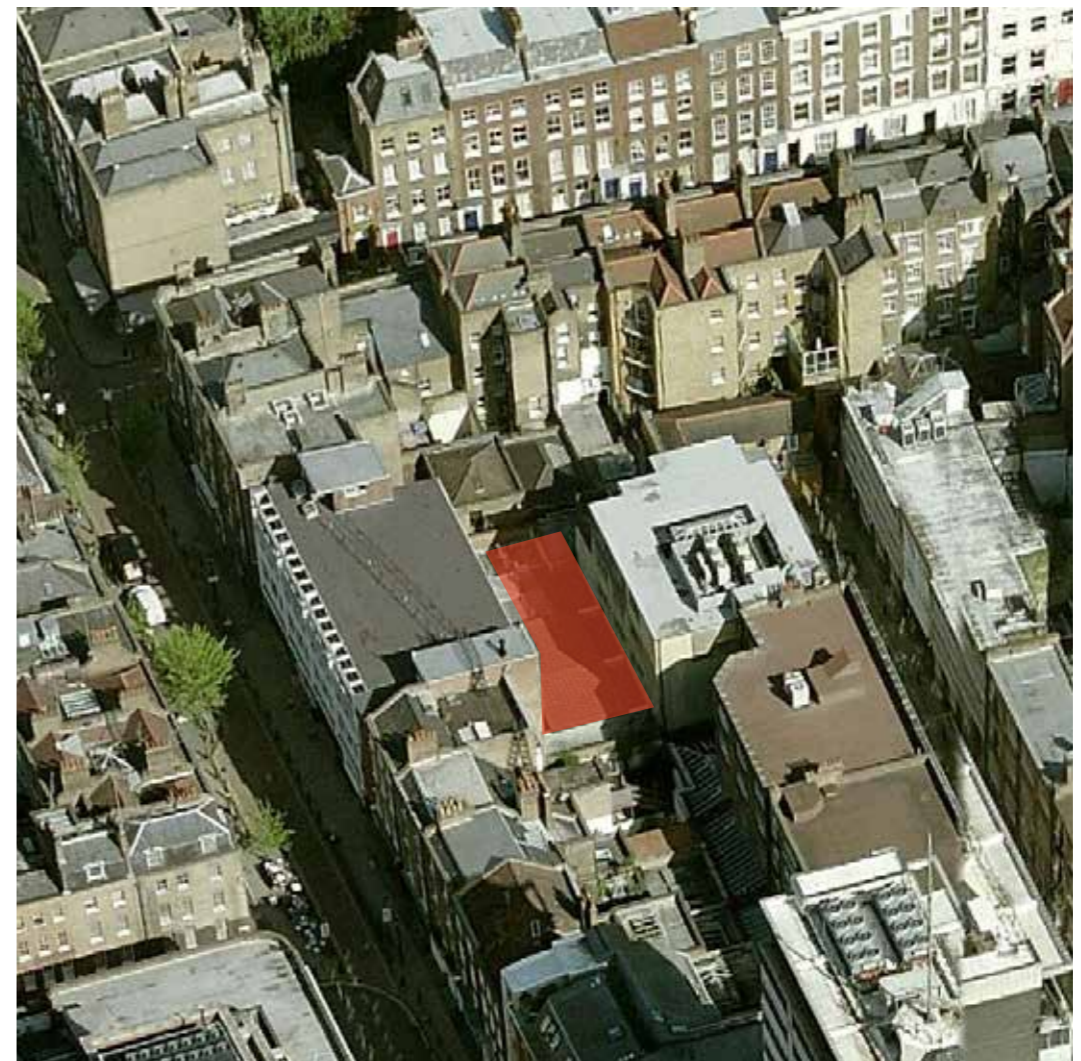


*Location Plan and Contextual Section*

## Revised Scheme and Overlooking

The accessible area of the garden roof is offset by 3 metres from the Emerald Street face of the building. This setback introduces a distance of 18m between the rear facades with windows of the terraced houses on Rugby Street and the new roof terrace, preventing any overlooking between the properties.

Whilst the perimeter climbing plants will obscure the mesh, the 3 metre zone will form a garden with smaller trees and plants. It will act as a densely planted buffer between the terrace and other buildings. This area will be accessed only for maintenance.



