



42 Bedford Square

Design & Access Statement
Addendum 2
April 2022

BDP.



42 BEDFORD SQUARE

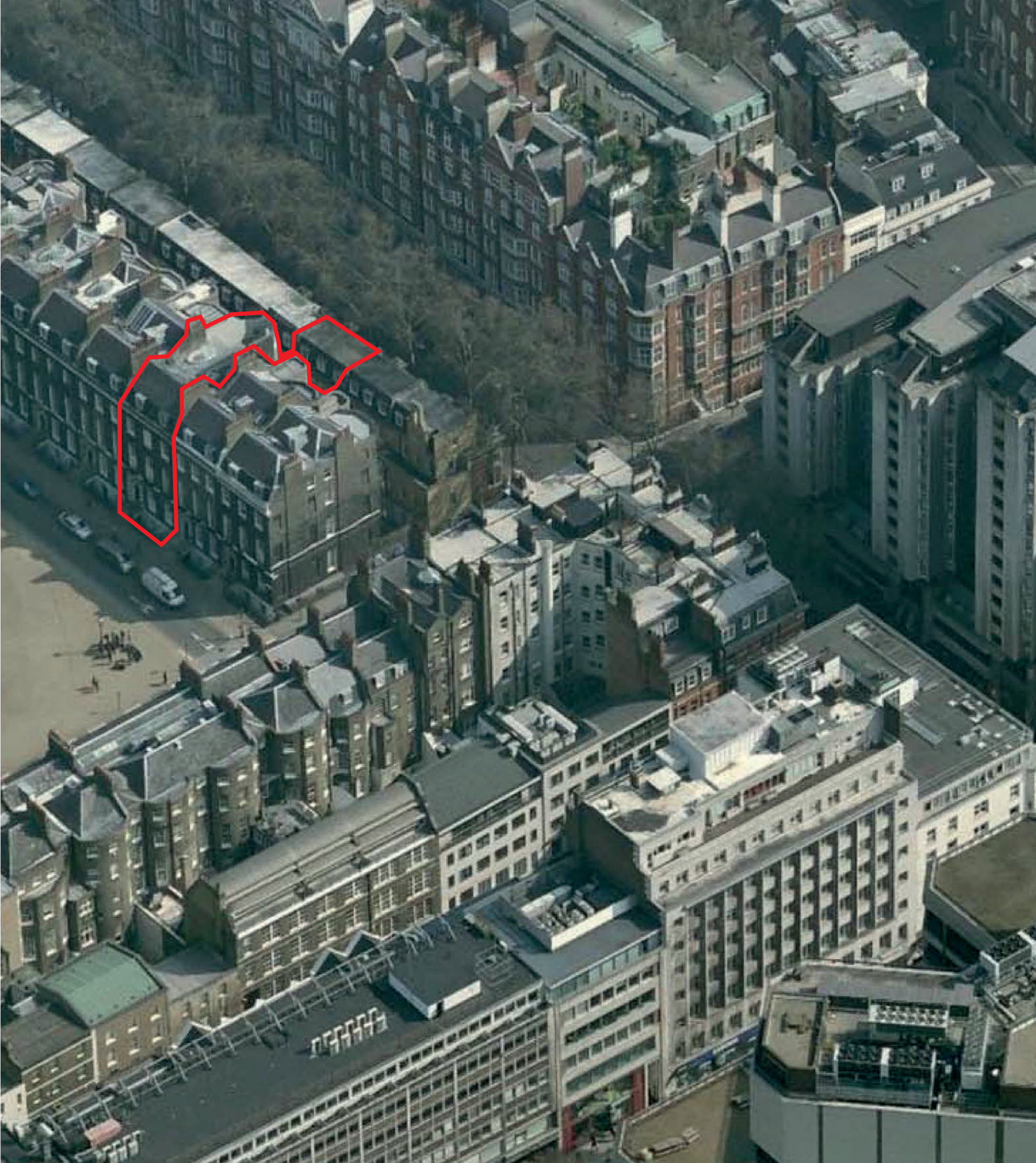
DAS ADDENDUM 2

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1 Introduction

1.1 OVERVIEW

1

A number of Planning and Listed Building consents have been granted in for the current works to 42 Bedford Square. The initial applications proposed the reconversion of the historic house and mews building into a high quality family house. Subsequent additional applications were made to include design developments and conservation repairs as the project progressed.

Previously consented applications for 42 Bedford Square that are relevant to this application:

- 2021/1440/P granted 09.03.22 - External roof plant configuration & CCTV
- 2021/1804/L granted 09.03.22 – External roof plant configuration & CCTV
- 2020/5404/L granted 13.04.21 - Amendments to Internal alterations
- 2017/6975/L granted 22.11.18 - Internal alterations and external repairs

Other applications for the 42 Bedford Square works:

- 2020/3780/L granted 26.01.21 – façade cleaning and repair
- 2020/2253/L granted 17.03.21 – Minor alterations to existing consented application, internal works.
- 2020/5404/L granted 13.04.21 – Internal alterations including revisions for building services and other minor works.
- 2020/1731/P granted 13.08.20 – Minor alterations to courtyard façade
- 2020/2209/L granted 13.08.20 – Minor alterations to courtyard façade

Purpose of the application

The purpose of this application is to seek Listed Building consent and planning consent for changes further to the previously consented proposals. The most significant proposed changes are described in Chapter 6 ‘Key Changes’. The Planning and LBC Post Consent Schedule of Changes (check doc title) provides a complete list of the proposed changes and can be found in Chapter 7 – Appendix.

Project progress

The project is currently on site and works to the mews are now complete. The conservation works to the main house to both the interior and exterior fabric are nearing completion. Installation of building services is ongoing and interior fit out works are taking place in accordance with the consented applications.

Engagement

Discussions have taken place on a regular basis with the Conservation Officer from Camden Council throughout 2021 and 2022 for a series of further amendments for works to the main house.

This LBC application includes proposed alterations to both the 2020 listed building consent for the internal works to the main house and the previous 2017 consented scheme. The items set out in this report have been discussed and agreed in principle with the Conservation Officer during a series of pre-application workshops in 2021 and 2022.

Documentation

This Design and Access Statement is to be read as an addendum to the DAS submitted as part of the consented 2017 Listed Building Consent (Ref: 2017/6975/L); the subsequent applications for the roof area (Ref: 2021/5985/L & 2021/1440/P) and the previous ‘wrap up’ application for internal works (Ref: 2020/5404/L). The relevant consented drawings from these applications are within the appendix (see Chapter 7).

This application should also be read in conjunction with the Heritage Statement from the 2017/6975/L application for the history and overall significance of the building.

Proposed GA plans, sections and reflected ceiling plans are also submitted and should be read in conjunction with schedule of changes post consent. All revisions are numbered and highlighted in red.

1.2 DESIGN TEAM

The design proposals have been developed by BDP in conjunction with the following external consultants:

Building Services Engineers:	WME BOOM
Interior Designers:	Classic Design Investments LTD.
Lighting Consultants	Pinto Lighting
AV Consultants	Gryphon Systems

1.3 KEY AIMS

The key aims remain unchanged from the previously approved Listed Building Consent. These include the following:

- To carry out a sensitive refurbishment and adaptation of the existing buildings to return the property to its original use and proportions, i.e. single residential accommodation.
- To carry out the conversion and refurbishment of the buildings and interiors to high quality standards.
- To plan the internal spaces in a way which preserves the separation and privacy between the master bedroom areas and circulation and those used by others.
- To realise a high standard of residential amenity including appropriate acoustic and environmental standards.
- To sensitively integrate the Client’s accommodation needs, including bathrooms within the historic house.

