



Bedford House

21A John Street, London WC1N 2BG

Design and Access Statement

Proposed Extensions and Alterations

May 2017

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 QS Tel: 020 8449 5100 cg-architects.co.uk

Contents

01 - Introduction	.....	3
02 - Site Description		
Site Location Plan	.....	5
Existing Building	.....	6
03 - Analysis of Surroundings		
Location and Character	.....	8 - 9
Transport	.....	10
Opportunities and Constraints	.....	11
Planning History	.....	12
04 - Proposals		
Design Development	.....	13 - 15
Design Testing for residential	.....	16 - 18
Proposals Overview	.....	19
Massing	.....	20
Volumetric Study	.....	21
Layout	.....	22
Materials	.....	23
Townscape Views	.....	24 - 30
Schedule	.....	31

01

Introduction

Introduction

This Design and Access statement forms part of the planning application in respect of proposals for the extension and refurbishment of Bedford House, 21A John Street, London, WC1N 2BG.

The proposal seeks to improve and enlarge the existing building, with the intention of providing extensions of high architectural quality and to make the floor space available, more attractive to commercial occupiers.

This document seeks to describe and illustrate the development of the scheme leading up to this planning process.

This report is to be read in conjunction with the following information, which also form part of the planning application submission:

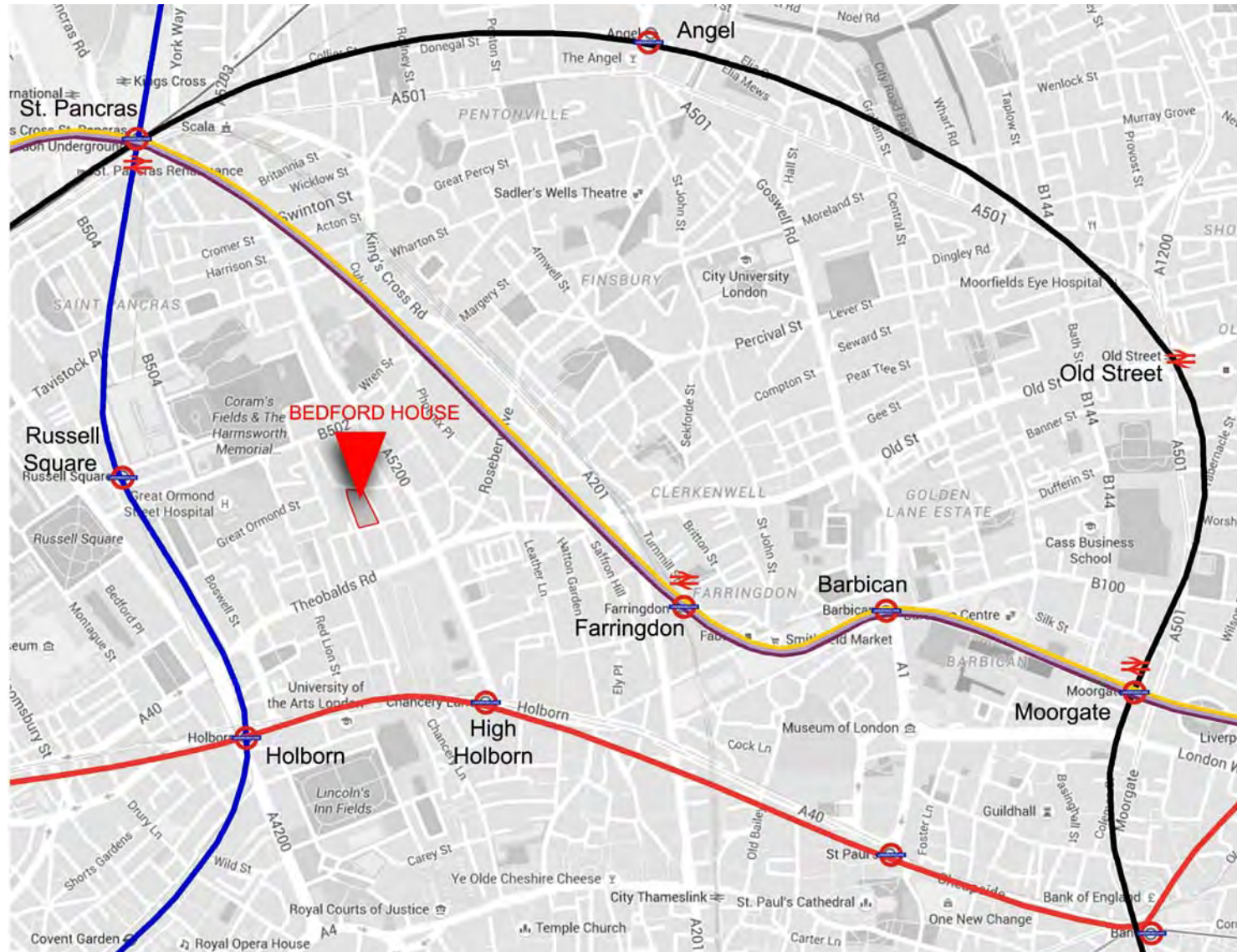
- Application drawings: 1113/11 - 1113/39;
- Town Planning Statement;
- Heritage Statement;
- Energy and Sustainability Assessment;
- Noise and Vibrations Assessment;
- Daylight / Sunlight Assessment;
- Transport Statement; and
- Travel Plan;

