

Our ref: 1952 29BR 15

22 February 2024

Alexis Campbell
29 Bedford Row Chambers Ltd
29 Bedford Row
London
WC1R 4HE

RE: PROJECT 1952

Dear Alexis

Please find attached our Design & Access statement for the basement alterations to the Clerk's office.

I'm pleased to report that the planning and building control applications are being submitted to Camden Council during the course of today and tomorrow.

Kind Regards

Joe Firestone

Cc

Helen Williams
James Shortall



Ground Floor, Taunton House,
Waterside Court, Neptune Way,
Medway City Estate, Rochester,
Kent ME2 4NZ

Tel: 01634 290 988

Fax: 01634 291 028

www.progressmyoffice.com

Project 1952

Design & Access Statement.

1 Summary

29 & 31 Bedford Row is a grade 2 listed building which is used as offices for 29 Bedford Row Chambers, a leading family law set.

During 2022 Progress designed and managed the refurbishment of some areas of 29 Bedford Row, centred on the relocation of the Clerking team to the basement.

Works were minor and non invasive with the exception of the basement Clerks room which during the course of stripping out the modern plasterboard finishes (which were in need of refurbishment) we found that the ground floor oak support beam was poorly supported by an existing SHS post 80 x 80 mm.

A structural engineer was retained and we were advised to upgrade the supporting structure in order to preserve the integrity of the building.

The new structure consists of an enlarged steel post at one end (properly supported with a concrete base) a steel beam (positioned under the existing oak beam) and a pad stone at the brick pier end.

All other works completed were cosmetic in nature being; decoration, floor finish replacement and light fitting replacement.

No period architectural features were altered or disturbed during the works.

The basement Clerk's office contained no period features having been previously refurbished as store / lounge rooms with modern materials / finishes.

2 Design Impact Statement

The works completed have had no impact on the historical fabric of the building.

3 Access statement

No alteration was made to the building in terms of accessibility and no exterior works were undertaken.

The primary objective of the project was to upgrade finishes to existing meeting facilities and the office for the internal Clerking team.

Access by visitors to the property has not been impacted by the works.