



Image of intrusive investigation taken within the second floor front room prior to the 2014 application. Illustrating the partial survival of timber stud construction between the front rooms but modern plasterboard linings and timber structure.

A closet and lobby arrangement have been constructed within the master bedroom in a lightweight partitioning. These partitions stop short of the ceiling but adjoin adjacent walls.

It is proposed that all of these modern partitions are carefully removed. Repairs to adjacent fabric are to be carried out in materials to match the existing.

Infill of stair hall opening

The existing opening linking the rear rooms to the main stair hall has been in filled with a lightweight stud partition system and furniture. It is proposed that this is carefully removed and that the existing opening is reinstated.

Relocation of proposed door opening

A new door opening has been formed between the master sitting room and master bedroom. A consented opening that links the master bedroom with the secondary stair is missing. It is proposed that the consented opening is reinstated using timber studwork to match the existing adjacent and that the



Photograph taken in the master sitting room illustrating contemporary ceiling arrangement to be carefully removed and door opening to adjacent master bedroom to be reinstated.

new door is of new construction as in the consented layout.

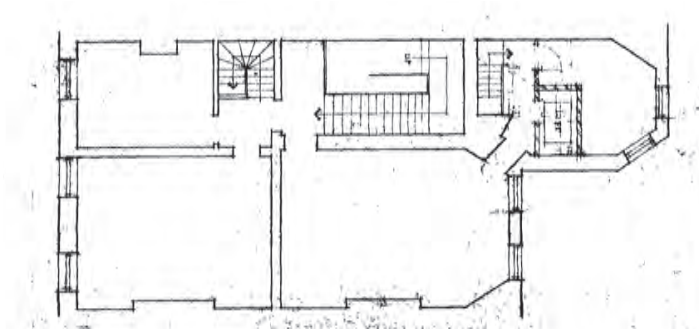
Summary

The second floor layout has been subject to a series of alterations since 1974.

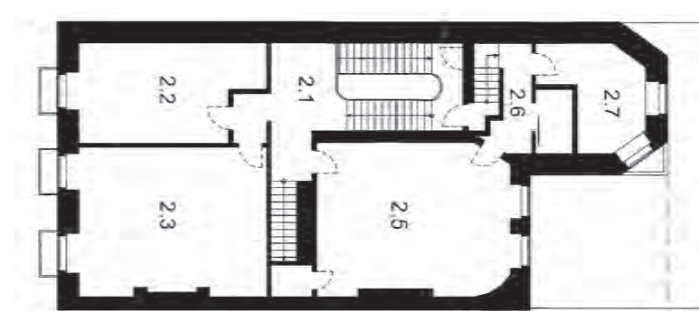
Consent has been granted to reinstate the original position of the secondary stair between second and third floor levels and to create a central master bathroom suite.

The construction of this secondary stair and bathroom suite has been partially implemented.

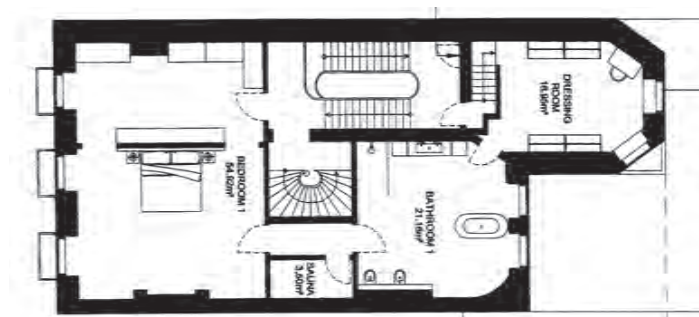
A series of alterations and further works have also occurred.



