

## 6 Key Changes from 2017 consented scheme

The items listed below describe the main changes proposed from the consented scheme. For a full list of changes, which include very minor amendments to the layouts, refer to “Schedule of Changes Post Consent” and BDP drawings series (15) and (31) included in section 7 of this report.

### 6.1 ADDITIONAL FLOOR BOXES

During a site visit with the Conservation Officer, it was agreed that additional floor boxes to the primary rooms on level 1 would be more appropriate than the provision of wall mounted sockets.

This is in order to avoid any further penetrations in the existing walls and to satisfy the end user requirements. Floor finishes are new and therefore have minimal impact on the historic fabric. Please refer to drawing (15)AP123\_MH and Schedule of Changes Post Consent for the proposed locations.

### 6.2 REDUCED NUMBER OF FAN COIL UNITS

The Design Team have successfully reduced the number of required Fan Coil Units from 22 to 17.

New reduced size FCU's will be located within fixed joinery units as per the consented scheme.

This has also allowed the Design Team to reduce the number of required fixed furniture elements thus reducing the necessary fixings to existing walls. The fan coil units are as noted in the proposed General Arrangement plans BDP (15) Series.

The location of the remaining FCU's are unchanged from the consented scheme.

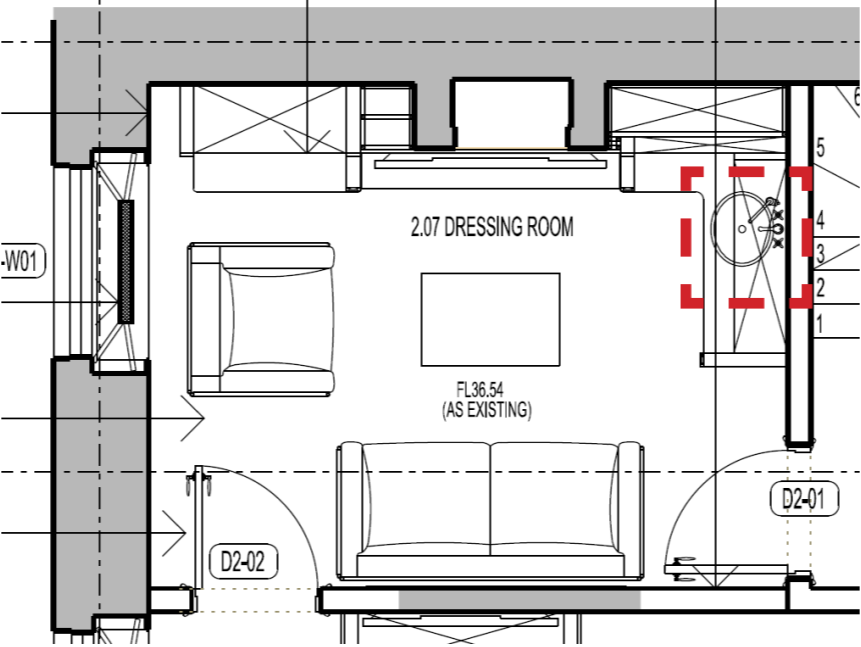
### 6.3 PROPOSED FLOOR GRILLES TO GROUND AND FIRST FLOORS

The result of introducing additional mechanical ventilation and heat recovery to the previous consented scheme and the subsequent reduction of the number of fancoil units and associated fixed furniture (described above) has meant that ventilation slots/grilles previously within the fixed joinery units are now proposed to be located within the floor. The floor finish is new timber and existing service routes will be used for all services including ventilation pipework, therefore no historic fabric will be affected and the impact on the space will be minimal. It is proposed that freestanding furniture (with air gap at the base) will be placed over the floor grilles.

### 6.4 PROPOSED TEA STATION ON LEVEL 2

A proposed change of room function from sitting room to a Dressing Room was agreed with the Conservation Officer. The client would like to include a tea station within this change of function. The proposed location is on the opposite elevation from the external window and will not be visible from street level. There will be no impact on existing fabric as it will be included within proposed joinery and fixed to a new partition. All new pipework and drainage will run within existing routes.

Please refer to drawing (15)AP125\_MH for the proposed location, an extract is provided below.



