

Design & Access Statements

CONTENTS

1.00	Introduction	Page 2
2.00	Design	Page 3 - 5
3.00	Access	Page 5

1.00 Introduction

This Design and Access Statement has been prepared to accompany a Listed Building Application for 10 Bayley Street. (Ref: **2006/2025/P**).

10 Bayley Street is a Grade II Listed building. Submitted as part of this Listed Building Application is an accompanying Conservation Statement that gives a commentary on the significance of the building and the proposals. For the site location plan refer to application drawings 3760(00)000. The building lies within the Bloomsbury Conservation Area.

Previously permission was granted on 28th March 2008 (Ref: 2006/2025/P) from residential (Class C3) to office use (Class B1) as part of a land use swap with No. 26 Bloomsbury Square (ref: **2006/2014/P**) which was granted planning permission on 26.06.06 for change of use from office (Class B1) to 4x self-contained flats (Class C3). The other properties that formed part of the use swap were 3 Gower Street & 11 Gower Street. It is understood that the works at No. 26 Bloomsbury Square have all been completed along with the works at No. 11 Gower Street.

It is understood that the Listed Building application for internal works to 10 Bayley Street (ref: **2006/2027/L**) was withdrawn, and the Change of Use planning permission for 10 Bayley Street was never implemented (Ref: 2006/2025/P). This is because the third floor flat was occupied by a secure protected Rent Act tenant and the Estate was unable to obtain possession during the lifetime of the planning permission. However, the tenant has now been rehoused by the Council and the Estate is therefore in a position now to proceed with a change of use and listed building consent application.

2.00 Design

2.01 Use:

- The existing building is currently used for office use (Class B1) on the Basement, Ground and 1st Floors. The 2nd and 3rd floors currently provide residential accommodation (Class C3) in the form of 2x1 bedroom self-contained flats.
- The existing Basement, Ground and 1st floor office use (Class B1) will be retained as office accommodation and the upper floors (2nd & 3rd) will be converted to office use (Class B1).
- This will allow the building to function as a single office building which is deemed as a more compatible and efficient use of space.
- The use of these types of buildings as an office (Class B1) is appropriate in this location and in keeping with its immediate surroundings.

2.02 Amount:

- The change of use will provide an additional area of 144 m² (GEA) of Office use (Class B1) at 10 Bayley Street.

2.03 Internal Proposals:

To make more efficient use of the space available on the 2nd and 3rd floors as Office accommodation, it is proposed to do the following.

- The proposal is to alter, refurbish and conserve the existing fabric of the building in order to bring it up to a standard more suitable for office occupation and to secure the long term use of this Listed Building.
- 2nd Floor. The rear room on the stair half landing is to be adapted to create 2 new WCs as shown on drawing (3760(99)001 & 010).
- 2nd Floor. It is proposed to remove the door that is currently positioned at the top of the dog leg stair as this arrangement is potentially dangerous.
- 2nd Floor. It is also proposed to remove the door that is currently on the landing near the door to the bottom of the winder stair as this arrangement is cramped and unnecessary.
- 2nd Floor. In the front room, it is proposed to remove the modern kitchen intervention including the partition wall. It is considered appropriate to reuse the historic 6 panelled door in the opening from the front room to the stair landing (labelled "D" on the drawing). Refer to drawing (3760(99)001). These changes will create a better proportioned stair landing area.
- 2nd Floor. In the front room, it is proposed to remove the cupboard next to the chimney breast and make good all surfaces, which will make a more appropriate setting for the fireplace. Refer to drawing (3760(99)001).
- 2nd Floor. In the back room, it is proposed to restore the room to its original layout by removing the cupboards that have been installed to the sides of the chimney breast (all surfaces to be made good). This will make a more appropriate setting for the fireplace. (3760(99)001).
- 3rd Floor. It is proposed to remove the door that is currently positioned at the top of the winder stair as this arrangement is potential dangerous.

- 3rd Floor. In the front room, it is proposed to remove the small cupboard intervention in the kitchen, and all of the modern kitchen additions. The partition wall that currently separates the kitchen from the rest of the front room shows evidence of having been adapted over the years and it is proposed to remove this and open up the front room. The doorway opening that currently gives access to the part of the front room that has the fireplace will be filled in and the room will be accessed from the existing kitchen doorway opening. Refer to drawing (3760(99)002).
- 3rd Floor. In the rear room, it is proposed to remove the indented landing lobby and door which it is believed is non original and to construct a new door opening out to the landing. This to make more efficient use of the available space refer to drawing (3760(99)002 & 020).
- 3rd floor. In the rear room it is proposed to benefit the room by the removal of the non original wardrobe.
- 3rd Floor. In the rear room, it is proposed to remove the modern bathroom addition and to construct a new opening through the wall to open up the space. (3760(99)002 & 021).
- In all cases where internal furniture, fitting or partitions are removed it is intended to make good all disturbed surfaces in a sensitive and careful manner. Any new patched in wall mouldings, architraves, doors or ceiling cornices will be made to match as closely as possible what is currently there.

2.04 Exterior:

- The only proposed alterations to the exterior of the building is to remove any existing gas boiler flues associated with the residual use and make good the brickwork/ roof coverings.
- The existing brass front door intercom entry system will be retained and adapted as necessary.

2.05 Services Statement

The buildings electrical wiring will need to be redone. New power and data connection will be provided to replace the existing floors provision. The exact detail of what will be required is not yet known. We are therefore happy for there to be a condition placed on the detail for this. It is not expected that the change in use will create any additional load requirements for the building. All installations will be carried out to comply with current building regulations. New power and date sockets will be provided in white PVC.

It is proposed that new toilet faculties will be installed within the building as shown on the proposed drawings. These will be connected into the existing drainage system and they will replace the existing removed connection that previously included bathrooms and kitchens. All new sanitary installations will be installed in accordance with the requirements of current Building Regulations and any statutory undertakes requirements.

2.06 Sustainability Appraisal:

Environmental

- Brown field site development.
- The site is located in an area with excellent transport accessibility.
- No Car parking spaces are to be provided which will encourage the use of public transport.
- The refurbished building will be upgraded were possible to current Building Regulations. This will help to make the building more efficient to run in energy terms.

Economic

- Reuse of the existing building
- Repair of the existing building fabric will lead to a prolonged life for the whole of the site.

Social

- The proposed office accommodation is in line with the current main use of the building and will contribute to the vibrancy of the area during the working week.

3.00 Access

3.01 General:

As this is a Grade II Listed Building it will not be possible to adapt the building to make it fully accessible for all. In addition it is only the 2nd and 3rd floors that are being adapted. Consequently it is not proposed to install a lift within the building because it would be too detrimental to the fabric, original layout and features to do so. It is also not proposed to install a platform lift arrangement from street level to the ground floor entry level for the same reasons (including it's impact on the visual amenity of the Conservation Area). However every effort will be made to bring access opportunities up to the best available standard within the constraints imposed by the Listed nature of the Building.

The following best practice guidelines (with regard to accessibility at No. 10 Bayley Street) have been considered.

- Disability and Discrimination Act 1995
- Building Regulations—Approved document M (access to use of buildings).
- Building Regulations—Approved document K (protection from falling, collision and Impact).
- BS 8300:2001 - Design of buildings and their approaches to meet the needs of disabled people Code of Practice.