

BEDFORD HOUSE COMMUNITY CENTRE

Design and Access Statement



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1.0 Introduction

1.1 Proposal Overview

This planning statement has been prepared by 6A architects on behalf of Holborn Community Association (HCA).

HCA is a community anchor organisation whose activities are based across two sites in Holborn; Bedford House Community Centre and Millman Street Resource Centre. It is a registered charity and company limited by guarantee. See <http://www.holborncommunity.co.uk/>. The statement supports a proposal for the redevelopment and expansion of one of these centres; Bedford House, which is located at 35 Emerald Street, London.

Bedford House is used intensively to host a diverse range of activities for all ages, from dance to community classes, music, meetings, training days and playschemes. The existing centre was purpose built in the 1950's as a mixed use building with dedicated community use areas. This has shrunk to now operate over two floors with a gymnasium in the basement and reception on the ground floor. Whilst Bedford House is recognized as an invaluable community resource, its current accommodation has a number of shortcomings. Redevelopment of the site will allow the centre to expand its offer through improved facilities for community use and to generate income so that it can support itself financially. The proposed building is larger than the existing. It is fully accessible with improved environmental performance and a legible identity strengthening its public presence.

1.2 The History of Bedford House

Bedford House has a fascinating history and deep connections within the local community. It was originally built for the Holborn Boys Club.

William Harpur, a 16th Century Mayor of London is ultimately responsible for the inception of the Holborn Boys Club on Lambs Conduit St. With revenue accrued from land in Holborn he set up the Bedford school in his home county. In turn, Holborn Boys Club was set up in the 1920's by Bedford School. It was a socially driven project with the aim of bringing greater equality to disadvantaged boys from this inner city area by providing the range of activities usually available to public school children; chess, fencing, athletics, music, drama and travel amongst others.

The club's building was bombed in 1944 during the Second World War and following the war the club was given two ex-army Nissan huts as a temporary residency. These were taken on delightedly and well inhabited by the boys until in the 1950's a new building was commissioned by the Harper Trust for some commercial enterprise onto Lambs Conduit Street and to house the Boy's Club and their sister group, the Dame Alice Girls Club in 3rd floor activity spaces, a rooftop games area and the basement gymnasium accessed from Emerald Street.

The 1960's saw the boys' and girls' clubs merge and by the 1970's following financial difficulties and a spell of closure the Holborn Community Association had formed to steer a broader general community centre and reopen the building with support from Camden youth services. Although the trust sold the building into private ownership.

Today, Bedford House is on the cusp of dramatic changes and has the potential to fulfill an even more visible and ambitious role within the community. Holborn Community Association has recently purchased a 60year lease of the building.

The history of Bedford House is documented and illustrated in a separate booklet produced by 6a Architects in collaboration with Bedford House staff.



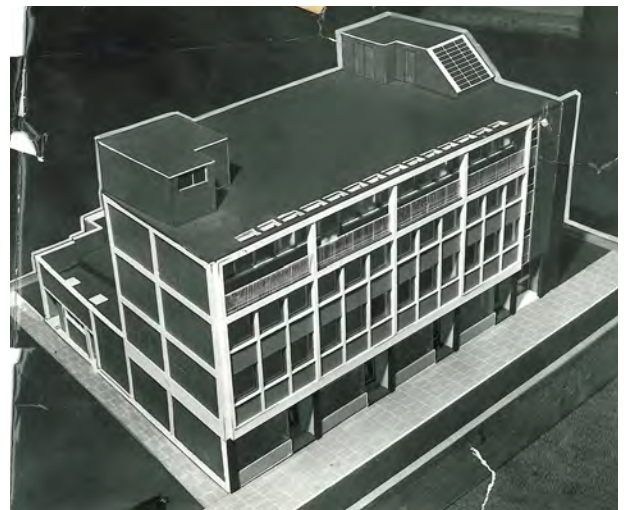
Boys enjoying a game of football in war-torn Lamb's Conduit Street.



The two huts under construction, they were erected with the efforts of 'Old Bedfordians', ex-Bedford School Boys.



Boys discuss ideas for their new gym.



Rapier house

1.3 Planning Context

CS10

The proposal meets a number of the objectives set out in the Local Development Framework, in particular Policy CS10 – Supporting Community Facilities and Services.

The Council will:

f) support the retention and enhancement of existing community, leisure and cultural facilities; and

g) facilitate the efficient use of community facilities and the provision of multipurpose community facilities that can provide a range of services to the community at a single, accessible location.

Policy CS10. Camden Core Strategy.

Conservation

The site is within the Bloomsbury Conservation Area. The building is not listed. The buildings adjacent on either side and on the opposite side of the passageway are not listed buildings, nor are they positive contributors. See section 2.1.

Neighbourhood Centre Boundary

The site lies within the perimeter of the Neighborhood Centre Boundary (Policy CS7, CPG5). The proposal for Bedford House would make a positive contribution to the individual character and thriving street life of Lambs Conduit Street that is within arms' reach. The centre generates footfall, serves a local population and the proposed appearance and materiality of the new building have emerged from a close reading of its context.

Growth Area

The site is just outside the Holborn Growth Area. As such, it has the potential to serve Holborn's expanding population as was recognised in consultation on Camden's core strategy. In turn, development in the growth areas is expected to provide appropriate benefits for surrounding areas and communities. (CS2,e).

CPG1-design

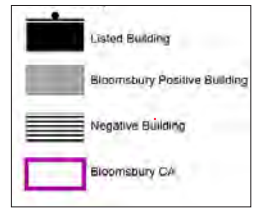
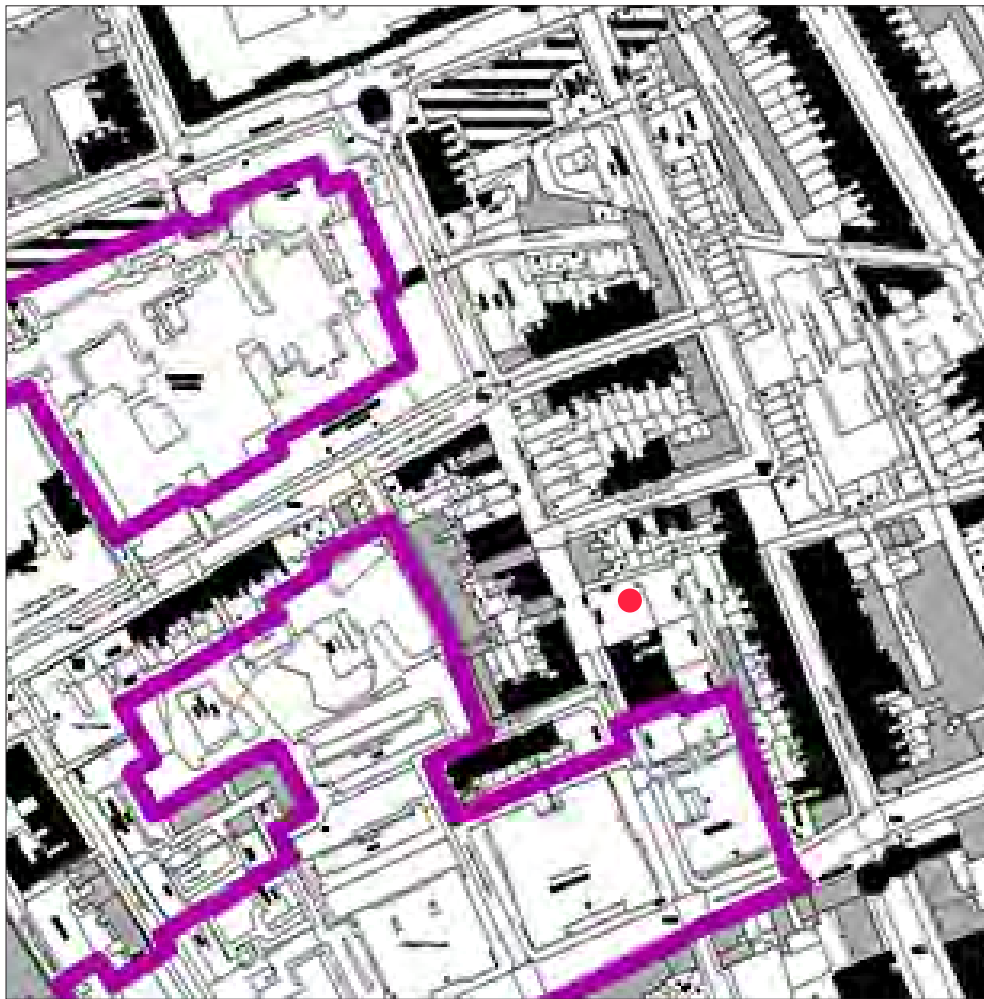
Proposals have been developed with reference to supplementary planning guidance, CPG1-design.

