



**42 Bedford Square +
13 Bedford Avenue**

*Application for Listed Building Consent
for internal alterations within the
13 Bedford Avenue Mews House*

Design Statement

August 2017

LBC_REP(00)A101

BDP.



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Introduction

Listed Building Consent 2014/4634/L

This short design statement has been prepared in support of application proposals to alter the modern interior layouts within the Mews House at 13 Bedford Avenue.

For clarity, the designs relating to the above Listed Building Consent reference form the baseline for this application which seeks consent for further works to the internal arrangement of the Mews House. Although a series of applications have been made since the 2014 consent, none have related to the Mews House. We therefore consider this to be the most appropriate reference point.

13 Bedford Avenue_ The Mews House

The Heritage Impact Assessment prepared by Montagu Evans in support of the aforementioned consented application refers to the history and historic significance of the Mews House. Originally the main property had a longer yard extending back towards a Mews with a clear separation between the two buildings. This arrangement changed with the laying out of Bedford Avenue towards the end of the nineteenth century and the construction of a new mews closer to the main house. The Mews House is therefore considered a curtilage listed building, although the interior layout of 13 Bedford Avenue has been largely reconstructed behind the red brick facade.

The Mews House has been developed a number of times in the past. Prior to the current programme of construction works, the Mews House was divided into 4 separate modern flats. The adjacent photographs illustrate the modern interiors and evidence of the modern steel structural arrangement. It was discussed with officers at both the London Borough of Camden and English Heritage at the time preceding the above application, that while the external envelope contributes to the character and appearance of Bedford Avenue and the surrounding area, the interiors are of little interest and their historic, cultural and construction significance is minimal.

This is reflected in the significance drawings (see overleaf) which clarify that the interiors of the Mews house are of recent origin, of low grade materials, or unsympathetic alteration and contribute little to the special interest of the listed building. Generally deemed to be able to sustain extensive alteration, which in all cases would enhance the significance of these areas.




