

6.5 FLOOR FINISHES TO PRINCIPAL ROOMS

The following changes to the floor finishes are proposed:

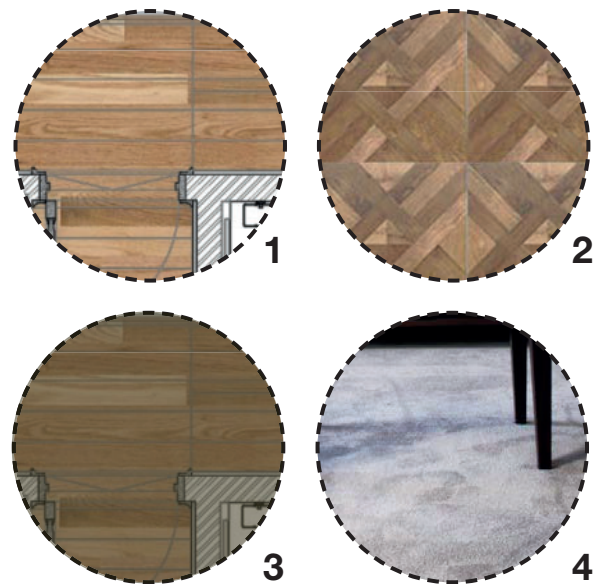
- Parquet floor patterns at Ground Floor and First Floor
- Carpet to Second Floor

Parquet floor patterns

Parquet floor patterns are proposed to principal rooms at Ground Floor and First Floor. These were presented as a design development to the consented engineered timber floors in a pre-application workshop of 7th October 2021 with the Conservation Officer and were acceptable.

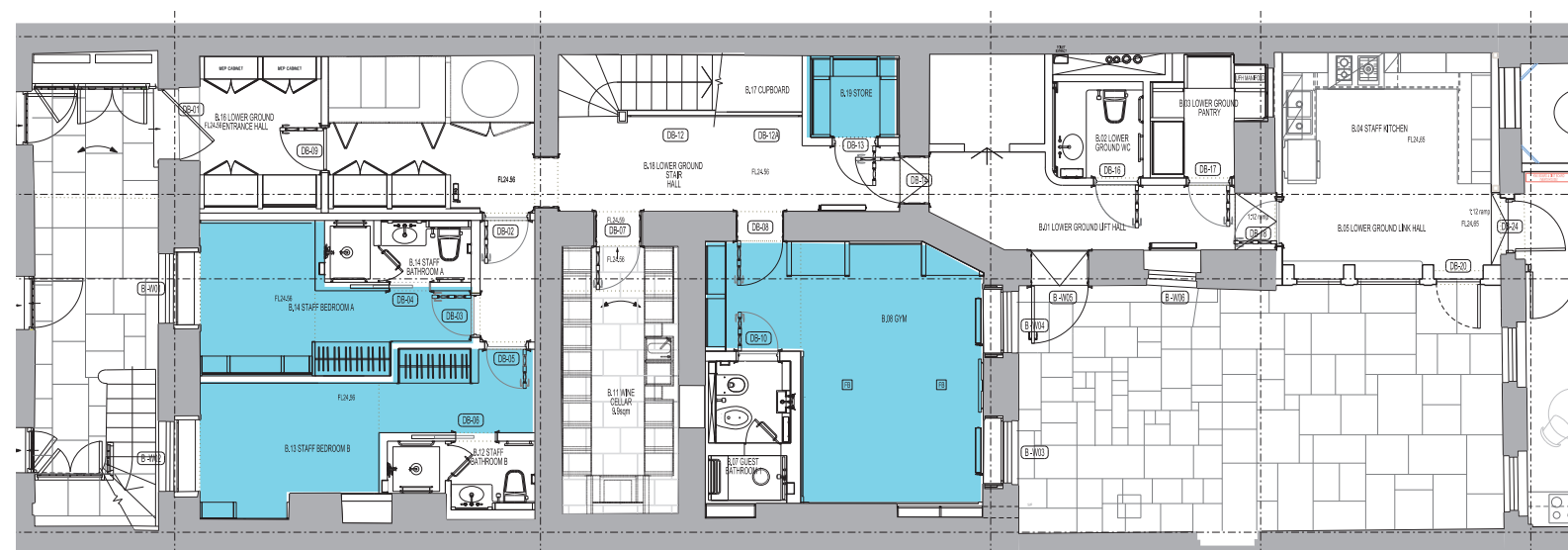
Carpet to Second Floor

Fitted carpet is proposed in lieu of engineered timber flooring. this is preferred by the end user as a more appropriate floor finish for bedroom areas.

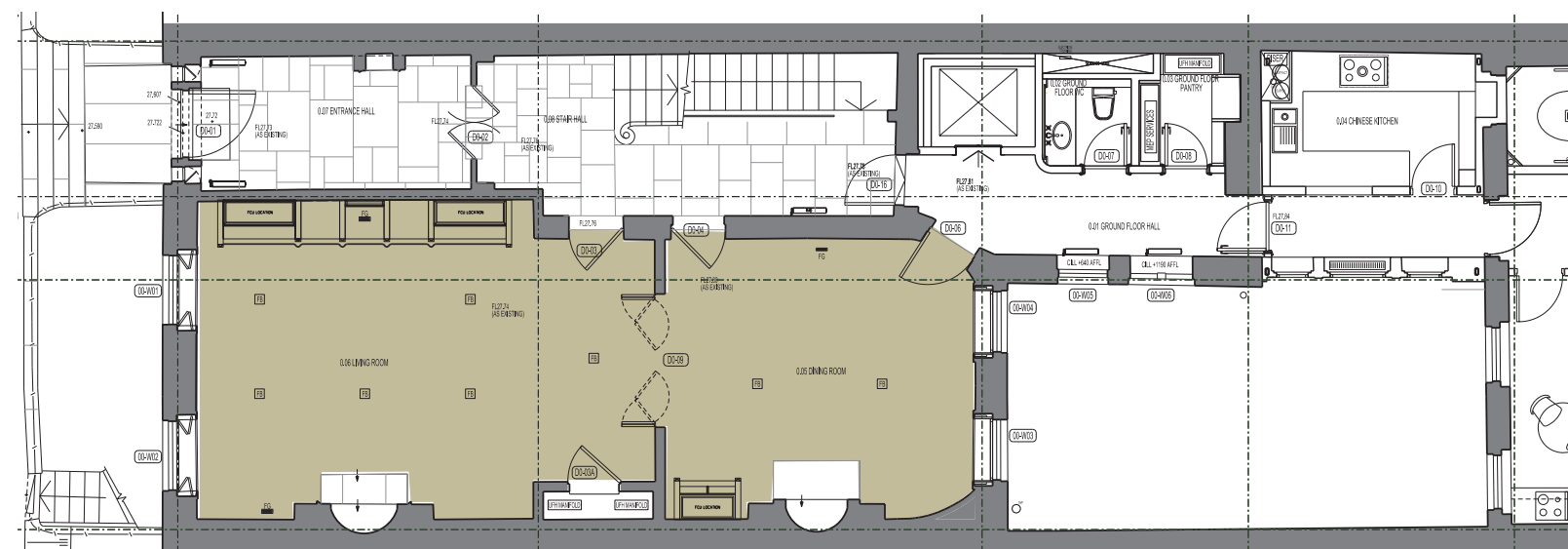


Key

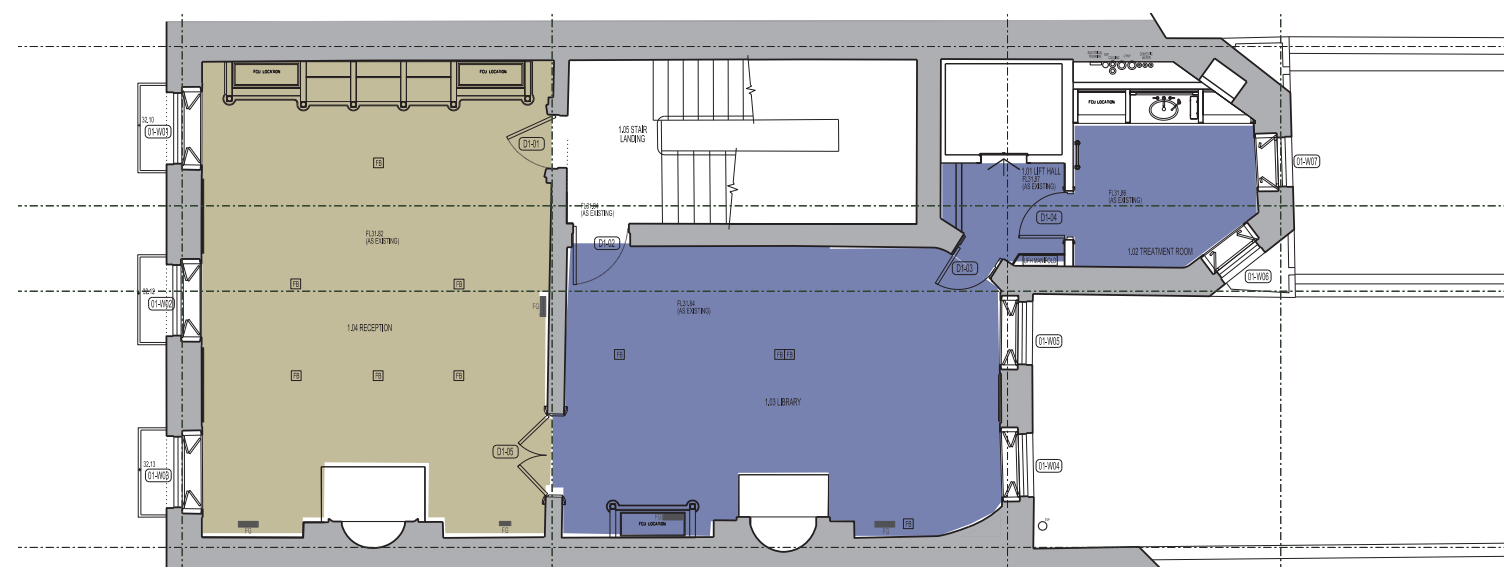
- 1 Engineered linear oak floor
- 2 Banquet pattern walnut floor
- 3 Engineered linear walnut floor
- 4 Carpet



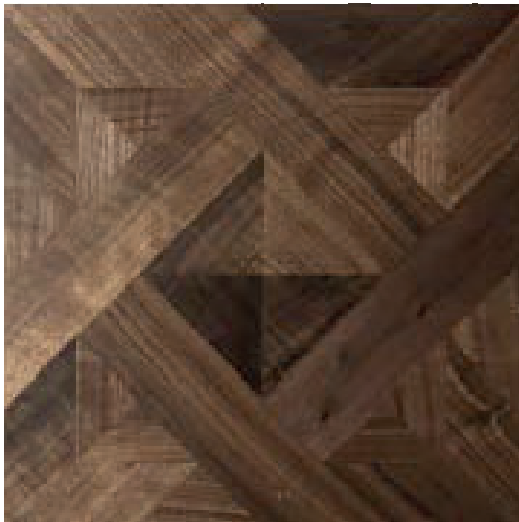
GROUND FLOOR PLAN - PROPOSED



GROUND FLOOR PLAN - PROPOSED



FIRST FLOOR PLAN - PROPOSED



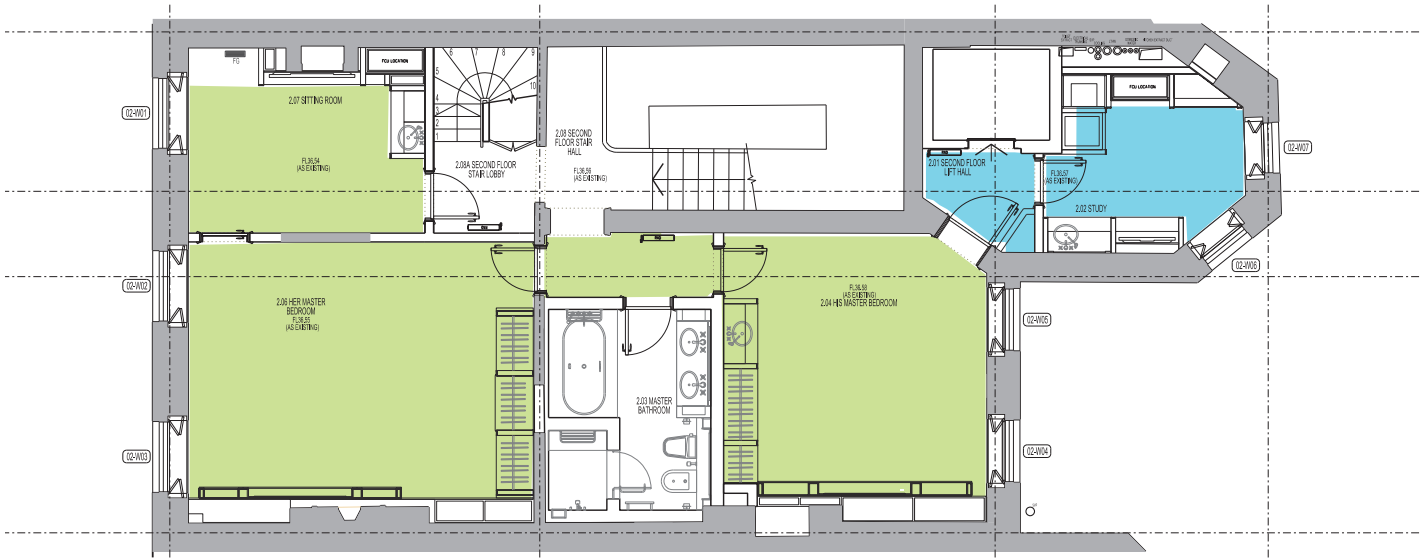
Examples of banquet pattern parquet floors



