

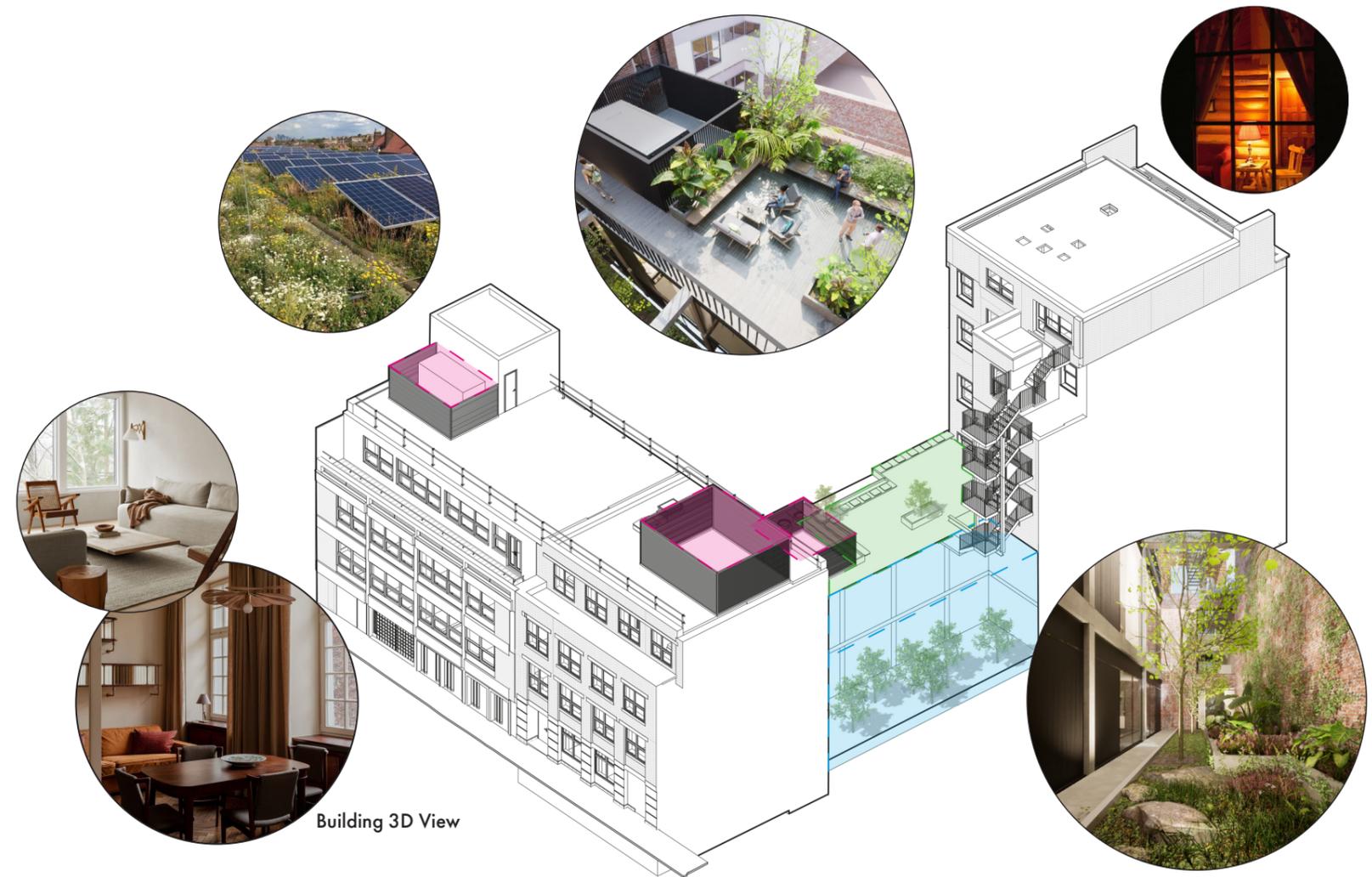
5.1 CHANGE OF USE

14 Bedford Row and 12-14 Jockey's Fields has been unoccupied since 2021. As demonstrated by a long but ultimately failed leasing campaign, 14 Bedford Row and 12-14 Jockey's Fields are no longer attractive to the modern office occupier. The property is awkwardly configured, has compromised space throughout, and suffers from poor environmental performance (EPC D). Refurbishment of the existing use to improve EPC ratings would be unviable.

