

10 BAYLEY STREET – LONDON WC1

DESIGN ,HERITAGE AND ACCESS STATEMENT FOR AN ARCHITECTS
STUDIO

BS-P-90-MF-02-01

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ARCHITECTURE

SENSITIVE.PHILOSOPHY.PROCESSING.ARTICULATE.RESOLVED.CONCEPTS.SUSTAINABLE.PRECISE.PRAGMATIC.ARCHITECTURE.REALISING.CONSTRUCTION.SENSITIVE.PHILOSOPHY.PROCESSING.ARTICULATE.RESOLVED.CONCEPTS.SENSITIVE.PHILOSOPHY.PROCESSING.ARTICULATE.RESOLVED.CONCEPTS.

06.09.2013

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DESIGN HERITAGE AND ACCESS STATEMENT FOR AN ARCHITECTS STUDIO

Client:	SPPARC ARCHITECTURE LLP
Property:	10 Bayley Street – London WC1
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Prepared by:	TDM
Checked by:	jjf/JT

STUDIO

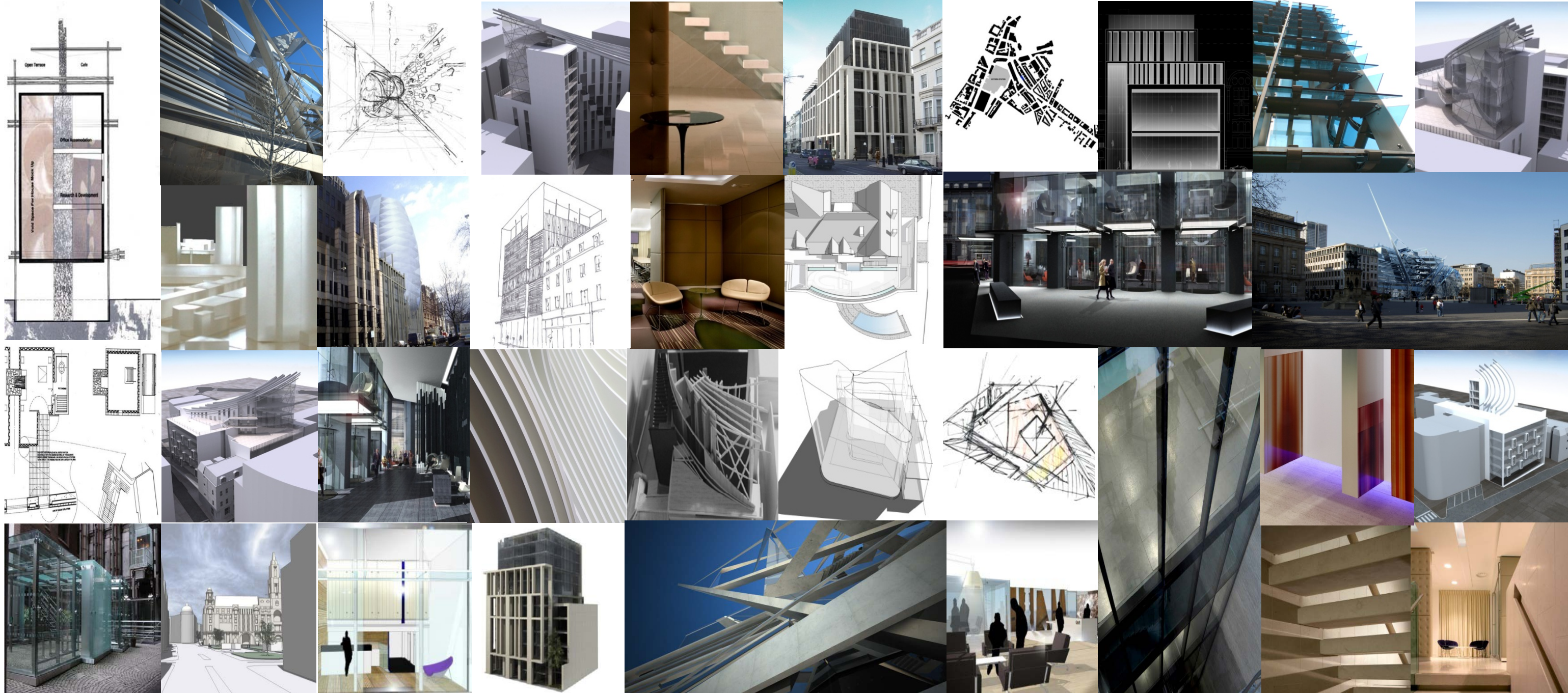
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Cover Image: Zurich Headquarters Building
Entrance Façade

Architect: SPPARC Architecture

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THE PROPOSAL

INTRODUCTION

The property is located on the north west corner of Bedford Square and is part of a terrace of five houses leading from the Square towards Tottenham Court Road.

10 Bayley Street is a Grade II Listed Building and lies within the Bloomsbury Conservation Area.

The property has recently been refurbished by the Bedford Estate to create approximately 2,800sq/ft of speculative office accommodation arranged over 5 floors.

SPPARC Architecture are taking a long lease over the entire property to create an architects office and studio for their own use.

The property has been carefully selected by SPPARC for both its location and character, however, to suit the spatial requirements of the practice, some modest internal alterations are required predominately focused in the basement along with a reworking of the modern 1994 rear extension.

Following a pre-application meeting on site with Antonia Powell on the 7th August 2013 and the receipt of written advice received on the 16th August 2013, SPPARC has developed a sensitive scheme that respects the historic character and original fabric of the building whilst meeting the spatial needs of the architects office.

PLANNING HISTORY

10 Bayley Street is of significance as part of the terrace of five buildings extending the northern side of Bedford Square and thus it contributes to the unique environment of the square which is recognised in the group value as part of a uniform terrace.

The listing for the north side of Bayley Street describes the terrace as a group of five houses from the late 18th century of three storeys with attics and basements. Multi coloured stock brick with stucco surrounds to the doorways and cornices.

The interiors were not inspected by English Heritage.

The original layout has been adapted over the years which has seen the building converted from a single house into a series of flats and offices.

In 1994, a major refurbishment of the 6-10 Bayley Street terrace was completed including the introduction of a new structural frame stitched through 10 Bayley Street in response to evidence of structural deterioration within the building. The alterations also included a number of modifications to the original internal partitions and joinery scheme to accommodate the modern intervention.

The 1994 works also included the erection of a 2 storey extension to the rear of the property.

Whilst the principle of the original layout has been retained with the staircase in the back corner of the building serving each level, there have been a number of alterations to the partitions and to the decorative features and joinery throughout the property, most notably during the major 1994 refurbishment, to the extent that regretfully much of the original fabric was lost.

In 2011, an application was submitted by the Bedford Estate to revert the property into a single B1 commercial office use which involved some internal alterations and MEP services installations.

The application was granted planning and listed building consent in 2011/12 and those works are now nearing completion (application references 2011/5183/P and 2011/5402L respectively).

THE PROPOSALS

The proposed architects office and studio predominantly work within the layout created by the 2011 planning approved scheme, however, it is proposed to undertake some modest alterations to the ground and basement floors.

In summary it is proposed to:

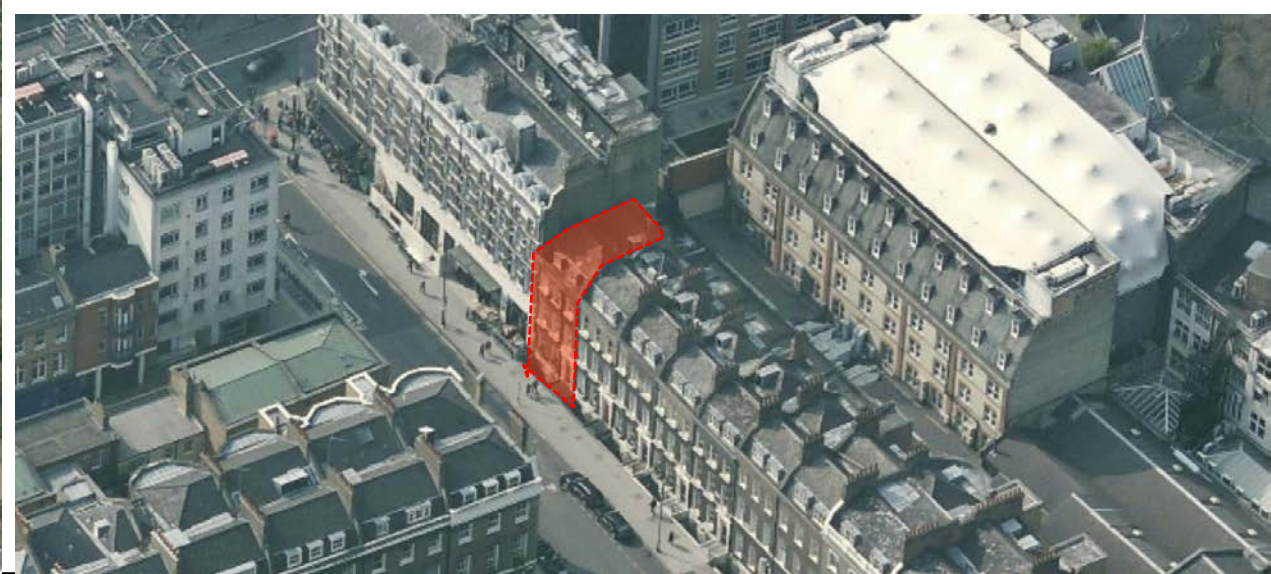
GROUND FLOOR

- Reinstate two previous openings, the first between the hall and the front room and the second between the front and rear rooms.

