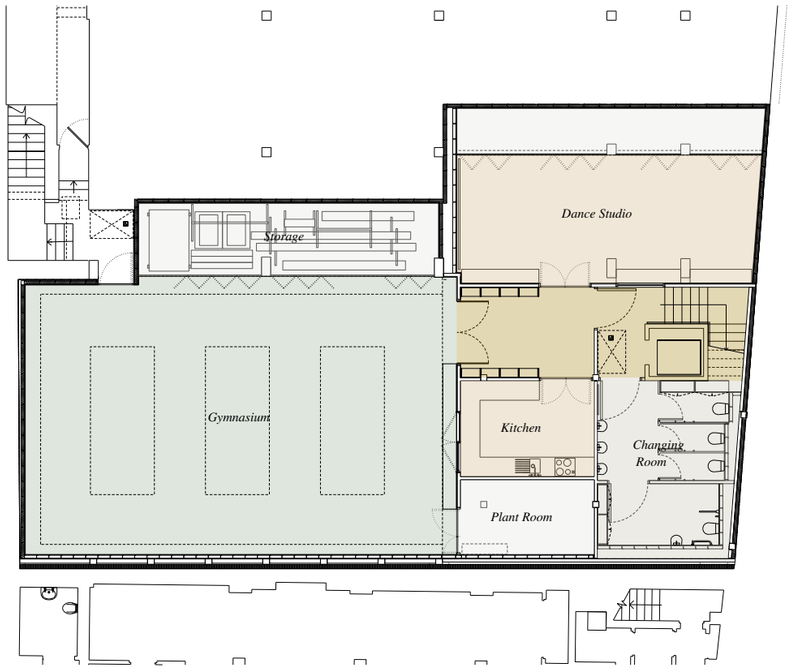
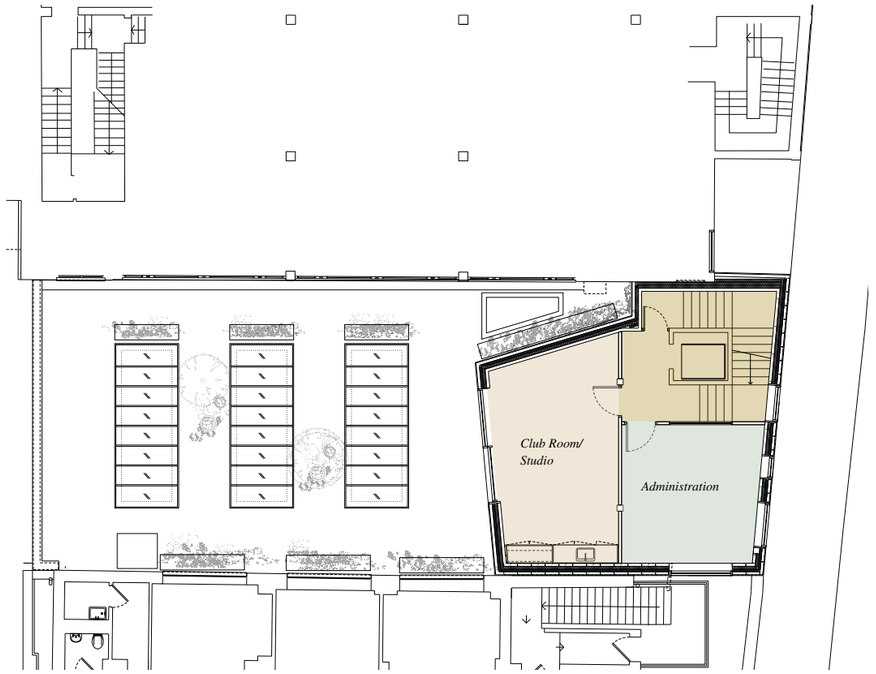
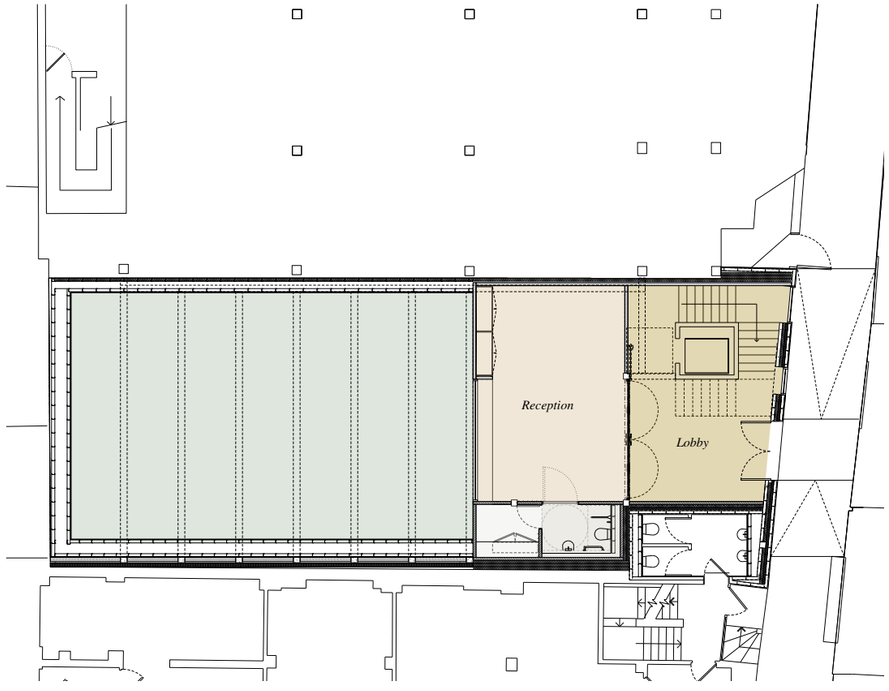