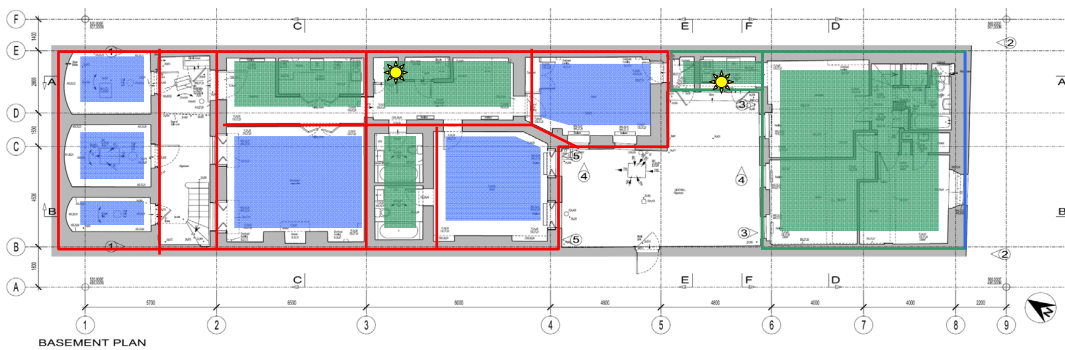
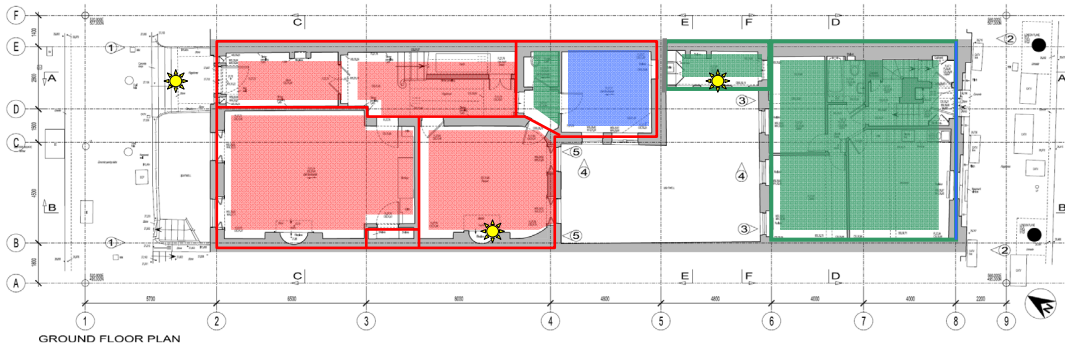
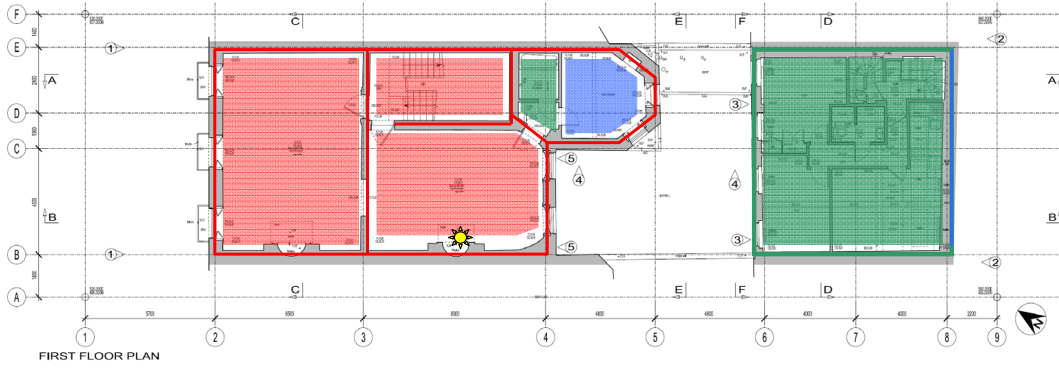
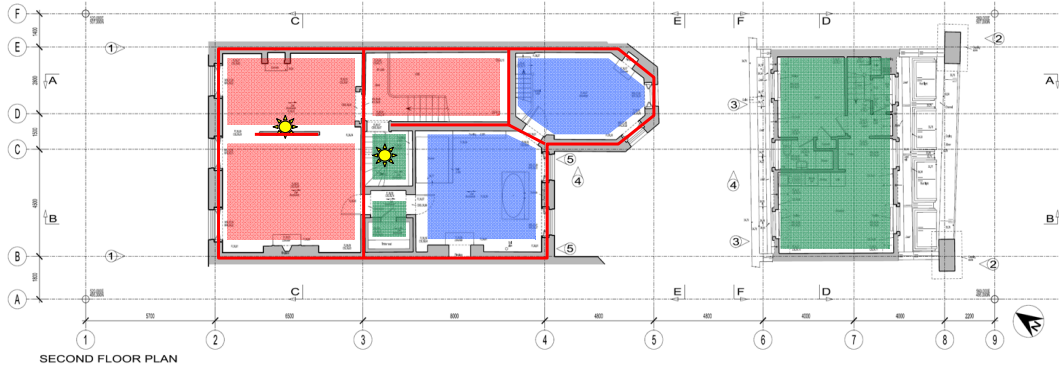
Image taken within the second floor flat prior to the 2014 application. Note modern finishes, recessed light fittings and surface mounted radiators.



Image taken within the first floor flat prior to the 2014 application. Note the plasterboard bulkhead arrangement to conceal modern steel floor and roof structure.

KEY

- Primary Significance 
- Secondary Significance 
- Little or no significance 
- Enhancement Opportunity 



Existing fabric

With the exception of the Bedford Avenue facing elevation, the building fabric has proven to be of modern construction throughout. The adjacent photographs provided by the Contractor during the strip out process confirm the primary steel arrangement with modern timber joist infill. Insulation between the joists and the substrate rails for a modern plasterboard ceiling are also evident.

Consented layouts

Listed Building Consent 2014/4634/L

The 2014 approved arrangements for the Mews House took into account this modern structural arrangement which was understood to some extent based upon pre-agreed intrusive investigation. As a result, the section drawings indicated new suspended plasterboard ceilings below the existing steel beams at the ground, first and second floor levels. This is to enable a flexibility in routing services above the ceiling line without the requirement for modifying any of the existing structure. This also provides the benefit of reading a consistent ceiling level as opposed to localised downstands that do not relate to the spaces below. The detail drawing below right illustrates this typical approach.

In addition to the ceiling arrangements, the approved 2014 scheme accepted removal of all existing internal subdivision, the existing communal timber stair construction and a large section of floor construction adjacent to the east party wall to make way for an approved passenger lift and staircase. With the exception of the building envelope and floor structure, all proposed work in the Mews house is therefore new.

In terms of accommodation, each floor was to be utilised for caretaker and guest accommodation. Spaces within the lower ground floor without the benefit of good daylight are utilised for laundry and plant room spaces. Guest accommodation at each level consists of a small bathroom and kitchenette facility. At this time, these facilities were located against the party wall to the west of the property and a new services riser was located against this wall accordingly. The provision of these facilities broadly matches the inherited condition of 4 self contained flats.

