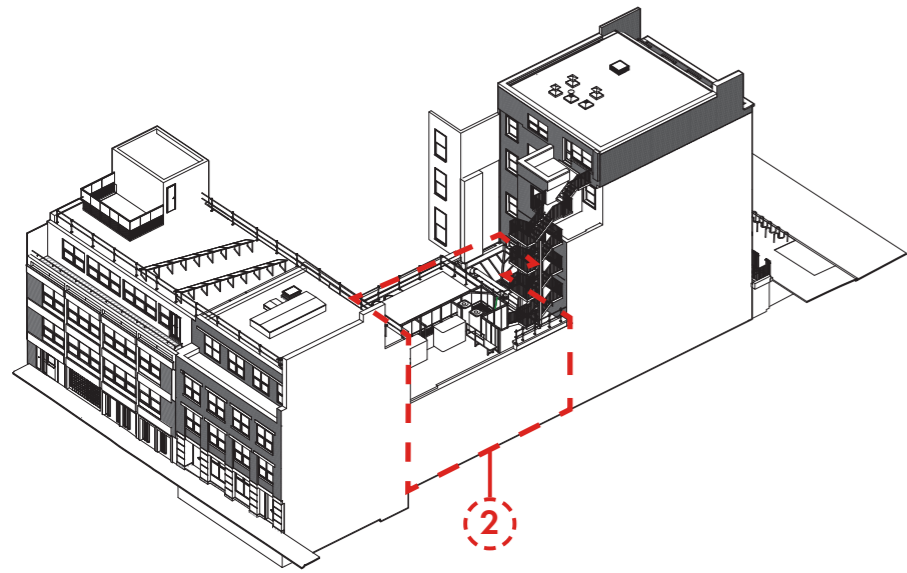


3.4 EXISTING BUILDING ASSESSMENT

'LINK' STRUCTURE



Plant equipment on 'link' structure roof



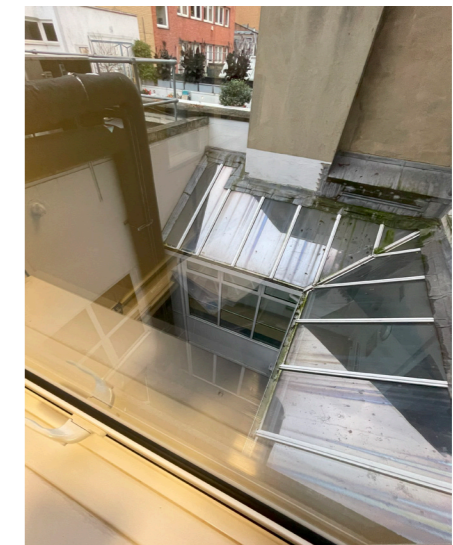
Corridor through 'link' structure



Ground Floor conference room



Internal courtyard

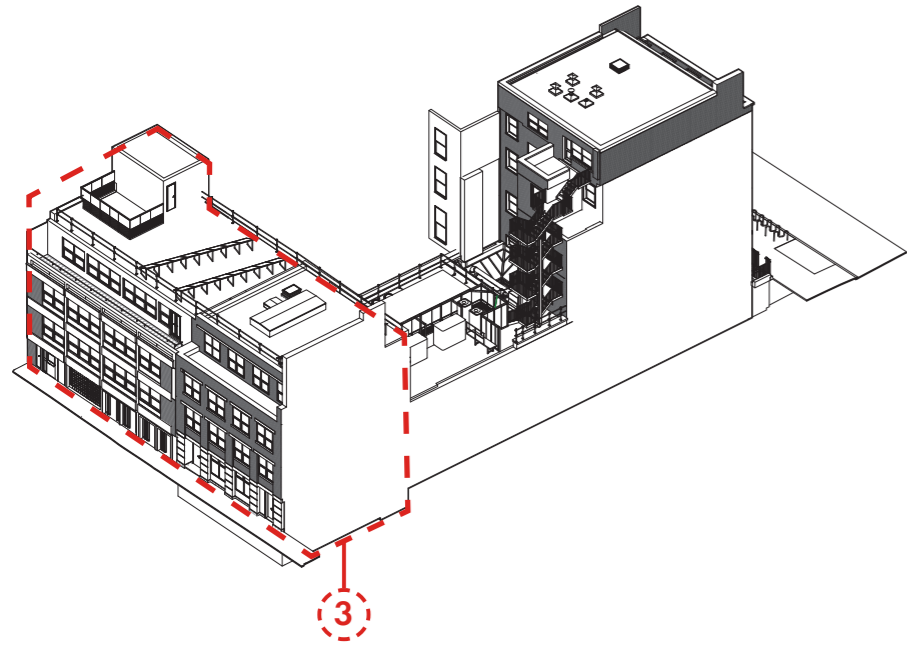


Roof of glazed 'link'

Internal Views of 'Link' Structure

3.4 EXISTING BUILDING ASSESSMENT

JOCKEY'S FIELDS



Ground Floor room at Jockey's Fields rear



Typical office floorplate



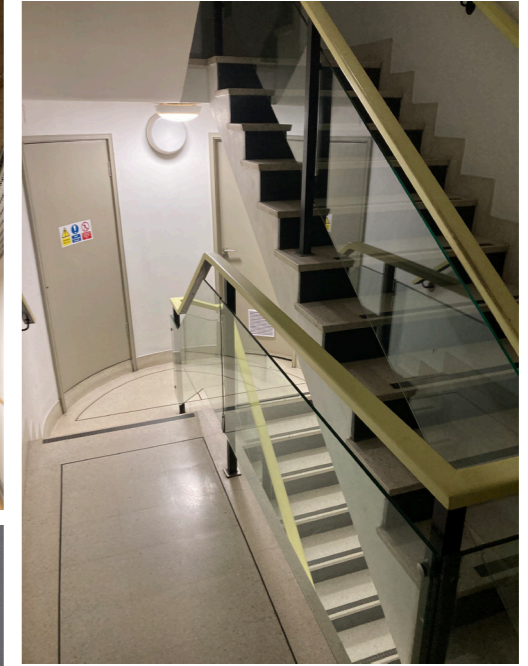
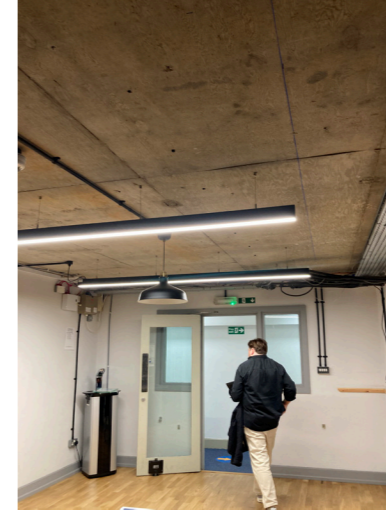
Restricted fire escape route to Jockey's Fields



DDA Stairlift

Internal Views of Jockey's Fields

3.5 EXISTING BUILDING PHOTOS



3.6 BUILDING STRUCTURE

Existing Buildings

14 Bedford Row – the structural frame is made of in-situ cast concrete to form downstand beams and columns. It is likely that the building is supported on shallow pad footings. Brick facades are stacked from the lowest level, tied at floor levels.

