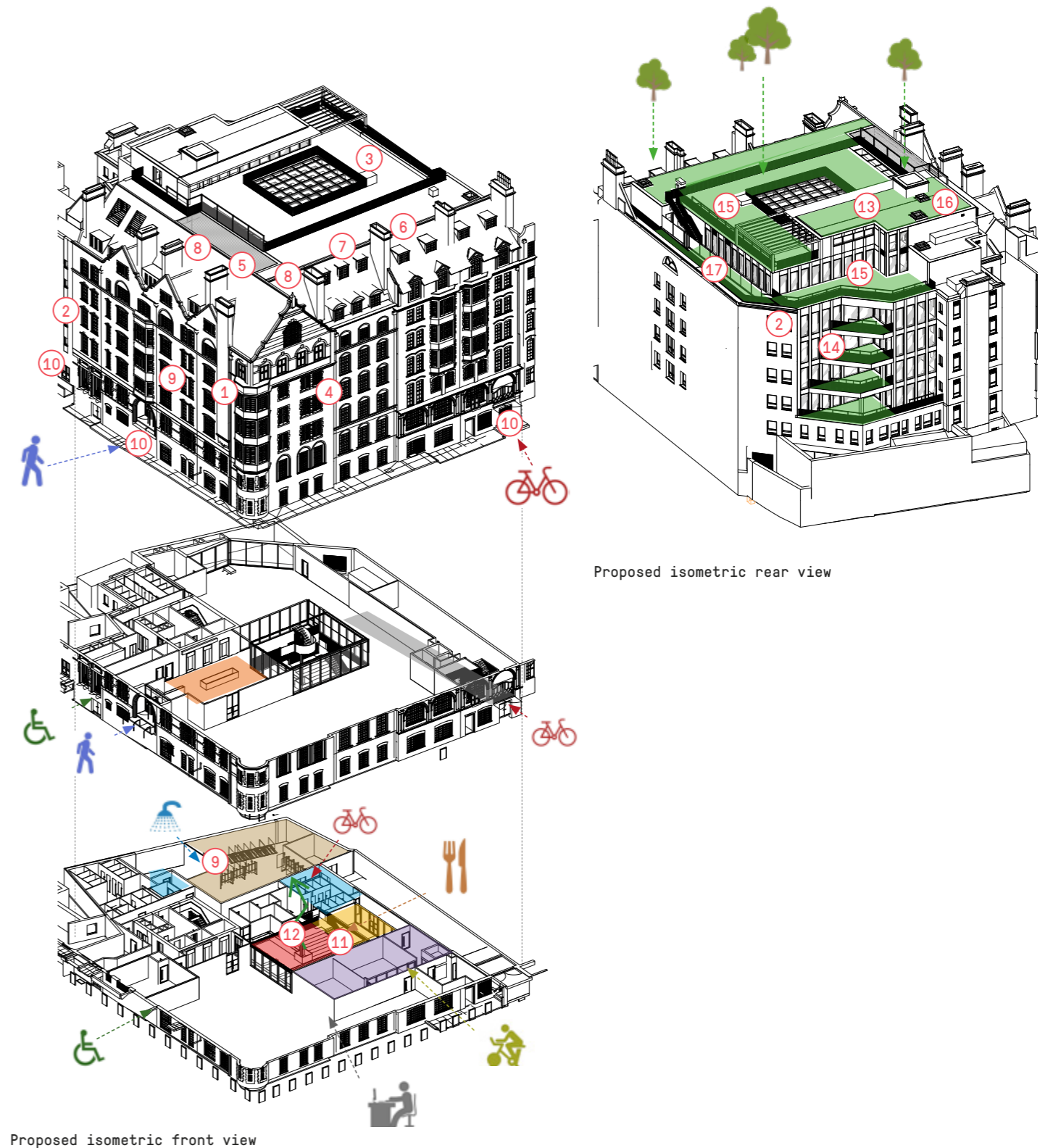


4.0 PROPOSAL

4.0 PROPOSALS

4.1 Strategy Diagrams

- 1 Maximising the retention of the existing embodied carbon within the facade, superstructure and sub-structure, and maintaining the historic character by retaining façades
- 2 Replacement of existing windows and entrances to improve thermal performance; air tightness, U-values and G-values + acoustic performance
- 3 Removal of existing unsightly plant and Atrium + core roof massing at roof level. Carefully considered massing + simplified/reduced plant with new and amenity/landscaping + accommodation to provide all improved roofscape
- 4 Reinsulation of external walls to increase the thermal performance of the existing external envelope
- 5 Modern all electric M+E system to minimise operational energy linked with new openable windows to facilitate mixed mode operation
- 6 Modification of existing roof form to simplify and align roof ridge lines
- 7 Additional dormers, replicating the double mansard on the neighbouring mansions buildings
- 8 Replacement of existing faux chimney stacks
- 9 Window replacement to traditional façades in combination with internal insulation to improve the buildings thermal performance and setting within the conservation area
- 10 Improvement on building legibility + access to entrances designed to reference the traditional detailing prevalent within the conservation area
- 11 Addition of building amenity spaces on lower ground floor: EOT (cycles + showers), Atrium/lounge, cafe and gym
- 12 Central Atrium - Improvement on connectivity + use of floor space for building user (N.B. Partial atrium infill already permitted under 2022/0189/P)
- 13 Addition of new amenity space linked to accessible rooftop garden for all building users
- 14 Replacement of excessively glazed Southern elevation with new rear extension + terraces to provide urban greening, fresh air + wellbeing
