PETER INSKIP + PETER JENKINS ARCHITECTS

53 BEDFORD SQ, WC1B 3DP
2015/1719/P
2015/2077/L

RESPONSE TO CONSERVATION COMMENTS – 21 AUGUST 2015

The Conservation Officer's report advised that certain items should be removed from the application and invited the submission of further supporting information so that a decision could be made on other items in the light of the degree of harm that might be caused to the listed building.

We respond below in the order of the Conservation Comments, and submit amended drawings accordingly for substitution in the planning applications. The drawings are noted against the individual items.

The following submitted drawings are substituted by those amended as follows:
53 BS H GA 001 - Basement floor as existing substituted by - 53 BS H GA 001 B
53 BS H GA 002 - Ground floor as existing substituted by - 53 BS H GA 002 A
53 BS H GA 003 - First floor as existing substituted by - 53 BS H GA 003 A
53 BS H GA 004 - Second floor as existing substituted by - 53 BS H GA 004 A
53 BS H GA 005 - Third floor as existing substituted by - 53 BS H GA 005 B
53 BS H GA 006 - Fourth floor (Roof) as existing substituted by - 53 BS H GA 006 A
53 BS H GA 007 - Section A1-A1 as existing substituted by - 53 BS H GA 007 A
53 BS H GA 008 - Section A2-A2 as existing substituted by - 53 BS H GA 008 A
53 BS H GA 009 - Section D1-D1 and D2-D2 as existing substituted by - 53 BS H GA 009 A
53 BS H GA 010 - Section B1-B1 as existing substituted by - 53 BS H GA 010 A
53 BS H GA 011 - Section B2-B2 as existing substituted by - 53 BS H GA 011 A
53 BS H GA 012 - Section C1-C1 and C2-C2 as existing substituted by - 53 BS H GA 012 A
53 BS H GA 013 - North East elevation as existing substituted by - 53 BS H GA 013 A
53 BS H GA 014 - North west and South east elevations as existing substituted by - 53 BS H GA 014 A

53 BS H GA 101 - Basement floor as proposed substituted by - 53 BS H GA 101 B
53 BS H GA 102 - Ground floor as proposed substituted by - 53 BS H GA 102 A
53 BS H GA 103 - First floor as proposed substituted by - 53 BS H GA 103 A
53 BS H GA 104 - Second floor as proposed substituted by - 53 BS H GA 104 A
53 BS H GA 105 - Third floor as proposed substituted by - 53 BS H GA 105 A
53 BS H GA 106 - Fourth floor (Roof) as proposed substituted by - 53 BS H GA 106 A
53 BS H GA 107 - Section A1-A1 as proposed substituted by - 53 BS H GA 107 A
53 BS H GA 108 - Section A2-A2 as proposed substituted by - 53 BS H GA 108 A
53 BS H GA 109 - Section D1-D1 and D2-D2 as proposed substituted by - 53 BS H GA 109 A
53 BS H GA 110 - Section B1-B1 as proposed substituted by - 53 BS H GA 110 A
53 BS H GA 111 - Section B2-B2 as proposed substituted by - 53 BS H GA 111 A
53 BS H GA 112 - Section C1-C1 and C2-C2 as proposed substituted by - 53 BS H GA 112 A
53 BS H GA 113 - North East elevation as proposed substituted by - 53 BS H GA 113 A
53 BS H GA 114 - North west and South east elevations as proposed substituted by- 53 BS H GA 114 A
53 BS H GA 200 - Vaults as existing and as proposed substituted by - 53 BS H GA200 A

The following drawings have been added to provide further information:

53 BS U 301 - FCU integration - B3 Family Room FCU 2H
53 BS U 304 - FCU integration - G3 Dining Room FCU 5H
53 BS U 306 - FCU integration - F2 Rear Drawing Room - FCU 7A&BH
53 BS U 309 - FCU integration - S3 Bedroom - FCU 8H
53 BS U 310 - FCU integration - T1 Bedroom FCU 10H
53 BS U 303 - FCU integration - G2 Library FCU 4A&BH
53 BS U 305 - FCU integration - G4 Link FCU 14H
53 BS U 302 - FCU integration - B7 Link FCU 13H
53 BS U 307 - FCU integration - S2.1 Bathroom FCU 15H
53 BS U 308 - FCU integration - S2.2 Wardrobe FCU 15H
53 BS U 312 - FCU integration - T4 Staircase FCU 17H
53 BS U 313 - FCU integration - T8 Dressing Room FCU 12H

53BS SK 179 - Under floor heating

ADDITIONAL INFORMATION:
Door and Window Schedules dated 24 September 2015
Report on east vaults, Sinclair Johnston & Partners, 17 September 2015
Illustrations

RESPONSE

ITEMS ADVISED FOR REMOVAL FROM THE APPLICATION
The revised drawings omit the following items identified in the Conservation Comments as harmful to the interest of the listed building:

A. Basement lightwell
(drawings:53BS H GA 001B, 002A, 101B,102A, 109A, 112A, 113A)
The proposed enclosure of the east basement lightwell along the Bloomsbury Street frontage and the associated alterations are omitted.

