



DESIGN & ACCESS STATEMENT

BUILDING AND CONTEXT

Bedford Court Mansions was constructed in the 1890's on the South Side of Bedford Square. The period buildings main facade is clad in red brick and white Portland stone.

The original building comprised of family flats each containing five to twelve rooms, and provided generous living accommodation and large central courtyards to champion better building standards in the late 1800's.

Originally there was an 'A' block which contained Flats 1-39, although after a variety of commercial uses, it was finally demolished behind its façade in the 1980's and is currently occupied by Companies House and the Insolvency Service.

Flat 142 Bedford Court Mansions is 1 of 107 flats located in a second block at the junction of Adeline Place and Bedford Square and is owned by the Bedford Estates.

BLOOMSBURY CONSERVATION AREA

Bloomsbury Conservation Area covers an area of approximately 153 Ha and is considered to be an internationally significant example of town planning. Its street layouts and formal landscaped squares employ the use of an interrelated grid of streets to create an attractive residential environment.

Flat 142 faces Morwell St, which is a relatively narrow, quiet street consisting of developments of variable quality. There is a general consistency to the north of the street with the use of yellow brick and strong parapet lines, although the scale and materials of Bedford Court Mansions stands in contrast to the remainder of the street.

EXISTING SITE

The existing property is a 2 bed flat on the fourth floor of Bedford Court Mansions overlooking Morwell St. The flat is positioned on the Northern edge of the Mansion block where the scale and character of buildings change from period mansions to smaller mews type accommodation.

The property faces north and east into an open sided light well, while the current living accommodation has a mansarded roof with metal framed french doors opening onto a west facing terrace.



DE METZ FORBES KNIGHT ARCHITECTS

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DESIGN

It is proposed to extend the line of the mansard facing Morwell St forward by reducing the depth of the existing terrace. The terrace would still run full width and would be 1 metre deep. The exisitng mansard contains 1 metal framed window and 1 metal framed french door. Both of these are out of keeping with the wooden sash windows used throughout the rest of the block. It is proposed to replace these units with painted timber framed units to match the rest of the block. The proposed elevation maintains the scale of the exisitng openings and matches the layout of the windows of the mansard on the floor below.

The end wall of the property is formed of two large brick chimneys linked with brickwork at a height of 1350mm above the terrace. The proposed extension projects past this infill, so matching stock brick will be used to infill a small section of brickwork. The overall height of the end wall is not being increased. To maintain the visual dominance of the chinmeys over the wall, the end stack will be raised by 1 metre using stock brick to match existing.

MATERIALS

The proposed extension maintains all architecturally important elements of the original building and replaces the metal framed doors and windows with wooden framed sash windows and doors to suit the neighbouring properties.

All new brick work will be reclaimed red stock brick to match the existing.

Details and materials used on the new slate mansarded roof will all match existing.

SCALE

The depth of the terrace is unique to the Mansions and out of keeping with the neighbouring properties. The proposal will extend the mansarded roof so it is visible from the street and matches the set back of the floor below. The reduced set back will then allow the mansard to act as a readable continuation of the roof structure and tie the northern edge of the facade to the more dominant southern edge facing Bedford Avenue.

The height of the extension will match the exisitng.



ACCESS

Access to and from the property will not be altered

SUSTAINABILITY & ENVIRONMENTAL PERFORMANCE

The proposal has been designed to accord with current best practice and our experience in low energy and low environmental impact house design. Particular care has been taken to ensure the following standards.

- Limiting heat loss
The design addresses Heat loss by using cavity wall insulation throughout all new walls and roof, which will exceed all new Building Regulation standards.
- Natural Lighting
Additional windows are being added to the South and West facade to aid natural lighting.
- Materials
Materials will be specified with consideration of the following criteria (in accordance with the BRE Green Guide to Specification)
Toxic Pollutants arising from manufacturing and combustion.
Primary Energy used in extraction, production and transport
Emissions of Carbon dioxide, volatile organic compounds, nitrous oxides, and sulphur dioxide associated with manufacture
Use of mineral reserves, water or fossil fuels
- Depletion of Natural Reserves
Issues associated with recycling –it is intended to use a number of recycled materials in the finished product, and aim to allow some of the building products used in the construction of the building to be capable of being recycled
Timber products used will have FSC certification