- 15 Opportunity for urban greening to 6th + 7th floor, amenity roof garden, amenity roof & rear terraces
- 16 Implementation of green roof areas
- 17 Improved outlook from neighbouring mansion block



Key:

Atrium/ Lounge		Gym		Main entrance	
Cafe		Reception		Cycle entrance	
Shower/Changing		Ramp to cycle store at LG level			
Cycle store					

--> Main entrance
--> Cycle entrance

4.0 PROPOSALS

4.2 Existing Windows - Bloomsbury Street Elevation

The existing windows to 21 Bloomsbury Street date to the 1990's redevelopment and are metal windows designed to mimic the original sashes and casements. The windows are nearing the end of their serviceable life and perform poorly, both thermally and in terms of air tightness. In some instances secondary glazing has been introduced to alleviate these issues.

There is an opportunity in these redevelopment works to replace these windows with new double glazed timber and steel framed replacements to match with the original fenestration evident in the neighbouring Bedford Court Mansions.

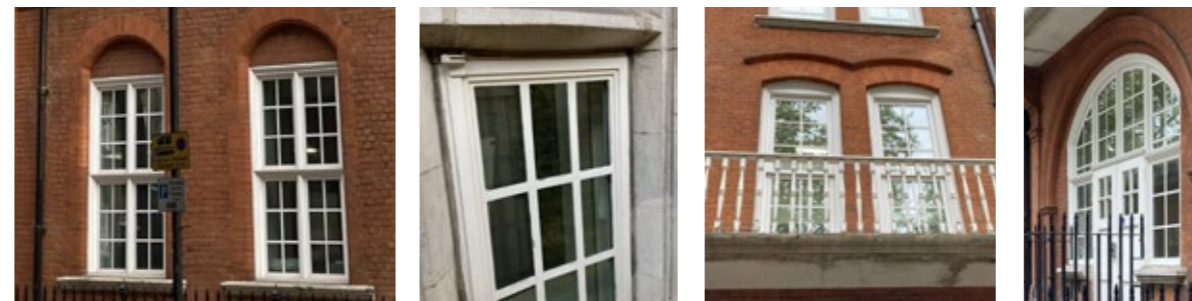
These proposed works will be an enhancement to the buildings setting in the Conservation Area, thermal performance and longevity.



KEY

- Metal Window Replica [filled in]
- Metal Windows

Existing East Elevation



Existing Windows

4.0 PROPOSALS

4.3 Existing Windows - Bedford Avenue Elevation

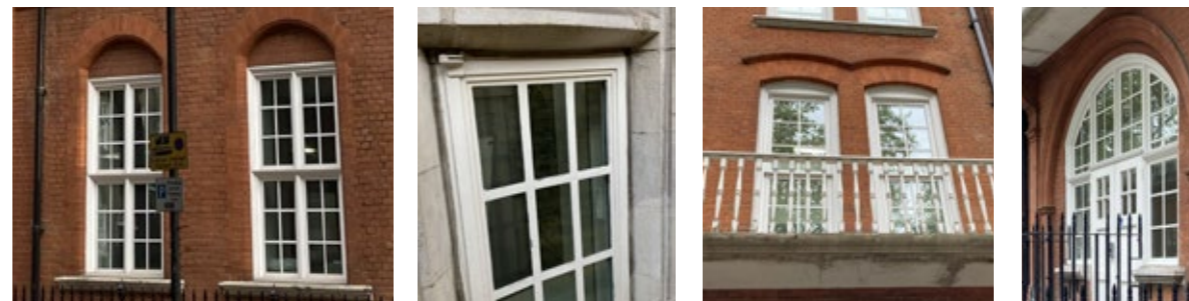
- + Existing windows back from 1990's. Steel casements have been installed in timber frames to mimic the prevailing timber sashes, casement and original steel windows which are prevalent in the neighbouring mansion blocks.
- + The windows are at the end of their serviceable life and are poorly performing contributing to higher operational carbon profile.
- + Reliance on secondary glazing detracts from the external setting within the conservation area and negates the opportunity for mix mode ventilation.



