



**DESIGN & ACCESS  
STATEMENT**

**FOR**

**Listed building consent**

**Replacement of radiators to corridors and Wc's**

**AT**

**49-51 Bedford Square**

**London WC1B 3DP**

**PREPARED BY**

**DHP (UK) LLP**

**Pavilion Building**

**Ascot Racecourse**

**High Street**

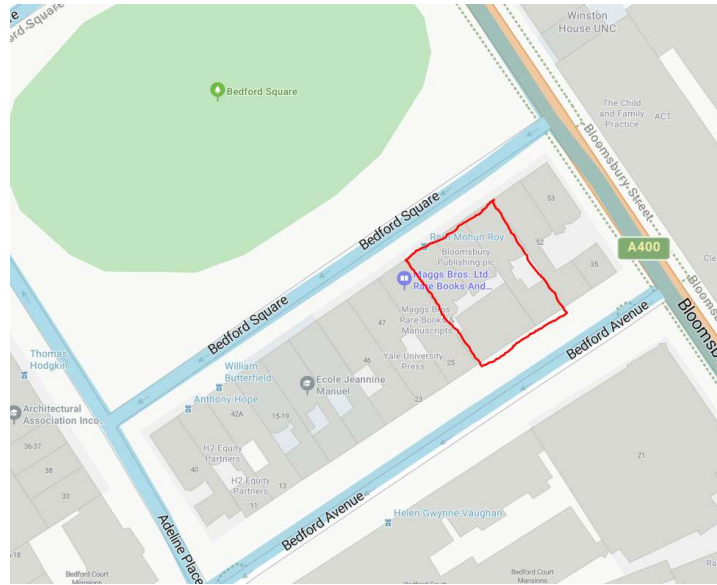
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**LM/6842**

**NOVEMBER 2024**

# PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT



## 1.0 Planning statement (The Site & urban context)

The formerly residential Georgian town houses of Bedford Square have been converted to commercial buildings.

The Bloomsbury Publishing demise of 49-51 Bedford Square includes the Georgian House section to the front of the site which contains offices, circulation spaces and kitchenettes. The rear part of the building (the Mews) is separated by internal courtyards. The lower ground floor of the building contains plantrooms within 3no vaults.

## 2.0 Proposal overview

This proposal consists of the replacement of existing radiators within corridors and WC spaces. The external façade of the building and all office spaces will not be affected.

The proposed installation allows the existing gas fired boilers to be stripped out and removed and for the installation of new, energy efficient local electric radiators.

The new radiators would generally be installed within the existing architectural casings so the appearance of the building will not be affected.

The old, redundant heating pipework below floors and within ceilings would be drained and abandoned, thus removing any future risk of damage in the event of a leak.

As part of the works, a small, energy efficient heat pump system would be installed to provide heating and cooling to the orangery. The single external condenser would be located in the existing services space alongside other existing plant.

## 3.0 Summary

In summary, this application provides of the proposed upgrade works. There will be no alteration to the appearance of the building and no major builders works.