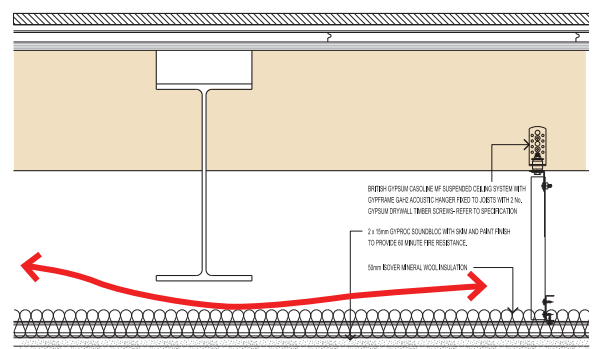
As part of the approved information for the discharge of condition 4b for new doors, a detailed drawing relating to the Mews house contains 1:2 details of



Image provided by the Contractor taken from the ground floor level looking up. Modern steel and timber joist arrangement with insulation infill.



Image provided by the Contractor taken within the first floor level looking north towards the main house. Note the steel arrangement and relationship with the adjacent window openings.



Typical Mews House ceiling.

proposed skirting, door mouldings, architraves and new plane cove cornicing.

Proposed layouts

This application seeks to gain approval for the reconfiguration of the interior accommodation within the consented layouts. With the exception of the ground floor level, where current proposals seek to replace a guest accommodation suite with an open plan family kitchen, the use of the spaces and the provision of bathroom and kitchenette facilities remains as the consented scheme.

The primary development in the proposals relates to the re-positioning of bathrooms and kitchenette facilities to locations in closer proximity to the shared circulation spaces at each level. This has enabled the rising services to be consolidated within an area of new construction adjacent to the consented stair and lift construction. The benefits of this include improved access of the services for maintenance purposes from a shared circulation space.

Lower Ground Floor

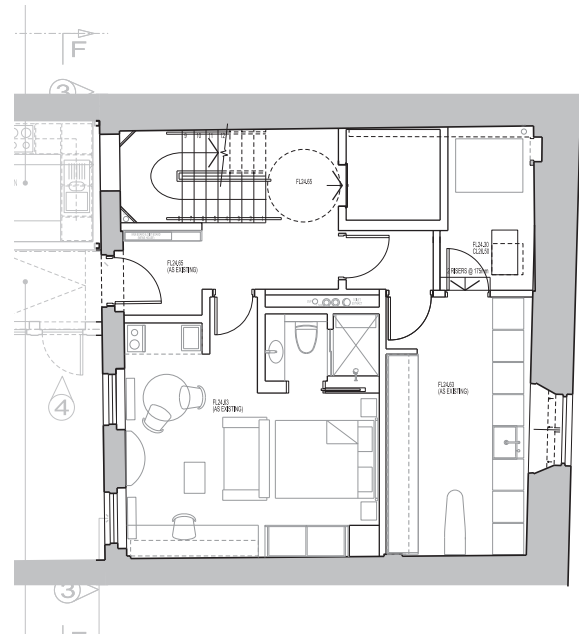
At the lower ground floor, the plantroom and laundry spaces to the south remain as the consented layouts. The extents of the caretaker's flat remain broadly the same as previously, with the entrance door being relocated to a more central position. The services riser is moved to the corridor wall as noted above and the bathroom backs onto this for efficiency in routing services. The principal of locating small kitchenettes in closer proximity to the entrance/exit door has been agreed with an Approved Inspector on the basis of the approved early warning detection and fire alarm system. A lobby door at the base of the staircase has been removed to provide a more open lobby area.

Ground Floor

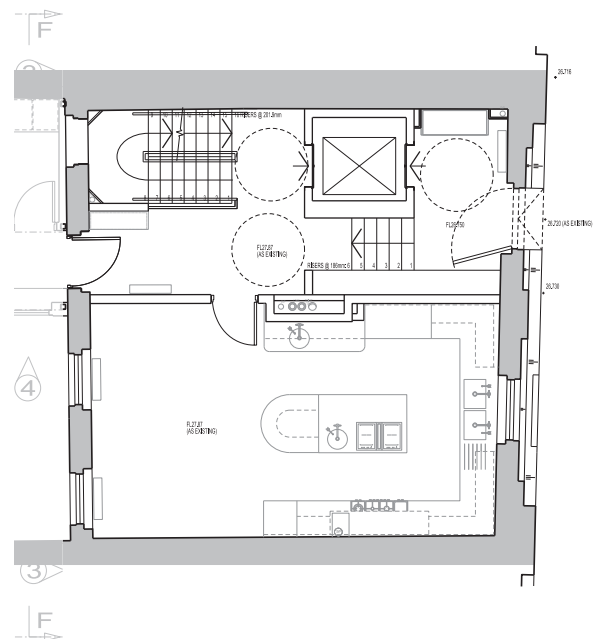
The guest accommodation in the consented scheme was subdivided by a centrally located bathroom which divided the space between living and sleeping quarters. The proposed scheme seeks to change the use of this area to provide a large open plan family kitchen. The entrance door to this space is adjusted to provide a more central entrance point and as below, the lobby doors separating the base of the stair from the main circulation spine through the building is removed to provide a more generous space open to the stair.

