



**42 Bedford Square +
13 Bedford Avenue**

*Application for Listed Building Consent
for internal alterations within the third
floor of the Main House*

Design Statement

August 2017

LBC_REP(00)A103

BDP.



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Introduction

Listed Building Consent 2016/3162/L

This short design statement has been prepared in support of application proposals for minor alterations to the consented modern interior layouts within the third floor level of the main house at 42 Bedford Square. This application therefore seeks Listed Building Consent for works to the third floor.

For clarity, the layouts consented in the above referenced application forms the baseline for this application.

The Third Floor

Access to the third floor was previously provided by a modern staircase of poor quality and construction. The third floor itself comprises a series of spaces of secondary significance, most of which have been seriously compromised by later alterations, including the removal of ceilings to expose the roof structure. This has caused harm to the original volumes and proportions of the spaces. In addition, the roof had been removed at the rear of the property to create a terrace at the third floor level.

The third floor therefore provided for a series of enhancement opportunities which the consented plans sought to effect.

Consented Arrangement

The layout consented by application 2016/3162/L sought to reinstate the secondary staircase that links the second and third floor within its original location. This location is evidenced by record drawings from 1974 which can be accessed via the planning portal ref: HB767. In addition, typical floor plans within the book 'Bedford Square: An Architectural study' by Andrew Byrne also show the secondary staircase in this location. The reinstatement of this layout has enabled a reconfiguration of the third floor that maintains the same level of accommodation as previously consented. Three family bedrooms with bathrooms. By reinstating the roof over the rear closet wing in a lead finish to match the existing and that of the adjacent properties, a family sitting room can also be provided at this level.



Images taken within the third floor prior to the 2014 application. Note the open ceilings, modern plasterboard wall finishes and ceiling linings and a number of rooflights.

Based upon record drawings and the number of alterations apparent over the years, it is acknowledged that the interior subdivision throughout the third floor was primarily of modern construction. The consented arrangements largely comprise of new fabric proposals.

The consented arrangements assume the reinstatement of ceilings below the timber roof structure in order to resume the original volumes of the secondary spaces at this floor level. It is noted that the head room below these timber structural members is approximately 2m.

Proposed Alterations

This application seeks works of alteration and reinstatement at this level which includes the following:

1) Minor Layout Alterations

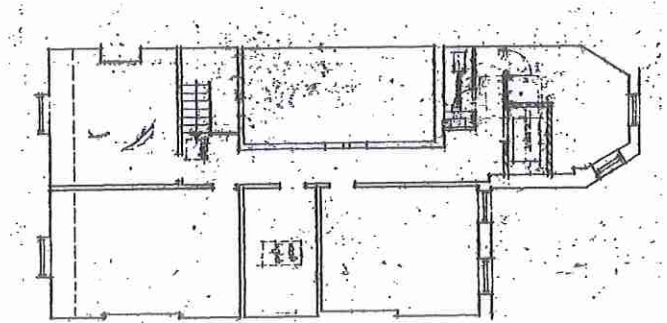
The first category includes minor layout alterations to the arrangement in the consented scheme. Examples of this include the installation of modern partitions in slightly different locations to those consented in order to provide space for storage cupboards and facilitate the detailed interior layouts. This application seeks approval for these minor alterations.

The proposed plan drawing forming part of this application clouds the areas that are subject to these minor layout alterations in red. It is noted that the majority of these elements refer to the relocation of modern *proposed* fabric and that no historic fabric has been removed to enable these changes. The relocation of the existing wall that separates the front bedrooms replaces a lightweight partition of modern construction and with modern plasterboard finishes.