CIL

The development is exempt from the Community Infrastructure Levy as it is undertaken by a charity.

Consultation

The proposal has been discussed with local residents and stakeholders and with planning officers at LB Camden. See appendix. Daylight and sunlight studies have been undertaken in response to provisional conversations with the planning department. See section 2.9



● Bedford House

Bloomsbury Conservation Area.



*Holborn Growth Area.
The draft for consultation identified Bedford House.*



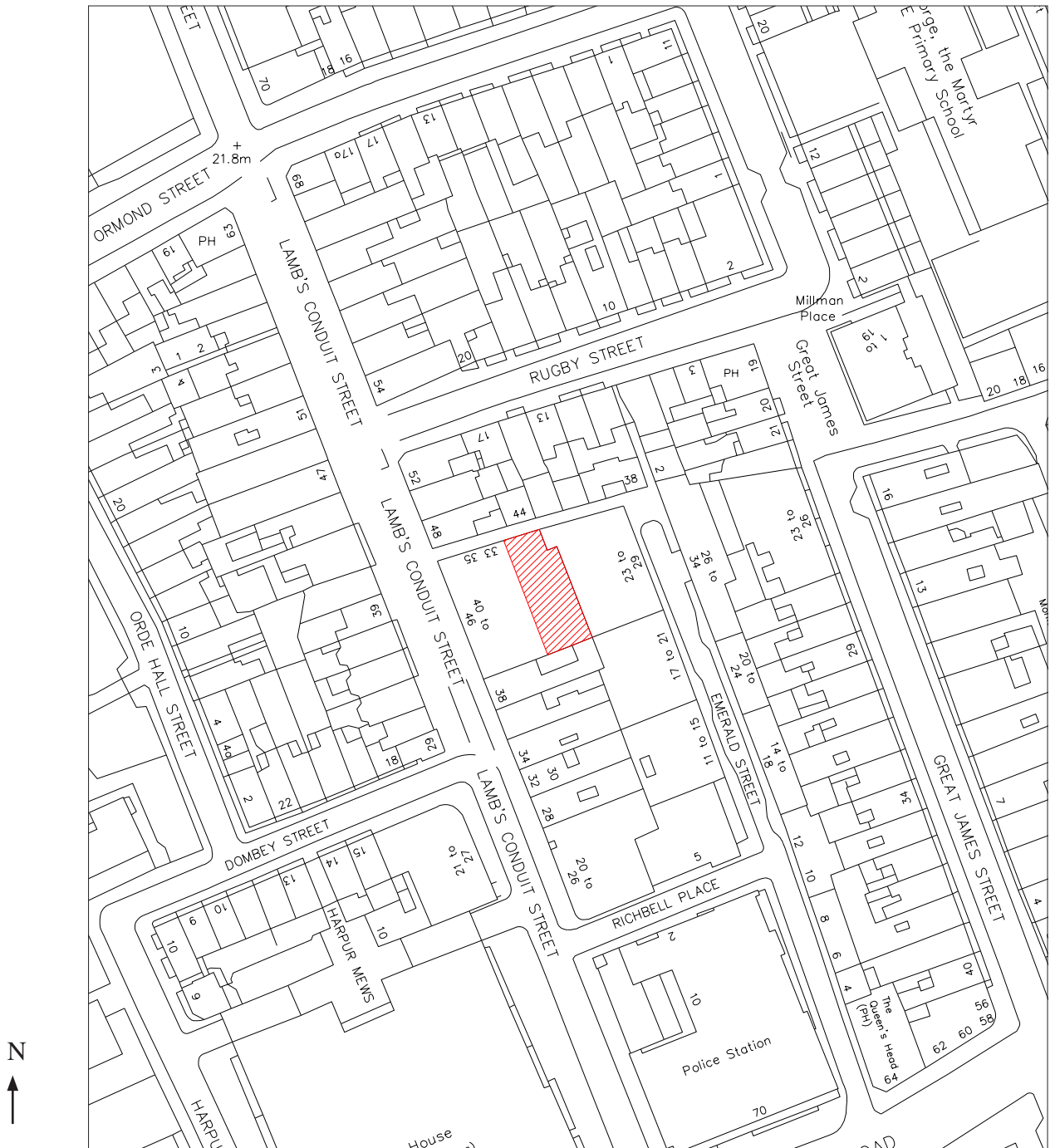
Lambs Conduit Street Neighbourhood Centre Boundary.

2.0 Design Statement

2.1 Location

Address: Bedford House, 35 Emerald Street, London WC1N 3QW.

Borough: London Borough of Camden





View from above looking South towards Holborn Police Station



*18th Century townhouses,
Lambs Conduit Street and Rugby Street.*



*Warehouses,
Emerald Street.*



*Typical 2 storey mews,
Emerald Street*



*Mid Century Blocks,
Lambs Conduit Street*



*Large developments,
Lambs Conduit Street*



Tall buildings in close proximity

The site is surrounded by buildings of varied typology and form. Lamb's Conduit Street (circa.1710) and its secondary thoroughfares such as Rugby street comprise predominanatly of 18th and early 19th century brick townhouses, three to four storeys in height, with shops on the ground floor. A number of mixed use blocks were built, mid century, infilling war damaged terraces. They have larger than townhouse footprints and some have panneled facades but generally provide continuous frontages and respect the historic streetscape. Lambs Conduit Street is bookended by some bulkier developments; the Great Ormond Street Hospital site, at the Northern end of the street, and Lacon House to the South. There are also tall buildings in close proximity and view, such as the tower of the Holborn Police Station and Tybald's Estate.

Emerald Street is a doglegged mews. Where it meets Theobalds Road, it is of a larger scale, of cobbled surface and there are 19th and early 20th century warehouses that are now home to a number of small businesses. Where it leads into Lambs Conduit Street, it becomes more of an asphalt alleyway with blank rear elevations, the current entrance to Bedford House and some modest two storey mews buildings that hold a mix of uses from storage to studios. See following page and section 2.7.

2.2 The Existing Building

Bedford house is located between 23-29 Emerald Street and Rapier House.

23-29 Emerald Street

23-29 Emerald Street, is a four storey building located to the east of Bedford House. It is owned and occupied by the Institute of Education. It is concrete frame, clad in masonry on its front and rear elevations and rendered on the alleyway elevation, which is blank apart from a fire escape.

Rapier House

Rapier House is located at 40-46 Lamb's Conduit Street. The building has an expressed concrete frame structure. The frame is painted white with dark red masonry infill on the side and rear elevations and painted rendered infill panels on the Lamb's Conduit Street façade. The building was purpose built in 1957 with a generous grant from the Harpur Trust for the Holborn Boys and Girls Club, the predecessor of Bedford House. Today Rapier House is owned by GMS estates Ltd who have recently renovated the building. Bedford House continues to operate across the ground and basement levels, whilst small businesses lease the floors above, overlooking the roof of the gymnasium.



Institute of Education, 23-29 Emerald Street.

Bedford House

Rapier House

Existing Section DD



23-29 Emerald Street, rear elevation.
Offices overlooking the roof of Bedford House gymnasium.



Rapier House, rear elevation.
Offices overlooking the roof of Bedford House gymnasium.



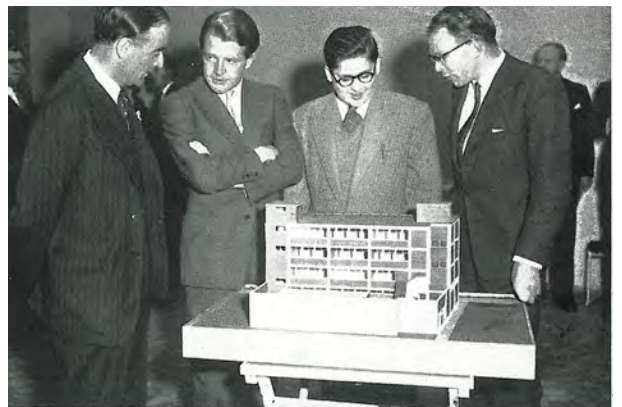
23-29 Emerald Street,
side elevation.
Blank rendered facade.



Rapier House, from Lambs Conduit Street.
Shops at ground floor with offices above.

