

03

CONSULTATION

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REAR EXTENSIONS

PRE-APPLICATION RESPONSE

REFERENCE 2022/3645/PRE

A pre-application meeting with Camden Council was held on 25th October 2022 where the design proposal was discussed and a written response issued in January. This page shows council's comments on the scheme, our response and subsequent design amendments.

LPA COMMENTS

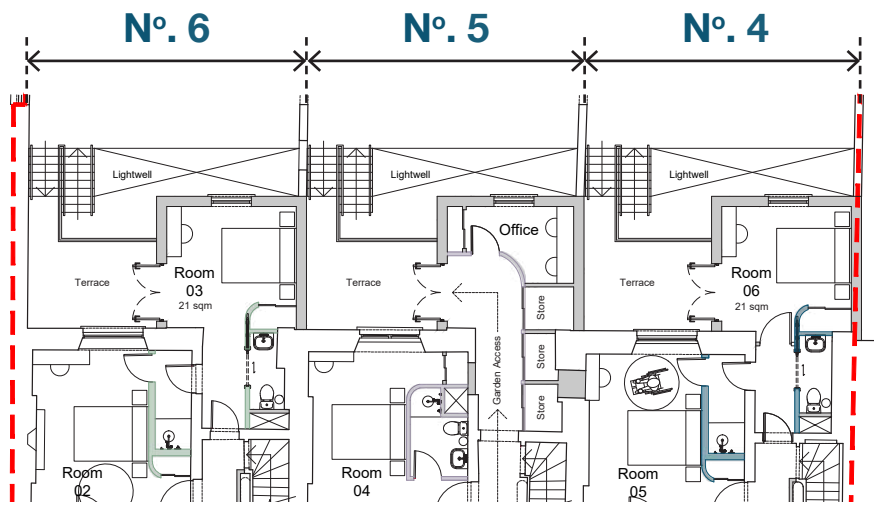
"It is proposed to create 3 new rear extensions at lower ground and ground floor levels. This is likely to be acceptable but the proposed wings currently show as coming very close to the rear window in the main rear room and they could be set further away from this window. The inclusion of an external stair and railed balcony/terrace also adds to the bulk of the proposed extensions and should be omitted from the scheme. It is noted that nos. 1-3 already have this similar arrangement. While nos. 1-3 have extensions which are similar to the proposed extensions, their detailing is quite poor and should not be replicated at nos. 4-6."

DESIGN RESPONSE

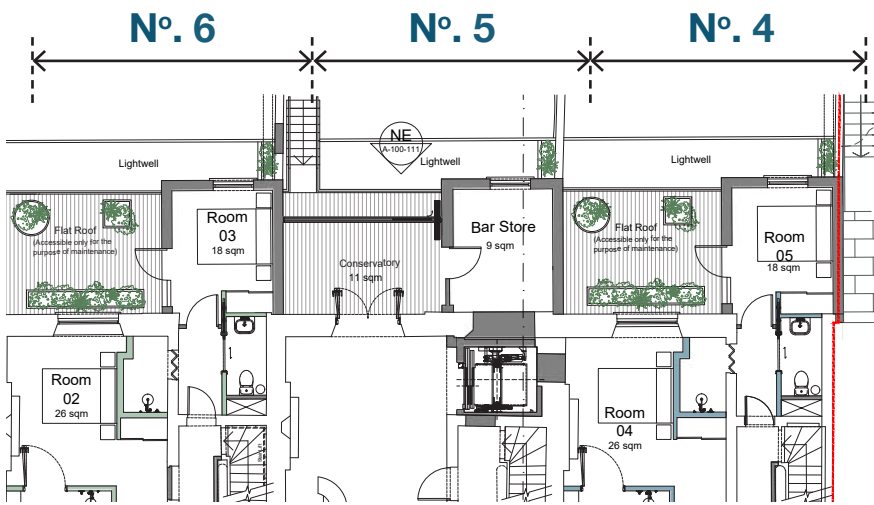
Please note that the proposal has now been revised to accommodate narrower 3 closet wings behind the three properties, set back from the rear windows and sized of a commensurate width to those constructed at No's 1 to 3 Bedford Place.

Please note that all external stairs have been removed and the light well and flat roof areas between the rear of the property and the garden are now all designated as inaccessible by guests and would only allow staff access for maintenance purposes. This is with one exception of a single stair flight, located centrally at the rear of No. 5 to allow access to the garden (the level of which is ½ a storey below the ground floor and ½ a storey above the lower ground floor.) Due to health and safety requirements whether flat roof areas or terraces, they all require some means fall restraint / arrest, hence the need for modest balustrades as proposed.

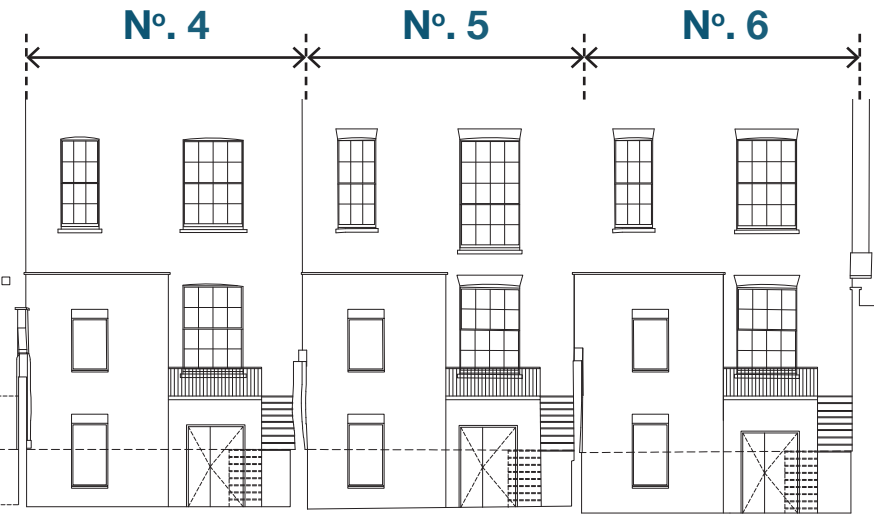
Please note, whilst there are proposed similarities and consistencies in the design of the massing of the closet wings to their neighbours at 1-3 Bedford Place, the proposed detailing is more sympathetic and coherent with the main building including brick arched sash window openings.



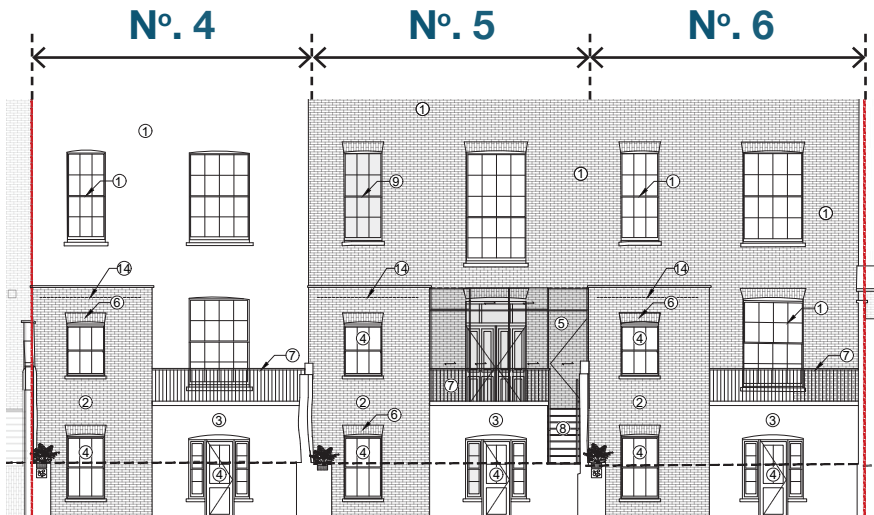
[Above] Proposed Ground Floor Plan at Pre-Application



[Above] Proposed Ground Floor Plan



[Above] Proposed Rear Elevation at Pre-Application



[Above] Proposed Rear Elevation

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LIFT LOCATION

PRE-APPLICATION RESPONSE
REFERENCE 2022/3645/PRE

A pre-application meeting with Camden Council was held on 25th October 2022 where the design proposal was discussed and a written response issued in January. This page shows council's comments on the scheme, our response and subsequent design amendments.