The proposed alterations to the two external, basement access stairs are omitted. Their alteration will be subject to planning applications at a future date. These will replace the steel staircase at the north corner with a more appropriate design and remove the concrete access stair to the south

The alteration of the flank elevation of the mews at basement level is omitted.

B Under pavement vaults
(Drawings: 53BS H GA001B, 101B, 200A)

East Vaults
The proposed alteration of the two east vaults is omitted.
The southern vault will be repaired as part of the refurbishment of the property. We note the planning authority's advice that the work will require listed building consent and the repairs are now included in the revised drawings for substitution. The repairs are as advised by Sinclair Johnston & Partners whose supporting report is attached *(ref Sinclair Johnston & Parteners report 17 Sept 2015)*

However:
North vaults
(53BS H GA 200A)
As noted in the Conservation Comments, the three north vaults have been considerably altered and the interest of each has is harmed by the introduction of a new waterproof concrete slab and Sika waterproofing render to the walls and vault; each has been fitted with a replacement door.

The alterations to the north vaults remain in the application:

The central vault will not be altered internally.

The proposed alterations to the two outer north vaults will reduced the floor level to give safe working access to the vaults. The work involves well-rehearsed methods widely used in historic buildings without incurring damage. It would be undertaken by a specialist contractor under the direction of the Chartered Structural Engineer, Accrediited in Conservation: the modern concrete floor will be carefully cut away, by sawing or stitch drilling in small sections, to avoid any vibration, the walls will be underpinned in mass concrete using traditional techniques, following the precise 5-3-1-4-2 sequence and in widths of no more than 900mm in any one excavation, a new concrete slab will be cast at the lower level and access steps constructed, the Sika render will be extended down to make good the waterproofing. The doors will be replaced with a metal flush doors of the same appearance.

ADDITIONAL SUPPORTING INFORMATION

A. Door and Window Schedules
(ref: Schedules dated 24 September 2015)
Door and window schedules as requested are submitted in support of the applications.
Schedules demonstrate the limited extent of works to the windows and doors.

B.Consented works to the Mews 2015/1284/P 2015/2013/L
The application drawings have been brought in line with the alterations consented, namely not bricking -up window G7/W2 as a blind opening, and not joining Games Room B13 to the basement area B18.6.

C.External alterations

Front – House

Security Glazing
(Drawings 53BS H GA 014A, 114A
(See illustrations)
The introduction of security glazing in the side lights to the front door is omitted. Consent for the removal of the security bars is requested and remains in the application. The bars were fitted too close to the window to allow redecoration and their rear faces are particularly corroded. Comparative photographs of other houses without the bars are included in the accompanying illustrations.

Access Stairs
(as basement lightwells above)
The removal of the two external access stairs on the Bloomsbury Street frontage is omitted. They will be subject to planning applications in future. These will replace the steel staircase at the north corner with a more appropriate design and remove the concrete access stair to the south

Flank Elevation – Mews House
(Drawings 53BS H GA001B, 013A, 101B, 113A)
The proposal; to remove part of the flank wall of the mews house at basement level is omitted and basement room B13 will not be joined to the lightwell.

The works to the ground floor window have been amended on the drawing in line with consents 2015/1284/P and 2015/2013/L., and Window G7/W2 will not be bricked up as a blind recess, but closed off internally.

The resiting of the door B18.3/D1, between the lightwell and the garden, is omitted from this application.

Garden
(Drawing 53BS H GA 001B, 101B)

The references to “remove inspection chamber” in the garden have been omitted from the drawings. The drainage remains unaltered.

D. Internal Alterations

House – Localised Floor and Ceiling Strengthening
(Drawings 53BS H GA 002A,003A, 102A, 103A)
The proposals to strengthen the floors to support sculptures in the dining room G3 and the rear drawing room F2 are omitted from the current application.

House – Air Condensing Units
(Drawings: 53BS H GA 006A, 106A, 014A, 114A, 013A,113A)
The proposals are for air cooling, and the fcus only require connection to 19mm condensate pipes and 9.5mm refrigerant supplies, the later would be insulated and result in 33.5mm No ductwork is required for distribution of air.

The cooling is important to the health of the occupants as the house is located on a heavily polluted traffic route and cooling avoids risk in hot weather as the windows do not have to be opened.

The following material is submitted as advised:
Existing Roof Plan
Proposed roof plan
North Elevation
East Elevation

The building was extended in 1972 with the south-west addition of the lift shaft and service area within which the two main service risers are accommodated. The existing locations continue .to serve as the main risers in the current application.

The staircase lantern and the surrounding roof also date from 1972. At that time, the main stair was extended to the top storey and the lantern was constructed to gain daylight into the stair below, which had lost is windows when the lift was constructed on its south side.

The supply pipes connecting the condensers on the roof to the riser are mounted externally above the roof in order to reduce risk to the works of art within the house.

As the condensers in the submitted drawings would have been visible from street level on the far side of Bedford Square, they have been resited in the revised drawings to the central valley. This removes sight of them from distant view points. In addition, they cannot be seen from the public realm in Bloomsbury Street because of the narrow width of the street and as they are set well back from the elevation. The units are mounted within the valley between the two principal, slated roofs and raised on decking above the leads.