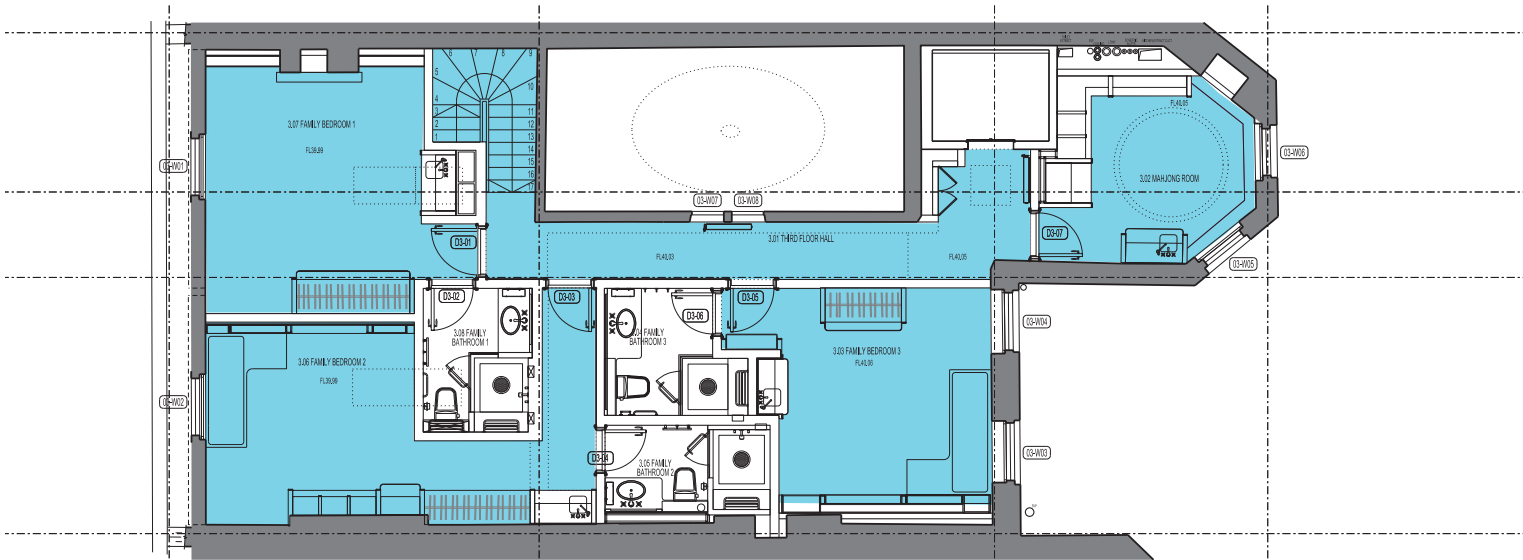
Proposed brass floor grill

Key

- 1 Engineered linear oak floor
- 2 Banquet pattern walnut floor
- 3 Engineered linear walnut floor
- 4 Carpet



SECOND FLOOR PLAN - PROPOSED



THIRD FLOOR PLAN - PROPOSED

6.6 BLINDS AND CURTAINS

The following changes to blinds and curtains are proposed:

- Blackout blind and dress curtain to principal rooms at Ground and First Floor
- Blackout & sheer blinds and dress curtain to Second Floor rooms
- Blackout & sheer blinds to Lower Ground Floor & Third Floor rooms

Previous consented drawings from 2020 show pelmet boxes typically to all windows. Further design development has resulted in refinement of the proposals with blinds incorporated throughout to window reveals typically. In addition dress curtains are proposed to Ground, First & Second Floor principal rooms and Roman blinds are proposed to the First Floor rear room (Library).

Blinds and curtains to Ground and First Floor front rooms

2 different mock ups of dress curtain and blind arrangements were constructed on site to the Ground Floor front windows. These were reviewed with the Conservation Officer in situ on 4th November 2021

Option 1 featured blinds mounted outside of the window reveal.

Option 2 featured blinds within the window reveal, resulting in a smaller curtain pelmet arrangement. Both options featured dress curtains.

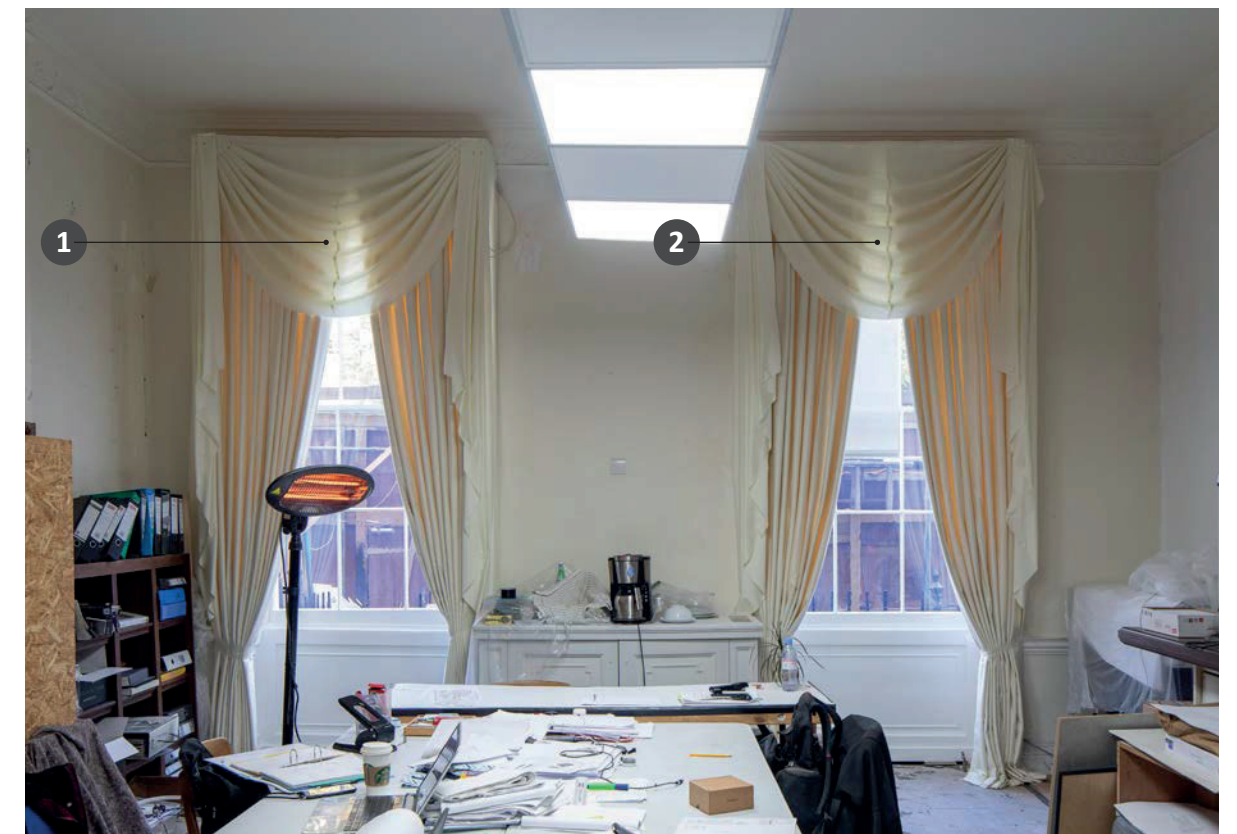
The preferred option is Option 2.

Key

- 1 Mock up option 1
- 2 Mock up option 2



Living Room windows at Ground Floor, without curtains and blinds



Living Room windows at Ground Floor, with curtains and blinds mock ups

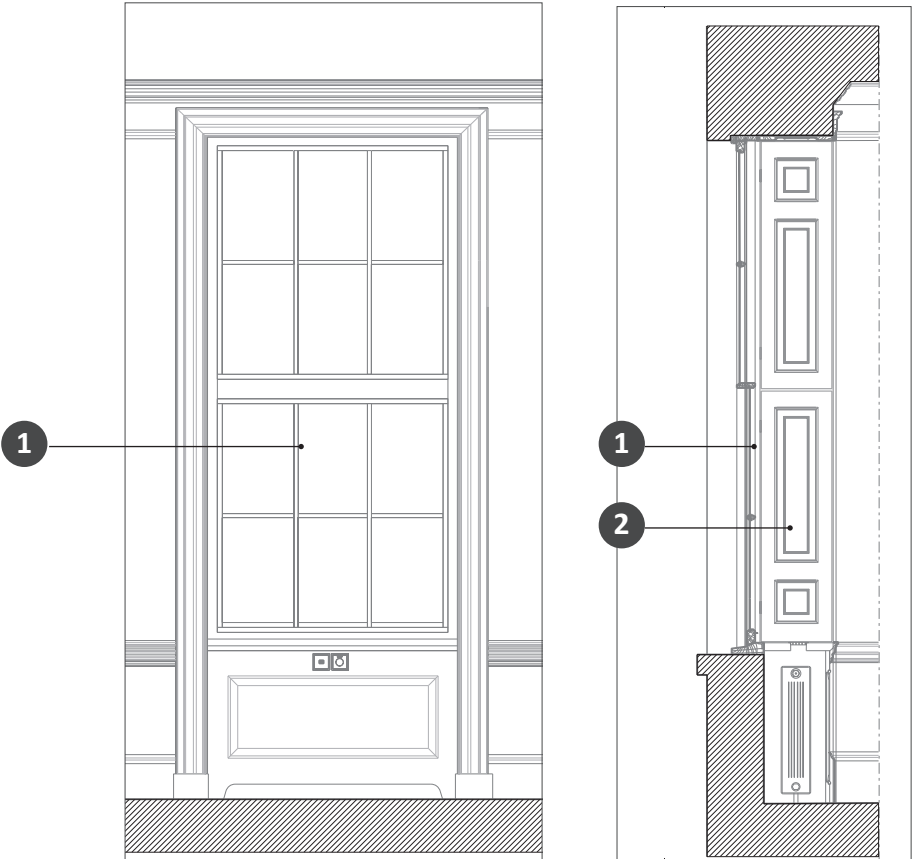
Option 2 has 1 black-out blind within the reveal and a dress curtain & pelmet.

This option has a significantly smaller pelmet projection into the room, requiring less support framing and revealing more of the surrounding decorative plaster work and cornice. These existing features will not be damaged by the pelmet installation and it is therefore considered to be more suitable and easily reversible.

The blind assembly requires a small guide channel with 3no pin fixings to each side. These channels will support the blind box, which is not required to be fixed independently to the existing window joinery.

It is noted that the window shutters will be inoperable while the blinds are in place. However, the proposals are reversible with minimal impact upon the heritage fabric around the windows

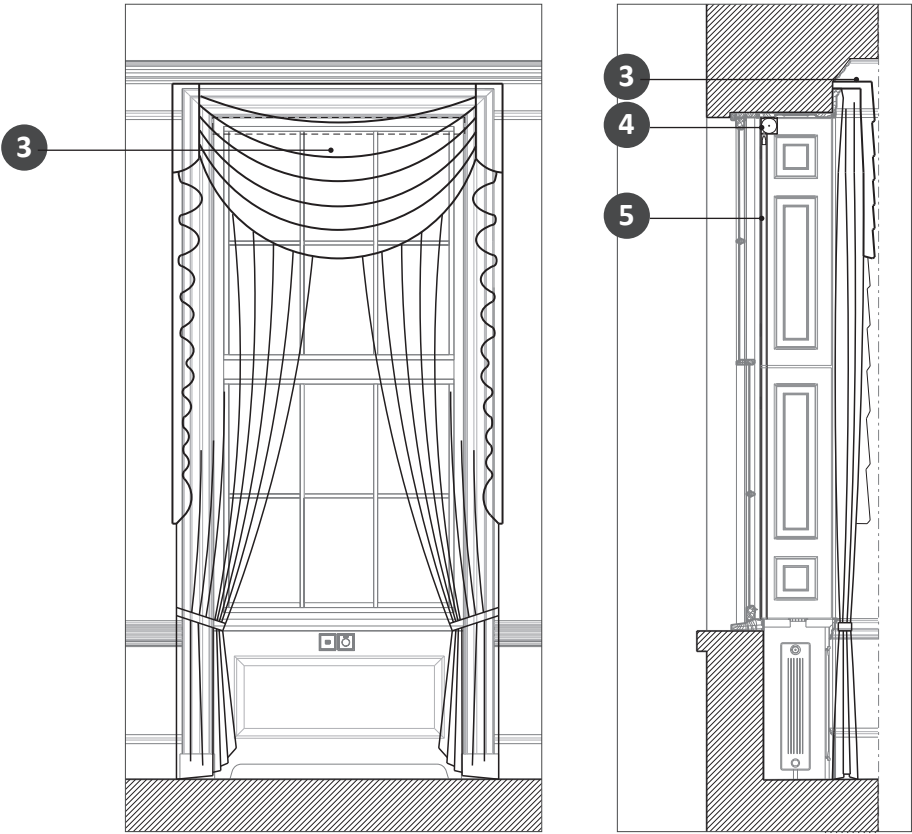
These were presented as a design development in a pre-application workshop of 16th March 2022 with the Conservation Officer and, further to email correspondence, were acceptable in principle subject to minimal and reversible impact upon the existing window joinery and surrounding mouldings.