2 Purpose of the Report

2.1 EXECUTIVE SUMMARY

The purpose of this report is to provide information, justification and heritage impact assessment for a number of minor changes to the consented proposals that have been agreed in principle with the Conservation Officer.

The proposals set out in this report are minor updates to the approved plans and do not constitute significant changes. Regular discussions have taken place with the Conservation Officer, during these meetings, comparative drawings and supporting visual information has been presented to highlight changes from the 2017 & 2020 consented schemes. A schedule of changes post consent is appended to this report.

The items discussed with the Conservation Officer during these meetings include the following:

- Minor revisions to Lower Ground Floor and First Floor layouts
- Internal doors
- Courtyard planting and lighting
- Floor finishes to principal rooms
- Blinds and curtains
- Minor revisions to fitted furniture proposals
- Minor revisions to ceilings
- Miscellaneous items including radiators and Third Floor wall linings

Further items that have not been discussed in detail with the Conservation Officer but are included within this application include:

- Minor revisions to roof safety systems
- Instatement of previously consented internal bifolding doors

2.2 CONSERVATION WORKS

External repairs are being carried out as part of the Conservation works and are not included in this application. Progress of the conservation works generally has been closely monitored by the Conservation Officer both via teleconference meetings (due to Covid 19 restrictions) and, more recently, site visits. The most recent site visit took place on 16th March 2022.

Conservation works have included restoration and refurbishment of windows and joinery, external facade pointing, repairs and decorations. Discussions have been held to review conservation proposals for external and internal features as the project has progressed works have included the historic handrails to the main stair, stone floors and steps, refurbishment of doors and internal joinery.

2.3 ACCOMMODATION - MAIN HOUSE

The proposals to reconvert the historic house into a single family residence remain as proposed and consist of the following:

- The residence will comprise of all 5 floors of the main building.
- A new wheelchair accessible lift has been installed
- Staff rooms are located to the front of the Lower Ground Floor of the main house.
- Ground and First floors will be living space with Living, Dining, Reception and Library proposed for the principal rooms
- Family rooms to be located on upper floors - with children's/ guest bedrooms located on attic floor.
- Fireplaces have been restored for live smokeless fire use.
- A humidor is to be located in the basement requiring environmental control

- Wine cellar to be located in historic vault reverting back to its original use. This also requires environmental control.
- Bedrooms to be fitted with furniture and en suite bathrooms as per the proposed GA plans with integrated mechanical and electrical installation.

2.4 BUILDING SERVICES

The proposals for building services remain as proposed and consist generally of the following:

- Natural ventilation is acceptable to rooms throughout however the principal spaces require mechanical fresh air.
- Comfort cooling is proposed for all bedrooms
- Plant space generally located in vaults under street level with rising services consolidated in the secondary rear bay space.
- Existing risers and service routes are to be re-used
- Roof plant is required and will be located in between pitched roof elements and at low level to the rear bay to minimise visual impact.
- Under floor heating and under window heating required (radiators) to minimise downdraft in larger windows.

3 42 Bedford Square Today

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A series of construction works have been carried out in accordance with consented proposals as part of the conservation works. This includes but is not limited to:

- Reinstatement of historic doors where possible
- Plaster and joinery repairs
- Repairs to the existing main staircase balustrade
- Insertion of balustrade to the Lower Ground Floor Stairs
- External tuck pointing repairs
- External front balustrade and lightwell stone repairs
- Lime render plinth to the courtyard walls
- Mirror Installation
- Window repairs

The adjacent photographs illustrate examples of the recent and ongoing work.



Bedford Square facade, October 2021



Mirrors and window restoration to First Floor front room, September 2021



Main stair handrail to be refurbished



Door reinstated in original position



Principal entrance, Bedford Square, October 2021



Window joinery to principal room, September 2021

4 Planning Consultation

4.1 RECENT PLANNING HISTORY

2021/1804/L – granted 09.03.22

External roof plant reconfiguration, replacement of plant & routing services on the roof, proposed combined door entry & CCTV to Main House front entrances and proposed lowering of satellite dish.

2020/5404/L - granted 13.04.21

This application proposed minor amendments to the 2017 listed building consent (2017/6975/L) resulting from design development as the project progressed.

2020/2253/L - granted 17.03.21

Minor alterations to existing consented application including modified internal layouts, reversed door swings, door opening centred to stair landing and revised repair information to internal stone staircase, front elevation and light well elevation

2020/3780/L – granted 20.01.21

Application to clean the facade and repair brickwork & stonework and re-point where necessary.

2017/6975/L - granted 22.11.18

This application consolidated a number of previously submitted floor by floor listed building applications into one holistic application for works to the main house.

2020/2209/L and 2020/1731/P - granted 12/13.08.20

Minor alterations to the West facing facade of the courtyard for 42 Bedford Square including reverting an existing sash window back into a door and changing two multiple paned fixed windows into opening windows with fixed panes beneath. There are also minor alterations to the link facade to divide up the louvres above the windows to align with the windows.

4.2 RECENT PLANNING CONSULTATION

Since the consented applications of 2017 & 2020, there have been amendments and additions to the design proposals.

Regular consultation with Camden Planning Department under a PPA has enabled the project team to discuss proposed changes and design developments with the Conservation Officer.

This dialogue has informed the conservation strategies adopted by the design team to develop the appropriate design solutions to meet the brief. Agreement in principle for proposals has been sought.

Pre-application meetings have taken place both on site and via teleconference calls. Follow-up notes and supporting presentations have been shared as a record of the meetings.

Pre-application meetings with relevance to this wrap up application have taken place on the following dates:

- 26th April 2021

Items discussed - blinds, secondary glazing to front windows at Lower Ground and Third Floor, ceilings, grilles and external fittings.

- 25th May 2021

Items discussed - blinds & curtains, window refurbishment and Stair Hall lighting.

- 13th July 2021

Items discussed - secondary glazing to front windows at Lower Ground and Third Floor; living green wall, internal doors, Third Floor corridor, internal joinery and ceilings.

- 7th October 2021

Items discussed - internal doors, wine cellar refurbishment, floor finishes for principal rooms, Lower Ground Floor secondary glazing.

- 27th October 2021

Items discussed - internal doors, Lower Ground Floor layout, radiator joinery, handrail restoration, curtains and blinds.

- 4th November 2021 (site visit)

Items discussed - general site progress and internal doors.

- 16th March 2022 (site visit)

Items discussed - general site progress, Lower Ground Floor layout, internal doors, blinds and curtains, Courtyard lighting and ceilings

5 Design Proposals

5

5.1 THE DESIGN

The proposals have been developed with regard to the significance of the Grade 1 listed building. Some reinstatement works have been carried out whilst other works of alteration are proposed. There will be some further necessary making good of historic fabric to implement the main house works.

The layouts respond to the quality, significance and character of the listed building, with the following indicative spatial subdivision;

- Lower Ground Floor: staff bedrooms, technical and storage spaces, kitchen & gym.
- Ground Floor: living room, dining room and ancillary spaces
- First Floor: reception, library and treatment room.
- Second Floor: master suite including bedroom, sitting room, bathroom and second bedroom.
- Third Floor: children's bedrooms, en suite bathrooms and family sitting room.