LPA COMMENTS

“The main intervention in terms of circulation is the creation of a lift. It is appreciated that options have been looked at as to how this can be accommodated while causing the least harm, but it unquestionably does cause harm to the significance of the middle building. It results in an uncharacteristic alteration to plan form, particularly at ground floor, and also involves the loss of the servants’ staircase which, although late 19thC, is nonetheless of historic significance and in the original location of the servants’ stair. These works would not be supported. None of the other listed buildings in Bedford Place appear to have been granted permission for a lift.

DESIGN RESPONSE

Provision of a lift is essential to the functioning of a modern and accessible hotel, benefiting a vast range of users. The proposed development presents an opportunity to improve access for all to the existing hotel.

The accommodation of a lift to serve 5 storeys of this building is an essential ingredient of 4* boutique, town house style of hotel of this nature.

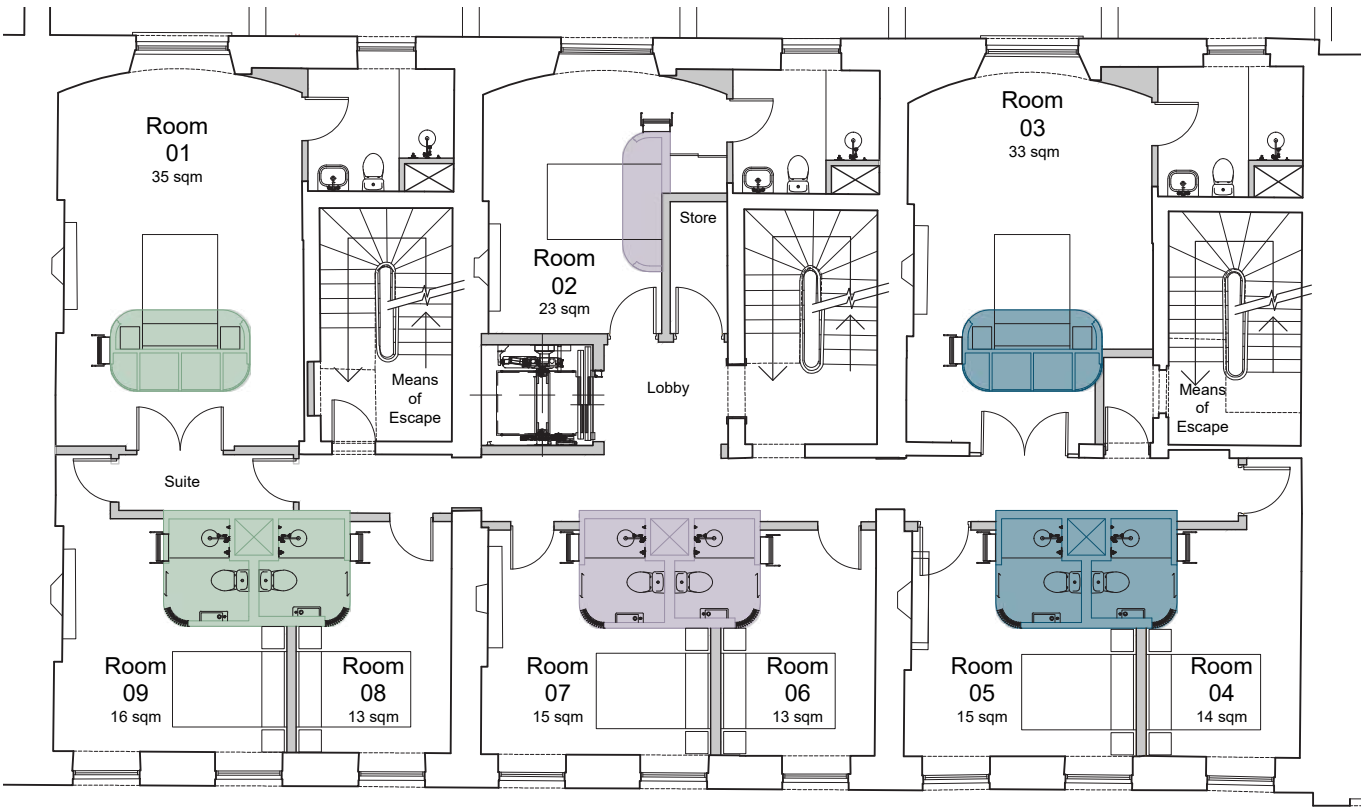
Whilst this is not only beneficial for guest experience and for those servicing and maintaining the building, a lift has further important and fundamental benefits to any high-quality building of this nature to be fit for purpose within a modern context.

These benefits include:

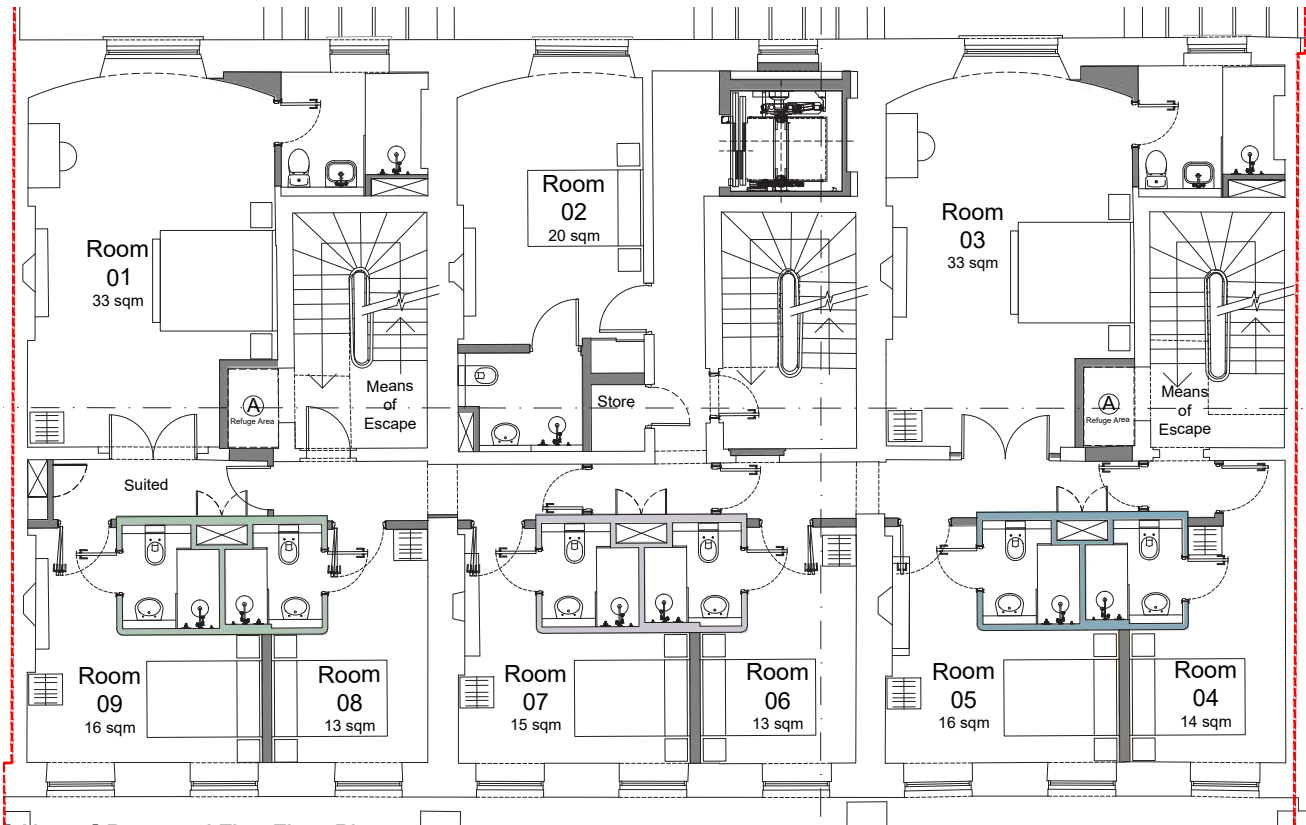
- Provision for Disability: A lift provides significant operational benefits and guest experience to people with any level of disability and the proposed 8-person lift is compliant with both part M of the building regulations and of the guidance of the Equalities Act, (previously know as the Disability Discrimination Act.)
- Fire Life Safety: Any new lift of this nature would be specified as an evacuation lift as is required by the London Plan. As an additional means of escape this provides further fire safety benefits to this building.