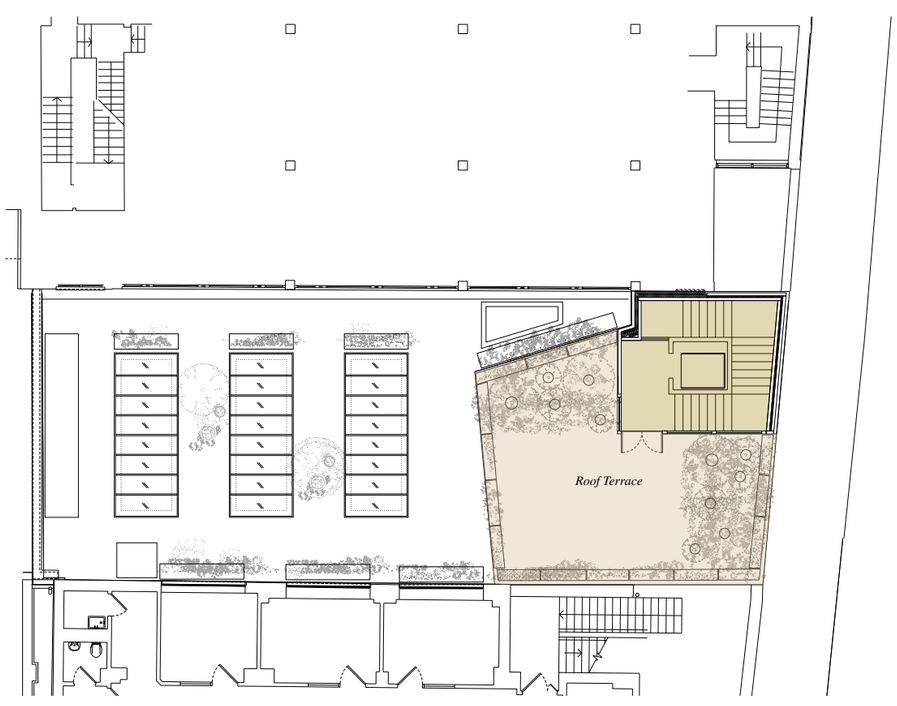

*Basement Plan*
*Scale 1: 200*



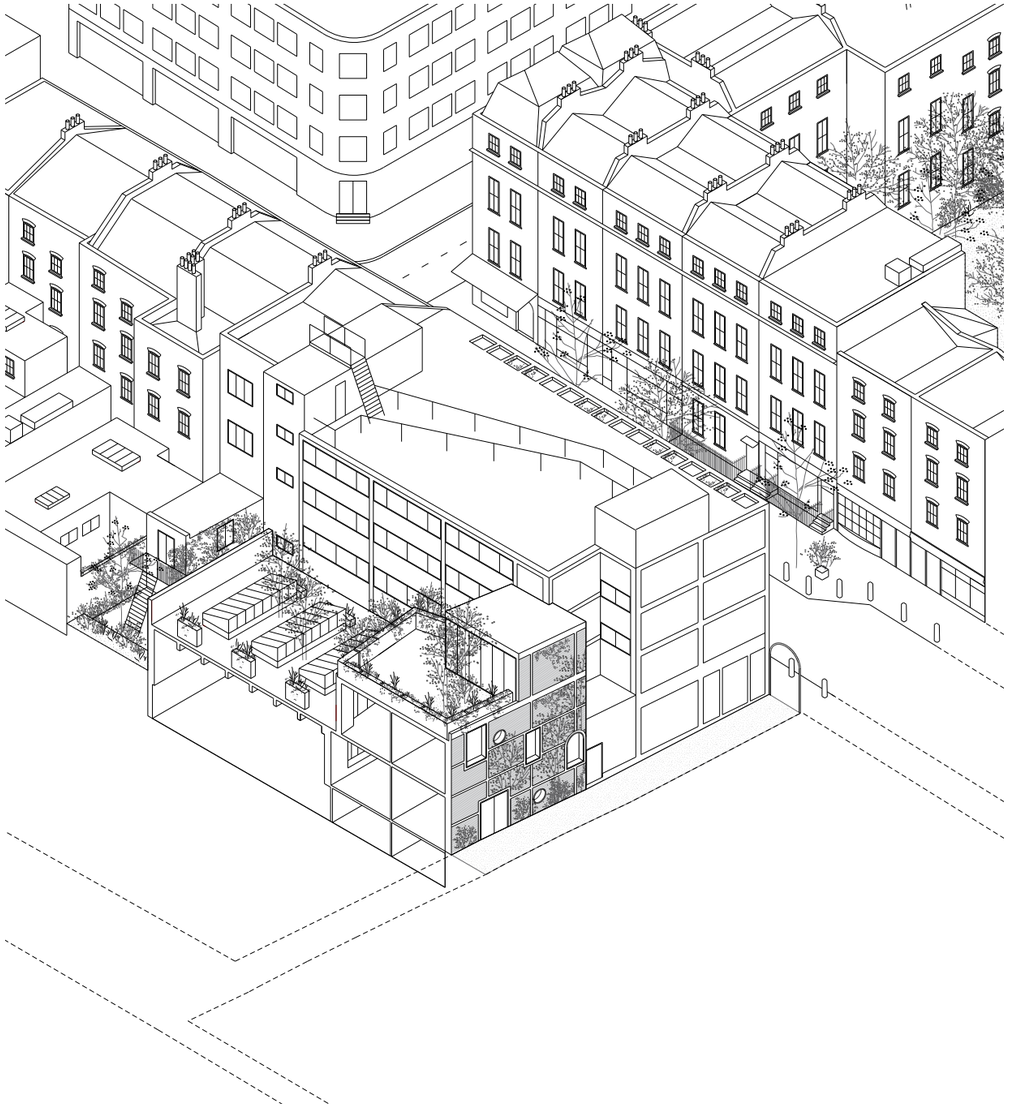

*First Floor Plan*
*Scale 1: 200*




*Ground Floor Plan*
*Scale 1: 200*




*First Floor Mezzanine Plan*
*Scale 1: 200*



*Sectional Axonometric of Bedford House*



## 2.6 Scale and Massing

As described in section 2.1, Bedford House is situated in a dense urban context with buildings of mixed typology and form in close proximity. On ground and basement level, the existing volumes of the gymnasium and reception are reused. At Emerald Street, an additional floor and a small roof terrace are added. Upon approaching the centre, there is an immediate shift in scale, from the more active and open thoroughfare of Lambs Conduit Street into Emerald Street, a narrow passageway, that runs alongside the four storey mass of Rapier House and the Institute of Education.

The massing of the proposal for Bedford House consists primarily of two volumes;

The front of the building, onto Emerald Street, is houselike.  It accommodates a dense programme of activities that are spread over three floors including basement. Its scale mediates between the mews buildings opposite and the framed blocks it sits between.

The double height volume of the gymnasium lies behind at basement level. The proposal maintains the generous extent of the existing space and seeks to make it more visible to the street. The ground floor reception forms a mezzanine to the gymnasium beyond which has the potential to be used as a hall/ performance space as well as for physical activity. The roof to the gym will be replaced and new rooflights added.

As in the existing building, the space above the gymnasium is enclosed to the east and west by the three storey elevations of the adjacent office blocks. The rooftop is a south facing suntrap. There is potential for it to become a visual amenity, to use it as a positive rather than a negative break in buildings, potentially with tiling, some trees and planting.

The scheme as revised following discovery of the restrictive covenant takes the ground and first floor storeys up to the restricted height and takes the lift up to the 2nd floor, which is now a new roof garden. The building is not a storey higher, however the lift shaft is higher than the original consented scheme.

*Paula Rego's Hand painted tiles - a narrative of childhood on single tiles or as a complete image*

*Sao Bento Train Station, Porto*



## 2.7 Appearance and Identity

Bedford House has a unique history. It began as an inner city Boy's club almost a century ago, and has grown into a vital, cherished resource, kept going by its users. It's distinct character is articulated in its name as a 'house'; it is more than a community centre, it is an extension of the homes of the families that use it daily.

Tucked away from the main thoroughfare and unseen by passers by, it is an unassuming building which belies its value. There is an opportunity now with it being rebuilt and reconfigured to give it a facade as unique as itself, one which gives it a clear and immediately recognisable identity in bold ceramic tiles, informed by its context and history.

