BISSET ADAMS

# DESIGN & ACCESS STATEMENT

## 11 Bedford Square

## RL001_D1_Design & Access Statement

November 2014

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# INTRODUCTION

This design and access statement provides detailed and background information in support of the application for the refurbishment of No.11 Bedford Square, London WC1B 3RF.

The document sets out the design aspirations for this listed building, explains the design principles followed, considers the conservation area and addresses the issues of sustainability and inclusive access.

This document is therefore to be read in connection with the following application documents;

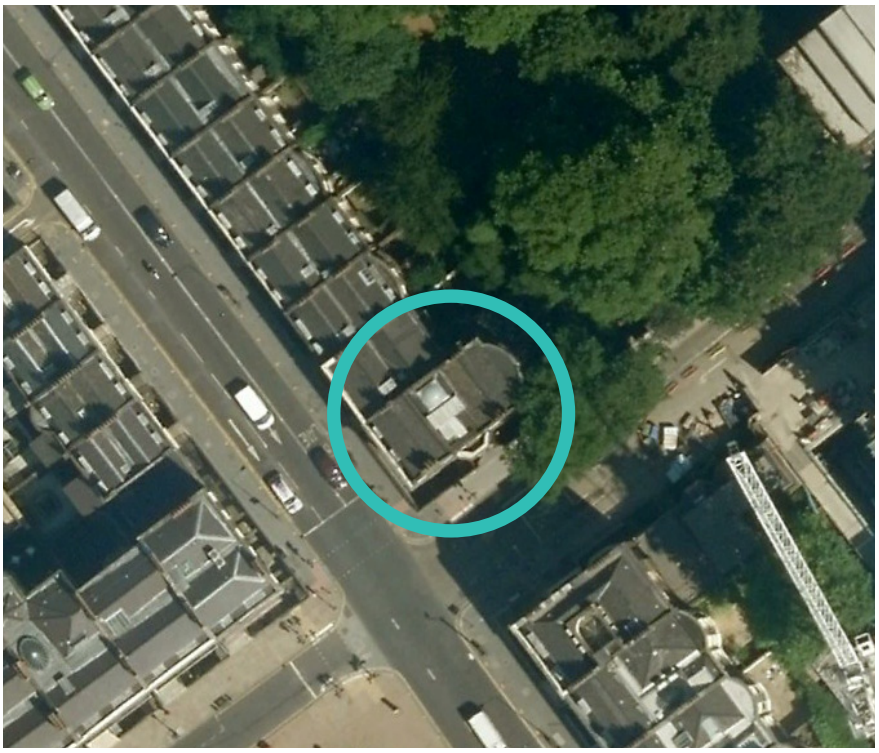
- Listed Building Consent Application Forms
- Drawings
    - Site Location Plan
    - Existing Plans, Sections and Elevations
    - Strip Out Plans, Sections and Elevations
    - Proposed Plans, Sections and Elevations
    - Existing & Proposed Floor Finishes Plans
    - Existing & Proposed Reflected Ceiling Plans
    - Fire Strategy Drawings
    - Detail Drawings
- Reports
    - This Design & Access Statement
    - Scope of Works/Method Statement
    - Acoustic Survey & Report
    - Conservation Plan (LBC Application)

11 Bedford Square exterior photo

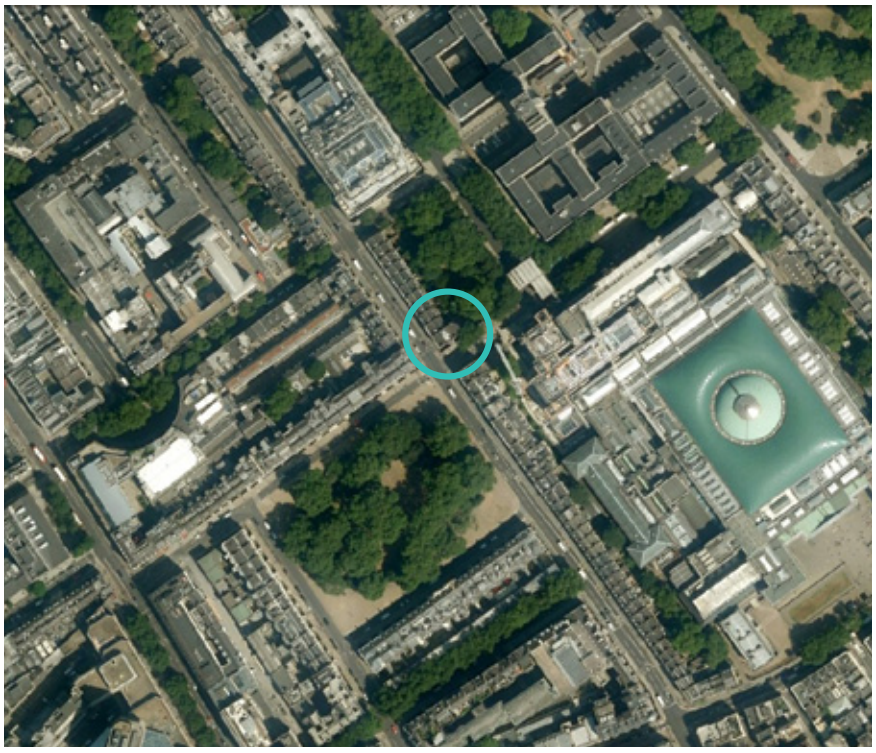
# 1.0 THE SITE

## 1.1 Site location

The site is located at the north-most corner of Bedford Square, where Gower Street and Montague Place meet. The building backs onto the sunken Malet Street Gardens. Access can be gained to the rear lower level garden from the basement level and from the ground floor level via an existing balcony and cantilevered escape staircase.



The building sits on the corner of Gower Street and Montague Place.

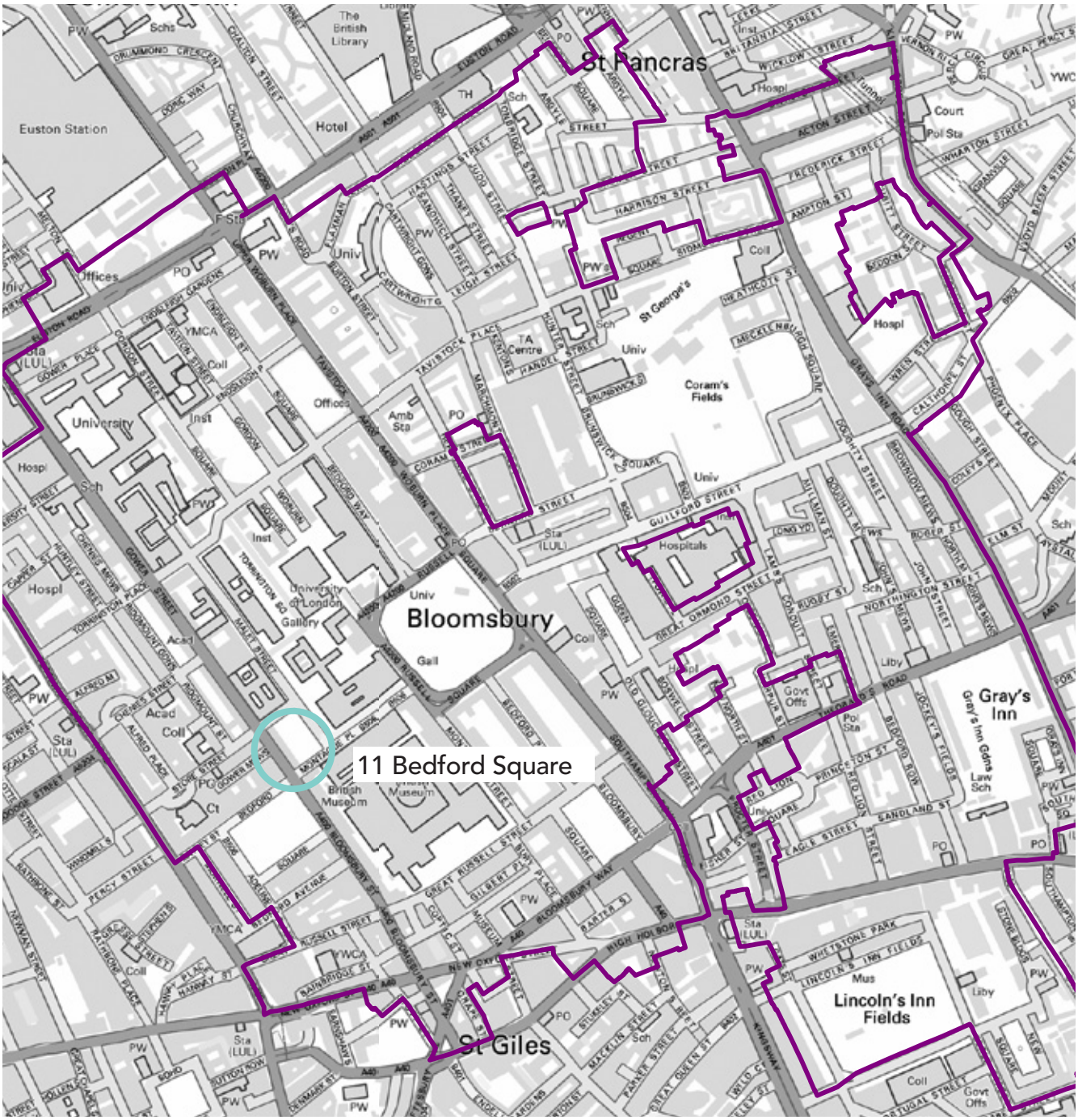


The broader site is located at the north most corner of Bedford Square opposite the Museum of London.

# 1.0 THE SITE

## 1.2 Conservation Area

The building lies in sub area 5 of the Bloomsbury Conservation Area.



The Bloomsbury Conservation Area

## 1.3 The Existing Building

11 Bedford Square is a Grade 1 listed Georgian building that forms the end property of a terrace, consisting of a further 10 buildings, running along Gower Street. An extensive history of the building, from its initial construction as a residential property through to its alteration and appropriation for office use and modern day teaching facility, can be understood from the accompanying Conservation Plan, completed in May 2014.

The construction of Bedford Square as a single enterprise is thought to have been completed in the late 1770s, with properties adopting the Adams style, which represented the height of architectural fashion during the late Georgian period. 11 Bedford Square, however, was an afterthought which was not completed until around 1783, but maintains the general character and scale of the rest of the square.