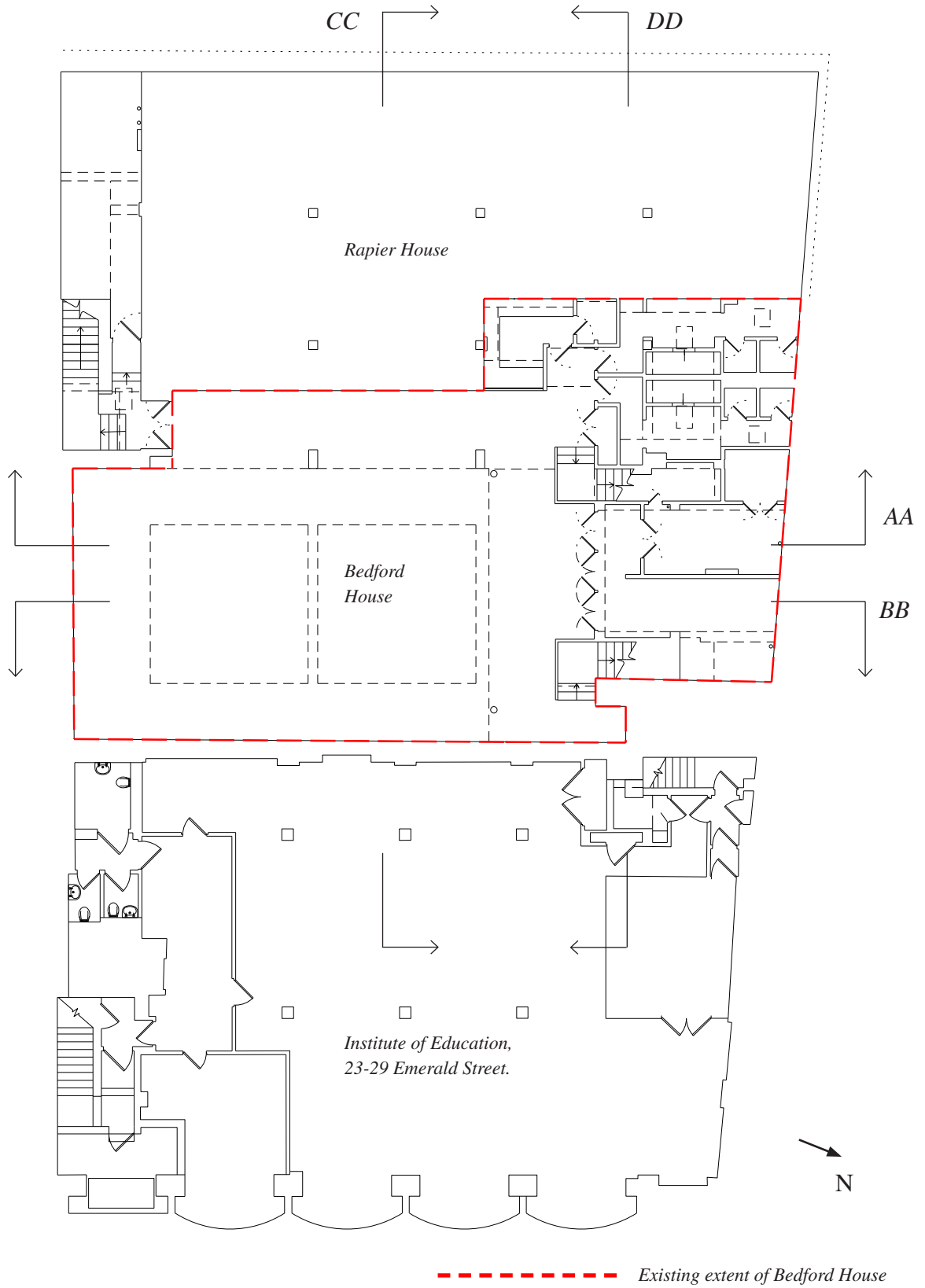


23-29 Emerald Street. The Institute of Education.

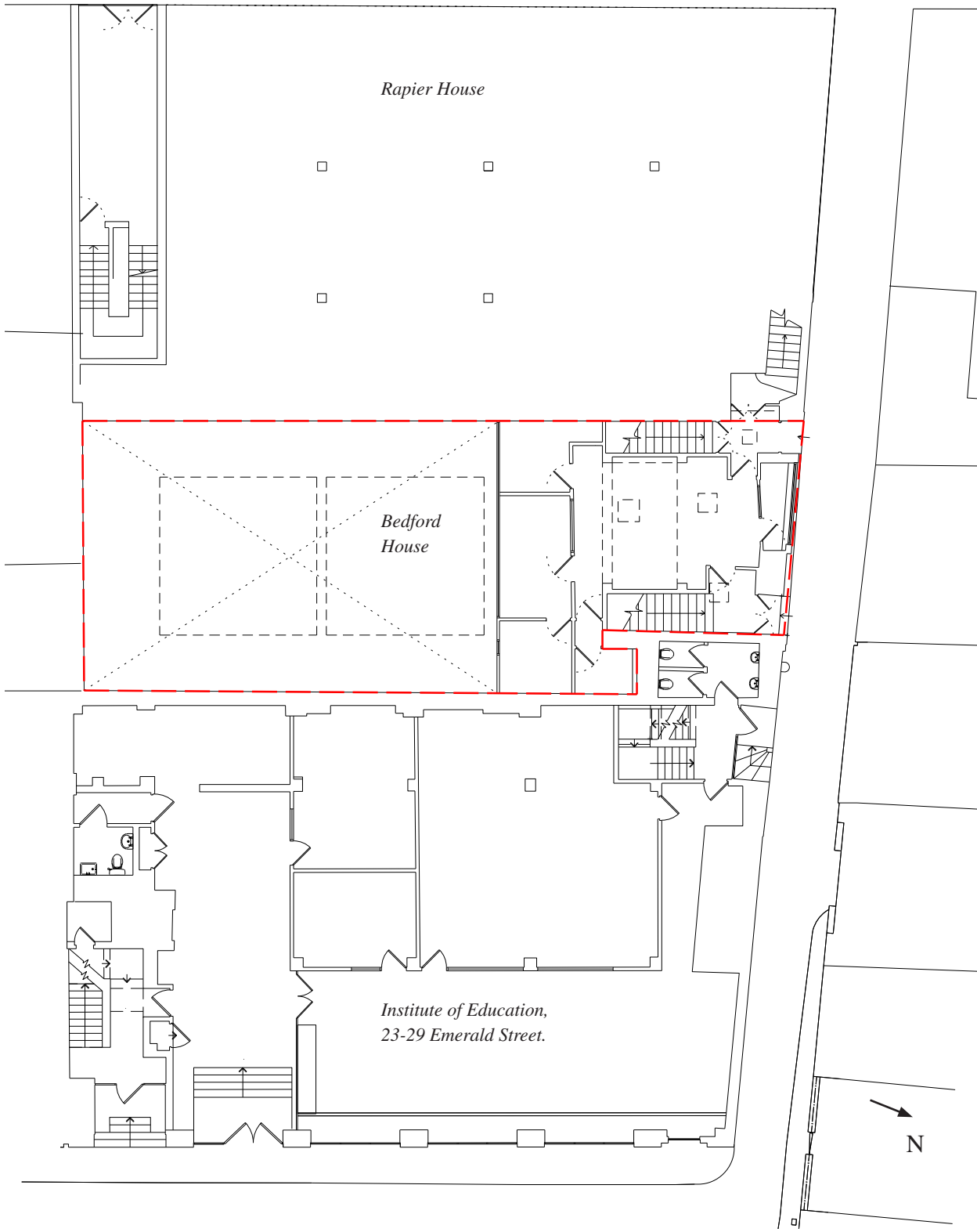


AT THE LAUNCHING OF THE BEDFORD HOUSE LOCAL APPEAL
The Duke of Richmond, Mr. Christopher Chataway and Mr. Christopher Brasher (on right)
being shown by John Miner, a member of the Boys' Club, the model of the new building