Living Room windows at Ground Floor, with curtains and blind



Window with curtain & blind mock up 2



Living Room windows at Ground Floor, with curtains and blind



Window with curtain & blind mock up 2

- Key
- 1 Existing window
 - 2 Window shutters
 - 3 Dress curtain & pelmet
 - 4 Blind box
 - 5 Side guide



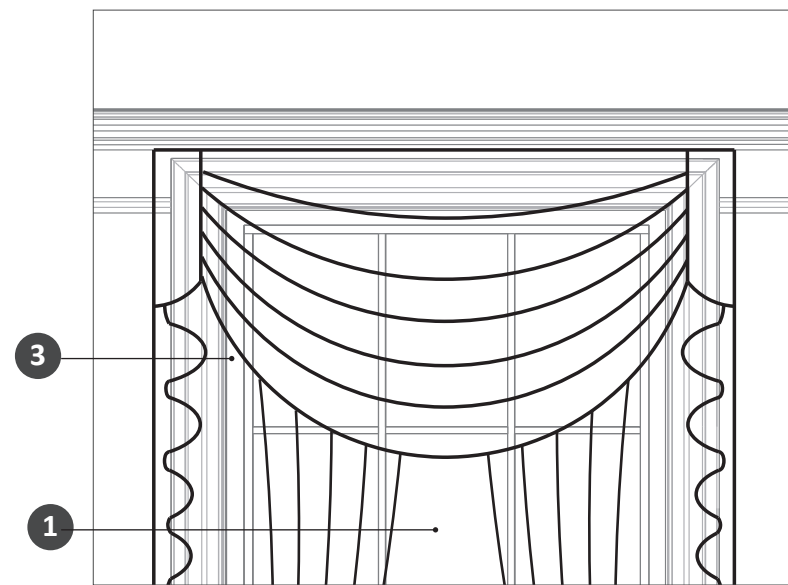
Window with curtain and blind mock up 2, from outside

Blinds and curtains to Second Floor bed rooms

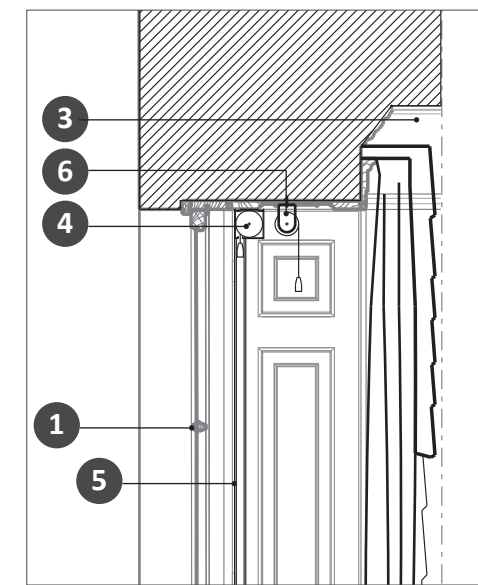
A blackout blind and a sheer blind are proposed to Second Floor windows accompanied by a dress curtain and pelmet. blackout blinds have slim side guides that are reversible. the blind box is simply supported by the side guides. The sheer blind is soffit fixed with removable and reversible fixings.

Blinds to Lower Ground Floor and Third Floor

A blackout blind and a sheer blind are proposed to Lower Ground Floor front & rear windows.



Blind and curtain arrangement for Second Floor front windows

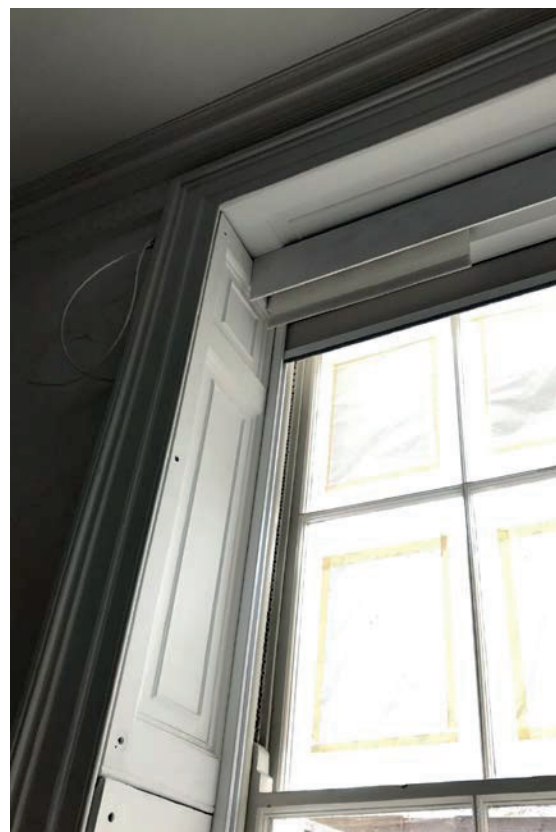


Key

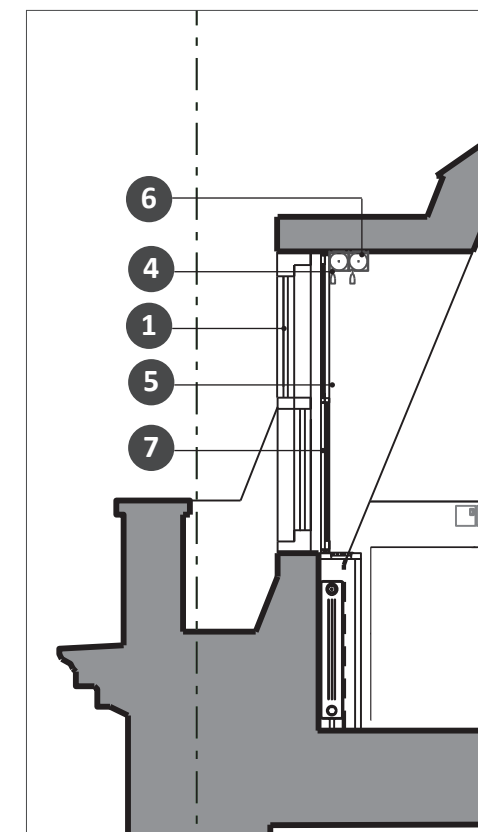
- 1 Existing window
- 2 Window shutters
- 3 Dress curtain & pelmet
- 4 Blind box
- 5 Side guide
- 6 Sheer blind
- 7 Secondary glazing (consented)



Existing front windows at Second floor



Mock-up of sheer blind and black out blind installed on site for review



Blind arrangement for Third Floor windows



Existing refurbished Third Floor window

6.7 FITTED FURNITURE

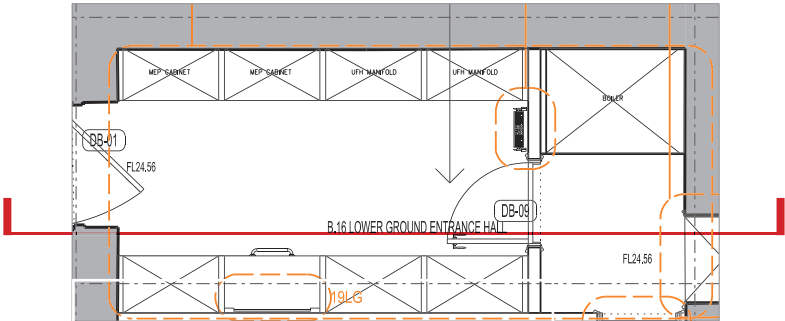
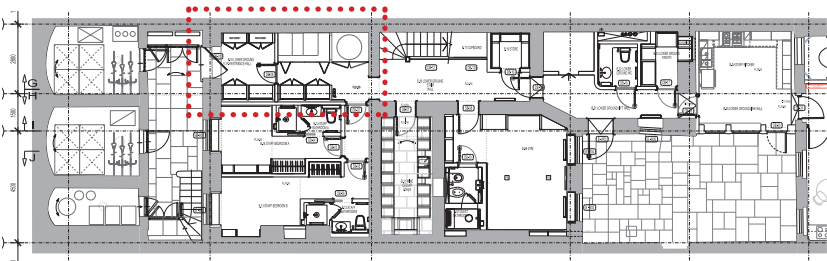
A number of minor changes to fitted furniture are proposed to the following locations:

- Lower Ground Floor Entrance Hall
- Ground Floor Living Room
- First Floor Reception and Library
- Mezzanine Study
- Second Floor Study and Bedroom
- Third Floor Bedroom wardrobes

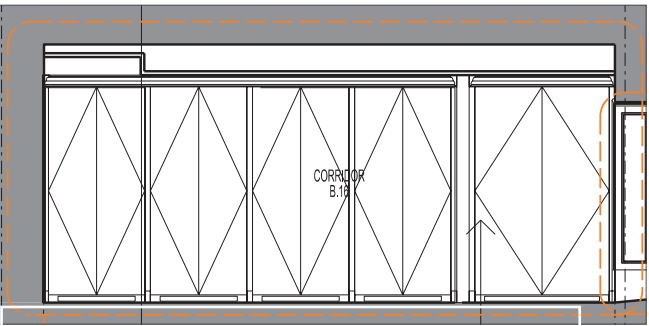
Some items have been reviewed at pre-application meetings with the Conservation Officer. Changes have typically resulted from design development and coordination with building services.

Lower Ground Floor Entrance Hall

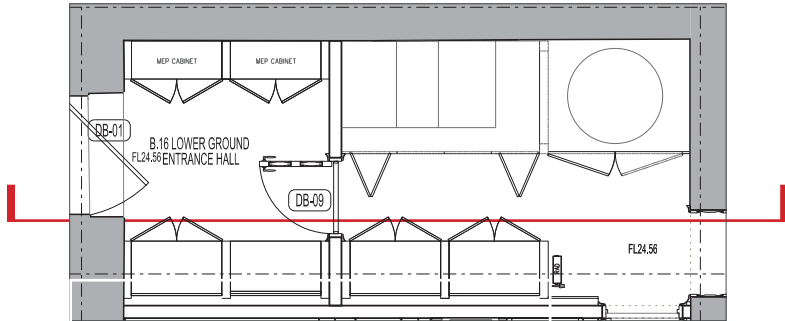
Modifications to the position and layout of fitted cupboards are proposed to suit the revised plan arrangement to accommodate building services. The overall unit heights and character are unchanged. This item was reviewed a pre-application workshop of 16th March 2022 with the Conservation Officer and was acceptable in principle.



PLAN - CONSENTED



ELEVATION - CONSENTED



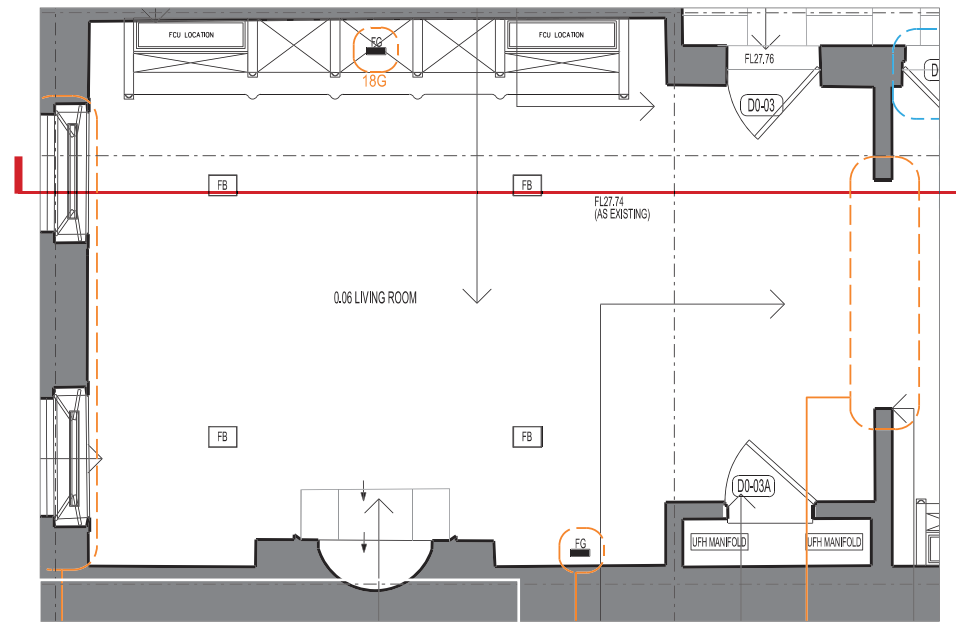
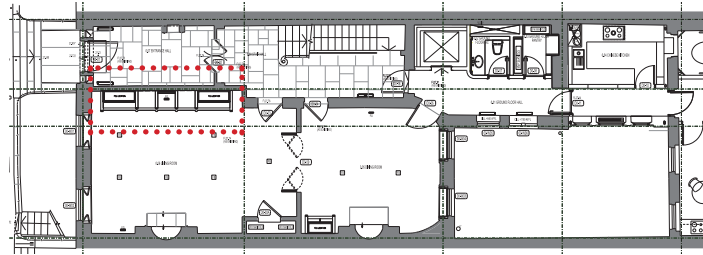
PLAN - PROPOSED



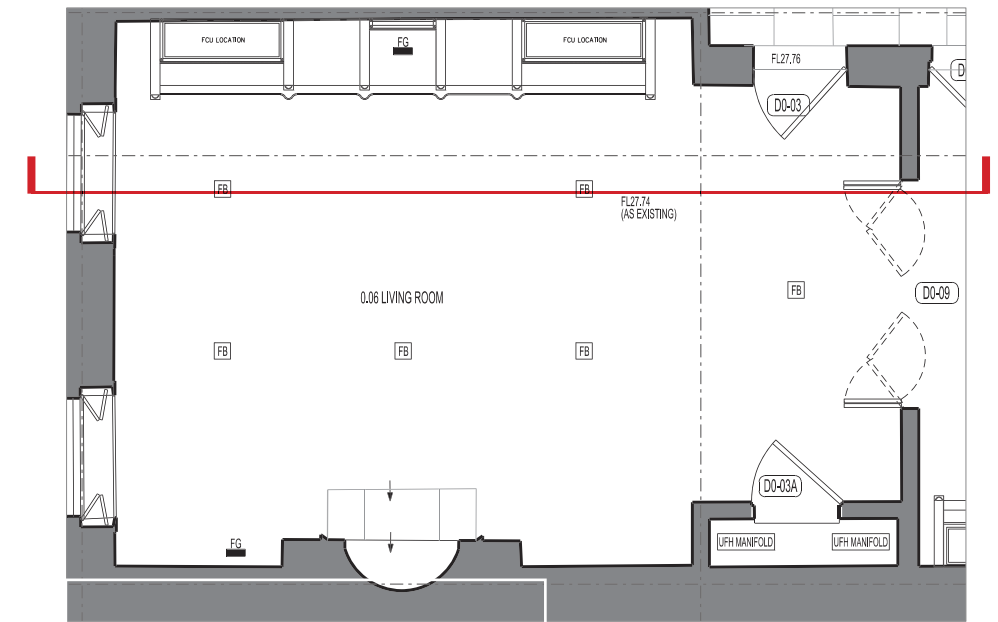
ELEVATION - PROPOSED

Ground Floor Living Room

A minor increase in the size and composition of credenza unit to the Ground Floor Living Room is proposed. The change is proposed in order to accommodate and conceal building services.