11 Bedford Square has been in the possession of the University of London since 1951 and provided education facilities, in various guises, for the duration of that time. With the continued growth of education in the surrounding Bloomsbury area the refurbishment and modernisation of 11 Bedford Square is of considerable value to the reputation of the institution. The five-storey building is currently utilised by Royal Holloway University of London (RHUL) as its main London base predominantly providing facilities for post graduate teaching and research along with ancillary office use.

The ad-hoc fashion in which the building has been redeveloped, most notably from the 1950s onwards, has been detrimental to its former grandeur and has left the building in much need of renovation. The teaching spaces and offices are susceptible to noise pollution, particularly from Gower Street, and easily overheat in the summer. Overall the property requires considerable repair, refurbishment and modernisation to upgrade the facilities and environment to a level suitable for modern teaching and social accommodation.

Our proposals do not include any alterations to the external appearance of the property, but intend to refurbish the elevations as necessary to restore their original character and maintain the impressive characteristics of Bedford Square.

11 Bedford Square exterior photo

# 2.0 PROPOSALS

## 2.1 Development Facts

### Building usage

The building is currently used for educational purposes with ancillary offices. The use of the building will remain the same. The refurbishment of the building is aimed at raising the standard of the accommodation to a flagship presence for RHUL within London. Accommodation can then be used more efficiently and extensively for providing students, staff and alumni with facilities for teaching, study, interaction and educational events.

### Strip out

The proposal is to remove much of the existing services infrastructure from the building, which is antiquated, inadequate and visually detrimental to the building. Most notably it is proposed to remove a redundant service elevator that was installed in 1934. This lift is no longer adequate to serve the building and its demolition will return vital floor area back to each level. Refer to the application Strip Out Drawings and Method Statement for details.

Visually intrusive services detract from the rightful grandeur of the building

### Refurbishment

The proposal is to refurbish, enhance and conserve the existing fabric of the building in order to bring it up to a standard suitable for modern occupation and to secure the long term use of this important Listed Building.

### Car parking

Owing to its central London location the site has excellent public transport links. Two tube stations are situated within the immediate vicinity and a bus stop sits adjacent to the West elevation. No car parking provision is currently provided or proposed due to the nature of the building and the lack of any available space to provide on site parking.

### Cycle parking

There is currently no on-site cycle parking provision due to the lack of suitable accessible space in which to provide it. There are vaults beneath the pavement but these cannot be accessed safely from the street. There is also the rear garden but access across Malet Street Gardens is not within the control of RHUL so this cannot be relied upon. Given the constraints we are unable to provide any on-site cycle parking. However, there is plenty of existing suitable on street cycle parking near by, particularly at the rear of the British Museum.


Existing lift to be removed

# 2.0 PROPOSALS

## 2.1 Development Facts

### Flood Risk

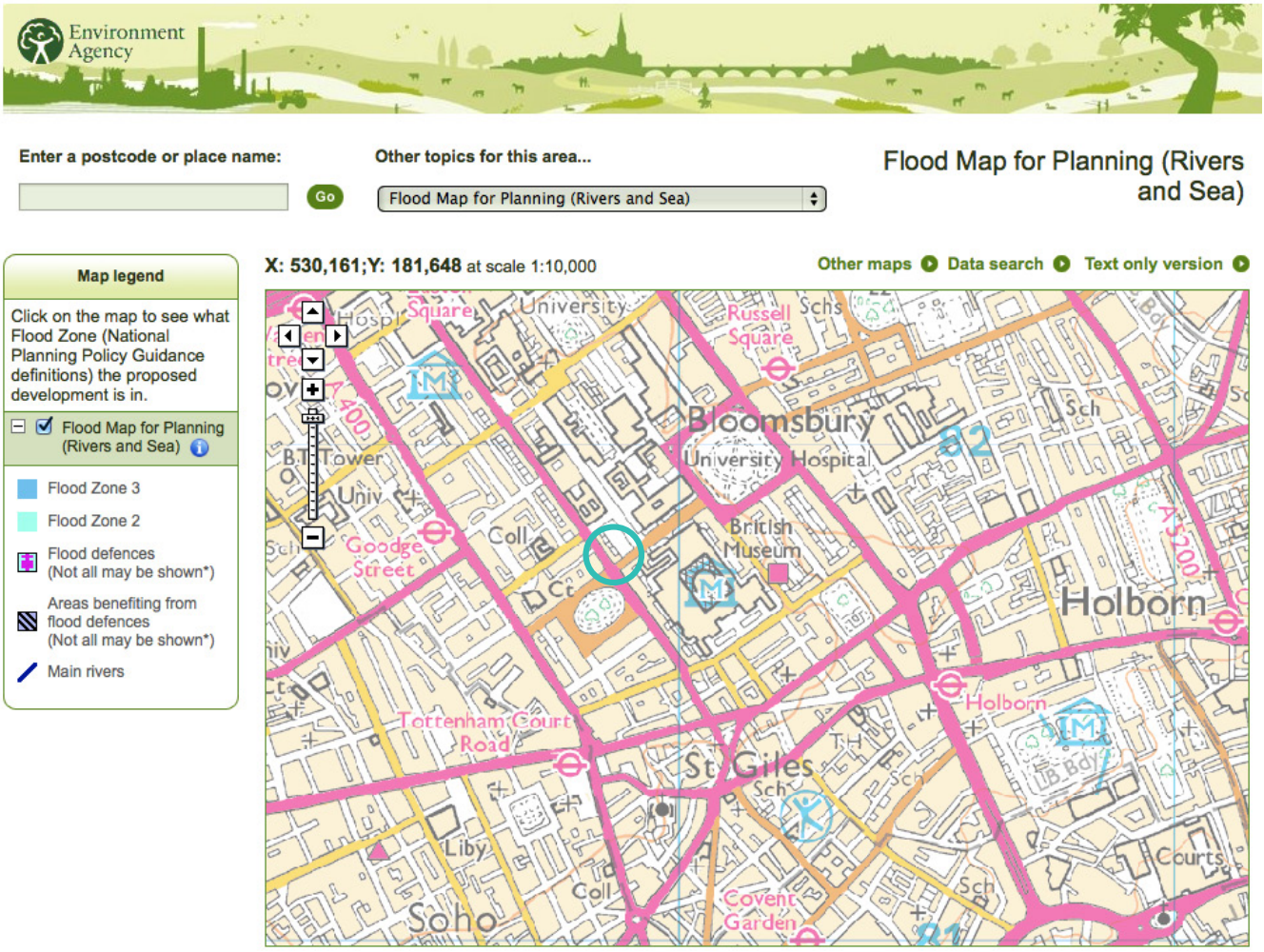
As can be seen from the Environment Agency Flood Map for Planning (Rivers and Sea) (See below) 11 Bedford Square is not within any designated Flood Zone.

### Environment

This is a refurbishment project of an existing Grade I Listed building. There is no change in use and no new development. The proposal looks to upgrade the existing windows thermal and acoustic performance. For more details of the window upgrade refer to RL001_D1_Method Statement. New building services will be done to meet current standards. For more information of the services for the building refer to RL001_D1_Method Statement, 6.0 M&E Services Statement.

### Ecology

There are no proposed works to the exterior of the building that will impact any existing trees, protected or priority species, biodiversity features or habitats or features of geological importance.




Extract from Environment Agency Flood Map for Planning (Rivers & Sea)

# 2.0 PROPOSALS

## 2.1 Development Facts

### Refuse

The management strategy for dealing with refuse will remain the same for the refurbished building. There is no new development or change in use so this current strategy is sufficient.  Within the property there are general waste bins and recycling waste bins. They contain everything which is disposed of. General waste is collected daily and Recycling once a week. Everything goes into plastic bags that are placed on the pavement outside prior to the time for collection. No wheelie bins or storage area are allocated for refuse.

## 2.2 Design Statement

The refurbishment proposals will cover all five storeys of the building, from basement level to the third floor; the majority of the work is internal with some external repair and maintenance work to be done.

### 2.2.1 Externally

It is proposed to repair and refurbish all of the existing windows so that they can all be made fully functional, and to improve the thermal and acoustic performance using the Ventrolla renovation and performance upgrade window system (for details refer to the application Method Statement Appendix 1 & 2). This work will require a scaffold. Whilst this is in place the opportunity will be taken to conduct other essential maintenance work to the façade and roof of the property. Refer to the proposed external elevation drawings and the Method Statement to see the full scope of this repair work. There is an existing, now redundant, external fire escape gantry and handrail across the roof, which has been identified in the building Conservation Plan as being detrimental to the external appearance of the building. It is proposed to remove this and provide a new latch-way roof access system that will not be visible from street level.

It is proposed to make good and re-decorate all of the external features to match the existing. New cast iron airbricks will be installed into the brickwork at basement level to provide much needed additional ventilation for the building. Plant to help service the building environment will be installed into the basement level vaults (refer to the Proposed Drawings, The Method statement and the Acoustic Survey and Report).

The existing sash windows are to be sensitively restored and their thermal and acoustic performance upgraded.

Essential maintenance work to the external envelope is required including repair of the cornice and renewal of the existing lead flashing.

### 2.2.2 Internally

#### General Approach

Refurbishment and restoration work to the interior of the building seeks to restore the splendour of the original house, particularly on the principal floors at Ground and First floor level. To this end as much as possible of the existing unsightly services infrastructure will be removed, allowing the fabric to be better appreciated. Where services items have been removed walls, ceiling and floors will all be made good and redecorated etc. It is proposed to remove the various accumulated paraphernalia of teaching equipment that has been fixed to the classroom walls (white boards, projection screens, projectors and associated cable conduits) and replace all of these with modern single wall mounted monitors in each teaching room as shown on the proposed drawings. The screens will be wired back within the wall and floor void to new floor boxes so as to eliminate the surface-fixed mess.

