7 Furniture Approach

7.1 DESIGN PRINCIPLES

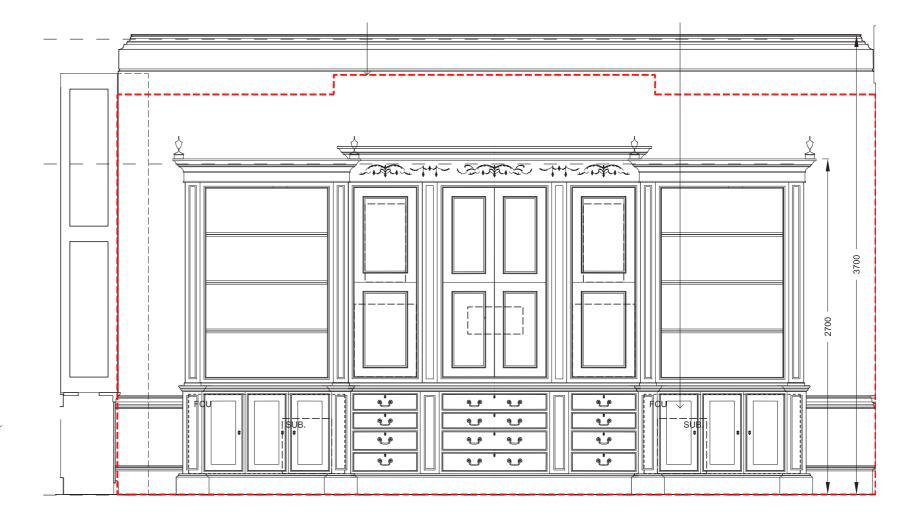
It is recognised that a number of furniture items at the ground and first floor levels potentially alter the appearance of rooms by projecting in front of windows and chimney breasts and partially obscure comice. In addition, on first inspection it is not clear as to whether the furniture has had a physical impact on the existing fabric behind.

Consented service routes rely on fabric voids within the floors and a number of notching details to joists. It was considered that this approach provided future flexibility for servicing the building whilst preventing further physical harm to the historic fabric (for example walls). This strategy has been implemented, with the intention of the services popping up through the new floor finishes to concealed services locations within furniture items.

A series of photographs taken with the furniture pulled away from the walls confirm that joinery at skirting and dado height has been retained in the installation of new furniture items. The drawings on the left illustrate an existing furniture piece and how it is ultimately free standing. As a matter of health and safety, minimal 'strap' restraints have been implemented at high level to tie the furniture back to the wall and prevent the possibility of it falling over. This is a standard measure and relies on a small number of screw fixings that could be simply repaired at a later date.

The issue of scale has been addressed through a piece of design work by the interior designers. In principle, furniture pieces at the ground and first floor level have all been redesigned to ensure that they do not project in front of adjacent windows or fireplaces. In addition, the vertical scale of the furniture has been reduced so that the full volume of the rooms can still be read and the lines of sight to comices are always retained. It is proposed that this furniture would also be freestanding, sitting in front of any existing joinery, with edge pieces scribed around the joinery to avoid unsightly gaps. The reduction in scale should enable the reduction in the number of high level restraint points.

The proposed section drawings as part of this application outline the proposed reduced scale furniture.



 $Proposed\ example\ of\ reduced\ scale\ furniture\ to\ living\ room.\ Existing\ furniture\ outlined\ in\ red$

7.3 FIREPLACES

A separate drawing has been provided to clarify proposals for the fireplaces at ground and first floor levels.

At the time of purchase the property only two existing fireplaces remained. These were located in the front rooms of the ground and first floor levels. Fireplaces from the rear rooms at these levels had been removed and replaced with a simple MDF temporary installation.

Whilst the two existing fireplaces have been removed from their wall location, they remain in safe storage on site and will be carefully repaired and reinstated as part of the proposals.

The missing fireplaces in the rear rooms will also be replaced by a scholarly reproduction of what is recorded as being there. For this, we refer to photography in a previous conservation plan document produced by Murray John Architects as part of a prior application.



PICTURE 3 at Conservation Plan by Murray John Architects (prior 2011) Reproduction to be specified by specialist.

Services Strategy

BUILDING SERVICES INTEGRATION

Following careful design in relation building services provision associated with the principle 2014 application that enabled the reconversion of 42 Bedford Square into a single family home, the key strategies for a consolidated services riser in the rear bay of the property with defined horizontal routes in ceiling voids or through approved notching details to joists has been carried through.

The provision of comfort cooling was part of these initial proposals and a vrf refrigerant based system was opted for based on its reduced pipework sizes in relation to a water based system. Individual floor mounted units were proposed at the principal floors where ceiling voids are not present and these units were to be concealed within furniture pieces.

To optimise acoustic performance, the installed versions of these units have grown dramatically beyond the functioning element of the cooling unit. The photo, right, illustrates an example of the extensive attenuation to a unit at the first floor level.