Bedford House was originally built as part of Rapier House, the concrete framed building adjacent to it. The facade of Bedford House will reference this modernist frame, scaled down, introducing the idea of 'Mini Modernism'.

There is the potential for the facade to be more playful, drawing on the tradition of the narrative tile (*see opposite*). A crucial gesture is made in inverting the tiled interior, such that your arrival at Bedford House takes place before you cross its threshold. The new facade enlivens the protected space of the alleyway, which acts as a buffer, allowing children to come and go removed from the traffic of Lambs Conduit Street.

The facade will be procured as an artist's commission, and depending on the artist's process the local community might be involved in the design and/or fabrication of the tiles.

*Tiled facade of the scheme with a 'Mini Modernist' Grid, and a placeholder image across the elevation*

*Views of the alleyway from Lamb's Conduit Street and Emerald Street*


*The existing entrance to Bedford House*



## 2.8 Streetscape

Bedford House is currently invisible to most of the community unless it is being used by them. It is disguised as a fairly typical 50's mixed use building housing offices and retail on Lambs Conduit Street. Its entrance on Emerald Street is camouflaged as a back entrance fire escape door with little fanfare to celebrate what goes on within.

The alleyway is a perfect soft threshold for the centre entrance, allowing children to come and go outside the heavier working pedestrian flow on Lambs Conduit Street.

In order to achieve level access into the centre, some regrading of the Emerald Street alleyway is required and has been discussed with LB Camden's highways department and neighbours on the alleyway. This is seen as an opportunity to improve the alleyway, creatively improving lighting, street surface and thresholds for all. The lower, new ground floor slab will also help to address the issue of level access.

*View from the roof terrace looking South*

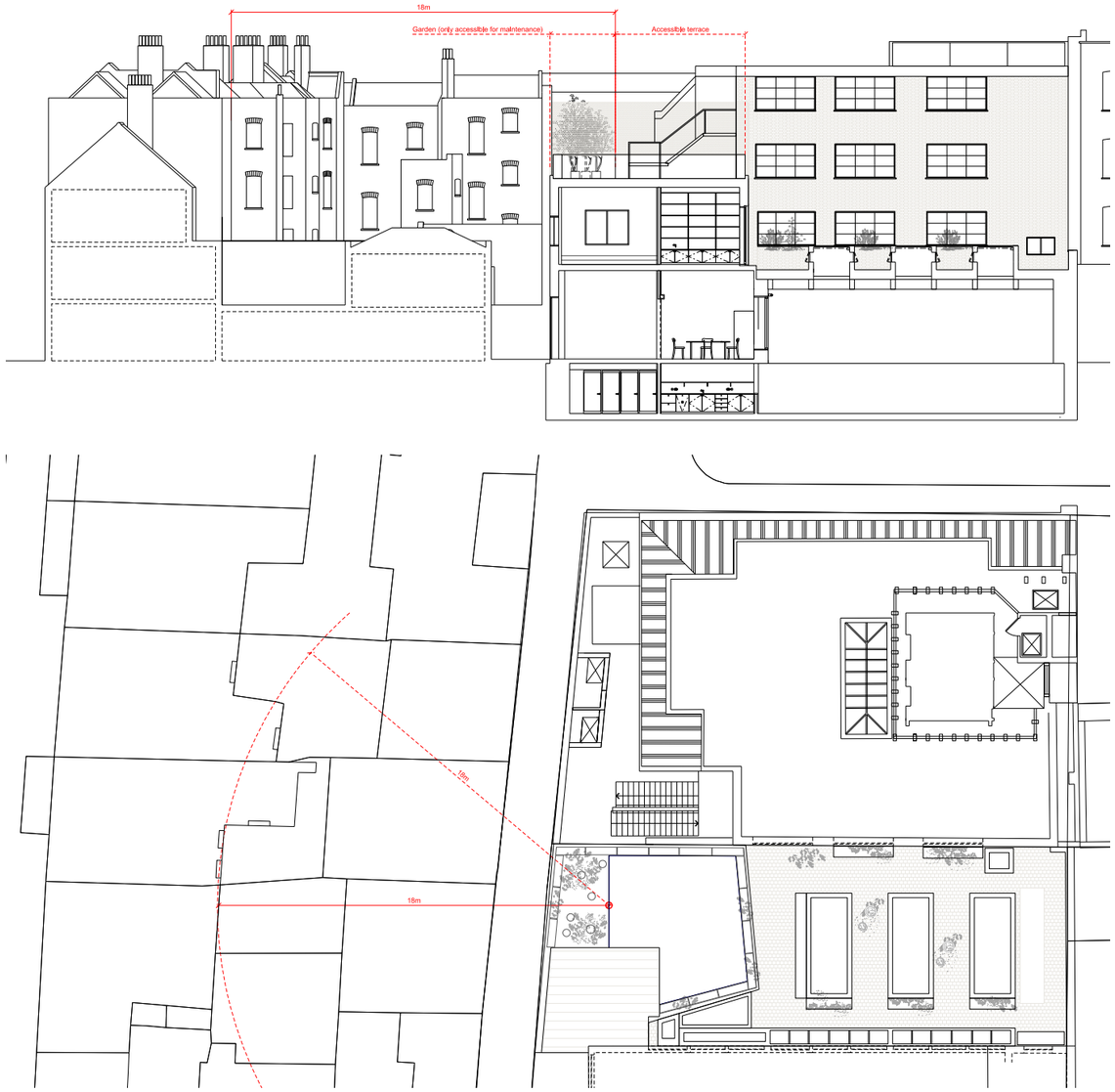
*View towards the roof terrace facing North*