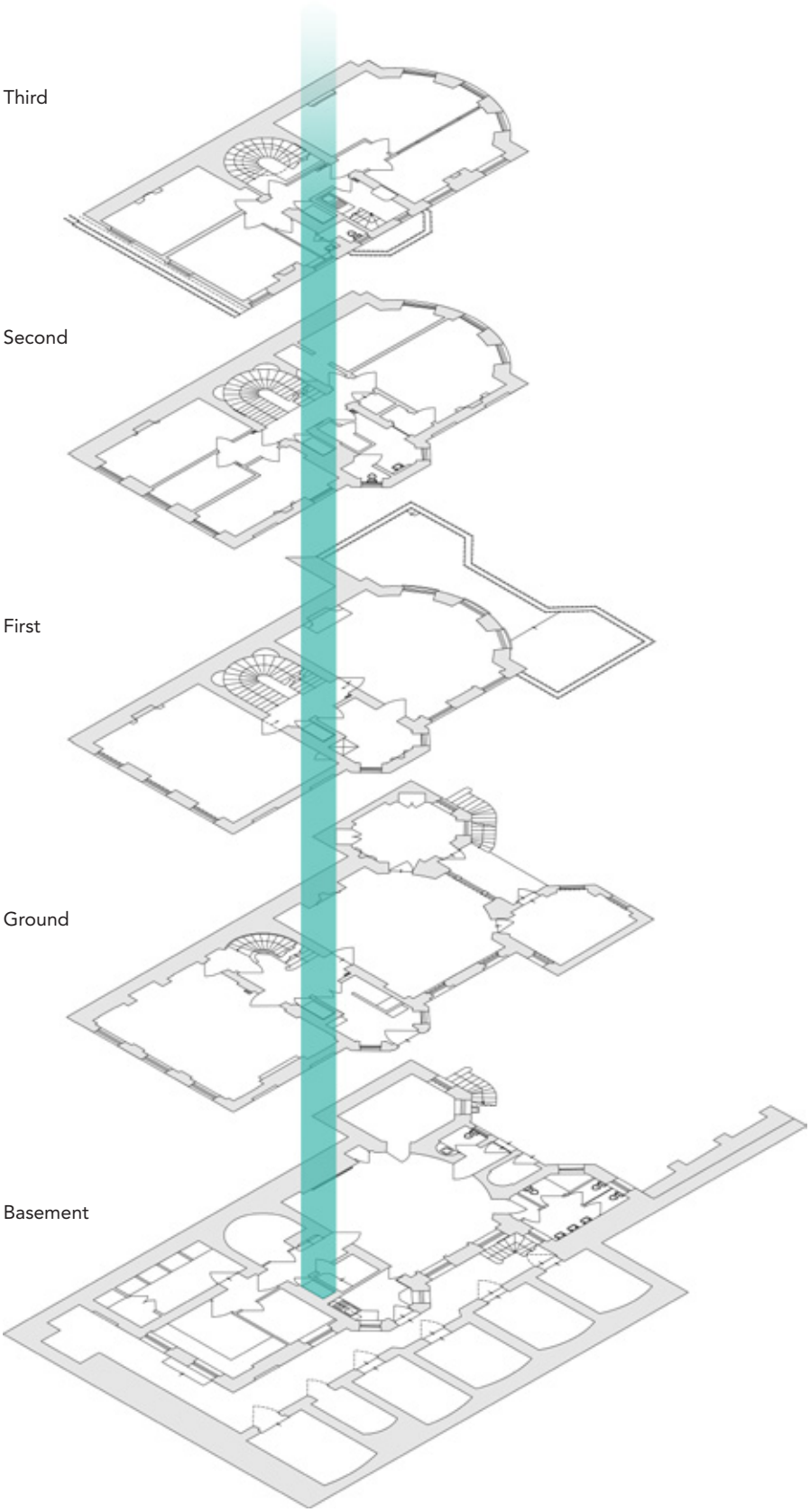
The TV screens can then be accessed by academic staff via freestanding lecterns, with the necessary equipment connected to the screens via the floor boxes.

Restoration of existing historic fabric will be done using matching historic type repairs and materials. New Interventions are generally to be clearly modern, great care will be taken to ensure that all new interventions take their lead from the historic proportions and scale, but it is not wished to try to mimic or fake new interventions. Therefore all newly designed built in furniture will respond to the buildings proportions and size but will be executed using plain and modern details.

The strategy for new services is to provide a vertical riser through the centre of the building positioned where the existing lift was located. A riser in this position minimises damage to the existing fabric, as the existing hole from the removed lift shaft can be used. This riser is ideally located at the centre of the building minimising the length of necessary horizontal service routes from the riser. New services will be distributed horizontally within the existing floor voids so as to minimise the impact on the historic fabric. It is proposed to use floor boxes to distribute power and data to furniture in the rooms so as to minimise the need to cut chases into the existing walls. Every effort will be made to re-use existing conduit and switch positions that are already on the walls to reduce damage to the existing fabric.

For details of the work to be done to the building refer to RL001_D1_Method Statement.

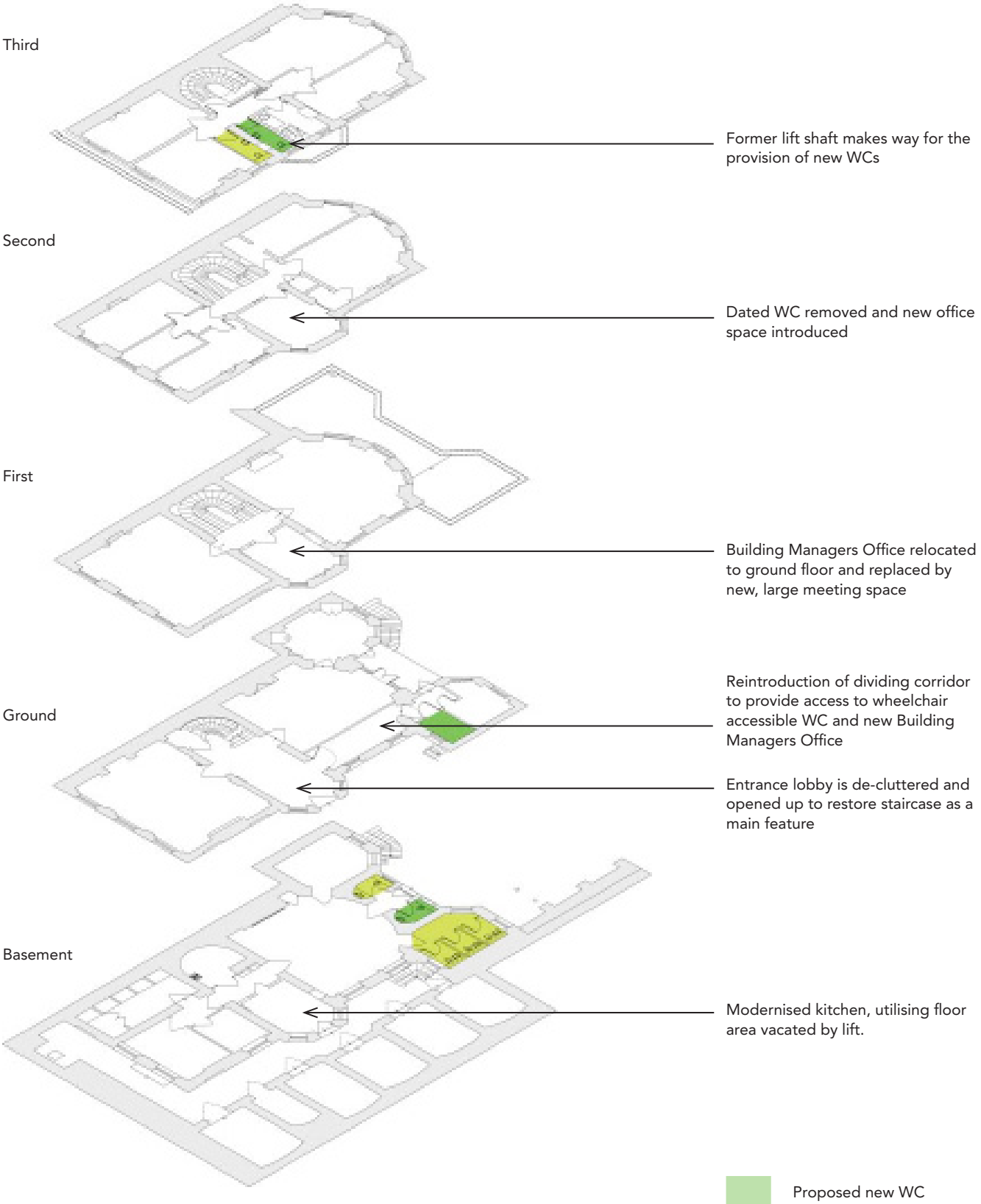
# 2.0 PROPOSALS




Existing Plans: Removing the redundant lift core will reintroduce valuable space back into the floor plan, at every level.

Existing lift shaft

# 2.0 PROPOSALS




Proposed Plans: Utilising newly available space following the removal of the lift allows for strategic reconfiguration of building layout.

### Layout

The designs propose a minor reconfiguration of the building internal layout. Most notably these look to remove a redundant service elevator that was installed in 1934. This lift is no longer adequate to serve the building and its demolition will return vital floor area back to each level allowing for the improvement and expansion of existing rooms.

For details of the proposed layouts refer to the 1200 series 'proposed floor plans' and the Method Statement document. In the following section an overview and description is given of the reasoning and aims behind each floor layout.

Existing basement level

#### 2.2.2.1 Basement Floor Level

The demolition of the lift, its shaft and the removal of the associated plant will allow the existing kitchen, (which is dated and cramped) to be extended and modernised, providing suitable facilities for student and academic staff use, and also to be utilised by external caterers as a finishing kitchen during events.

