

11th September 2023

## **Design & Access Statement**

### **38 Bedford Square, London, WC1B 3ES**

This statement forms a part of the Listed Building Consent application for the strip of an existing storage cupboard and installation of a W/C at No. 38 Bedford Square.

The statement is not a standalone document and must be read in conjunction with the Heritage Statement and drawings that have been submitted alongside it.

#### **1. The Existing Site**

- No.38 Bedford Square is a mid-terrace Grade-I Listed former house that is currently used as a higher education school of architecture.
- The Architectural Association took occupation of No.38 in the early 2000s.
- Work to create a corridor at the third floor between No.38 and the neighbouring buildings was carried out in 2012-2013. The second to third floor stair was blocked off as part of this work.
- Substantial work was carried out in 2017-2019. This work included the demolition of the rear three-storey outrigger and removal of the ground to lower ground staircase.
- The AA occupies No. 32-39 Bedford Square. No.38 is the only building without a connection to the rest of the school.

#### **2. The Proposal**

- No.38 currently does not have any WC facilities.
- The proposal is to fit out the under stairs cupboard at ground floor as a single WC to serve the staff and student occupants of No.38.
- Drainage will connect to the existing nearby soil vent pipe at the rear of No.38.

- Extract ventilation will terminate on the rear elevation of No.38.
- As No.38 is Grade-I Listed only materials and fixtures that are in keeping with the existing building will be used.
- The proposed WC measures 2.4m by 0.9m (2.8m<sup>2</sup>). The same dimensions as the existing cupboard.

### **3. Design**

- The WC will include a toilet and hand wash basin, as well as adequate lighting, drainage and ventilation, and a small amount of storage.
- The floor will be tiled. The walls will be tiled up to half height with emulsion painted plaster above. The ceiling will be emulsion painted plaster.
- The new door will be solid timber with panels to match the existing doors nearby.
- The external drain pipes will match the existing metal pipes.
- The exact ventilation termination vent will be cast iron and black painted.

### **4. Access**

- The access arrangements of No.38 will not be altered.
- The WC is not proposed to be accessible given the existing access arrangements to No. 38 and the space that is available. Accessible facilities are located in No.39 Bedford Square.

### **5. Other Submitted Documents**

- Heritage Statement
- E0001 Site Location Plan
- E0010 Existing, Demolition & Proposed Drawings
- H0010 Heritage Significance Drawing
- 4001 Proposed Details
- 4002 Proposed Door and Frame Details