## 2.9 Roof Terrace/Garden

The roof garden will have deep planters around it with climbers and dense edible, aromatic and seasonal planting that will both maintain privacy and provide therapeutic garden space for the adult and accompanied children.

The community centre will programme the space considerately with residents and offices in mind. The roof garden of Bedford House will be occupied during working hours as a quiet activity space. Activities centred around the planting will include gardening, and memory and sensory activities. There will also be a programme of activities for the over 55's: meditation, staying-steady exercises and seated exercise classes.

*Roof terrace planters as a screen*

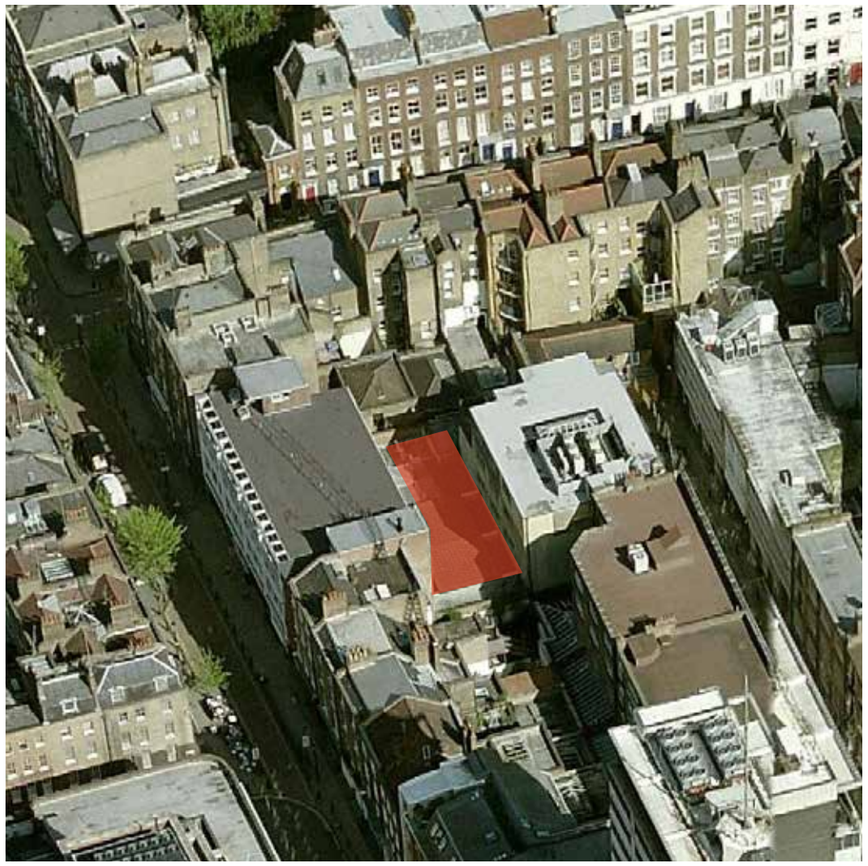



*Location Plan and Contextual Section*

## 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 betwen the properties.

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*

## 2.10 Sustainability

### Environmental Performance

The quality and nature of light, temperature, air and sound all contribute to the visitor experience. This is particularly important in a multi-use building used by all age groups.  The light level, sound reflection and air quality all contribute to a person's ability to concentrate and engage.
We are proposing a simple and straightforward environmental strategy that can provide comfortable and delightful spaces whilst minimising the consumption of energy and carbon dioxide emission.

Our approach is to limit the need for mechanical equipment by getting the building to work harder to provide most of the environmental control naturally through its construction. Consequently less energy is required for active interventions from heating, electric lighting and mechanical ventilation systems.

The strategy follows a design hierarchy which prioritises attention to passive measures associated with the building structure rather than active mechanical and electrical installations. This approach mirrors the Mayor's overall energy strategy:

1. Passive Measures - minimise building energy use by considering building form ("passive environmental control") in order to avoid or minimise the need for mechanical cooling and heating, and artificial lighting.