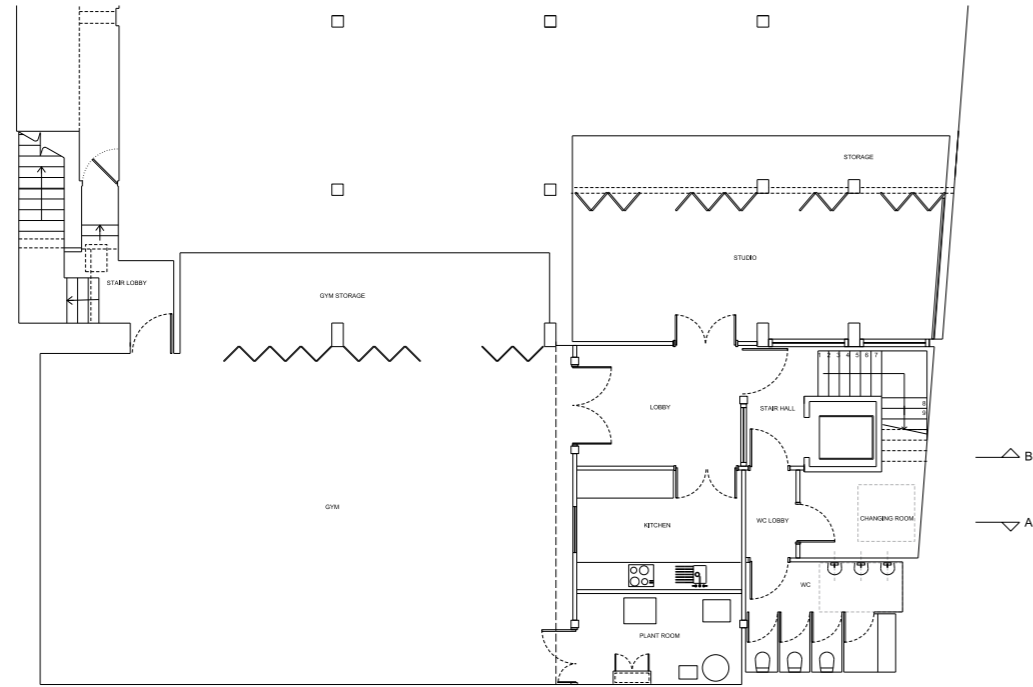
*Aerial view of Bedford House*



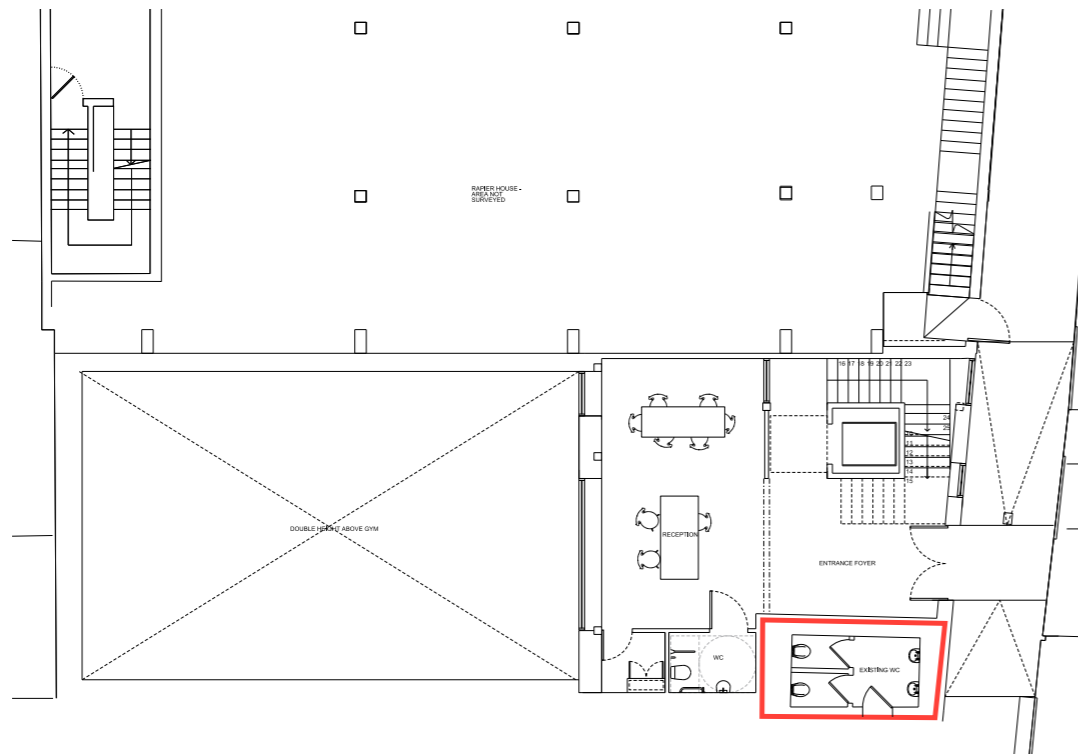
*Latimer Road, 6a architects*



*Latimer Road, 6a architects*



*Basement Floor Plan as proposed, including the area acquired through the flying freehold*