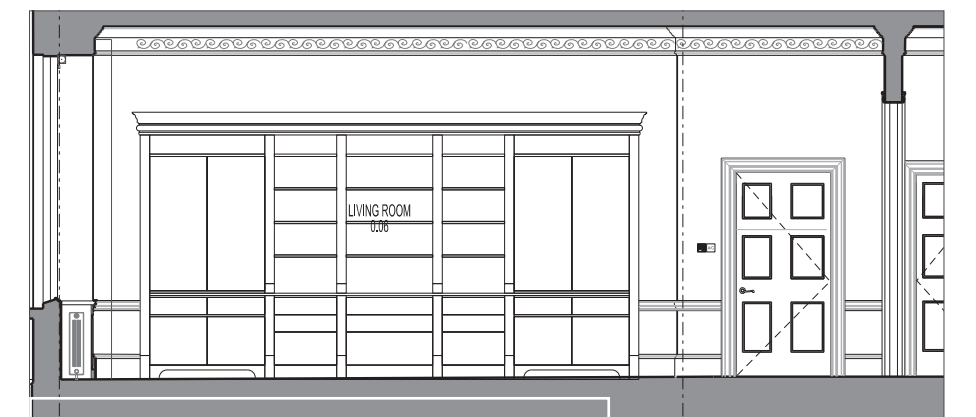
PLAN - CONSENTED



PLAN - PROPOSED



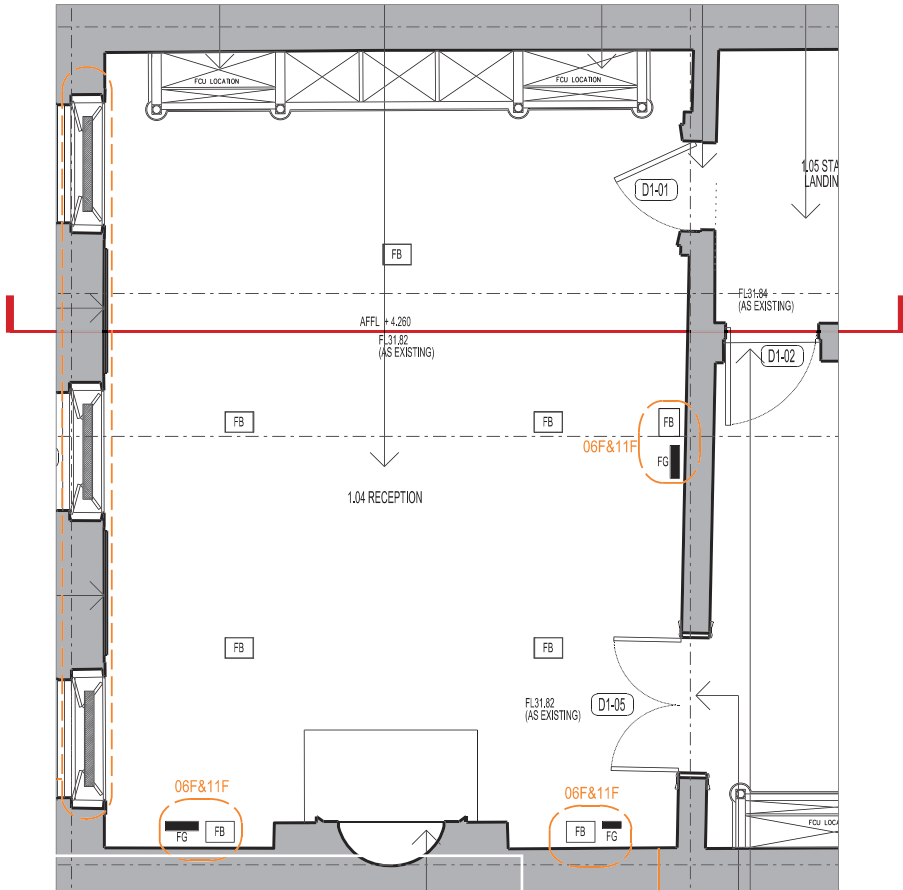
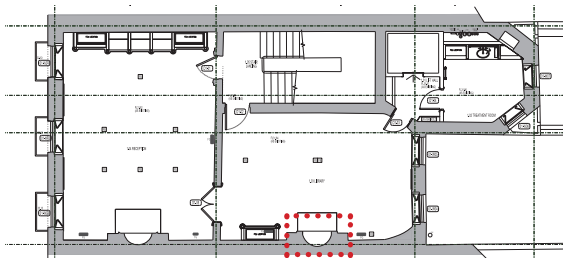
ELEVATION - CONSENTED



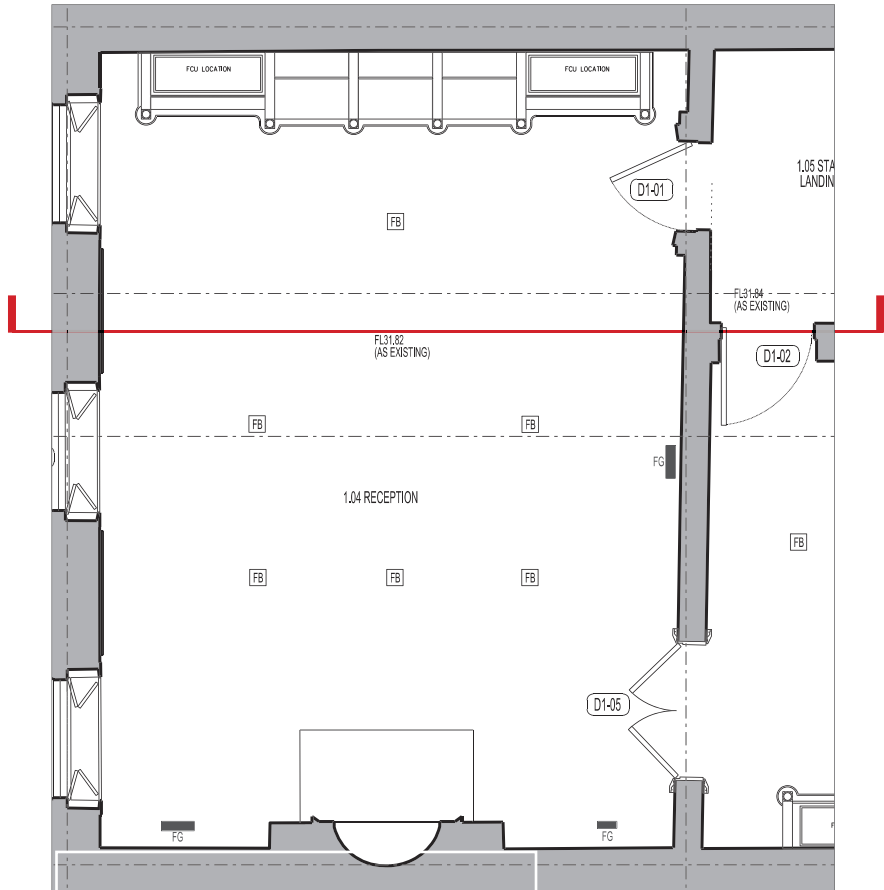
ELEVATION - PROPOSED

First Floor Reception

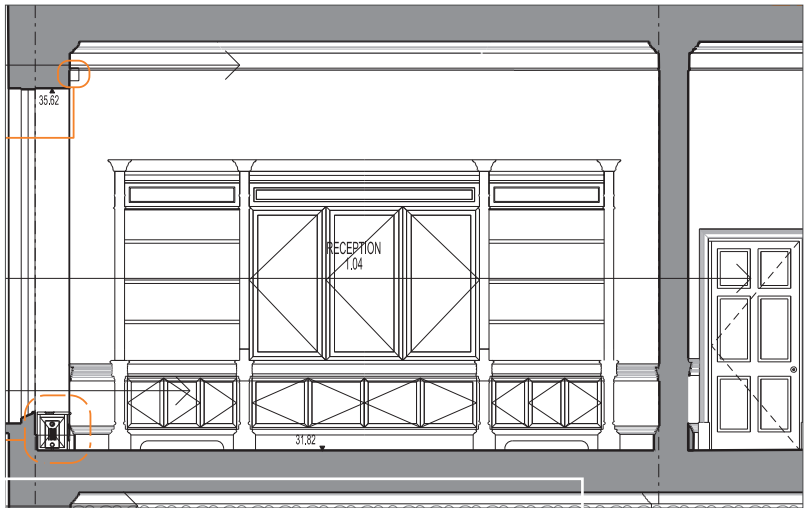
A minor increase in size and composition of credenza unit to the First Floor Reception room is proposed. This change is proposed in order to accommodate or conceal building services. This item was reviewed a pre-application workshop of 13th July 2021 with the Conservation Officer and was acceptable in principle.



PLAN - CONSENTED



PLAN - PROPOSED

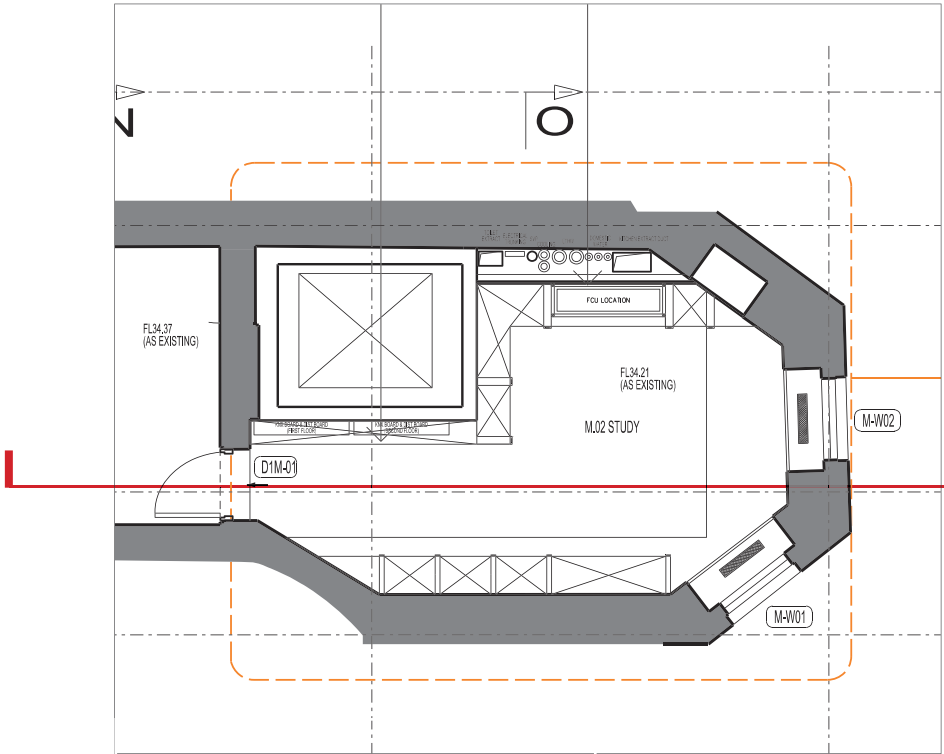
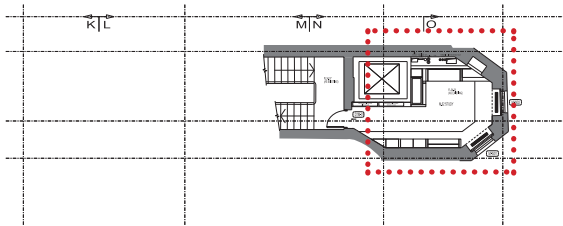