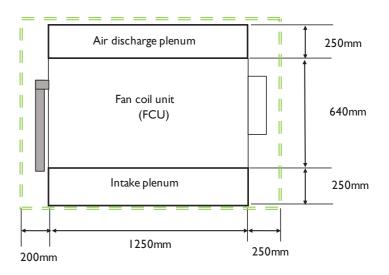
The building services engineers have reviewed this arrangement and it is possible to remove the attenuation to bring the scale of the unit back in line with the original intentions. In the proposed drawing these revert to being floor standing low level units and whilst still being concealed behind pieces of furniture, will have a significantly reduced impact in these principal spaces.

Lighting is shown on the reflected ceiling plans and the sections, it follows the design principals that the central ceiling rose for all the principal rooms be used for the main room light and further lighting is supplied where required by lamps and task lighting. In rooms of lesser significance lighting will be provided in modern fabric.

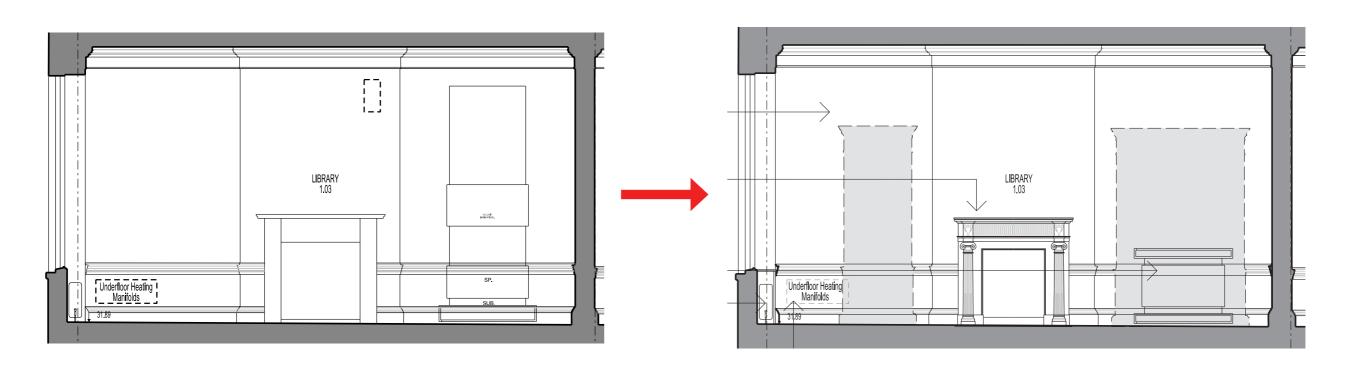
Please refer to separate documentation by Hoare Lea included in this submission for additional technical information on the proposed services.



Comfort cooling unit with attenuation in first floor library. Red hatch represents actual unit.



Proposed unit dimensions in elevation



As Built As Proposed

42 Bedford Square, London

Design & Access Statement 39

Appendices

- a Schedule of drawings
- b General Arrangement drawings As existing 2011
- c General Arrangement drawings As consented
- d Initial Audit plans
- e Application items schedules
- f General Arrangement drawings As built
- g General Arrangement drawings As proposed
- h Fan coil unit reduction technical note
- I Method Statements
- J Building Services Overlay drawings
- K Furniture Approach