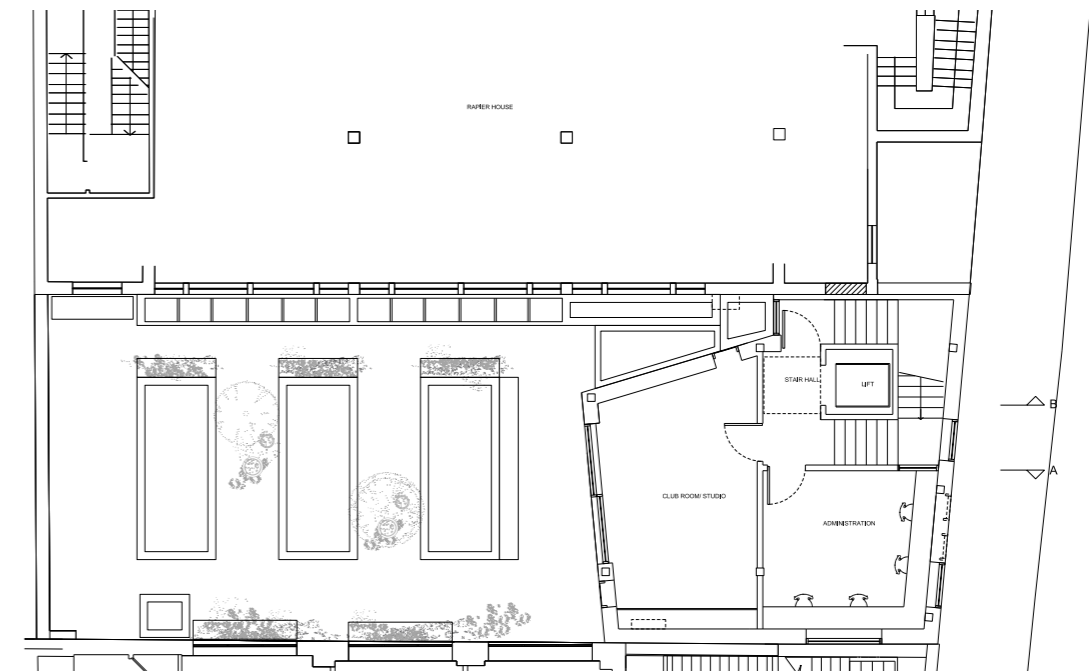


*Ground Floor Plan, with the flying freehold area outlined in red, as proposed, and the existing UCL WC retained*

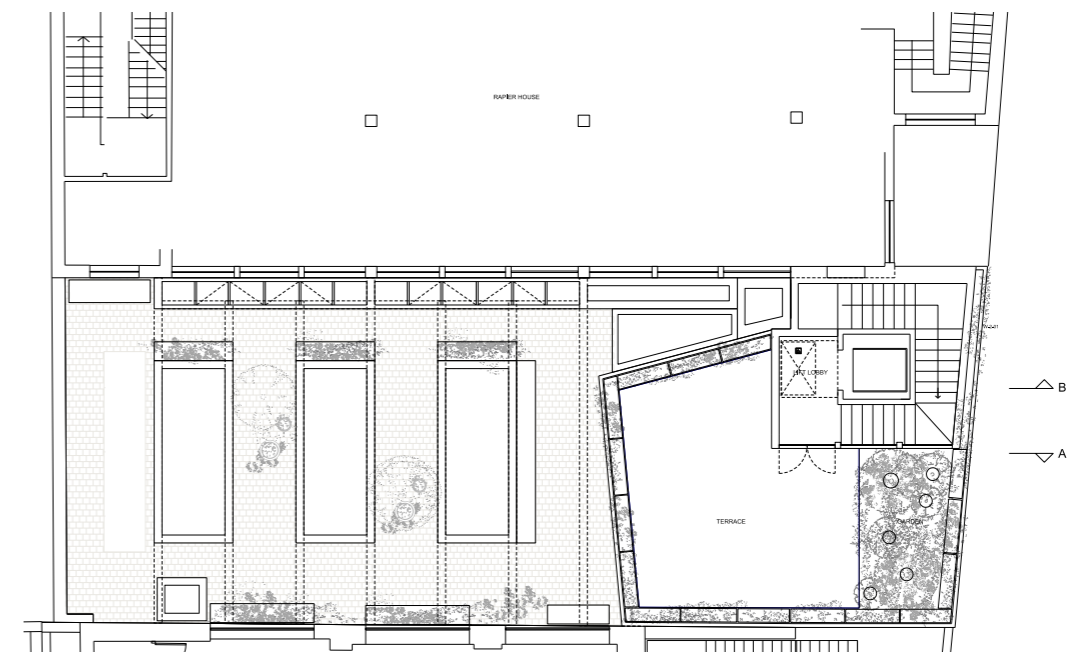
## 2.2 Flying Freehold

*The inclusion of the area to the north east corner of the site as a flying-freehold, widening the building's frontage to the alleyway*

As part of the revision of the covenant with UCL Estates, a flying freehold lease of the area above and below the existing WC to the northeast corner of the building will also be agreed. This will increase the footprint of each floor level to include this area, with the exception of the ground floor, allowing the inclusion of a changing room at basement level and a larger administration room at first floor level. It will also widen the frontage of Bedford House to Emerald Street, improving the buildings presence and proportion (see elevation on page 9).