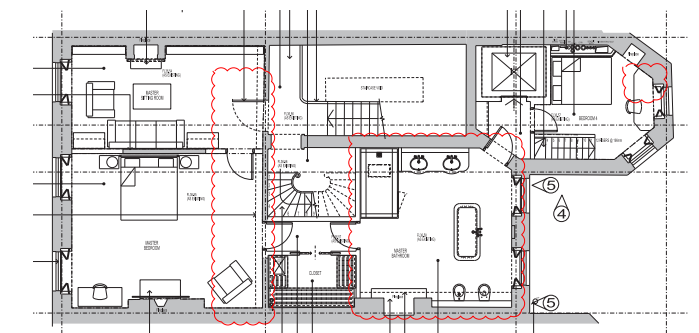
1974 ref:HB767



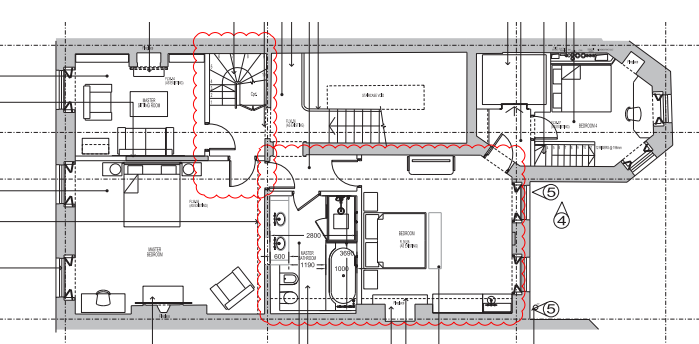
Existing at 2006 ref:2006/5534/P



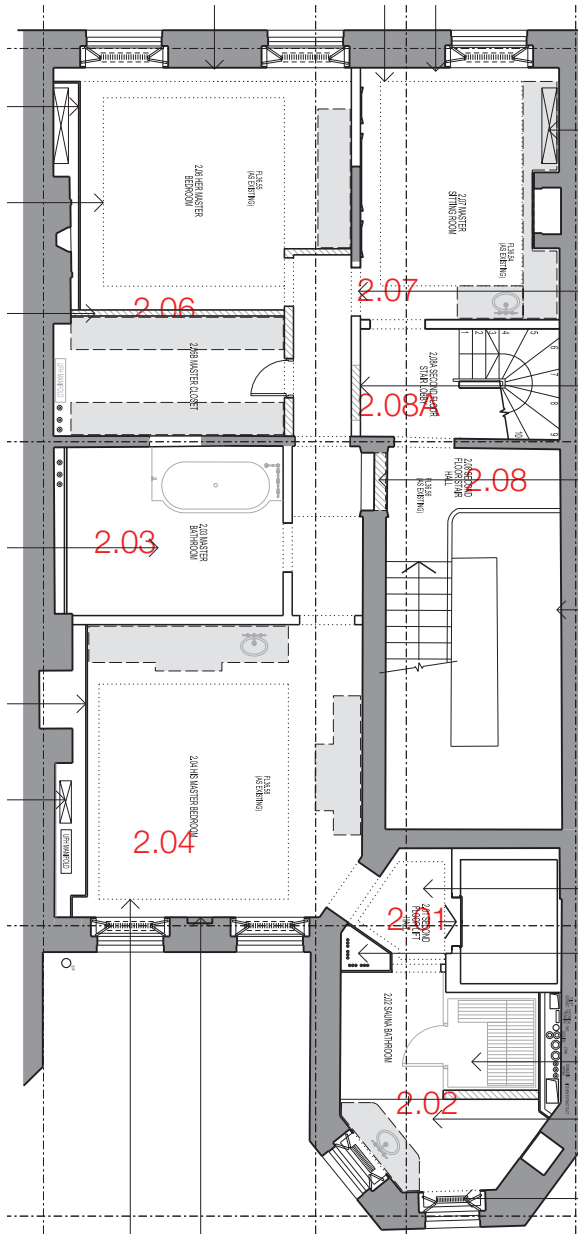
Proposed at 2006 ref:2006/5534/P



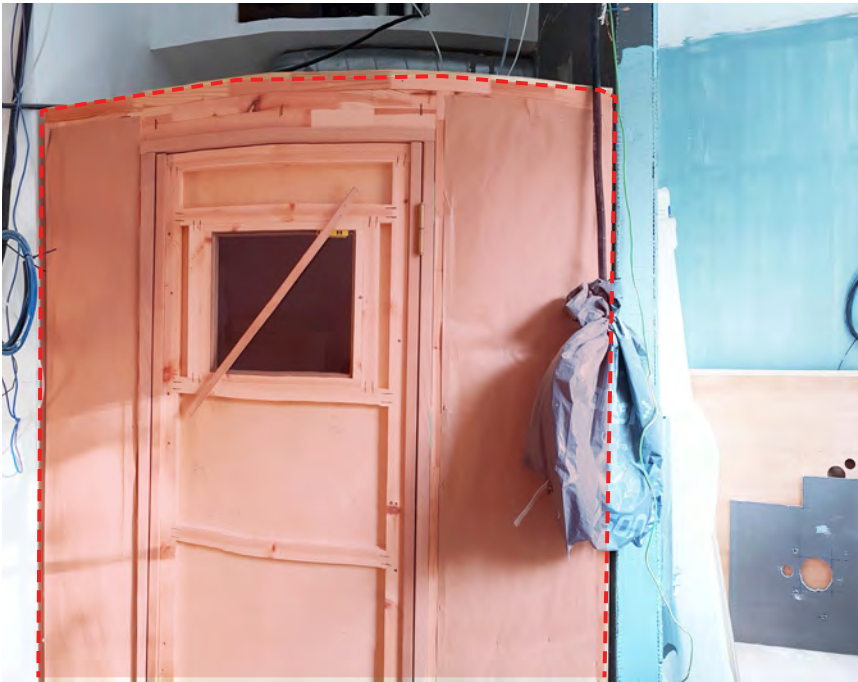
Consented at 2014 ref:2014/4636L



Consented at 2016 ref: 2016/3162/L



Proposed Second Floor Key Plan



Photograph taken in the Ensuite Bathroom of the sauna to be removed and replaced with a shower.



Contemporary wall lining in His Master Bedroom to be retained, however 'coffered' ceiling to be removed.

SECOND FLOOR

Consented plan in Appendix C - application ref: 2016/3162/L

The following information has been set out to clarify proposals throughout the second floor on a room by room basis:

2.01 Second Floor Lift Hall

Carefully remove modern coffered ceiling. Install furniture enclosures to conceal rising services adjacent and opposite new passenger lift. Finish and decorate.

2.02 Ensuite

Remove sauna and install reduced scale shower in its place. Complete furniture & bathroom installation. Existing windows have been refurbished and redecorated. Consented secondary glazing to be installed. Re-instate existing window architraves, make good and decorate.

2.03 Master Bathroom

Area to be completed in line with proposed drawings.

2.04 His Master Bedroom

Ceilings_
Carefully Remove coffered ceiling and new cornice. Make good any damage to original fixtures and fittings in line with method statements, make good areas of modern plaster and redecorate.

Internal Walls_

Remove modern timber beading work. High level socket outlets adjacent to windows to be carefully removed and made good.

Windows_

Existing windows have been refurbished and redecorated. Consented secondary glazing to be installed. Any existing damage to surrounding joinery to be made good and redecorated.

Fixtures and Fittings_