ELEVATION - CONSENTED

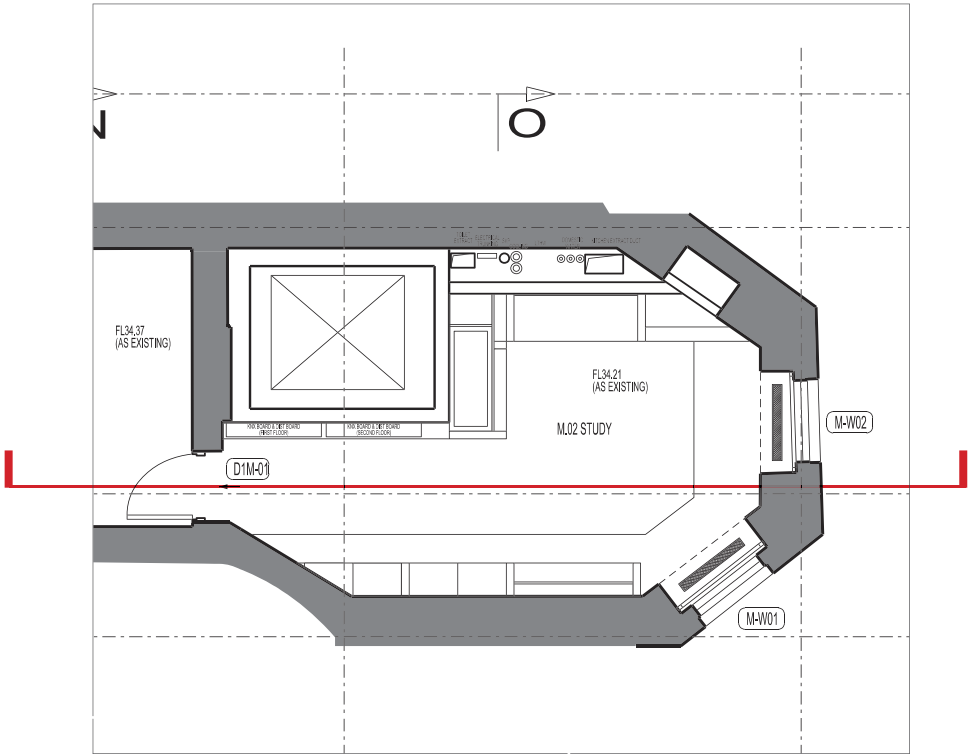


ELEVATION - PROPOSED

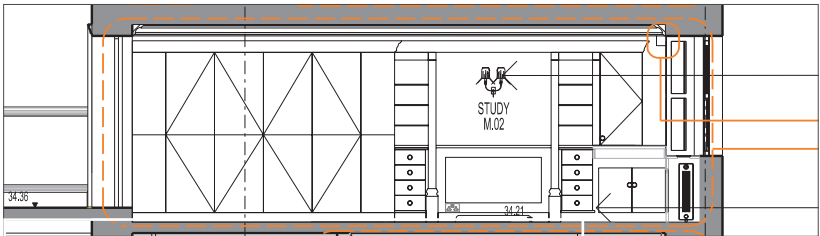
Mezzanine Study
Minor updates to fitted units to accommodate building services, including relocated fan coil unit. The desk has been revised to emulate the shape of the room.



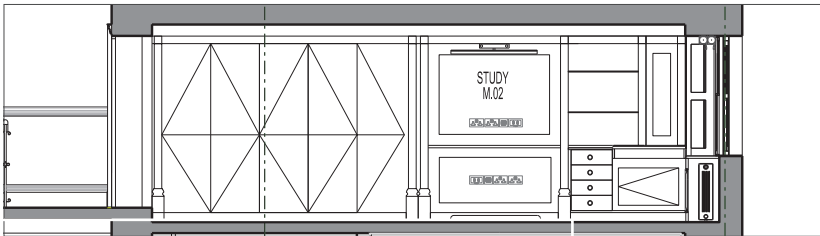
PLAN - CONSENTED



PLAN - PROPOSED



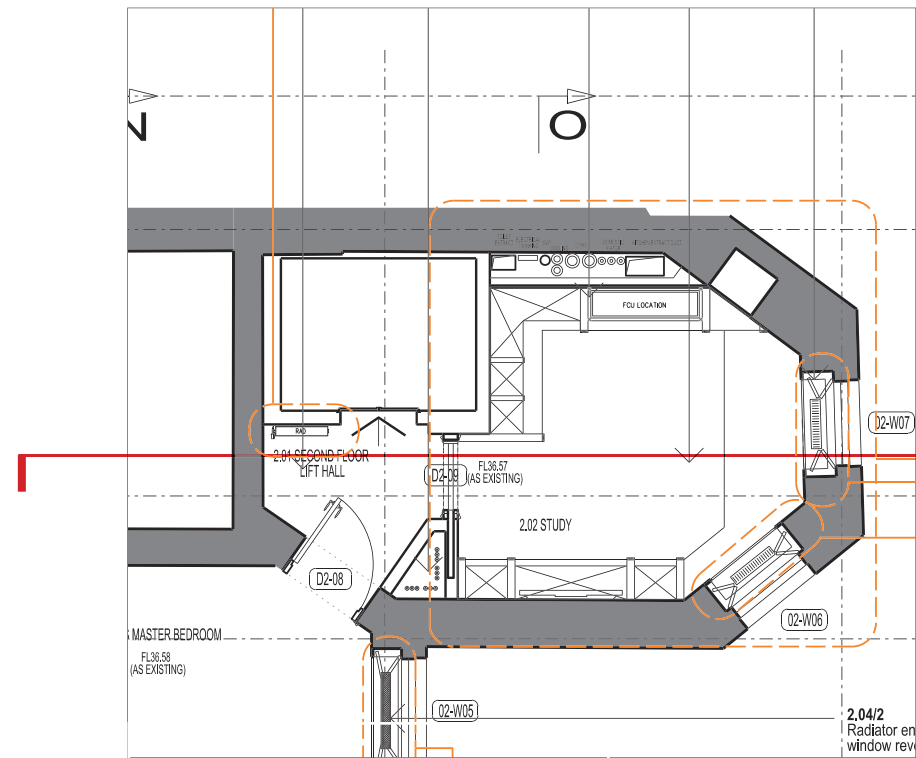
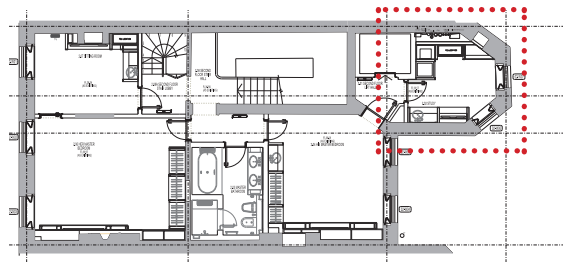
ELEVATION - CONSENTED



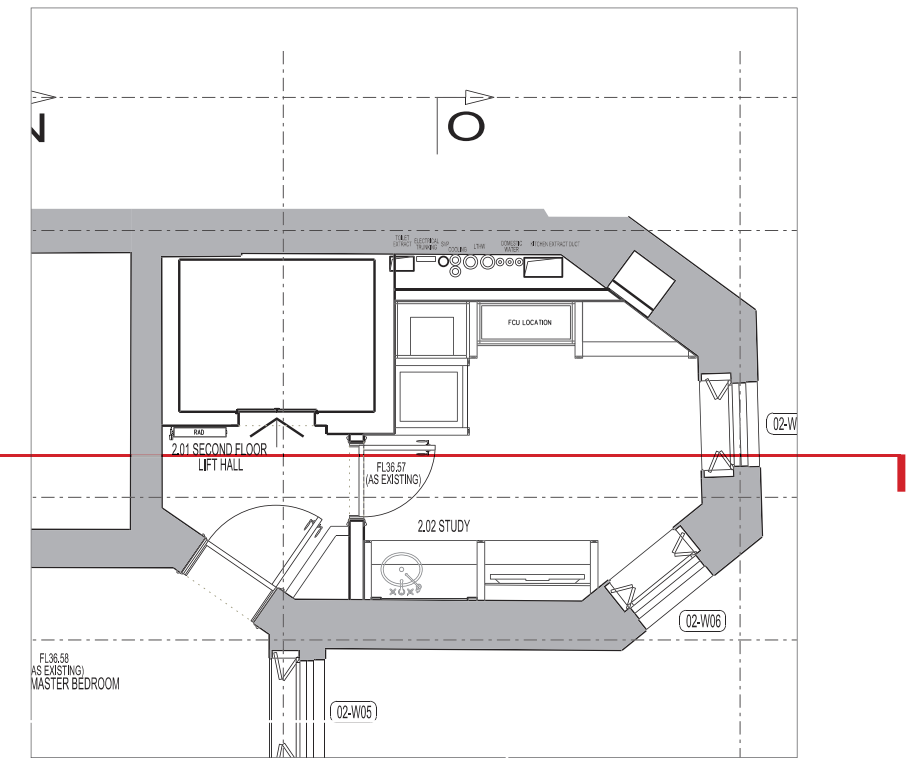
ELEVATION - PROPOSED

Second Floor Study

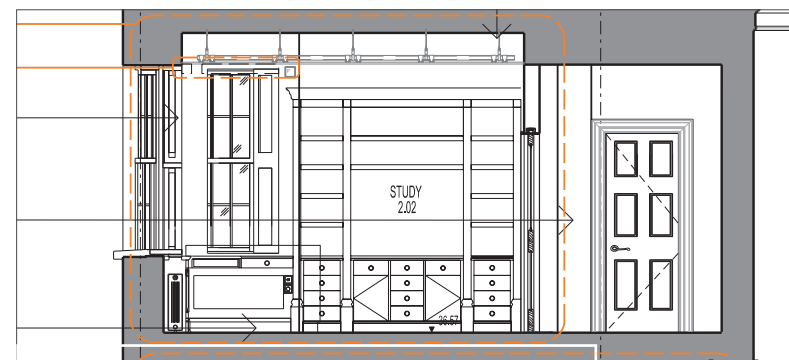
The design of the proposed fitted units has been revised. The desk has been omitted and a tea station is included.



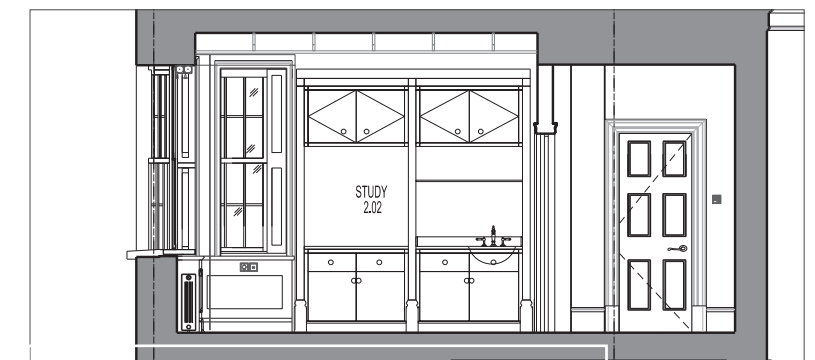
PLAN - CONSENTED



PLAN - PROPOSED



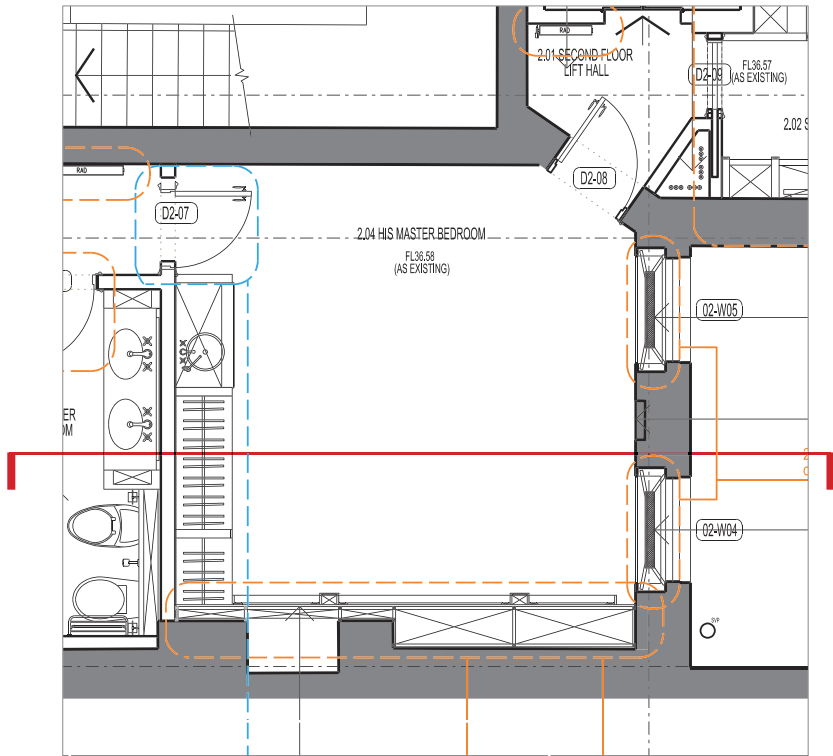
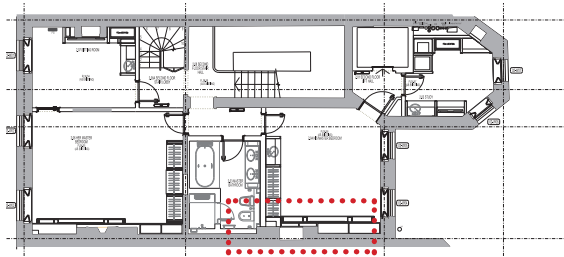
ELEVATION - CONSENTED