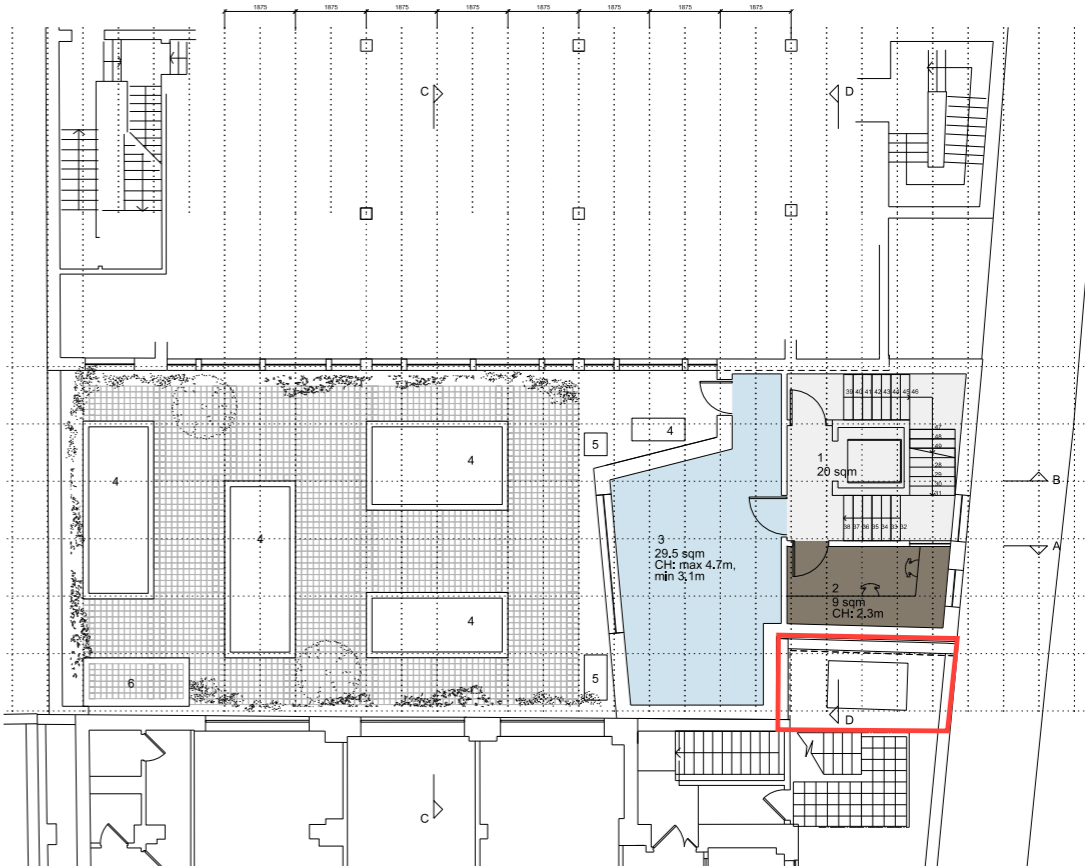
*First Floor Plan as proposed, including the area acquired through the flying freehold*



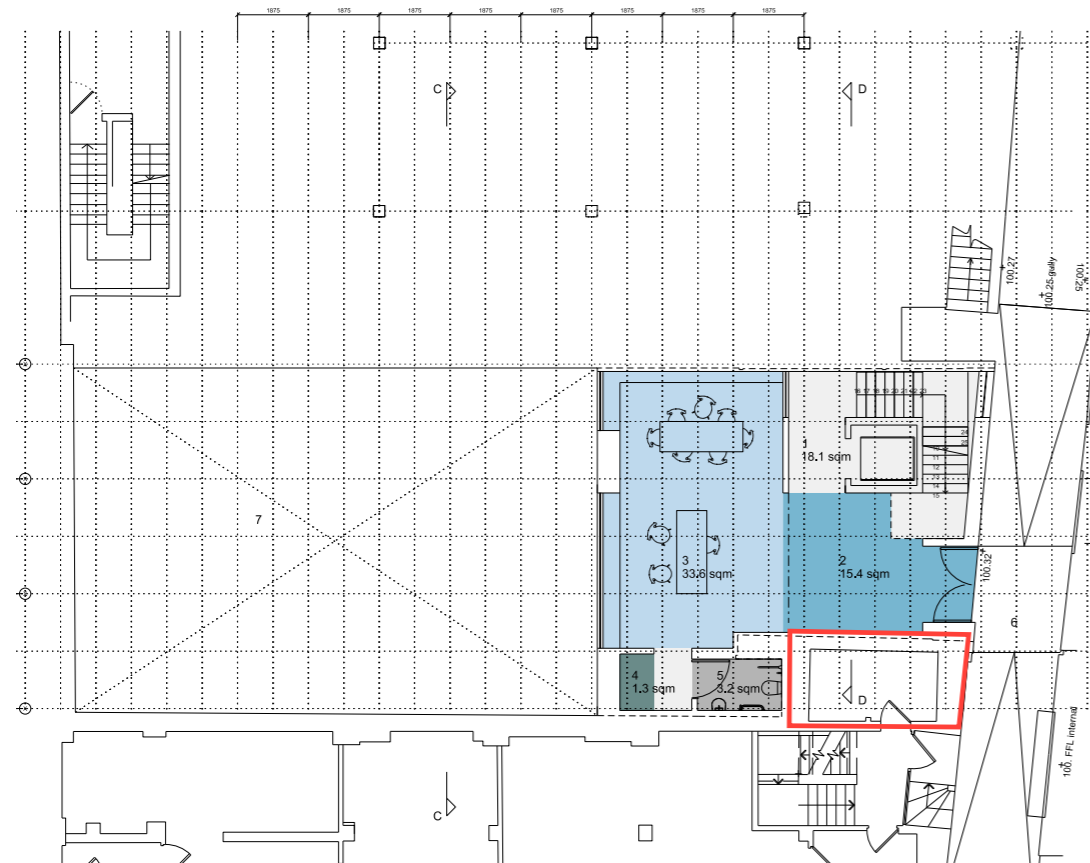
*Roof Garden Plan as proposed, including the area acquired through the flying freehold*



