

Design and Access Statement with
Heritage Assessment

relating to

Refurbishment Works involving the
insertion of a new skylight

at

25 Bedford Square, London, WC1B
3HH

for

The Bedford Estates

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Design and Access Statement and Revision Sheet

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Section 1 - Introduction

This Design and Access Statement has been prepared to accompany a Listed Building Consent application at 25 Bedford Square.

25 Bedford Square comprises 3,764 square feet and is arranged over basement, ground and three upper floors.

25 Bedford Square is one of 16 consecutive symmetrical terraced houses forming the north side of Bedford Square. The property became Grade I Listed on 24 October 1951 (Listing Reference - 798-1/9977). DLG Architects have prepared a Heritage Assessment which gives a commentary of the significance of the building and how the proposals impact on the original fabric of the building. This assessment was submitted as part of the main refurbishment works application.

On 19 May 1985, permission was given to form two doorway links in the rear additions at basement and ground floor levels.

On 14 April 1988, permission was given to demolish the rear extensions of 21-25 Bedford Square and 12 Gower Mews. Works included the renovation of the main buildings, rebuilding of 12 Gower Mews and new extension to 21, 22, 24 and 25 Bedford Square (8870076).

On 28 February 1990, permission was given to amend the previous permission dated 28 October 1988 (8870076) to enlarge the fire escape routes from No 22 through 13 Gower Mews (9070052).

On 28 February 1990, permission was given to amend the previous permission dated 28 October 1988 (8800180) to enlarge the fire escape routes from No 22 through 13 Gower Mews (9000115).

On 10 May 1994, permission was given to install new partitions at basement level (9470140).

On 20 May 1996, permission was given to install a new partition at basement level (L9601511).

On 5th & 11 November 2015, planning and listed building consent was given for the erection of a single storey extension within the rear courtyard. Installation of 4 x condenser units to roof level and associated pipe-work connections, widening of opening to lift motor room and addition of new louvred timber doors and addition of an extract fans to rear elevation at basement level, repairs and redecoration to roof level and external elevations all in connection with offices (Class B1a). (2015/4185/P & 2015/4855/L)

Section 2 – Design Statement

Use

- The current use of the property is B1 and there is no intention to apply for a change of use as part of this application.

Proposals

As detailed in section 1 above, the property was subjected to significant alterations carried out in 1990 as detailed in consent 8870076. This included the demolition of the original rear extension to 25 Bedford Square and subsequent rebuilding of this to facilitate the installation of a lift shaft.

The Bedford Estate is currently on site implementing the works detailed within 2015/4185/P & 2015/4855/L (see section 1 above) and the smoke vent at the top of the lift core (constructed in 1990) is leaking and cannot be repaired.

Having had further discussions with the Approved Inspector, it has been confirmed that the smoke vent is not required and we therefore propose to replace it with a new sealed skylight. See images 1 & 2 below:



Figure 1: Smoke Vent located on modern addition of 25 Bedford Square



Figure 2: Proposed new skylight to 25 Bedford Square

The new skylight will be powder coated aluminium and black in colour. Elevations, sections and plans of the new skylight are included as part of this application.

The new skylight and associated insulated kerb will be bespoke to match the existing structural opening of the smoke vent therefore no alterations to the existing internal fabric of the building are required, albeit the internal fabric is modern plasterboard.

Externally, new lead flashing will be installed around the skylight and kerb to weather it.

Section 3 – Use / Layout

No change.

Section 4 – Access

No change.

Section 5 – Landscaping

No change.

Section 6 – Vehicular and Transportation Links

No change.

Section 7 – Heritage Impact

As set out above, No. 25 Bedford Square is a Grade I listed building. It is also located within the Bloomsbury Conservation Area and is described in the Conservation Area Appraisal as being located in sub-area 5, Bedford Square/Gower Street.

The historical background and significance of the property is described in detail in the Heritage Statement prepared for the refurbishment proposals granted consent in 2015 (2015/4185/P & 2015/4855/L).

The existing smoke vent is located in the 1990s rear addition to the property which was granted consent in 1988. The smoke vent is not considered to have any historical value or significance. The replacement of this unused and unattractive smoke vent with a discrete skylight is not considered to impact the significance of the Grade I listed building and will improve the appearance of the roof in this location.

The skylight will be positioned in the same opening as the smoke vent and as such its insertion will not result in any significant alterations to fabric. The skylight will sit on an insulated kerb on the existing plinth and will be lower in height than the existing smoke vent and not be visible from the street. It will therefore not impact the external appearance of the Grade I listed building nor the character or appearance of the surrounding Conservation Area.

This minor alteration will not result in any harm to the significance of the Listed building and will improve the appearance of the roof by the removal of an unsightly smoke vent.

Section 8 – Conclusion

On the basis that the new skylight is replacing a modern smoke vent which is located in the newly constructed part of the building, the proposed works will not adversely affect the original fabric or character of the building.

The new skylight is a significant improvement over the smoke vent in terms of its aesthetics, water tightness and with the additional light it allows to enter the building.

The new skylight will not be visible from the front or rear elevations as it sits lower than the pitched roof to the front and the lift over run roof to the rear.

No damage will be caused to the internal finishes and in any case, these were installed as part of the 1990 refurbishment.