In a post-covid world – where occupiers are showing a flight to quality, seeking spaces that optimise wellbeing for their employees and reflect their own commitments to ESG principles – it is no longer fit for purpose as an office building.

5.2 A SUSTAINABILITY - LED APPROACH

- The design aims to work within the existing building envelope, protecting the heritage of the listed building and the wider Conservation Area.
- By repurposing the existing building fabric the aim is to minimise carbon emissions.
- By removing structure in the 'link' structure a new light well is formed which brings day lighting and natural ventilation into the proposed rooms at lower levels.
- By stripping back structure within the 'link' structure the intention is to re-establish the closet wing vernacular of the street.
- Rationalising the plant allows us to increase terrace space to provide an area of green space within the city.

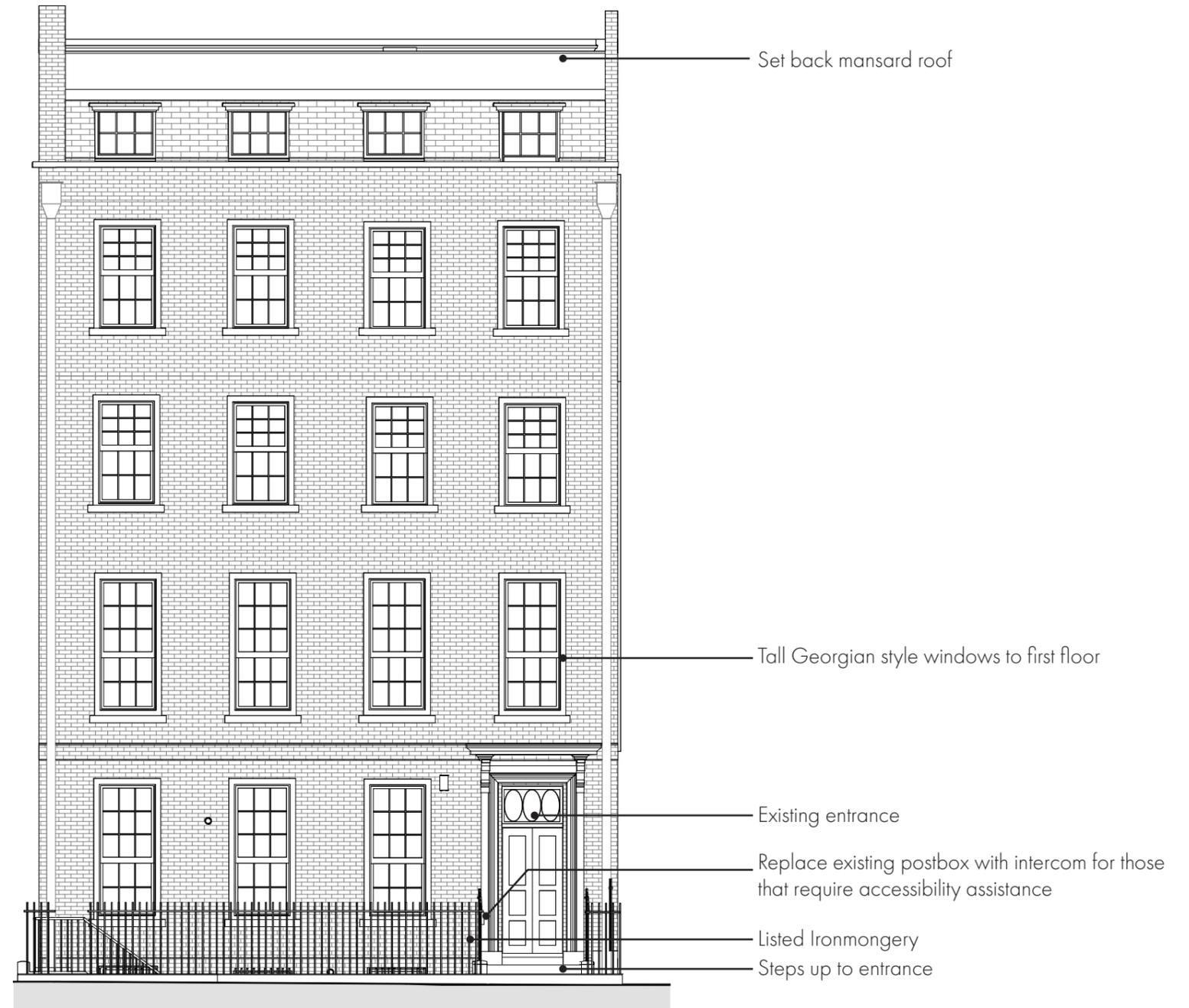


5.3 BEDFORD ROW FACADE

14 Bedford Row is a Grade II listed building on a historic street in the Bloomsbury Conservation Area. The street facing elevation is of high heritage significance. No changes are proposed to this elevation. The existing postbox will be replaced with a smaller intercom

We have an opportunity to soften the institutional appearance of the listed building, and more broadly the entire Georgian terrace, through the removal of the unattractive, dated interiors and the introduction of a warmer aesthetic. This also allows increased thermal performance without impacting the external appearance of the listed asset by internally lining the facade.

It should be noted there will be no additional servicing from the Bedford Row entrance.