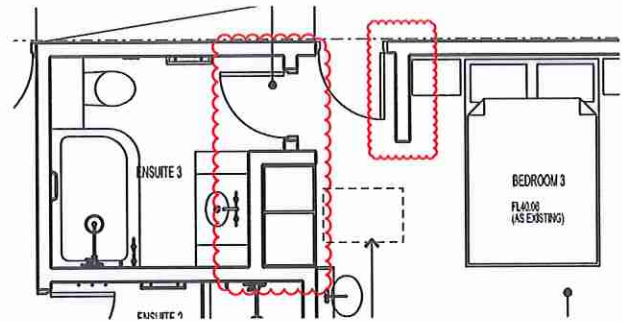
2) Reinstatement clarification

The reinstatement of ceilings below the roof structure will be effected. These ceilings will be installed, and existing skylights will be removed and blocked up.

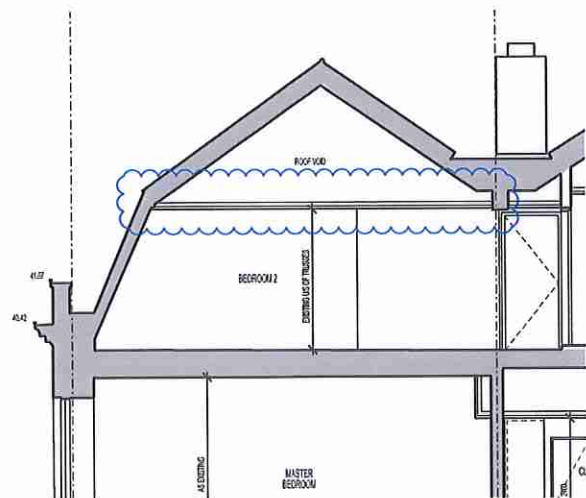
The ceilings to the two Bedford Square facing bedrooms at the front of the property had been removed prior to the principal 2014 listed building application. Although providing the benefit of increased head room and natural light from conservation skylights above, it is noted that pre-application advice at the time was to reinstate modern plasterboard ceilings below the timber roof structure in order to return the intended volumes and proportions to the spaces. It is noted that the height of these spaces will be approximately 2 metres.



Planning portal archive drawing of the third floor in 1974. Note the stair location and lift construction in the rear bay.



Example of new partition reconfiguration to provide a purpose made cupboard within the extents of the consented bathroom arrangement.



New ceiling lining to be installed below timber roof structure

3) Reinstatement proposals

The proposals in this application are to reinstate simple flat ceilings below the roof structure as previously consented.

In bedroom number 1 at the front of the property, it is proposed that a layout similar to the previously consented one is implemented to enable the chimney breast to be read within the room. Minor patch repairs and redecoration to the existing finishes behind will be undertaken to return the layout to that approved.

Summary

The third floor of 42 Bedford Square has been subject to a series of modern alterations since the 1970s which have seriously compromised the internal fabric and layouts at this level.

The latest consented arrangement, 2016/3162/L, seeks to take advantage of enhancement opportunities such as reinstating the secondary second to third floor stair in its original location and replacing the removed section of roof to the rear bay area.

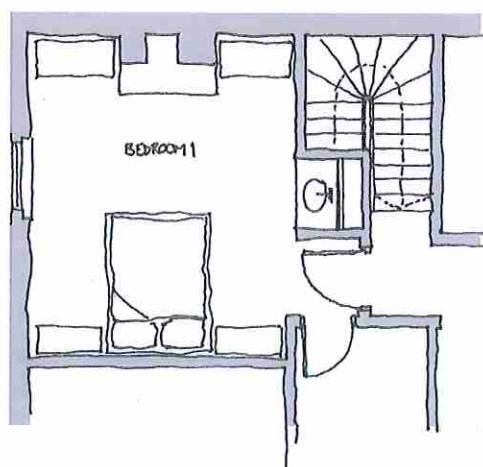
This application relates to spaces of secondary significance. It seeks to confirm intentions to re-align the construction scheme with the 2016 consent with a few minor layout adjustments to new fabric elements.