In order to accommodate the lift, the client and design team have taken a heritage led approach to this building whereby perceived harm has been counterbalanced by considerable benefits such as the re-establishment of traditional details and have been guided by Historic England’s guidance Easy Access to Historic Buildings (June 2015). Further to pre-application advice and review, the proposal has been revised to relocate the lift at the rear of the main staircase in No.5. Similar approach has been taken elsewhere in the terraces on Bedford Place.

Further justification is included over the next few pages:



[Above] Proposed First Floor Plan at Pre-Application



[Above] Proposed First Floor Plan

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LIFT LOCATION

SUMMARY OF LIFTS ACCOMMODATED INTO LISTED BUILDINGS IN THE VICINITY:

BEDFORD PLACE AND MONTAGUE STREET:

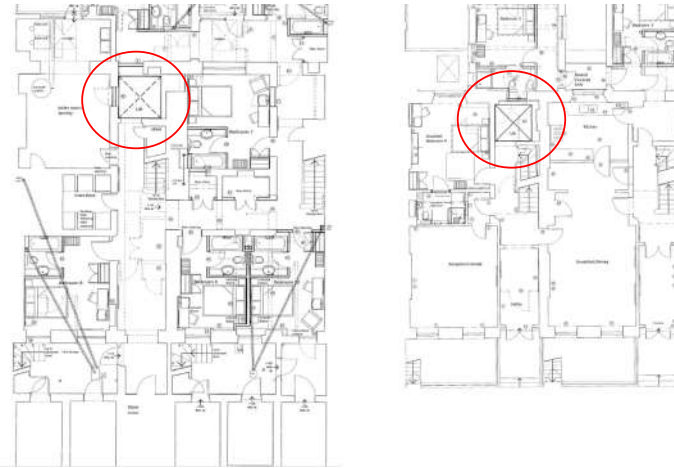
(Bedford Place No's 9-10, 24-27, 31-32, 34-47, 39-40 and Montague Street: No's 12-20, 23-24.)
Our research has identified that 5 other properties in Bedford Place and 2 other properties in Montague Street have had new lifts consented / accommodated.

9-10 BEDFORD PLACE - 2004/3033/L

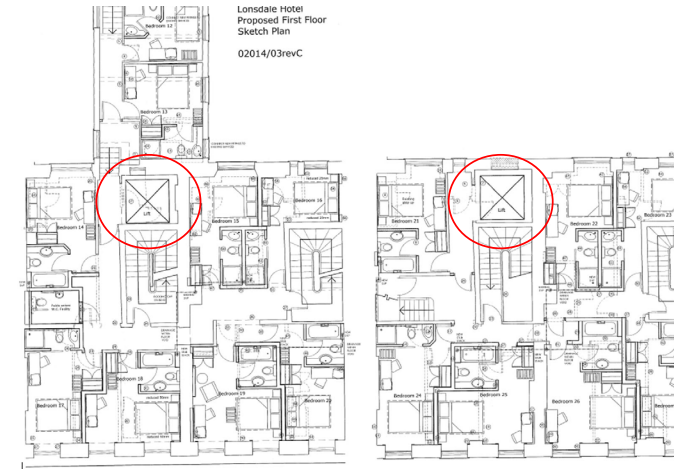
Listed building consent was granted on 08 September 2004 under application ref: 2004/3033/L for:

Internal and external alterations to existing hotel including alterations to bedrooms, provision of en-suite bathrooms, new lift to second floor, the addition of a glazed linked corridor at ground floor level and enclosure of lightwell at third floor/roof level.

Lift location: Behind main staircase
Impact on servant stair: None
24 – 27 BEDFORD PLACE - LSX0105223



Consented lower ground and ground floor showing lift location



Consented first and second floor showing lift location

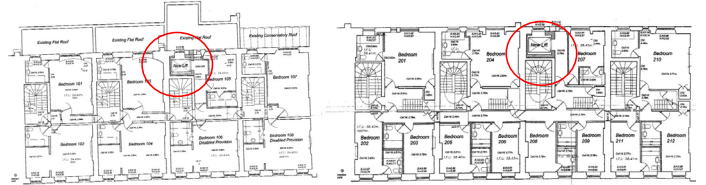
Listed building was consent granted on 09 May 2002 under application ref: LSX0105223 for:

Internal and external alterations to 24-27 Bedford Place, together with additional works to 25 Bedford Place including the installation of an external disabled access lift, the formation of a new internal lift shaft, and a new flat roof area to form the roof of the new lift shaft.

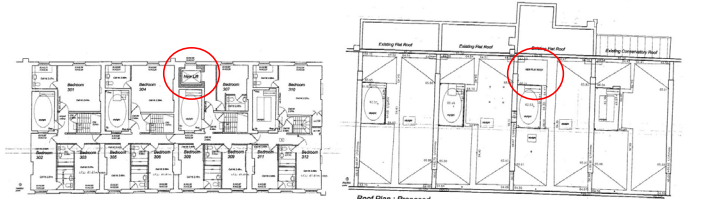
Lift location: Behind main stair case
Lift terminates: Roof floor
Impact on servant stair: None
Impact on roof: Small flat roof created
31 - 32 BEDFORD PLACE - PSX0105473



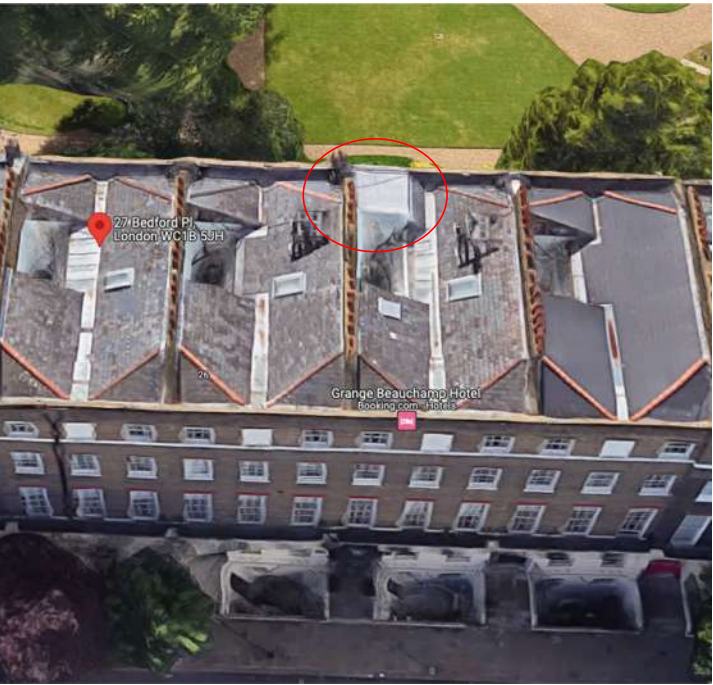
Consented basement and ground floor showing lift location



Consented first and second floor showing lift location



Consented third and roof plan showing lift location and flat roof



Aerial view showing proof of implementation

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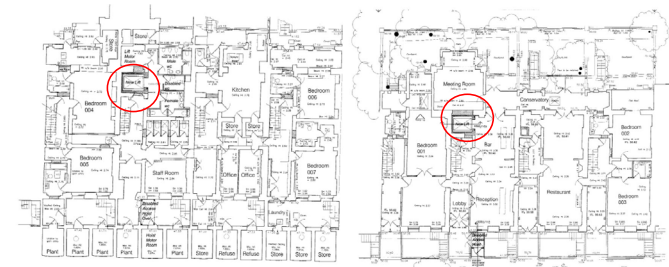
LIFT LOCATION

Planning and listed building consent was granted on 22 October 2002 under application ref: PSX0105473 for:

The installation of an external disabled access lift, and a new flat roof area to form the roof of a new lift shaft at 31 Bedford Place

- Lift location: Behind main stair case
- Lift terminates: Roof
- Impact on servant stair: None
- Impact on roof: Small flat roof created

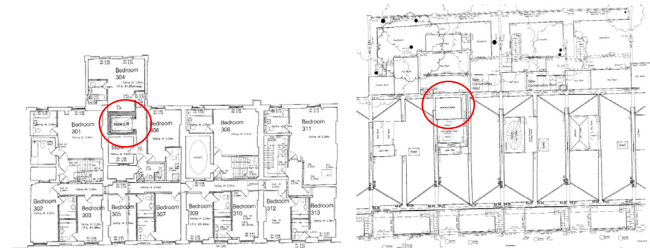
34 - 37 BEDFORD PLACE - POSX0105492



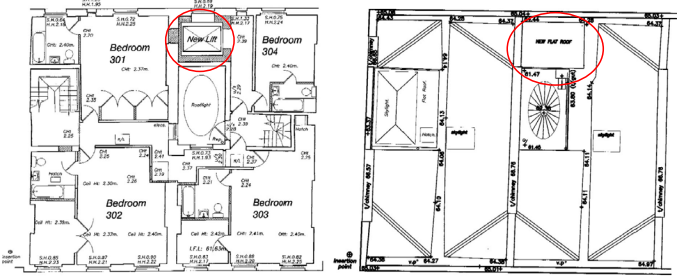
Consented basement and ground floor showing lift location