a Schedule of drawings

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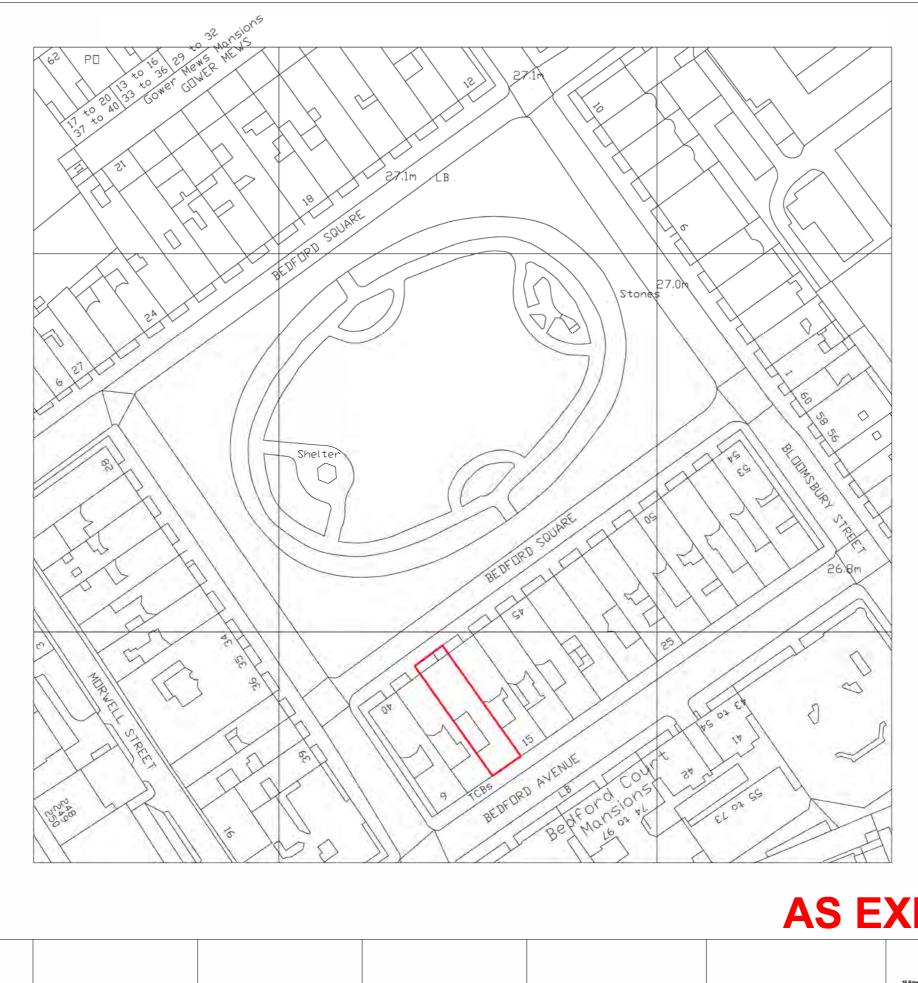
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b General Arrangement drawings - As existing