BASEMENT

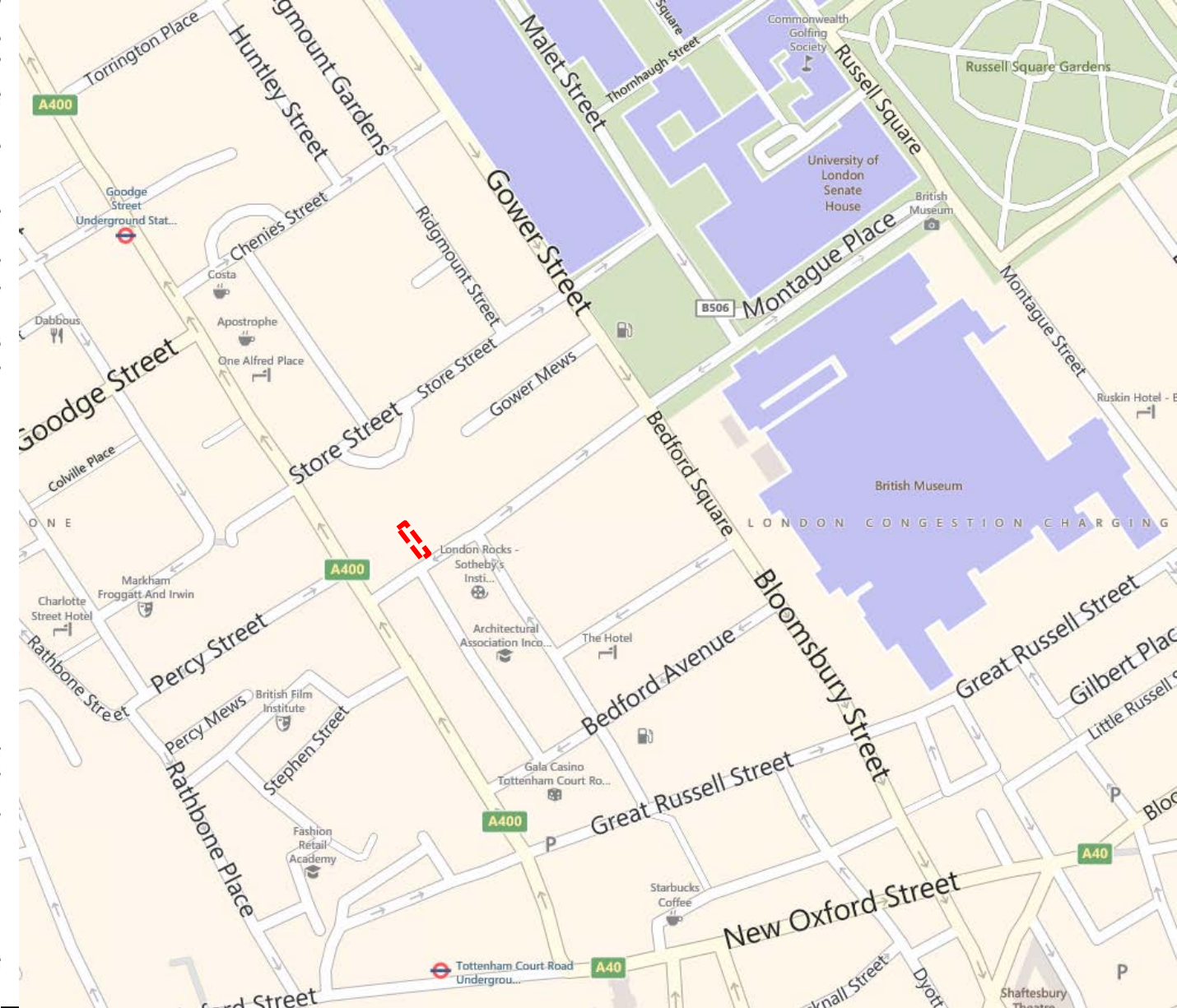
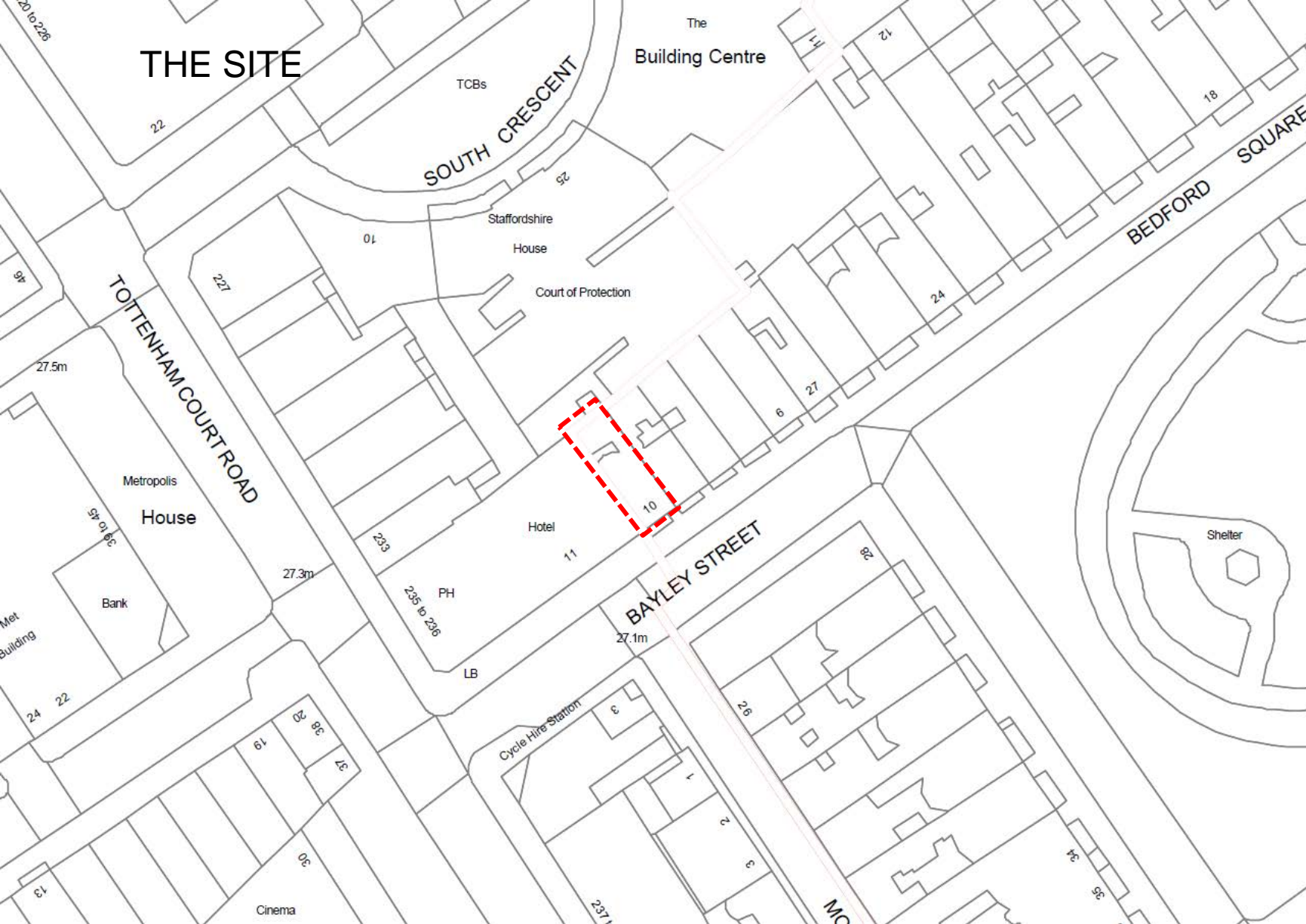
- Remove the internal partitions within the 1994 modern rear extension.
- Enclose the existing 8sq/m yard between the extension and the rear elevation of the property with a glazed and planted green roof.
- Localised lowering of the two window cills within the bay window to the rear of the property to create two door openings and therefore a physical connection into a single studio space to the rear of the basement.

The proposed internal alterations will not have any external affect on the appearance of the building from Bayley Street or Bedford Square whilst the adaptations to the modern rear extension will not be visible from any publicly accessible place.



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THE BLOOMSBURY CONSERVATION AREA

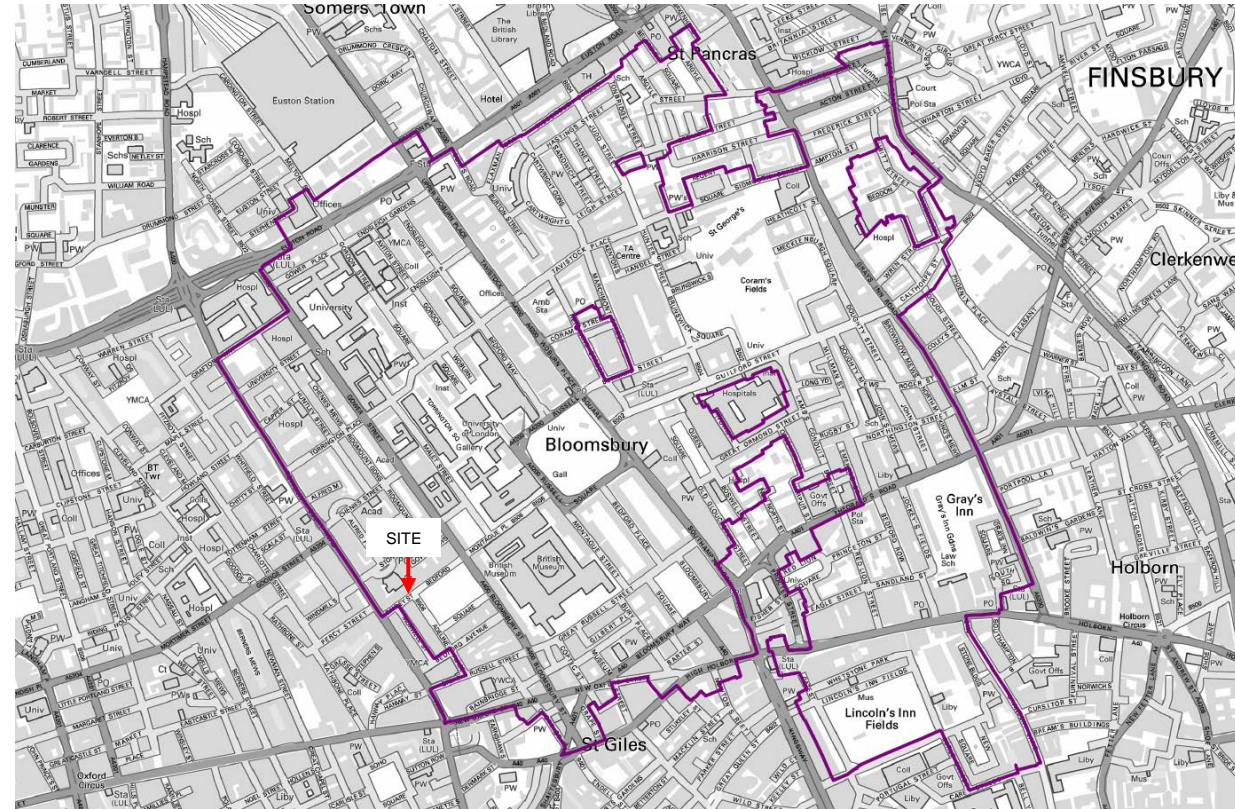
The property lies within the Bloomsbury Conservation Area and is on the western edge of Sub-Area 5 Bedford Square/Gower Street. Bayley Street is referred to as extending the northern side of Bedford Square which is described as:

Bedford Square is one of the most significant and complete examples of a Georgian (1775) Square remaining in London. Its national importance is highlighted by the grade I listing of all the properties fronting the square. It is also notable that many original streetscape elements remain (also listed) and that the gardens are on the Register of Parks and Gardens of Special Historic interest in Greater London (Grade II).*

The square was part of a planned development of the Bedford Estate that included a series of interlinked street and spaces and is a major landmark both along Gower Street and within the Bloomsbury area. Despite the impact of traffic along Gower Street the Square remains a relatively intimate space with the degree of enclosure enhanced by the large mature trees and landscaping within the oval gardens. This central, private space is defined by iron railings with gates under wrought iron arches. Although initially a residential square it is now entirely occupied by offices.

The terraces are three storeys with a basement and attic level. The front elevations are particularly notable as they were designed as a whole to give a sense of architectural unity and harmony to the square. The elevations are constructed of yellow stock brick with tuck pointing and have a central stucco pedimented element and a rusticated base. The doorways have intermittent voussiors of Coade stone (a type of artificial stone) and faces on the keystones.

The listing for the north side of Bayley Street describes the terrace as a group of five houses from the late 18th century of three storeys with attics and basements. Multi-coloured stock brick with stucco surrounds to the doorways and cornices. There are rectangular fanlights over the panelled entrance doors. The buildings are listed grade II and noted as being of group value. The interiors were not inspected.



THE EXISTING BUILDING

10 Bayley Street is a Grade II Listed Building with its significance as part of the terrace of five buildings extending the northern side of Bedford Square and thus it contributes to the unique environment of the square which is recognised in the group value as part of a uniform terrace.

The listing for the north side of Bayley Street describes the terrace as a group of five houses from the late 18th century of three storeys with attics and basements. Multi coloured stock brick with stucco surrounds to the doorways and cornices.

The interiors were not inspected by English Heritage.

The proposed internal alterations will not have any external affect on the appearance of the building from Bayley Street or Bedford Square whilst the adaptations to the modern rear extension will not be visible from any publicly accessible space.