2. Efficient M&E Systems - minimise plant energy use by selecting the most appropriate engineering systems and optimising system performance ("active environmental control").

### Passive Measures

The new insertion on top of the existing structure has been developed to require as little mechanical services intervention as possible. The building envelope shall be super insulated and airtight exceeding the minimum standards set out in the Part L Building Regulations. All the new spaces are arranged to maximise natural ventilation and daylight through strategically located windows and rooflights. Exposing the new and existing concrete ceilings will allow the majority of interior spaces to make use of a passive heat store, and when used with secure night-time ventilation in the summer will reducing the risk of the interiors becoming too warm during the daytime.
Much of the existing building external envelope area will be upgraded for thermal performance, the main area being the large flat roof over the basement gym. This will be replaced to include thermal insulation to provide a very low u-value <0.15W/m2k. A new roof light is sized to provide 5% interior daylight factors meaning that the interior daylight levels should be sufficient to not require the need of artificial lighting for 85% of the standard 9-5 working hours across the year.

### Efficient Systems

The gymnasium will be provided with a hybrid ventilation system to suit varying levels of occupancy. The occupancy of the gymnasium rarely exceeds 50 people and in this scenario, the gym will be passively ventilated. Cold air will be brought in at low level and vented through a roof light 7m above. A supplementary mechanical ventilation system will be provided for occasional

use to accommodate higher occupancies (up to 100 people) and achieve comfort levels on high summer days for all users, in particular those more sensitive to their environment, e.g the elderly or physically impaired. The flexibility of this proposal, anticipates an expanded programme of activity at Bedford House. Ventilation plant shall be concealed at roof level.

Where passive ventilation is not possible, spaces will be provided with ducted mechanical ventilation systems. This is essentially confined to the basement areas where opening vents or windows are not available. All basement mechanical ventilation systems will include heat recovery heat exchange and simple local controls.

The building shall be provided with a new heating system fed from an efficient and simple gas fired condensing boiler. This will feed the underfloor heating system, and the demand for heating will be reduced by the improvements to the existing building fabric.

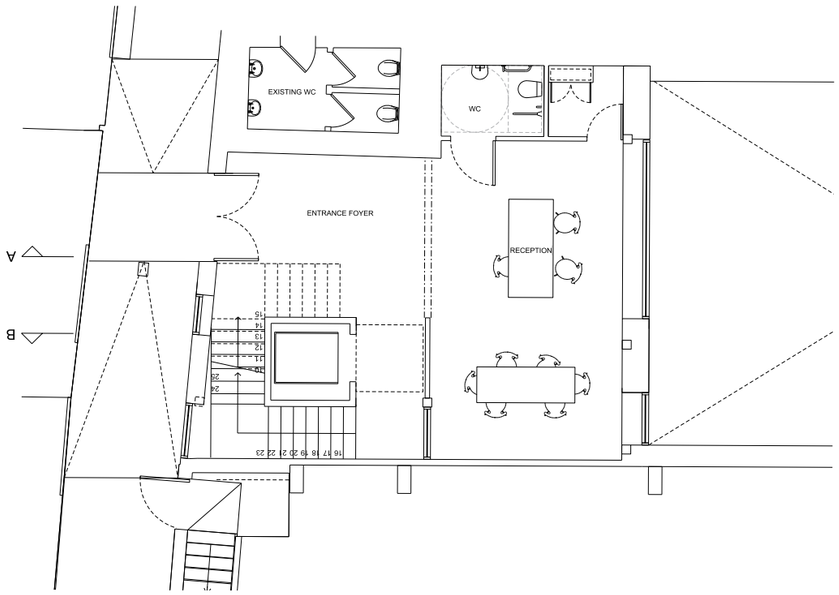
Social Enterprise

HCA has acquired a long lease on the basement and rear ground floor of the Bedford House building. The redevelopment of the site creates a range of spaces that can generate revenue for the centre when not in use for community events/ programmes. With a sound business plan in development with HCA this can eventually lead to greater financial independence.

There are a number of interesting social enterprise businesses which serve as points of reference in HCA's evolving plans,

- St Barnabas pop up club, a former hostel for the homeless in Soho now runs a thriving not for profit event space in its characterful building which is dedicated to supporting and providing a drop-in base and training for formerly homeless people.

- Raven Row not for profit art gallery, South London Gallery and Chisenhale Art Space are all innovative, independent art institutions that own their own buildings and have developed their own network of patrons both private individuals and businesses. This allows them greater freedoms on how they operate and with greater financial stability. Their specific venues attract specific funding for education, arts etc.