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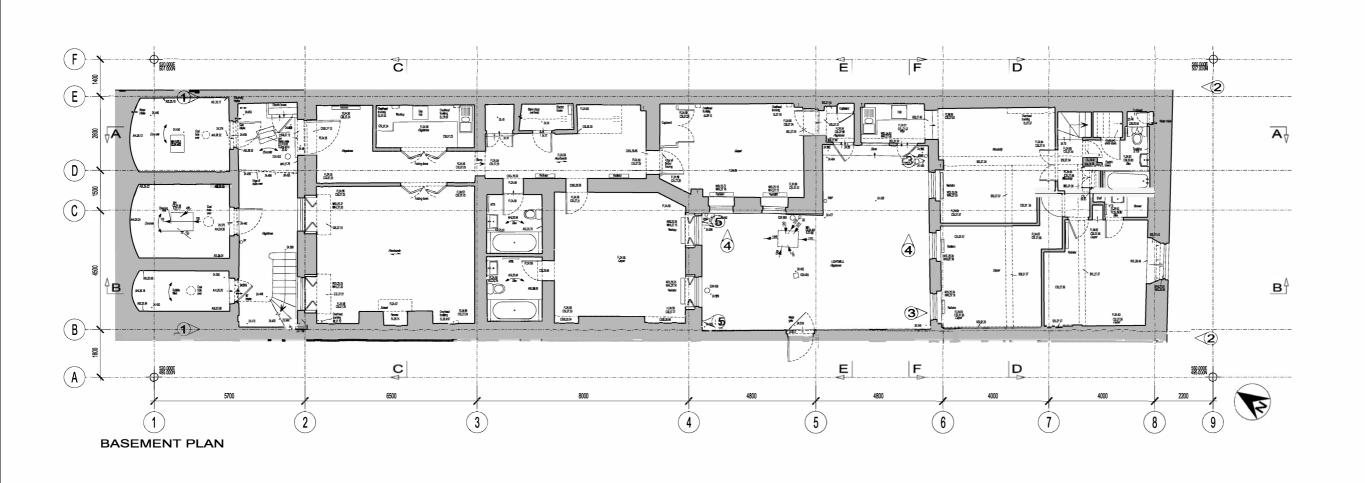
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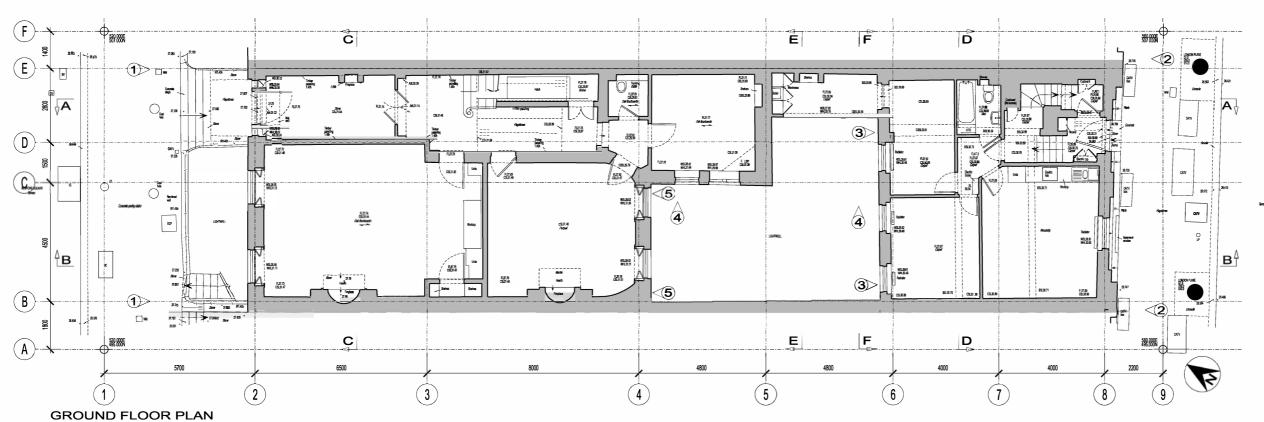