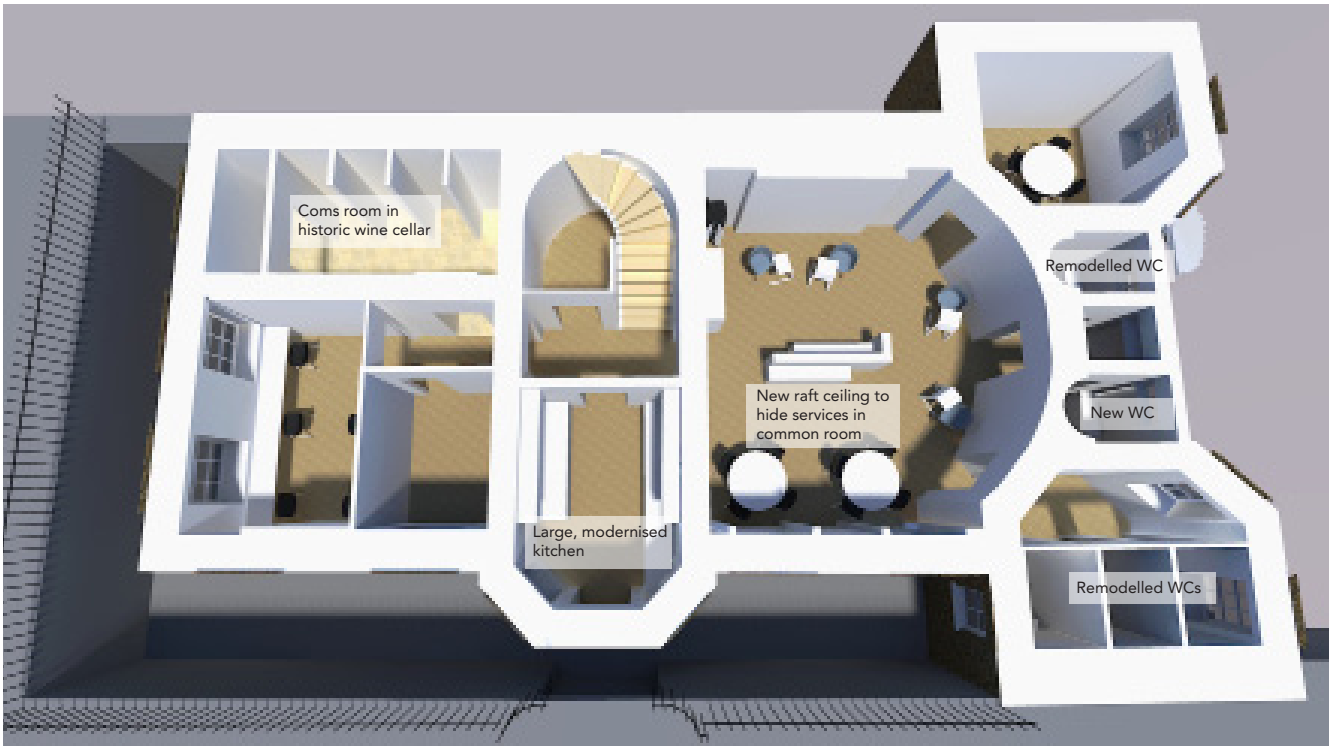
The original wine cellar (R.B.01), which is of significant importance to the building, will continue to be used as a Coms Hub, housing the data servers as well as new printing and photocopying facilities. The architectural qualities of this space including the existing brick wine-shelf piers will all be left as they are.

The existing provision of WCs at this level is in need of modernisation and currently poorly laid out. The new layout will include an additional Male WC in the place of a redundant storage cupboard, and the female WCs will be re-configured and updated to provide higher quality facilities.

The basement currently suffers from a profusion of services infrastructure, particularly at the ceiling level, including pipes and wires that serve this level and other levels of the building. It is proposed to install a number of new raft ceilings at this level to hide the existing retained services and the new services. The raft ceilings will have removable acoustic tiles to allow access to the equipment hidden above and will stop short of the walls and windows so as not to interfere with the existing fabric. Lighting will be provided within the raft ceiling with perimeter lights to ensure a feeling of space. These raft ceilings will ensure a better and tidier environment for the building users.

Existing basement level

# 2.0 PROPOSALS




Sketch layout of basement area

Sketch layout of ground floor area

### 2.2.2.2 Ground Floor Level

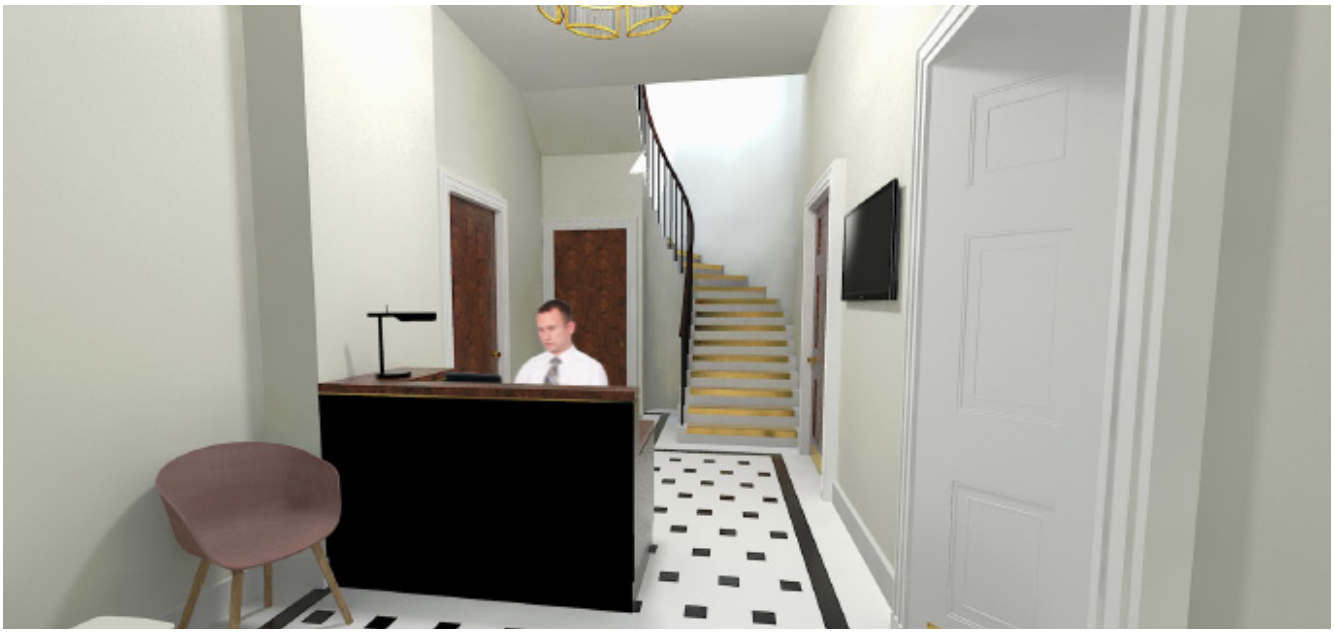
By demolishing the lift an opportunity arises to return the entrance lobby to its former splendour, opening up the room and allowing the cantilevered staircase, which is arguably the buildings greatest asset, to be immediately appreciated upon entering the space. It is proposed to expose and refurbish the existing black and white tiled floor, and provide new tiles to match in the area where the lift has been removed. The patched area of tiles will be below the new reception desk.

The new vertical service riser will pass up through the build in the entrance area and will be integrated with the new reception desk. A new monitor will be fixed to the wall in this space to let building users know what is going on in the building and to display room bookings and events etc.

The three original doors that face into this space (D.G.2, 3 & 7) will be striped of their paint so they can be restored back to their original French Polished varnished finish, which matches the existing staircase handrail. This hardwood varnished finish will be picked up in various parts of the new proposed built-in furniture such as the new reception desk (see drawing 5040), ensuring that a consistent and complementary palette of materials is used.

It is proposed to remove the existing unsightly wiring that currently leads up and around the existing staircase (stair 1), along with the non-original timber dado that it is thought was introduced to fix this wiring to. New connections for wiring the staircase lighting will be drilled through from the adjacent rooms and all wiring will be done discreetly. It is proposed to repair and stabilise the existing cantilever stair handrail that runs all the way up through the building. A new broadloom carpet runner is to be provided to the step tops, with new brass stair nosings. The original brass rod step rungs are still in-place for the section of stair that runs from the ground floor to first floor, and it is proposed to provide new brass rods for these.

The existing lobby is congested by the presence of the lift shaft and the cantilevered stair is obscured by unnecessary dividing doors.



Sketch view, The proposed layout will see the opening up of the entrance lobby and the focus returned to the historic features of the building.

# 2.0 PROPOSALS

The existing lobby is congested by the presence of the lift shaft and the cantilevered stair is obscured by unnecessary dividing doors.

Sketch view, The proposed layout will see the opening up of the entrance lobby.

# 2.0 PROPOSALS

It is proposed to provide a new wheelchair and ambulant disabled WC facility on the ground floor, located next to the new Building Manager's office in the rear South East Wing. Currently there are no disabled toilet facilities in the building, and existing toilets are located in the basement and upper floors, which inevitably requires people to negotiate stairs. There is a need to upgrade the accessible facilities in the building and it is felt that this intervention is the most sensitive solution to provide the necessary facilities.

Historically there was a corridor that linked the entrance hall to the rear South East Wing allowing servants to pass through the dining room to a pantry without causing disruption (see plan below). This arrangement has been removed in the current building.

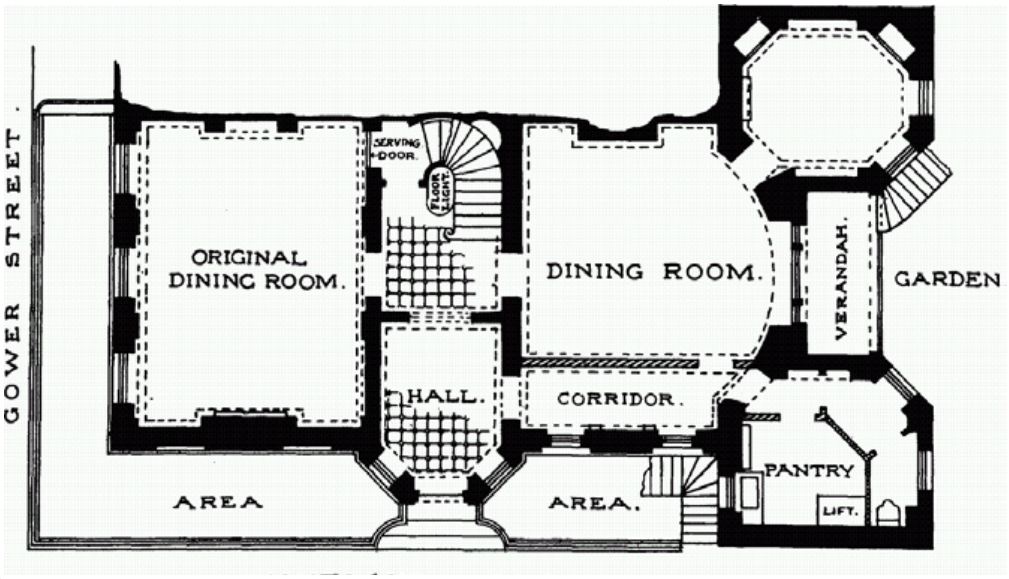
RHUL have a clear operational need to reintroduce this corridor to give free access to the new disabled toilet and Building Manager's office so as to provide better access for building users and to minimise disruption to the classroom. In consultation with English Heritage a number of studies have been carried out to assess what would be the best way to reinstate this corridor. Sliding folding partitions and a variety of interventions that stop short of the cornice with lids to the corridor have been considered. However the reinstated corridor arrangement has a number of criteria it needs to meet;

- It has to be completely reversible without causing any permanent damage to the room.
- It has to have minimal impact on the existing fabric.
- It needs to allow the original shape of the room to be appreciated.
- It has to function as a way of allowing the teaching room to work as a teaching space without causing any disturbance should somebody need to access the disabled toilet or the Building Manager's office.
- It should allow natural light to be borrowed from the windows across the corridor into the room.