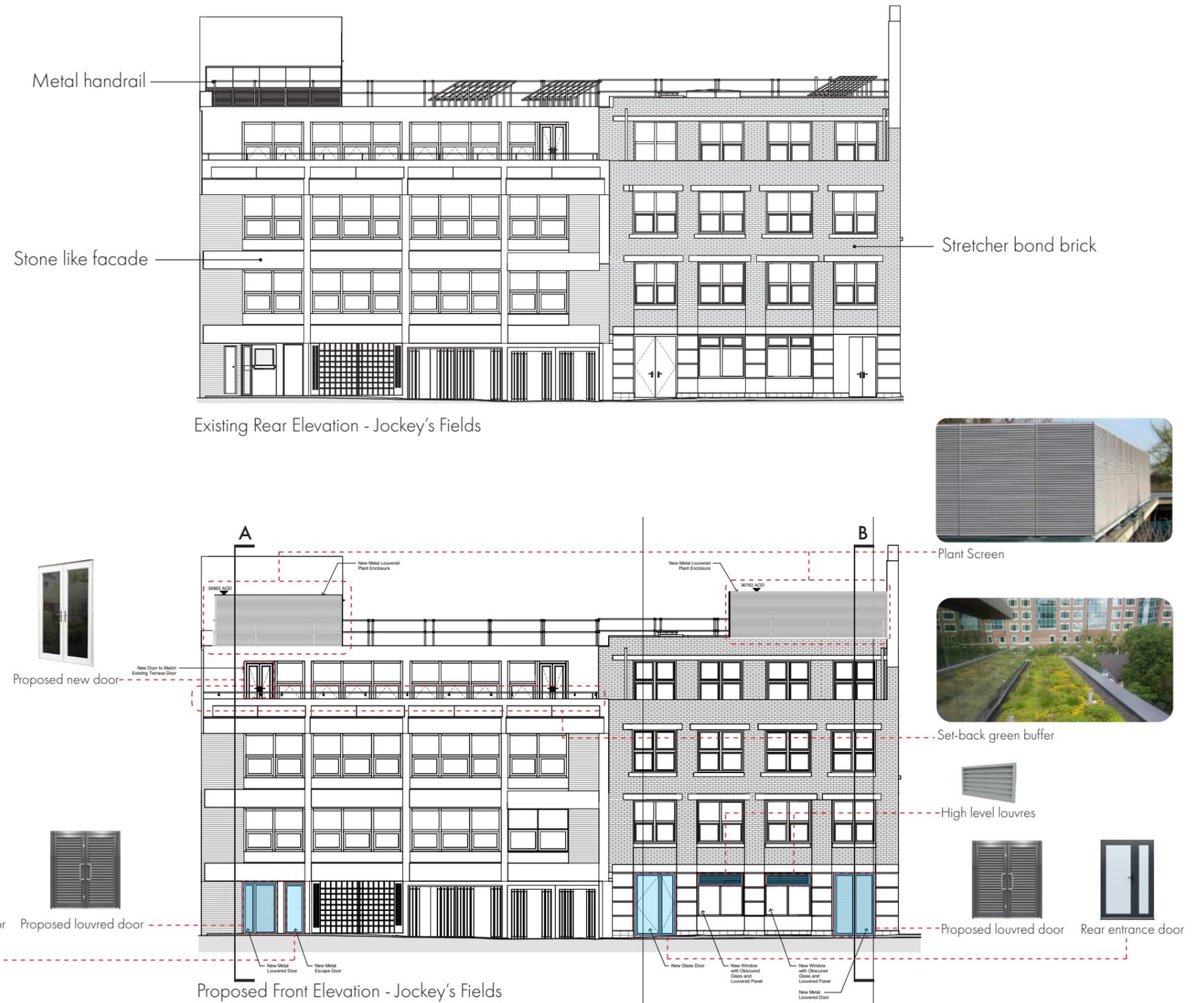
5.4 12-14 JOCKEY'S FIELDS FACADES

The site contains two unlisted buildings in the Bloomsbury Conservation Area which provide an opportunity to enhance the character and appearance of the conservation area.

The intention is to:

- Clean and repair the dated façades to improve the aesthetics of the street.
- Refurbish the ground floors of both buildings to enhance their kerb-side appearance.
- Rationalise the current plant arrangement so as to minimise the impact on the character and appearance of the Conservation Area due to their recessed positioning, screening, scale and form.

