

PROPOSED HOTEL
4-6 BEDFORD PLACE
LONDON
WC1B 5JD

DESIGN & ACCESS STATEMENT
MARCH 2023

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Lightwell above the main staircase within 4 Bedford Place

01

BACKGROUND

TEAM

SAV Group has assembled a team of professional consultants with extensive experience in converting listed properties such as 4-6 Bedford Place into high-quality refurbished buildings. Team members have been chosen based on their experience in hotels and hospitality, heritage and listed buildings expertise and their knowledge of Bedford Place and the area.

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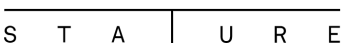


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DESIGN BRIEF

This Design and Access Statement has been produced by Studio Moren on behalf of Nebra Property, to explain our client's proposals for the remodelling of 4-6 Bedford Place, Bloomsbury, London, WC1B 5JD into a 43 bedroom hotel.

The purpose of this document is to describe the proposal to the London Borough of Camden, providing an overall illustration of the background and context for the site and demonstrating how the proposals have been developed to respond to their context.

In particular, a heritage-led approach toward the refurbishment of the building (which is Grade II listed), has been adopted from the outset.

4-6 Bedford Place is located within the Bloomsbury Conservation Area. The site consists of three adjoining houses in the terrace 1-20 Bedford and was originally 3 separated terraced buildings No's 4,5 and 6 which are connected at present.

The building currently has a C1 hotel use. The Grange Lancaster Hotel was accommodated within these 3 properties until recently.

The buildings are currently unoccupied.



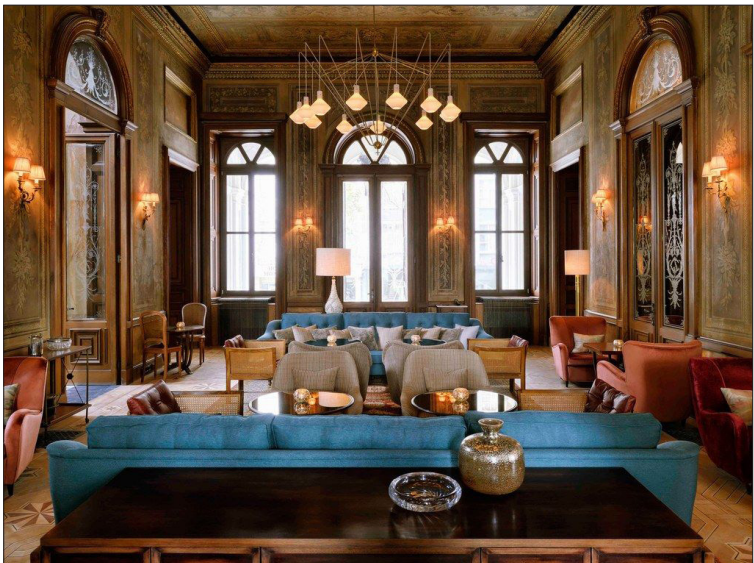
Bedford Place



Current interior condition of 4 - 6 Bedford Place

HOTEL OPERATION

The proposal is to retain the C1 use, whilst repositioning the previous, now defunct Grange hotel with a high quality, 4* boutique ‘townhouse’ style of hotel. All rooms will be en-suite, with no guest cooking facilities currently envisaged. There will be lounge space at ground floor and communal use of the rear gardens. A limited food offering will be available to guests.



Referential images of similar boutique and townhouse style hotels, including Soho Townhouse, Zetter Townhouse and Vintry and Mercer (Studio Moren)