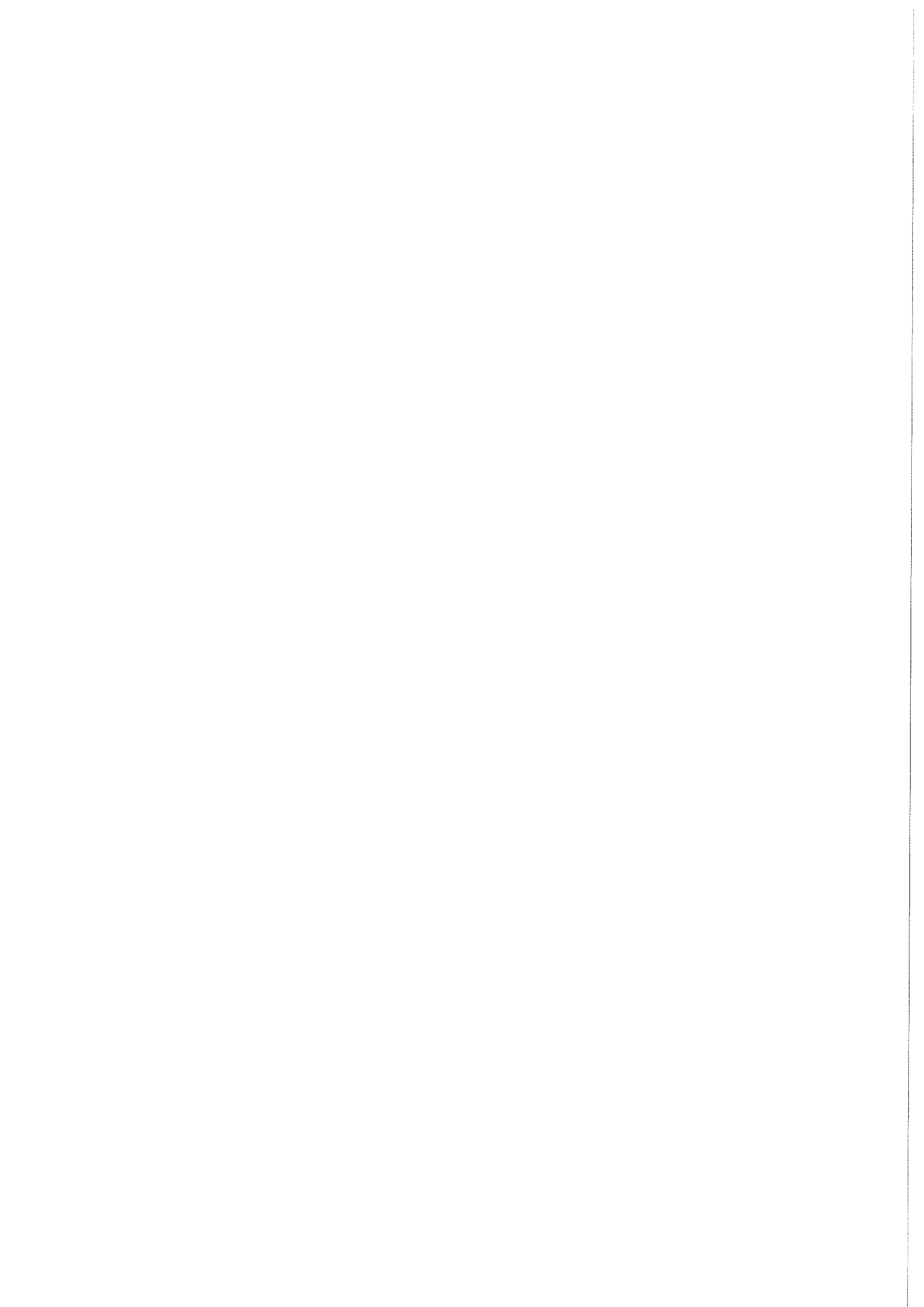
Photograph of as installed modern ceiling arrangement in rear bay. Simple flat ceiling arrangement to be installed in its place.