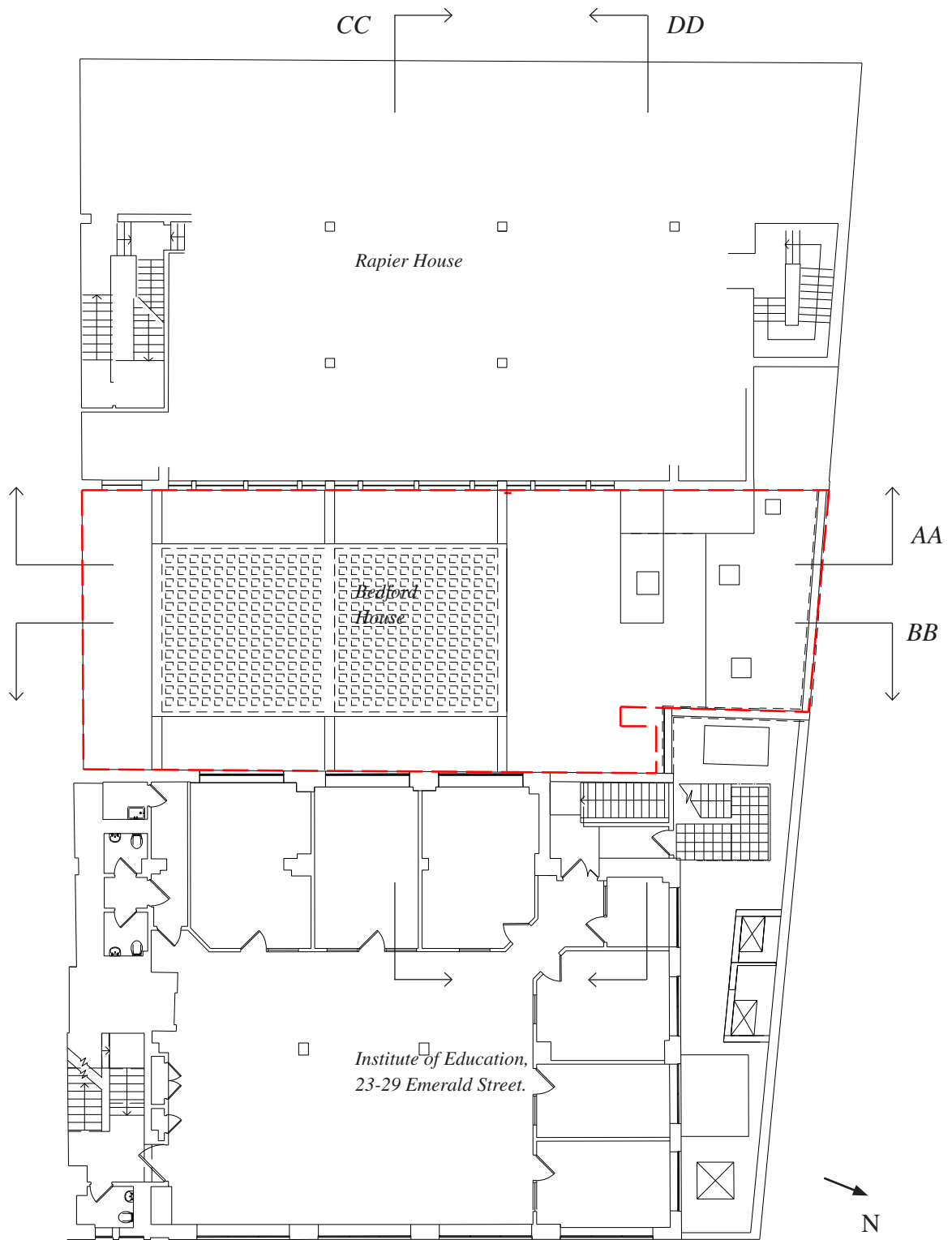
The Duke of Richmond and olympic athletes are shown a
model of Bedford House (now Rapier House) by a member of
the boys club. 1956



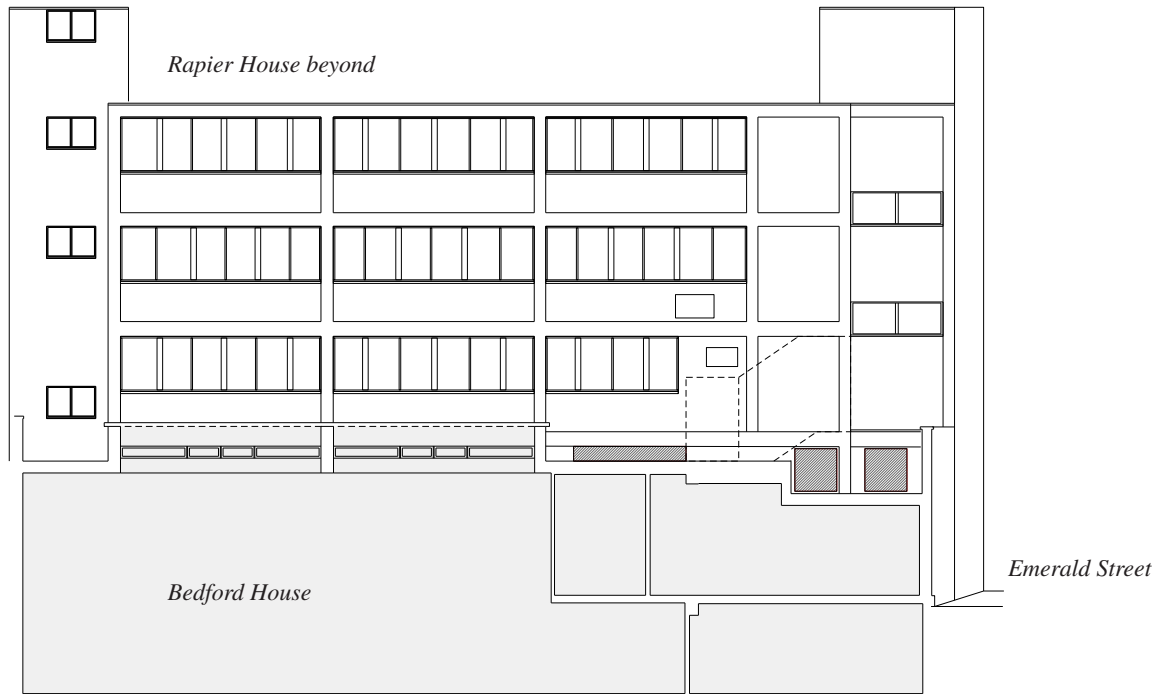
Existing Basement level



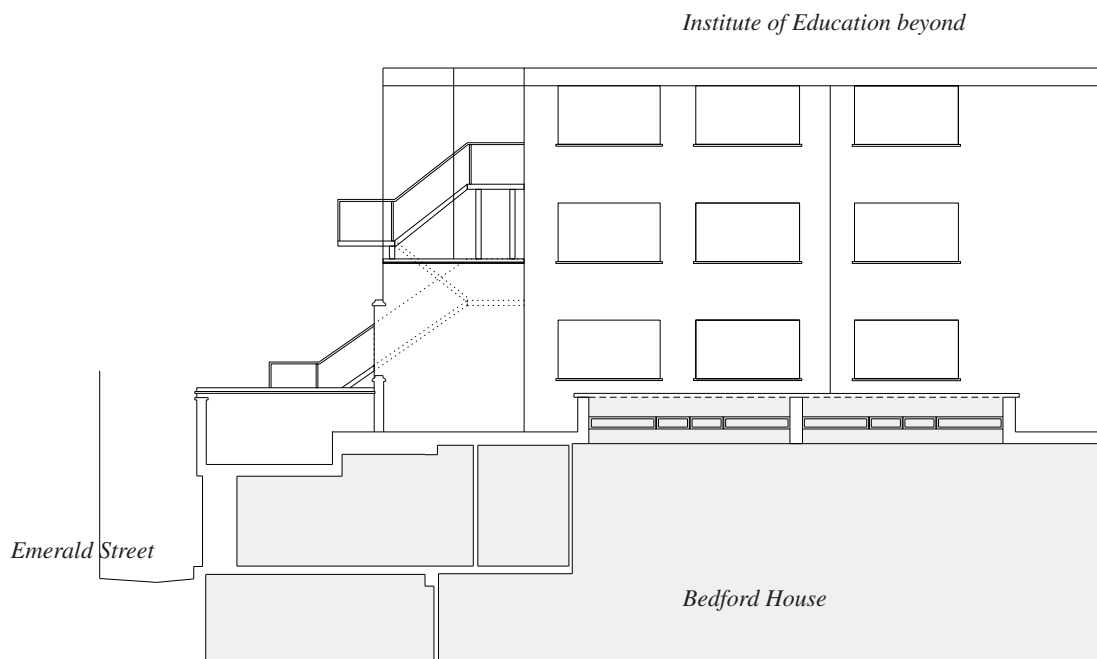
Existing Ground Floor level



Existing First Floor level



Existing Section AA



Existing Section BB

Shortcomings of the existing building

Whilst Bedford House is a thriving organization, the existing building at Emerald Street has a number of shortcomings that limit its function and potential for growth or self sufficiency.

Inaccessibility

The most urgent issue is that of accessibility. The building has steps up to the entrance and stairs to every other floor/activity that are steep and badly lit. It has no lift.

Lack of Public Face

The centre is not visible from Lambs Conduit Street. The entrance from the alleyway is uninviting, has stepped access, is mean in proportion and is blocked by an office.

Poor Surveillance

The ground floor reception space cannot monitor the entrance to the rest of the building. It cannot provide security to children/adults coming to and going from the centre.