Consented first and second floor plan



Consented third floor and roof plan showing lift location and flat roof



Consented third floor and roof plan

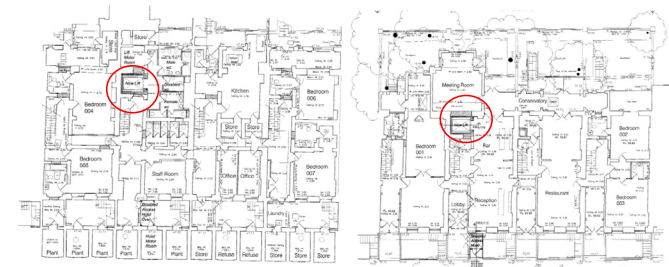


Aerial view showing lift installed and flat roof

Planning and listed building consent was granted on 12 August 2002 under application ref: POSX0105492 for:

The installation of an external disabled access lift, and a new flat roof area to form the roof of an internal lift shaft, for 36 Bedford Place, in connection with the lawful use of the buildings at 34-37 Bedford Place as a hotel

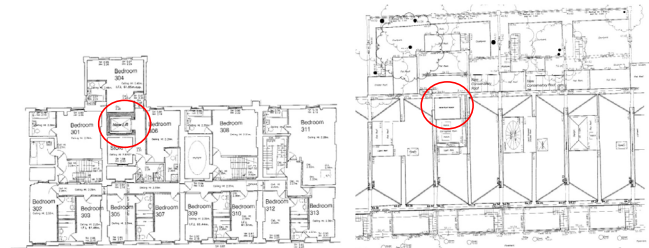
- Lift location: Behind main staircase
 - Lift terminates: Roof
 - Impact on servant stair: None
 - Impact on roof: Small flat roof created
- 39 - 40 BEDFORD PLACE - PSX0204180



Consented basement and ground floor showing lift location



Consented first and second floor plan



Consented third floor and roof plan showing lift location and flat roof



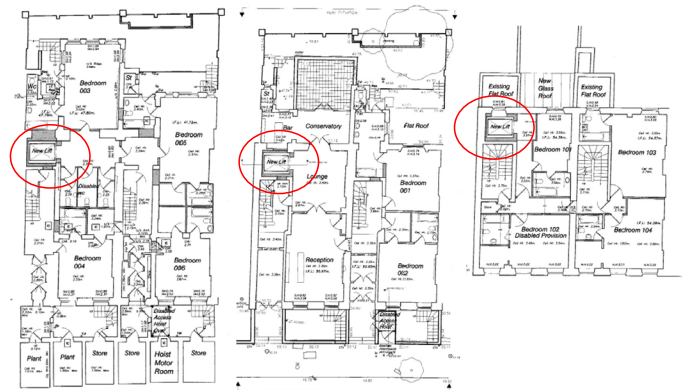
Aerial view showing implemented lift and overrun

03 CONSULTATION

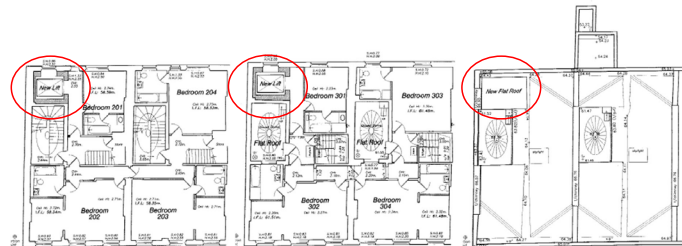
LIFT LOCATION

Planning and listed building consent granted on 11 February 2003 under application ref: PSX0204180 for:
The installation of an external disabled access lift, and a new flat roof area to form the roof of an internal lift shaft for 39 Bedford Place

Lift location: Behind main staircase
Lift terminates: Roof
Impact on servant stair: None
Impact on roof: Small flat roof created
12 – 20 MONTAGUE STREET



Consented basement, ground and first floor showing lift location



Consented second, third and roof plan showing lift location and flat roof

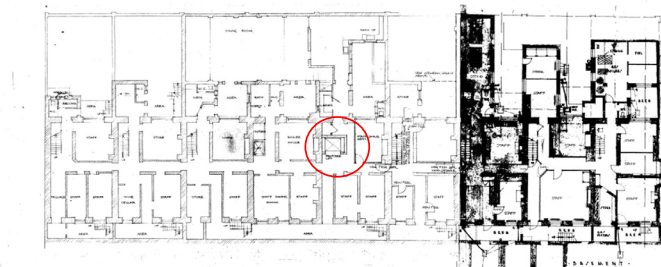


Aerial view showing implemented lift

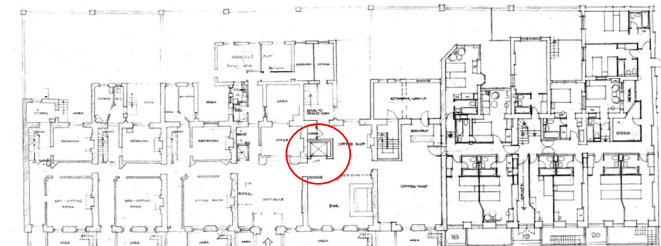
Planning permission was granted on 15 January 1971 under reference 9773 for:

Internal alterations to provide 49 bedroom/bathroom suites at 18, 19 & 20 Montague Street, Camden. 2. Internal and external alterations and additions to provide for a lift, lift motor room and sold water tank room and Manager's Office and bedroom at 12-17 Montague Street, Camden.

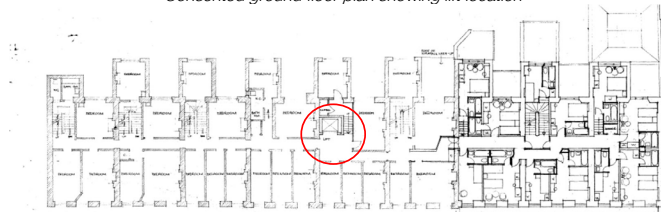
Lift location: In place of main staircase
Lift terminates: Roof
Impact on servant stair: None – main stair removed
Impact on roof: Large lift overrun
23 - 24 MONTAGUE STREET



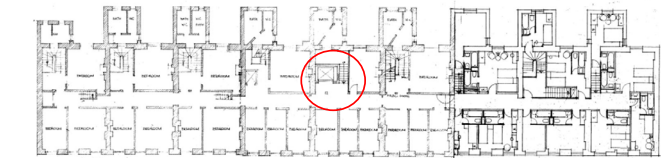
Consented lower ground floor plan showing lift location



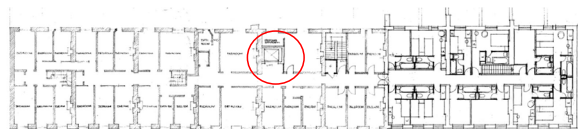
Consented ground floor plan showing lift location



Consented first floor plan showing lift location



Consented second floor plan showing lift location



Consented third floor plan showing lift location



Consented elevation showing lift overrun

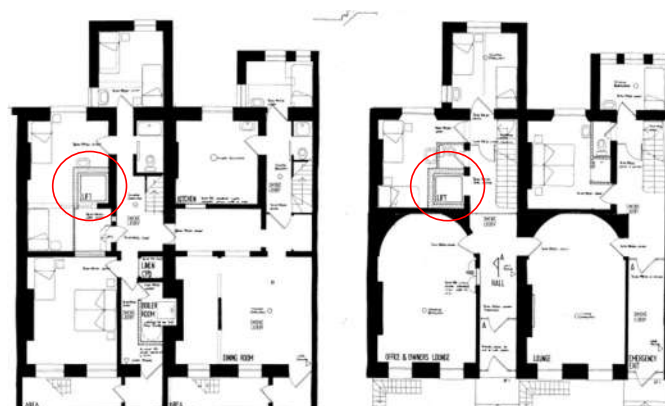


Aerial view showing built out lift overrun

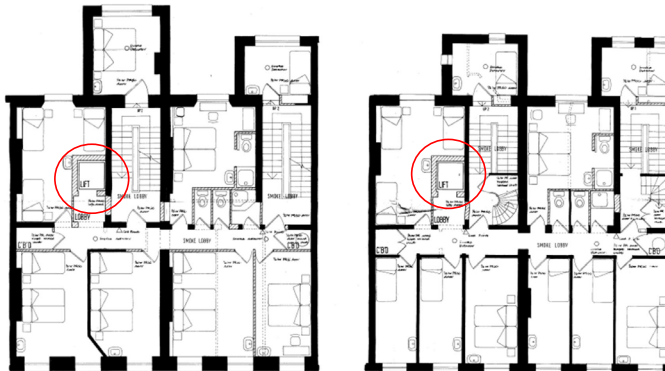
Listed building consent was granted on 26 November 1976 under reference CTP/N14/7/A/HB1465 for:

Internal alterations to 23, 24 Montague street, WC1 involving the rearrangement of partitions and the installation of a new lift

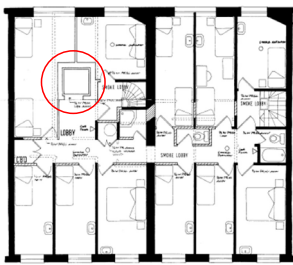
Lift location: Adjacent to main staircase (rear room)
Lift terminates: Third floor
Impact on servant stair: None
Impact on roof: Seemingly none



Consented lower ground and ground floor plan showing lift



Consented first and second floor plan showing lift



Consented third floor plan showing lift

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APSIDAL WALLS

PRE-APPLICATION RESPONSE

REFERENCE 2022/3645/PRE

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LPA COMMENTS

“At first floor level the creation of apsidal walls to the rear rooms could be a benefit if it can be established that these spaces were originally apsidal and that the corridor is not original to the building. The corridor appears (in some areas) to be constructed of lath and plaster, and is very similar to 1-3 Bedford Place which had the same arrangement in 1907 to which some kind of partial apsidal was added in 1907.”

DESIGN RESPONSE

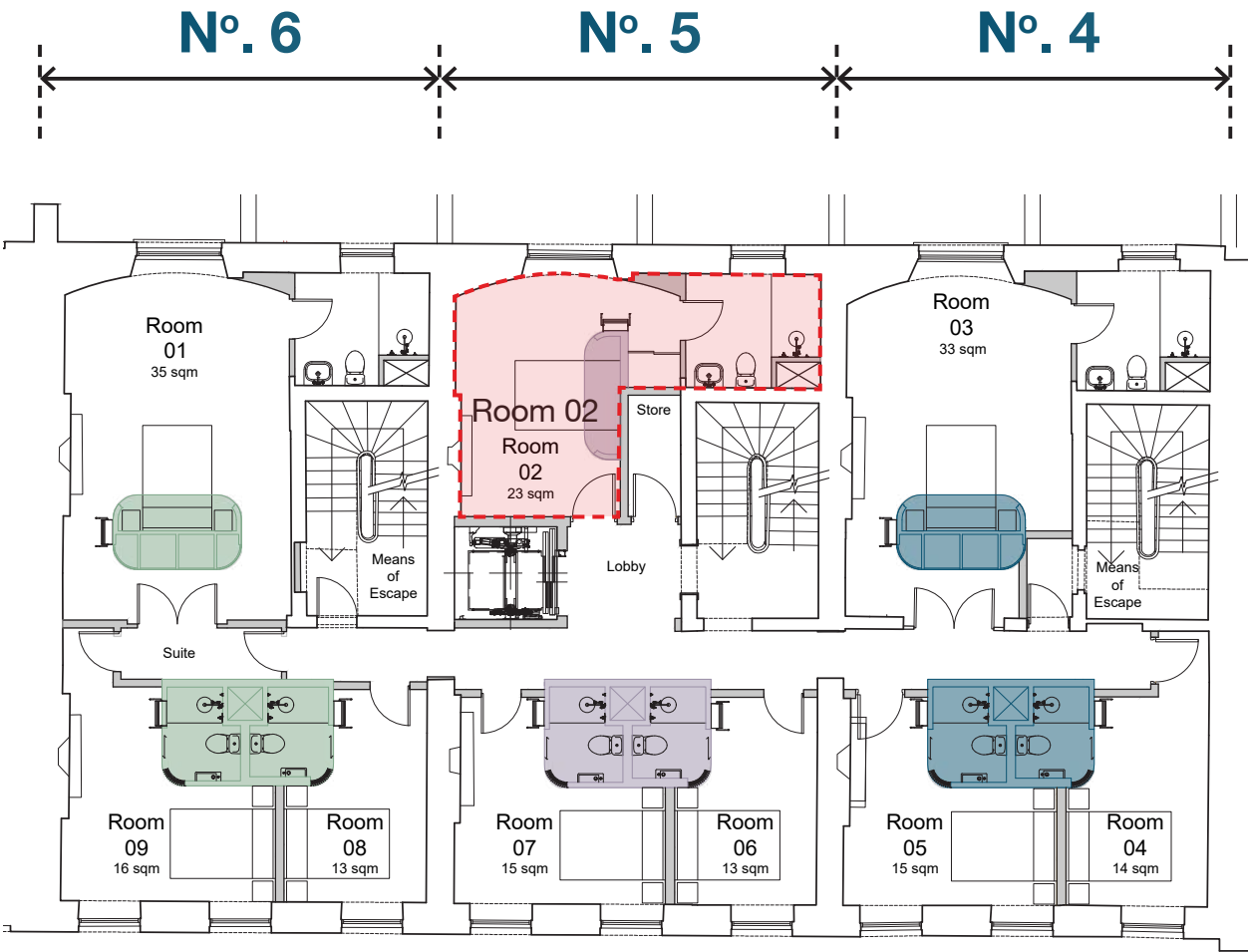
Due to the proposed lift location in No. 5 Bedford Place, the corridor is proposed now to remain to separate communal circulation from bedroom accommodation. The proposal to open up the 2 rear rooms in both No's 4 and 6, remains however based on both the evidenced implementation of this proposal at No's 1-3 Bedford Place and also due to the evidence discovered (see picture) of the existing curved cornice in No. 4 above the opened up modern ceiling below. Although it may appear that some of the corridor walls have been constructed in a traditional manner it seems that they may not be original and that by opening up these areas, the historic significance would be retained and enhanced.