Fan coil unit located adjacent to fireplace proposed. Position to be maintained to minimise further service route disruption.

2.05 Lobby to Master Bedrooms

Lightweight partitions forming corridor to be carefully removed and original opening to stairwell to have infill carefully removed.

2.06 Her Master Bedroom

General_

Carefully remove closet volume and modern ceilings to reinstate volume of room.

Ceilings_

Carefully remove coffered ceiling and new cornice with associated LED lighting. Make good any damage to adjacent fabric in line with method statements.



Photograph taken in the corridor outside the master bathroom, showing the original opening to be reinstated.



Photograph taken in the master bedroom illustrating suspended ceiling and lightweight partitioning to be carefully removed.



Photograph taken in the Second Floor Stair Lobby

Internal Walls_

Remove lightweight partitions to closet & corridor, to return room to original volume. Make good, using timber stud work wall between master bedroom and master sitting room. High level socket outlets adjacent to windows to be carefully removed and made good.

2.07 Master Sitting Room

General_

Carefully remove modern ceiling and timber beading and infill new door opening leading to master bedroom.

2.08 Second Floor Stair Hall

All modern plasterwork forming chased electrical services routes to be carefully removed and repaired in lime plaster.



Images taken within the third floor prior to the 2014 application. Open ceilings, modern plasterboard wall finishes and ceiling linings and rooflights.



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



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

6.8 The Third Floor

Consented plan in Appendix C - application ref: 2016/3162/L

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.

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.