### 6.5 STRUCTURAL ENGINEER DETAILS

Structural Engineer details have been developed to resolve the concern over support to the Main staircase at ground floor level. The detail was agreed with the Conservation Officer during a site visit in October.

The proposed detail will be located to the underside of the main stair on Lower Ground Floor level, away from view and will not impact the value of the Main Entrance Hall.

The plate has been designed so that the fixing into the party wall can be flush with the plate. The plate into the party wall is to sit on the brickwork so that the plaster finish can cover the plate. This will require making good of the plaster.

Details to discreetly cover this detail will be developed with the Interior Design Team members. See image below noting the proposed location for the support angle. The proposed Structural Engineer detail is provided on the next page. Note the timber post seen in the below photograph is assumed to have been added in the early part of the 20th century.





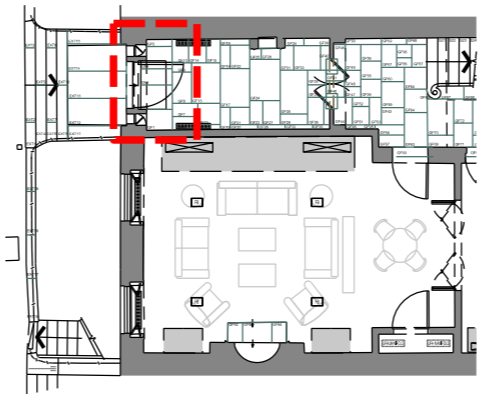
6.6 PROPOSED MAT WELL

It is proposed to incorporate a recessed mat well to the Main Entrance Hall on Ground Floor level. The stone to the entrance threshold was previously removed and would need to be replaced.

It is proposed to insert a recessed mat well with a brass frame border and replace stone to either side as required. As the historic stone had already been lost, this is considered to be of low impact as the action is reversible and stone could be inserted in the future.

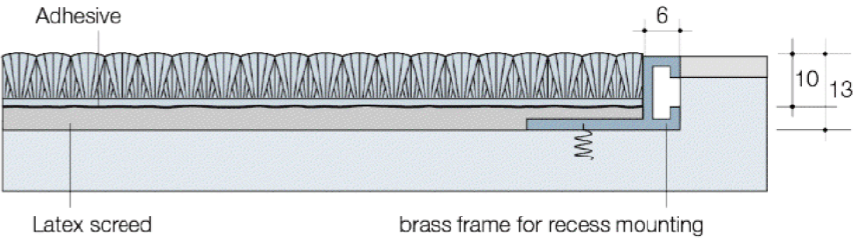
Please refer to images below. The red dashed line indicates the extent of the proposed recessed mat well in context of the entrance hall, both from an internal and external viewpoint.

The space between the underside of the door and the finished floor level is not enough to have a surface mounted coir mat without undercutting the door which would have had more impact on the historic fabric .