KEY

■ Metal Windows

Existing North Elevation



Existing Windows

4.0 PROPOSALS

4.4 Existing Bedford Avenue Long Elevation - Windows

The neighbouring Bedford Court Mansions demonstrates the original design and hierarchy of timber sashes, timber casements and steel casements. These original designs have formed the basis for our proposals.

KEY

- Metal casement windows within bays and stone dressings set within the masonry elevations forming lower multi window arrangements within the masonry elevations
- Timber frame sash windows
- Timber frame casement windows



Metal Window



Timber Frame Sash Windows



Timber Frame Casement Windows

Existing Window Photos on Bedford Court Mansions



← 21 Bloomsbury Street →

Existing Bedford Avenue Elevation

4.0 PROPOSALS

4.5 Proposed Bedford Avenue Long Elevation - Windows

Across Bedford Avenue, there is a hierarchy of window types shown: metal windows, timber frame sash and timber frame casement. The proposed works propose to replace the windows to adhere to the original concept of neighbouring buildings within the Conservation Area.

Simultaneously, the new higher performing windows will improve the thermal performance of the building envelope thus reducing operational carbon use. The new windows will also offer the opportunity for mix mode ventilation further benefiting occupants future flexibility and reducing over-reliance on mechanical systems.

KEY

- Metal casement windows within bays and stone dressings set within the masonry elevations forming lower multi window arrangements within the masonry elevations
- Timber frame sash windows
- Timber frame casement windows



Metal Window



Timber Frame Sash Windows



Timber Frame Casement Windows

Existing Window Photos on Bedford Court Mansions



← 21 Bloomsbury Street →




Proposed Bedford Avenue Elevation

4.0 PROPOSALS

4.6 Proposed Elevations - Windows



KEY

-  Metal Windows
-  Timber Frame Sash Windows
-  Timber Frame Casement Windows

4.0 PROPOSALS

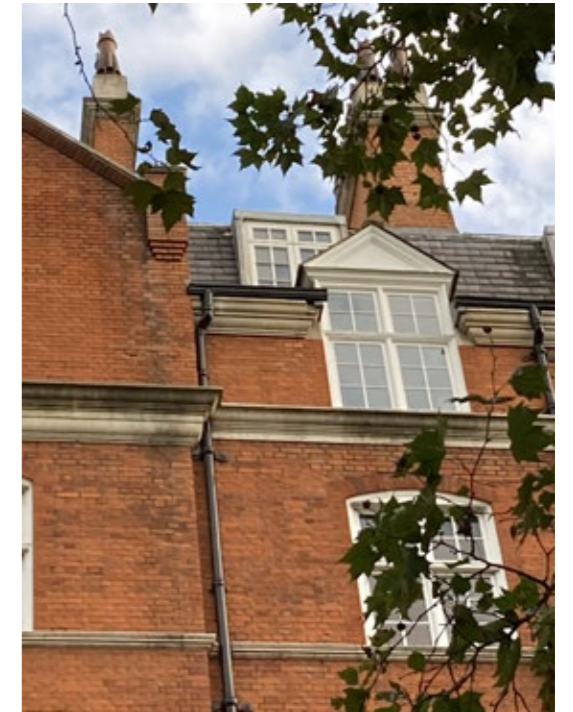
4.7 Existing Double Dormers

Bedford Court Mansions demonstrates examples of double dormer design to the western end of the Bedford Avenue elevation. This original design has formed the basis of our proposals to introduce a secondary level of dormer to the newly created sixth floor accommodation.

The scale, proportions and materiality have informed the designs for the new dormers. The proposals have introduced the new 6th floor dormers following the same arrangement and setting out relative to the 5th floor window as demonstrated with the mansion block in the west.



