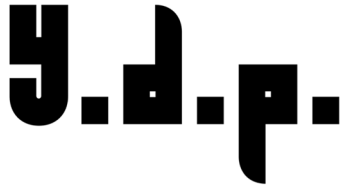


Y.d.p.



Proposed alterations to 19 Bedford Square
Design and Access statement RevB



1.0 Introduction

- 1.1 YDP have taken a ten year lease on No 19 Bedford Square, London, WC1B 3JA from the Bedford Estates to provide them with a location for their headquarters.
- 1.2 YDP is the most recent non-profit initiative under the Charitable Incorporated Organisation (CIO) Asymmetry Art Foundation (Charity number 1190437). Founded in 2023 by art patron and philanthropist Yan Du, YDP is an experimental art project dedicated to nurturing contemporary art practices with a focus on artists from and beyond Asia, exploring how art institutions can engage with contemporary issues and shape the future.
- 1.3 YDP aims to establish itself as a leading platform for contemporary art that engages with Asian contexts and diasporic experiences. By focusing on innovative programming, strategic partnerships, and careful financial planning, YDP is positioned to become a vital hub for creativity and cultural exchange, supporting the careers of emerging and mid-career artists and contributing to the global conversation on contemporary art.
- 1.4 This Planning, Design & Access Statement forms part of the Planning and Listed Building Consent Applications submissions for proposed works to 19 Bedford Square, that have been carefully developed to retain the historic interiors of this Grade I listed building but to reconfigure more recent alterations to provide the layout, flexibility and design quality required by YDP.
- 1.5 The history of the building, context within Bedford Square, the Bloomsbury Conservation area and general significance of the structure is detailed within the Heritage Statement and for clarity is not duplicated within this document
- 1.5 The proposed works will upgrade the existing building by -
 - Removal, replacement and reuse of modern floor and wall finishes.
 - Reconfiguring the façade of the modern link building between main house and conservatory.
 - Reconfiguring the façade and internal planning arrangement of the modern link building between conservatory and rear outbuilding.
 - Introducing an additional stair between basement and ground level in the modern link building adjoining the rear outbuilding.
 - Introduction of glazed doors at basement level to reinstate a visual link between the two small courtyards.
 - Relocation of modern partition in rear outbuilding to its original location.
 - Detailed amendment of electrical installation and modern light fittings.

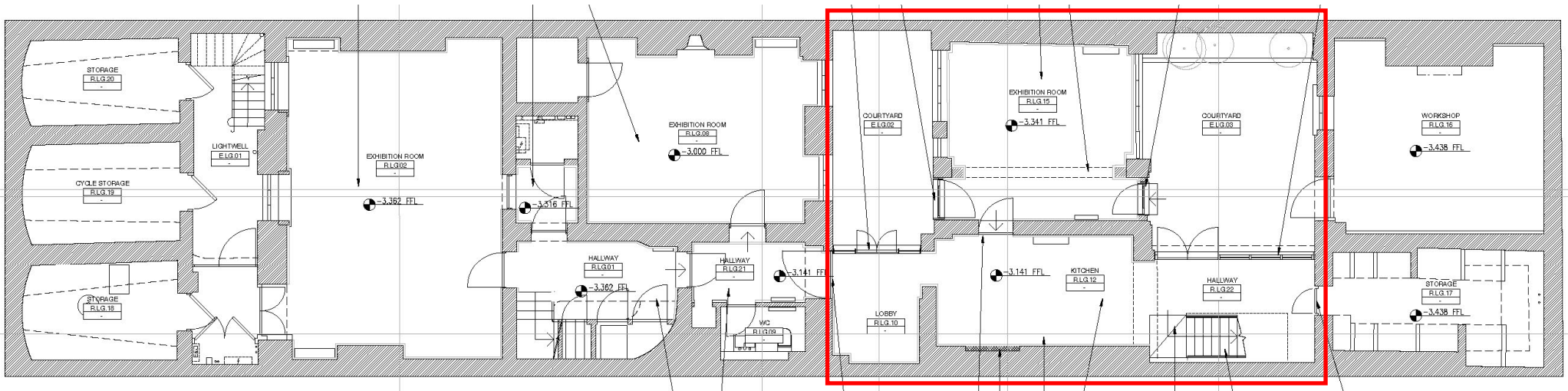
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3.0 General design concept