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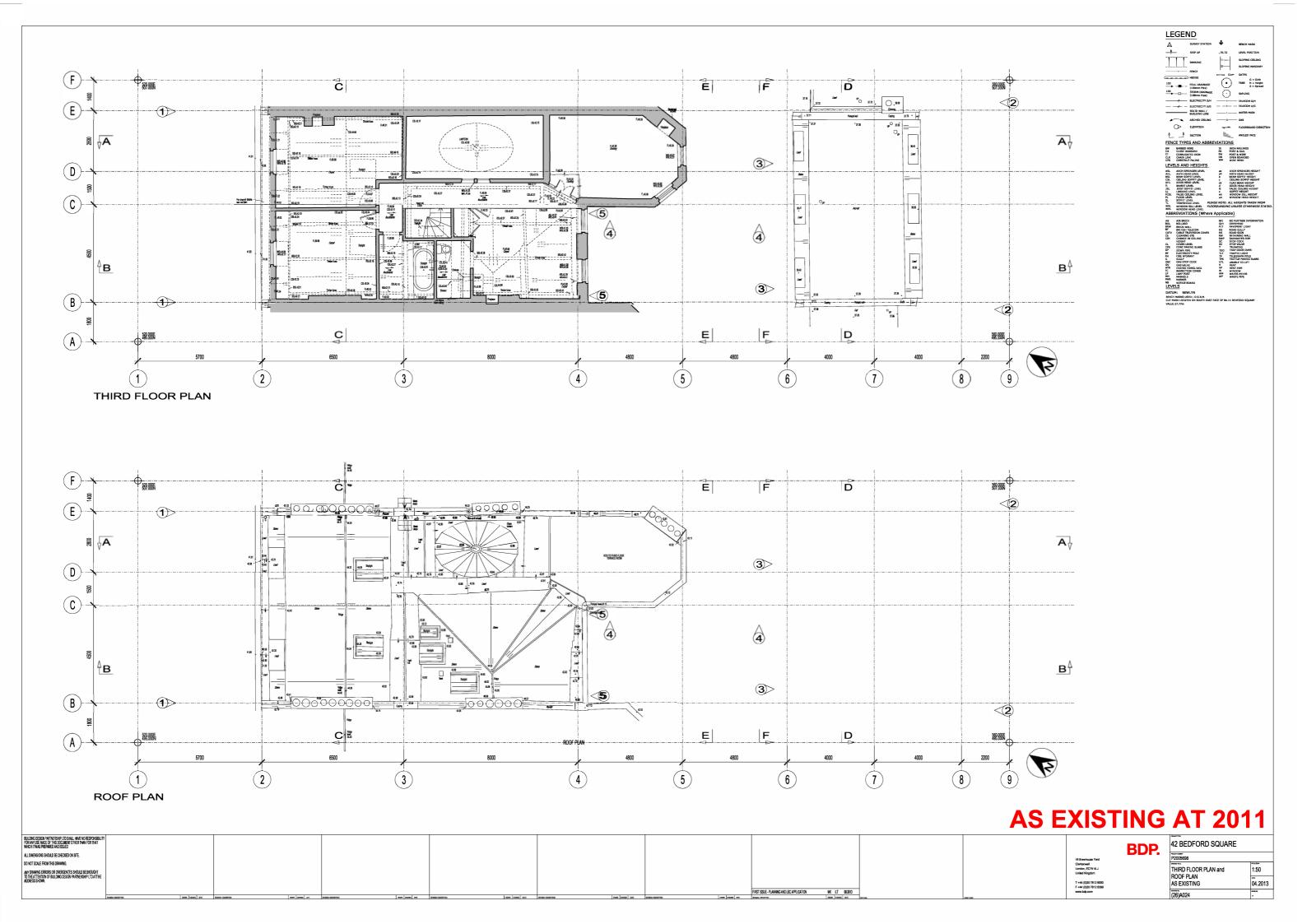
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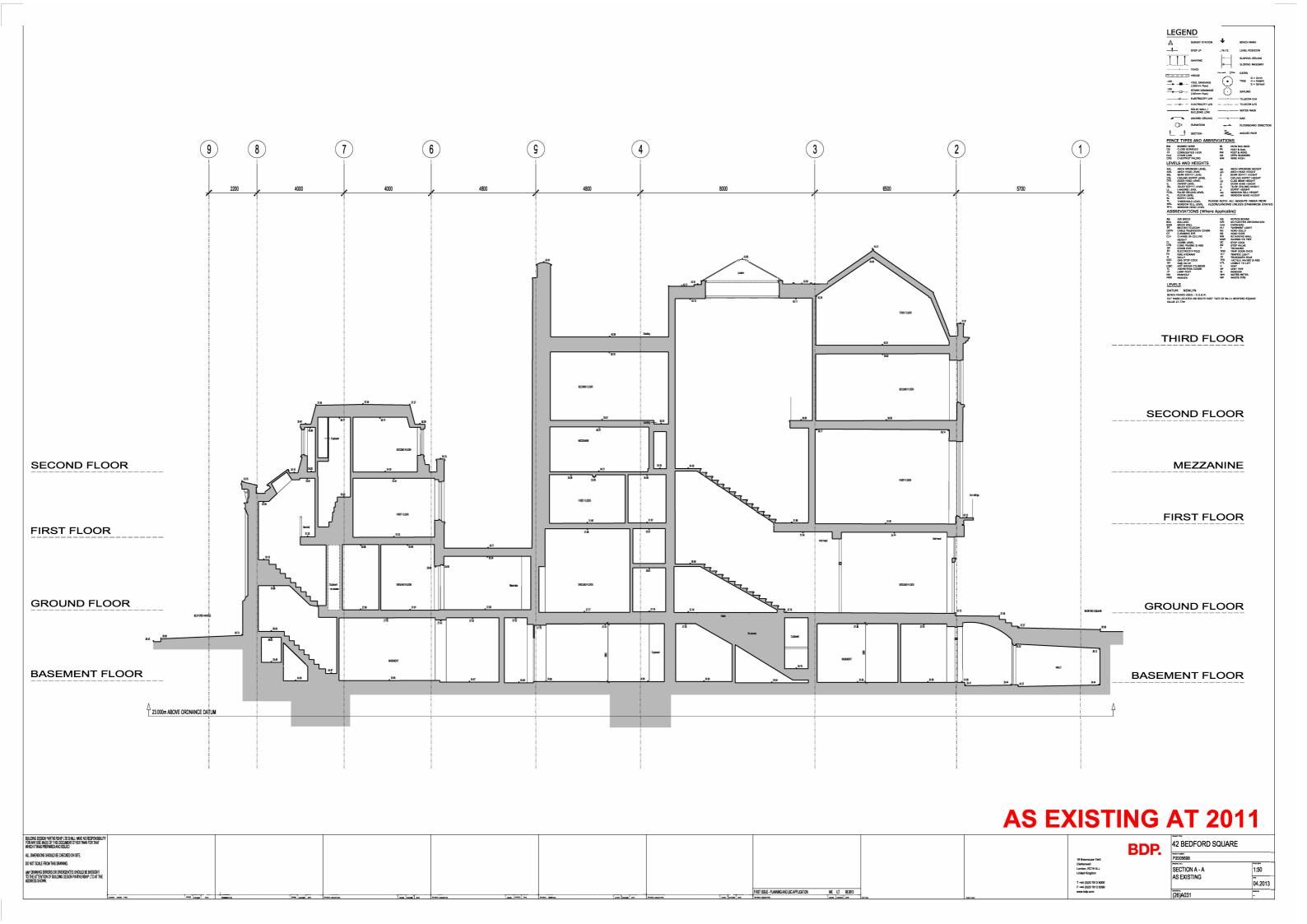