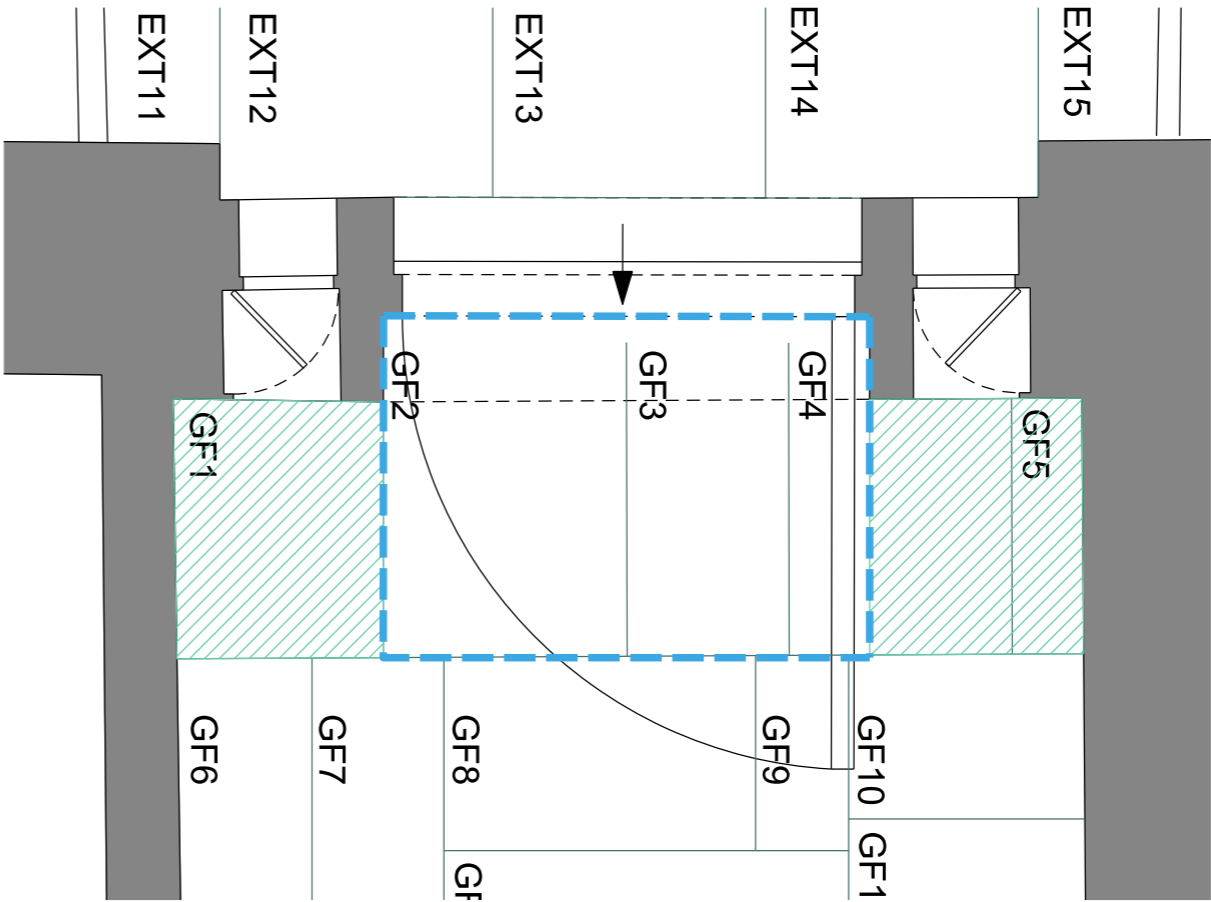


CONSENTED GROUND FLOOR  
KEY PLAN  
Scale 1:200

RECESS MOUNTED OPTION



- OUTLINE OF PROPOSED RECESSED MATT
- MISSING STONE TO BE REPLACED



RECESSED MATT OPTION

## 6.7 UPGRADING OF EXISTING DOORS

A historic door report was issued as part of a previous LBC submission (Ref:2017/6975/L). This document outlined which doors were of historic significance, their current condition, how they were being stored, proposed upgrading and repair methodology. This report has been included within the Appendix for ease of reference.

The proposal in this DAS addendum seeks to improve on what has been previously granted in relation to achieving 30 minute fire resistance.

The current fire strategy proposal and impact on historic fabric was discussed with the Conservation Officer. A summary of this discussion is as follows:

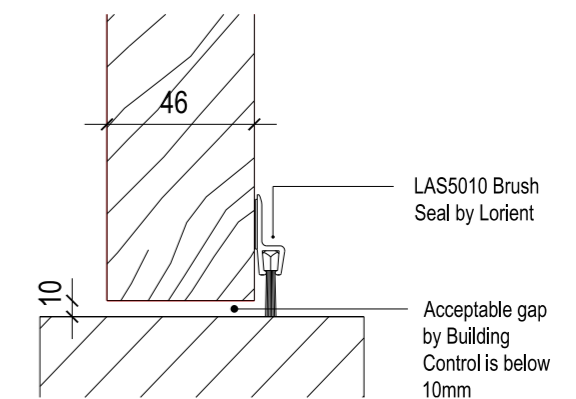
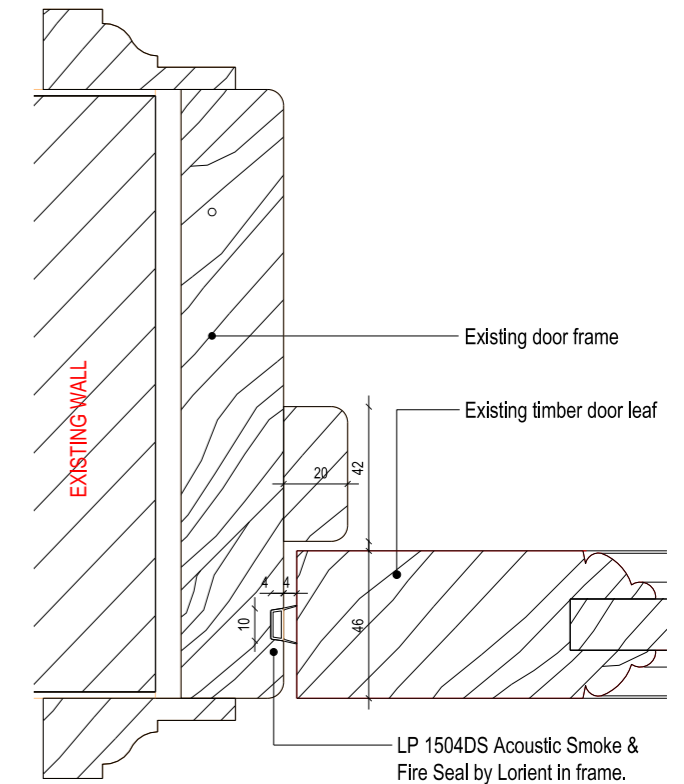
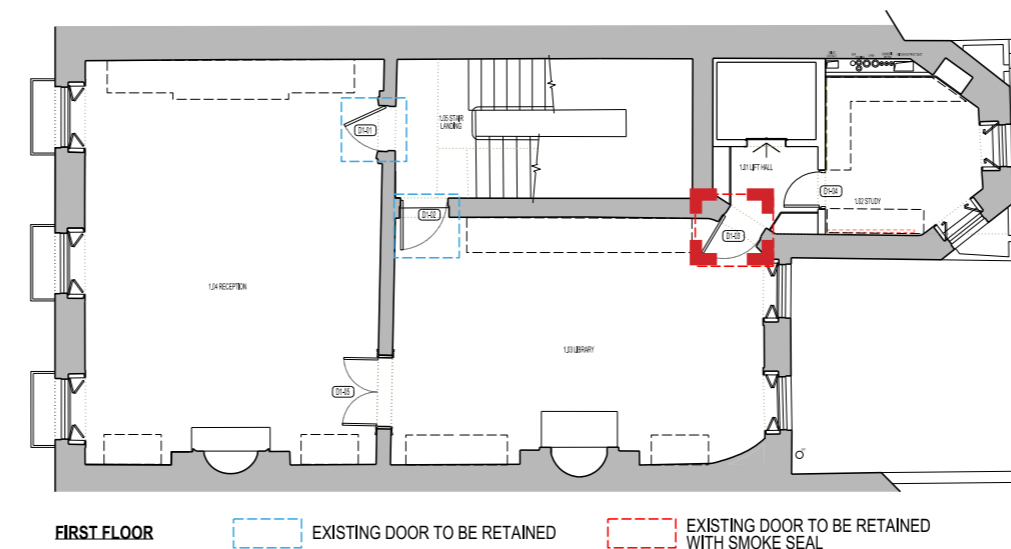
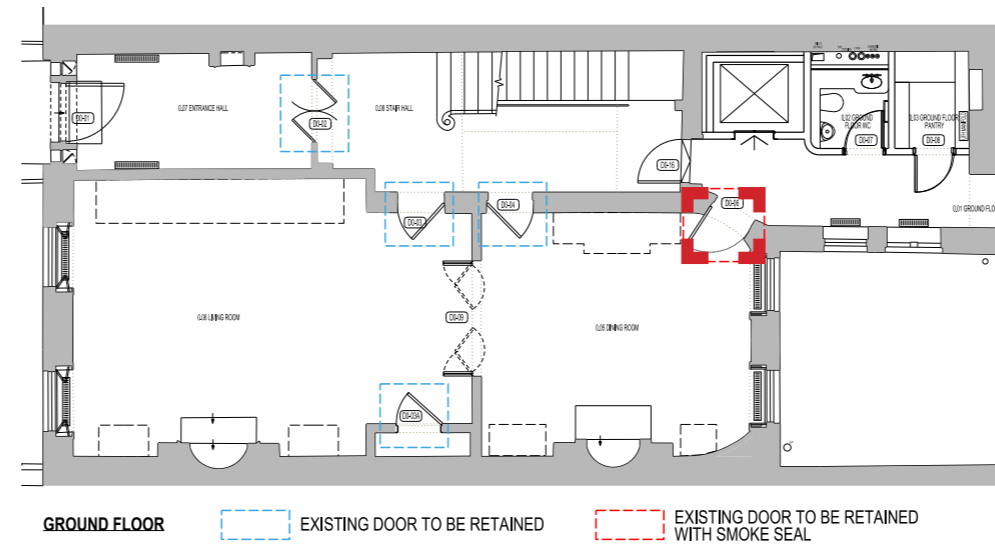
Following a meeting with BDP and Building Control, we can confirm that only 2 out of 8 existing doors need to be upgraded.