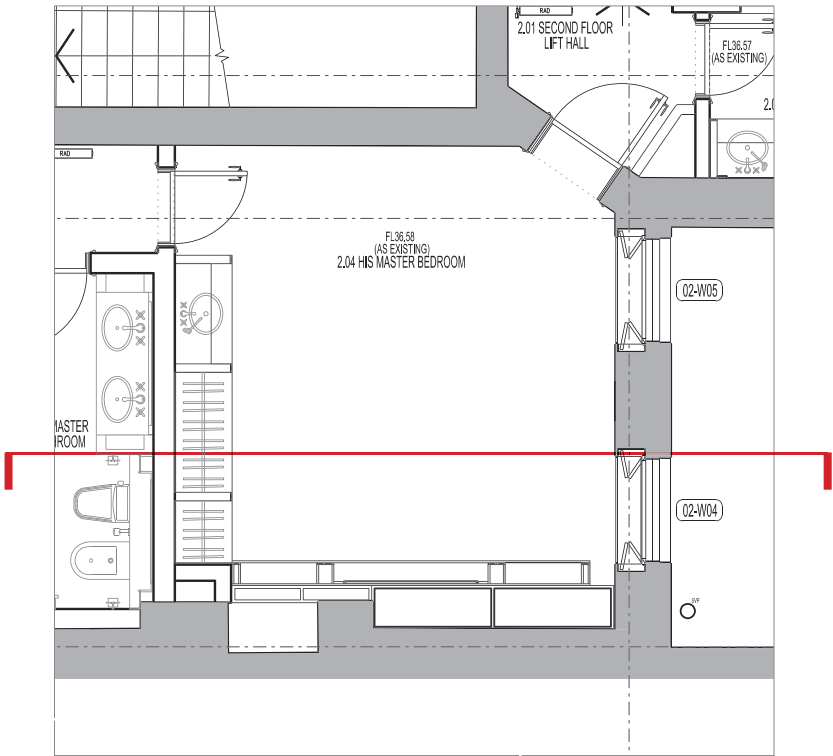
ELEVATION - PROPOSED

Second Floor Bedroom

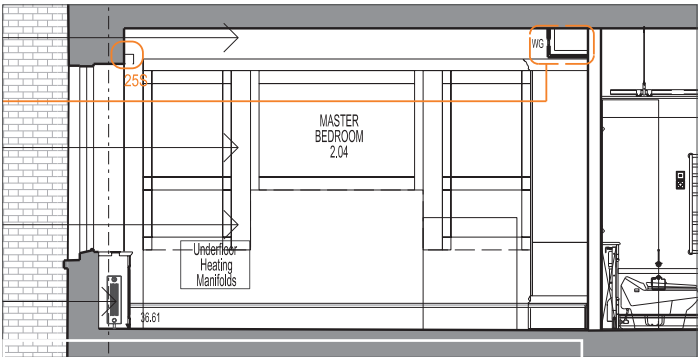
A minor increase to the projection of the fitted bed-head unit is proposed in order to accommodate building services including plumbing.



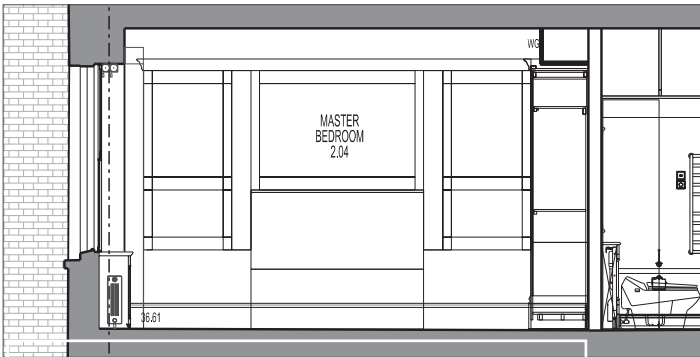
PLAN - CONSENTED



PLAN - PROPOSED



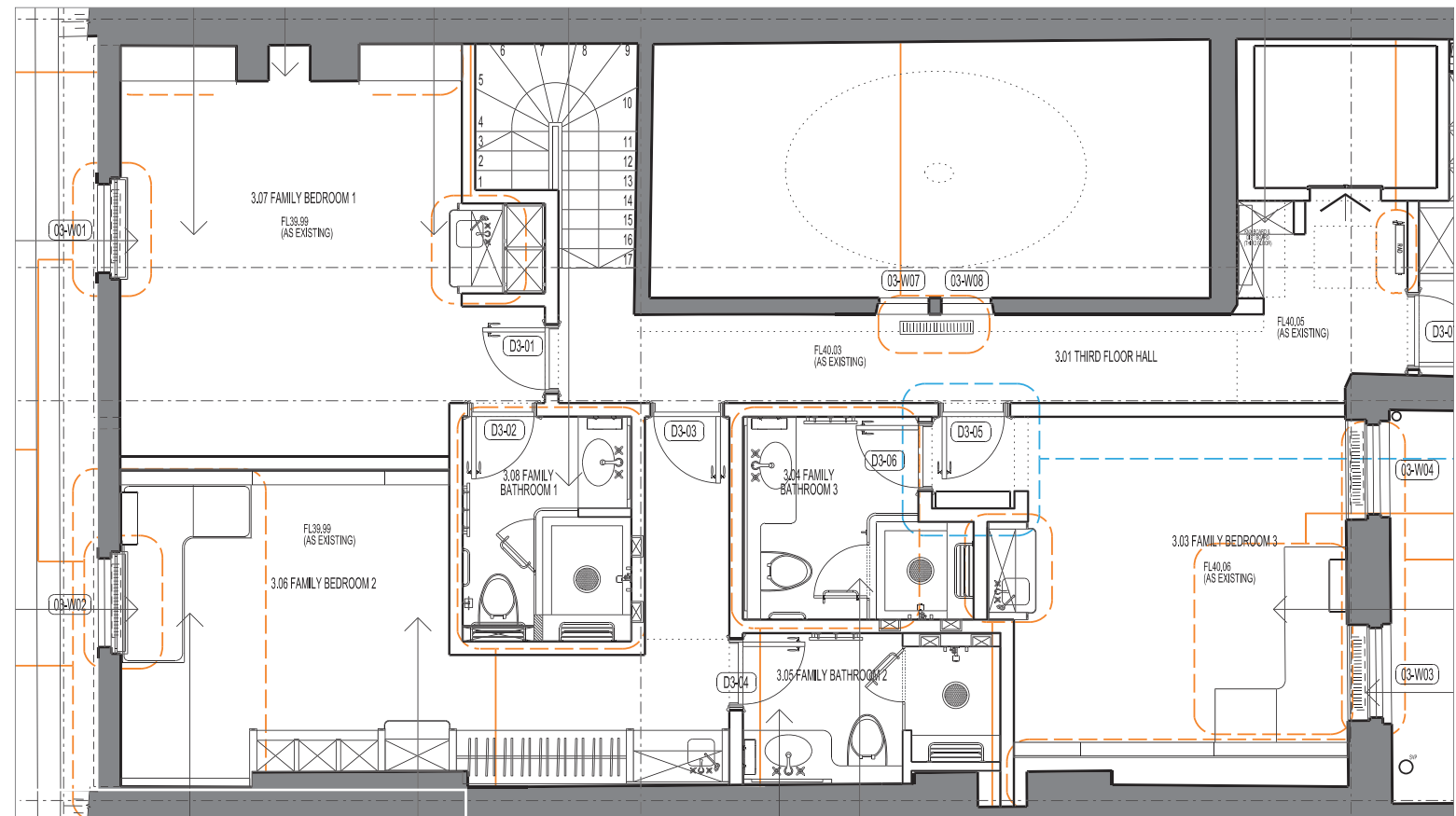
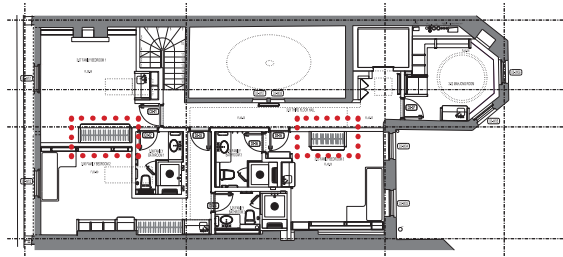
ELEVATION - CONSENTED



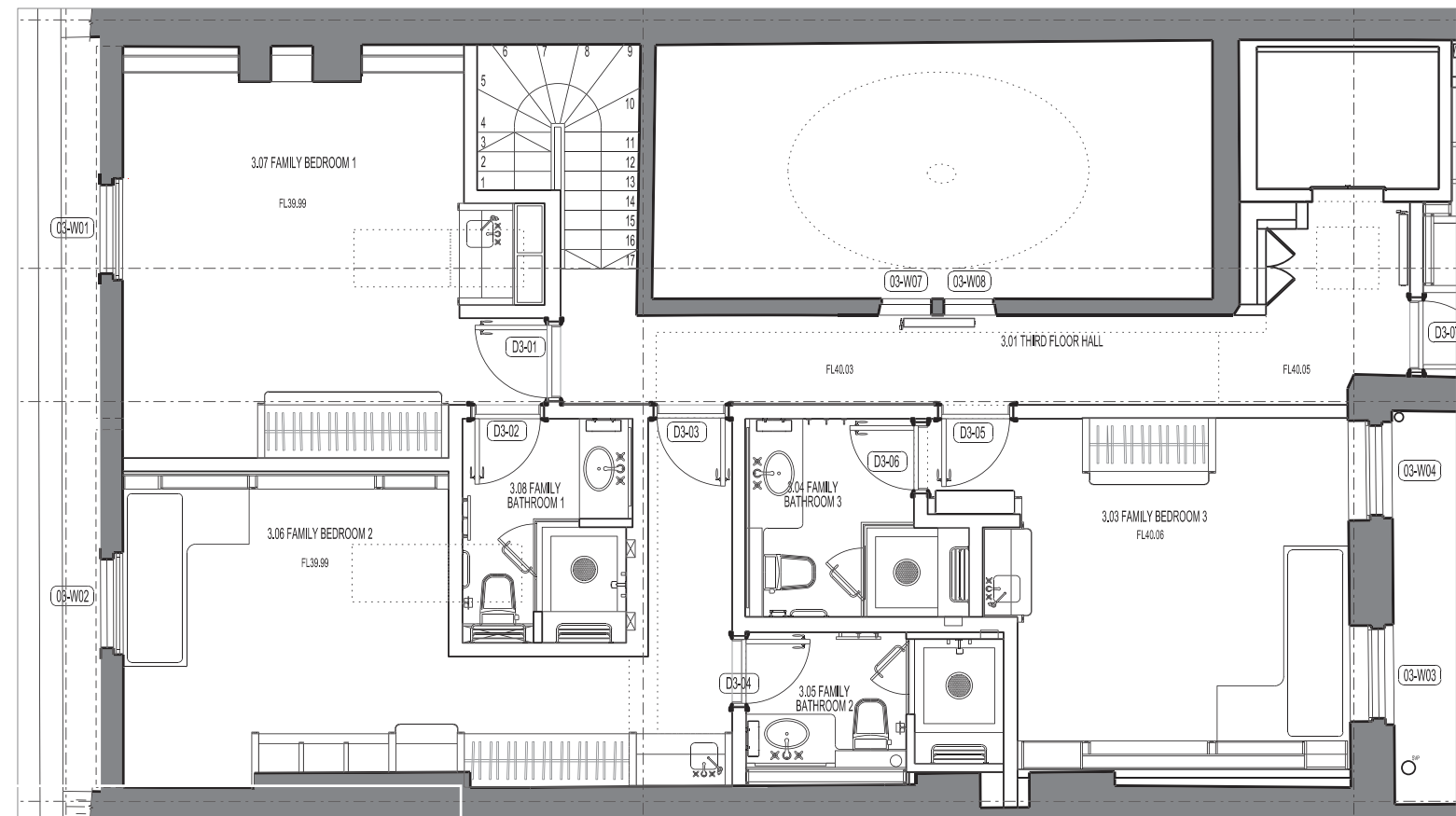
ELEVATION - PROPOSED

Third Floor Bedrooms

Fitted wardrobes are incorporated to Bedrooms 1 and 3 for consistency with other bedrooms throughout the house.