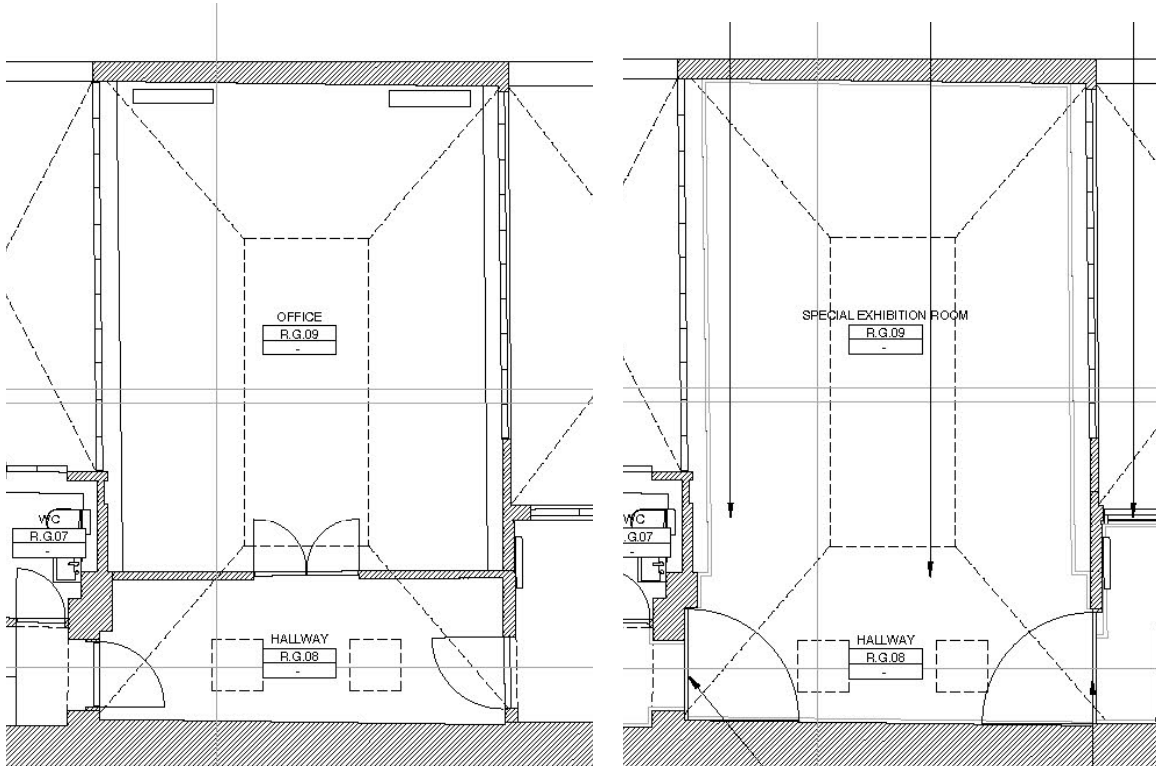
- 3.1 As an art foundation, YDP will hold a wide range of temporary exhibitions in the building in addition to having permanent exhibits and installations. These will be held at basement, ground and first floor levels. Second and third floors will be staff areas. The design that has been developed has recognised the importance of the historic interiors and will require minimal change to achieve the flexibility they will require. Where possible, interventions have been designed to be completely reversible.
- 3.2 The layout has been developed to allow visitors to easily transit from one exhibition space to another and to form a substantially circuitous route through the exhibition spaces to avoid passing back through one space to reach another.
- 3.3 The proposed introduction of the new stair in the rear link building helps achieve this by removing the dead end that would exist at both ground floor and basement levels without it. This is located in a very recently constructed area of the building.
- 3.4 Other changes are generally restricted to the more recently constructed structures located in the original courtyard.

Plan showing proposed alterations at ground level substantially restricted to the more recently constructed areas within the original courtyard



Y.d.p.

- 3.5 The conservatory, once designed as a single space, has been subdivided in the relatively recent past to create a passageway through to the rear outbuilding. The original roof structure was fully exposed within the space. The original volume of the room is to be restored by removal of the recent partition wall and suspended plasterboard ceiling over the existing east passageway.
- 3.6 The introduction of the new stair connecting to basement level in the rear link building is coupled with a number of other associated design proposals that are intended to improve the visual and physical connection of this internal space with the courtyard area.