Feedback from Pre Application 02 notes the “‘already dead’ frontage on JF.”



5.5 BEING CONSIDERATE NEIGHBOURS

12-13 Jockey's Fields backs onto 12 and 13 Bedford Row. The west facing elevation of 12/13 Jockey's Fields has existing fenestration that overlooks the conservatory extension of 13 Bedford Row.

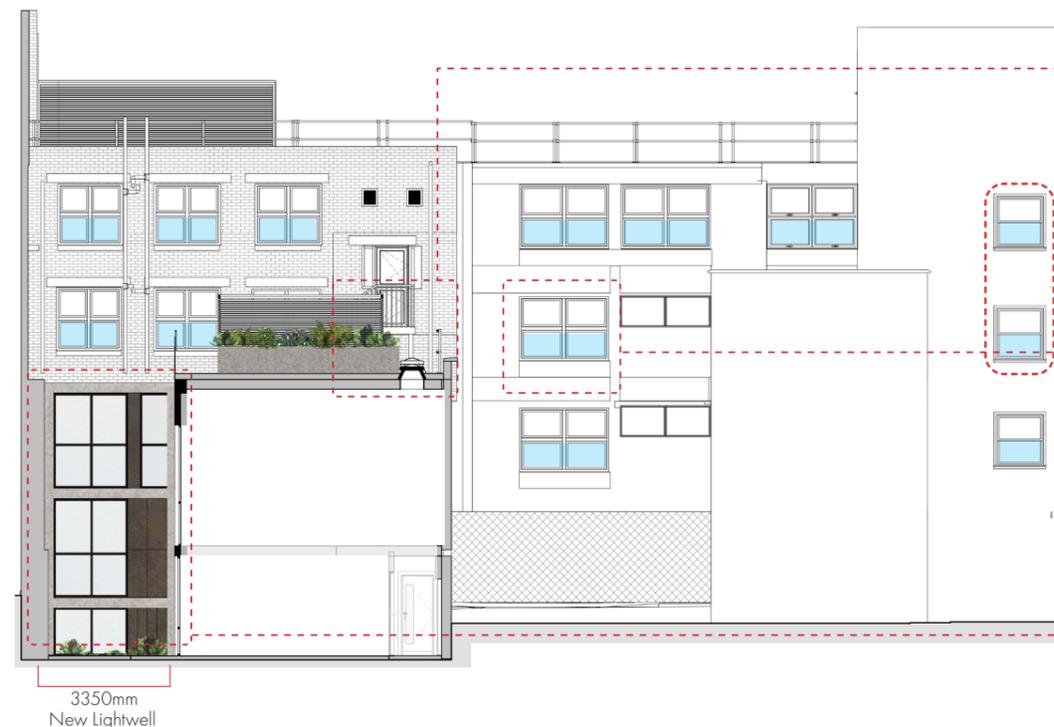
In order to be considerate to neighbours, despite this being an existing condition, it is proposed to retrospectively obscure the lower portion of the windows in the affected area in order to minimise overlooking.