BAYLEY STREET ELEVATION
SCALE 1:50

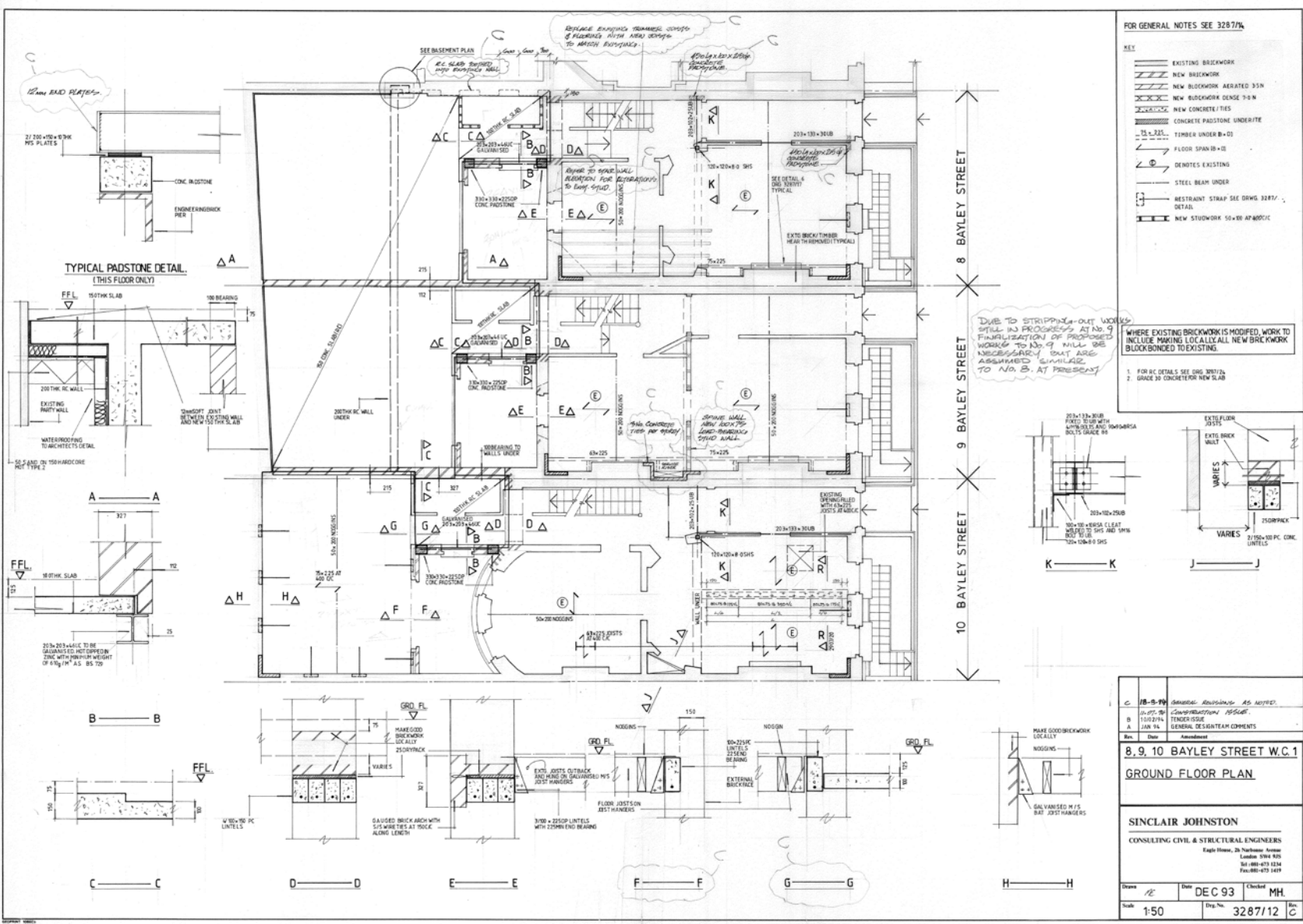


REAR ELEVATION
SCALE 1:50

THE PLAN FORM PRIOR TO 1994

Archive structural drawings from 1993 for major refurbishment works of the building and the erection of the rear extension carried out in 1994 clearly show an existing opening within the entrance hall wall into the front room and also a connecting door between the front and rear rooms.

The archive drawing would also suggest from Section K-K on the drawing that the whole of the wall between the entrance hall and the front room was rebuilt with a new steel beam introduced at high level.

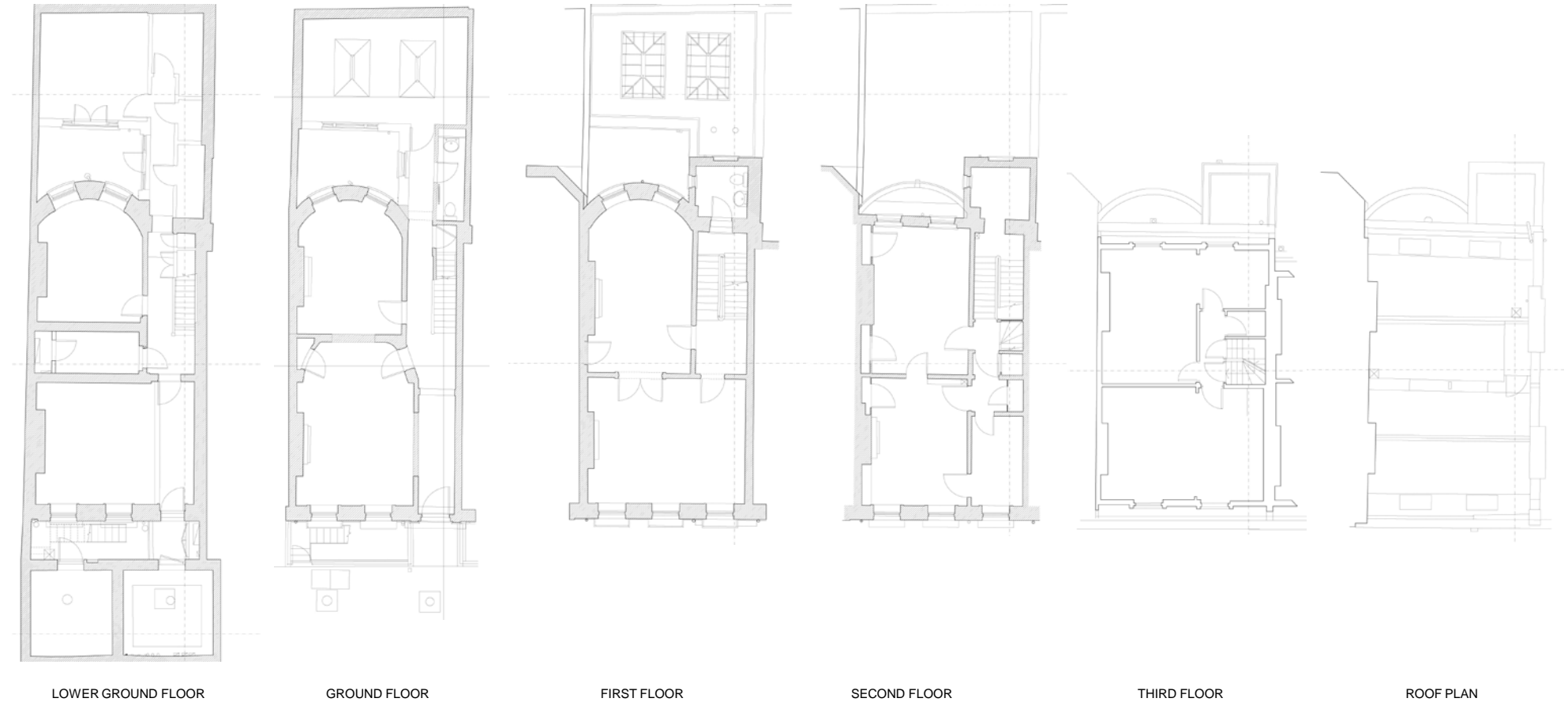


THE CURRENT PLAN FORM

(the existing layouts are in accordance with planning applications 2011/5183/P and 2011/5402L)

The proposed alterations of this application do not affect the front exterior of the building or the external appearance of the rear elevation from any publicly accessible view.

Internally there have been a number of changes to the building including alterations to both the partitions and the decorative features most if not all of which have been changed over recent years.



THE PROPOSED GROUND FLOOR

The alterations to the ground floor are modest and all are reversible without the loss of any original fabric.

It is proposed to reinstate two previous openings on the ground floor, the first within the dividing wall between the hall and the front room and the second between the front and rear rooms.

Due to the refurbishment work completed in 1994 and the structural intervention of a new steel beam, it would appear that much of the dividing wall between the hall and the front room is not original.

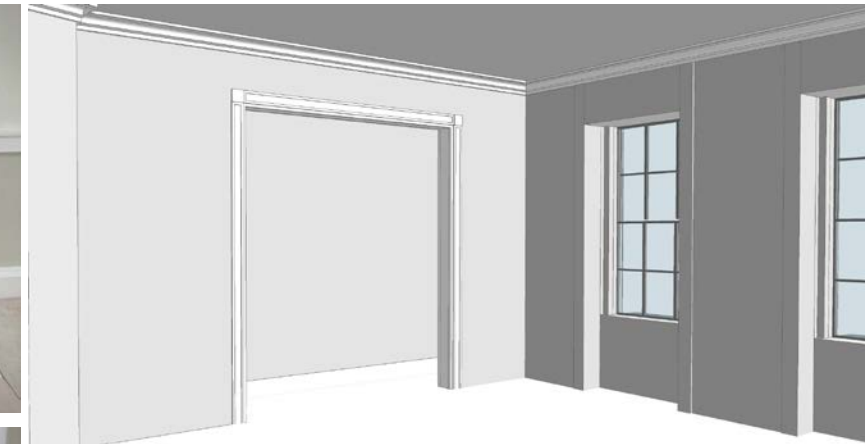
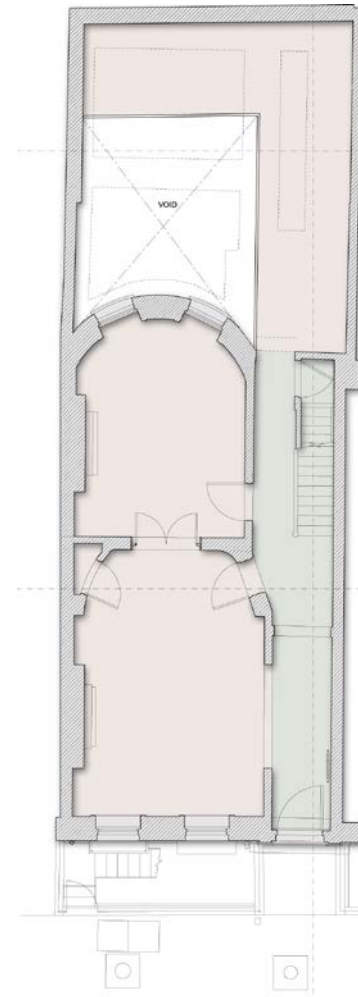
Through careful detailing, the reinstated opening will not detract from the historic proportions, spatial qualities and appearance of this particular principal room. The new opening between the hall and front room will be at the same common height as the existing doors to ensure the plan form and ceiling details are still legible and that the opening will not be visible from the street through the window above the door.

Furthermore, the existing arrangement of an angled door in close proximity to the bottom of the main staircase as the only access into the reception is a difficult arrangement for those with mobility difficulties and would be impractical for a commercial tenant. The reinstatement of a slightly wider opening within the dividing wall between the hall and the front room will improve the access arrangements into the building for employees and visitors alike.

The design and materials of the joinery framing the reinstated openings will be informed by the existing details within the property and therefore in-keeping with other similar openings within 10 Bayley Street.

All existing cornices, joinery and other original features will be carefully protected throughout the works.

It is apparent from inspection of the neighbouring contemporaries of 10 Bayley Street that similar door openings have been provided, notably 8 and 9 Bayley Street



THE PROPOSED BASEMENT

The rear of the basement is to be remodelled to create a new studio space for the architectural practice.

The success of the space as a studio will rely upon good natural light and physical connectivity between the rear basement room and the full extent of the 1994 extension.