These two doors are D0-06 on Ground Floor and D1-03 on First Floor.

They both require a smoke seal which will require an intumescent seal fitted into the frame.

A 10mm (maximum) gap between door threshold and floor level is acceptable for ALL doors. Where the gap exceeds 10mm, it is proposed that a face mounted brush seal be used on existing doors to provide the fire resistance required.

This will need to be further assessed on site when floor finish levels are developed to confirm what existing doors require a brush seal.

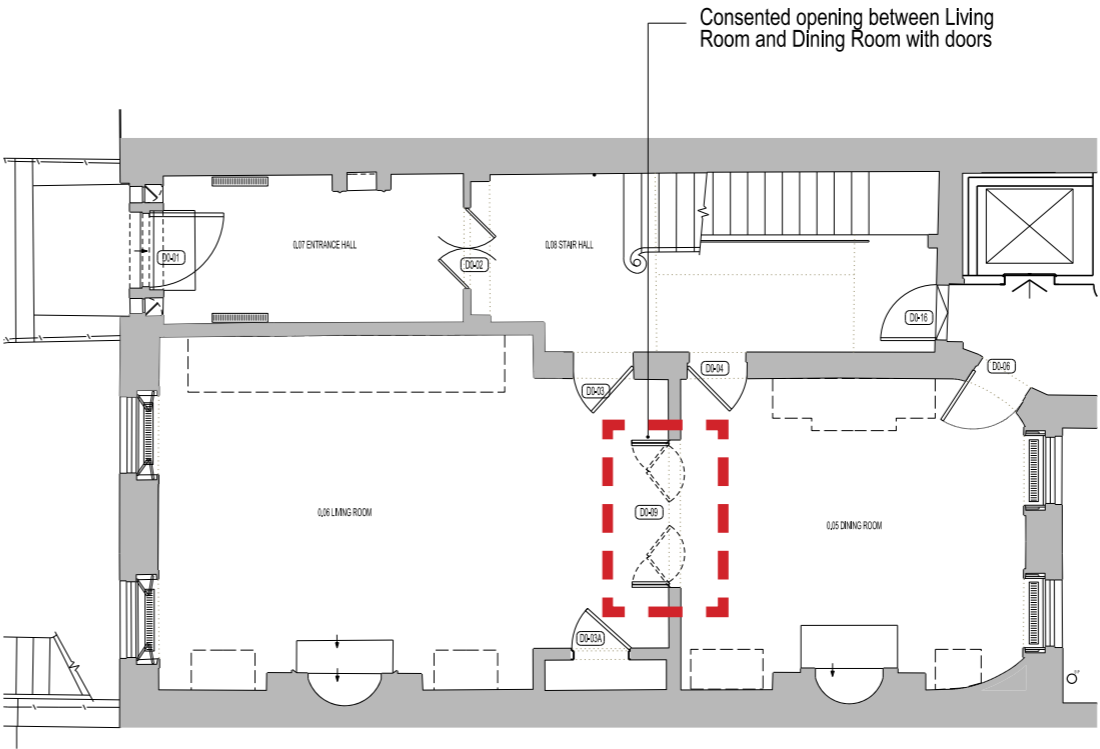


BRUSH SEAL REQUIRED WHERE GAP BETWEEN FINISHED FLOOR LEVEL & BASE OF DOOR IS MORE THAN 10MM

6.8 REMOVAL OF BIFOLDING DOORS

The proposal to not install the bifolding doors between the Family Room and Dining Room was discussed during a meeting with the Conservation Officer. The intention is to connect both primary spaces whilst retaining an modest opening within the wall.