'Link' Structure – between the two buildings fronting onto the roads, a modern 'link' structure has been constructed using beam and block floors at ground floor supported on block walls below. The roof is formed from an in-situ slab supported on long-span steel beams that are bearing onto the party walls left and right.

Jockey's Fields – the structural frame consists of in-situ band beams supporting beam and block floors, all of a similar depth. It is likely that the building is supported on shallow pad footings. Brick facades are stacked from the lowest level, tied at floor levels.

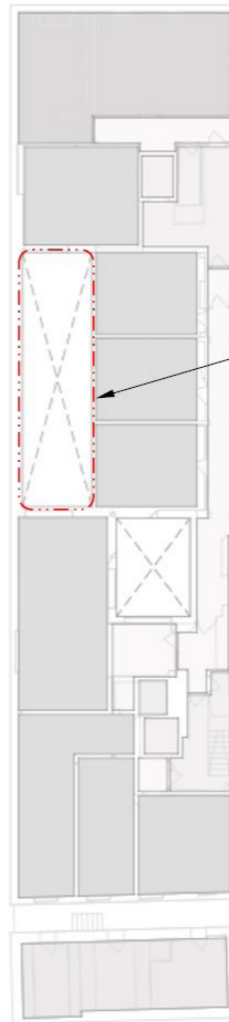
Structural interventions

Central atria infill – the loads associated with the atria infill are minimal and existing perimeter structure has capacity to provide support without overloading.