The high sill heights within the Jockey's Fields buildings means the top panes can remain un-frosted, as they are situated above eye level.

Set-back planting on terrace level of the 'link' structure provides a green buffer, preventing overlooking by guests using the external amenity space.



Existing Internal Rear Elevation - Jockey's Field



Proposed Internal Rear Elevation - Jockey's Field

 Frosting Applied



Set-back green buffer



New windows proposed

High quality visually obscured glazing

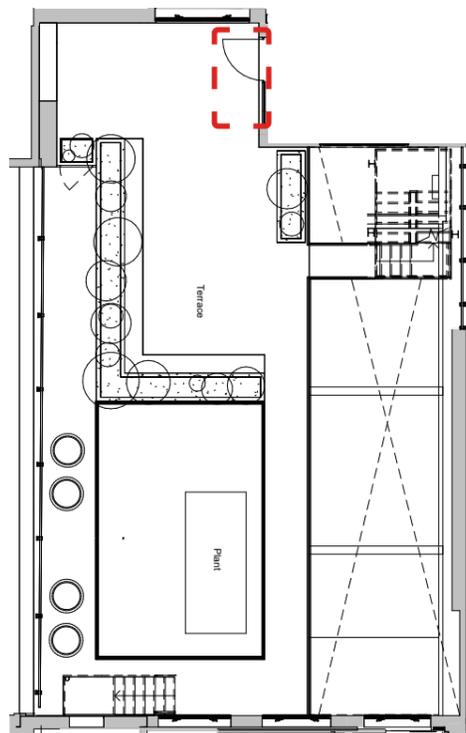


Proposed Courtyard

5.6 BEDFORD ROW REAR

A new connection is proposed through the rear facade of 14 Bedford Row onto the terrace. This area of the building was amended as late as 2013 to include the replacement of existing windows, roof covering, and acoustic screen, installation of new handrails and repositioning of existing handrail to Jockey's Fields block and Bedford Row office buildings. It is not visible from the street and has no historic interest.