Original double mansard to existing building (Pre-1990s development)



Double dormers to neighbouring building on 74-97 Bedford Ave

Double mansard on neighbouring buildings



21 Bloomsbury Street

Existing Bedford Avenue Elevation

4.0 PROPOSALS

4.8 Proposed Dormers - Bedford Avenue + Bloomsbury Street Elevation



Proposed North Elevation on Bedford Avenue



Proposed East Elevation on Bloomsbury Street

4.0 PROPOSALS

Double mansard on neighbouring buildings

4.9 Bedford Avenue Long Elevations - Dormers



← 21 Bloomsbury Street →

Existing Bedford Avenue Elevation



← 21 Bloomsbury Street →

Proposed Bedford Avenue Elevation

0 5 10 M

4.0 PROPOSALS

4.10 Proposed Dormers and Glazing Hierarchy

Since the first and second pre-app meeting, window designs have been further developed to reinstate the language of the original proportions a that will complement the streetscape in the Conservation Area.

① Existing dormer windows on the fifth floor of Bedford Avenue will be reinstated in their massing on a like for like basis. Replacing the fixed single glazed pane with a pair of timber casement windows to maintain the clear fenestration hierarchy. The dormer cheeks are to be slender in profile to maintain sensitivity to the host building and architectural style.

② Proposed dormer windows on the sixth floor of Bedford Avenue replicate the language and proportions of the 5th floors and those of the adjacent mansion block; timber casement windows with smaller sub divided panes and slender dormer cheeks.

③ The fire egress, accessible entrance and main entrance pass doors all employ the same glazing proportion principles as established through the fenestration hierarchy.

A The fire egress door is to be finished white as it is subservient to the primary entrances for ease of legibility. Following the general format of the exiting door it consists of a panelised lower section and glazed upper section of door, reportioned to be more sensitive to the architectural style and reflective of the adjoining mansion block

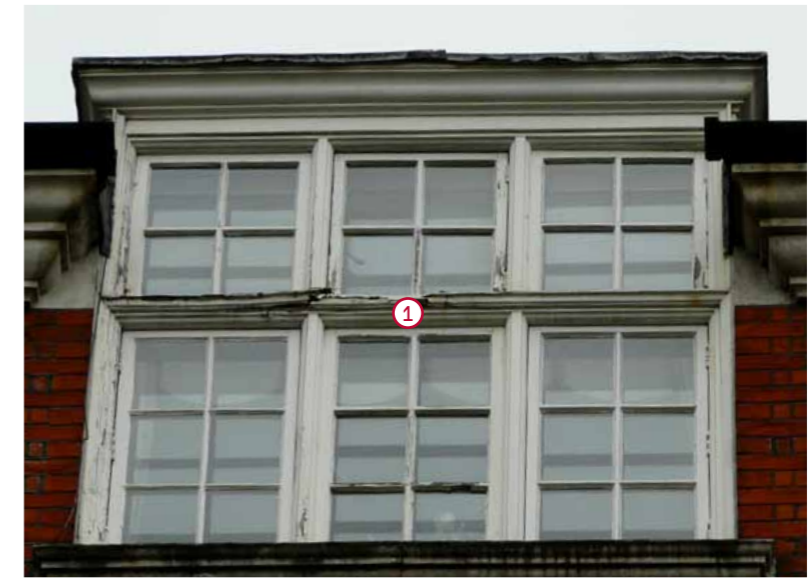
B The accessible entrance is a timber door reflecting its status of a primary entrance as evident on the adjoining mansions. Following the general format of the exiting door consisting of glass panelised doors it's reportioned to be more sensitive to the architectural style and suited through to harmonise with the adjoining entrance / exit doors

C A refined revolving door more sensitive to the architectural proportioning replaces the existing heavy revolving doors. The pass doors and glazed framing surrounding the drum is sub divided in hierarchy with small glazed panes reflective of the same architectural style and suited through to harmonise with the adjoining entrance / exit doors

④ The decorative high level metal work used within the arch of the main entrance follows the same language as the fenestration elsewhere on Bedford Court mansions employing a division and subdivision above the door to the arch.



Proposed Bedford Avenue Dormers



Existing Bedford Court Mansions Dormer



Proposed Bloomsbury Entrances



Existing Glazing Proportions on Bedford Court Mansions

Revised Proposed Main Reception Entrance