Limited Capacity

The space is overcrowded. The parents' waiting area has to double as changing rooms for the childrens' gymnastics and dance classes and as a buggy park when Baby Gym is on.

Disrepair

The facilities are degraded.

Poor Environmental Performance

The building is uninsulated and lacks natural light and ventilation. Its environmental performance is poor.

The use, amount and layout of the existing building is described in sections 2.3 and 2.4.



Entry: Lack of public face



Overcrowding, lack of storage



Ground floor: Lack of openness and transparency



Inaccessible



Poor environmental performance - poorly ventilated and lit. Uninsulated

2.3 Use/ Activities

The use class of the existing centre is D2 (assembly and leisure).

The use class of the proposed centre will also be D2 (assembly and leisure).

As explained above, the proposed redevelopment of the site will allow the centre;

- to expand its programme through improved facilities for community use and
- to generate income so that it can support itself financially.

Improved facilities for physical activity

The basement gymnasium at Bedford House is a large volume for the inner city and supports Camden's commitment to encouraging the community to improve their health through regular exercise. As shown below, the gym plays host to a wide range of physical activities for all ages ranging from over 55's line dancing, baby gym, tae kwondo and accredited gymnastics courses. It is 14 x 9m and 5.8m high. The Bedford House gymnastics classes have been recognized as outstanding and Camden Council has awarded Bedford House Beacon Club status. If the centre becomes fully accessible the gymnastics team will be able to expand their services to work with disabled children and adults for which they already have British Gymnastics accredited training and coaching skills. Proposals have been developed in accordance with the British Gymnastics Facilities Strategy.

The proposal includes the addition of a second 40 sqm studio at basement level. It is envisaged that this would also be used for physical activity such as dance and yoga classes.

Improved spaces for social activity

The centre hosts a number of community activities, such as local meetings, classes and playschemes, and is a site of informal social gathering. It is a place where local people of all ages meet as they wait for classes or can simply drop in as they pass by. Additional spaces, in particular the new activities room at first floor level would allow Bedford House to expand its programme, introducing new activities such as those suggested below. The ground floor is currently overcrowded. In the new building, this space is opened up to create a generous 45 sqm reception / communal room. More generous circulation spaces will also allow for informal social interaction.

Generating revenue

Bedford House is located in the heart of the city, amid an active constituency and a network of institutions with varied and overlapping needs. The new centre will include five spaces of different size and character; gym, dance studio, reception room, club room and meeting room. The general arrangement of the building has been set out to ensure that whilst there is a strong sense of connection and generous shared spaces between them, each of these rooms can operate as independent lettable spaces that will generate revenue for Bedford House. With its specialist equipment and volume, the gym may prove a valuable resource for the new secondary school just a few minutes walk away at the Wren Street site, should this project be realized in 2016 as is currently tabled.



Tae Kwon Do



Over 55's short mat bowls



Quiz night



Arts & Crafts



Play, holiday scheme



Gymnastics

2.4 Amount and Layout

Bedford House currently operates over basement and ground levels. The proposal takes the building down to the basement slab. It reuses the existing retaining wall and foundations. The extent to which the slab and the foundations are retained will be confirmed by the structural engineer in subsequent design stages. The new building adds two additional floors; a first floor and a mezzanine level, with lift access to all storeys.

Public Presence & Shared Spaces

A key aspiration of the new building is to give Bedford House a stronger public presence. It should feel part of the wider public realm. In the new building, the ground floor is opened up to create a generous communal room, circulation is recognized as a space that allows for informal social interaction and internal windows create a sense of depth and connection through the building.

Programmed spaces

The proposal seeks not to prescribe a function to each room but to create a series of key spaces of different size and character, distributed throughout the building, that allow it to be used intensively and flexibly. Whilst there is a strong sense of connection and generous shared spaces between them, each of these rooms can operate as independent lettable spaces that will generate revenue for Bedford House.

Improved Function

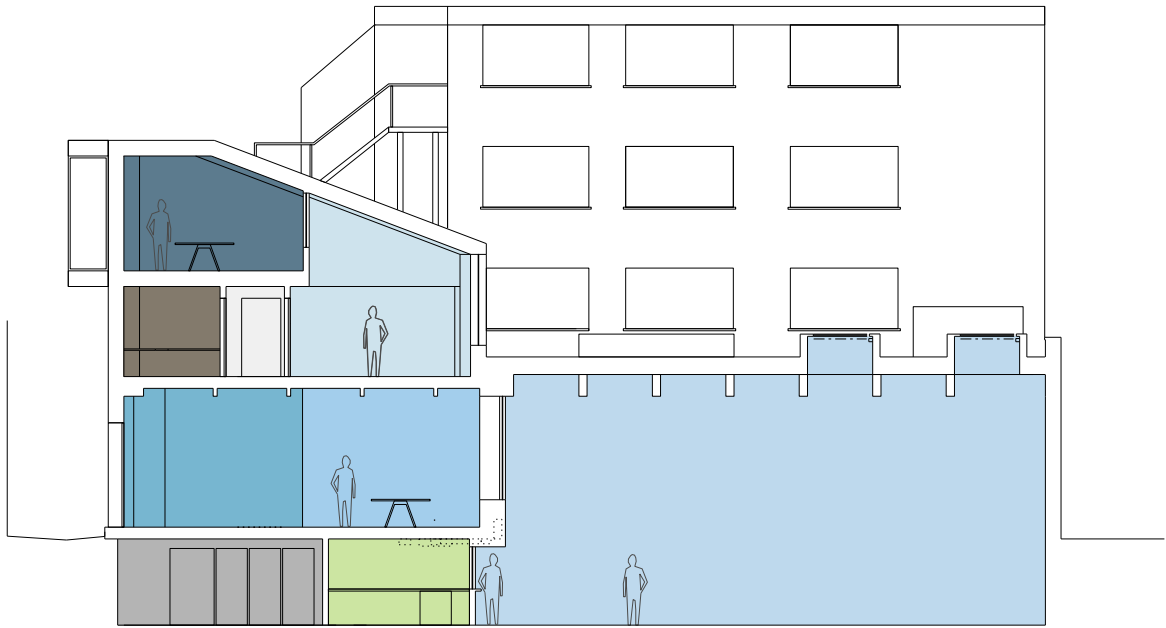
Storage and ancillary accommodation such as changing rooms, WCs and plant are key to ensuring the improved function of the building. A number of the activities hosted at the centre require specialist equipment and extensive storage. Gymnastics for example comes with more than 50 cubic metres of associated equipment which has been accommodated in the proposals. Much needed, dedicated spaces for changing will also be provided as part of the proposed redevelopment.

Schedule of Existing Areas

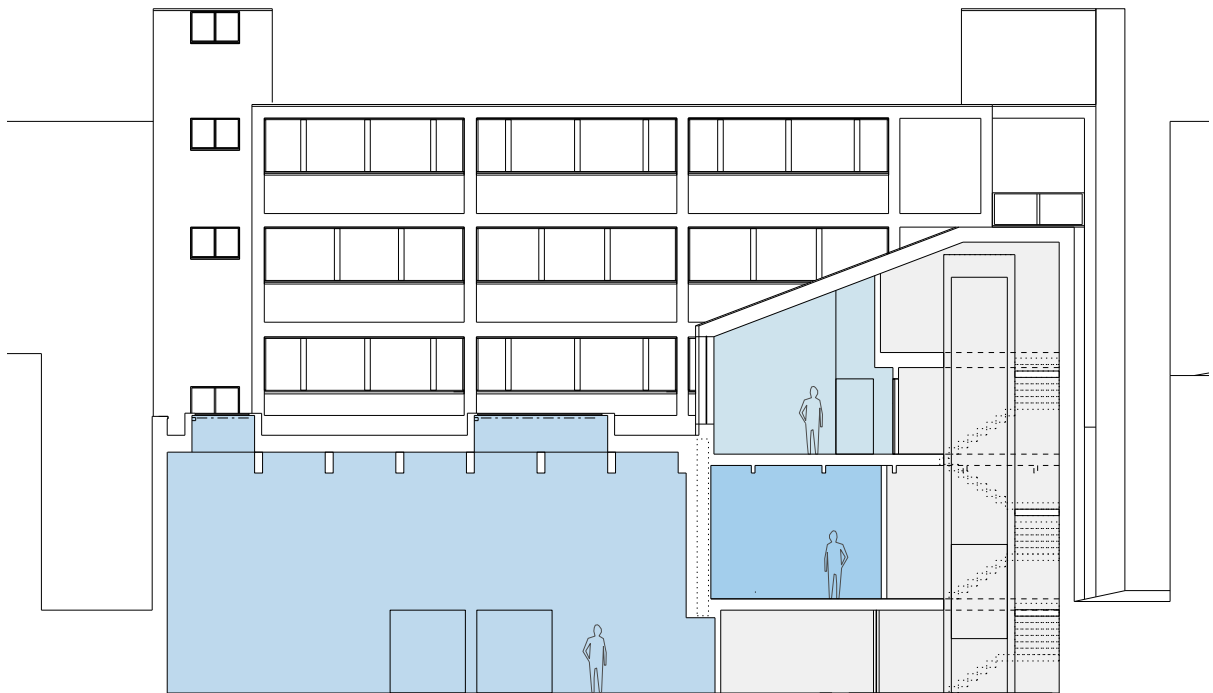
	Use (D2)	Sqm
Basement	Gymnasium Kitchen Store WCs	290sqm
Ground	Reception subdivided into offices	80sqm
Total		370 sqm