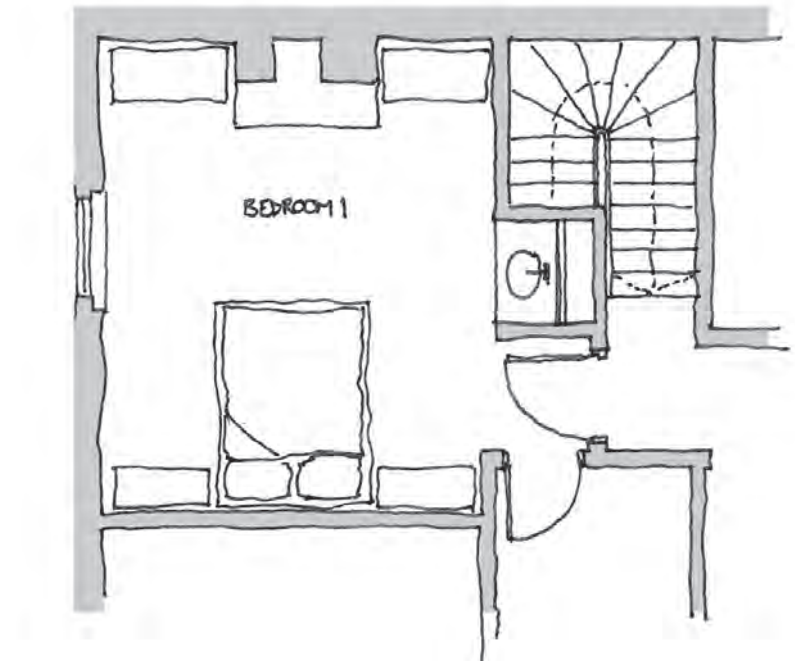


Photograph of as installed modern ceiling arrangement in rear bay to be retained.

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.



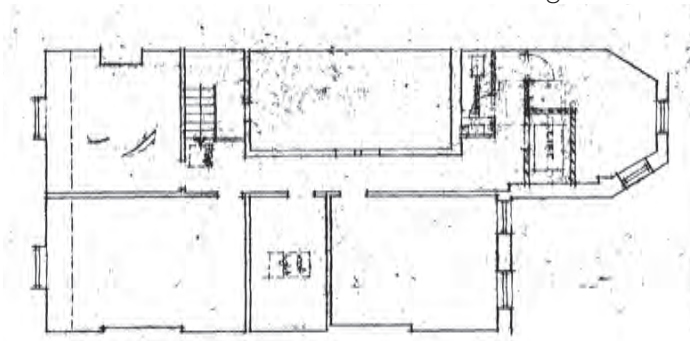
Front bedroom reinstatement proposals to reveal chimney breast volume

Summary

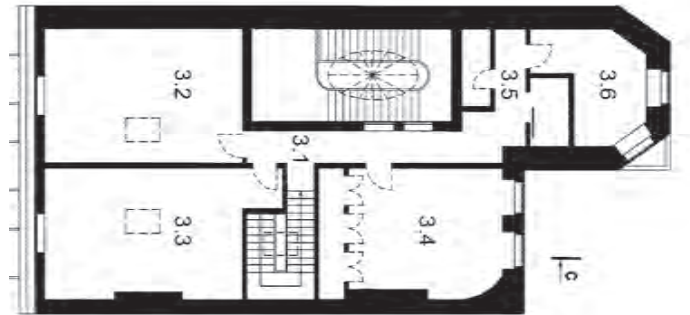
The third floor of 42 Bedford Square has been subject to a series of modern alterations since the 1970s which have seriously compromised the internal fabric and layouts at this level.

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.

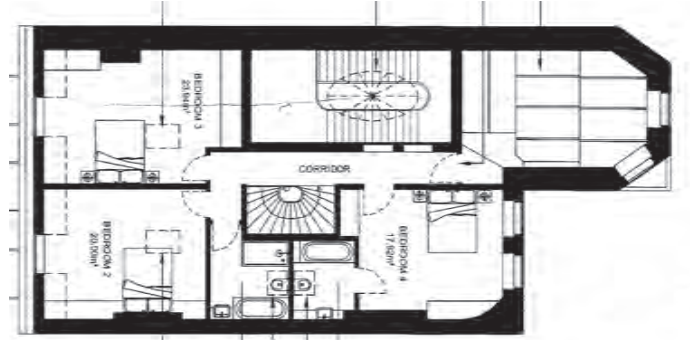
This application relates to spaces of secondary significance. It seeks to confirm intentions to re-align the construction scheme with the 2016 consent with a few minor layout adjustments to new fabric elements.



