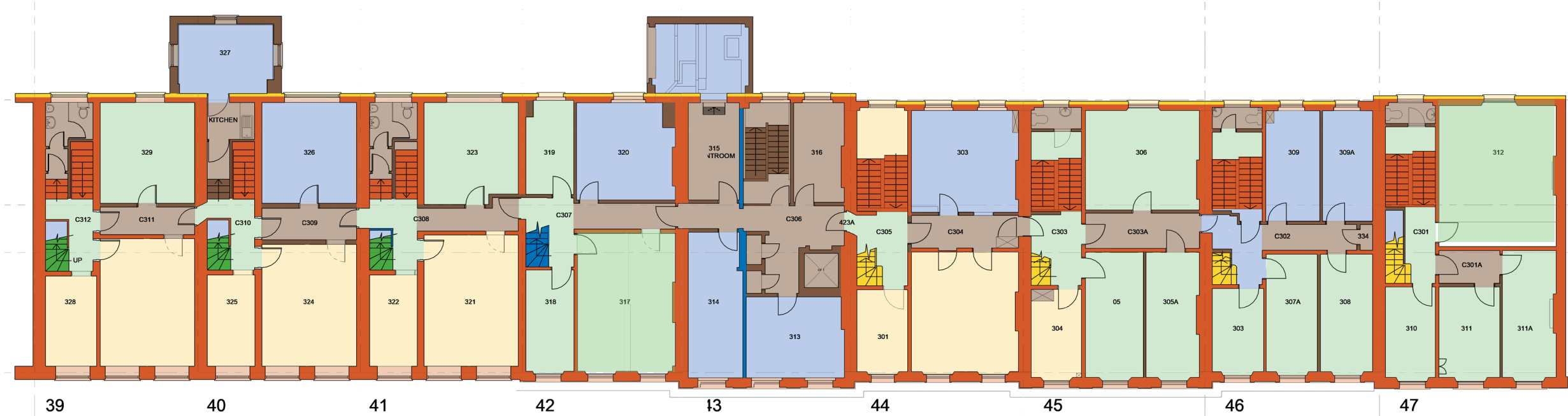


SIGNIFICANCE PLAN - FOURTH FLOOR



SIGNIFICANCE PLAN - THIRD FLOOR



View of Level 00 Peltz Gallery



View to Level 00 rear existing extension



View of Level 01 Keynes Library



Existing timber steps to level 04 roof and existing roof guarding system - Proposal is to improve appearance and safe access to roofs by replacing steps and guarding.



Damaged stucco to Gordon Square elevation - Proposal is to repair and redecorate Stucco to ground floor and basement levels



Existing rear flat roof - Proposal is to refurbish flat roof to improve thermal performance and address historic design issues resulting in water ingress. Edge protection to be added to provide safe access



Example of existing service boxing clashing with historic detailing - Proposal is to consolidate service risers and remove them from primary rooms to front of terraces. Poor quality enclosures to be replaced



Example of existing corridor partition that has cut through original cornicing and exposed electrical services - Proposal is to remove a number corridor walls that bisect historic rooms and address unsightly services.



Image of damage caused to interior of front door at ground floor level due to water ingress to level 01 balconies - Proposal is to repair balconies and damage to entrance doors.



Example of exposed electrical and mechanical services that occur throughout the building - Proposal is for replacement services to be rationalised and consolidated lessening their prominence and improving their appearance



Image of a rooflight to level 04 and insertions to capture ingress of water - Proposal is to replace rooflights to address water ingress and prevent ongoing damage to building fabric

2.2 CONSERVATION AREA

39 - 47 Gordon Square sits within the Bloomsbury Conservation Area and within sub area group 2: Gordon Square/Woburn Square/Byng Place.

The majority of works proposed are internal amendments to the building fabric and loose fittings and furniture as well as external fabric repairs.

All proposals have been considered on the basis of their potential impact on the Conservation Area in which it sits.