Schedule of Proposed Areas

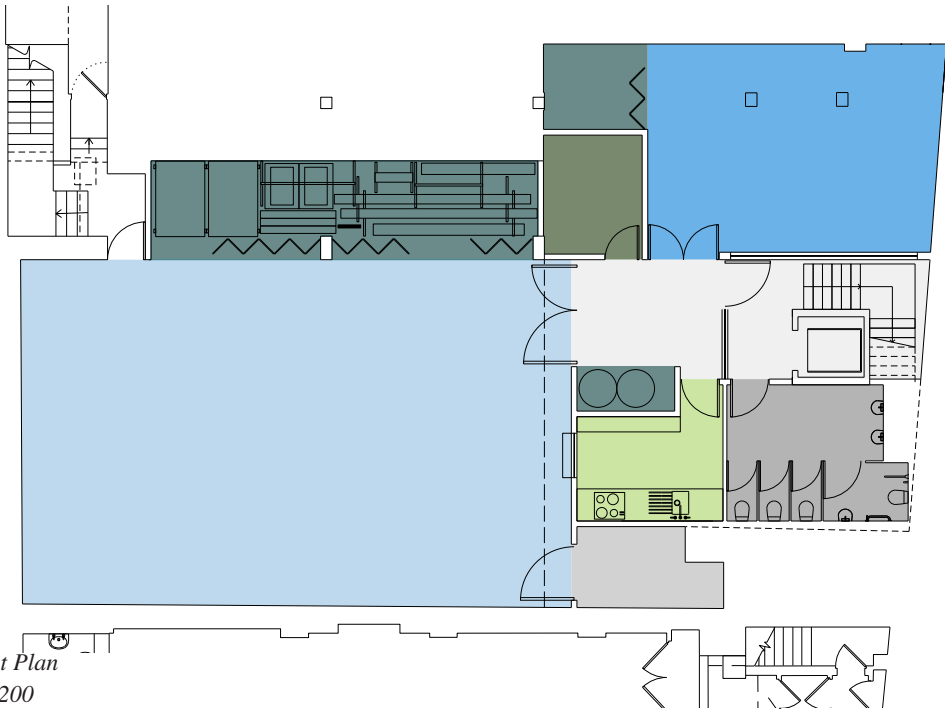
	Use (D2)	Sqm
Basement	Gymnasium Dance studio Kitchen Changing Store Plant WCs	290sqm
Ground	Reception WC	74.7sqm
First	Club Room WC Centre administration	60sqm
Mezzanine	Meeting Room	32.9sqm
Total		457.6 sqm