5.2 ADDITIONAL BENEFITS TO THE LISTED BUILDING

The overall product will result in a refurbishment of this prominent listed building that repairs and reinstates a number of elements that have been lost in the past. These include;

- Reinstatement of internal mirrors between front windows on the first floor;
- Reinstatement of stone hearths where damaged on ground and first floor;
- Repairs to damaged historic fabric.

5.3 BUILDING SERVICES INTEGRATION

Due to the nature of the listed building, its character and its historic significance, great care has been taken in designing the services provision required by the statement of need. Due to the requirements to meet the client's environmental brief, technical and plant spaces have been localised whenever possible in locations that have a low impact on the fabric and spatial setting of the house and its interiors. The majority of plant has been located on the lower ground floor or at roof level and the design was developed along the principles outlined in the following;

5.3.1 PLANT LOCATION STRATEGY

The proposed heating plant distribution reflects the previously consented approach, placing the plant and equipment as close as possible to the areas which they are serving. Accordingly, boilers are located at roof level in the existing roof void and calorifiers are located at lower ground floor level, as per previously consented drawings.

Some additional mechanical ventilation to the previously consented scheme is proposed. This will consist of MVHR systems to provide dirty extract and fresh air supply to the principal rooms.

5.3.2 REUSE OF EXISTING FABRIC VOIDS

Existing fabric voids in the building, such as corner risers or chimney flues have been used for the proposed vertical distribution of services, as re-utilising them minimises the impact on the existing fabric.

All proposed services use existing routes, risers and existing penetrations. Services will run between existing joists or will use routes created in the past where services need to turn 90 degrees. No new notching to existing joists is required or will be permitted.

5.3.3 MECHANICAL AND ELECTRICAL INSTALLATION

All electrical boards are in existing locations.

Existing chimneys flues have been utilised and fitted with new liners to exhaust the fumes.

Comfort cooling will be provided to the principal living areas and bedrooms of the historic house.

Individual floor mounted or ceiling void mounted fan coil units will provide cooling to these areas and heating if required. Due to the nature and character of the spaces the floor mounted units will be contained in the new joinery or within new suspended ceilings to bathrooms, to ensure that they are as unobtrusive as possible.

Proposals to revise the general arrangement of the Lower Ground Floor Entrance Hall have been made in order to provide a suitable location for the secondary power supply equipment required for the self-evacuation lift.

5.3.4 AUDIO VISUAL INSTALLATION

The proposed distribution of the AV racks reflects a "decentralised" approach, placing the kit adjacent to the areas which it is envisaged to be serving.

There will be no new wall penetrations to existing fabric as wiring will be run using existing routes within the floor voids. This will have a minimal impact as the floor finishes will be new. Where possible, existing penetrations in the wall will be used.

5.3.5 SENSORS (PIRs) FOR LIGHTING AND SECURITY

Presence infra-red detectors (PIRs) that turn on lights are located to ceilings at Lower Ground, Second and Third Floors typically. where there are historic and fine ceilings these will be incorporated within furniture.

PIRs for security systems will be located on new joinery or furniture and are therefore not shown on submitted the Reflected Ceiling Plans.

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6 Key Changes from consented proposals

6

This chapter describes the key changes proposed further to the following consented applications for 42 Bedford Square:

- 2017/6975/L (granted 22.11.18)
- 2020/5404/L (granted 13.04.21)
- 2021/1804/L & 2021/1440/P (granted 09.03.22)

The proposed changes have resulted from ongoing design development and interior coordination as the project has progressed. The key changes are identified as:

- Lower Ground Floor layout
- First Floor layout (Spa/Treatment Room)
- Internal doors
- Courtyard
- Floor finishes
- Blinds and curtains
- Fitted furniture
- Ceilings
- Miscellaneous items

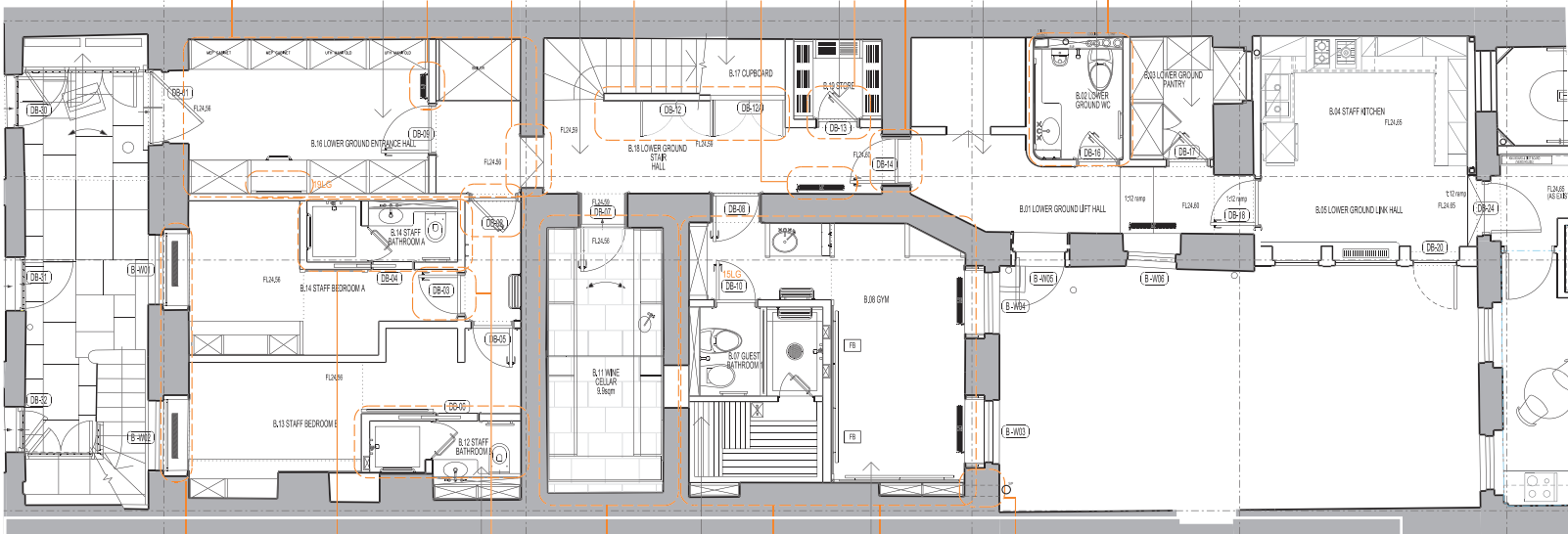
6.1 LOWER GROUND FLOOR LAYOUT

The following changes are proposed to the Lower Ground Floor Layout:

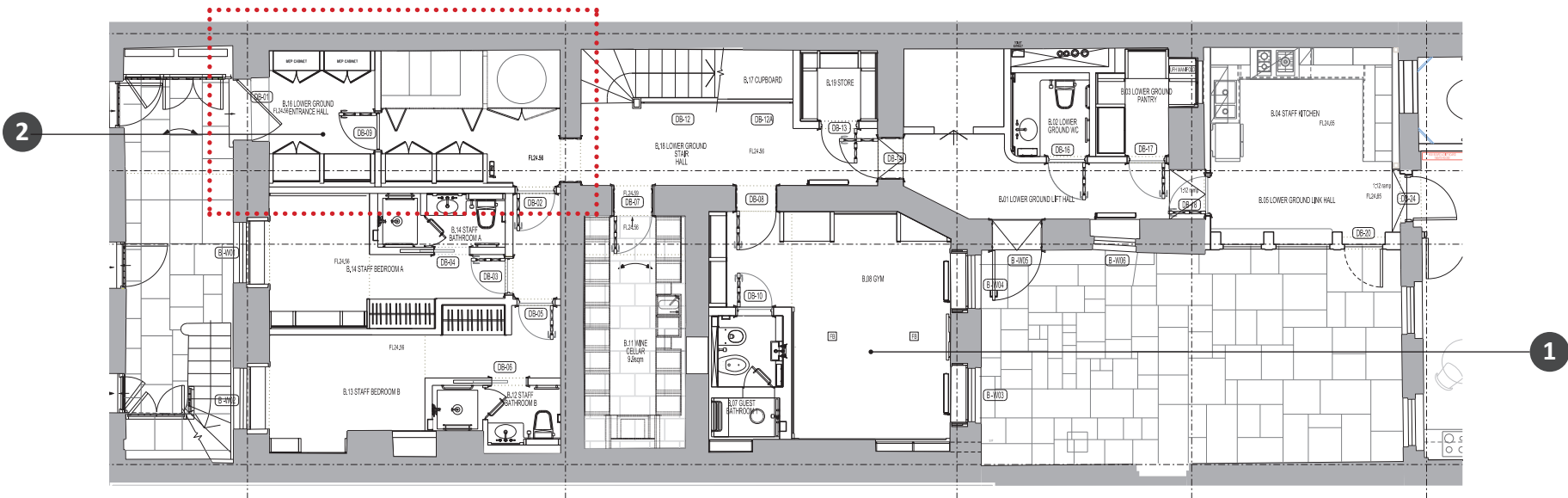
- Sauna within Gym removed & shower/WC reconfigured
- Layout change to Entrance Hall area

Sauna omitted
Sauna to Gym room to be omitted. A shower room is proposed instead. The overall footprint of the WC & shower will be smaller, reducing the impact to the main room volume. This item was reviewed in a pre-application workshop held on 27th October 2021 with the Conservation Officer and was welcomed as a positive change.

Entrance Hall
The layout to Entrance Hall has been revised to accommodate changes to the building services plant. The fitted cupboards and partition to the Entrance Hall have been rearranged in order to provide space for the back-up battery power supply to the lift. This battery power supply (UPS) is required in order to keep the lift functioning as an escape route in the event of an emergency. This item was reviewed in a pre-application workshop held on 16th March 2022 with the Conservation Officer and was acceptable in principle.



LOWER GROUND FLOOR PLAN - CONSENTED



LOWER GROUND FLOOR PLAN - PROPOSED

Key

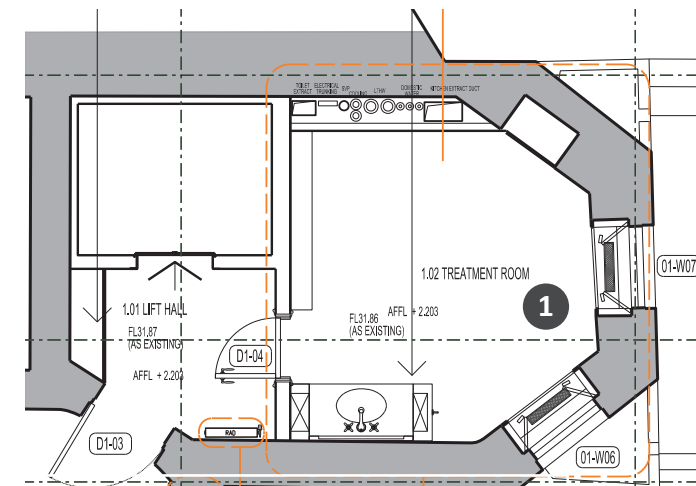
- 1 Sauna omitted
- 2 Entrance hall arrangement revised

6.2 FIRST FLOOR LAYOUT

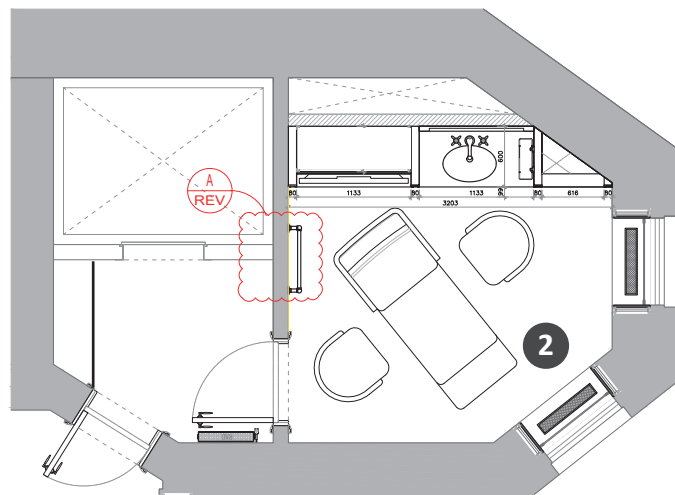
The following changes are proposed to the First Floor Layout:

Reduction and repositioning of the wash basin vanity unit and relocation of the towel rail.

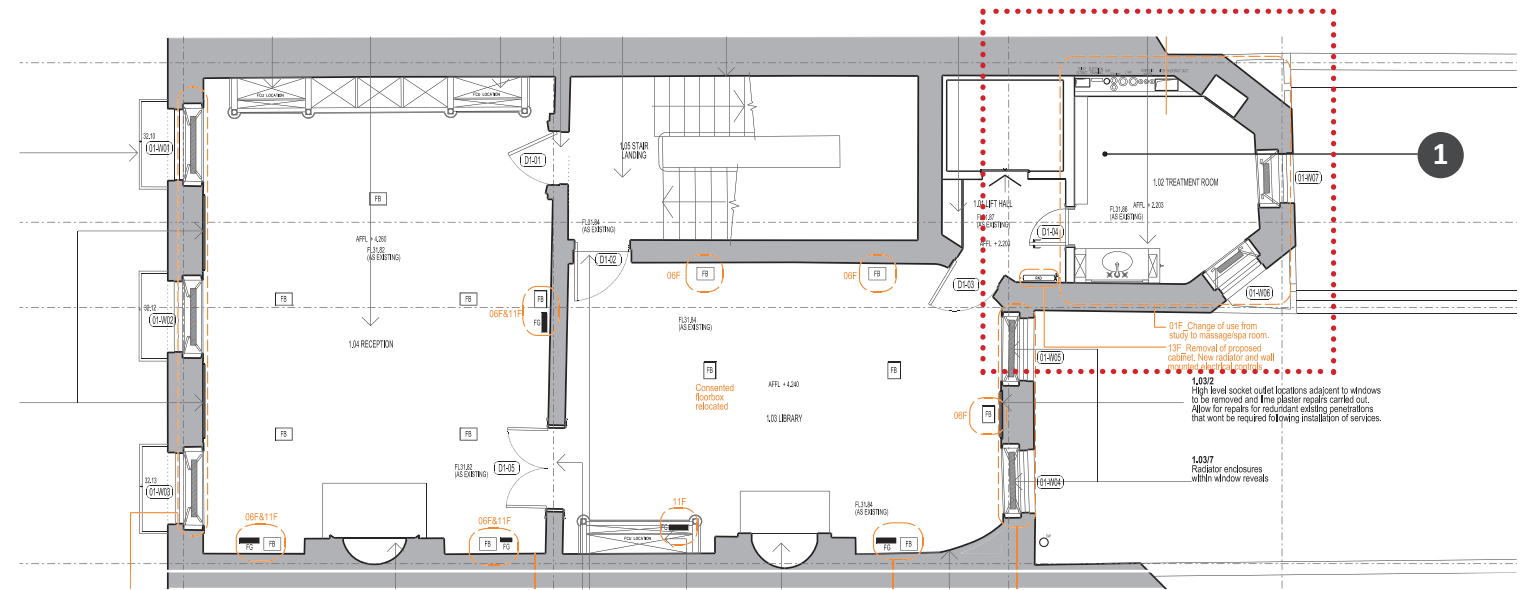
This item was reviewed in a pre-application workshop of 13th July 2021 with the Conservation Officer and was acceptable in principle.



