

# 42B BEDFORD Sq



Proposals for a New Double Door Opening at Ground Floor Level

Design Statement

June 2015

**BDP.**

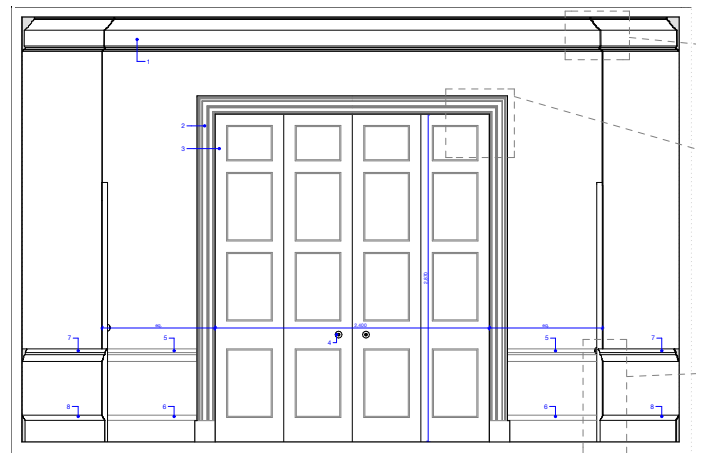
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## Design Proposals

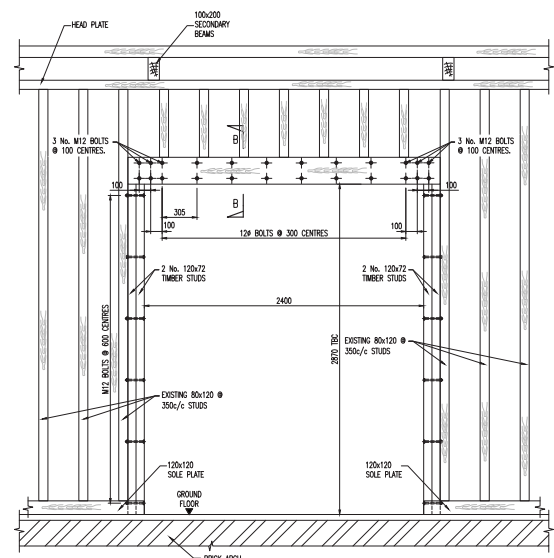
Proposals will create an opening at Ground Floor Level complete with new double doors to enable increased connectivity between the Living and Dining Room spaces. Timber doors within the opening ensure that the spaces can be separated from one another and that the capacity for each room to be read as separate spaces is retained. The addition of this opening enhances the connectivity and circulation throughout the ground floor level within the main house, ensuring a more efficient use of the space that is more compatible with the contemporary use of space within a family home. Level thresholds will be maintained between living and dining room spaces as well as from these spaces on to the main stair hall, further ensuring that the ground floor remains fully accessible. Joinery details around the opening will be carefully matched to those existing and adjacent, ensuring a sensitive and responsive intervention that relates to the original features of the Living and Dining room spaces.

A structural solution has been sensitively developed to fit within the depth of the existing timber studs and also utilises timber studs. During the construction of the opening, special care will be taken to evenly support the existing structure. The plaster will be carefully removed from both sides of the existing stud wall area where the new opening is to be formed and timber needles placed through below existing cornices and fixed to the existing studs. Bearers will be fixed to these needles in which Acrow props will be placed at 800mm c/c at either end of the needle. To prevent concentrated loads being applied to existing beams or joists beneath the props, temporary members (as per the top layout of needles and bearers) will be fixed underneath the prop bases to spread the load over multiple beams/joists. The main aim of this propping system is to provide the level of support achieved by the existing structure in which the existing load paths are not changed.

The plaster will need to be removed as far as the next vertical stud either side of the proposed opening and carefully cut. Laths will be removed to enable the proposed new structural members to be inserted to form the new door opening. The laths will be cut on a vertical stud line and if practical, staggered so that no 2 adjacent laths are cut at the same point. Once the new structure is in place, removed laths will be replaced with new horizontal hardwood laths fixed directly to the vertical studs with the joints ideally staggered. Application of the first bonding coat of lime plaster (with animal hair reinforcement) will follow, then a second render coat and to complete, a final finishing coat.



Proposed Interior Elevation



Proposed Structural Opening