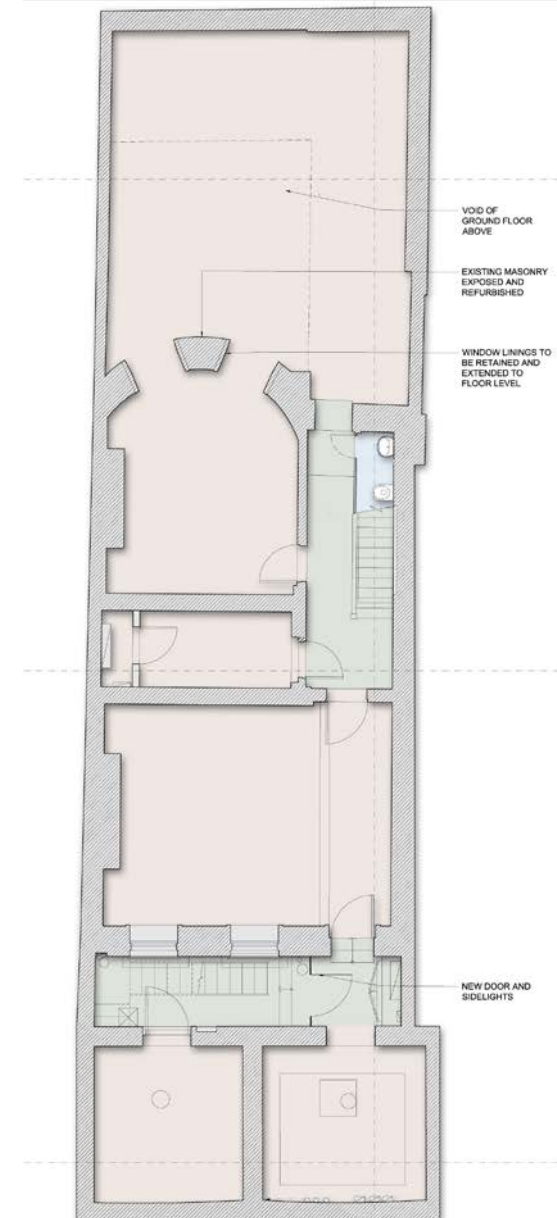
The focus of the work within the basement requires the removal of the internal partitions within the existing modern rear extension plus the part removal of the external walls of the extension to the extent shown on the SPPARC drawings.

It is proposed to cover the existing rear yard (which currently separates the extension from the original building) with beautifully crafted horizontal glazing set within a planted green roof. This will help to retain an open and light aspect to the rear of the building.

The unification of the two spaces to create a single studio will require the sensitive adaption of the two windows in the rear of the bay wall to be carefully lowered to create two door openings. It is proposed that the existing masonry and cills will be carefully removed and stored on site for future reinstatement to ensure that the space could be faithfully reversed.

The existing joinery of these particular windows dates from the later part of the 20th century, however, it is proposed that the window linings will be retained and extended to the floor thus maintaining the historic character and layout of the room.

The rear elevation of the original building at basement level has been previously rendered which has introduced a step in the surfaces and visually separates the basement wall from the upper storeys. It is proposed that the existing render will be carefully removed as part of the works and the original bricks exposed and refurbished.



THE PROPOSED REAR BASEMENT & GROUND FLOOR STUDIO SPACE

The studio is the heart of the architects office and has been conceived as a special place that will delight and inspire whilst recognising and respecting the layout and plan form of the building.

The existing external and internal fabric that forms the various interfaces and detailing with the neighbouring properties to all three sides of the rear of 10 Bayley Street will be retained in their entirety.

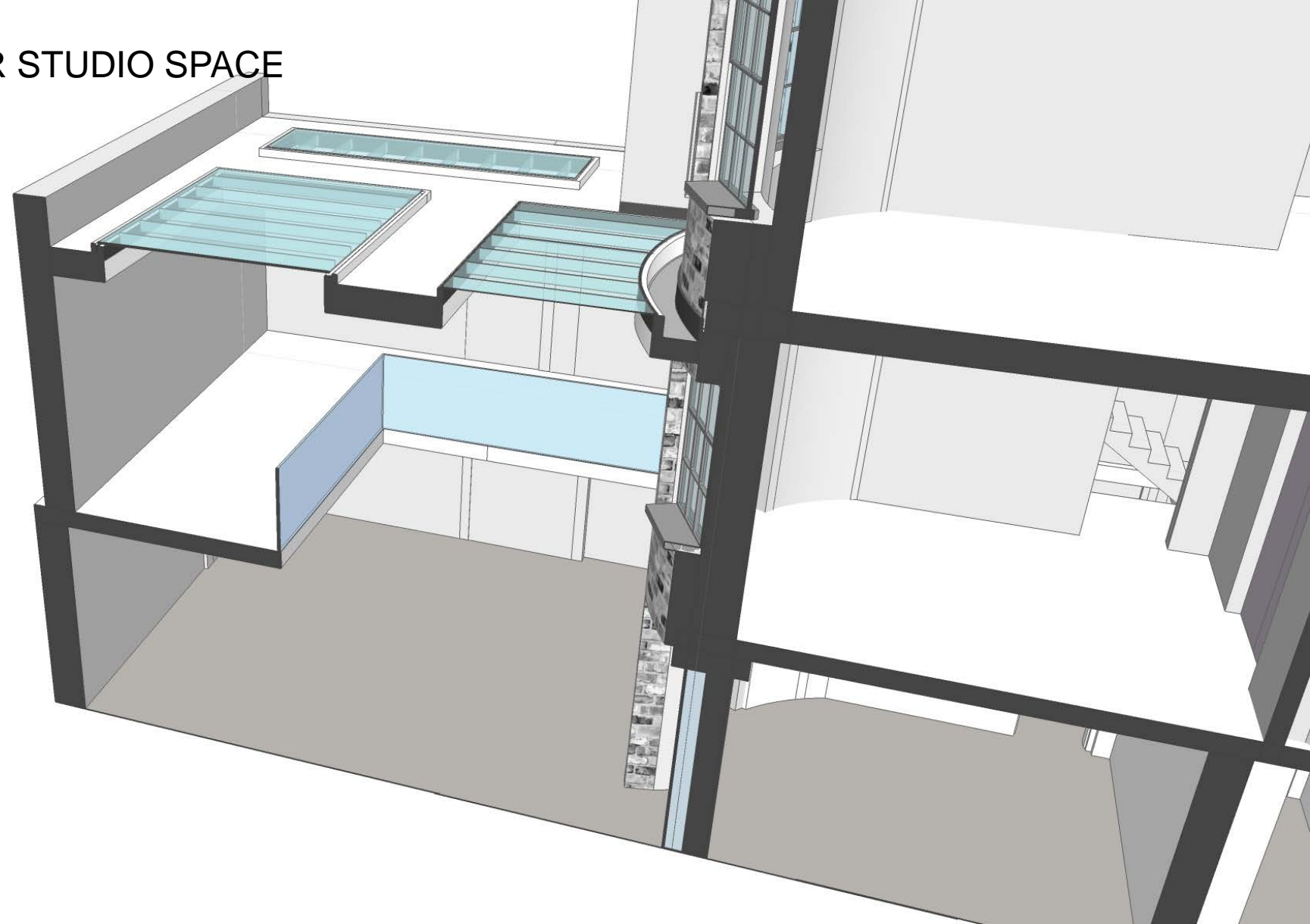
The existing roof of the modern rear extension is to be remodelled through the removal of the existing pyramid roof lights. The existing apertures are to be reconfigured to create two new extended openings within a planted green roof (only accessible for maintenance purposes).

The new apertures within the reconfigured roof will be prepared to receive a bespoke design of two beautifully crafted horizontal structural glass roof lights with the larger glass rooflight extended over the rear yard to enclose the small space between the extension and the rear elevation of the original property.

The horizontal glazing will be lower than the existing pyramid rooflights, complimented by the attractive planted green roof, it is suggested that the proposal will be an enhancement to the Conservation Area.

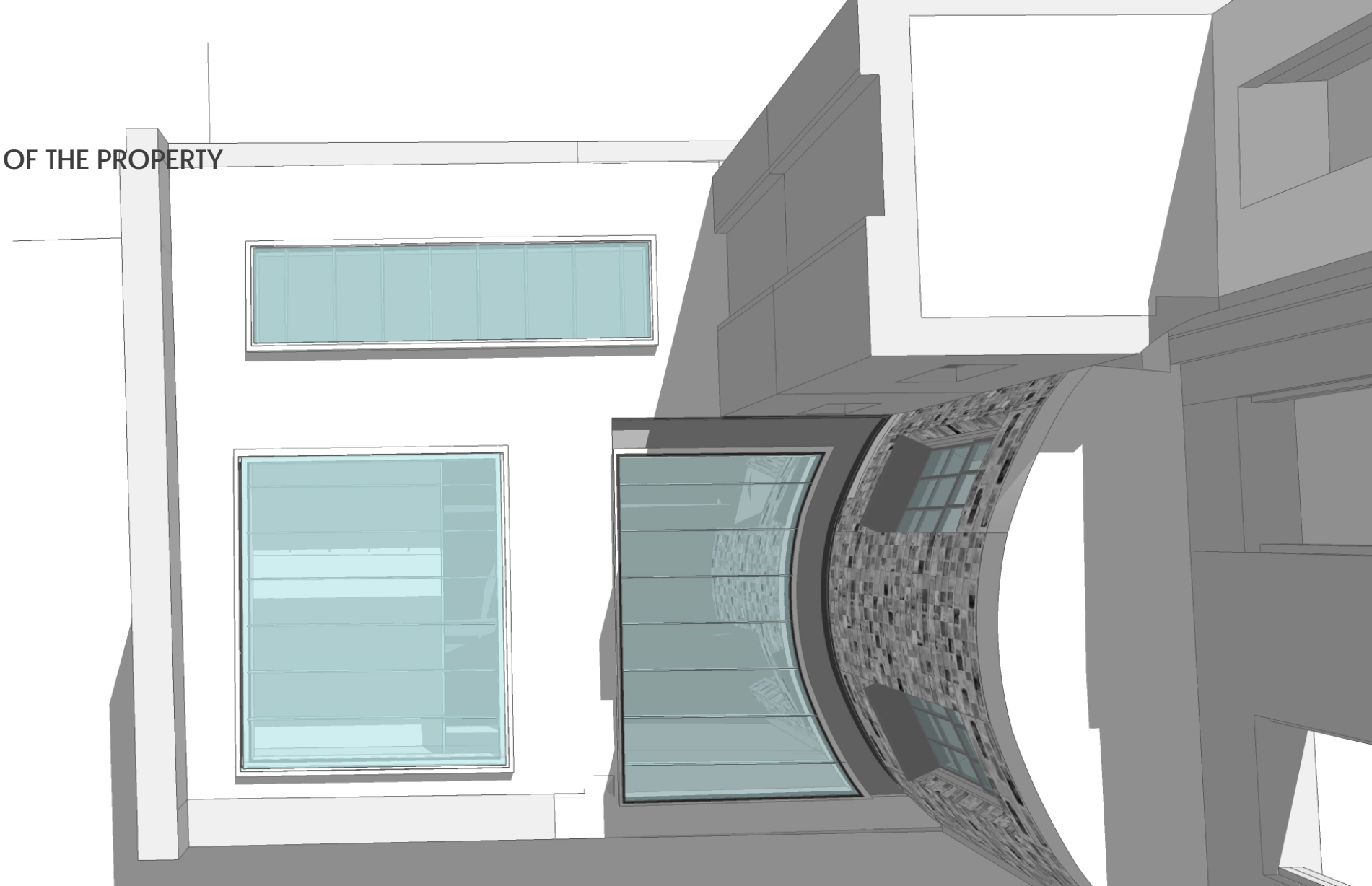
The new lightweight glazed roof will be discreetly dressed into the existing pointing with a lead slip joint that will not compromise any of the original external fabric and could be easily be removed as a reversible intervention without the loss of any original masonry or features.

Following the 1994 extension, only a very modest external space has been left which can not be seen from anywhere other than the lower floors of 10 Bayley Street, the use of glass to enclose the yard has been adopted to retain an open and light aspect to the rear of the building.