Therefore the proposed reinstated new corridor will be a lightweight vertical partition built from timber and plasterboard. The plasterboard will be carefully cut around the historic features allowing the original skirting, dado & cornice to remain in place undamaged so everything is reversible. There will be a 'soft' joint where the new wall meets with the historic details. A glazed section of painted timber frames and glass is provided at high level with a vertical Georgian proportion.

Please refer to the sketches.

The corridor intervention will be clearly identifiable as a modern intervention, and will be fully reversible so it can be easily removed and the room returned to the single room arrangement at a latter date should the need arise. The corridor has been designed to act as a highly serviced wall allowing for the horizontal distribution of new services and the mounting of a new teaching screen without causing any damage to the existing fabric. The glazing at the top of the corridor wall means that the original shape of the room can be appreciated and natural light can be 'borrowed' from the external windows. As the corridor intervention is not a new arrangement for the building it will not require any new door openings to be made in the existing fabric.

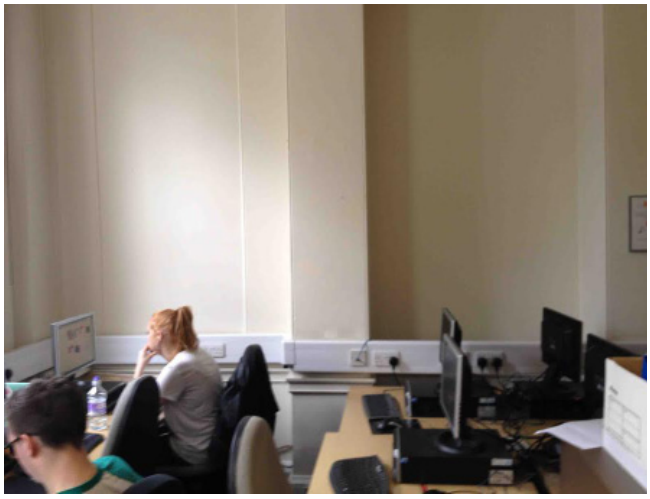



1914 layout with corridor.

Sketch views of new corridor

# 2.0 PROPOSALS

The Ground Floor front room (R.G.01) which currently acts as a computer room will be stripped back to remove all of the unsightly services dado trunking and other unnecessary services. This room's new function will be to act as a flexible space that can be used for teaching, events and primarily as an meeting room for the Alumni of Bedford College (a constituent of RHUL). It is proposed to expose the original hardwood floorboards in this room and restore them back to a varnished finish to complement the newly restored varnished room entrance door (D.G.02). The principal rooms on the Ground & First Floor will be provided with Air Conditions to better meet the requirements of these large teaching rooms (refer to drawing 5044). There will be also two new pieces of built-in furniture in this room (refer to proposed furniture drawings 5041 & 5042). One is a credenza at the North end of the room, which will house a monitor and Audio Visual equipment so that the room can be used for teaching and events. The other piece of built in furniture will be a sideboard to the left of the room entrance door. This will have a water supply built into it so that a coffee machine can be provided. All built in furniture will also have data and power outlets sympathetically built into them so as to minimise the need to damage existing fabric of the building.



Existing room

Sketch view of front room

Sketch view of front room

There is currently boxing at the south end of the room in the position where there was formerly a fireplace. During the opening up stage of the project (refer to Method Statement) it has been discovered that the Fireplace F.G.01 has been removed but there are still some of the original cast iron fireplace pieces present. It is proposed to reinstate these and provide a new fireplace mantel and surround to act as a new focus for the room.

### 2.2.2.3 First Floor Level

The existing Building Managers Office will benefit from an increase in floor area following the demolition of the lift. This new restored larger space will then be used as a new teaching/meeting room.

The other two rooms on this level will be refurbished as shown on the proposed drawings and as described in the Method Statement.

### 2.2.2.4 Second Floor Level

The out-dated and convoluted arrangement of the existing WC and water tank storage, which wraps around the existing lift, will be stripped out to make way for a new office space.

The three existing doors (D.2.01, 02 & 03) that are rather ugly modern doors on this level, will be removed and replaced with new panelled doors to match the others on this level (D.2.14, 15 & 16). It is proposed to provide the doors on this level with new programmable locks so that the doors can be controlled more easily. For details refer to Method Statement.

### 2.2.2.5 Third Floor Level

The layout of the third floor remains largely similar, with a new modern WC replacing the existing lift position. It is proposed to remove the non-original fire door and wall from the head of the stair and replace it with a new fire-rated glass screen and door. This is to provide much needed natural light via the staircase rooflight into the third floor landing. It is also proposed to remove a glazed screen from between rooms R.3.07 & 08 and replace it with a new plasterboard wall so as to make for a better operational arrangement.

It is proposed to provide the doors on this level with new programmable locks so that the doors can be controlled more easily. For details refer to Method Statement.

## 2.3 Access Statement

Currently wheelchair access into the building is not possible. RHUL have a 6 foot long temporary folding ramp, although this fails to adequately overcome the fourth and final step up to the door threshold. The building holds a further four floors, from basement level up through to the third floor, which are accessed only from a single cantilevered stair and a small service lift, all of which are unsuitable for wheelchairs users. In addition there are no current suitable toilet facilities within the building for disabled users or suitable fire refuge facilities. This effectively means that no access can currently be given.

Currently if a wheelchair user needs to access the building there is a management procedure to deal with this. If there is a timetabled teaching event scheduled for the building where access will be an issue, the event location is switched to alternative facilities housed in the nearby Senate House (University of London), which has the appropriate level access and facilities.

As this is a Grade I Listed Building it will not be possible to adapt the building to make it fully accessible for all. Consequently it is not proposed to install a lift within the building because it would be too detrimental to the historic fabric, original layout and features to do so. It is also not proposed to install a platform lift from street level to the ground floor entry level for the same reasons and because of a prohibitive amount of available space to do so. It was originally considered to install a disabled platform lift at the rear of the building in the Garden but after consultation with English Heritage it was agreed that this would be too damaging to the setting of the Listed Building (including its impact on the visual amenity of Malet Street Gardens and the Conservation Area). Consideration has also been given to providing a Sesame style lift at the building main entrance steps but again there is insufficient space within which to do this. 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.

Consideration has also been given to providing a new handrail fixed to the existing railings to assist the ambulant disabled to get up the steps to the front door. English Heritage was consulted and it was deemed that it would not be possible to make this intervention as it would be too damaging to the setting of the Listed Building.

Current ramp

It is proposed to fix a small discrete black call button box to the railings that can be wirelessly connected to the reception desk so that disabled visitor can call the reception desk for assistance. This will all be installed in a way so to not impact the historic fabric and to be completely reversible.

It is proposed to improve access into the building by utilizing a new 8-foot long, temporary folding ramp that will successfully addresses all four steps through the main entrance door from street level up to the ground floor entry level. The new ramp will be accompanied by a straightforward accessibility management procedure that all staff will be made familiar with.

# 2.0 PROPOSALS

Consultation has been made with the project Approved Inspector regarding The Building Regulations and Access. It has been agreed that what is proposed will be acceptable as we are not making the building's access arrangements any worse, and what we are proposing to do in fact improves the situation.

The following best practice guidelines (with regard to accessibility at No. 11 Bedford Square) 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.

## 2.4 Crime Prevention Statement

The building does not currently suffer greatly from the effects of Crime. However, as part of the refurbishment works it is proposed to increase the security of the building in a number of ways. A survey of the current security arrangements was recently done - this is presented below:

### Current Security Provision

11 Bedford Square mainly operates Monday – Friday between 0900hrs- 2100hrs. The building is opened and closed each day by CIS security (2hrs per day). CIS staff have responsibility for checking the security of the building (before 0900 and after 2100 each day) and for also the setting and/or deactivating the Intruder Alarm system.

The main external access door to the building is located on the ground floor level. During college opening times this door is unlocked and access to the college is controlled by a reception staff member who is located in the foyer area. At all other times Access to the college building is controlled by an ARX Swipe Card access system. Internal access to the classrooms and office space is controlled mainly by lock and key.

A number of the windows have been protected by metal bars, however some windows on the ground and basement levels have no protection.

Access to the building is also possible via the Roof Fire Escape door and the two Fire escape doors in the basement level.

During the hours of darkness there appears to be adequate lighting around the building (provided mainly by street lighting). However in the external basement areas light levels are poor.

### Proposals

The security survey identified that there was a general need to upgrade and introduce new security measures to the building, particularly in the Basement, Ground and Roof levels of the building. 11 Bedford Square currently has no CCTV system installed. It is proposed to install this as part of the proposed works. CCTV cameras will be required to view both the external and internal areas of the building.

Reception staff at Bedford Square currently provide 'informal' surveillance during opening hours. This service is retained.

It is proposed to upgrade, replace and/or renew a number of the access control and intruder alarm equipment provision

### Access Control- Internal Classrooms and Offices

As most of the classrooms and offices are controlled by lock and key, it is recommended that all lockable internal doors are changed over to an access control system. An access control system determines who is allowed to enter a room/building, where they are allowed, and when they are allowed, and will also record the details of who has entered a room. This is proposed to be done to the rooms on the 2nd and 3rd floor where the doors are not so significant as those on the principal floors.

## Lighting

There is a need to improve the exterior lightning in the Basement areas. Additional lighting controlled by PIR units will therefore be installed to increase visibility.

### Windows

As part of the programme of refurbishing and upgrading all of the buildings windows there will consequently be an improvement in the security of the windows. All windows will be made to operate properly and new ironmongery will be added to ensure that the windows can be properly closed and secured. The inclusion of new secondary glazing to the windows of the Basement, Ground and First Floor will also help with the building's ability to be properly secured.

### Roof

The removal of the existing roof top access gantry will help to secure the building at roof level, as it will become much more difficult for somebody to access the roof top door from another building.

## 2.5 Sustainability Statement

The poor thermal and acoustic performance currently exhibited by the building is of primary concern to its users with only the openable windows delivering the sole ventilation strategy available to all accommodation. There is a clear requirement to upgrade the performance of the windows, however, due to the listed status of the building this must be done in a sensitive manner. The majority of windows currently hold a range of different and often crude secondary glazing, which doesn't function successfully in either providing improved thermal or acoustic performance and in many cases prohibit the operation of opening windows. It is intended for all the secondary glazing to be removed. All original windows are to be fully refurbished with any rotten wood replaced and new seals to be introduced to ensure a sustained life for the retained window (refer to Method Statement document). Over time the operability of several windows has also been lost through careless painting of the frames. Full functionality is to be restored.