Existing conservatory plan with passageway.

Proposed conservatory plan with original space restored

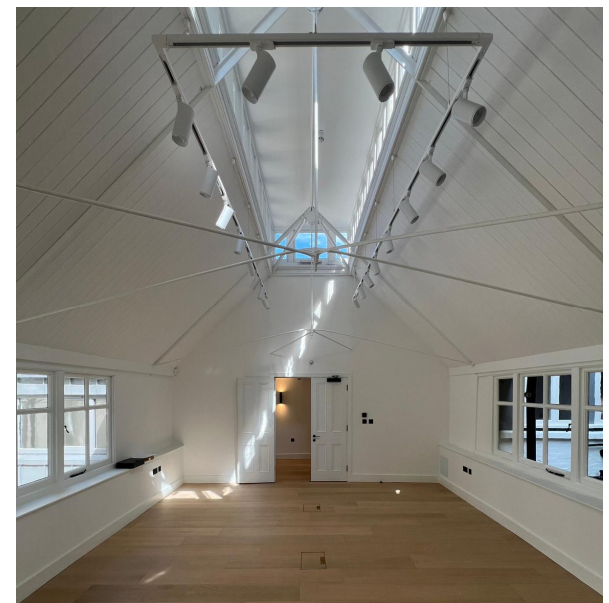
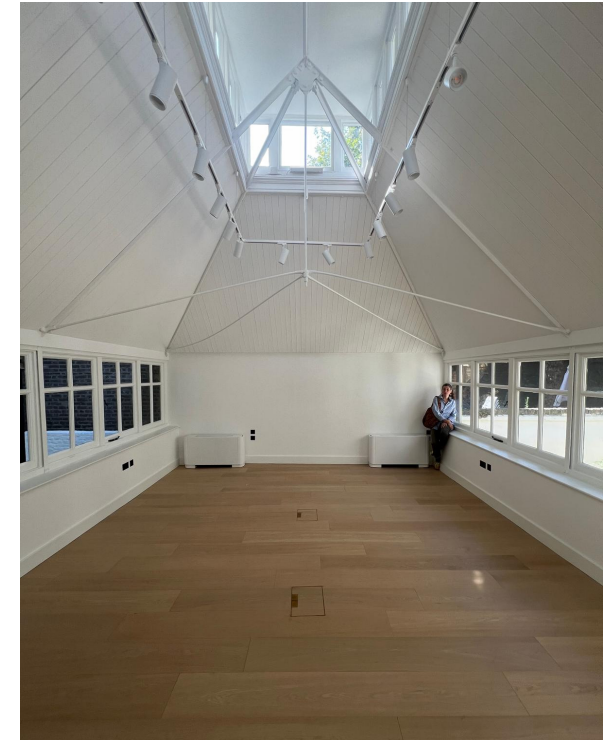
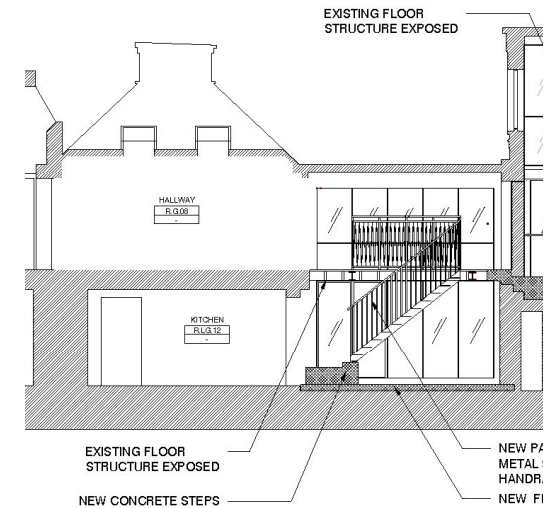