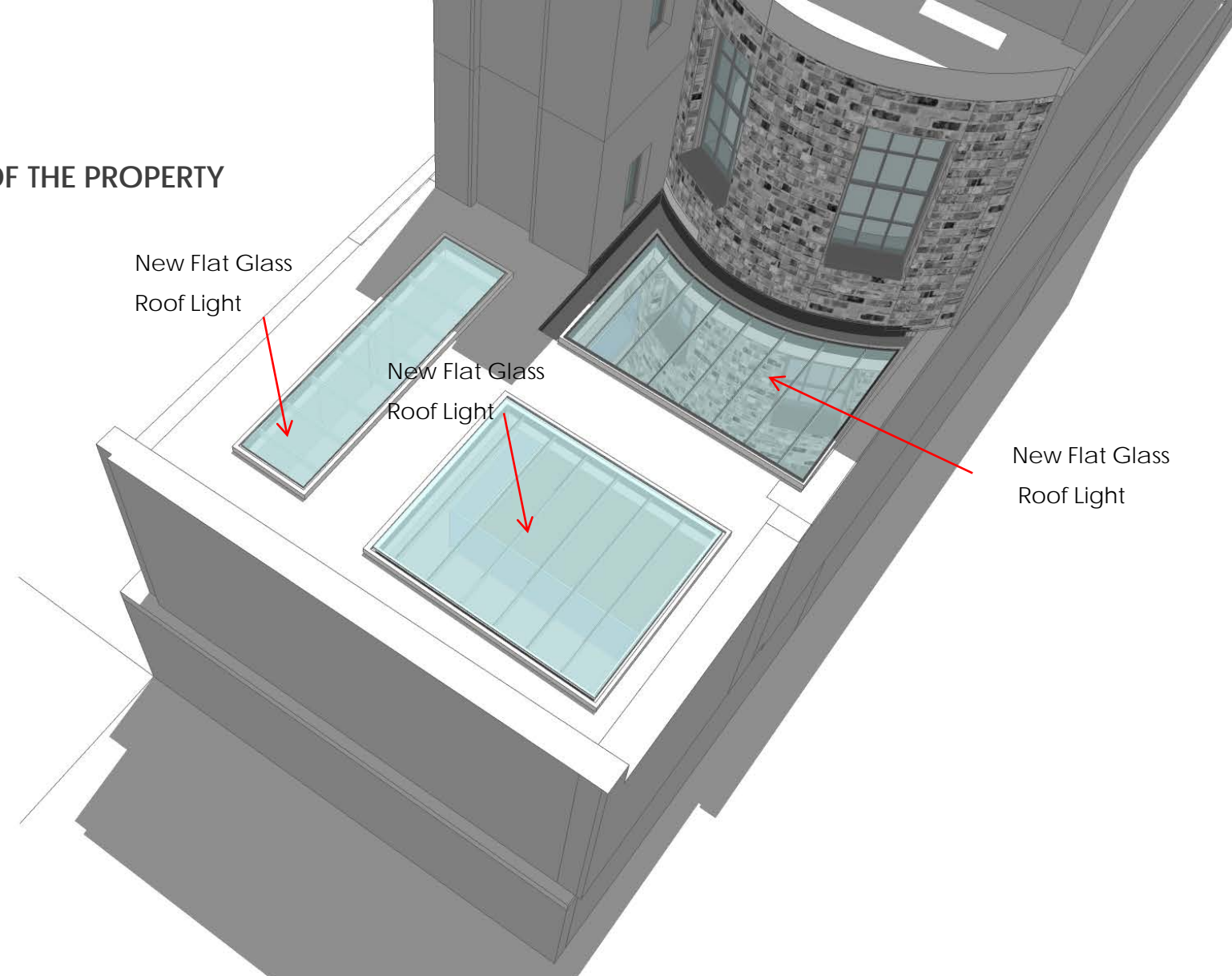
PROPOSED
PERSPECTIVE ROOF PLAN

INSTALLATION OF GLASS ROOF LIGHT TO LOW LEVEL AT THE REAR OF THE PROPERTY



PROPOSED
PERSPECTIVE ROOF PLAN

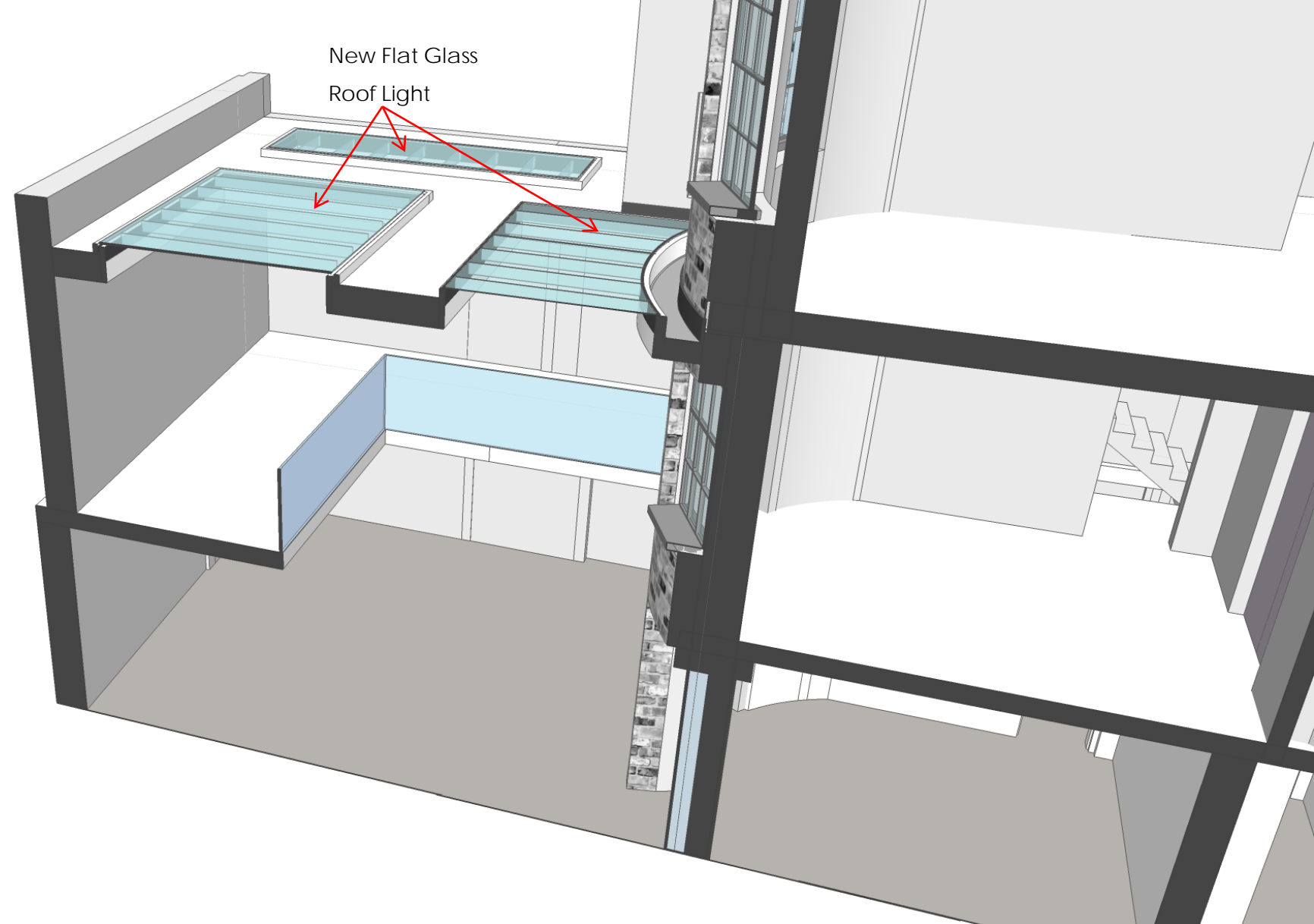
INSTALLATION OF GLASS ROOF LIGHT TO LOW LEVEL AT THE REAR OF THE PROPERTY