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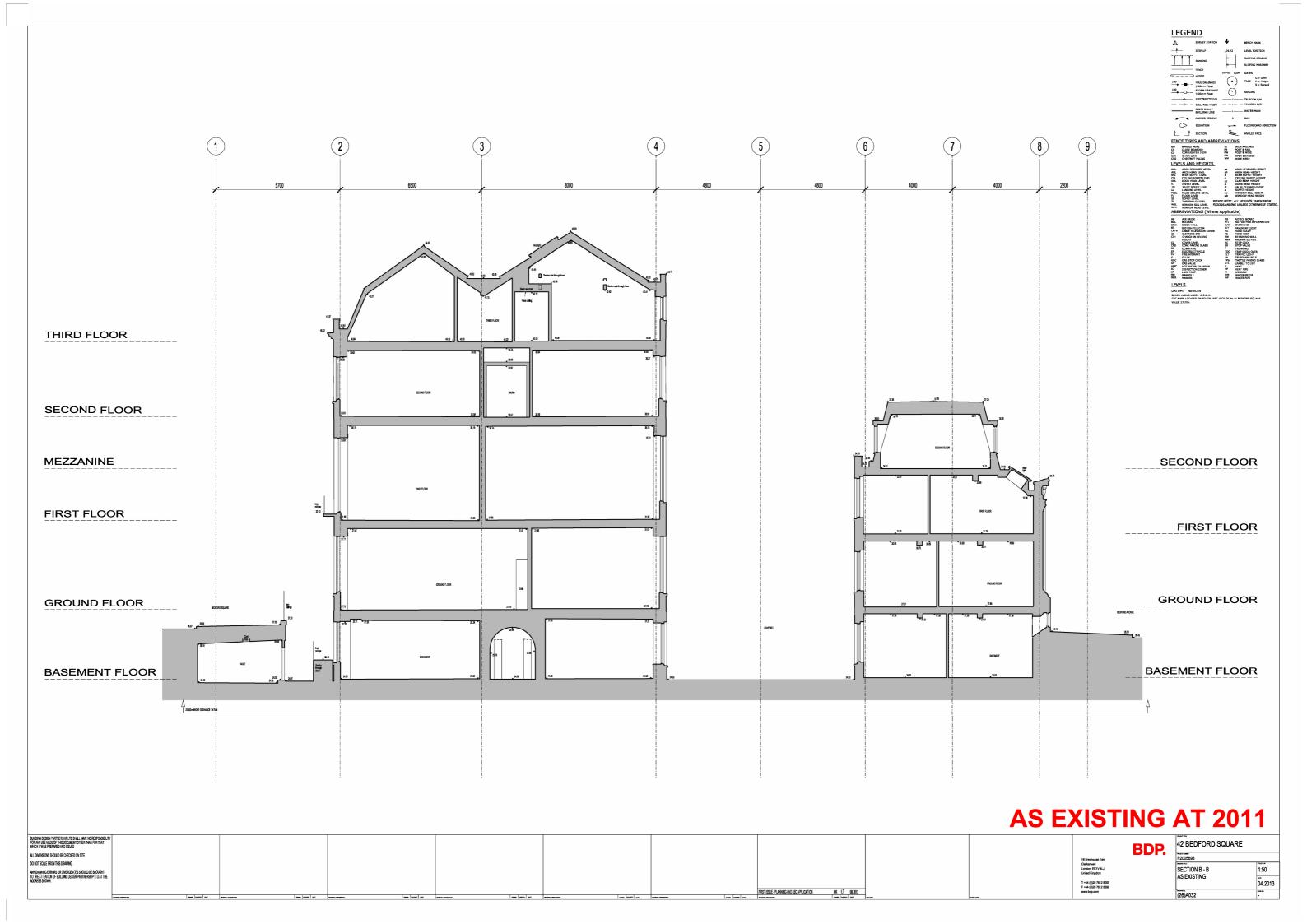
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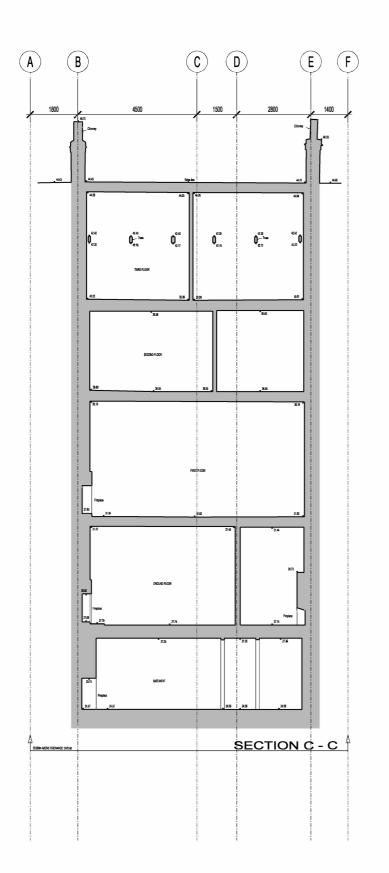


