

42 BEDFORD Sq



Reinstatement of the central vaulted cellar in the Main House

Design Statement

June 2015

BDP.

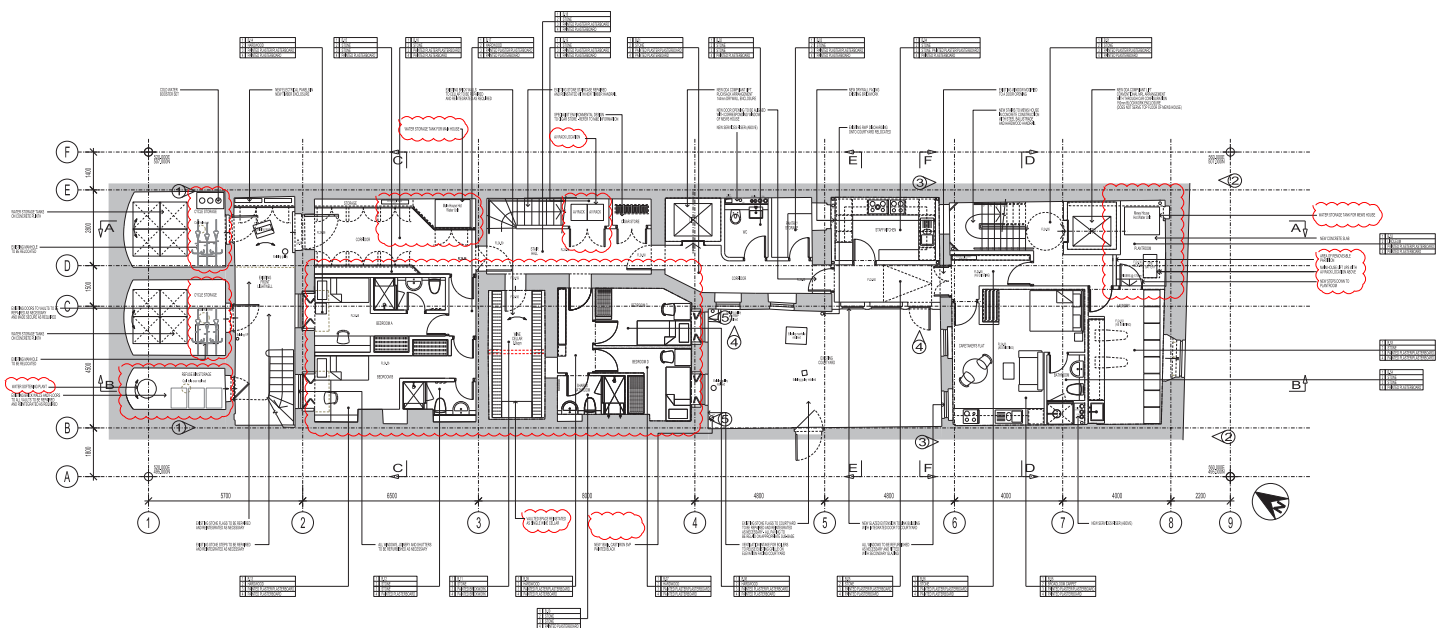
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Design Proposals

Following refinement of the engineering proposals during a more detailed design development of proposals for 42 Bedford Square, it has been made possible to reduce the total number of boilers required. At lower ground level, this has enabled a revised arrangement whereby the proposed boiler room located adjacent to the central vaulted cellar can be offset by separate hot water tanks for the Main House and the Mews House. These tanks work in conjunction with the previously consented boilers in the roof void of the Main House and second floor of the Mews House. This strategy allows the ensuite bathroom, currently within the vaulted cellar, to assume the location previously occupied by the boiler room, enabling the reinstatement of the vaulted space in full. It is proposed that the space is utilised for the wine cellar, consistent with its original purpose.

Water storage tanks and AV racks have been located behind fixed joinery and in the Mews house plant room. The water softening tank previously located in the Mews house is now within the third external vaulted space and in close proximity to the water storage tanks which occupy the larger two vaulted spaces. Infrequent access requirements to these storage tanks ensures that suitable space remains within the external vaults for cycle and refuse storage.

A series of building services strategy drawings have been developed to accompany the architectural drawing proposals. Distribution layouts remain concealed within the previously consented lower ground floor construction or ceiling void above, avoiding the requirement for any structural intervention at the existing primary beams that support the ground floor.



Proposed Lower Ground Arrangement with reinstated vaulted cellar