PROPOSED
SECTION



PROPOSED
SECTION

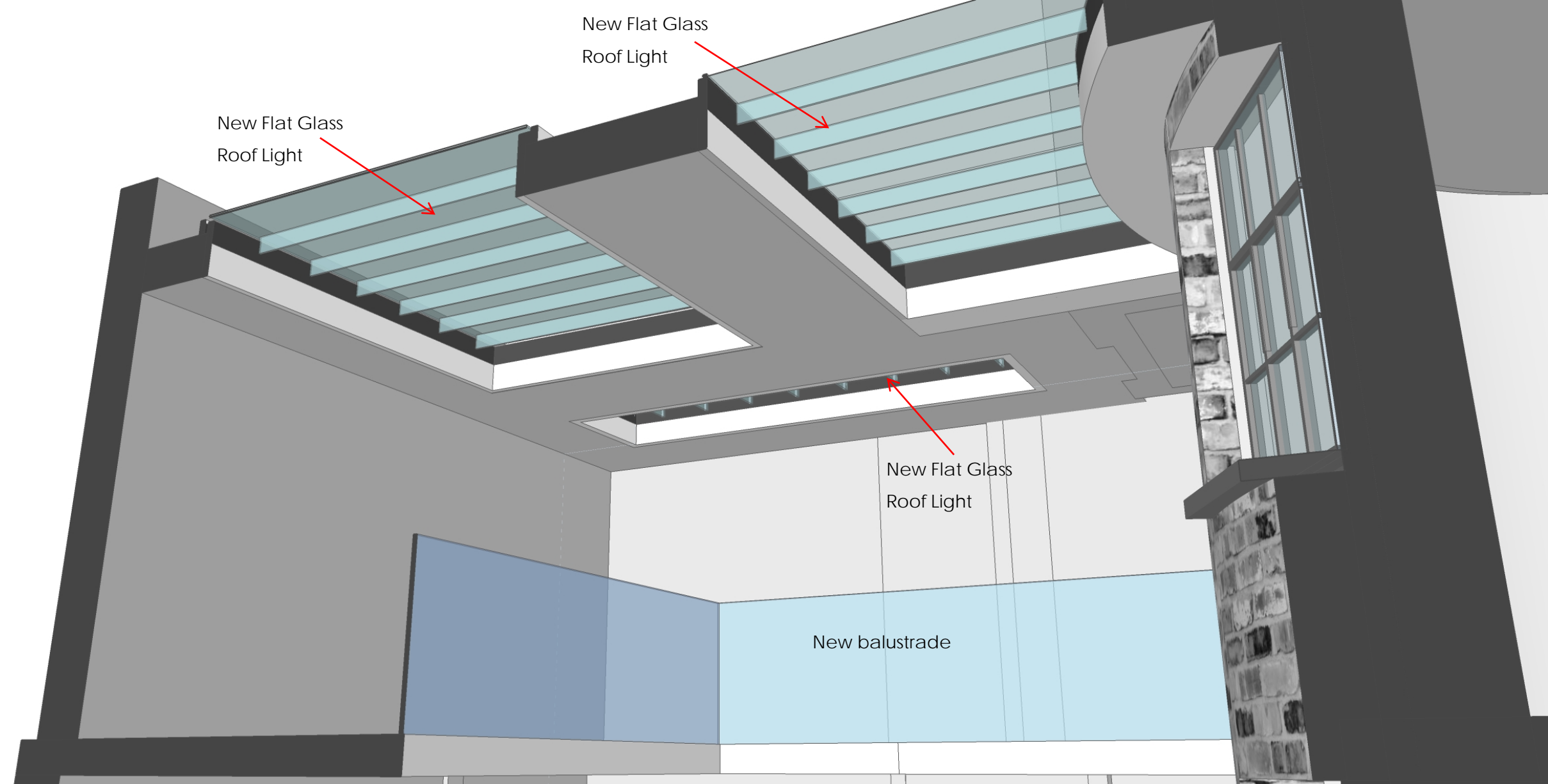


PROPOSED SECTION

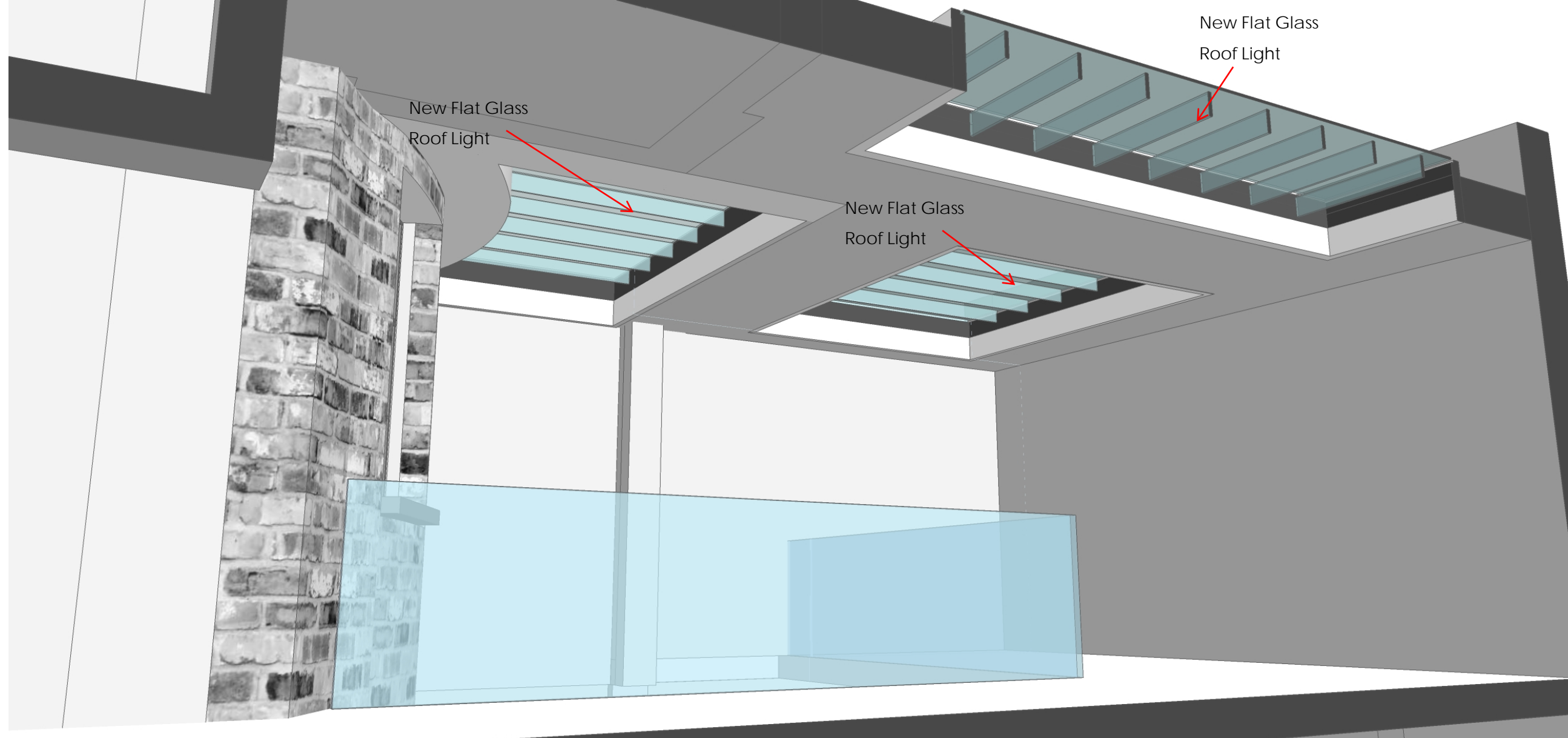
New Flat Glass
Roof Light

Lower existing window cill
and extend timber linings

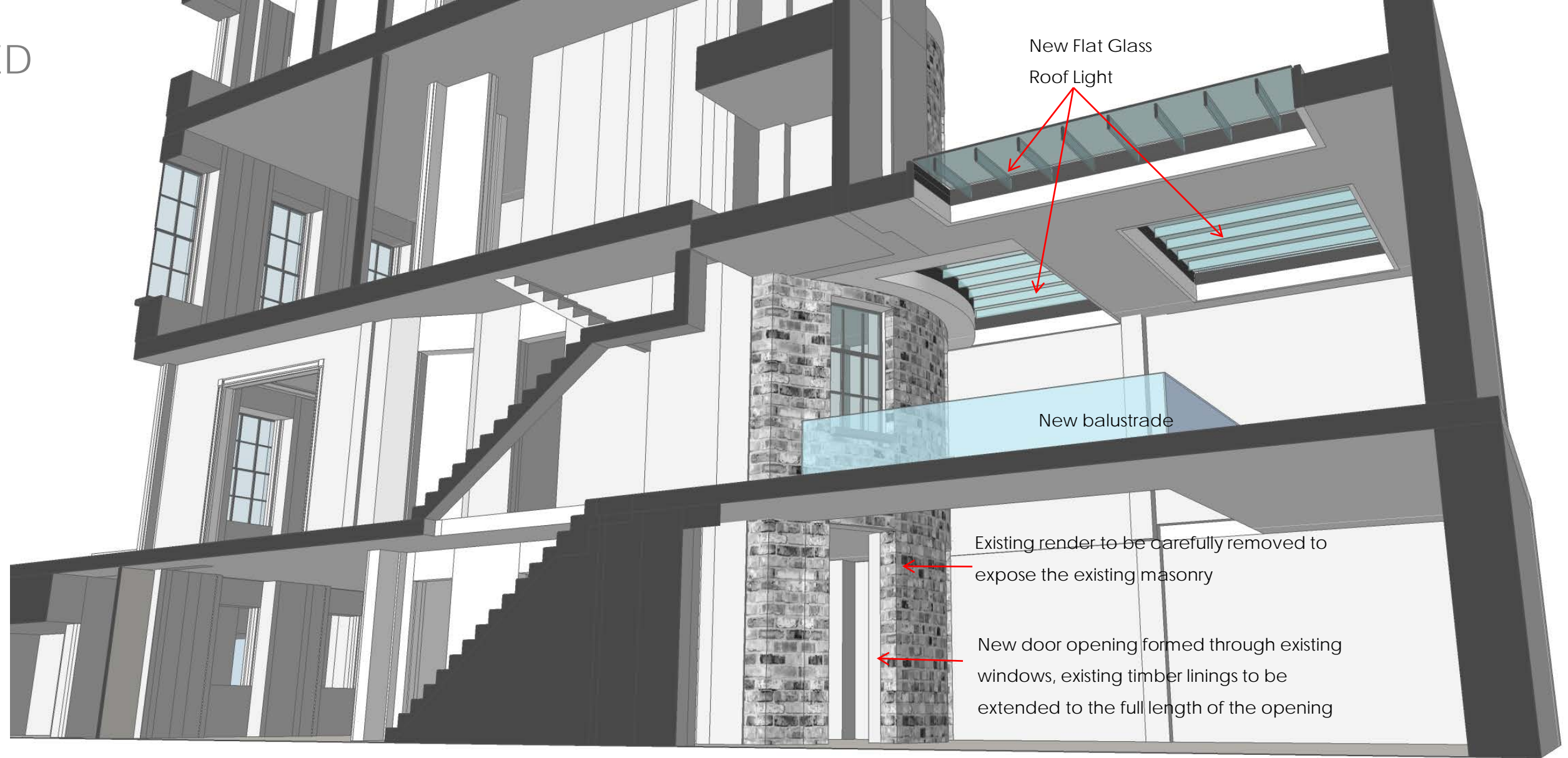
PROPOSED
SECTION



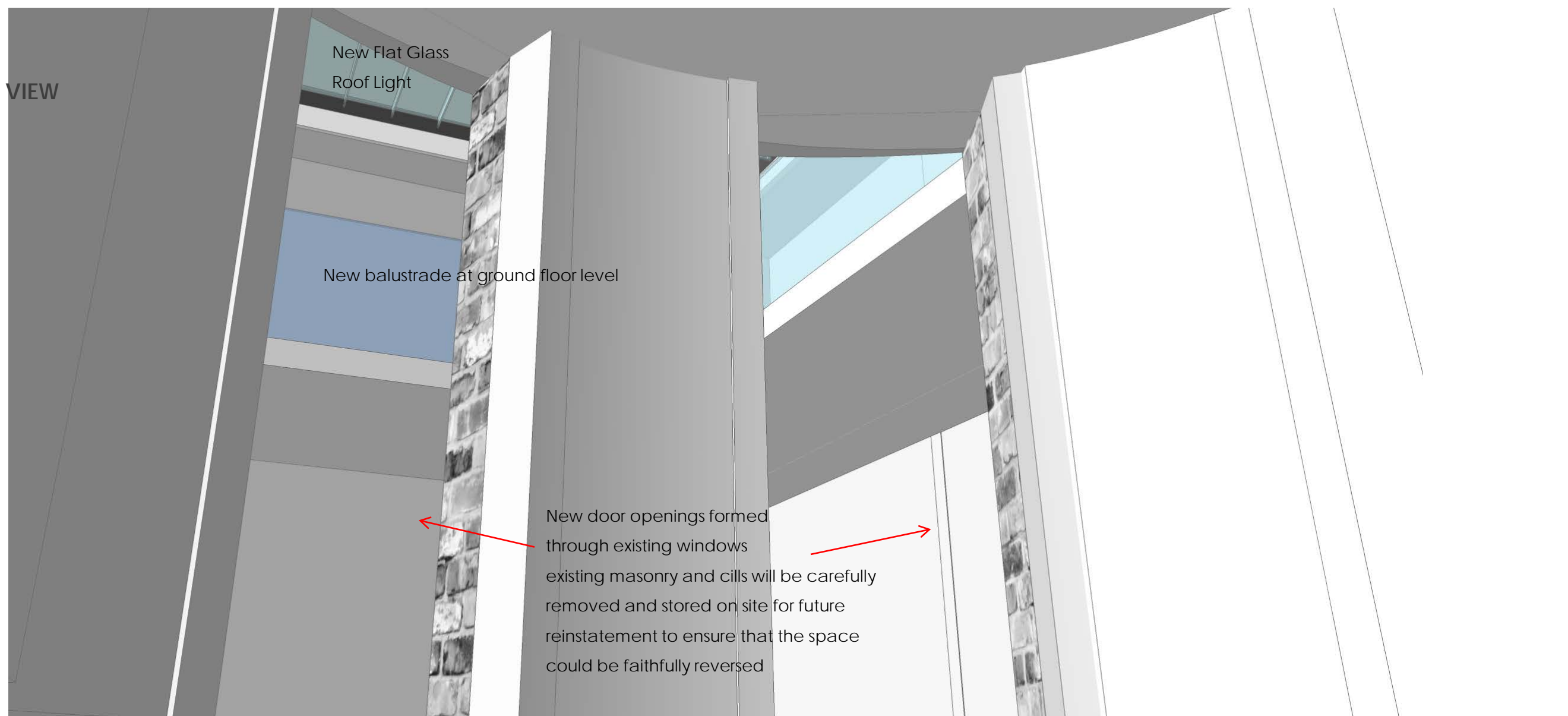
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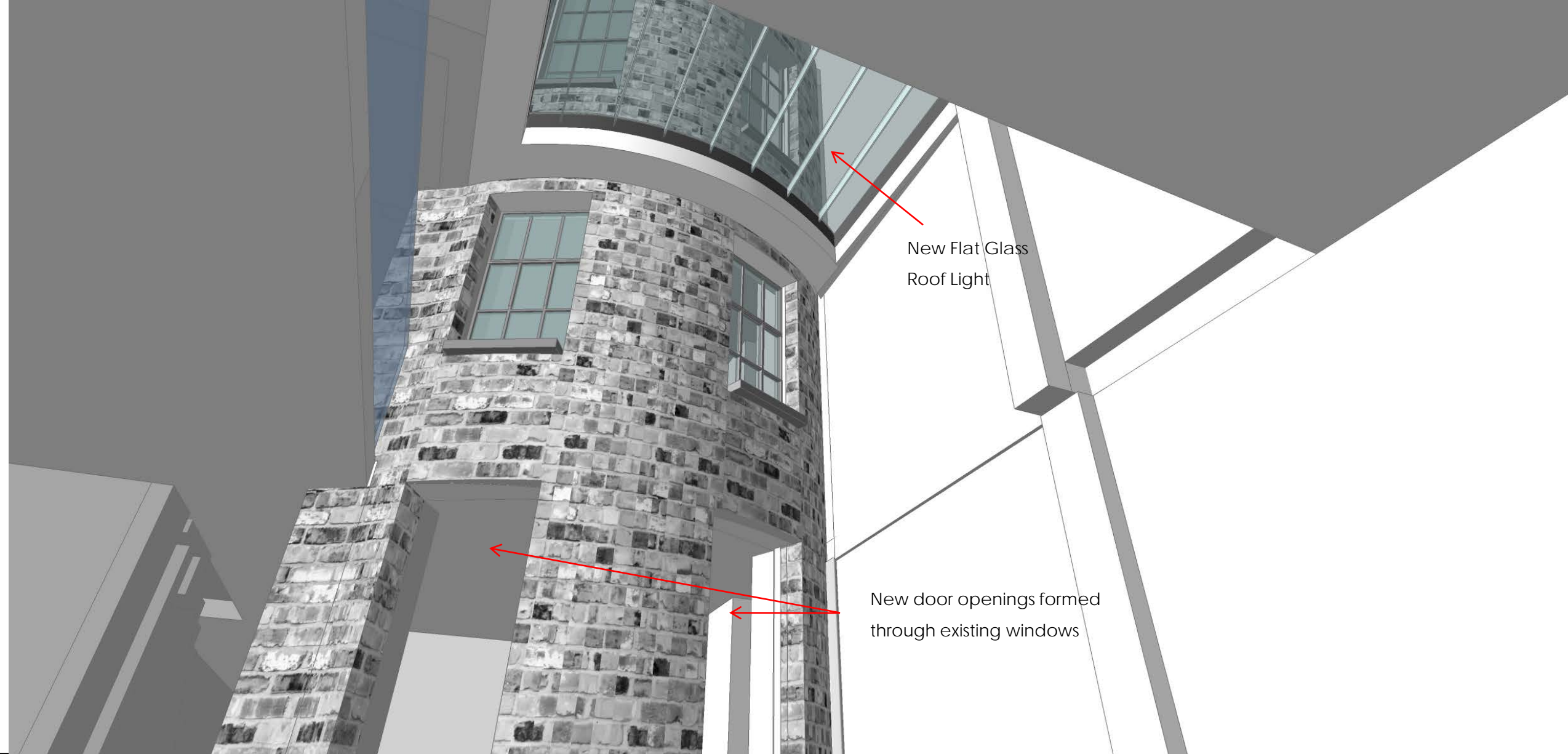
PROPOSED SECTION