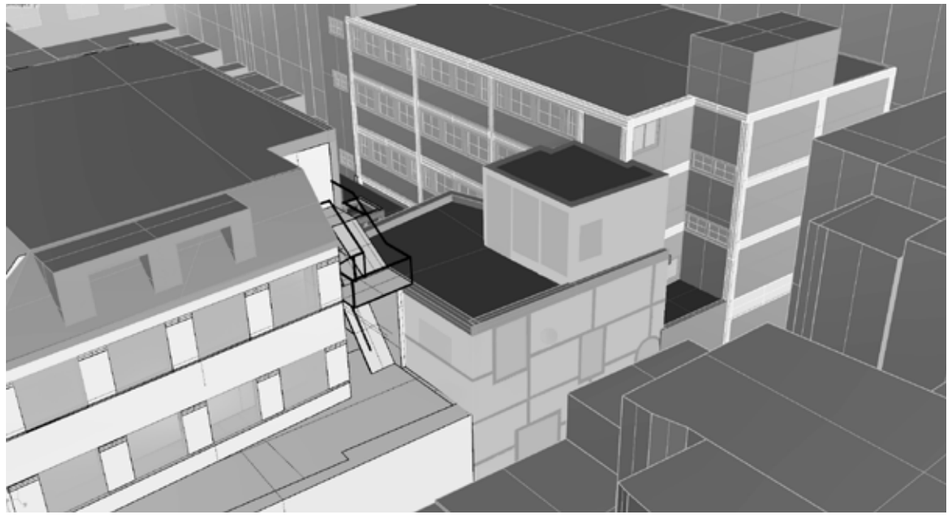

*Extent of proposed ramping along the new elevation of Bedford House*


*Existing steps up to Bedford House on Emerald Street*

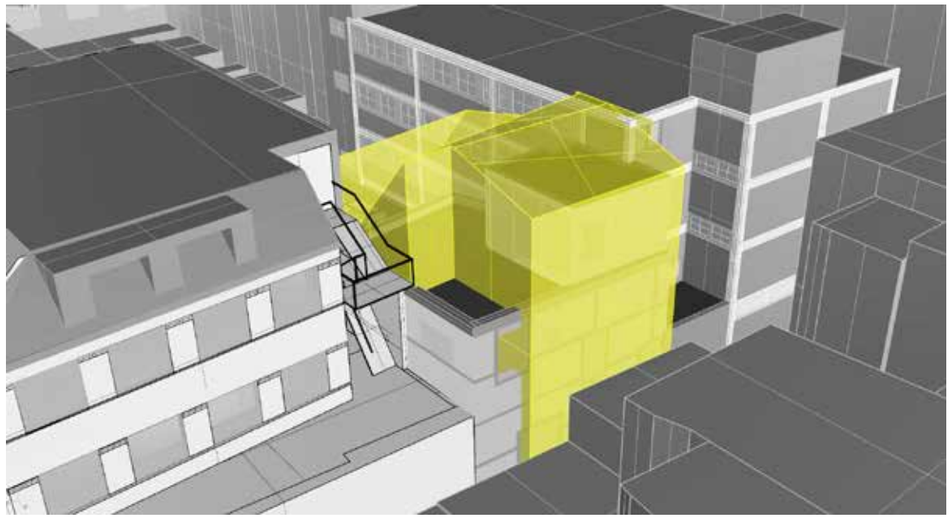
## 2.11 Alleyway and ramp

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.



*Amended massing as consented in Septmber 2016*



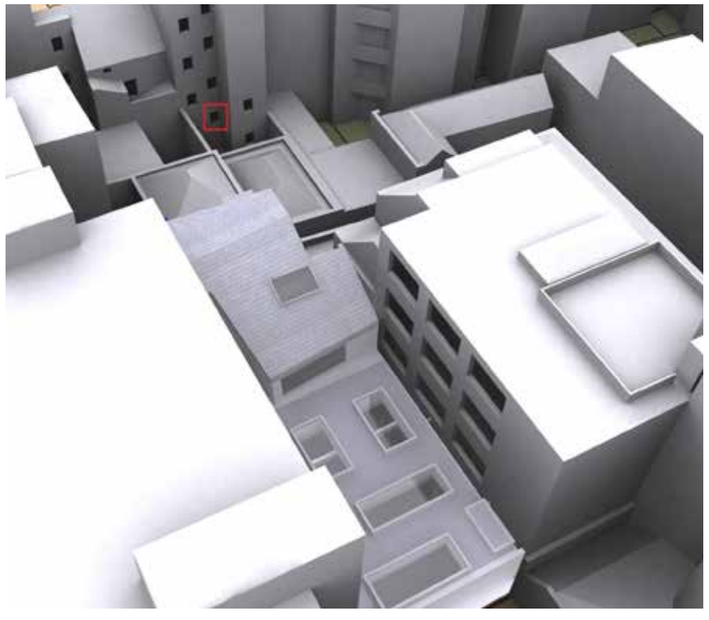
*Daylight and Sunlight envelope as produced by CHP superimposed onto the amended massing*



