Our ref: 792-3-01-001 design and access statement RevA

10th March 2014

18 Bedford Square, London, WC1

DESIGN & ACCESS STATEMENT

PREPARED BY: Garnett + Partners
Holborn Hall, 195 High Holborn, London WC1V 7BD
T. +44 (0) 20 7404 7677
F. +44 (0) 20 7404 6648
E. mail@garnettpartners.com

ON BEHALF OF: The Bedford Estate
29A Montague Street
London WC1B 5BL

Application Ref TBC
STATUS For Planning
REVISION A

PREAMBLE:

This Design & Access Statement shall be read in conjunction with the following drawings and statements prepared by Garnett + Partners LLP (G+P), Taylor Project Services LLP (TPS) and Anthony Walker (AW):

- **792(PL)100 rev A – Location Plan**
- **792(PL)802 rev A – Bedford square Section as Proposed**
- **792(PL)900 rev A – Joinery Casement details as Proposed**
- **TPS /18BS/B/MH/EX**
- **TPS /18BS/G&1/MH/EX**
- **TPS /18BS/2&3/MH/EX**
- **TPS /18BS/R/MH/EX**
- **TPS /18BS/R/S/EX**
- **TPS /18BS/EL/F/EX**
- **TPS /18BS/EL/R/EX**
- **TPS/18BS/B/M&E/P**
- **TPS/18BS/G&1/M&E/P**
- **TPS/18BS/2&3/M&E/P**
- **TPS/18BS/R/M&E/02**
- **TPS/18BS/R/S/02**
- **TPS/18BS/R/EL/F/P**
- **TPS/18BS/R/EL/R/P**
- **TPS/18BS/VRV/M**
- **TPS - 18BS-TN1**
- **TPS - 18BS-TN2**
- **TPS M&E Method Statement**
- **Conservation Assessment – AW**

DESCRIPTION OF PROPOSED WORKS:

This application is for the proposed installation of a new mechanical comfort cooling system which includes 6no. VRV condenser units. The proposed condenser units are to be located externally at roof level and within the existing rear light well.

The works will involve the following:

1. Installation of 6no. new external VRV condenser units.
2. Installation of internal VRV units and associated joinery casements.

Refer to TPS drawings for details and locations of proposed VRV units

LAND USE:

The existing building comprises of 914 Sq.m of A2 office use. There is no change of use proposed within this application. This proposed comfort cooling application is part of upgrade works to the existing building in order to provide a desirable and high quality office let for future tenants.

DESIGN:

Existing Condition

No. 18 Bedford Square is a Grade I listed building and forms part of the northern terrace of buildings along the perimeter of Bedford Square. The existing building was constructed between 1775 and 1783 as a single town house, but like many of the buildings at Bedford Square, has since been converted into an office. Along with No.19 the façade of No.18 forms the focal point of the north terrace with a pediment arrangement and stucco decoration. Refer to the conservation assessment prepared by Anthony Walker RIBA AABC.

Entrance and Access Statement

No change to the existing access is proposed within this application. Full compliance with Part M of the Building Regulations is not possible, since to do so would compromise the architectural quality of the listed building.

Proposed Design

The proposed location of the external VRV condenser units has been considered in order to minimise the potential impact on the historical character of the existing building and Bedford Square. Further information regarding historical impact of this application can be found within the conservation assessment prepared by Anthony Taylor RIBA AABC.

Rear Light well

There are 3no. condenser units currently located within the light well at basement level. This application proposes to utilise this established location for mechanical plant and replace the existing units with new, more efficient VRV units. Impact of the listed structure is minimised as the proposal is to upgrade the existing plant units within an area which is not visible from Bedford Square.

Roof

It is proposed that 3no. new condenser units are grouped and located at hight level within the central valley between the existing pitched roofs. This location has been selected as the existing high level pitched roofs will provide screening and therefore minimise the impact on views of No.18 from Bedford Square. The proposed condenser units are also located away from the central roof light to avoid any impact on views from the central staircase within the building. Drawing 792(PL)802 shows a section through Bedford Square with sightlines at 1800mm high from the centre of the pavement around the square. The sightlines show that the top of the condensers cannot be viewed from the centre of the pavement at the opposite side of the square (a distance of approximately 110m). Views from this distance are also further screened by the well-established planting within the garden square itself.

Internal Changes

In order to minimise impact of the existing listed elements of the building it is proposed that new pipework is to run within the existing riser adjacent to the lift. This riser runs the entire height of the building and therefore provides a convenient route for services, which will not impact on any of the existing original room proportions. It is proposed

that new pipework runs within the floor void. Where it is required, notching of the existing floor joists is to be as per TPS timber notching repair detail. Where possible and to reduce the number of new notches; existing notches within the timber joists are to be used for the new pipework.

Within the Basement, Ground and First floors where the VRV units terminate within internal rooms, new joinery casings are proposed. The new joinery is to provide a discrete solution to covering the new units in a way that is in keeping with the original Georgian character of the building. Details of a typical joinery casing unit have been included as part of this application.

SUMMARY

The proposal aims to improve the quality of the office space at No. 18 Bedford Square by providing a new comfort cooling air-conditioning system. These improvements are designed to make the let more desirable to potential tenants, which will help to secure the long term success of the commercial property. The improvements to the existing building have been considered in a way to minimise the impact on the historic character and period features of the existing building and adjacent garden square. Where possible, such as in the rear light well, existing areas of mechanical plant and service risers have been utilised. At the high level roof, the proposed new condensers have been grouped and located behind the existing pitched roof in order to minimise the impact on views from the square and surrounding buildings.