PROPOSED
BASEMENT - INTERNAL VIEW



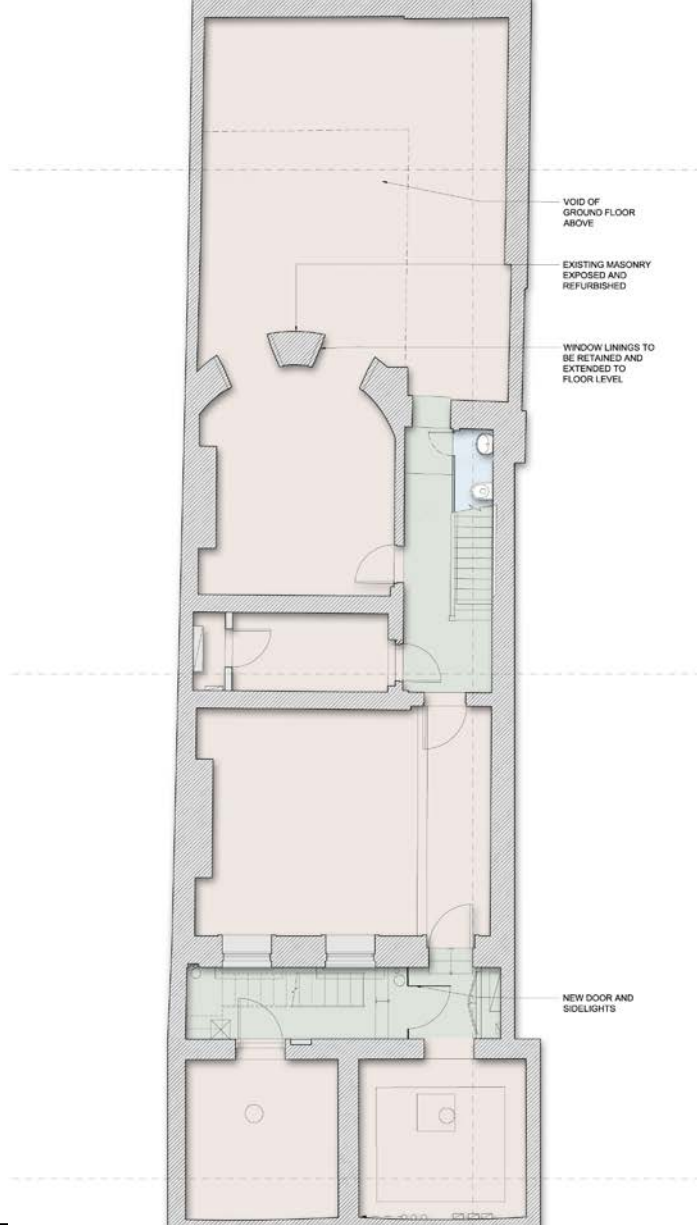
PROPOSED
BASEMENT - INTERNAL VIEW



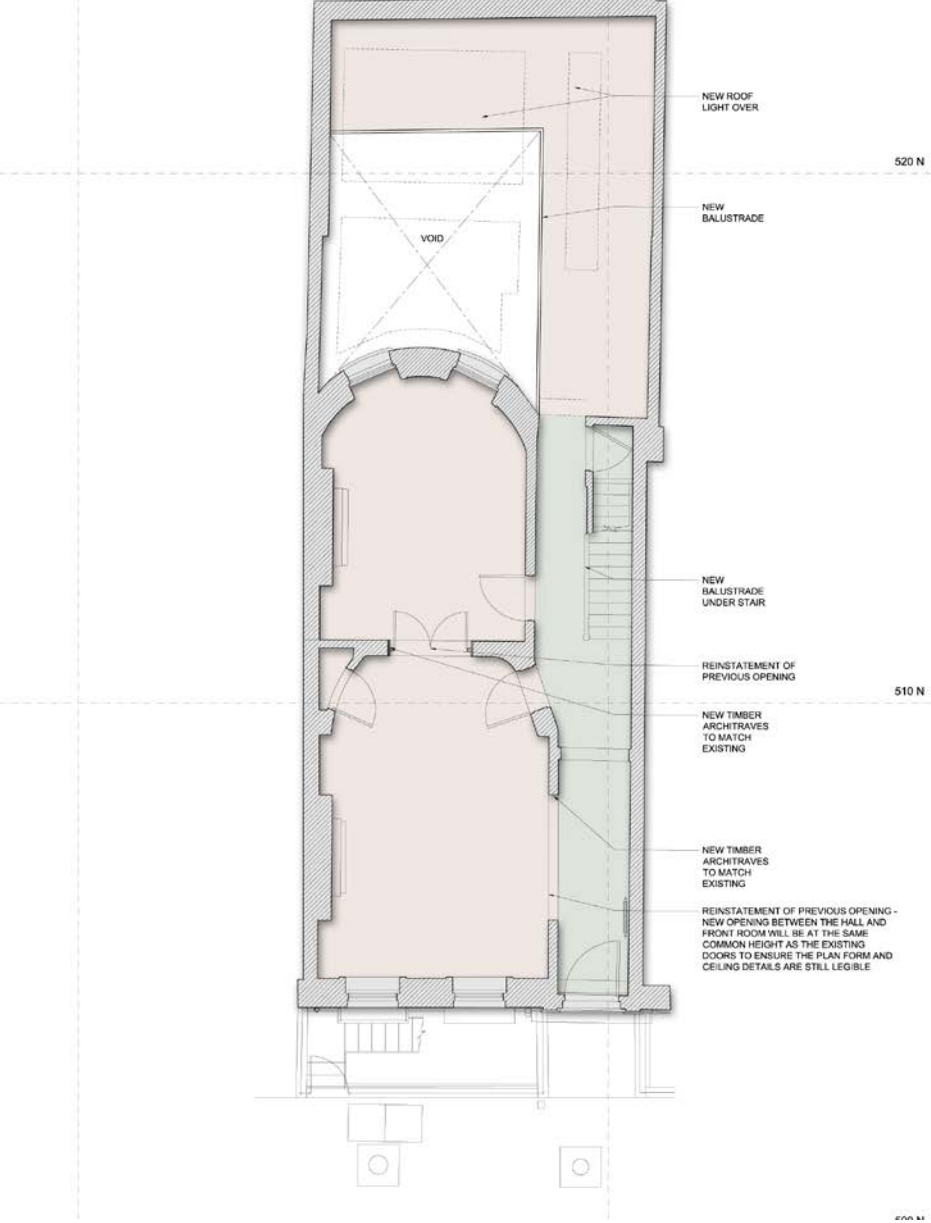
New Flat Glass
Roof Light

New door openings formed
through existing windows

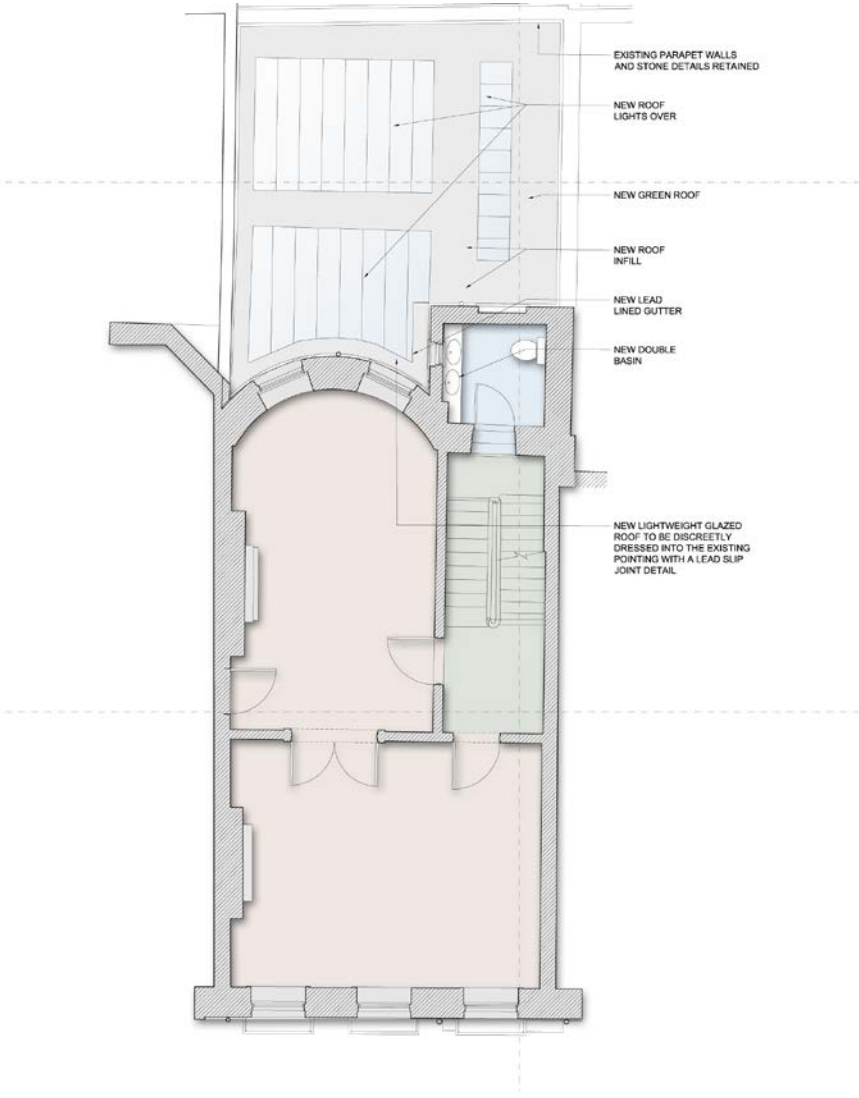
PROPOSED BASEMENT LAYOUT



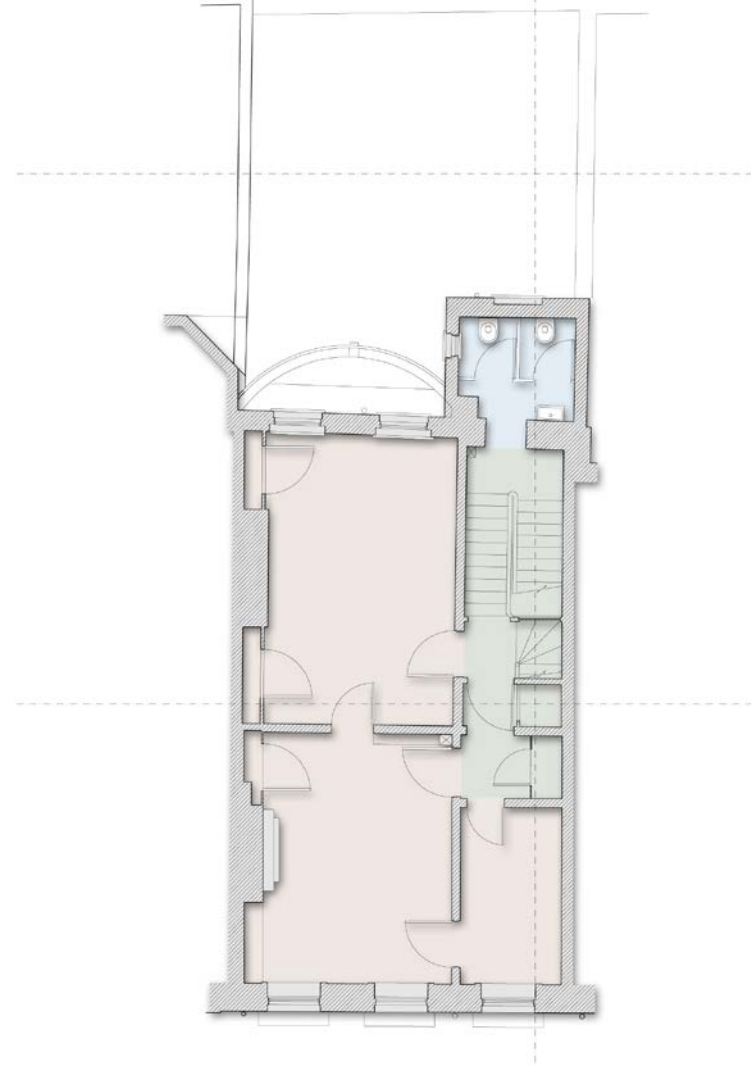
PROPOSED GROUND FLOOR LAYOUT



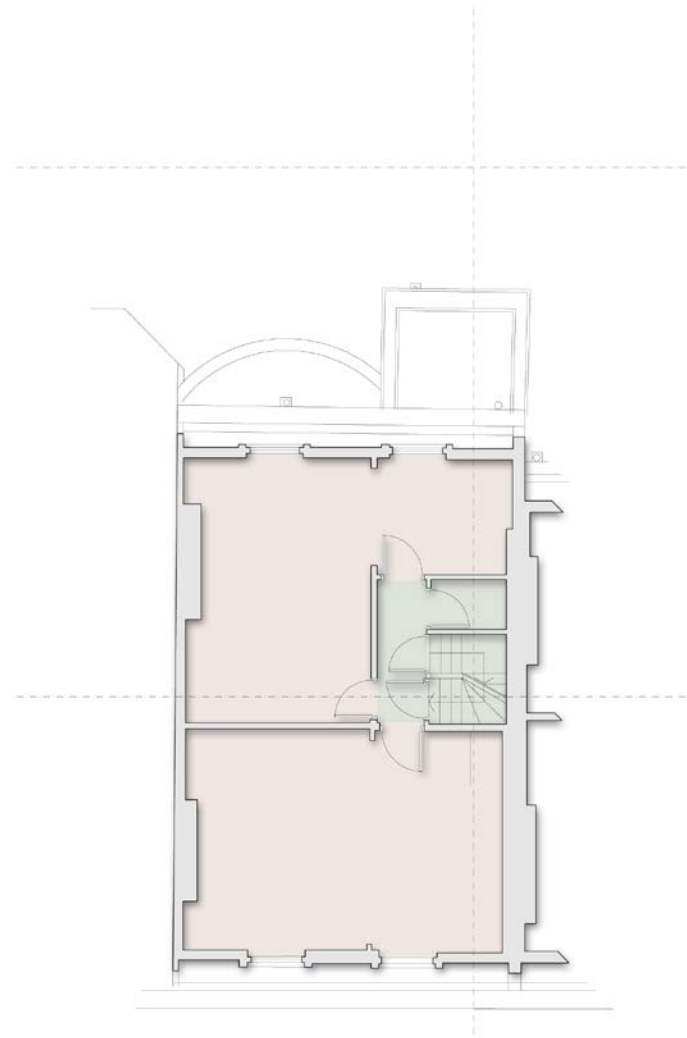
PROPOSED FIRST FLOOR LAYOUT



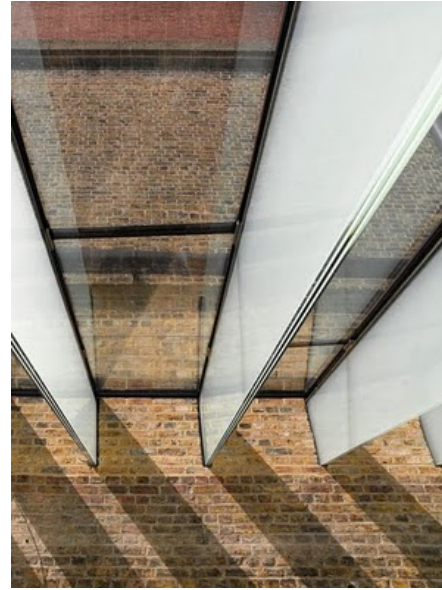
PROPOSED SECOND FLOOR LAYOUT (AS EXISTING)



PROPOSED THIRD FLOOR LAYOUT (AS EXISTING)



PRECEDENT IMAGES



ACCESS

In recognition that 10 Bayley Street is a Grade II Listed Building, it is not possible to adapt the building to make it fully accessible for all.

However, every effort has been made to bring access opportunities up to the best available standard within the constraints of the Listed nature of the property.

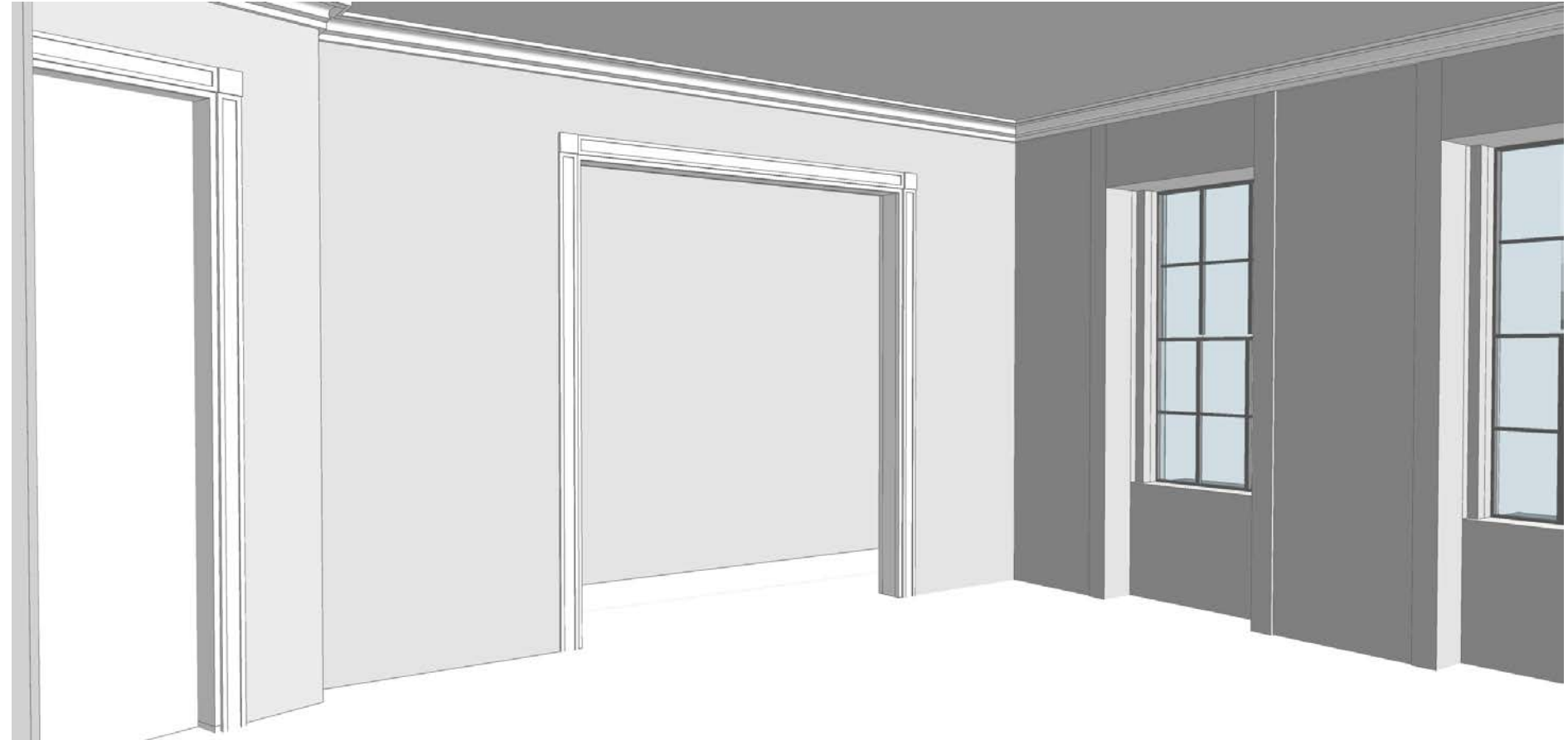
The scheme proposes the creation of an inclusive environment which caters for diverse users, including the disabled and visually impaired.

SPPARC have used a method that considers access into the buildings using the 'sequential journey' for analysis i.e. examining the physical obstacles faced by disabled people arriving at the location, accessing the proposed building facilities and then leaving.

The meaning of disabled, as it relates to this submission, is the definition that is stated within the Disability Discrimination Act 1995 (amended 2005). Access standards and guidance as applied:

- Building Regulations Part M 2004 (amended)
- British Standard 5588 Part8 1999
- British Standard 8300 - 2001
- The Disability Discrimination Act 1995: Parts 2 and 3
- Accessible London: Achieving an inclusive environment (SPG2004)

The internal arrangement at the entrance has been improved for those with impaired mobility through the reinstatement of an opening within the dividing wall between the hall and front principal room (reception).



STUDIO

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