PLAN - CONSENTED



PLAN - PROPOSED

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6.8 CEILINGS

The following changes to ceilings are proposed:

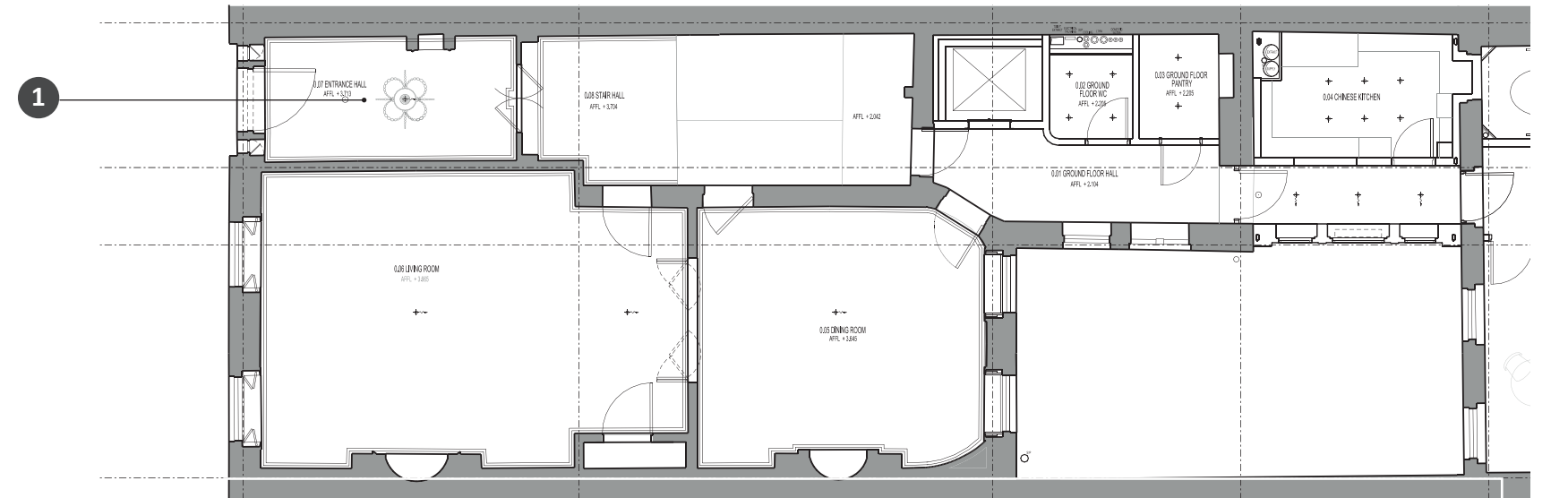
- Ceiling roses to Ground Floor
- Pendant lights to principal rooms
- Lighting layout updates to bedroom floors

Ceiling roses to Ground Floor

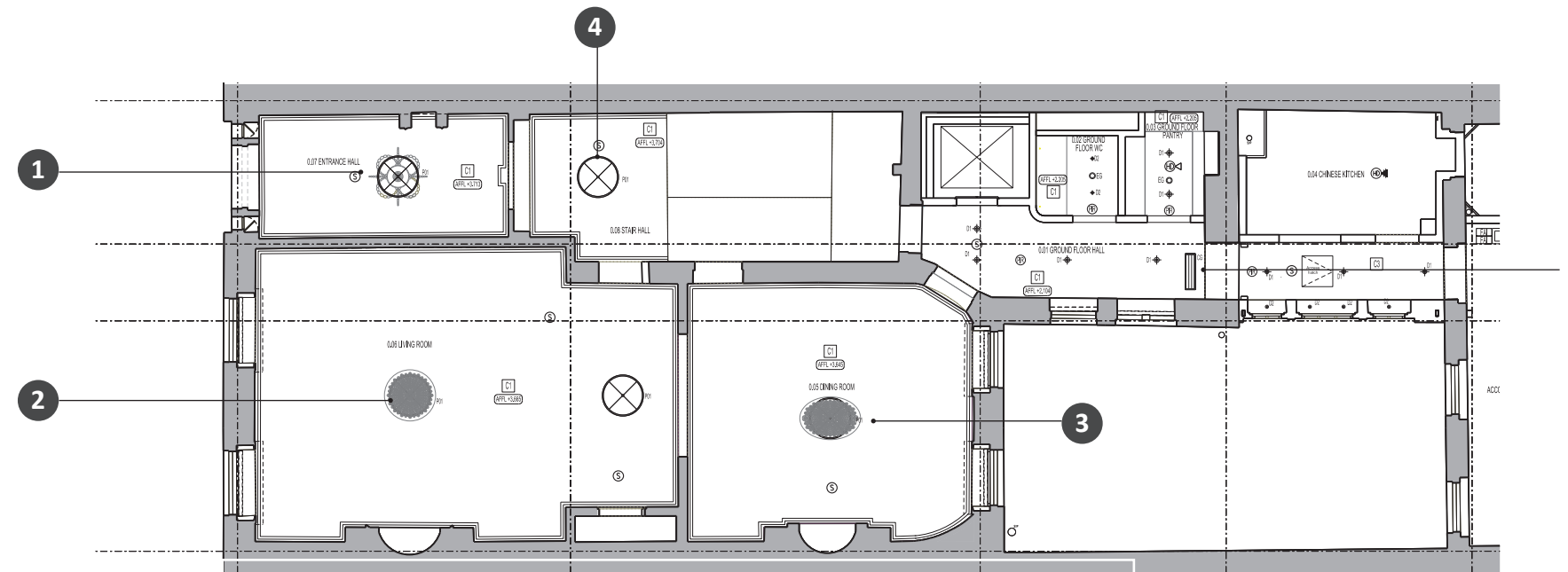
Two Ceiling roses are proposed to Ground Floor principal rooms. The existing ceilings are assumed original lath and plaster. There are no existing decorative plaster-works or roses remaining and plain ceilings are consented.

The ceiling roses proposed have been selected to emulate existing leaf motif roses to the First Floor and are proportionate in size. No cutting out of existing plaster work is proposed

Ceiling rose proposals were reviewed in a pre-application workshop held on 16th March 2022 with the Conservation Officer and were acceptable in principle.

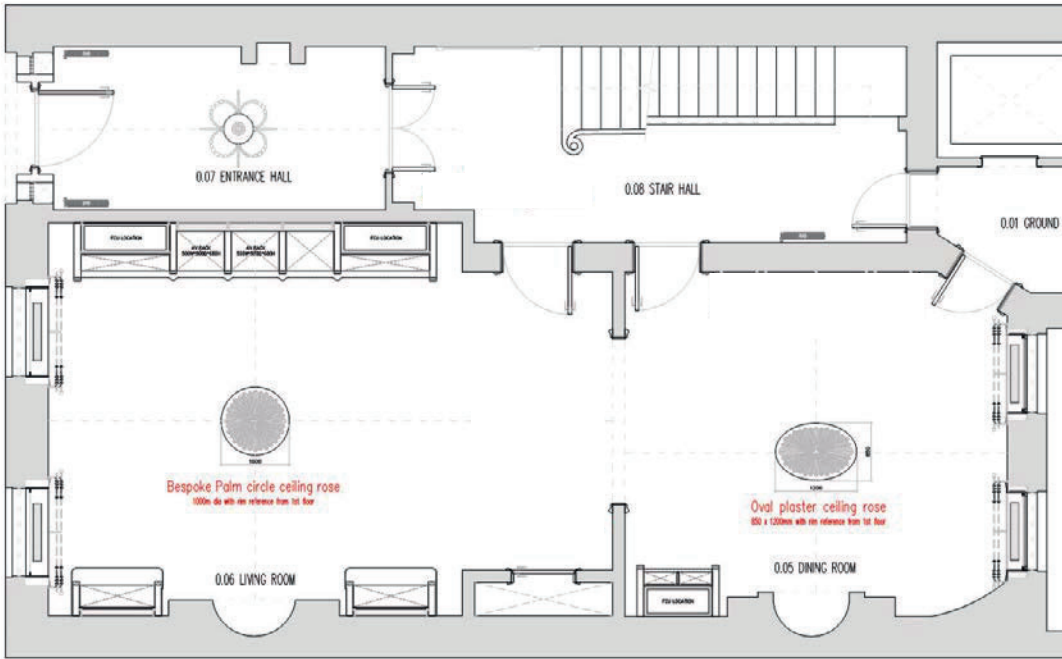


GROUND FLOOR CEILING PLAN - CONSENTED

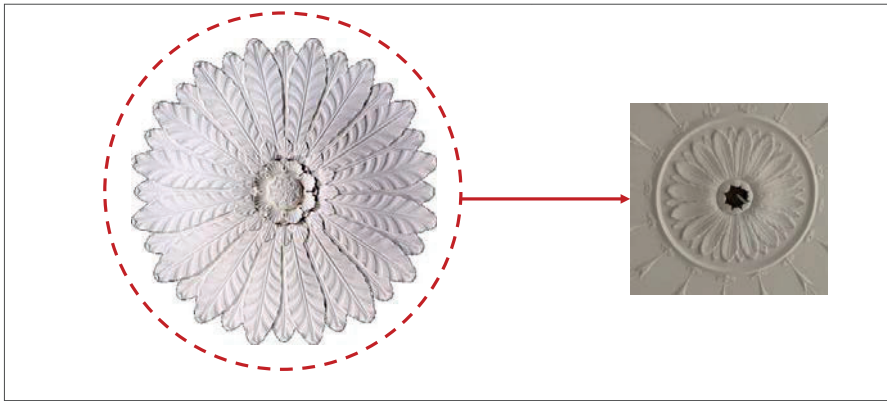


GROUND FLOOR CEILING PLAN - PROPOSED

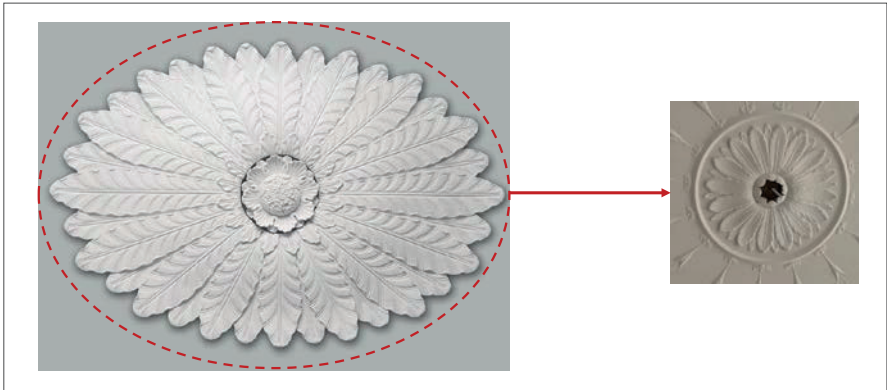
- 1 Existing decorative ceiling rose
- 2 Proposed circular decorative ceiling rose
- 3 Proposed ellipse decorative ceiling rose
- 4 Pendant light fittings



Detail of proposed reflected ceiling plan to Ground Floor rooms



Proposed ceiling rose to Living Room



Proposed ceiling rose to Dining Room



Ground Floor Living Room and existing plain plaster work ceiling



First Floor principal room and existing fine plaster work ceiling

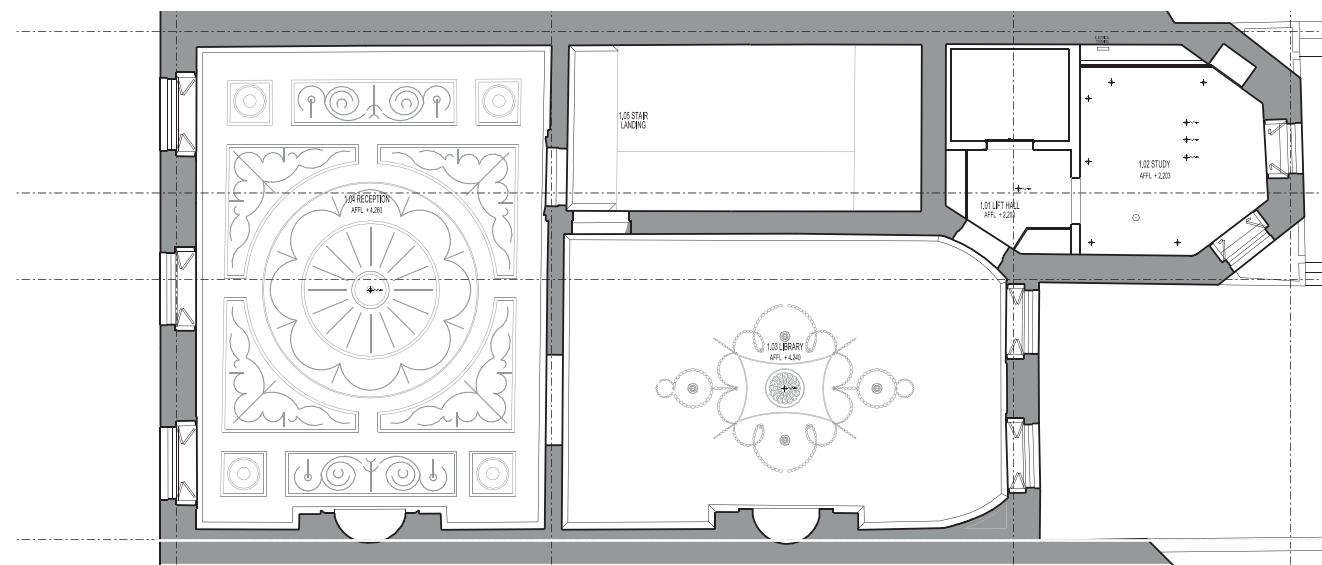
Pendant lights to principal rooms

Pendant light fittings are proposed to central ceiling roses to the principal rooms.

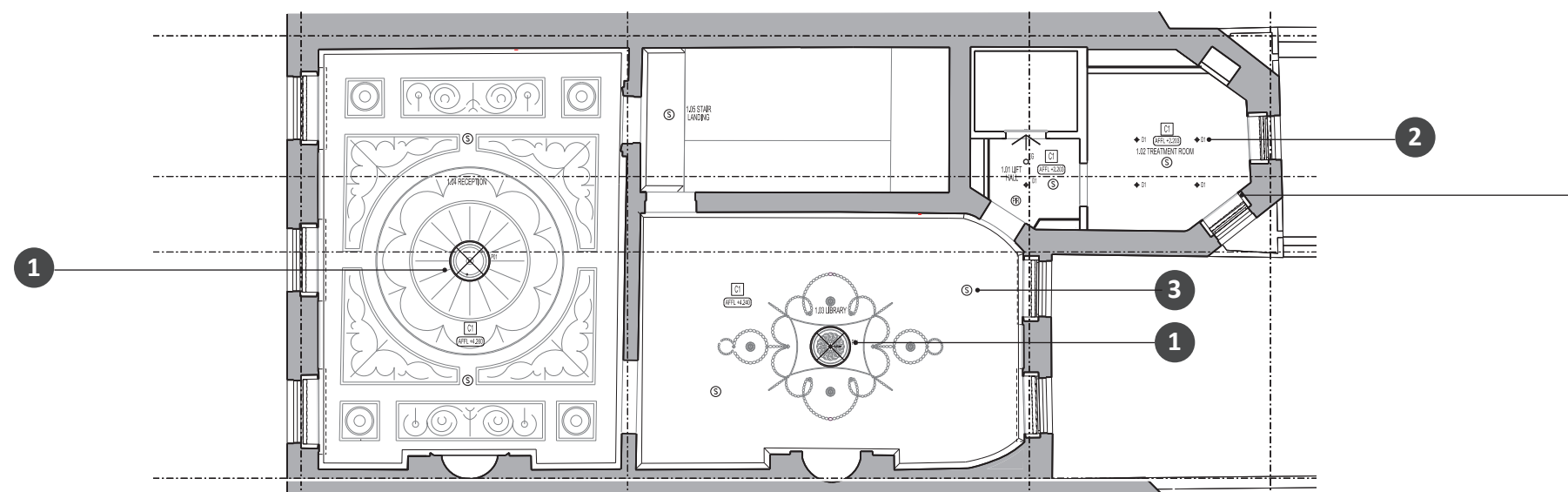
A aspirator smoke detection system has been installed throughout the main house during the previous works contract. This system requires a very small opening within the ceiling in order to take continuous air samples. The system removes the requirement for larger surface mounted smoke detectors that would otherwise be required in order to meet fire safety requirements. Typically openings are circa 10-15mm in diameter and are visually unobtrusive, appearing as a small hole to the ceiling. The aspirator positions have been reviewed on site with the Conservation Officer on 16th March 2022 and were acceptable in principle.