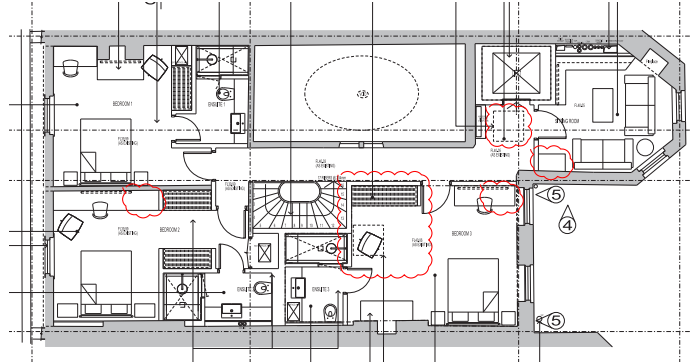
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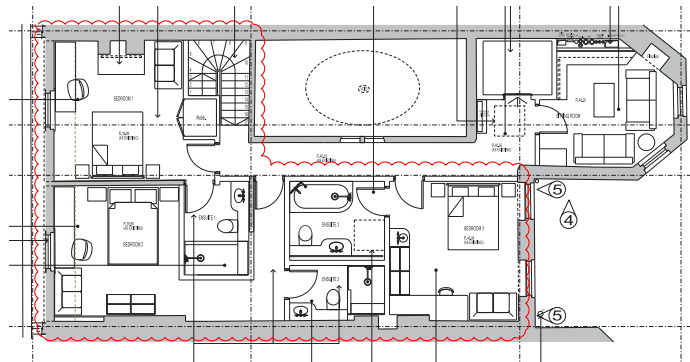
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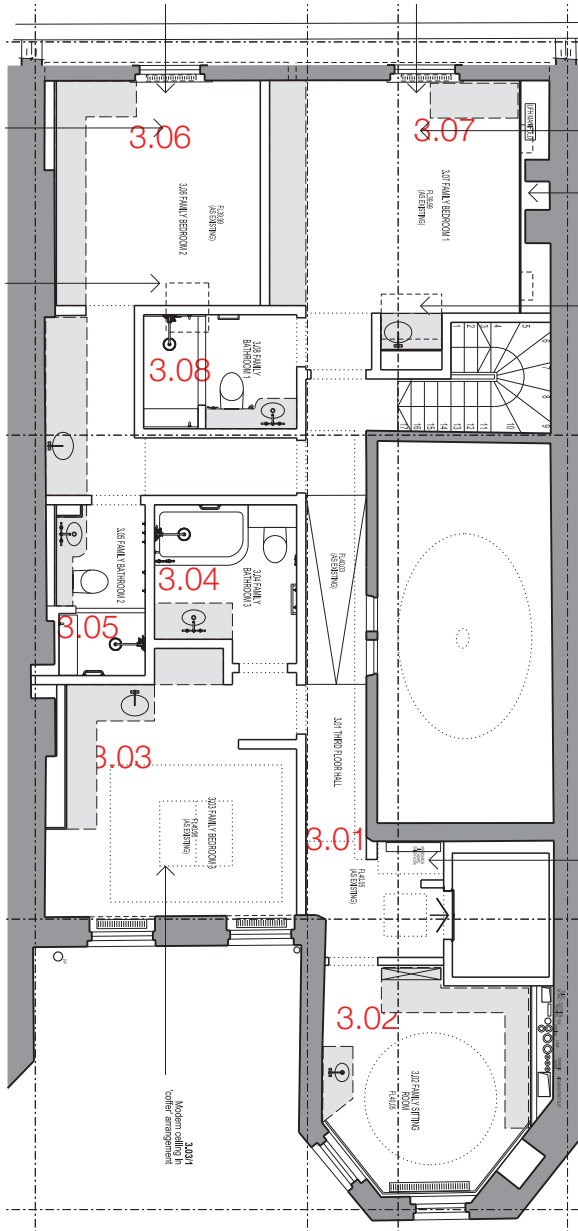
Proposed at 2006 ref:2006/5534/P



Consented at 2014 ref:2014/4636L



Consented at 2016 ref: 2016/3162/L



Proposed Third Floor Key Plan



3.03. Modern ceiling to be modified to provide simple plain ceiling.



3.07. Wall lining with niches in front of chimney breast to be removed.

THIRD FLOOR

Consented plan in Appendix C - application ref: 2016/3162/L

The following information has been set out to clarify proposals throughout the third floor on a room by room basis:

3.01 Third Floor Hall

Install furniture enclosures to conceal rising services adjacent and opposite new passenger lift. Finish and decorate.

3.02 Family Sitting Room

Decorate and finish in line with the proposals.

3.03 Family Bedroom 3

Carefully remove new modern suspended ceiling in coffer arrangement and replace with simple plain ceiling. High level socket outlet locations to be carefully removed and made good.

3.04 Family Bathroom 3

Decorate and finish in line with the proposals.