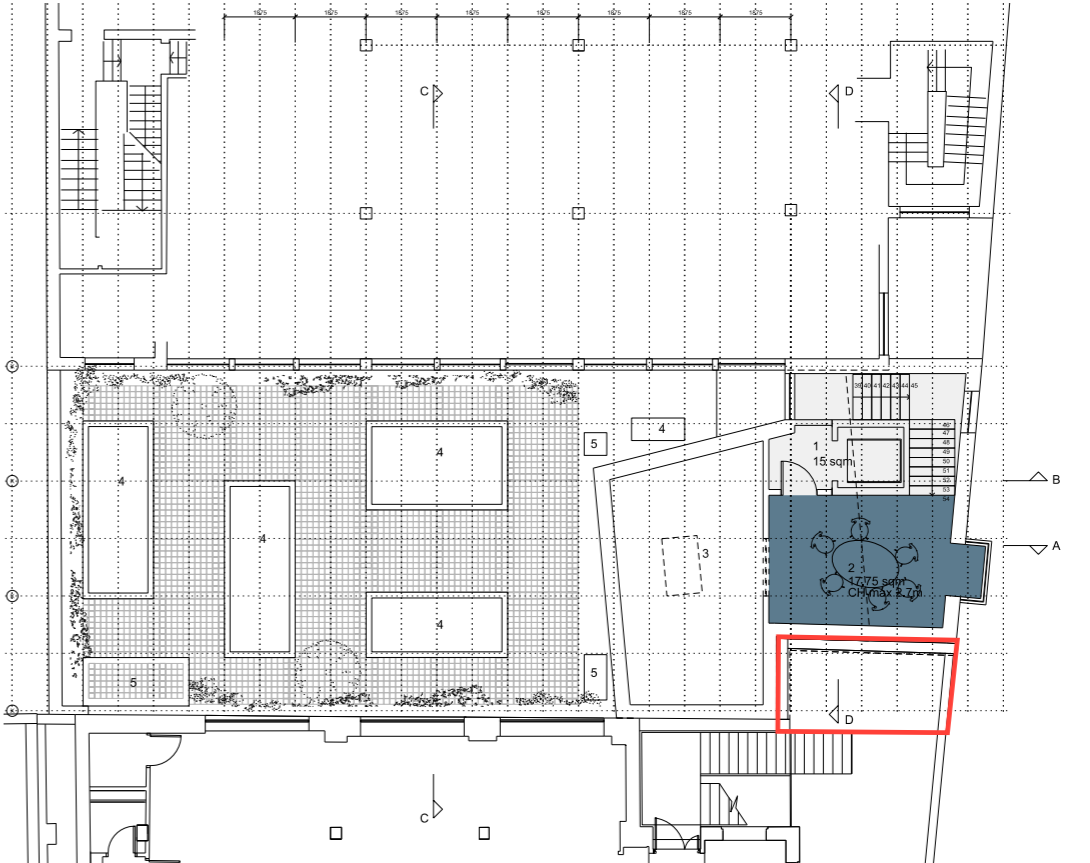
Basement Floor Plan as consented, excluding the area owned by UCL Estates, outlined in red



First Floor Plan as consented, excluding the area owned by UCL Estates, outlined in red



Ground Floor Plan, as consented, excluding the area owned by UCL Estates, outlined in red



Roof Garden Floor Plan as consented, excluding the area owned by UCL Estates, outlined in red



David Hockney's painting of Woldgate Woods, superimposed onto the facade of Bedford House. The land on which Bedford House stands was once forested.