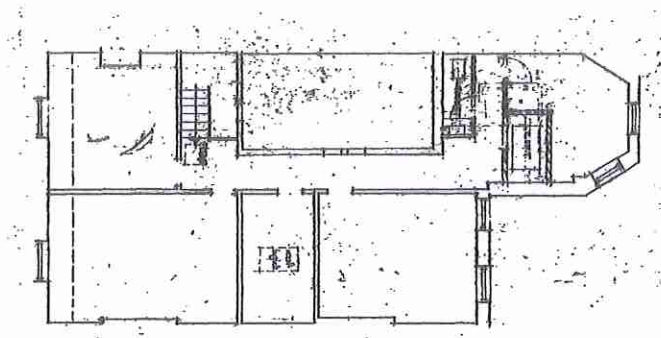


Photograph of modern plasterboard lining installed in front of chimney breast. To be removed. New ceilings to be installed below timber roof structure.

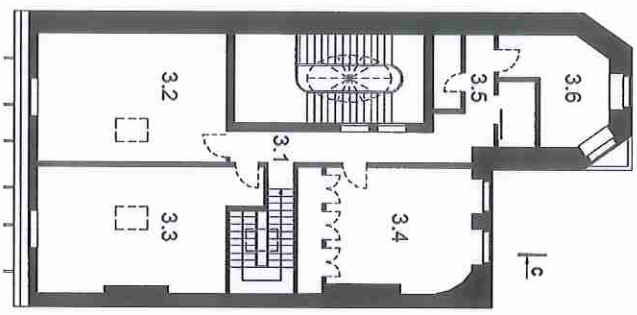


Front bedroom reinstatement proposals to reveal chimney breast volume

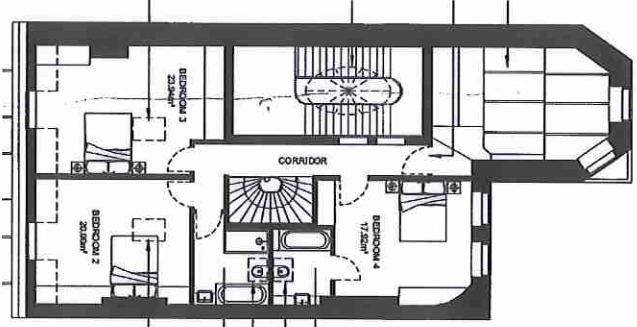




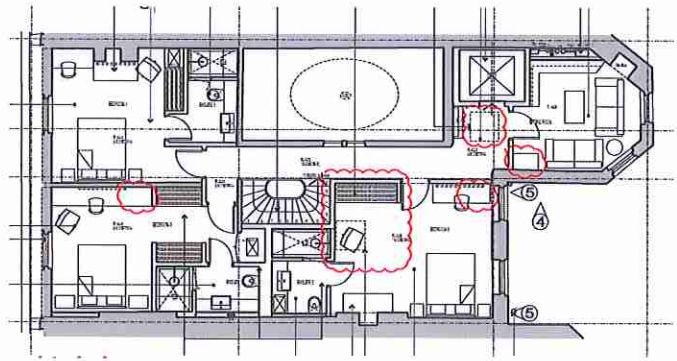
1974 ref:HB767



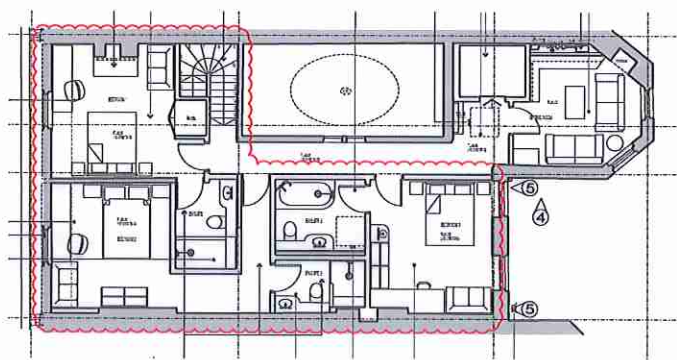
Existing at 2006 ref:2006/5534/P



Proposed at 2006 ref:2006/5534/P



Consented at 2014 ref:2014/4636L



Consented at 2016 ref: 2016/3162/L

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