3.05 Family Bathroom 2

Decorate and finish in line with the proposals.

3.06 Family Bedroom 2

Remove new conservation roof lights and replace with roof build up to match existing. Install new flat ceiling beneath existing exposed roof timbers. Recessed light fittings in window reveals to be carefully removed and repaired. Ceiling concealed fan coil units to be relocated to work with new ceilings.

3.07 Family Bedroom 1

Remove new conservation roof lights and replace with roof build up to match existing. Install new modern flat ceiling beneath existing exposed roof timbers. New wall lining in front of chimney breast to be carefully removed. Recessed light fittings in window reveals to be carefully removed. Underfloor heating manifold to be relocated beneath concealed wash hand basin. Ceiling concealed fan coil units to be relocated to work with new ceilings.

3.08 Family Bathroom 1

Decorate and finish in line with the proposals.

6.9 The External Envelope

Work has been carried out to repair and enhance the external envelope. All windows have undergone refurbishment and redecoration. In addition, the facing brickwork to Bedford Square has been repointed where the original ‘tuck’ pointing had been lost over time.

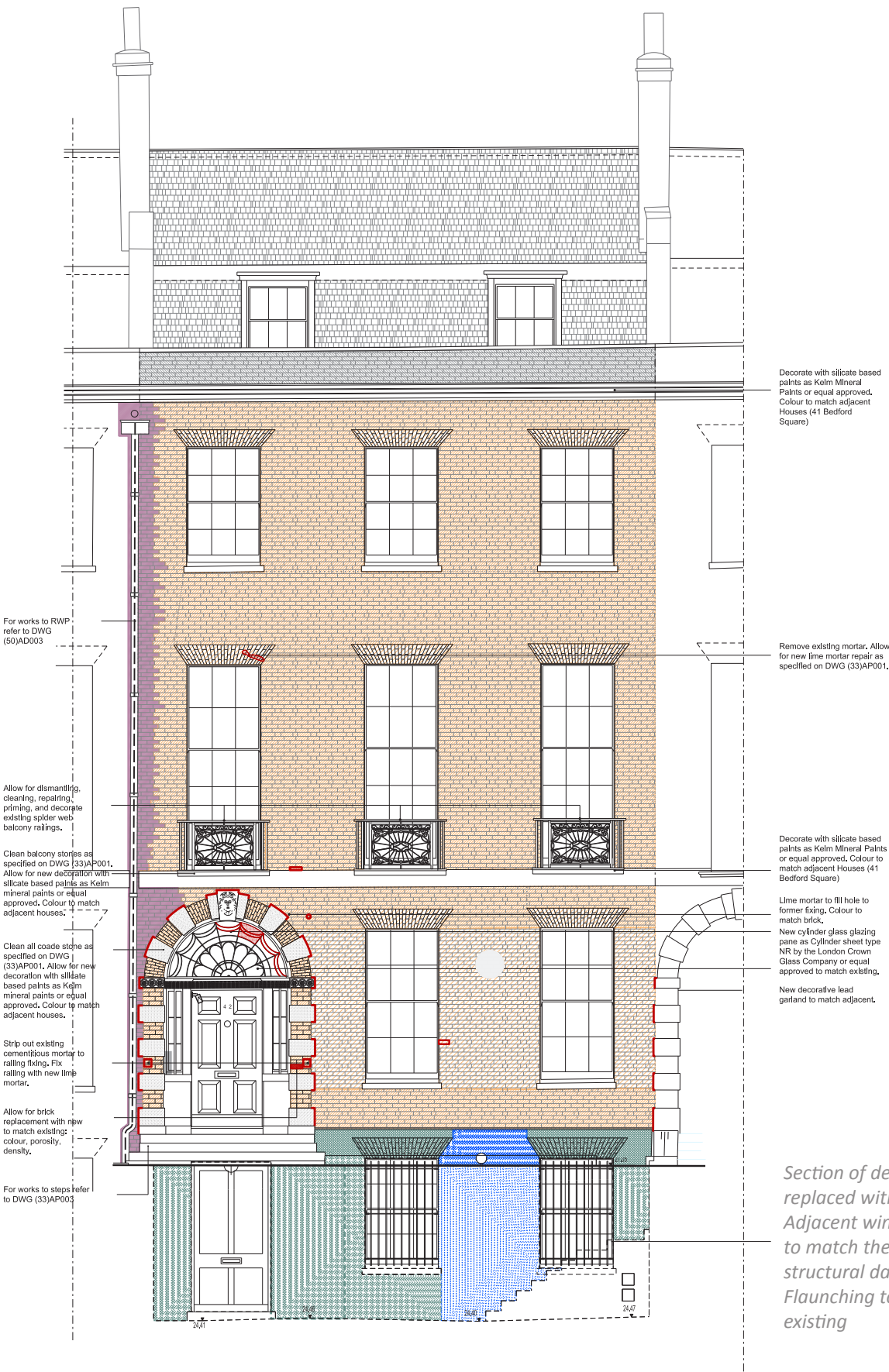
At the roof level, the missing section of roof over the rear bay has been reinstated in a high quality lead construction and the leadwork to gutters and flashings have been replaced.