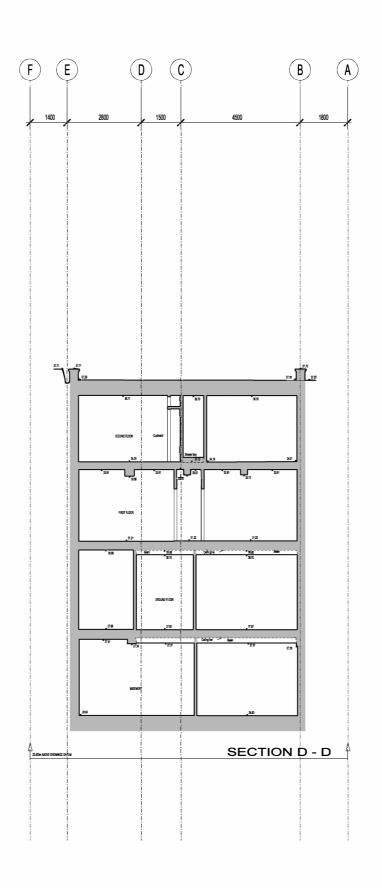










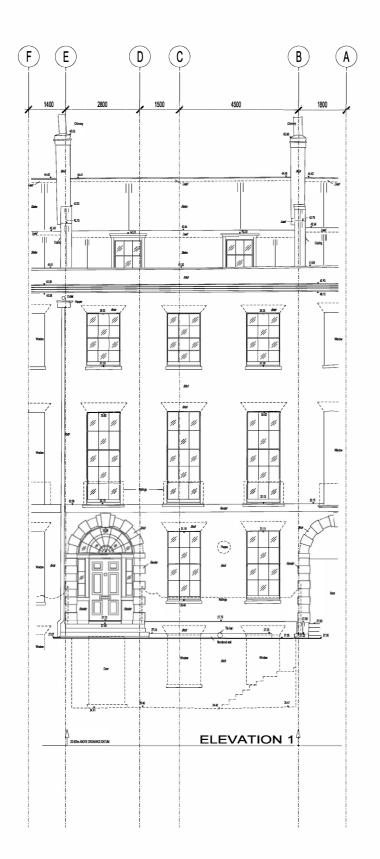


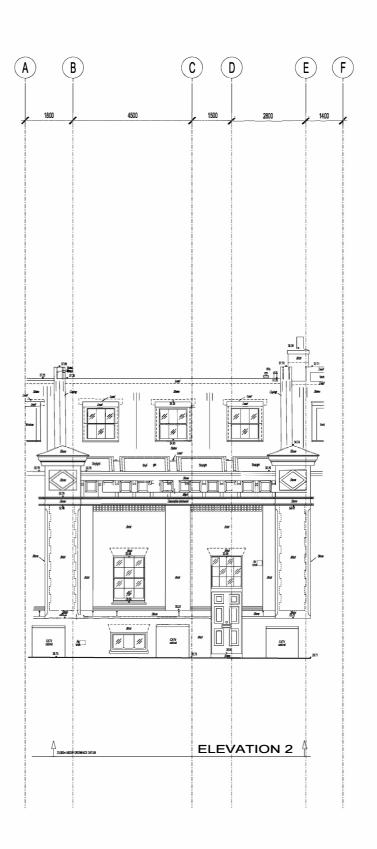
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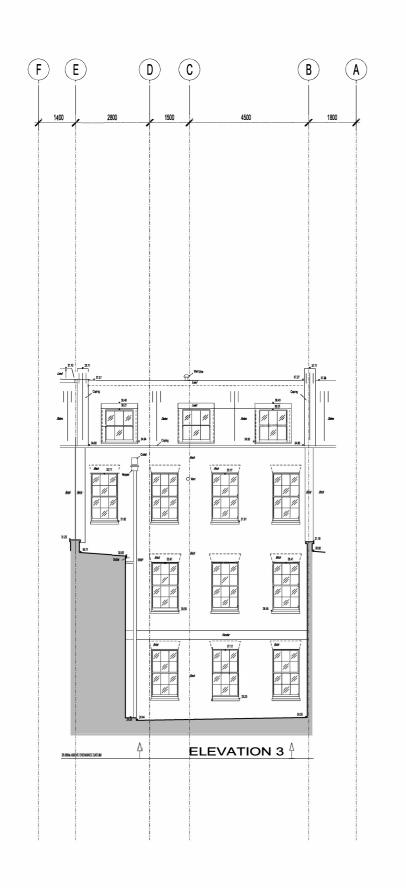
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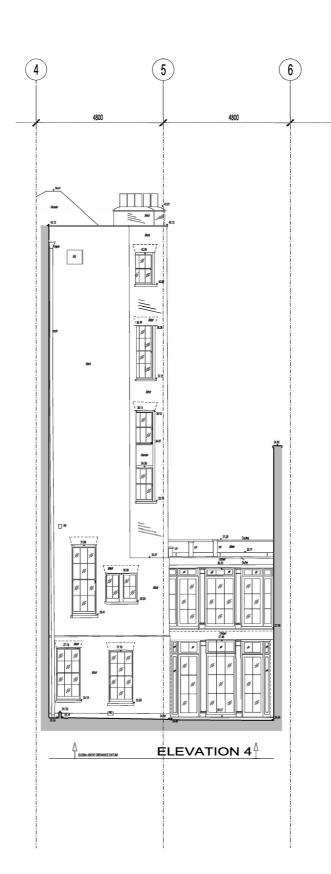
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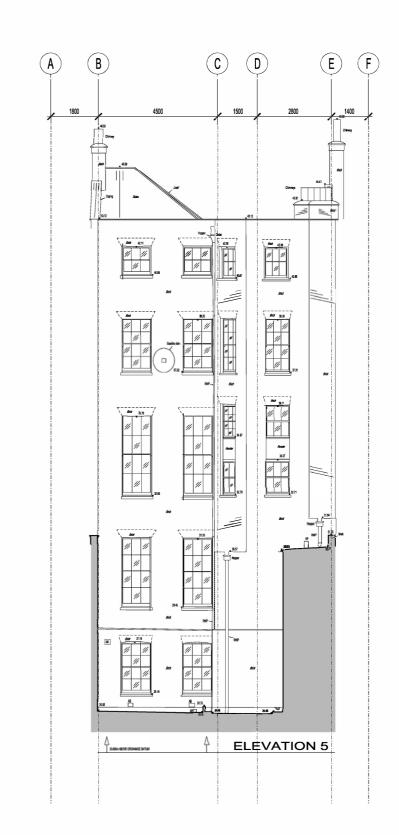