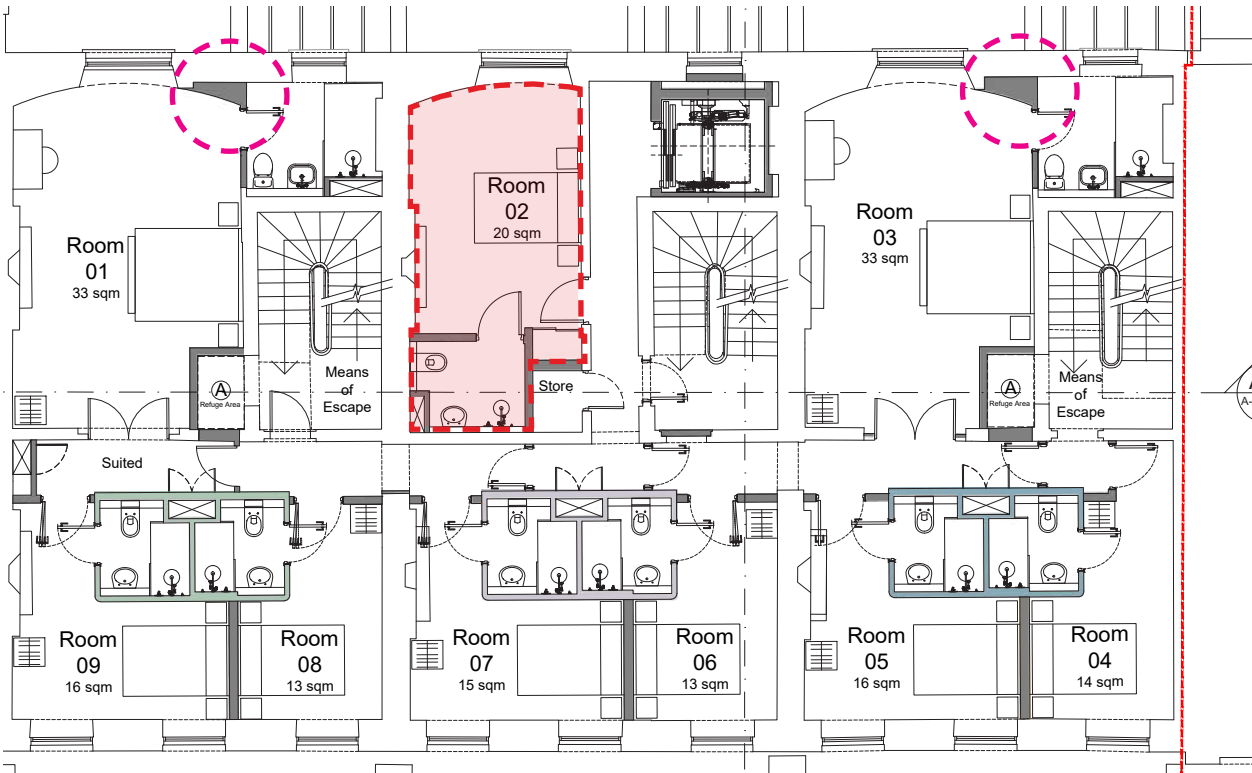
[Above] Room 02, No. 5



[Above] Evidence of Apsidal Wall and Cornice Above Room 03, No. 4



[Above] Proposed First Floor Plan at Pre-Application



[Above] Proposed First Floor Plan

CHIMNEY BREAST & SPINE WALL

PRE-APPLICATION RESPONSE

REFERENCE 2022/3645/PRE

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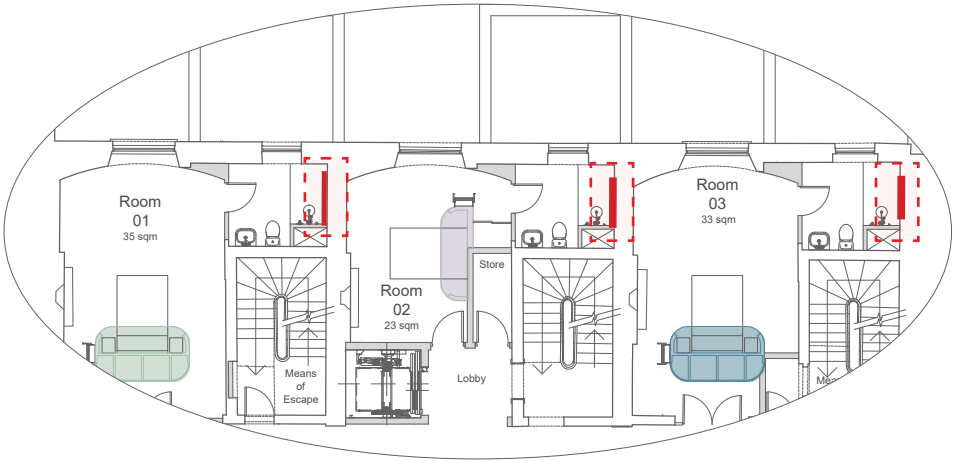
LPA COMMENTS

*"It is also noted that the current proposal appears to propose removal of the chimney breasts to the smaller rear rooms which requires clarification as this is very unlikely to be acceptable (see extract plans below).
An opening in the spine wall between the entrance hall and the front room of the middle building, to create a reception area, would not be supported as it alters the cellular plan form of the building which is part of its historic character."*

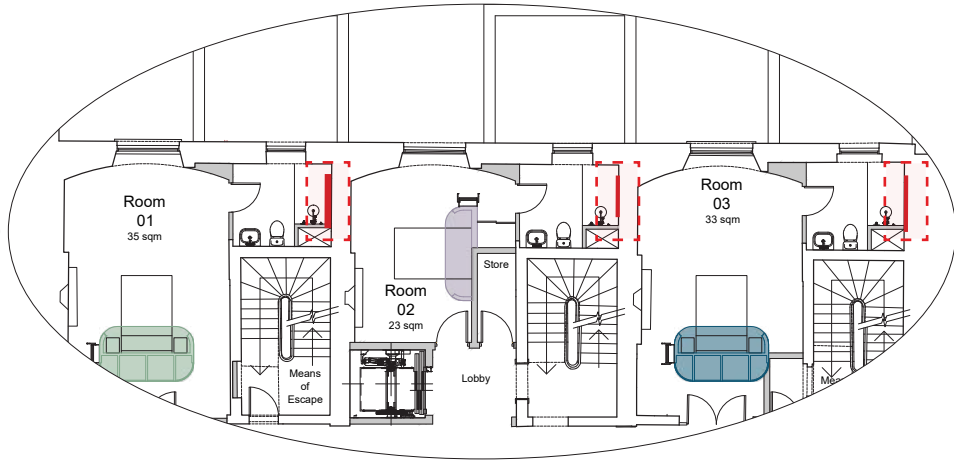
DESIGN RESPONSE

Please note that the revised scheme retains all of the chimney breasts within the smaller rear rooms.

Please also note that the revised scheme does not include any openings in this spine wall any more.



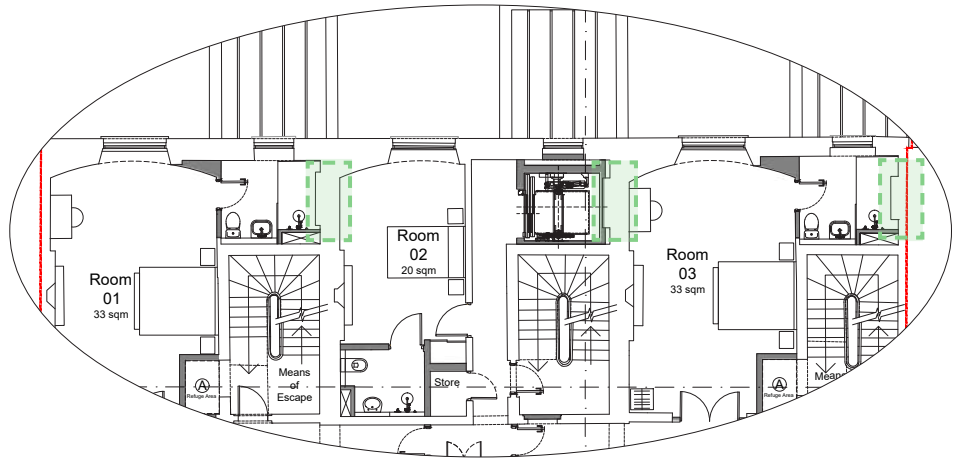
[Above] Proposed Pre-application First Floor Plan



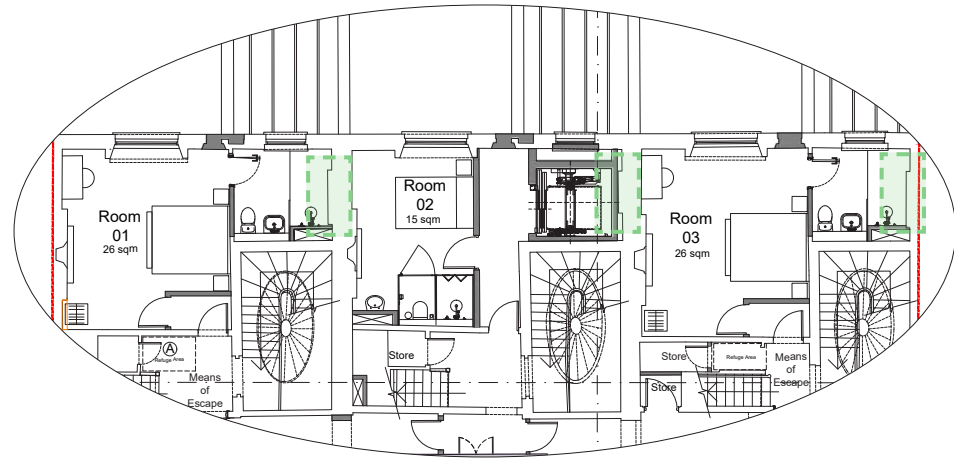
[Above] Proposed Pre-application Second Floor Plan