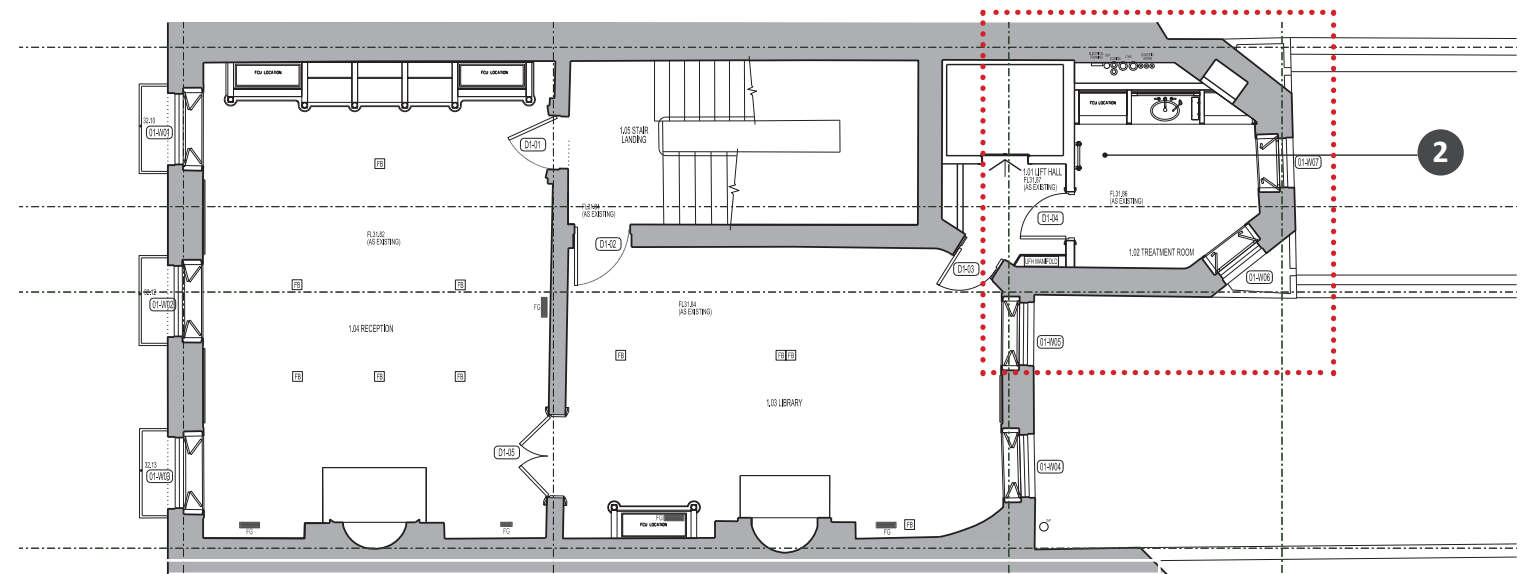
CONSENTED



PROPOSED



FIRST FLOOR PLAN - CONSENTED



FIRST FLOOR PLAN - PROPOSED

- 1 Treatment/Spa room as consented
- 2 Treatment/Spa room as proposed

6.3 INTERNAL DOORS

The following changes to doors are proposed:

- Relocation of existing historic mahogany door (D0-16) at Ground Floor
- Replacement of missing door (D0-06)
- Reintroduction of bi-folding doors between Ground Floor rooms (D0-09)

Relocation of existing historic door

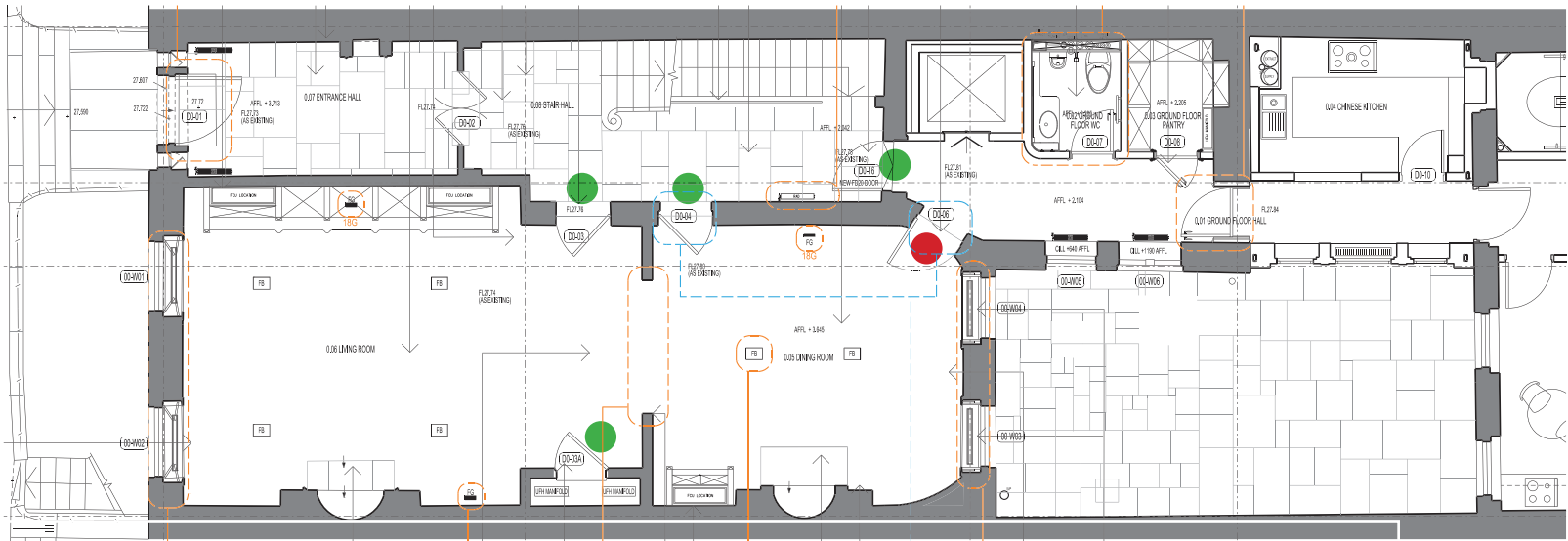
The fire strategy requires door D0-16 to be a fire door that can resist fire and smoke for 30 minutes (FD30S). The location of this door is critical as it separates both the main escape route (via the main stair) and the secondary escape route (via the lift and lift hall). The fire performance is required to prevent both escape routes from becoming compromised at the same time.