In some cases it is apparent that natural ventilation cannot provide an adequate environment fit for the current purpose of building. In these instances mechanical ventilation will be introduced, although this will be kept to a minimum (refer to proposed drawing).

The refurbished building will be upgraded where possible to current Building Regulations standards in respect of insulation, lighting, ventilation and heating. This will help to make the building more efficient to run and thereby reduce the overall energy consumption.

### Environmental

- Refurbishment of an existing building (requiring no new development)
- No car parking spaces are to be provided which will continue to encourage the use of Public Transport
- The central location of this accommodation will help to reduce the number and length of generated trips across all of the London boroughs
- The refurbished building will be upgraded were possible to current building regulations standards in respect of insulation, lighting, ventilation and heating (refurbished windows and renewed services). This will help to make the building more efficient to run, thereby reducing the overall energy requirements.

### Economic

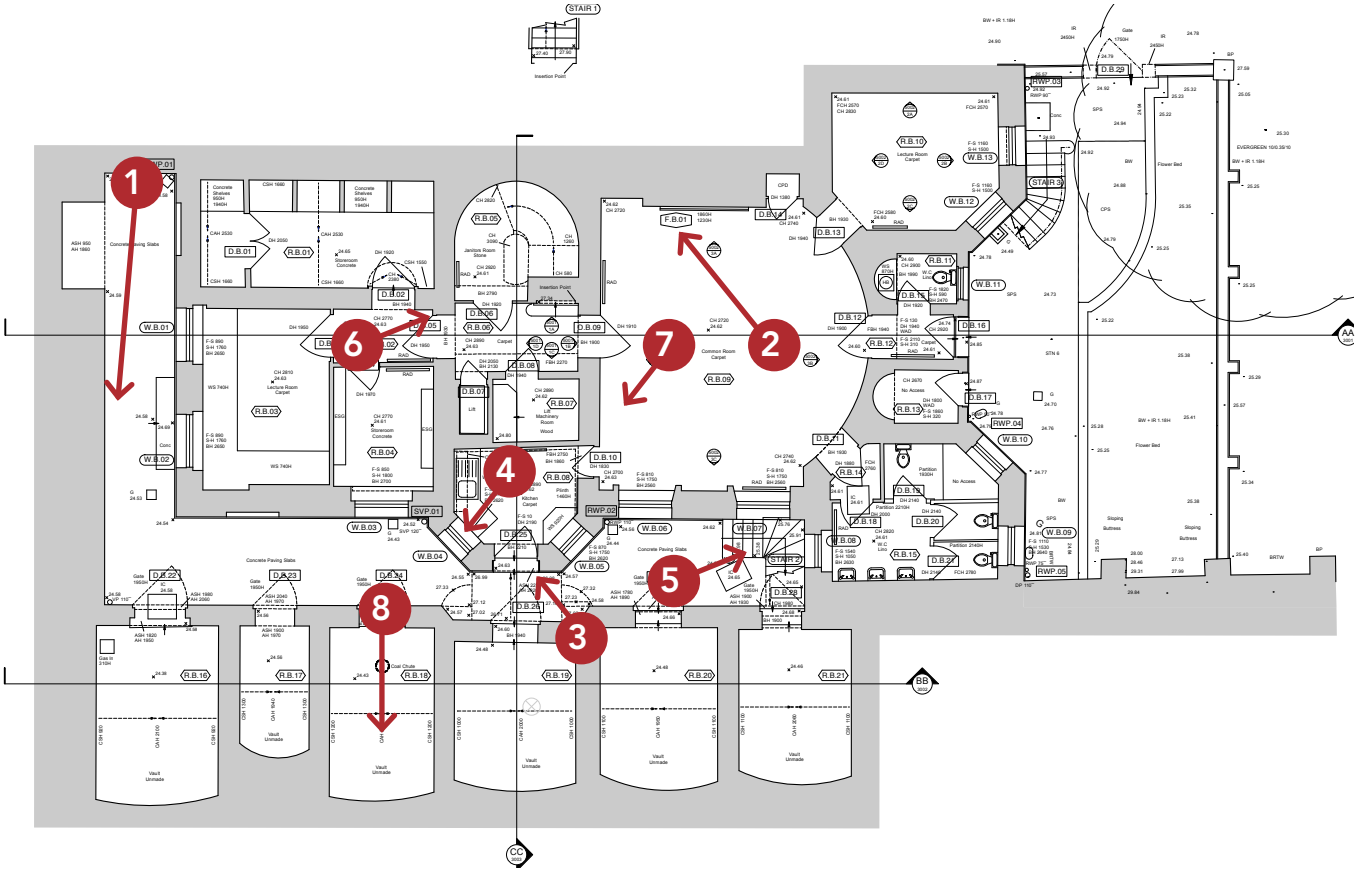
- Re-use of an existing building
- Repair of existing building fabric will lead to a prolonged life for the whole building

### Social

- With the refurbishment and internal reorganization of the building it is hoped that the building can be used more extensively and efficiently, with the opportunity to host more educational functions and events, which will help to contribute to the vibrancy of the area.

# 3.0 APPENDIX

## Existing photos basement level

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# 3.0 APPENDIX

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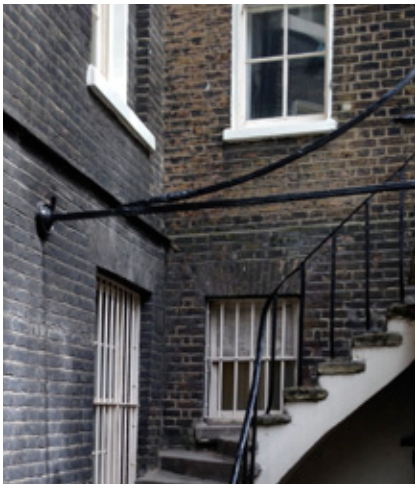

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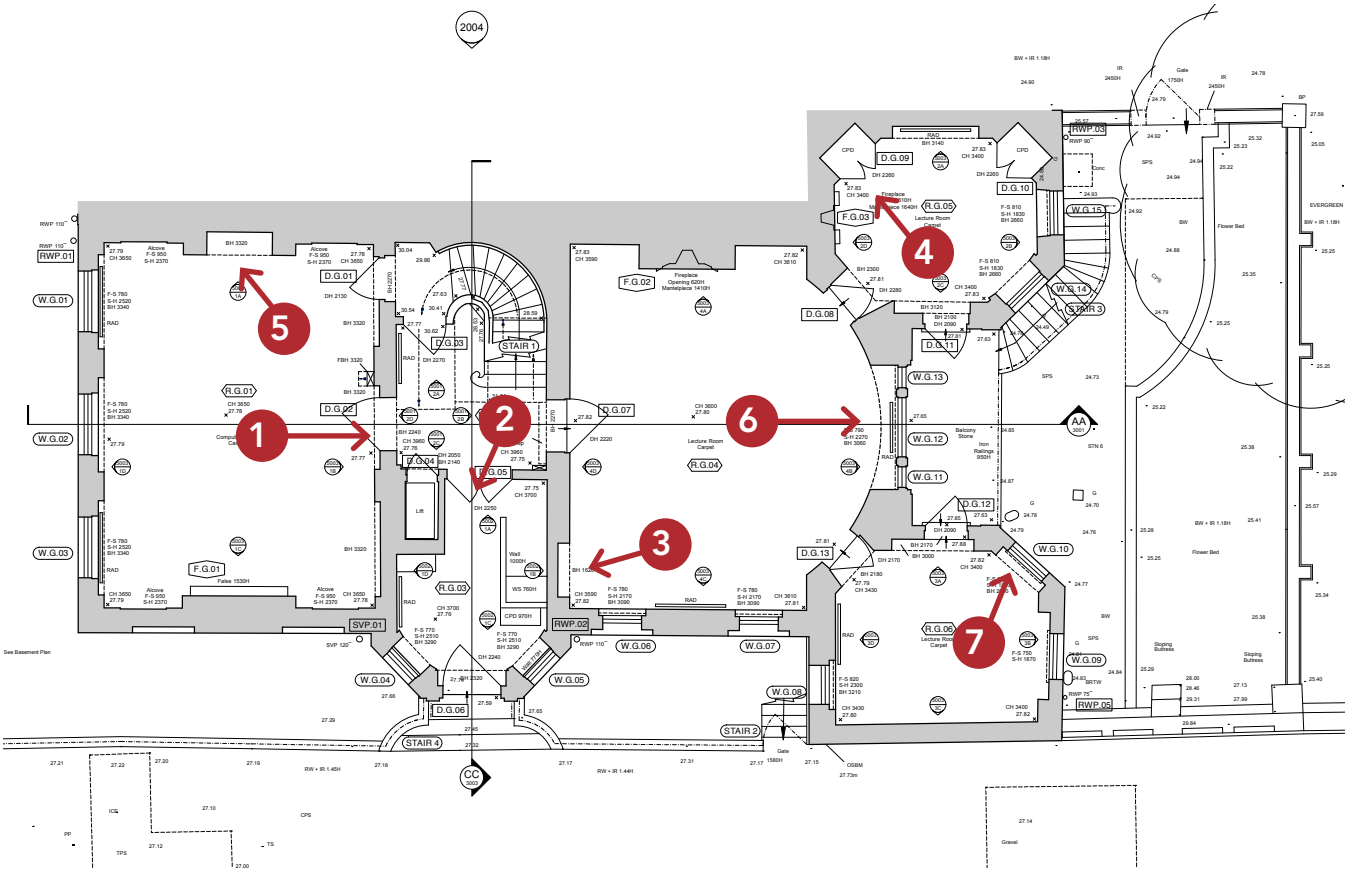
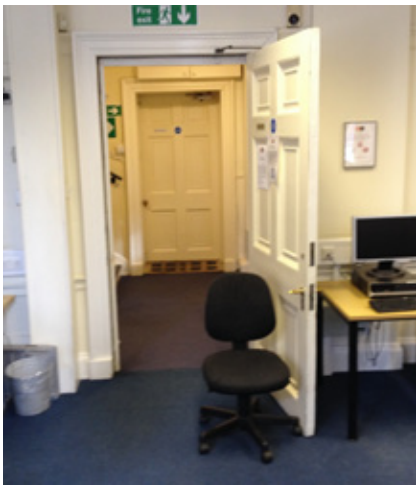
# 3.0 APPENDIX