## 2.12 Daylight and Sunlight Analysis

In response to pre planning discussions with Camden in 2014 , daylight and sunlight studies were commissioned. Studies showed that the original proposed massing impacts on one window in the rear elevation of property on Rugby Street which is at lower level and faces onto the back of a mews building. In the case of this window, BRE guidelines on daylighting are achieved. It is direct sunlight that is impacted. The proposal and lighting studies were discussed with the owner of the property at the time.

The revised building envelope is reduced in volume, and sits within the original daylight/sunlight envelope shown opposite in yellow.



*Lighting studies on the originally consented scheme by CHP showing impact on the window*

# 3.0 Access Statement

## 3.1 Transport

The centre primarily serves a local population but is also extremely accessible by public transport for those coming from further a field for one off events, to hire the space or for specialist activties e.g. gymnastics. Consultation in October 2013 revealed that the centre has a city wide reputation for gymnastics with users coming from boroughs across London such as Westminster, Tower Hamlets and The City. The site is well served by buses east/west on Theobalds Road and north/south on Southhampton Row and Grays Inn Road. It has two tube stations within 5 mins walk - Holborn and Russell Square stations, and mainline stations, Kings Cross and Euston, are also within 10 minutes walking distance. There are cycle stands on Emerald Street.

## 3.2 Existing and Proposed Access

There is currently one entrance into the centre which is off Emerald Street passageway. The location of the entrance will be maintained. The existing building is not Part M compliant however and a key impetus in undertaking the project is to ensure that Bedford House is accessible for all. At present, there is stepped access at the entrance to the building. In order to achieve level access, proposals include the regrading of the Emerald Street alleyway to gradients agreed with Camden Highwasy department such that no threshold to neighbouring properties is affected. A part M compliant lift is introduced which will reach every floor.

## 3.2 Emergency Access and Fire Strategy

The proposal has been reviewed by an independent buildng regulation consultant to ensure that it complies with Part B. There is no vehicular access to the site.

## 3.4 Refuse and Recycling Strategy

Given the confined nature of the site, it is not feasible to provide external storage. Internal collection and storage points have been considered for all types of waste to maximise the amount of recyclable material and an appropriate amount of space has been allowed for them within each room. Waste is currently collected by LB Camden from Lambs Conduit Street which is 25m from the entrance to the building. This collection point will continue to be used.

# 4.0 Summary

Bedford House is a much valued resource. It forms part of a network of provision, together with the open spaces of Coram Fields, that supports the those living in the centre of the city, both families with young children and the elderly alike.

Instigated in the 1920's, Holborn Boys Club and by extension Bedford House has an extraordinary history and is an important part of the fabric of Holborns community.

Whilst Bedford House was purpose built for the Holborn boys and girls club community use in the 1950's, the income from the commercial parts of the mixed use development, which incorporates the Rapier House frontage on Lambs Conduit Street, was never directed towards the community centre. It has consequently often struggled to support itself financially despite consistent and intensive community use and people travelling from other boroughs for the quality of their activities.

One positive outcome of this is that an independently strong and dedicated board has grown out of the community drawn from local business owners and residents to form the Holborn Community Association and they have a strong desire with much support locally to see the centre thrive and grow in the coming years with a building that reflects its central role in the community, serving all ages of its constituency, and with a greater financial independence.

The proposal is centred on the transformation of Bedford House to provide a new fully accessible building with a lift and level entrances. Bedford House is proposed to be rebuilt from ground level up. The size of the building will be increased through the addition of a first floor level and roof terrace, and by the double height basement gymnasium reroofed and reconfigured.  The proposal adds a new reception/event space, new clubroom, dance studio, changing space, improved storage, accessible WCs and an administration room to the current provision. The architectural quality and character of all these spaces with good daylight and environmental performance will extend the capacity of the community activities on offer and facilitate a parallel programme of hire use, bringing greater financial independence.

The architecture of the building offers improved passive environmental performance throughout and increased energy efficiency. Alongside spacious and inspiring internal spaces reflecting the ambition and value of its users it will have a strong material presence and identity onto the passageway. Bedford House is currently invisible to most of the community unless it is being used by them.  The development will give the centre a greater public presence. It will be a materially distinct building, clearly identifiable from the street and welcoming as a familiar marker.

# 5.0 Appendices

## 5.1 Drawings

Drawings consented September 2016

Design and Access Statement for application 2016/3333/P

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

Drawings Consented June 2014

Design and Access Statement for application 2014/0304/P

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