Photo showing later subdivision partition with door

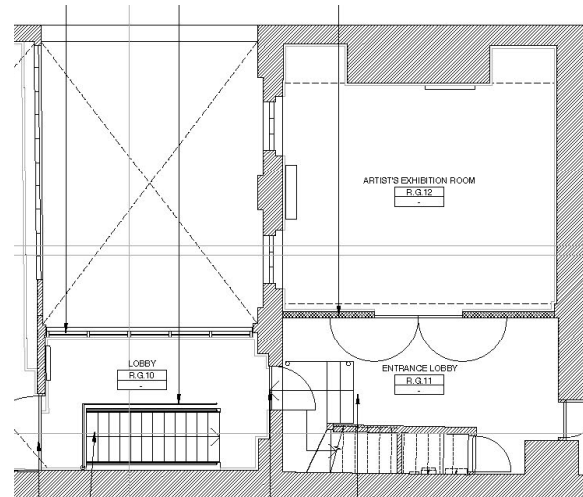
- 3.7 The ground floor elevation of the link building is a solid wall to circa 1.0m height with a series of casement windows over. At basement level it is currently a fully glazed elevation with sliding glass door. The intention is to replace the full elevation with glazed panels that will provide full views of the delightful outbuildings, let in substantially more daylight and provide views of, and access to, art installations exhibited in the courtyard through a glazed door.
- 3.8 The link structures are much later additions as insertions into the once open courtyard and appear to have been progressively altered over time. The party wall was originally an external garden wall as were the walls below the conservatory. The designers wish to restore some of the original character of these spaces by carefully removing much of the recently applied plasterboard wall linings etc. to expose the original brickwork along the main circulation route.
- 3.9 The original and existing plan of the building under the conservatory area at basement level shows a central passageway with toilets and rest rooms either side. The passageway still exists but is now an anachronism and serves no real purpose. The proposals partially remove the wall located under the conservatory to unify the space and create a single open room off the main circulation route. Nibs will be retained where the wall meets the external walls and with the



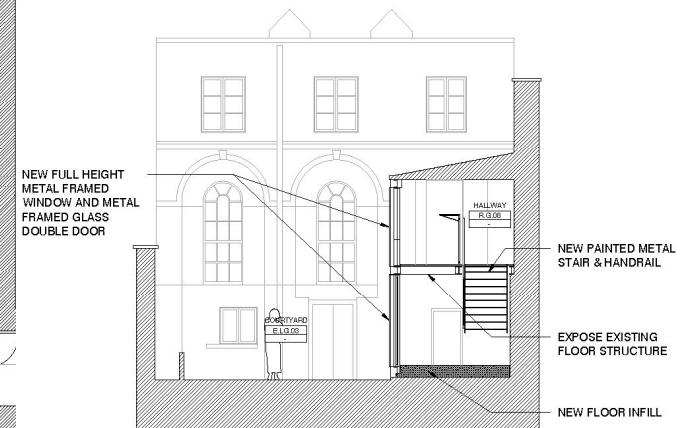
Elevation of rear link building



Elevation of front link building



Proposed plan of rear link building



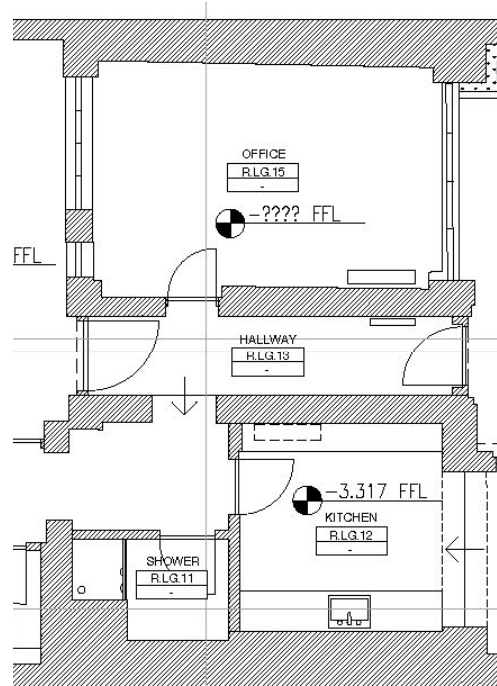
Proposed cross section of rear link building

insertion of a down-stand beam over and reference to the line of this wall in the floor finishes will indicate the original location of the wall. The wall, ceiling and floor finishes in this area are all modern. The recent partitions within the adjoining space forming divisions for toilets and kitchen will also be removed.