An option to retain the door in place and apply fire rated finishes has been explored and discounted as not viable as the existing door is too thin to provide an adequate base (32mm, with raised and fielded panels of 4-5mm).

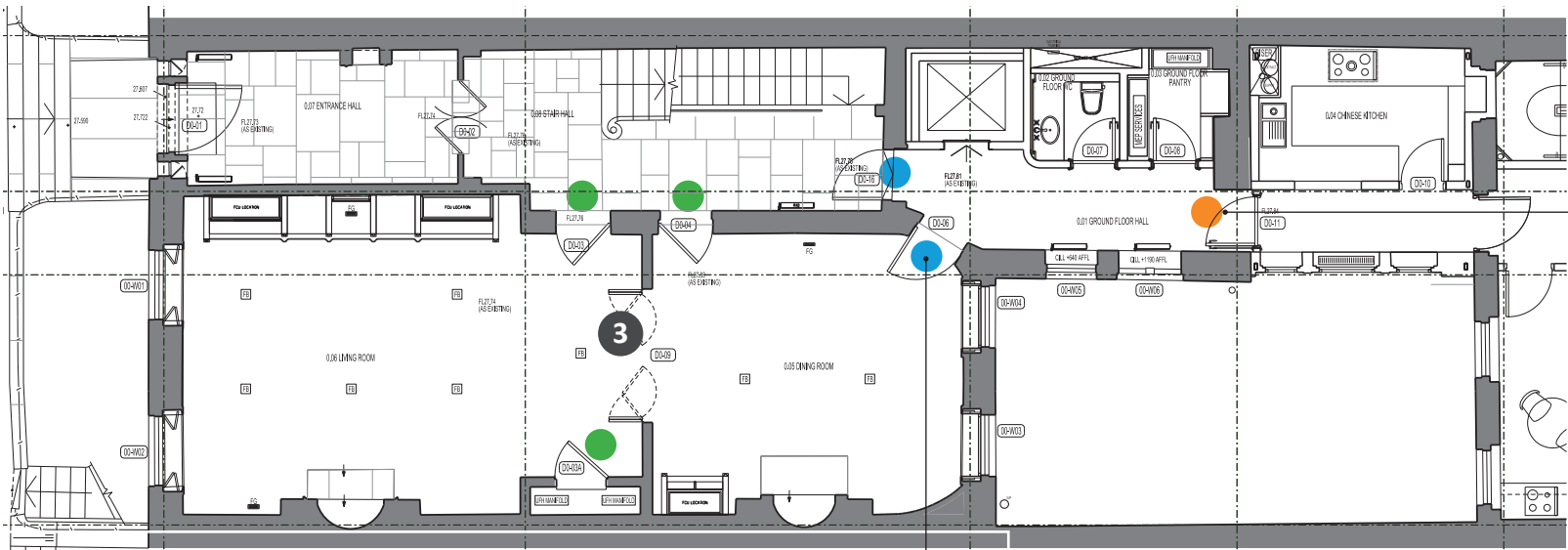
The installation of sprinklers in lieu of a second means of escape has been discounted as too invasive to the heritage fabric of the house and in particular the fine Stair Hall. the addition of a fire curtain or a fire door directly behind have also been discounted because of spatial constraints and impact upon the setting.

A number of options to relocate the door have been explored, including locations at Lower Ground Floor. The preferred option is to retain the door at Ground Floor to the location of D0-11 in between the Lift Hall and the Chinese Kitchen. A facsimile door (fire door) that matches the existing doors D0-03 & D0-04 in style and finish is proposed.

This item has been reviewed during several pre-application workshops during 2021 & 2022 with the Conservation Officer. Relocation of D0-16 to position of D0-11 was agreed as the best compromise solution during the workshop of 16.03.22.



GROUND FLOOR PLAN - CONSENTED



GROUND FLOOR PLAN - PROPOSED

Key

- | | |
|---------------------------------------|---|
| ● Existing panelled door | 1 D0-16 relocated to main house Lift Hall (D0-11) & replaced with facsimile fire door |
| ● Missing door | 2 D0-06 missing door replaced with facsimile fire door |
| ● Facsimile panelled door (fire door) | 3 D0-09 bi-folding doors between rooms (as 2017 consented proposals) |
| ● Existing door relocated | |

Replacement of missing door

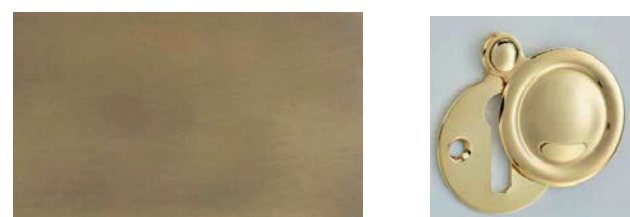
Door D0-06, rear Dining Room door is not on site. A facsimile door (fire door) that matches the existing doors D0-03 & D0-04 in style and finish is proposed. This item has been reviewed during several pre-application workshops during 2021 & 2022 with the Conservation Officer and accepted as the best solution during the workshop of 16.03.22.

Reintroduction of bi-folding doors

It is proposed to install bi-folding doors between the Living Room and Dining Room. There are currently no existing doors to this location. New doors were proposed and consented in 2017/6975/L and subsequently omitted in 2020/5404/L. New bi-folding doors are proposed to be installed as part of this wrap-up application.

Door ironmongery

There is no existing door ironmongery on site. A selection of high quality antique brass door furniture is proposed to replace it throughout. This item was reviewed at a pre-application workshop on 7th October 2021 with Conservation Officer and was acceptable in principle.



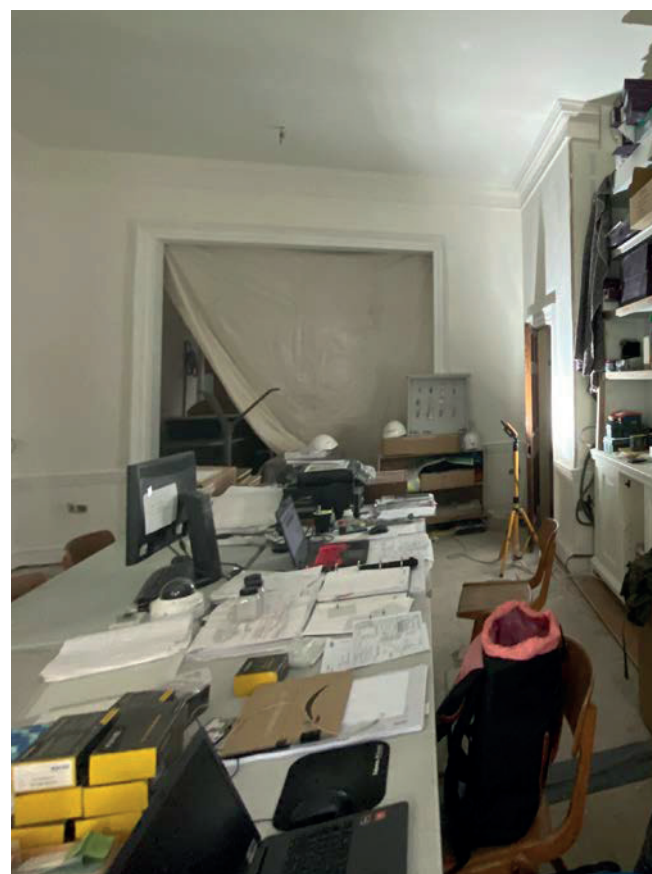
Antique brass ironmongery



Historic mahogany door D0-03A within Living Room



Historic mahogany doors D0-03 & D0-04 to Stair Hall.