The existing roof lights in the link building will be expanded to achieve greater light penetration into the rooms at the ground floor. The existing long-span beams will be retained, with only slab between being removed.

Services route modifications – to maximise headroom, we are proposing amendments to downstand beams to improve space available for service routing along corridors. Changes will not impact on overall building stability or load-carrying performance.

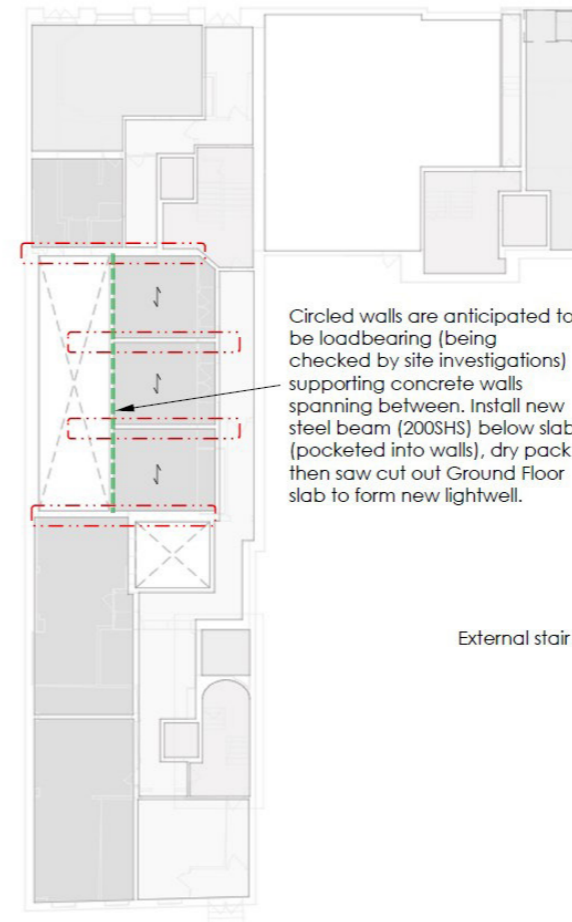
Basement Plan



Base of lightwell to be existing basement slab, with any finishes placed above. This will avoid cutting out slab and any structural party wall issues.

Existing party wall becomes exposed and external. External weathering protection by others.

Ground Floor Plan



Circled walls are anticipated to be loadbearing (being checked by site investigations) supporting concrete walls spanning between. Install new steel beam (200SHS) below slab (pocketed into walls), dry pack then saw cut out Ground Floor slab to form new lightwell.

External stair retained

First Floor Plan



Existing long-span beams (shown blue) supported by party walls. These pass between existing roof lights.

Install new steel beam (200SHS) below the slab, dry pack and saw cut out existing slab to create lightwell profile required.

Notes

- New cladding line to lightwell to be supported floor-by-floor by new steelwork beam. We have identified new steel as a box section to account for eccentric loads.
- Building designed for office occupation – loads are greater than residential live load allowances, so no concerns for loading.