Paula Rego's Hand painted tiles - Palacio Fronteira, Lisbon, Portugal  
Warmer climates have a tradition of engaging, tiled exteriors used to enliven the public realm

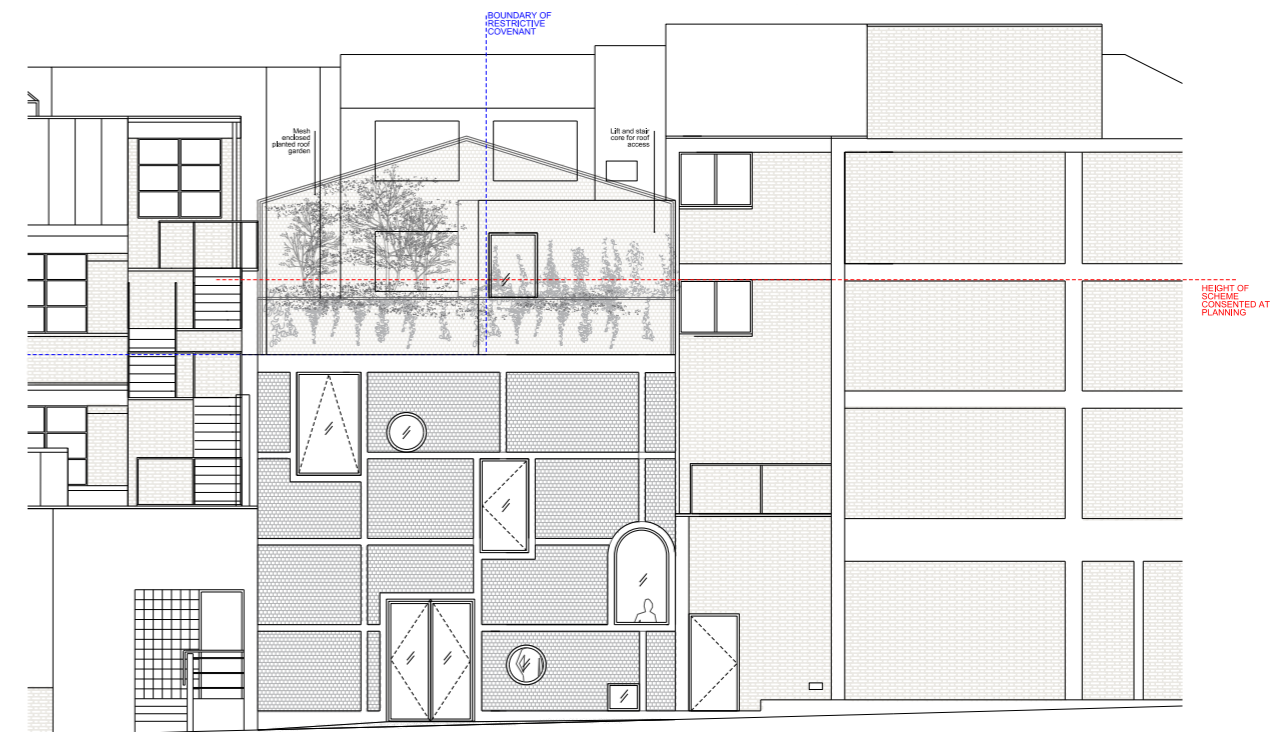
The appearance and material strategy for Bedford House is informed by its relationship to Rapier House and an ambition to give the building a more striking presence on the alleyway. The cladding of the north elevation of the main building will provide a firm indicator of a different set of values and enterprises at play in this area of Holborn. A colourful tiled façade drawing on the narrative history of the centre will give a strong material and visual presence on the alleyway and a robust finish. The facade is intended to be procured as an artist's commission.

## 2.3 Fenestration

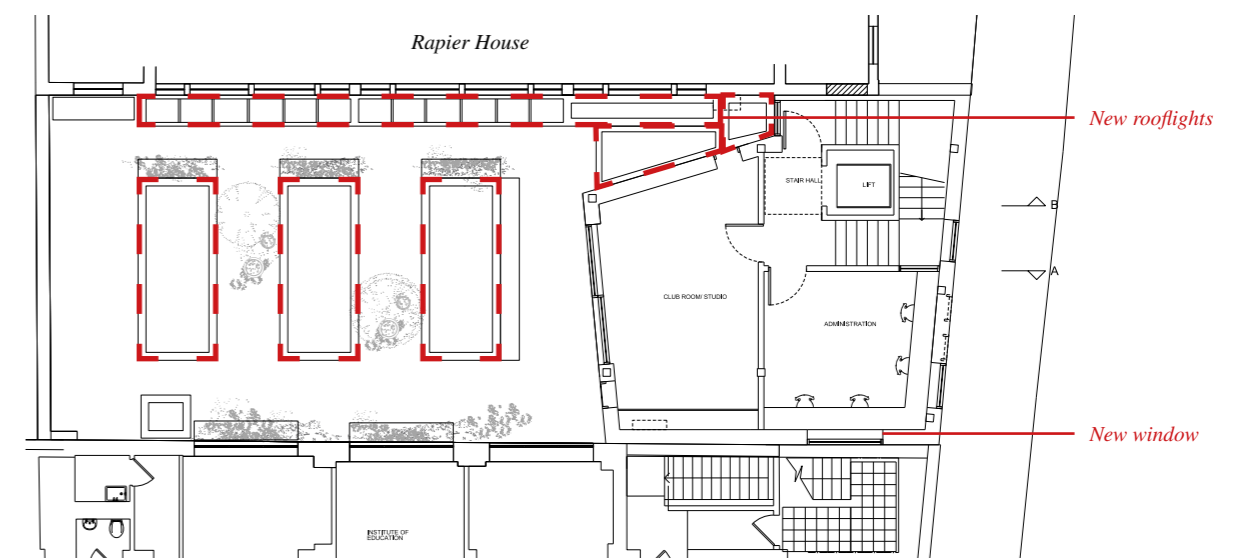
*Amendments to the position of the facade windows in response to the widened facade, and the repositioning of the rear rooflights*