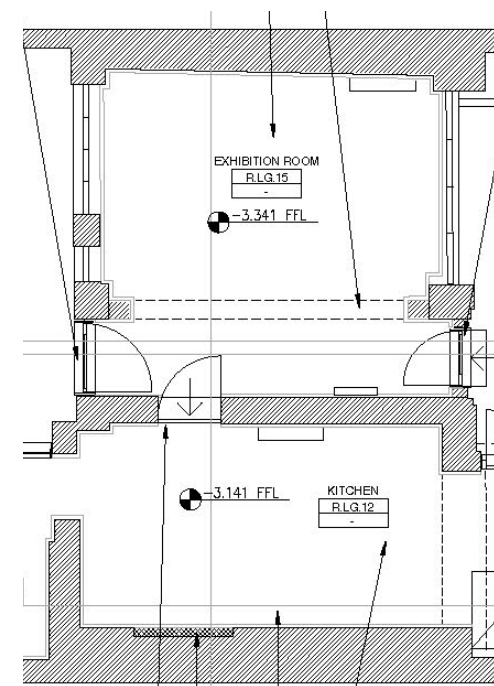
- 3.10 As part of the design strategy, and to partially restore the visual connection of the main spaces at basement level to the courtyards, the proposals include the replacement of the two half glazed doors installed in 2022 with fully glazed doors.



Plan from circa 1920



Existing plan



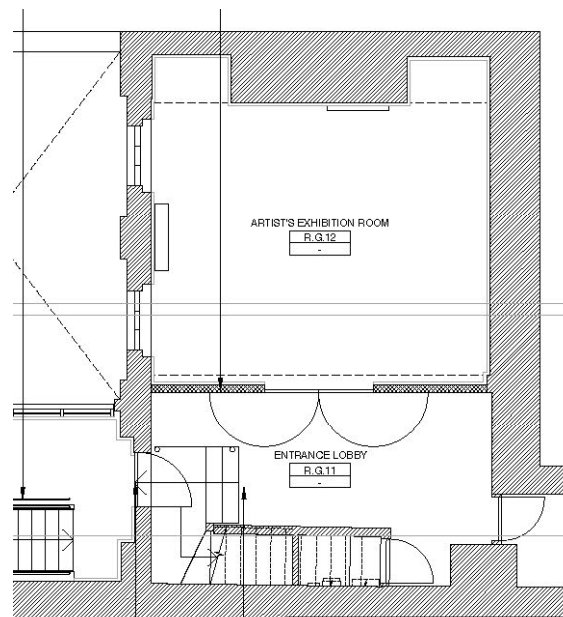
Proposed plan

- 3.11 The intention is to provide studio, workshop and exhibition space for a revolving 'artist in residence' to be located in the rear outbuilding. The existing partition at ground floor level would be relocated to its original position under the beam and adjoining the remaining nib in the wall.
- 3.12 The existing first floor structure at this end of the building has been substantially amended in relatively recent works and again in 1998 when the existing timber stair was introduced. The proposals introduce a new 'sit on' stair structure that extends into the rear outbuilding to improve the circulation and as a result of the introduction of the new stair from lower ground to ground level.
- 3.13 The first floor external wall elevation is symmetrical. However, the introduction of the stair in 1998 also introduced a cupboard above the stair that blocks off part of the rear elevation. The proposals reintegrate this space into the main space by removal of the door and over panel.

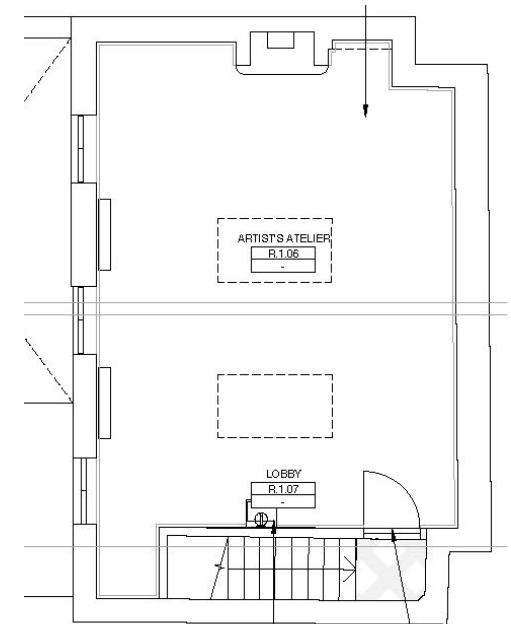
Richard Williams B.A (Hons). B.Arch. RIBA

Williams Architecture

10th February 2025



Proposed ground floor plan of outbuilding



Proposed first floor plan of outbuilding