Appearance size and positioning of the fcus throughout the house.
Three types of housing are used to accommodate the fan coil units:

- Painted timber casings within window stallboard recesses. The detail follows that of the recess, and the scheme would be reversible with casings scribed to the existing joinery retained insitu. (eg. in the rear drawing room F2)
  (see drawings 53BS U 301, 304,306, 309, 310)
- As a piece of freestanding furniture (eg. the cabinet in Library G2 and glazed link G4/B7)
  (see drawings 53 BS U 302,303,305)
- Mounted above dropped ceilings over service spaces constructed in the last refurbishment and discharging through grilles within modern construction (as bathroom S2).
  (see drawings53BS U 307, 312, 313).

Mechanical service run drawings for the under floor heating and air conditioning.
(Drawings: Floor Plans with pipe routes: 53BS H GA 101-105)

(Drawing: Ufh details 53BS SK 179)
Above the ground level, the floors are constructed with primary and secondary beams with separate floor and ceiling joists. The typical dimensions of the beams are 320x320, 110 x140 with joists 140x100 and 100x100, the larger to suit the weight of the floors, rather than just the self -weight of ceilings. The upper joists are fitted with firrings to allow floors to be leveled.

Photographs of previous refurbishments show that all pugging and infil materials of historic interest have been removed from within the floors in previous refurbishments.

Distribution insulated pipework is 33.5mm diameter and with the double joist construction is readily threaded through the floors without cutting or notching joists. Connections between adjacent circuits of under floor heating coils would be made within the floor void through the zone of the existing firrings that are fixed to the top side of the floor joists.

Risers and distribution pipework.
(Drawings: 53BS H GA 101 B, 102 A, 103 A, 104 A, 105 A, 106 A plans, & 53 BS H GA 107 A, 108 A sections)
Risers are existing reused from the 2007-12 refurbishment. Both risers are located within the 1972 lift extension that runs the full height of the house from basement to the roof. Access from the risers to the 18c floors is through the modern floors of the lift extension via a opening in the west flank wall of the house contained within the floor void. This will be through existing openings formed in previous refurbishments , with minimal adjustment as necessary.
Once within the double joist floors, distribution pipework will be through the floor void, following existing routes wherever possible. Many of the existing radiators are retained insitu and existing pipework will be maintained accordingly.
Access to the floor voids will be by lifting floor boards. These were all raised in 2007-12 and most are replacements.

Under Floor heating and Trench heaters
(drawings: 53BS H GA BS179)
Under floor heating is water borne in continuous coiled pipes run through the floors on ply decking supported by bearers fixed to the sides of the joists; the link between bays will be made by removal of a small section of the existing firring and does not involve the cutting of joists. The under floor heating details are shown in the supporting SK 179.

Trench heaters are fully recessed within the floors where fabric was replaced in recent alterations.(eg family room B3) or shallow units are specified to fit within the limits of the existing fabric. (eg. Drawing Room F1).

Evidence from opening up.
(*see Illustrations)*
The proposals have been informed by opening up as advised by the conservation officer and by a series of photographs taken during the 2007-2012 refurbishment which show many of the floors and partitions stripped back to their structure.

Upgrades to meet Building Regulations
Ventilation to kitchens is as existing and does not involve alterations. The ventilation of the wcs in the lift extension remains as existing or with extracts via airbricks through the 1972 wall. The exact to bathroom S2 is the east chimney. Fans would be sited within the roof void where possible, but supplemented if necessary by small roof mounted fans located behind the east chimneystacks. Their scale means that they are not noticeable.

First Floor
Proposed opening between drawing rooms F1/F2
(drawings 53BS GA 003 A, 103 A plans, GA 009 A, 010 A, 011 A, 012 A, 110 A, 111 A, 112A sections)
(see illustrations)
Examination of the partition wall has revealed a large opening between the two drawing rooms, 3.6m wide x 3.6m high. It has been infilled with timber studwork set between the original brick walls to each side and brick continues above the lintel. The proposed enlargement of the present doorway to form a blank opening lies

within this zone and consent is requested as the submitted application.

Second Floor
Opening to front box room (dressing room)
Wall between S1/ S2
(drawings 53 BS H GA 004 A, 104 A plans, & GA 008 A, 108 A, 010 A, 110 A sections)
(see illustrations)
In the light of the comments about the opening between the two rooms, the proposed bathroom and dressing room have been replanned so that the historic partition between the front rooms is retained. To access the bathroom, an infilled door at the north end of the partition is reopened. The doorway was infilled with studwork after 1972.

Door S2.1/D1
As requested, evidence of the door is retained. The door S2.1/D1 between the front and rear rooms is locked shut. Its architrave is removed on the side to Bedroom S3 and the opening is scrimmed over and the skirting extended across. The door was in place before 1972 and is believed to have been introduced in the early 20C when a bathroom was formed at the centre of the house. It was blocked up subsequently when a second bathroom was added adjacent.

Peter Inskip + Peter Jenkins Architects
24 September 2015