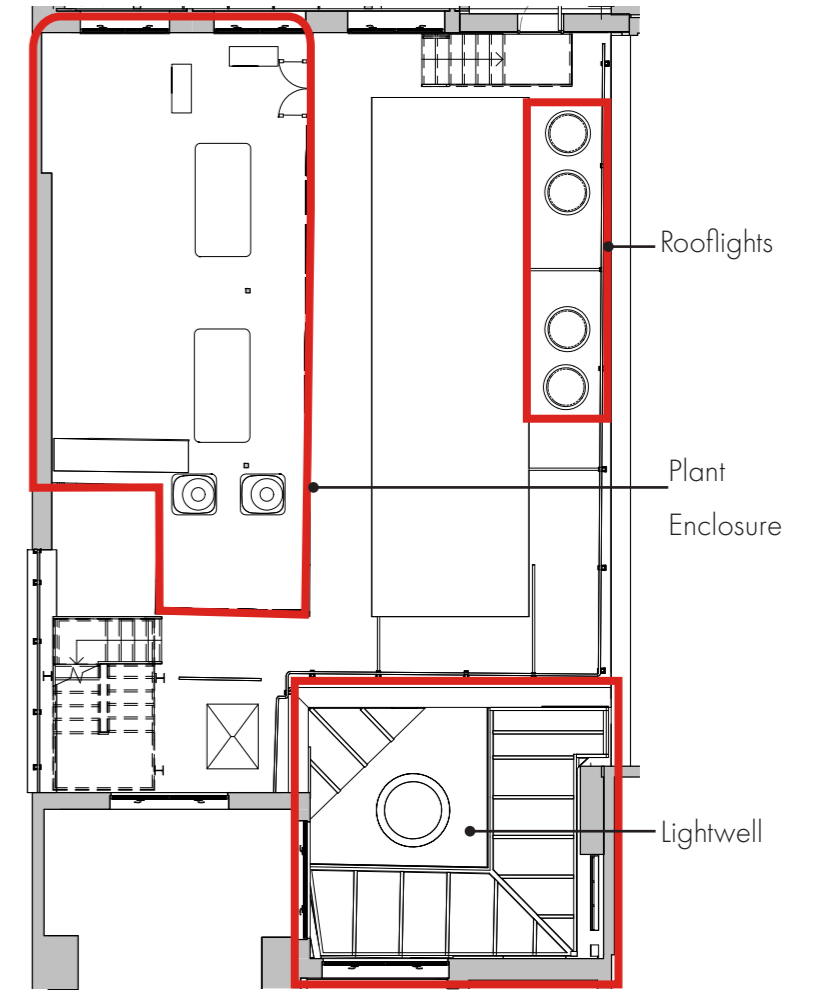
3.7 CURRENT PLANT ARRANGEMENT

The existing 'link' structure creates an unpleasant view for neighbouring onlookers due to plant facilities.

Currently, the space is inefficiently organised. There is potential here to consolidate and optimise the current ad-hoc arrangement. This area will be re-purposed to provide some much needed outdoor amenity space. This will also benefit our neighbours by improving outlook from their windows.



Views of 'Link' Structure Roof



Plan of Existing Plant Space

4.0 BRIEF

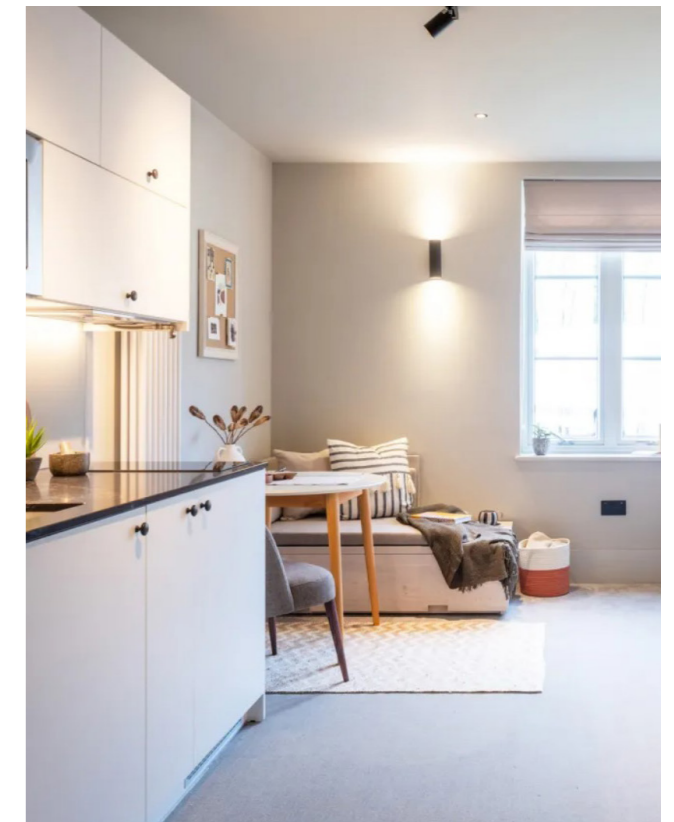
4.1 BRIEF

This proposal seeks to provide high quality aparthotel and excellent facilities for business travellers (including legal practitioners), tourists, and academic visitors, emphasizing comfort, flexibility, and a superior guest experience.