## Existing photos ground level



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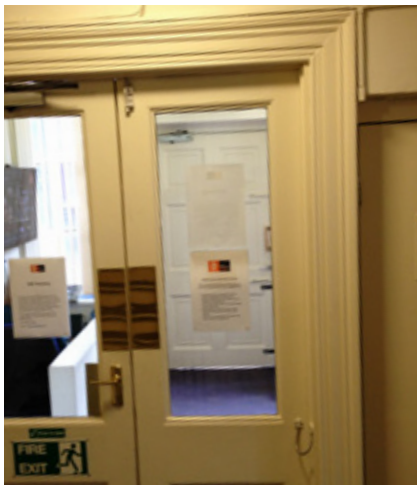

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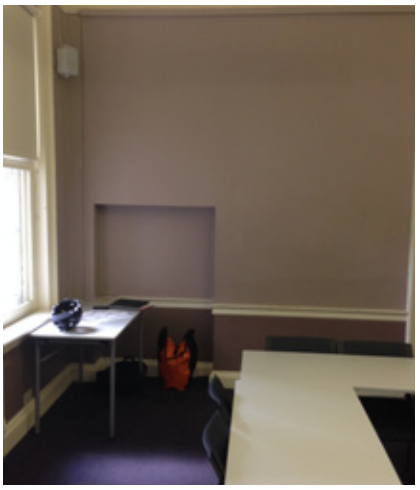

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# 3.0 APPENDIX

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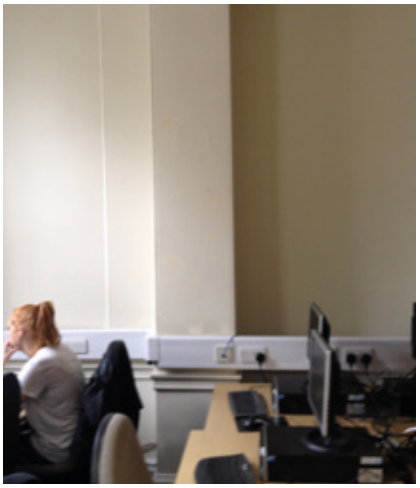

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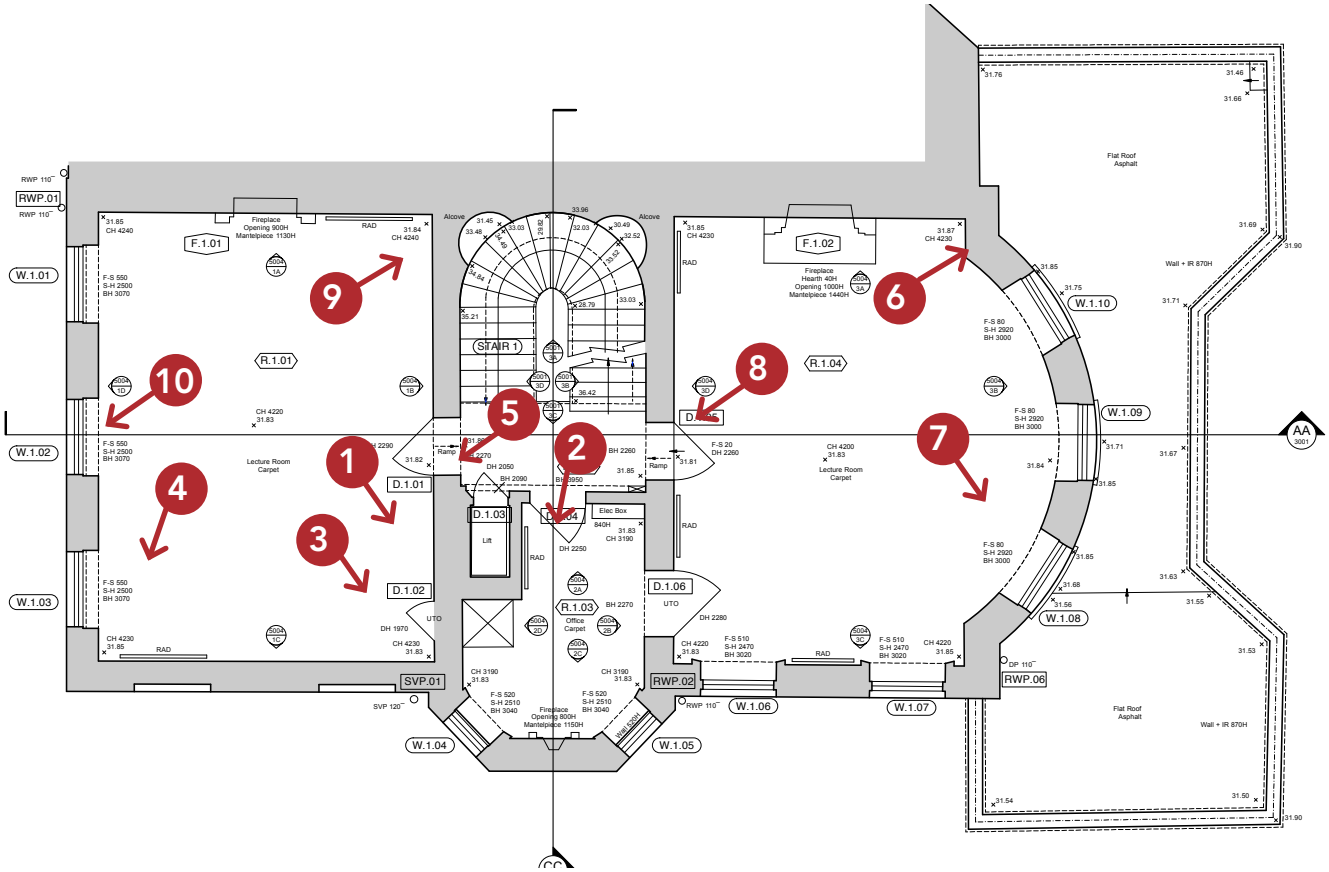
# 3.0 APPENDIX

## Existing photos first floor level

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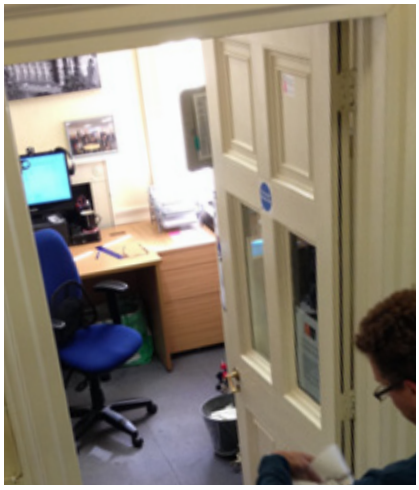

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# 3.0 APPENDIX

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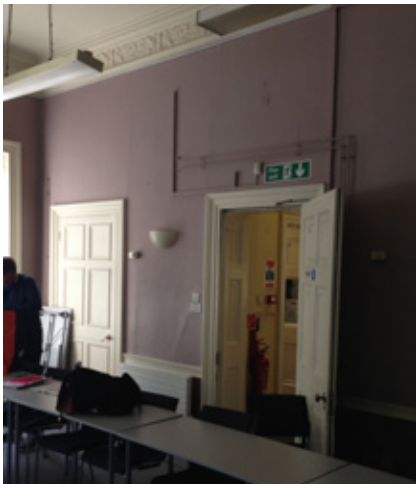

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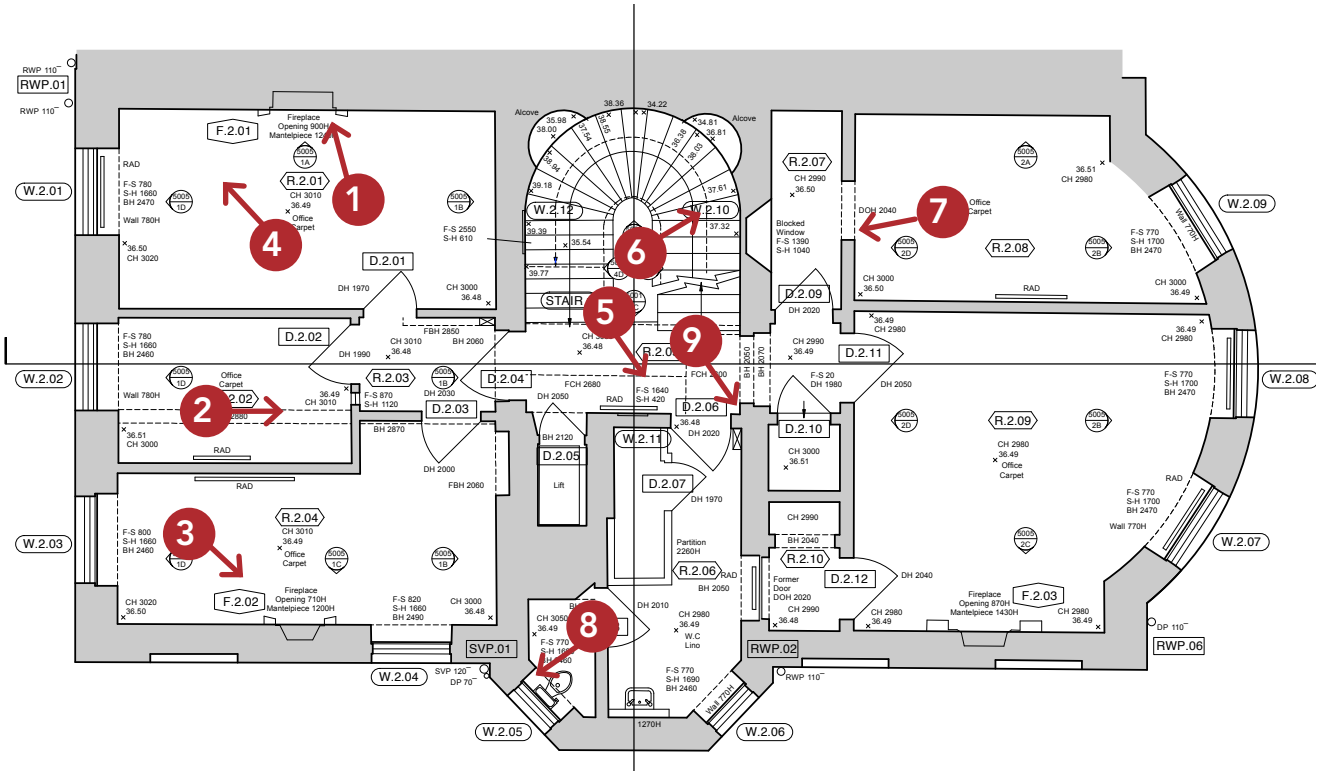
# 3.0 APPENDIX