Chimney Breasts Removed



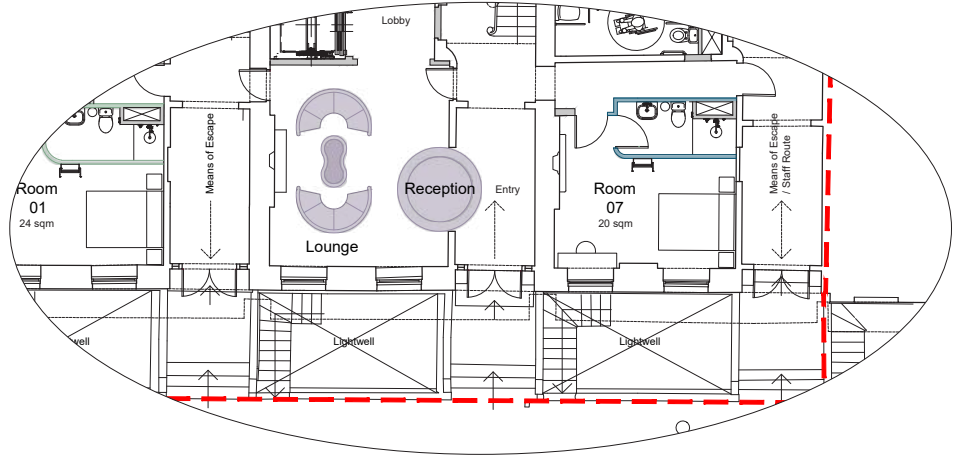
[Above] Proposed First Floor Plan



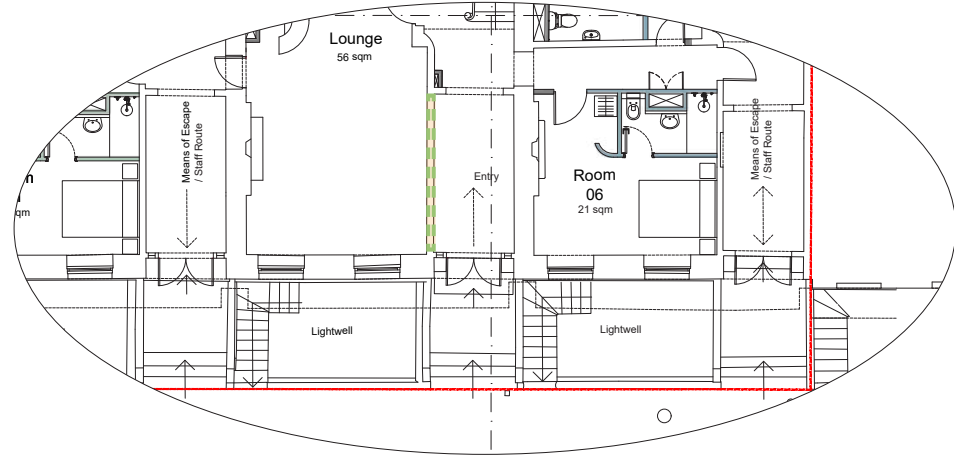
[Above] Proposed Second Floor Plan



Chimney Breasts Retained



[Above] Proposed Pre-Application Ground Floor Plan



[Above] Proposed Ground Floor Plan



Spine Wall Retained

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BATHROOM PODS

PRE-APPLICATION RESPONSE
REFERENCE 2022/3645/PRE

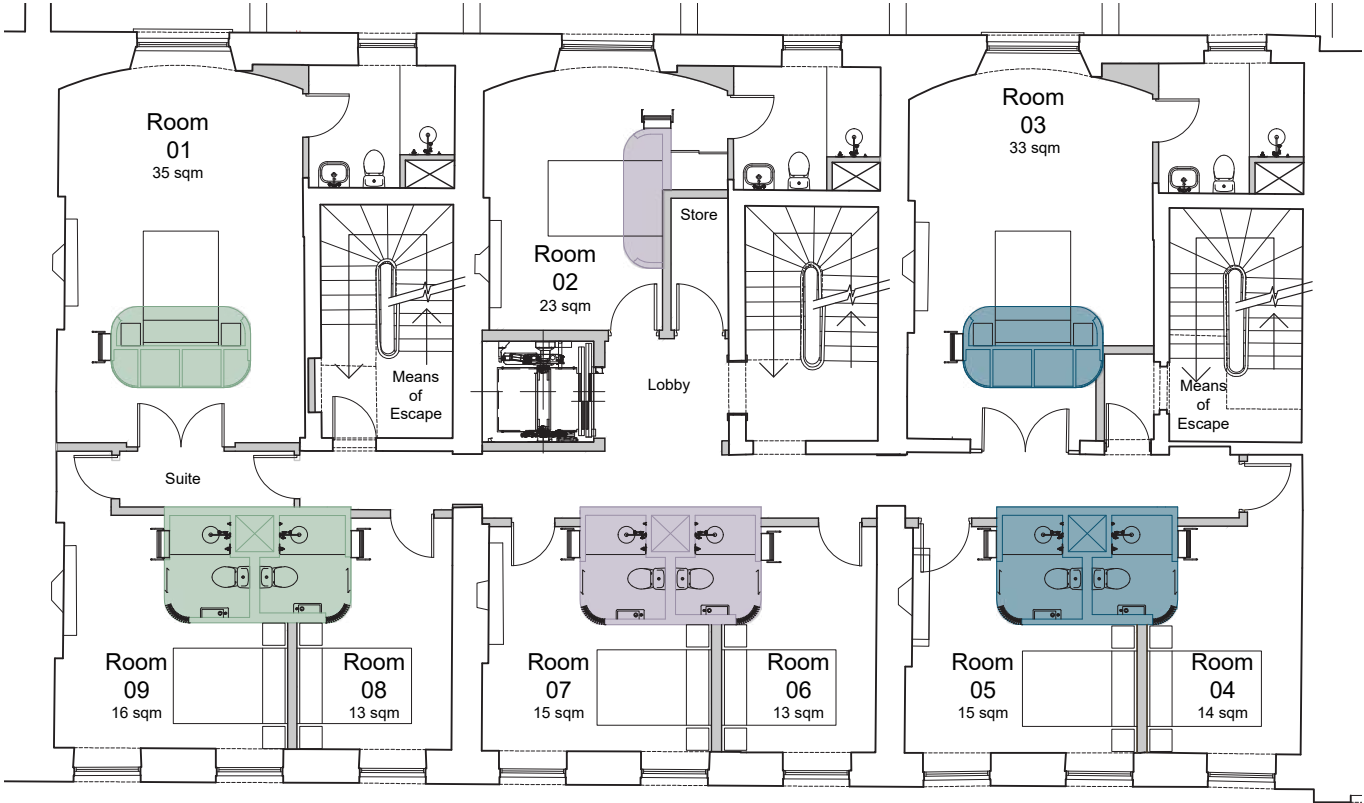
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LPA COMMENTS

“Some form of pod structure is likely to be acceptable in the positions indicated on the basis that they are largely re-providing wet services in locations which already have plumbing and in locations without plumbing they act as a piece of furniture (although the bed/wardrobe structures appear to require wiring in for lights etc and so would not be exempt from LBC). The inclusion of an upper-level seating area results in excessive height and bulk and the historic proportions of the room would be more legible were the upper enclosures not included. The pods at ground floor are harmful to the plan form when compared to the existing plan form, but it is accepted that en-suite provision is a reasonable provision for a hotel and the pods would not be full-height at ground floor”.

