



## Design and Access Statement: July 2016

7 Bedford Square, London, WC1B 3RA

**Revision: A - 21.09.16**

### 1.0 INTRODUCTION

This Design and Access statement is written in support of the Listed Building Application which sets out the design approach for the following proposed works to the above mentioned property:

- Two new partitions at lower ground floor
- Local decorative / repair works internally and externally
- New kitchen / bathroom fittings to replace existing

Generally refer to supplementary drawn information for further scale drawings and details of the full proposal.

### 2.0 SUMMARY

The property is Grade I listed.

The property falls within the Bloomsbury Conservation Area.

The property is part of a terrace on the east side of Bedford Square. Built between 1775 and 1786, the building's front elevation comprises plain stucco render to the lower ground floor front light well and London stock brick to ground to second floors. At the top of the front elevation is a parapet wall behind which there is a single storey slate tiled mansard with traditional dormer windows.

The property is located close to Tottenham Court Road Underground Station which is 0.2 miles away.

To the front lightwell at lower ground floor level the applicant wishes to clean and re-decorate the existing stucco render to match existing.

Internally the proposal includes for the installation of two new timber frame non-load bearing partition walls, some repairs to damp / water ingress and re-decoration to match existing.

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## 2.0 PRECEDENTS

N/A

## 2.0 PLANNING POLICY

The proposals for the site have been informed by the following legislation and policy documents:

Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of particular relevance are sections 16 and 66, which can be summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (NPPF, March 2012) emphasises a 'presumption in favour' of sustainable development. IE: defined by the document as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

Paragraph 131 states that in determining planning applications local authorities should take account of: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses that are consistent with their conservation.

Many of the proposed works internally and externally seek to preserve the building's fabric without affecting its character as a building of historic interest.

## 2.0 CONCLUSION

As demonstrated above, the proposed minimal works are both in keeping with the local area and do not adversely affect the character of the building. Internal decorative works have been scheduled on the drawings but are not deemed to have an impact on the special interest of the property.