



FRANKHAM

DESIGN AND ACCESS STATEMENT

For

**28 BEDFORD SQUARE,
LONDON,
WC1B 3JS**

On Behalf Of

PREPARED BY:

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**THE NUFFIELD
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28 BEDFORD SQUARE
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28 BEDFORD SQUARE, LONDON, WC1B 3JS

1.0 INTRODUCTION

This report is submitted in support of the proposed alterations within the ground floor corridor within 28 Bedford Square, London, WC1B 3JS. It is to be read in conjunction with the drawings and other documents submitted to Camden Council as part of our request for Planning Permission and Listed Building Consent.

2.0 SITE DESCRIPTION

The property is an end of terrace Georgian town house on the West side of Bedford Square, see enclosed location plan. The Georgian town house has since been converted into offices which are currently occupied by The Nuffield Foundation. The property sits on the outer boundary of the Bloomsbury Conservation Area.

Our proposal relates to the ground floor corridor behind the main access staircase. At present the area is open and is used predominately for storage. The corridor is within a single storey structure that links the two parts to 28 Bedford Square, as shown in the external picture below.



FIGURE: Extract from Camden Council web site showing the boundary of the Bloomsbury Conservation Area and a photograph of the single storey link structure taken from the corner of Bedford Square.

3.0 PLANNING HISTORY

A planning search was conducted for the property via Camden Council planning web site which highlighted the following applications relating to the proposed site.

2010/2424/L – Replace existing sliding and folding doors dividing first floor rooms of office (Class B1). Decision: Granted.

PSX0204656 – Installation of air conditioning units at basement and first floor level, associated pipe work and internal alterations at garden and first floor level. Decision: Granted.

LSX0104183 – Internal alterations to layout, removal of dumb waiter and internal partitions and replacement of basement door on Bayley Street elevation. Decision: Grant L B Consent with Conditions.

4.0 PROPOSAL

To be read in conjunction with drawings noted within the LBC and Planning application.

The corridor is currently utilised as break out area. The proposal is to provide a new meeting room and guest work station. To provide natural daylight new sun pipes are to be introduced to accompany the existing sky light.

4.1 Demolition

No demolition is proposed as part of our proposal.

4.2 Roof Coverings

The existing shallow pitch roof above the single storey corridor has a zinc covering. To increase the natural daylight within the proposed meeting room two new sun pipes are to be installed, location shown on roof plan.



FIGURE: Photograph showing the existing roof covering and sky light and a typical section showing the installation of a sun pipe.

4.2 Floors

The floor covering through the corridor and break out area is natural stone. It is proposed to retain the existing floor covering as part of our works.

4.2 Ceilings

The existing ceilings within the area are plasterboard. On completion of the sun pipe installation and the alterations to the electrical installation the ceiling are to be made good using like for like materials.

4.3 Walls

The new meeting room is to be formed by the installation of a frameless glass partition system. The glazed partition is to be support within brushed steel head and base plates mechanically fixed to the existing ceiling structure and floor substrate as the manufactures recommendations.

Areas of chasing into the external walls will be required to provide additional power sockets. All disturbed surfaces within the works are to be made good to match the existing styles and materials.

4.4 Windows

The proposal does not affect the current fenestration.

4.5 Services

The existing capped heating pipes are to be extended to provide a new radiator within the new meeting room. Data and power is present within the space at present so localised works required to suit the new layout.

It is proposed to install new ceiling hung luminaries within the area to meet current regulations. A wall mounted luminaries is to be installed within the corridor with integrated emergency backup.

5.0 ACCESS

The property is Grade I listed and access to the ground floor corridor is via a communal area. Due to limited no level access can be provided to the proposed site. The door way is to be 900mm and all sockets are to be set at 450mm to comply with current legislation.

APPENDIX A – PHOTOGRAPHIC SCHEDULE



P001



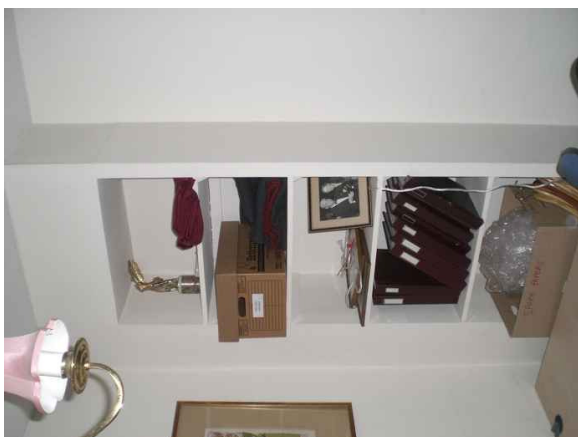
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