



Existing Property

Number 14 Bedford Square is situated toward the eastern end of the terrace on the north side of Square. It is Grade 1 listed.

Bedford Square was developed during the late eighteenth century to an overall layout around an open square. The development followed the pattern common at the time of individual sites being leased to builders, speculators or private individuals who would then construct a property to an agreed appearance but with considerable variation internally.

The building lease for number 14 was granted in June 1775 for 99 years to 1874 and is for one of the largest houses in the Square. The original plot comprised the main house at the front with land extending back to Gower Mews. A building faced onto the Mews for stable and coach house with an area to the south.

In 2014 numbers 14 & 15 Bedford Square were the subject of a major refurbishment separating the two properties which both have permitted office use. Number 14 is similar in appearance to number 13 with a balcony with decorative metal balustrade extending across the entire elevation at first floor level and 3 floor to ceiling sash windows to the principal room behind.

Design Proposals

Proposal of new A/C Unit to Basement level

The proposal is to install a new condenser unit on the rear external wall of the principal building at basement floor level. This unit will exhaust heat from a new, wall mounted air conditioning unit at high level in the server room.

This cooling is required 24 hours per day and therefore cannot be provided by the main air conditioning plant which is located in a louvered enclosure forming part of the rear extension to the property.

The condenser will be housed in a purpose made visual and acoustic enclosure in black stained timber with hit and miss panels. Without enclosure the maximum noise level of the unit will be 52dB(A)+/-3. Chilled coolant and power supply will pass through the existing external wall beneath the adjoining window (max 100mm dia hole) and rise on the internal wall surface to the suspended ceiling void. A further small hole in the existing building fabric, above suspended ceiling level will be required for pipework to pass to the server room.

Refer to existing drawings 4018D02,05 and 06 and to proposed drawings 4018D12,15 and 16

Proposal of alteration of third floor Toilet to New shower room

The proposal is to alter the third floor disabled toilet to incorporate a shower. This will involve relocation of the existing wash hand basin and its surface mounted pipework and installation of a corner shower unit. The water supply and waste to the relocated basin will be direct from the existing riser duct. The shower will be installed such that waste water and hot and cold supply pipework will run above the floor level into the riser duct. The pipework will be boxed in.

There will be no alteration to the historic building fabric

Refer to existing drawings 4018D03 and to proposed drawings 4018D13 and 052

Refer to existing drawings 4018D04, and 06 and to proposed drawings 4018D14 and 16