>	<p>1780s form unrecorded c 2008 removed /stolen by 2012 existing chimneypieces - modern Chinese manufacture</p> <p>By 2012 imitation parquet in light oak</p> <p>After 1972 screen introduced. NB. Original screen was to the north of door G3D4 near foot of stair.</p> <p>1780s Limestone steps 20C Painted treads. After 1972 stair extended from second floor to third floor possibly in cast stone.</p> <p>1780s No evidence of original floor Precedent limestone paving with black dots used at No.1 and No.11 Bedford Square. After 2008 existing marble paving introduced</p> <p>After 1972 panel mouldings introduced.</p>
<p><b>First Floor</b></p> <p>Drawing Rooms F1/F2</p> <p>a. Opening F2/D2 between drawing rooms enlarged as blank opening</p>	<p>Mid 19C folding doors introduced Late 20C opening enlarged and new doors fitted</p>

<p>b. Alteration to fireplaces  F1 Removal of existing chimneypiece, and blocking up with dado extended across chimneybreast .  F2 Replacement of existing chimneypiece with William IV example from client's collection.</p> <p>c. Removal of wall panels above dado in F2 and supplementary flying cornice on ceiling bed in F1 and F2</p> <p>d. Replacement of parquet floor with French <i>parquet de Versailles</i></p>	<p>To improve connection between the two drawing rooms</p> <p>1972 original chimneypiece in F2 still insitu  c2008 removed / stolen  By 2012 present marble chimneypieces installed (Chinese reproductions).</p> <p>To improve quality</p> <p>before 1972 – supplementary flying cornice  post 1972 – walls panels contemporary with similar panels on stair</p> <p>post 2008 modern timber flooring installed</p>
<p><b>Second Floor</b></p> <p><i>Bathroom S2 and dressing room S1</i></p> <p>a. Alterations to partitions and doors.  Blocking door S2.2 D2 and reopening post 1972 door opening S2.2 D1  Opening between S1/S2 formed and door 1972 door S1/D2 removed.</p> <p>b. Removal of raised floor and reconfiguration of bathroom and dressing room with new partitions and sanitary fittings</p>	<p>18C partitions between S2/S3 and S1/S2 and forming lobby with attic stair to 3<sup>rd</sup> Floor.  After 1972 attic stair and lobby removed lobby incorporated in dressing room S1; New lobby formed to join S2/S3 with new door at S2.2 D1; Door S1 D2 removed and blocked up</p> <p>By 1979 S2 and S3 subdivided to provide additional offices related to windows in east elevation.</p> <p>After 2008 doorway S2.2 D2 formed and existing opening S2.2 D1 blocked up</p> <p>Post 2008 bathroom formed from two offices and lobby. Raised floor introduced to facilitate drainage</p>

<p>c. Removal of chimney piece to dummy fireplace</p> <p><i>Bedroom S3</i></p> <p>a. Acoustic lining to east wall introduced to reduce noise from Bloomsbury Street</p> <p>b. Replacement of chimneypiece with antique example (to be acquired)</p>	<p>After 2008 imitation chimneypiece introduced above raised floor.</p> <p>18c wall with modern wall finishes.</p> <p>By 1972 space divided in line with centre of fireplace. By 2012 modern chimneypiece introduced.</p>
<p><b>Third Floor</b> <i>Bathrooms T2 and T9</i> Reconfiguration of bathrooms and dressing areas plus new sanitary fittings and replacement of finishes</p> <p><i>Rear Bedroom T</i> Opening up ceiling and alteration to ceiling beams.</p> <p><i>Service Space T5.1</i> Alteration of cupboard and landing to form housemaid's cupboard</p>	<p>18C attic rooms After 1972 partitioning of attics reconfigured to form offices After 2008 partitioning reconfigured to accommodate bathrooms.</p> <p>18C attic rooms By 1972 ceiling opened up between beams.</p> <p>To gain additional headroom</p> <p>After 1972 part of addition of lift service tower</p>
<p><b>Other Matters</b></p> <p><i>Replacement of imitation chimneypieces:</i></p> <p>Generally: Removal of dummy chimneypieces, opening up fireplaces and lining flues; fitting gas fire, and installation of antique chimneypieces (to be acquired) in the following rooms:</p> <p>Family Room B3 Bedroom S3</p>	<p>After 1972 chimneypieces generally removed following commercial subdivision of basement and bedroom floors</p> <p>After 2008 dummy chimneypieces introduced.</p>

<i>Replacement/modification of kitchen units</i> Kitchen B1 Staff G7	
<i>Introduction/ modification of built-in wardrobes</i> S1, S2.2, T3.2, T1, T8	After 2008 present wardrobes introduced
<i>Display of Works of Art</i>  Local strengthening of floor and ceiling structures to support sculptures and chandeliers	
<i>Replacement of sanitary fittings and upgrading bathrooms</i> Generally renewal of sanitary fittings, modifications to layout and replacement of tiling and marble finishes  <i>Cloakroom S4.1</i> Alteration to form lavatory	after 2008 - part of speculative development as domestic house  After 1972 part of addition of lift service tower

## SERVICES

<i>Air Cooling</i>  Introduction of fan coil units within floor or encased below windows served by condensers on roofs. Separate installations for house and mews.	
Underfloor heating Introduction of underfloor heating to family room, hall, reception rooms, bedrooms and bathrooms	

Trench heaters – introduction of trench heaters and fan coil unit housings within floor void including trimming and forming recesses	
--	--

P:\Bedford Square 53\4.0 Stat Auth\4.1 LA\March 2015 \53 BSQ - DAS Alterations.doc

Peter Inskip + Peter Jenkins Architects Ltd  
19-23 White Lion Street, London N1 9PD  
T: 020 7833 4002

22 March 2015