The front facade of Bedford House has been widened to accommodate the flying freehold area, and as a consequence the positions of the windows to the front facade have been amended. In addition, a new 1 hour fire-rated window to the first floor administration room, on the east return of the facade has been added, (see below) which looks onto the fire escape and inaccessible roofspace of the neighbouring building. This inaccessible roofspace is maintained by the covenant in a setback to its current level.

The rooflights to the gym roof have also been simplified from the previously proposed four rooflights to three. Further roof lights to the ground floor reception have been introduced and a strip rooflight servicing the existing commercial units to Rapier House has been added following consultation with the freeholder.



Adjusted window openings to the facade

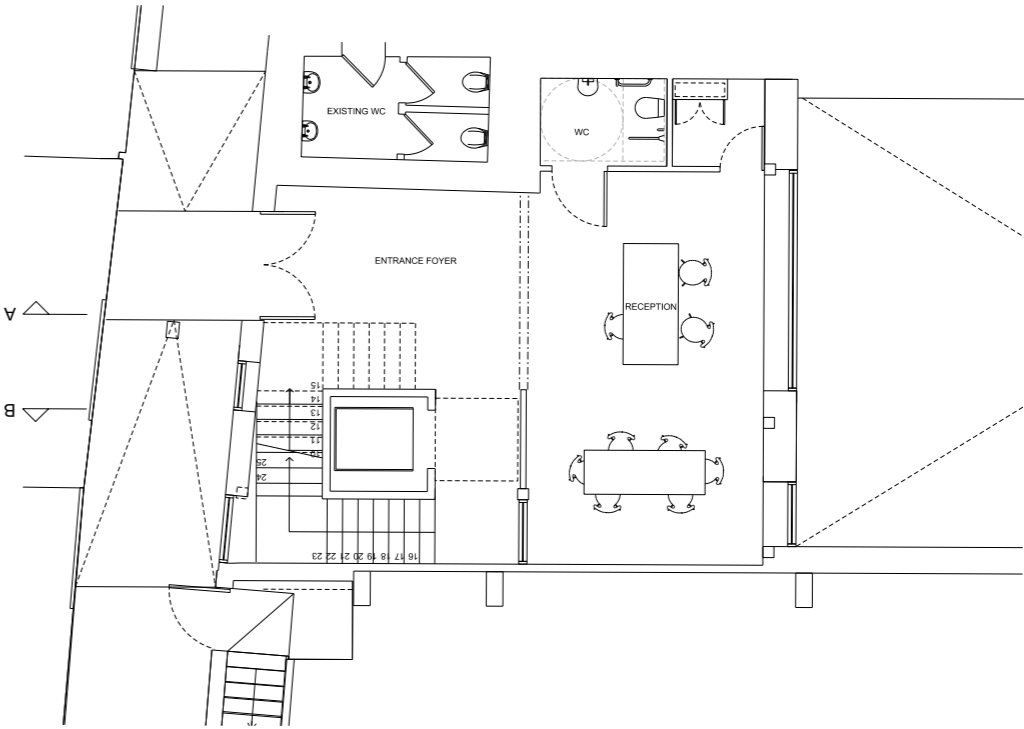


Adjusted rooflight openings, and a new window to the eastern return of the facade.

2.4 Alleyway and ramp

The submission of this planning application has been in discussion with the Camden Council Highways Department with regard to the access ramp on Emerald Street and its impact on the adjacent buildings.

It is proposed that the entrance to Bedford House is 1m further up the alleyway to minimize the length of the ramp, and improve its incline. The shorter length of ramp is now at 1:15, and it does not overlap with the threshold to the commercial unit which is level with the alleyway. Crucially, this facilitates level access for all the users of Bedford House, which is constantly in use by families with pushchairs.