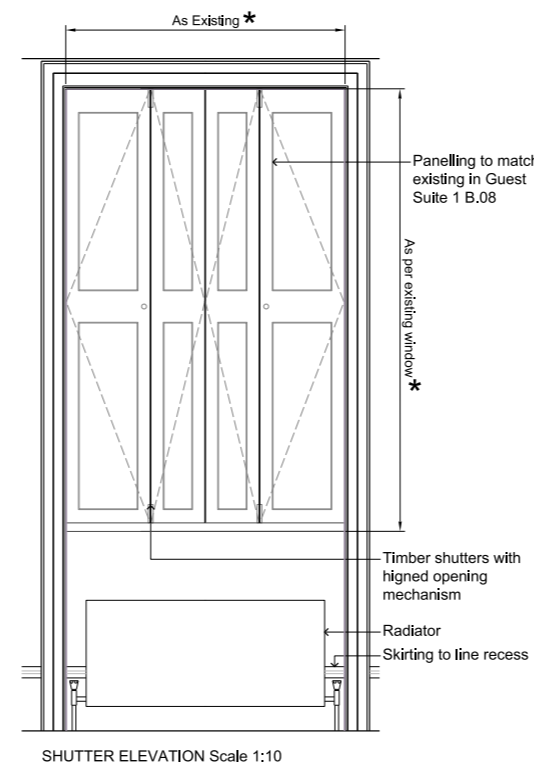
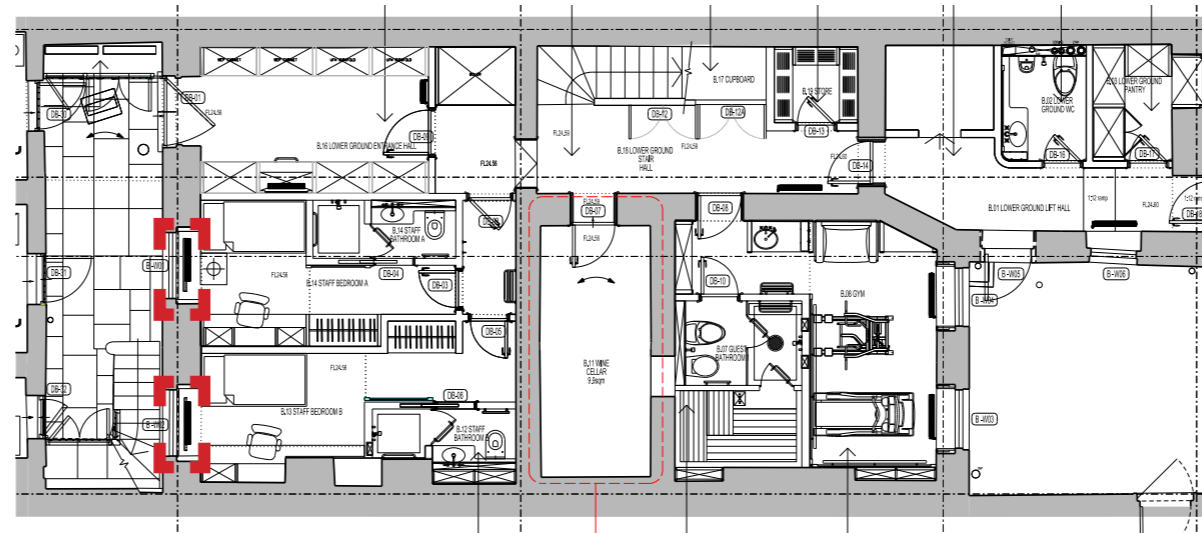
The architrave will be reinstated similar to that shown in the image below. Typical moulding and architrave details will be submitted separately from this application reference Condition 5 of LBC Ref:2017/6975/L. This proposal is considered to be of low impact as the bi folding doors would be new and can be installed in the future.