## Existing photos second floor level

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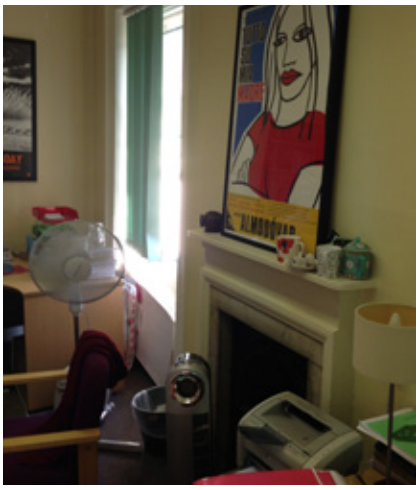

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# 3.0 APPENDIX

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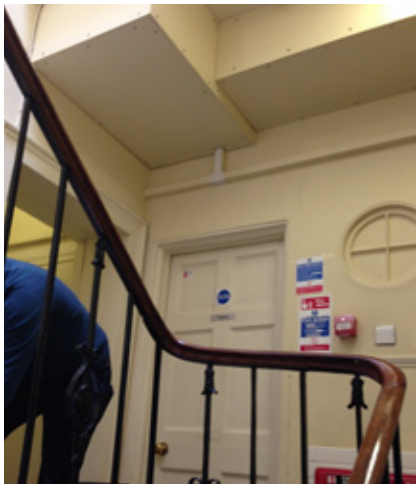

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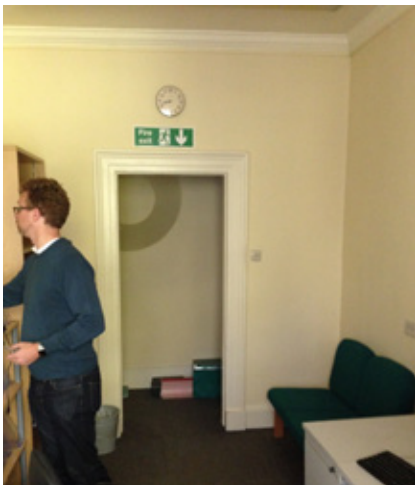

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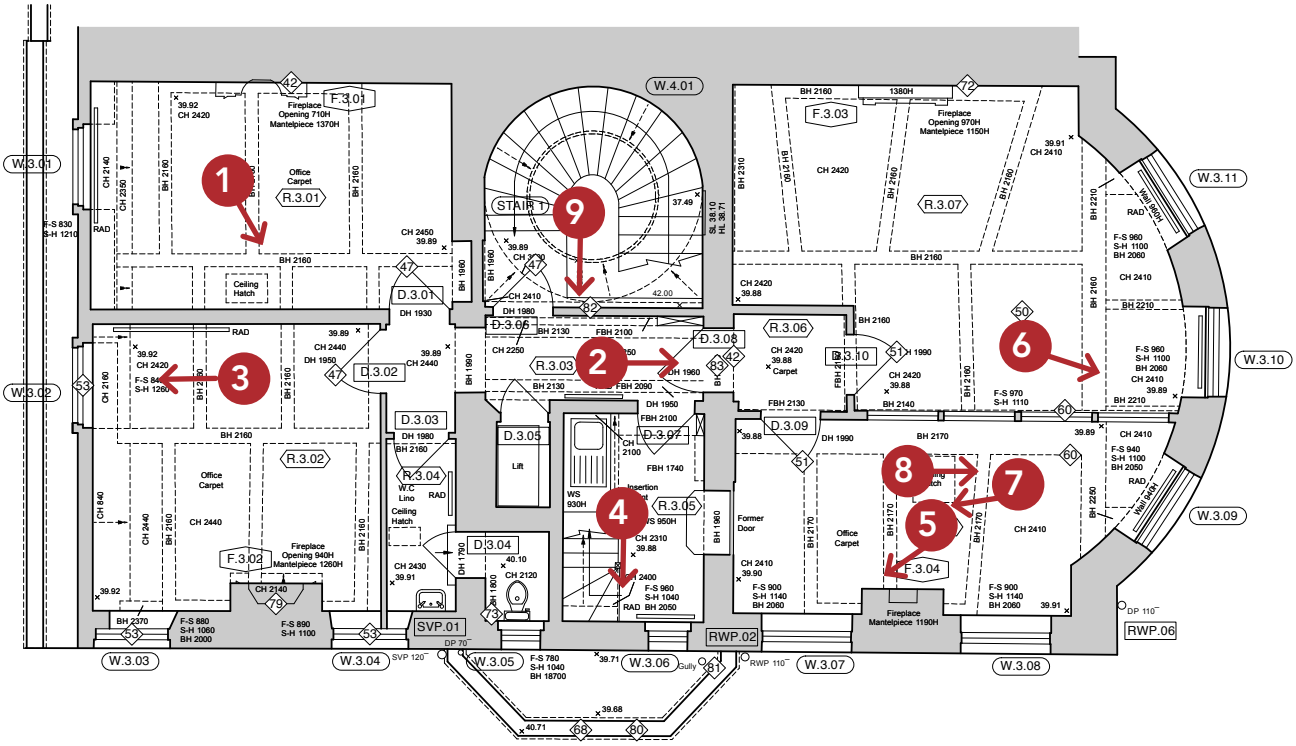
# 3.0 APPENDIX

## Existing photos third floor level

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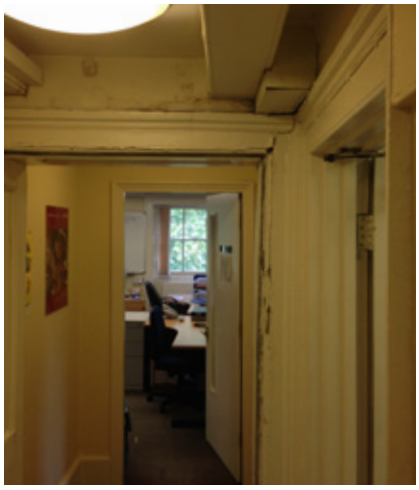

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# 3.0 APPENDIX

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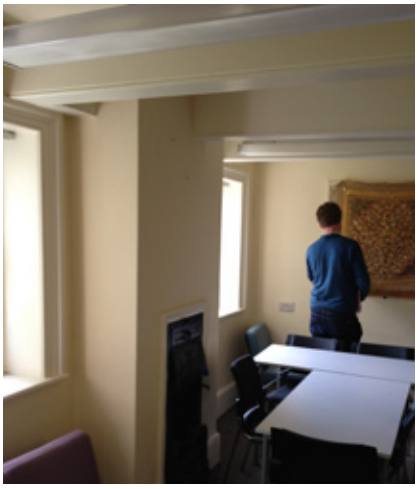

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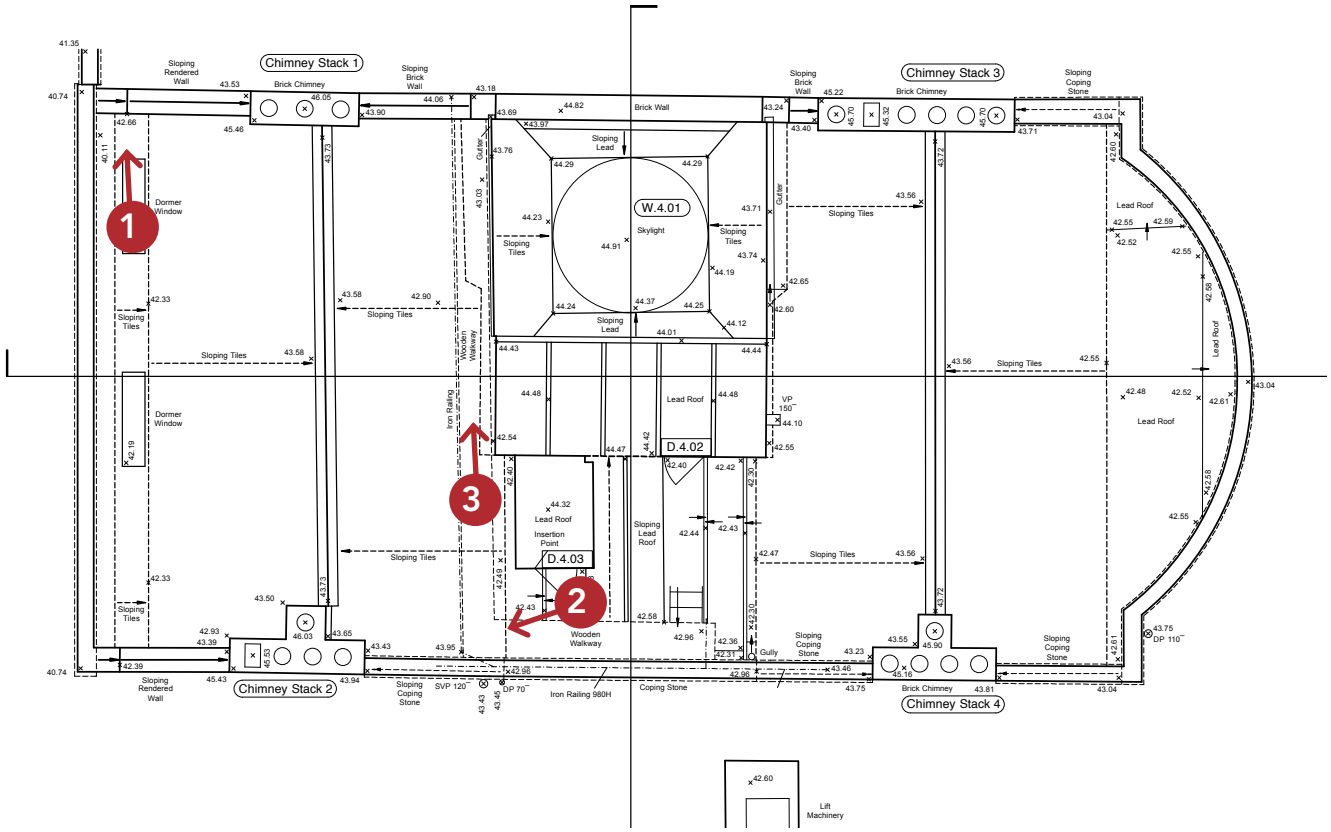
# 3.0 APPENDIX

## Existing photos roof level

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