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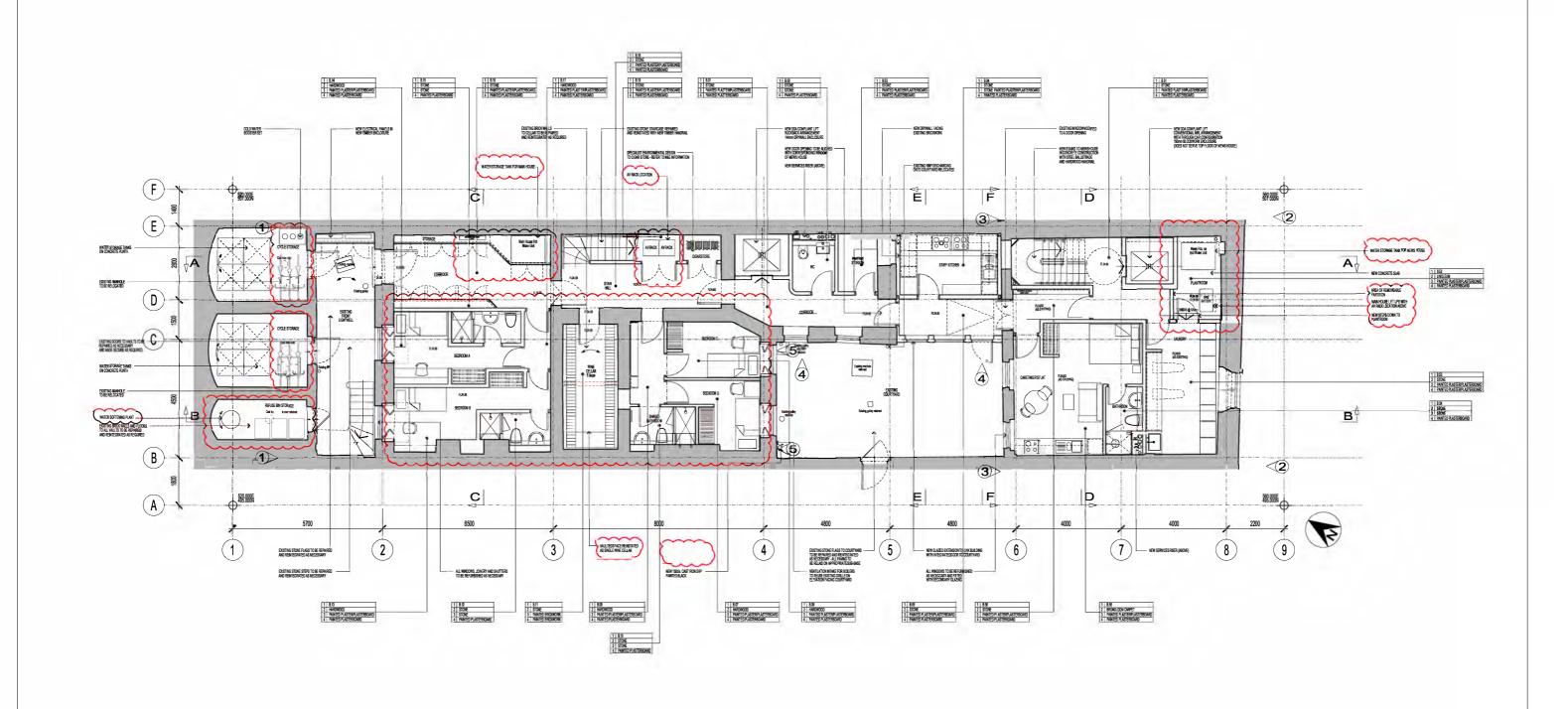
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C General Arrangement drawings - As Consented

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LOWER GROUND FLOOR PLAN AS PROPOSED

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