Opening between Living Room and Dining Room; D0-11 is proposed within the existing opening



Doors D0-06 & D0-16 from Lift Hall. D0-06 is missing.

6.4 COURTYARD

The following changes to the Courtyard are proposed:

- Introduction of a living wall.
- External wall lights
- External sockets

Living wall

An area of planted vertical green wall is proposed to the western wall of the courtyard. The living wall is comprised of a proprietary vertical planted system that is to be maintained and irrigated. it will be supported by a rail system, requiring a limited number of fixings. The living wall will provide pleasant greenery to the Courtyard external space and will also have acoustic and C02 reductive properties.

This item was reviewed in a pre-application workshop of 13th July 2021 with the Conservation Officer and was acceptable.

External wall lights and sockets

6 external wall lights are proposed. lights will be wall mounted and fed from within. No surface mounted cables or conduits are proposed. The proposed light fitting shall be brass or bronze with a glass shade.

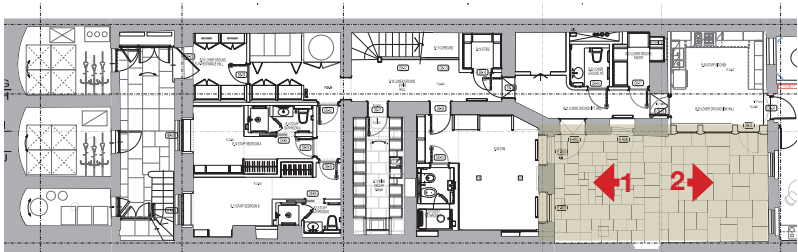
A number of external sockets are proposed at low level. No surface mounted cables or conduits are proposed. These items were reviewed in a pre-application workshop of 16th March 2022 with the Conservation Officer and were acceptable.



1. Courtyard, looking North towards main house



2. Courtyard, looking south towards mews house





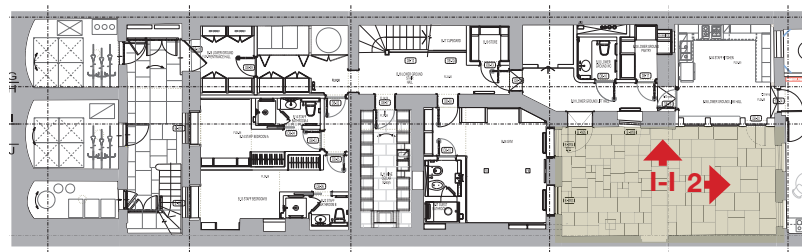
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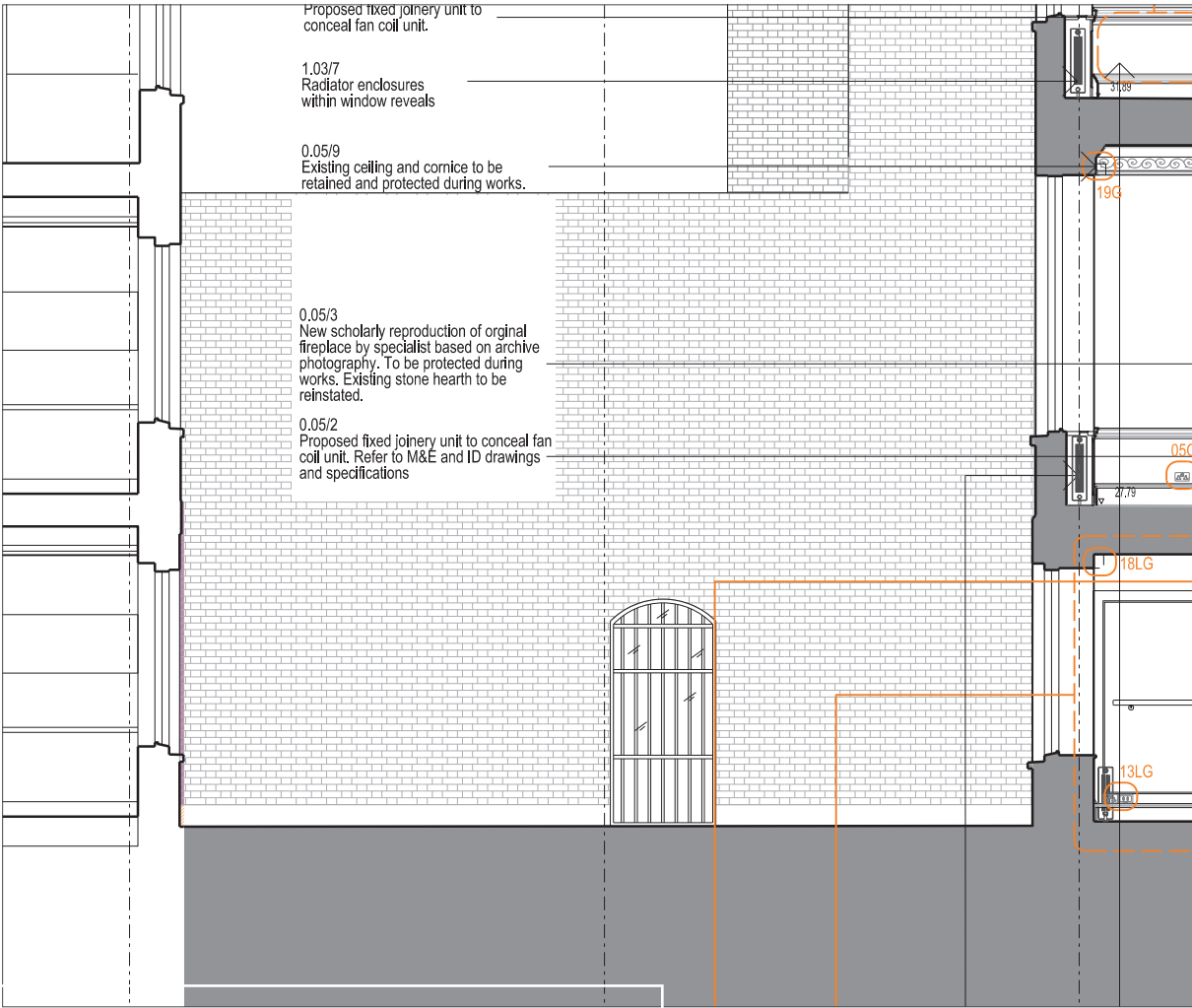