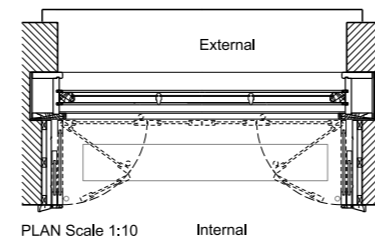
## 6.9 LOWER GROUND FLOOR SHUTTER REMOVAL

When the lower ground floor shutters within the two windows to the front elevation were removed, they were found to be MDF and non original, (thought to have been installed in the 1980s). Given this discovery It was agreed that shutters do not need to be reinstated in this location following a site visit by the Conservation Officer.

The drawing shows the low impact of the removed shutters. The rooms will act as staff accommodation. Alternative discreet privacy/screening proposals will be developed by the Interior Design Team.

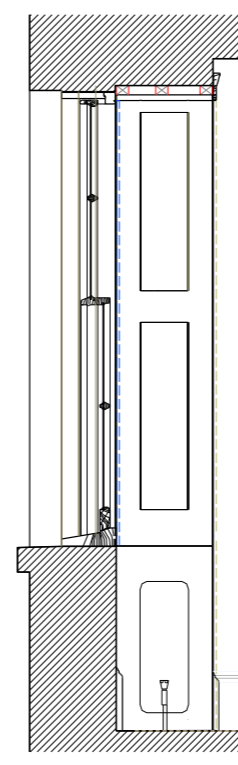


SHUTTER ELEVATION Scale 1:10

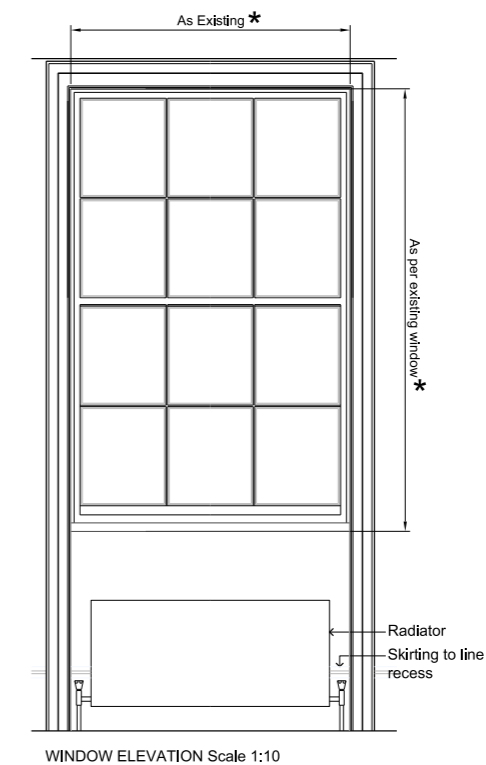


PLAN Scale 1:10

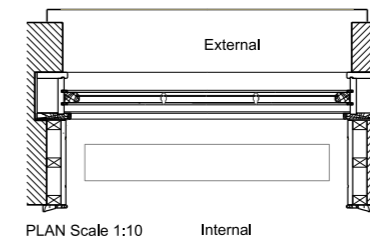
LOWER GROUND FLOOR WINDOW WITH SHUTTERS



SECTION Scale 1:10

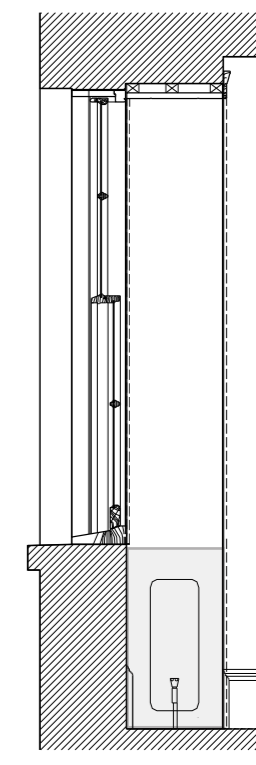


WINDOW ELEVATION Scale 1:10



PLAN Scale 1:10

LOWER GROUND FLOOR WINDOW WITHOUT SHUTTERS



SECTION Scale 1:10

NOTE:  
Radiators to be enclosed with joinery covers.