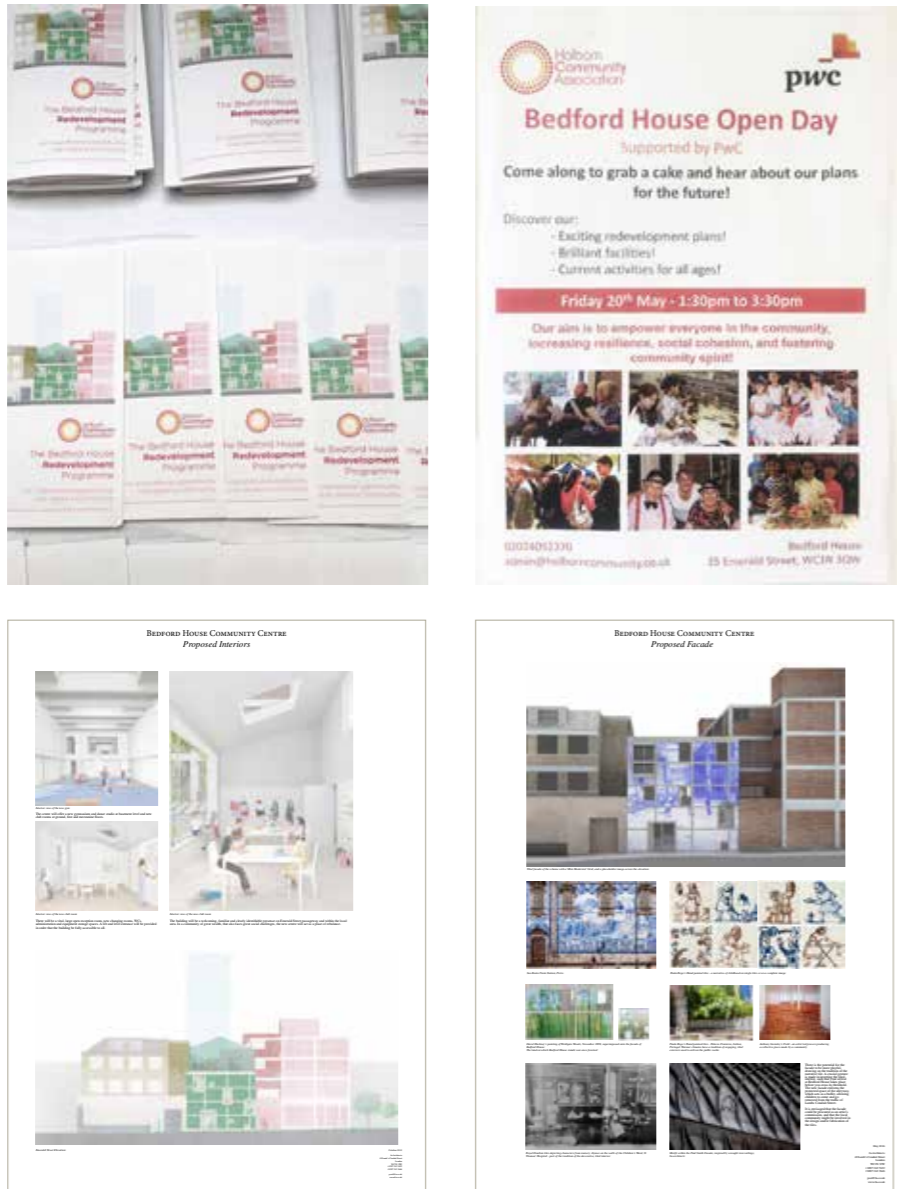


Ground Floor Plan showing revised ramp and position of entrance door

2.5 Bedford House Open Day

6a architects and Bedford House presented the revised scheme at the last Open Day event. The changes were very well received by the community that attended.

Panels of the revised proposals were presented alongside the consented scheme, so that the visitors could understand the changes.



View of Gym looking north

Photos of the presentation boards and leaflets at the fundraising event at Bedford House, 20th May 2016

3.0 Appendices

3.1 Drawings

Proposed Drawings

- 1100 Proposed Basement Plan\_REV.A; 1:100
- 1101 Proposed Ground Floor Plan\_REV.A; 1:100
- 1102 Proposed First Floor Plan\_REV.A; 1:100
- 1103 Proposed Roof Garden Plan\_REV.A; 1:100
- 1104 Proposed Roof Plan\_REV.A; 1:100
- 1600 Proposed Section A\_REV.A; 1:100
- 1601 Proposed Section B\_REV.A; 1:100
- 1700 Proposed North Elevation\_REV.A; 1:100
- 1800 Proposed Section A; Roof Plan; 1:200
- 1302 Proposed Alleyway Ramp; Elevation; 1:100
- 1303 Proposed Alleyway Detail; Plan; 1:100

Consented Drawings

- 255\_0001\_Location Plan. Scale 1:1250
- 255\_0150\_Existing Plans. Scale 1:200
- 255\_0151\_Existing Plans. Scale 1:200
- 255\_0200\_Existing Section AA. Scale 1:100
- 255\_0201\_Existing Section BB. Scale 1:100
- 255\_0300\_Existing North Elevation. Scale 1:100
  
- 255\_1100\_Proposed Basement Plan. Scale 1:100
- 255\_1101\_Proposed Ground Floor Plan. Scale 1:100
- 255\_1102\_Proposed First Floor Plan. Scale 1:100
- 255\_1103\_Proposed Mezzanine Plan. Scale 1:100
- 255\_1104\_Proposed Roof Plan. Scale 1:100
- 255\_1200\_Proposed Section AA. Scale 1:100
- 255\_1201\_Proposed Section BB. Scale 1:100
- 255\_1202\_Proposed Section CC. Scale 1:100
- 255\_1203\_Proposed Section DD. Scale 1:100
- 255\_1301\_Proposed North Elevation. Scale 1:100
  
- 255\_ Proposed Visuals