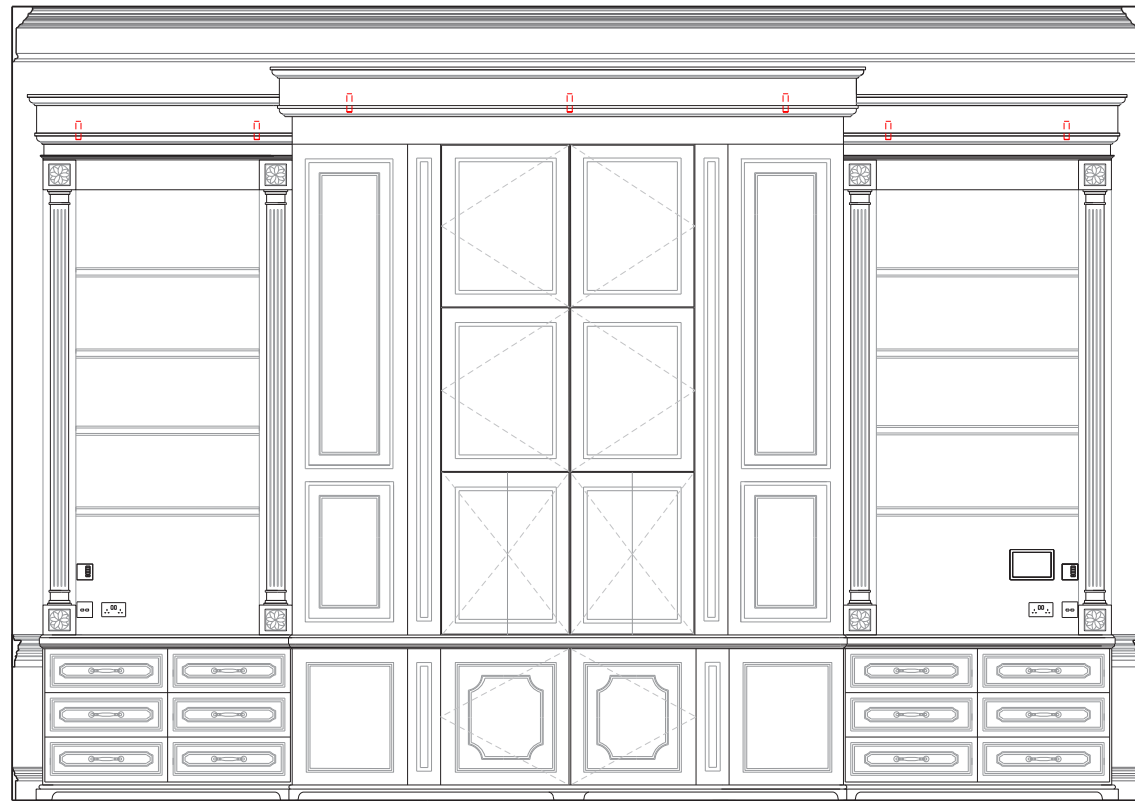
Whilst railings to the first floor balconies have been refurbished and redecorated to a high standard, the ground floor railings to the street have been removed from site entirely. It has been confirmed that this is for refurbishment and repair works and that the railings are in safe storage.

York stone paving has been lifted in the courtyard area to enable below ground drainage works. It is positive to note that the stone work is clearly labelled and remains on site for later reinstatement and cleaning.