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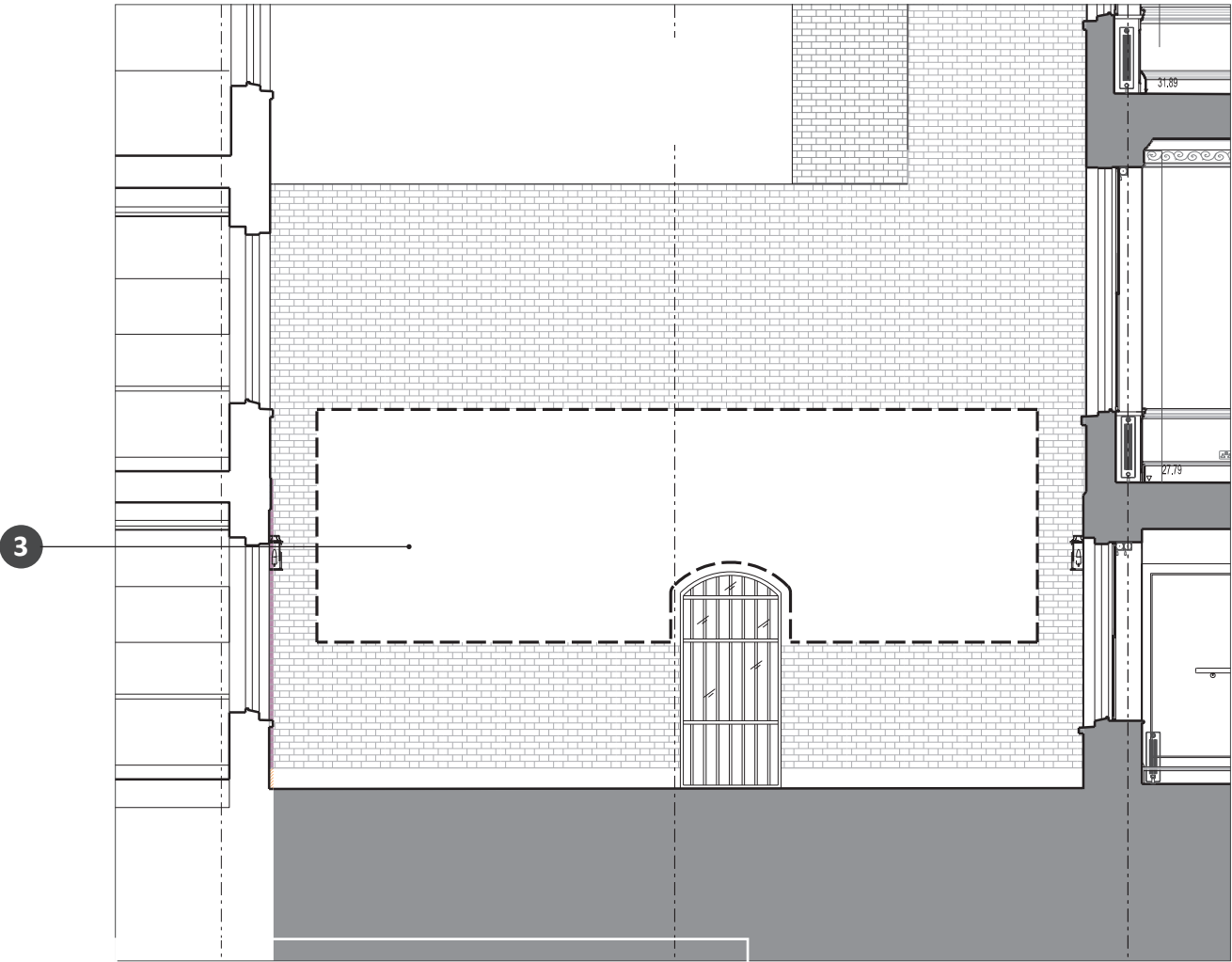
Key

- 1 External lighting to walls
- 2 Power outlets
- 3 Living wall

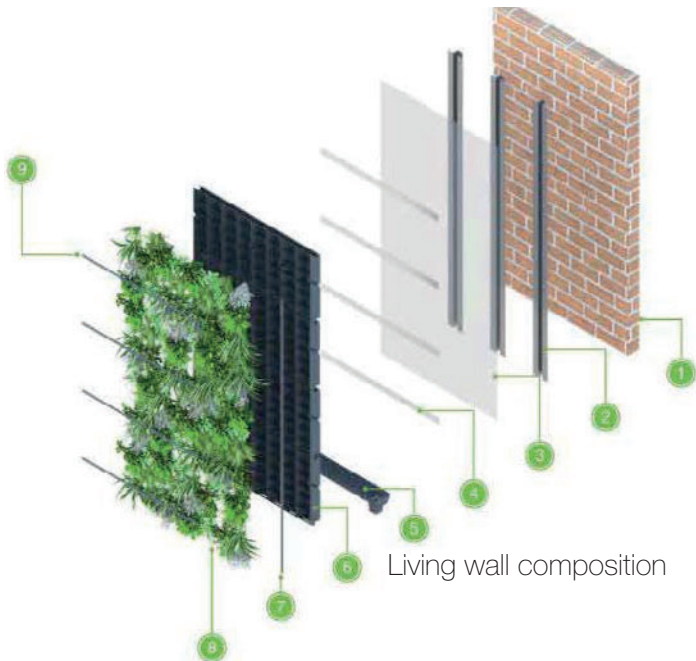
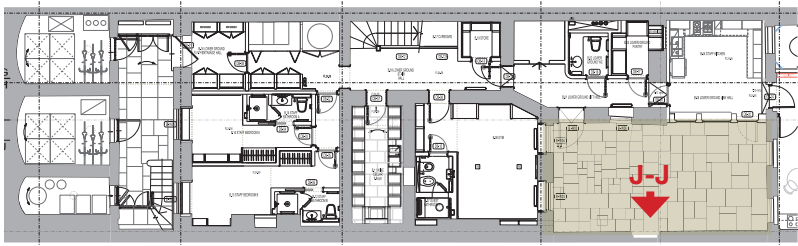




SECTION J - J CONSENTED



SECTION J - J PROPOSED



Living wall composition



Living wall installed at No 41 Bedford Square

Key

- 1 External lighting to walls
- 2 Power outlets
- 3 Living wall



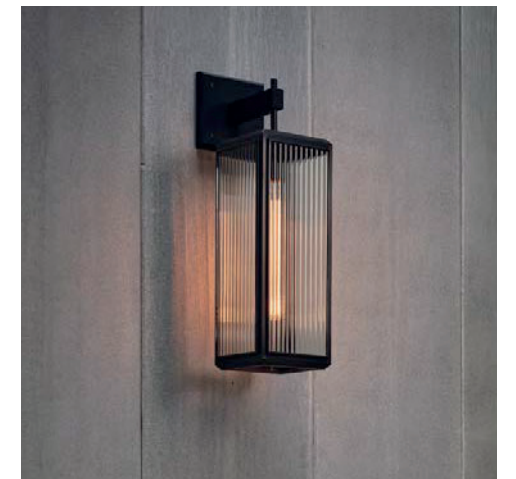
SECTION 0 - 0 CONSENTED



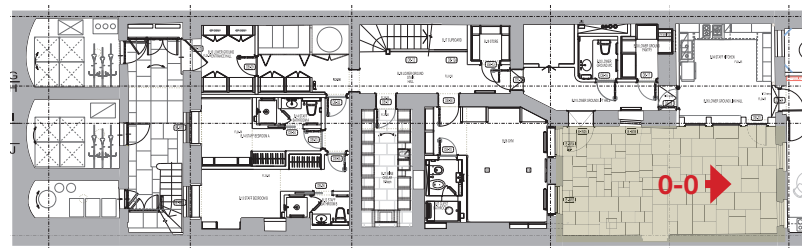
SECTION 0 - 0 PROPOSED

Key

- ① External lighting to walls
- ② Power outlets
- ③ Living wall



Example of proposed external light fitting to Courtyard



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