

# **DESIGN AND ACCESS STATEMENT**

## **49, 50 AND 51 BEDFORD SQUARE, LONDON WC1B 3DP**

### **Application Details**

49 – 51 Bedford Square form part of a late 18<sup>th</sup> Century terrace possibly designed by Thomas Leverton for the Bedford Estate.

The building was listed Grade I in 1951 and is located within the Bloomsbury Conservation Area.

In recent times the occupiers were the London School of Hygiene & Tropical Medicine however, since late 2010 the building has been unoccupied.

Application Ref; 2010/4220/P for change of use from Mixed Use - Offices (Class B1) and Non residential institution (Class D1) to Offices (Class B1) was granted on 30/09/2010.

### **Design Proposals**

Like many historic buildings that have been converted to alternative uses heat gain caused by IT systems and a higher occupation level is a problem associated with non- residential use. Limited comfort cooling had previously been installed to the rear of the building.

The proposal is to install a Variable Refrigerant Volume (VRV) system within the building to help secure it's long term occupation. No demolition or loss of original features would be required. New plant would be located in former plant positions. The new internal chassis units would be located in the position of former radiator housings and the associated pipework would follow existing pipe runs.

The new external condensers and acoustic canopies of nondescript colour and appearance would be located to the rear of the building and would not be visible from the Square.

A noise survey has been undertaken which shows that the new installation will have no adverse impact on the occupants of the neighbouring properties.

### **Access Details**

The existing level access via No. No.31 Bedford Avenue will be unaffected by this proposal.

Existing disabled WCs will also be unaffected.

Access by public transport is good with neighbouring streets served by regular bus services. Tottenham Court Road and Goodge Street underground stations are a short walk away.