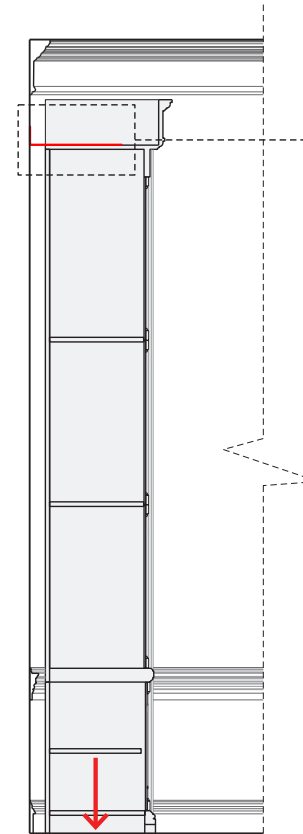
Roof plant will be installed in line with proposals.

An area of damaged facing brickwork at the lower ground light well facing Bedford Square has been temporarily fixed with a buff coloured brick. It is thought that the flaunching between the lower ground brickwork and the stepped back brickwork above had deteriorated to such an extent that water could penetrate behind this section of brick and had forced it to bulge and ultimately fail. This led to the adjacent timber sash windows being damaged beyond repair. The proposals include new timber sash windows in detail to match existing. Replacement brickwork will match the existing adjacent and be tuck pointed and painted with a mineral paint that will enable the construction to breathe. The flaunching to the step in the brickwork will be repaired accordingly.





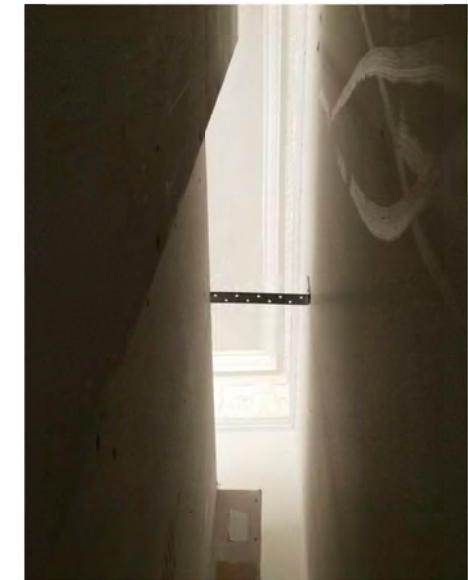
SECTION A-A TO INDICATE LOCATIONS OF RESTRAINT STRAPS TO TIE FURNITURE TO WALL AT HIGH LEVEL



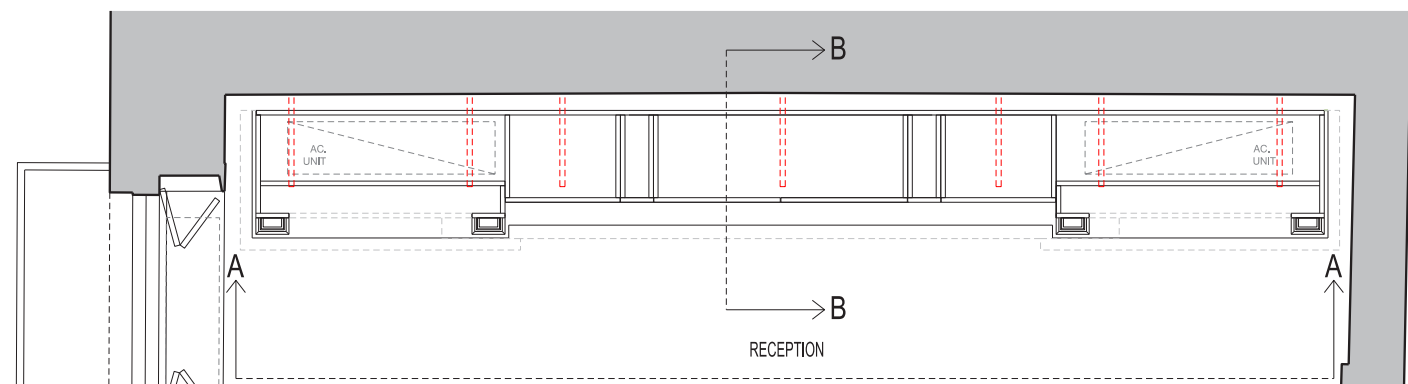
SECTION B-B TO ILLUSTRATE POSITION OF HIGH LEVEL RESTRAINT STRAPS TIED TO WALL



28mm X 2mm RESTRAINT STRAPS USED TO SECURE FURNITURE AT HIGH LEVEL



RESTRAINT STRAP SECURING FURNITURE TO WALL AT HIGH LEVEL



PLAN TO ILLUSTRATE LOCATION OF HIGH LEVEL FIXINGS

sketch study to demonstrate the principles of the existing furniture design