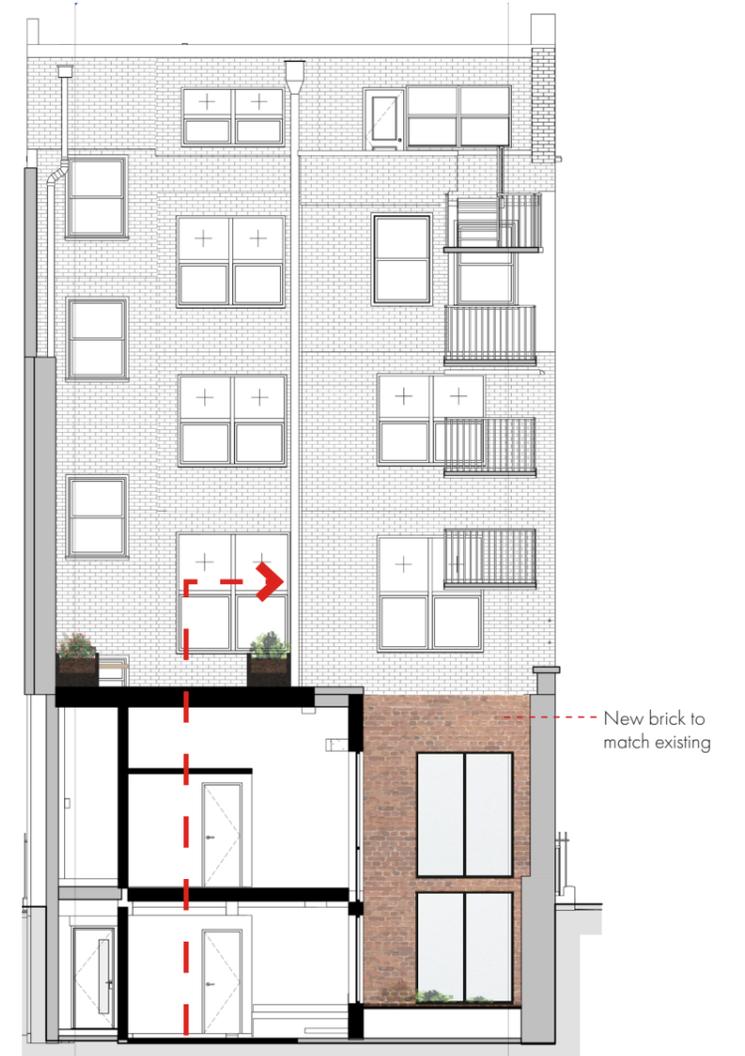
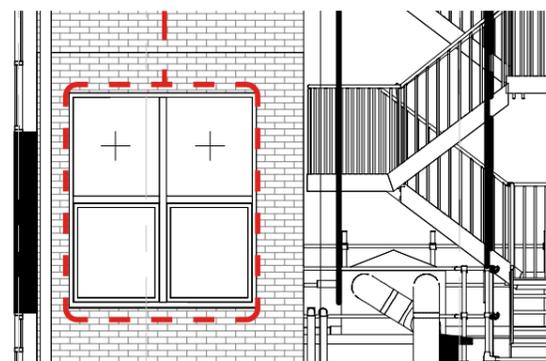
To provide access to the terrace from Bedford Row we are proposing to drop the sill of the existing window (outlined in red).



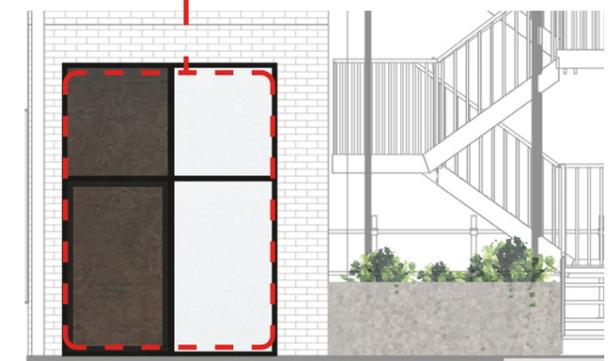
Plan View showing proposed new door in existing opening



Existing Rear Elevation - Bedford Row



Proposed Rear Elevation - Bedford Row



5.7 ROOF OF THE 'LINK' STRUCTURE

A new courtyard is proposed at Lower Ground level by removing material from the 'link' structure to bring natural light into the ground floor and lower ground rooms. This intervention will return 14 Bedford Row to its original closet wing form and maintain the character of the terrace.

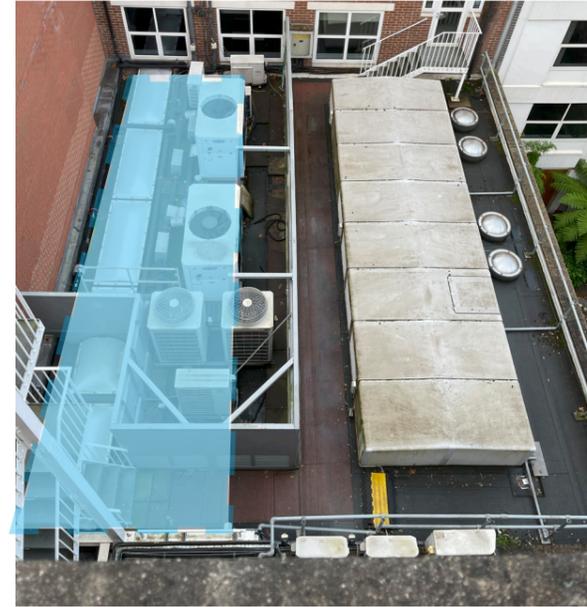
Within the reconfigured 'link' structure eight rooms are proposed, all looking out onto a new landscaped courtyard.