Refer to BDP (15) and (31) Drawing Series

6.10 SECONDARY GLAZING TO LOWER GROUND FLOOR & LEVEL 3

This proposals seek to introduce secondary glazing to the windows on the principle elevation to the attic storey at level 3 at and lower ground floor level. This is in order to improve the residential amenity as the affected rooms are proposed children’s bedrooms on the third floor and staff accomodation on the lower ground floor. The secondary glazing will improve both acoustic, environmental and security standards within the building.

The existing windows to the third and lower ground floor on the principal elevation consist of single glazed, traditional, white timber framed recessed sash windows. When looking at the external elevation, the windows reduce in size as the floor levels go up the building to reflect the decreasing significance of the uses at the attic storey.

The single glazed units are inefficient in terms of environmental performance and are a major source of heat loss and draughts. Single glazed windows provide little protection against noise. We do not believe that the application for secondary glazing to level 3 and lower ground floor level would cause harm to the special interest of the listed building.

As discussed in the Heritage Statement from the 2017/6975/L application, the existing timber framed sash windows have been refurbished and the introduction of bespoke secondary glazing will enhance the thermal and acoustic performance. The secondary glazing will be designed in response to the proportions of the existing window and glazing bars. There is no impact on historic cills, cornices or mouldings as they are not present on these levels, the secondary glazing units are removable and therefore the installation is reversible. The secondary glazing units are proposed to be aluminum frames with slim-line glazing units that will align with the position of the original frames and match the colour of the original sashes.

Historic England guidance recommends that aluminum frames be fitted to a softwood ground or seasoned hardwood depending on the window type and material detail. The proposals for these windows utilize treated, moulded hardwood grounds to be fixed to the existing soffit.

Detailed sections have been produced by BDP to ensure that the Design of the secondary glazing will preserve the proportions and detail of the windows.

The proposals have been drawn up in line with Historic England guidance on the optimum airspace between the first and second glazing. The design ensures that the second layer of glazing will be positioned as close as possible to the existing single glazing layer. This has the added benefit of preserving the existing joinery.

Importantly, the proposals will have negligible visual impact on the existing appearance of the windows on the listed building from the exterior so as to preserve the appearance of the property from the Square and longer views within the Conservation Area.



Above: External & Internal Views of windows of level 3

Right: External views of windows on lower ground floor (lhs before conservation works, rhs after conservation works)



#### 6.11 PELMET BOXES FOR CURTAINS

- Pelmet boxes with minimal fixings to the existing fabric are proposed for all windows.
- This is to accommodate curtains and their controls.
- There will be no fused spurs mounted on existing walls as they will be incorporated into the pelmet box and wiring will run behind the existing shutters
- A mock up is being prepared for further discussion with the Conservation Officer
- These are shown indicatively on the proposed sections

#### 6.12 WALL GRILLES TO MASTER BEDROOMS (SECOND FLOOR)

- The air handling units serving the master bedrooms are located within the suspended ceiling of the proposed master bathroom on the second floor.
- A downstand to the ceiling adjacent to the bathrooms is proposed within both bedrooms to conceal other services and it is proposed that this should house the grilles. The downstand has previously been consented to the bedroom facing Bedford Square and is part of this application in the back bedroom. Impact on historic fabric is negligible as the wall adjacent to the rear bedroom is new and the lath and plaster wall to the front bedroom has been damaged and is missing laths at high level. The proposal is to use the existing gaps for services repairing the remainder.

#### 6.13 WALL GRILLES TO THE GYM (LGF)

- Similarly to above a wall grille is proposed at high level within a new stud wall in the lower ground floor between the shower room/sauna and gym. The air handling unit is concealed in the suspended ceiling of the shower room



2.06 - existing lath and plaster wall with showing gaps in lath at top of plaster



2.03 - Existing laths seen from the bathroom side, note missing laths at high level. - proposal is to use part of this gap and repair the remainder. October 2020