Through a blend of thoughtfully designed private and communal amenity, we will provide spaces for relaxation, remote work, and social interaction, meeting the evolving needs of today's travellers.

This introduces a more appropriate domestic character to 14 Bedford Row and allows a Grade II heritage asset to be brought back into use. By ensuring long term viable use of 14 Bedford Row we prevent a valuable asset within the CAZ from becoming 'stranded'.

Currently the listed asset is certified as EPC D, with investment and the change of use we seek to increase the EPC to A with a minimum accepted rating of B and are targeting BREEAM Excellent certification.



4.2 PRE APPLICATION 01

PURPOSE

February 2024

White Red produced a pre application document with the purpose of making a case for change of use and to present emerging design proposals to LB Camden.

PRE APPLICATION 01 FEEDBACK

On site we presented the justification for change of use and the proposed design response, which was well received by LB Camden.

No extensions are proposed, and the conversion would not give rise to adverse impacts on residential amenity. The additional comings and goings associated with the use are unlikely to create disturbance issues given the existing use and context of the site.

"The provision of green roofs is welcome, and we would seek: a maintenance plan, a section to show the build-up (min 80mm) and a species list (wildflowers rather than just sedum) to demonstrate the sustainability of the biodiverse/green roof."

"Providing level access to the building from the street is likely to be difficult to support if it involves a platform lift/loss of steps, etc, so it should be anticipated that a removable ramp will be the only acceptable solution as regards access from Bedford Row. "

"Tidying up existing plant arrangements (removing public visibility, removing redundant plant etc) is welcome. There is no objection to creating green roofs on the lower parts of the site."

There was no objection from the design officer to our plans for interior amends with positive response and a view taken that we would be improving on the existing arrangement.

LB Camden's planning officers accepted the proposed change to introduce a lightwell that would bring natural light into the lower levels.

Quotes taken from LB Camden's PreApp01 feedback letter

4.3 PRE APPLICATION 02

PURPOSE

March 2024

White Red produced a second pre application document in March with the purpose to present updated proposals following our community consultation, including intro of new windows, plant strategy and new lower ground courtyard.

PRE APPLICATION 02 FEEDBACK

The adjustments of the scheme were received well by LB Camden. The principles to be taken forward from this Pre Application were:

Addition of two windows to bring day light into the rooms at the rear of Jockey's Fields is acceptable.

"The two proposed windows at L2 and L3 into the rear of Jockeys Fields are acceptable in principle, with obscure glass at the bottom half."

Creation of additional mass to house the plant on the roof of Jockey's Fields is acceptable.

"The location of the rooftop plant is acceptable in principle.

Appearance (bulk and height) should be considered within any application. Any application should consider longer and wider axial views from the north and south looking down Jockey's Fields"

Adding louvred doors to assist with ventilation on the Jockey's Field facade is allowed

"The principle of introducing louvred doors onto JF is acceptable. The design of the louvred doors should be an improvement from the existing context."

Maintaining the green buffer proposed at the roof terrace.

"The proposed green buffer to the neighbours is welcomed. The hours of use of the terrace should be considered given the relationship with residential neighbours."

Natural means of ventilation withing the MEP proposal.

"Air conditioning units are discouraged from a sustainability perspective. Passive measures are encouraged. Note of Policy CC1 and the cooling hierarchy."

Rerouting the refuse collection to occur at Jockey's Field is welcomed and no opposition to cycle storage location.

"The proposed refuse collection from JF is a much better solution than the existing arrangement from BR. No issues with the location/provision of cycle storage."

Explored all options to provide level access and have organised the layouts so that a rear entrance provides level access into the scheme.

"Providing level access to the building from the street is likely to be difficult to support if it involves a platform lift/loss of steps, etc, so it should be anticipated that a removable ramp will be the only acceptable solution as regards access from Bedford Row. "

5.0 PROPOSAL