Example of installed aspirator smoke detection system, presents as small hole within ceiling systems



FIRST FLOOR CEILING PLAN - CONSENTED



FIRST FLOOR CEILING PLAN - PROPOSED

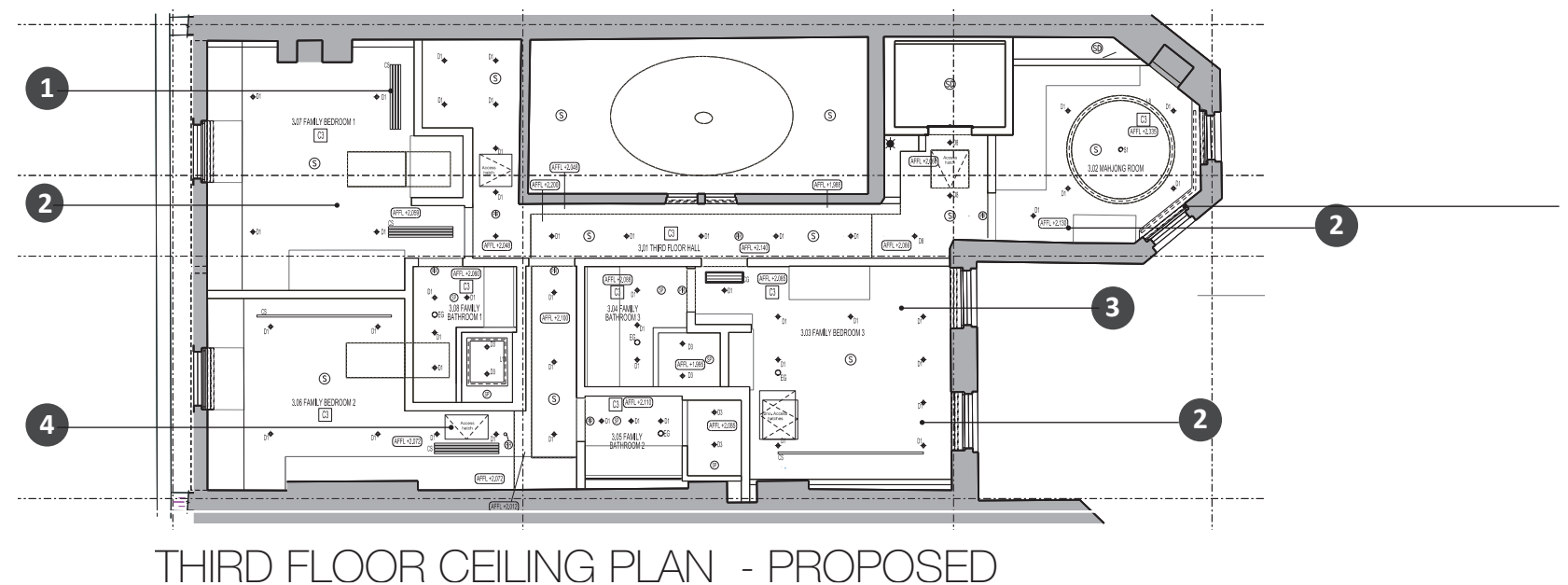
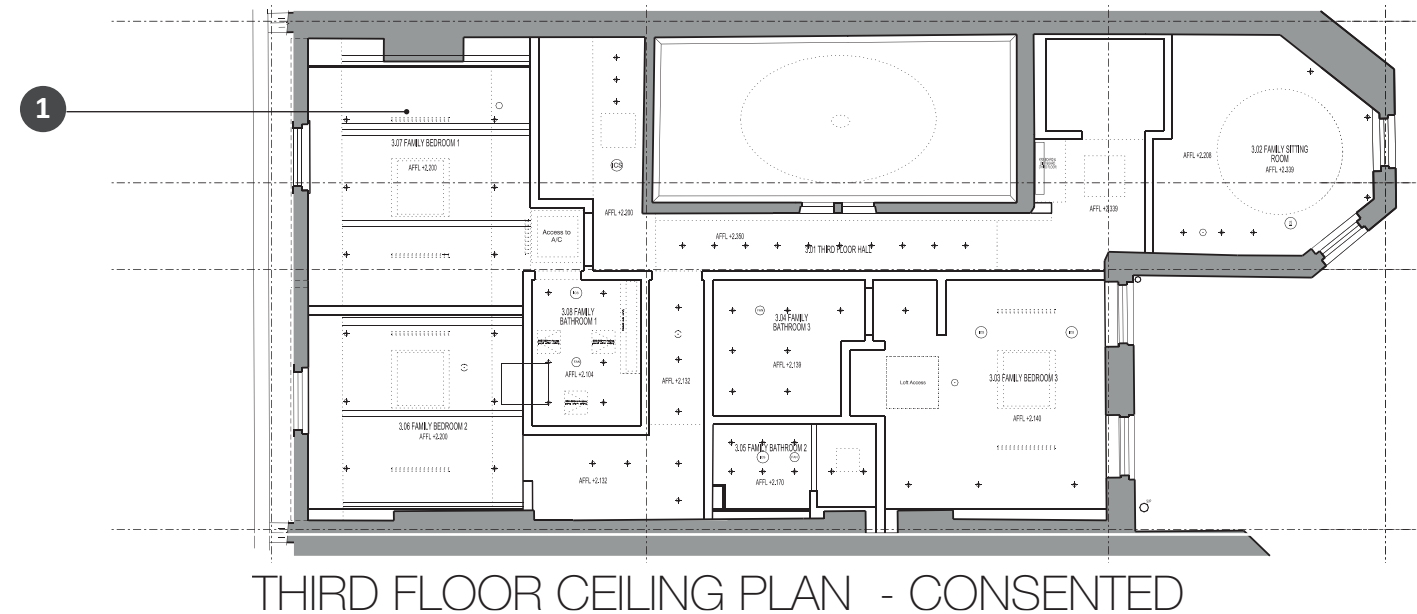
- 1 Pendant light fittings
- 2 Light fitting positions revised
- 3 Smoke detection aspirator system (S)

Lighting layout updates to bedroom floors

Design development to accommodate building services has taken place resulting in the inclusion of ceiling grilles for air conditioning, aspirator smoke detection system and service access hatches. Some lights and previously consented ceiling speakers have been repositioned.

Ceiling updates and design developments have been reviewed in pre-application workshops held on 26th April 2021, 13th July 2021 & 16th March 2022 with the Conservation Officer and were acceptable in principle.

Please refer to the Appendix for a full set of consented and proposed reflected ceiling plans.



- 1 Grilles for air conditioning
- 2 Light fitting positions revised
- 3 Smoke detection aspirator system (S)
- 4 Ceiling access panel

6.9 MISCELLANEOUS ITEMS

The following miscellaneous changes to are proposed:

- New radiator style
- Wall finishes to Third Floor corridor
- Wine cellar ceiling & services
- Secondary glazing changes to Lower Ground Floor
- Roof access safety system minor changes

New radiator style

Flat plane radiators are proposed in lieu of consented column style radiators to 3 locations: Lower Ground Floor Gym, First Floor Lift Hall and Third Floor Corridor. Column style radiators to all other locations to remain as consented.

The proposal was reviewed at a pre-application workshop held on 7th October 2021 with the Conservation Officer and was considered to be acceptable as these radiators are proposed in non-historic areas.

Wall mirrors to Third Floor Corridor

a wall mounted mirror to the corridor wall is proposed in front of the existing windows to give the illusion of a wider space. The proposal was reviewed at a pre-application workshop held on 13th July 2021 with the Conservation Officer and was considered to be acceptable as the mirror is mounted on a new partition and not any existing fabric.

Wine cellar ceiling services

the wine cellar proposed within the Lower Ground Floor vault is required to be environmentally controlled. A bulkhead housing a humidifier and fan coil unit is proposed below the brick soffit. This will be lined with timber (oak) slats and brass mesh in keeping with the consented proposals for the wine cellar linings. Existing openings within the wall will be reused for required pipe work.

The proposal was reviewed at a pre-application workshop held on 7th October 2021 with the Conservation Officer and was considered to be acceptable.

Secondary glazing changes

Sash secondary glazing (with one central rail) is proposed in lieu of previously consented inward opening casements to all windows with consented secondary glazing. The proposals have been made for ease of regular opening, cleaning and maintenance.

New joinery is proposed in the window reveals of the front windows, at Lower Ground and Third Floor, where secondary glazing is proposed. No joinery exists at present. The proposal consists of installing new architraves and timber panels to the reveals. Joinery to the window reveals shall be plain without raised beading.

The proposals were reviewed at a pre-application workshops held on 13th July 2021 & 4th November 2021 with the Conservation Officer and were considered to be acceptable.

Revisions to roof access safety systems

Changes to the arrangement of roof plant were consented in March 2022. The installed access systems to prevent falls during maintenance have been reviewed and an additional section of latch-way for lanyard clip-on is required. A new section of latch-way is proposed to the top of the new lift shaft and an extension to the system in place to the pitched roof. This shall allow safe window cleaning of the historic skylight without the requirement of a fixed rail that could be visible from the stair well.

This proposal has not been discussed in a pre-application workshop. The design team consider this to be a sensitive solution with negligible visual impact to the roof setting.

7 Appendix

The following information is contained within the Appendix:

- Schedule of Changes
- General Arrangement drawings - As consented
- General Arrangement drawings - As proposed 2022

The proposed revised drawings and Schedule of changes are also submitted with the listed building application.

Schedule of Changes
2022 Schedule of Changes for 42 Bedford Square - Revision 0

General Arrangement drawings as consented:

(15)AP001	Location Plan (Revision B)
(15)AP002	Site Plan (Revision A)
(15)AP121	Lower Ground Floor Plan as Proposed (Revision F)
(15)AP122	Ground Floor Plan as Proposed (Revision F)
(15)AP123	First Floor Plan as Proposed (Revision E)
(15)AP124	First Floor Mezzanine Plan as Proposed (Revision D)
(15)AP125	Second Floor Plan as Proposed (Revision F)
(15)AP126	Third Floor Plan as Proposed (Revision E)
(15)AP127	Roof Plan as Proposed (Revision E)
(15)AS135	Section G-G as Proposed (Revision F)
(15)AS136	Section H-H as Proposed (Revision F)
(15)AS137	Section I-I as Proposed (Revision F)
(15)AS138	Section J-J as Proposed (Revision G)
(15)AS139	Section K-K & L-L as Proposed (Revision E)
(15)AS140	Section M-M, N-N & OO as Proposed (Revision F)
(15)AC121	Lower Ground Floor Reflected Ceiling Plan (Revision A)
(15)AC122	Ground Floor Reflected Ceiling Plan (Revision A)
(15)AC123	First Floor Reflected Ceiling Plan (Revision A)
(15)AC124	First Floor Mezzanine Reflected Ceiling Plan (Revision A)
(15)AC125	Second Floor Reflected Ceiling Plan (Revision A)
(15)AC126	Third Floor Reflected Ceiling Plan (Revision A)

General Arrangement drawings as proposed

(15)AP001	Location Plan (Revision B)
(15)AP002	Site Plan (Revision A)
(15)AP121	Lower Ground Floor Plan as Proposed (Revision G)
(15)AP122	Ground Floor Plan as Proposed (Revision G)
(15)AP123	First Floor Plan as Proposed (Revision F)
(15)AP124	First Floor Mezzanine Plan as Proposed (Revision E)
(15)AP125	Second Floor Plan as Proposed (Revision G)
(15)AP126	Third Floor Plan as Proposed (Revision F)
(15)AP127	Roof Plan as Proposed (Revision F)
(15)AS135	Section G-G as Proposed (Revision G)
(15)AS136	Section H-H as Proposed (Revision G)
(15)AS137	Section I-I as Proposed (Revision G)
(15)AS138	Section J-J as Proposed (Revision H)
(15)AS139	Section K-K & L-L as Proposed (Revision F)
(15)AS140	Section M-M, N-N & OO as Proposed (Revision G)
(15)AC121	Lower Ground Floor Reflected Ceiling Plan (Revision B)
(15)AC122	Ground Floor Reflected Ceiling Plan (Revision B)
(15)AC123	First Floor Reflected Ceiling Plan (Revision B)
(15)AC124	First Floor Mezzanine Reflected Ceiling Plan (Revision B)
(15)AC125	Second Floor Reflected Ceiling Plan (Revision B)
(15)AC126	Third Floor Reflected Ceiling Plan (Revision B)