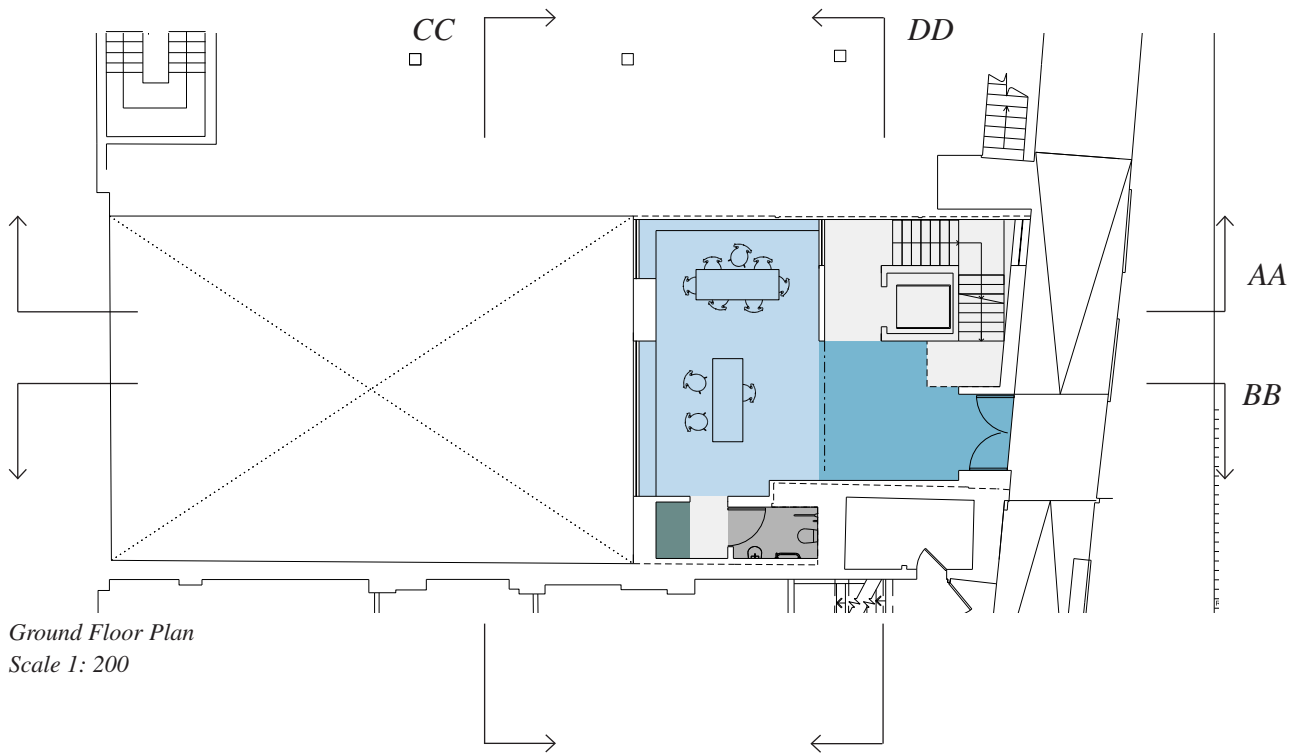
Section AA
Scale 1: 200
















Section BB
Scale 1: 200



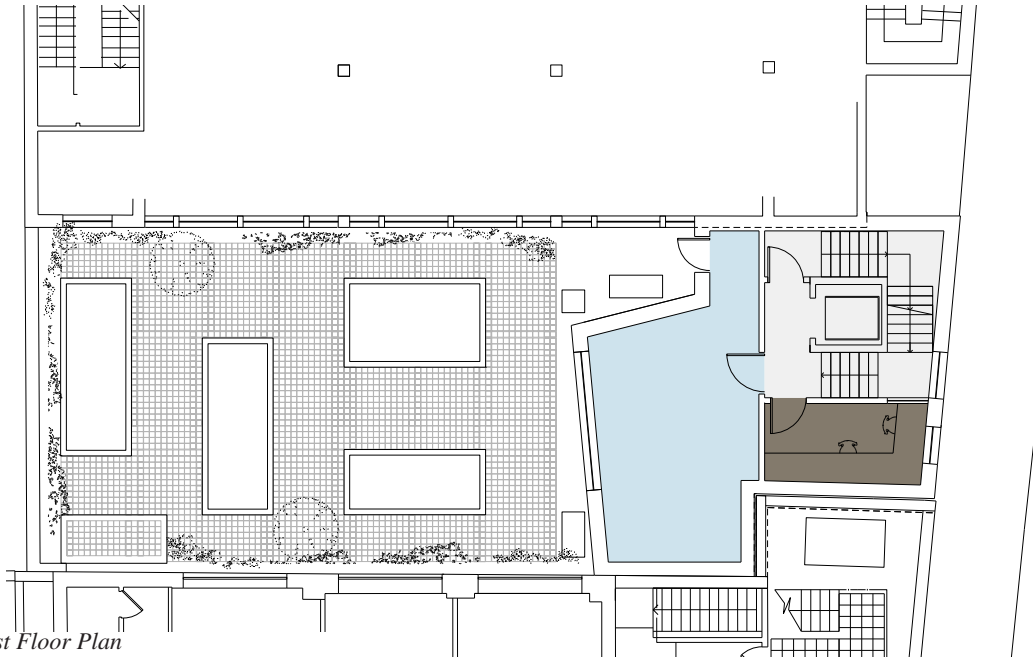
Basement Plan
Scale 1: 200



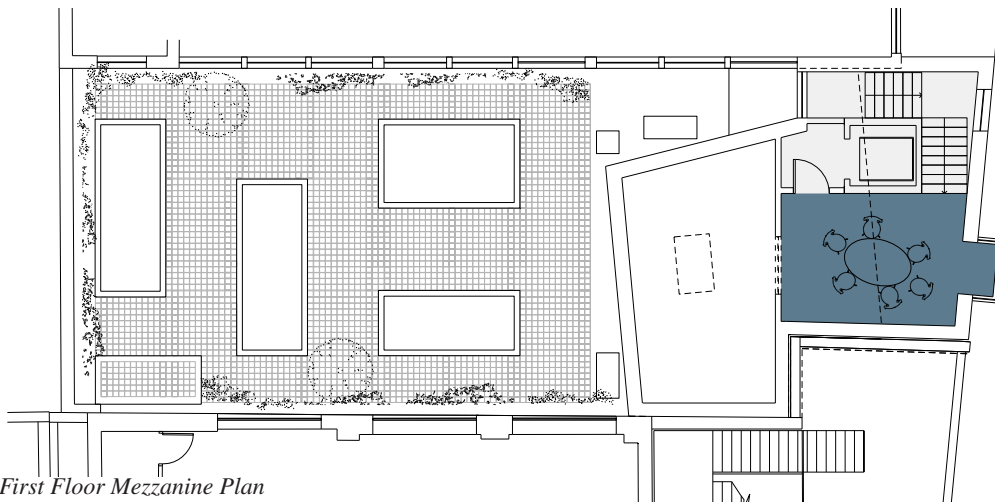
Ground Floor Plan
Scale 1: 200

 Reception	 Reception	 WCs
 Gymnasium	 Bedford House Administration	 Plant
 Dance Studio	 Kitchen	 Store
 Activities Room	 Changing Areas	
 Study	 Circulation	Key

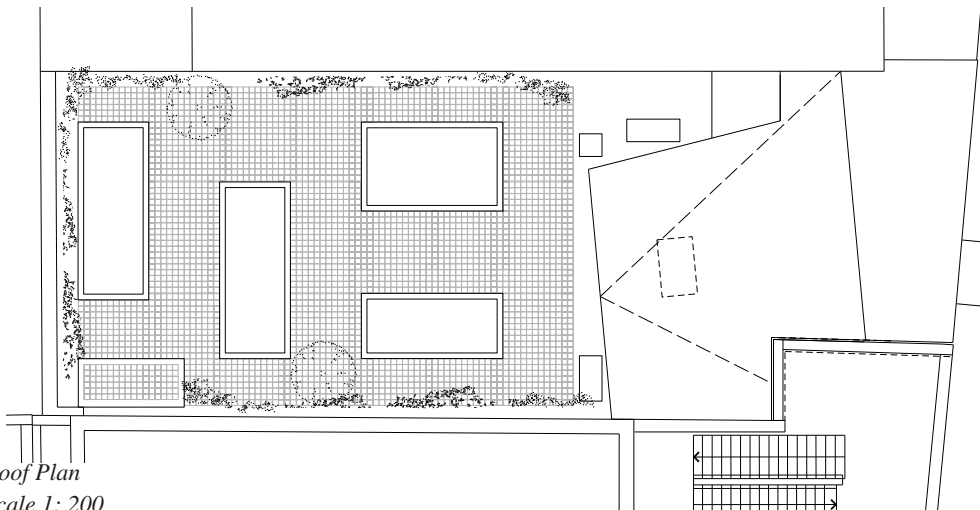
See full drawing set for further detail



First Floor Plan
Scale 1: 200



First Floor Mezzanine Plan
Scale 1: 200



Roof Plan
Scale 1: 200



2.5 Scale and massing

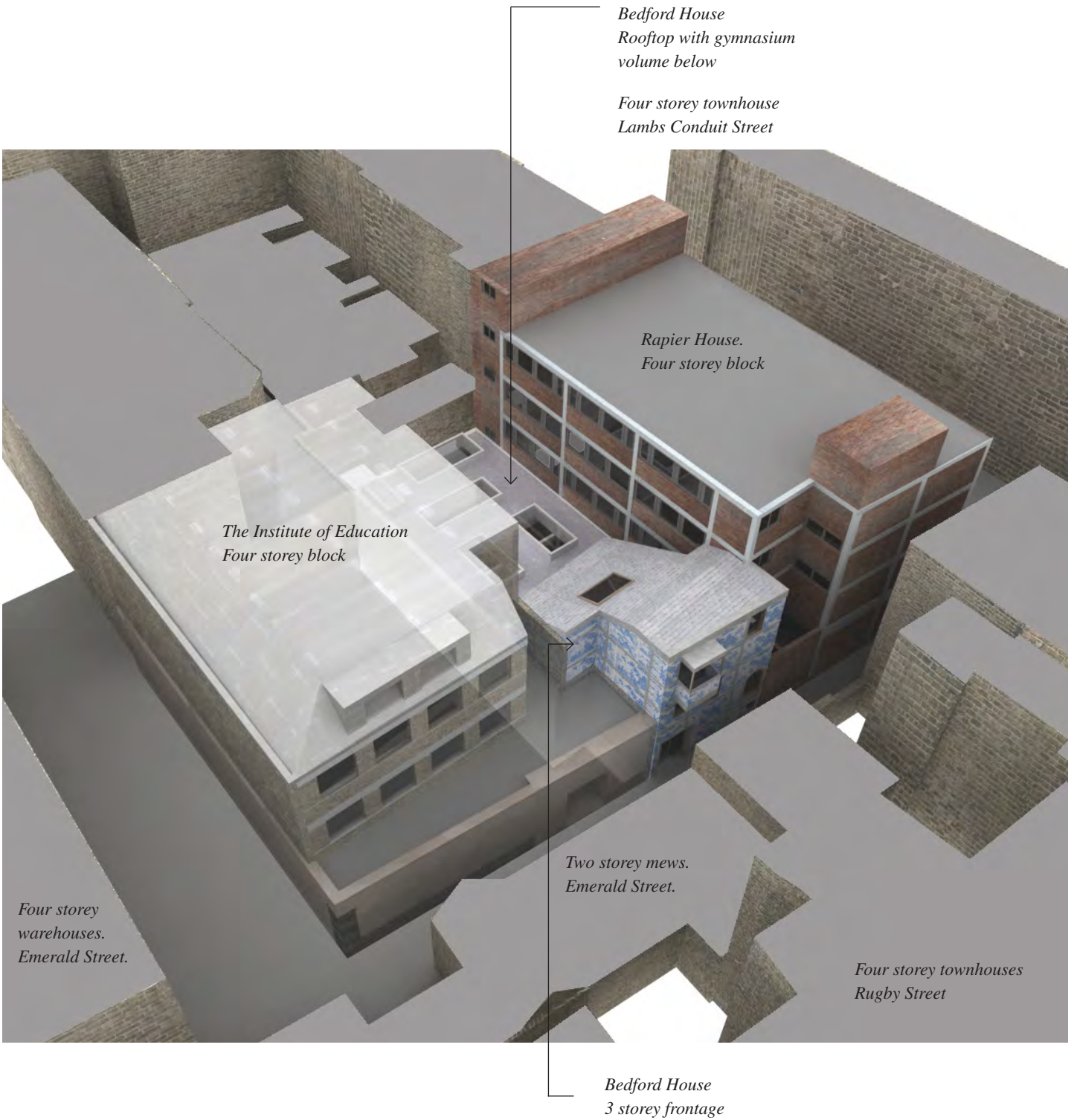
As described in section 2.1, Bedford House is situated in a dense urban context with buildings of mixed typology and form in close proximity. On ground and basement level, the existing volumes of the gymnasium and reception are reused. At Emerald Street, an additional floor and mezzanine are added so that the frontage reads as three storeys. 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 four floors including basement. Its scale mediates between the mews buildings opposite and the framed blocks it sits between. The roof of the house is pitched to the south to avoid impacting on adjacent offices.

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 and some planting.



2.6 Appearance & Identity

Bedford House Community Centre could have a much greater physical identity, recognizable to the children to whom it belongs. A taller, materially distinct building, clearly identifiable from the street and welcoming as a familiar marker. 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 will give a strong material and visual presence on the alleyway and a robust finish for this location. The colour and composition of the tiles are shown indicatively in the visuals opposite. The facade may be procured as an artist's commission and it is envisaged that the local community will be involved in the design or fabrication of the tiles. Christopher Hatton School buy a brick campaign and Anthony Gormley's field project are references. This specialist procurement methodology and the design of the facade will be developed in detail post planning.