First Floor

The principal change at first floor level relates to the relocation of the services riser, kitchenettes



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan

and bathroom in the direction of the stair and lift. Alteration to the physical plan form is minimal.

Second Floor

The top floor of the Mews House sees the consented bathroom grow to incorporate the central window bay on the north elevation. The kitchenette facility previously located against the western wall is relocated to a small niche adjacent to the entrance door that was previously occupied by a wardrobe.

Proposed services

As described above, the strategy for routing services remains as the consented scheme with the exception of the relocation of the main services riser. The proposed location opposite the new lift shaft and staircase offers the benefit of consolidating the majority of rising services in proximity to the main circulation spine and provides clear and safe access for maintenance, avoiding the disturbance of guest bedrooms. In addition, it does not require the modification of the existing floor structure as the area around the new stair and lift is of new construction.

Services rise within this central location and route across above each suspended ceiling level, avoiding clashes with the modern steel and timber joist arrangement. This is illustrated and described earlier in this statement.

Efficient and simple flat panel radiators are provided in front of window locations in the same fashion as they were previously. The proposed lighting also matches the existing strategy for recessed downlights, maximising head room and taking advantage of the void space above the ceiling level.

Summary

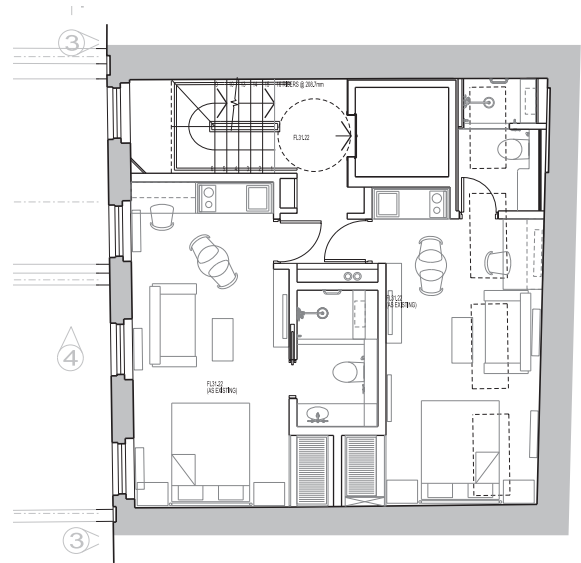
It is recognised that the interiors of the Mews House are of little historic significance.

In 2014, proposals were approved to incorporate a new passenger lift and staircase within the curtilage building and to accommodate a series of guest suites at each level with bathroom and kitchen facilities.

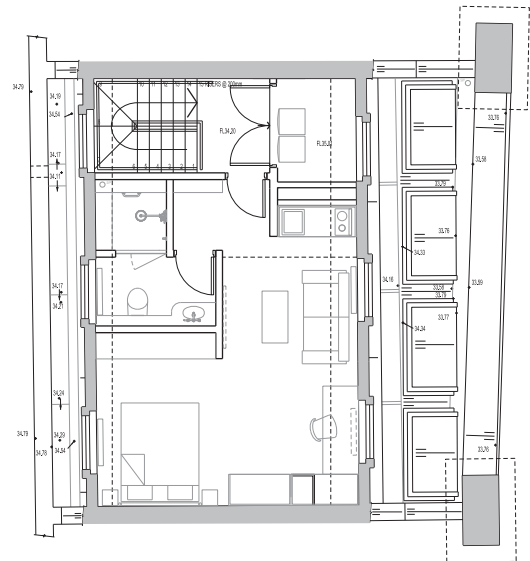
It is acknowledged that whilst the principal elements of the approved scheme have been implemented as intended, a series of alterations to the room layouts have occurred without listed building consent.

No original features or details have been lost through these alterations.

On review of these alterations, it is considered that they are minor and may benefit the layouts in a number of ways.



Proposed First Floor Plan



Proposed Second Floor Plan

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