The courtyard will feature an internal garden, enhancing guest wellbeing by providing a connection to nature.

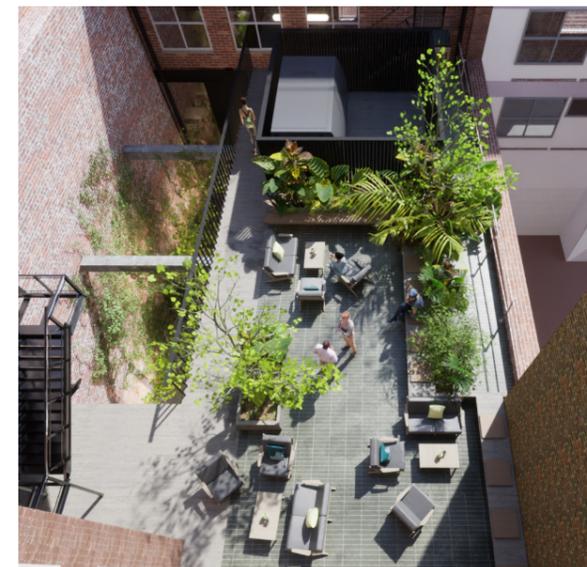
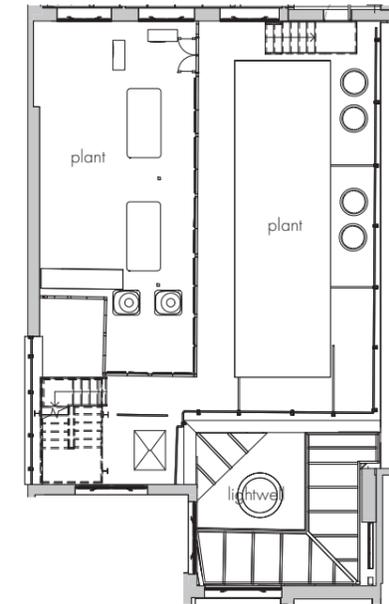
The creation of this space alongside the green terraces that are proposed will potentially provide additional habitat for local wildlife, enhancing biodiversity.

At roof level on the 'link' structure the proposal is for a planted terrace. Alongside this by utilising a louvred screen to the plant facilities the visual impact on guests is minimised.

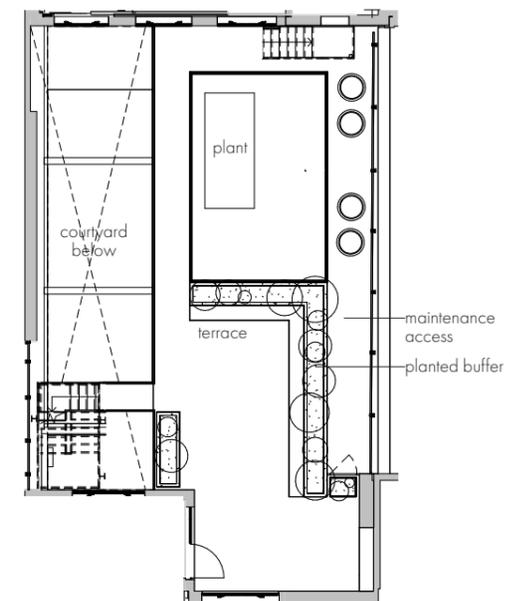
Planters on this terrace are positioned to provide a green buffer to protect the privacy of neighbouring properties and create an improved space for both onlookers and guests.



Existing Roof of 'Link' Structure



Proposed Roof of 'Link' Structure



5.8 THE 'LINK' STRUCTURE



Visual for illustrative purposes only

5.9 PROPOSED COURTYARD



Visual for illustrative purposes only