Bedford House was originally built in 1957 as part of Rapier House, a concrete frame building. The prominent framing of Rapier House is scaled down and expressed on the facade of the new centre adjacent. Playful elements of arch, balcony and out of step windows are added to reflect the use, autonomy and independence of the new building. The facade operates freely of the nine column structural frame within.

Bedford House has a number of public faces and there is potential for the materials used in the elevation of the building to also play out on the ceiling of the gymnasium, the enclosed rooftop and in the alleyway in some form.



Tiled facade with mini grid. Emerald Street elevation



Basement gymnasium with new roof



Sao Bento Train Station, Porto



Tiled facades, Portugal



Tiled facades, Portugal



Tiles, Spitalfields, London.



Made by many hands



Paolozzi mural, Redditch

2.7 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 street 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.



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



The existing entrance to Bedford House



Proposed views of Bedford House from Emerald Street and Lamb's Conduit Street. Improvements to passageways not yet shown. Detail to be developed with neighbours in subsequent design stages.

2.9 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").
3. Renewable Energy - the use of appropriate on-site renewable energy technologies

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 reduce 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 (100-150 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 shall feed either underfloor heating or wall mounted radiators. The demand for heating will be reduced by the improvements to the existing building fabric.

Renewable Energy

The pitched roof over first and mezzanine levels is south facing, making it a suitable location to capture solar energy. Solar photovoltaics may be located on this roof to supplement the energy supply of the new building.

Social Enterprise

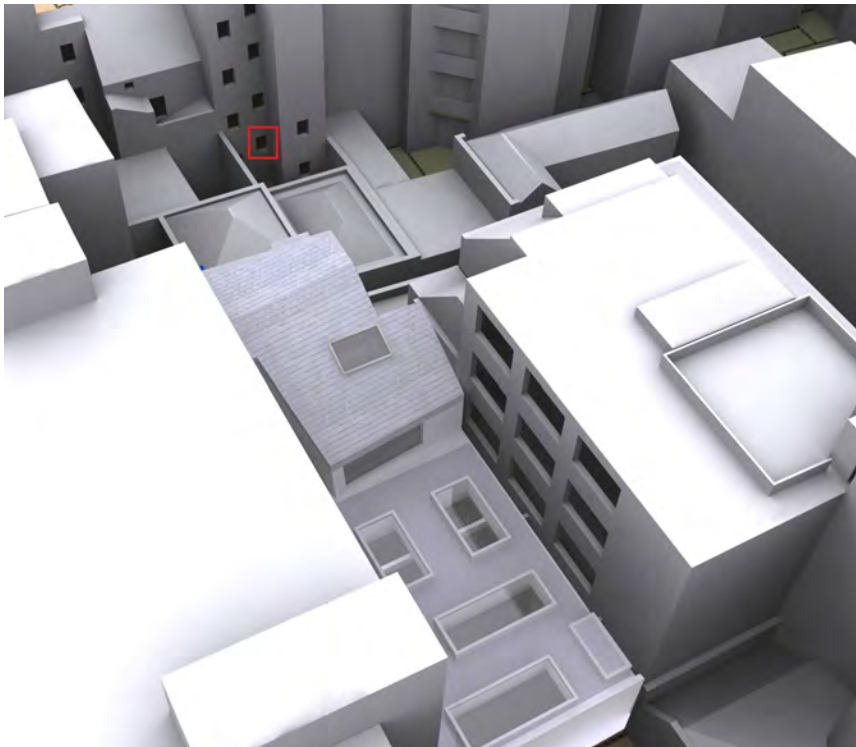
HCA has acquired a long lease on the basement and rear ground floor of the Bedford House building. The redevelopment of the site creates a range of spaces that can generate revenue for the centre when not in use for community events/ programmes. With a sound business plan in development with HCA this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

2.8 Daylight and Sunlight Analysis

In response to pre planning discussions with Camden, daylight and sunlight studies were commissioned. Studies show that the 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 have been discussed with the owner of the property.



Lighting studies by CHP showing impact on 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 activities 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 Southampton 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 of between 1:30 and 1:60 as is compliant with Camden's streetscape guidance. A part M compliant lift is introduced which will reach every floor.

3.3 Emergency Access and Fire Strategy

The proposal has been reviewed by an independent building 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 LBCamden 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 double height volume at first floor level with mezzanine room and 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, a meeting room 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 Planning

The initial planning advice received on 18th June 2010 copied below was based on an earlier feasibility study. On 22nd December 2011 6a architects spoke with Edward Balley, planning officer with Camden Council, who confirmed that the original comments from Elizabeth Beaumont about the previous scheme are still relevant and that the proposal is broadly supported.

Regarding comments on the principle of an extension, a daylighting study has been carried out to assess the impact on neighbouring properties. See section 2.8. The scale and massing of the building has been informed by thorough analysis of the surrounding area and in close discussion with adjacent properties. See section 2.5.

A formal consultation event was held on the 26th October 2013 and the scheme has been discussed with neighbours directly and in detail with Bedford House staff and users. See section 5.2.

Works to Emerald Street were discussed in principle with LB Camden, environment and transport department in August 2013.

*Re: Proposed works to Bedford House, Lamb's Conduit Street
18th June 2010.*

Further to your recent enquiry and your discussion with Stuart Minty this morning during which the initial comments in response to the proposals were outlined, please find a summary of these main points;

Principle of a roof extension – The roofline remains relatively unaltered and is visually uniform from the street below. It is considered that there may be potential for extending at roof level subject to any extension being no more than single storey, of a sensitive design, appropriate bulk, scale and design in relation to the host building and the wider conservation area, and positioned to ensure it would not be visible in long or short views.

Rear extension – It is considered there may be potential for a rear extension to the above building subject to any proposal being of an appropriate design, scale and bulk, which would respect the character of the host building and the character and appearance of the wider conservation area. Given the proximity of neighbouring residential properties the impact of any extension on the amenity of neighbouring occupiers specifically in relation to levels of sunlight/daylight/overlooking/privacy would need to be explored.

It is noted from the information you submitted that the use of the building will not be altered, with the floors currently in office use, remaining as such. If the proposal resulted in the change or loss of any office floorspace substantial justification would need to be provided as part of any application. Additional information can be provided on the specific policies and material required for this justification if required.

Furthermore depending on the scale of any proposed extensions and the resulting increase in floorspace you may fall within the threshold for a number of planning obligations. In the Central London Area where a proposal would increase the total gross floorspace by more than 200sqm the Council will expect a contribution to the supply of housing, and where appropriate will seek to negotiate up to 50% of additional gross floorspace as housing. Further information can be provided when more detail on the likely increase has been determined.

Following the submission of the funding application review once you have a more detailed idea on the scheme you wish to progress with please submit drawings/supporting information for further comment.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision.

*Please contact me if you have any further comments or questions.
Yours sincerely,*

Elizabeth

*Planning Officer
Planning
Culture and Environment
London Borough of Camden*

5.2 Consultation

A public consultation event was held at Bedford House on the 26th October 2013 that was advertised in cafe's and shops on Lambs Conduit Street, at Bedford House and at HCA's Millman Street Centre.

The scheme has been discussed individually with neighbours in close proximity on Lambs Conduit Street, Rugby Street and the Emerald Street alleyway.

Since 2010, numerous meetings have been held with the staff and users of Bedford House and Millman Street and a design has been developed to meet their needs.

5.3 Drawings

The following existing and proposed drawings are submitted with this application:

255_0001_Location Plan. Scale 1:1250@ A3.

255_0150_Existing Plans. Scale 1:200@ A3.

255_0151_Existing Plans. Scale 1:200@ A3.

255_0200_Existing Section AA. Scale 1:100@ A3.

255_0201_Existing Section BB. Scale 1:100@ A3.

255_0300_Existing North Elevation. Scale 1:100@ A3.

255_1100_Proposed Basement Plan. Scale 1:100@ A3.

255_1101_Proposed Ground Floor Plan. Scale 1:100@ A3.

255_1102_Proposed First Floor Plan. Scale 1:100@ A3.

255_1103_Proposed Mezzanine Plan. Scale 1:100@ A3.

255_1104_Proposed Roof Plan. Scale 1:100@ A3.

255_1200_Proposed Section AA. Scale 1:100@ A3.

255_1201_Proposed Section BB. Scale 1:100@ A3.

255_1202_Proposed Section CC. Scale 1:100@ A3.

255_1203_Proposed Section DD. Scale 1:100@ A3.

255_1301_Proposed North Elevation. Scale 1:100@ A3.

255_Proposed Visuals