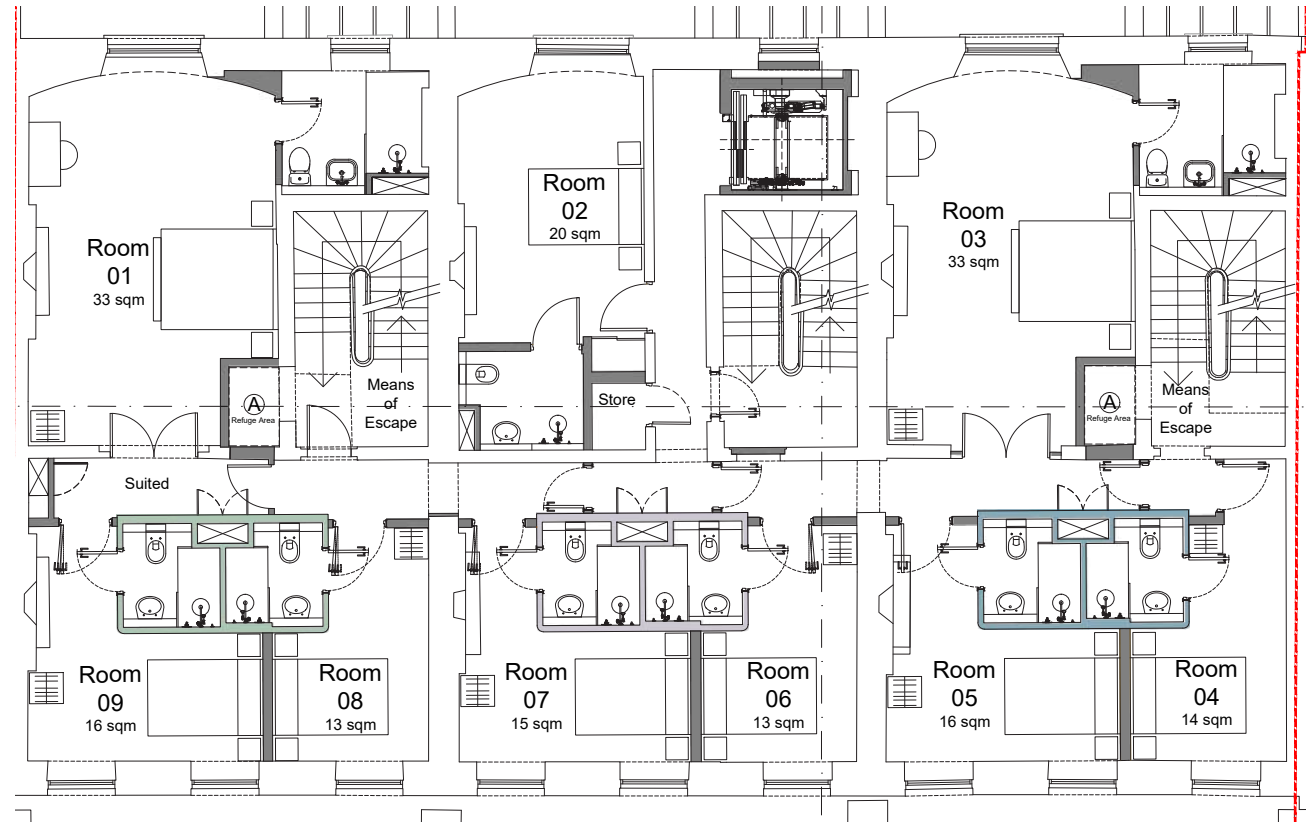
DESIGN RESPONSE

The support for these features is understood and appreciated and largely remains throughout the proposed, revised scheme. Please note that upper-level seating areas above pods have now been removed. Pods remain at less than full height at both the ground and first (taller and most significant) floor levels.



[Above] Proposed First Floor Plan at Pre-Application

- 6 Bedford Place 'Pods'
- 5 Bedford Place 'Pods'
- 4 Bedford Place 'Pods'



[Above] Proposed First Floor Plan

PRE-APPLICATION RESPONSE
REFERENCE 2022/3645/PRE

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LPA COMMENTS

"The neighbouring property at no. 7 is occupied by a hostel / hotel (Pickwick Hall Hostel). A new terrace area would be created at upper ground floor level on the rear of no 6 on the boundary with no. 7. Given the use of the building and the transient nature of the occupiers the proposal would not have an adverse impact on the amenity of the occupiers of the hostel in terms of overlooking."

The nearest residential properties lie directly to the southeast of the site at nos. 1-3 Bedford Place. These buildings have been separated into 6 self-contained flats. The proposal would include the extension of the existing closet wings at lower ground and ground floor level on nos. 5 and 6 Bedford Place and erection of a new two storey rear extension at no. 4. The extension would be approximately 4m wide by 3.7m deep by 6.4m in height and would be located on the boundary with no. 3. No windows would be installed in the side elevations of the extensions so there would be no direct overlooking into neighbouring windows or gardens."

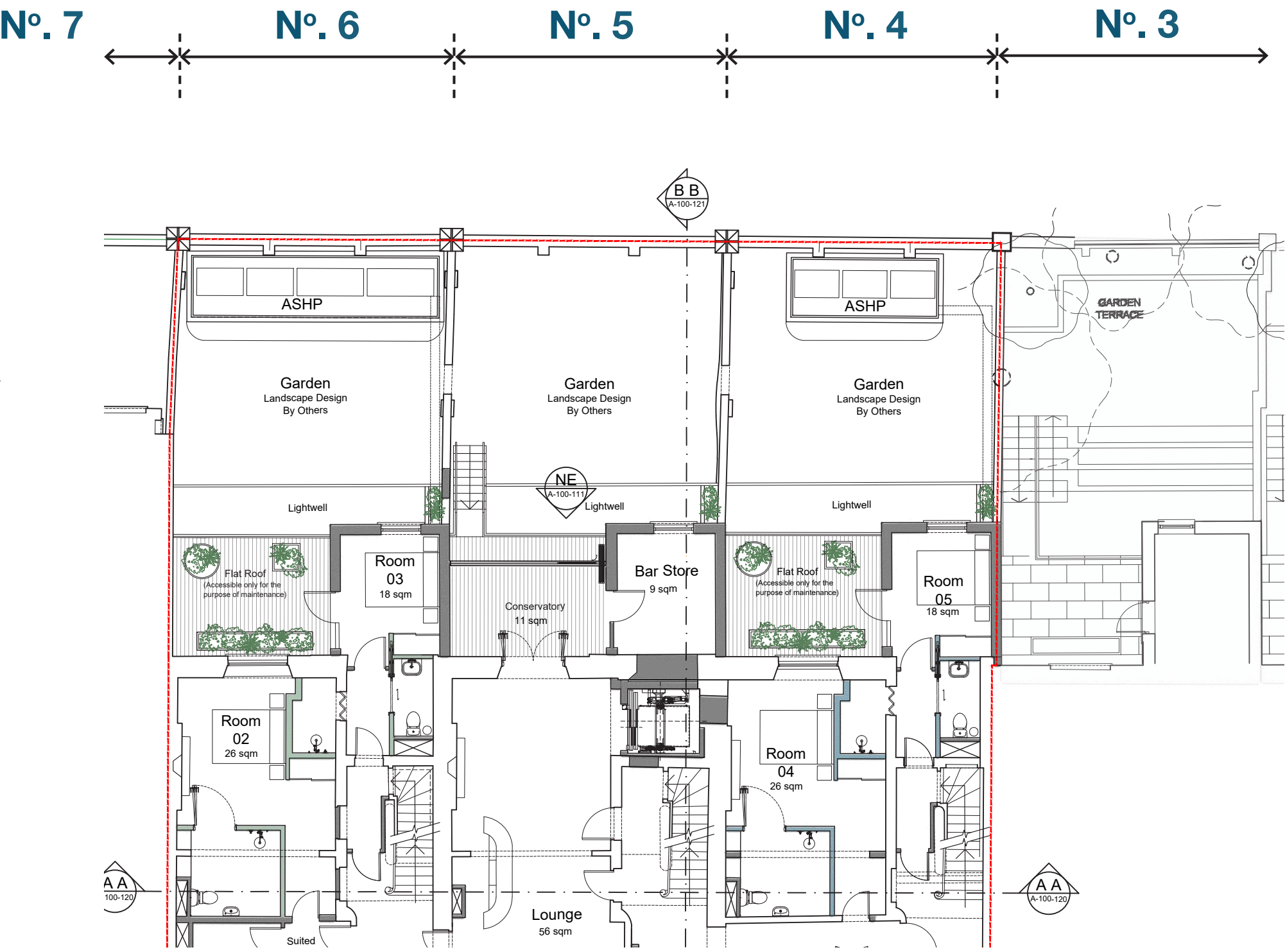
DESIGN RESPONSE

As previously mentioned, all external stairs have been removed and the light well and flat roof areas between the rear of the property and the garden are now all designated as not accessible by guests and would only allow staff access for maintenance purposes. (This is with the exception of a single stair flight, located centrally at the rear of No. 5 to allow access to the garden which is adequately set back from both numbers 3 and 7 Bedford Place by virtue of the property numbers 4 and 6 in between.

The accompanying sunlight and daylight assessment confirms that there will be no material loss of either daylight or sunlight to the occupants of No 3 Bedford Place. In respect of outlook, we note that the proposed relationship between No 4 and No 3 will be identical to the consented relationship between No's 1 and 2, and between No's 2 and 3. In granting that consent, officers took the view that the quality of accommodation, including the outlook, was "excellent". In full officers stated:

'The proposed units comply with these floorspace standards and are considered to provide an excellent standard of residential accommodation in terms of layout, room sizes, ventilation and outlook'.

The depth of the rear extension in No.4 has therefore not been amended. In design and heritage terms, we consider that the uniformity in form, depth and massing from the consistent closet wing extensions will significantly benefit the rear elevation of the group."



[Above] Proposed Ground Floor Plan