02

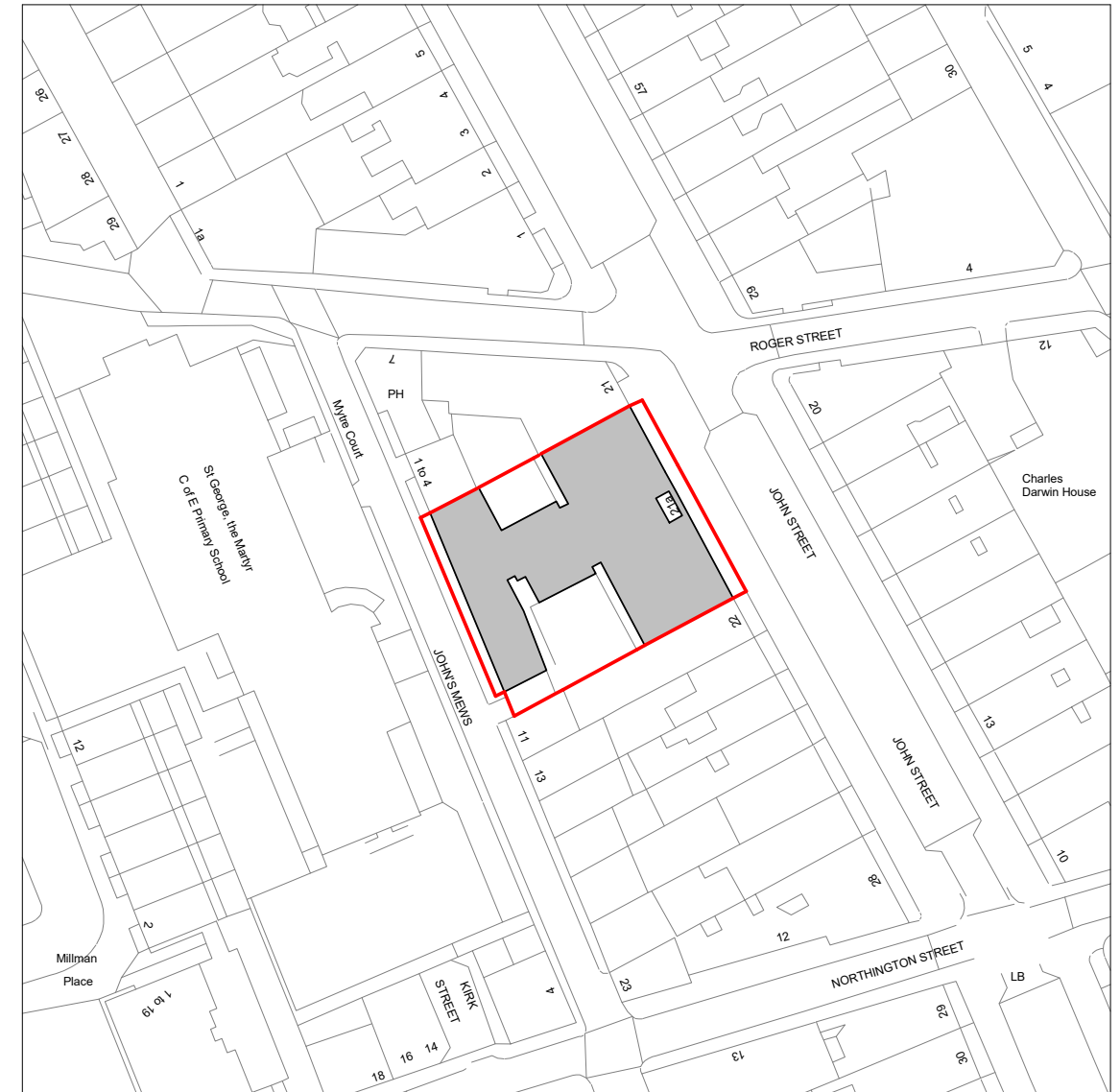
Site Description

Site Location

The site is located on 21A John Street in the London Borough of Camden and comprises of an existing property with B1 use (offices). The building faces John Street to the front and John's Mews Street to the rear. The property is within a short distance from Russell Square, Holborn and High Holborn Underground Stations and Farringdon Railway Station.



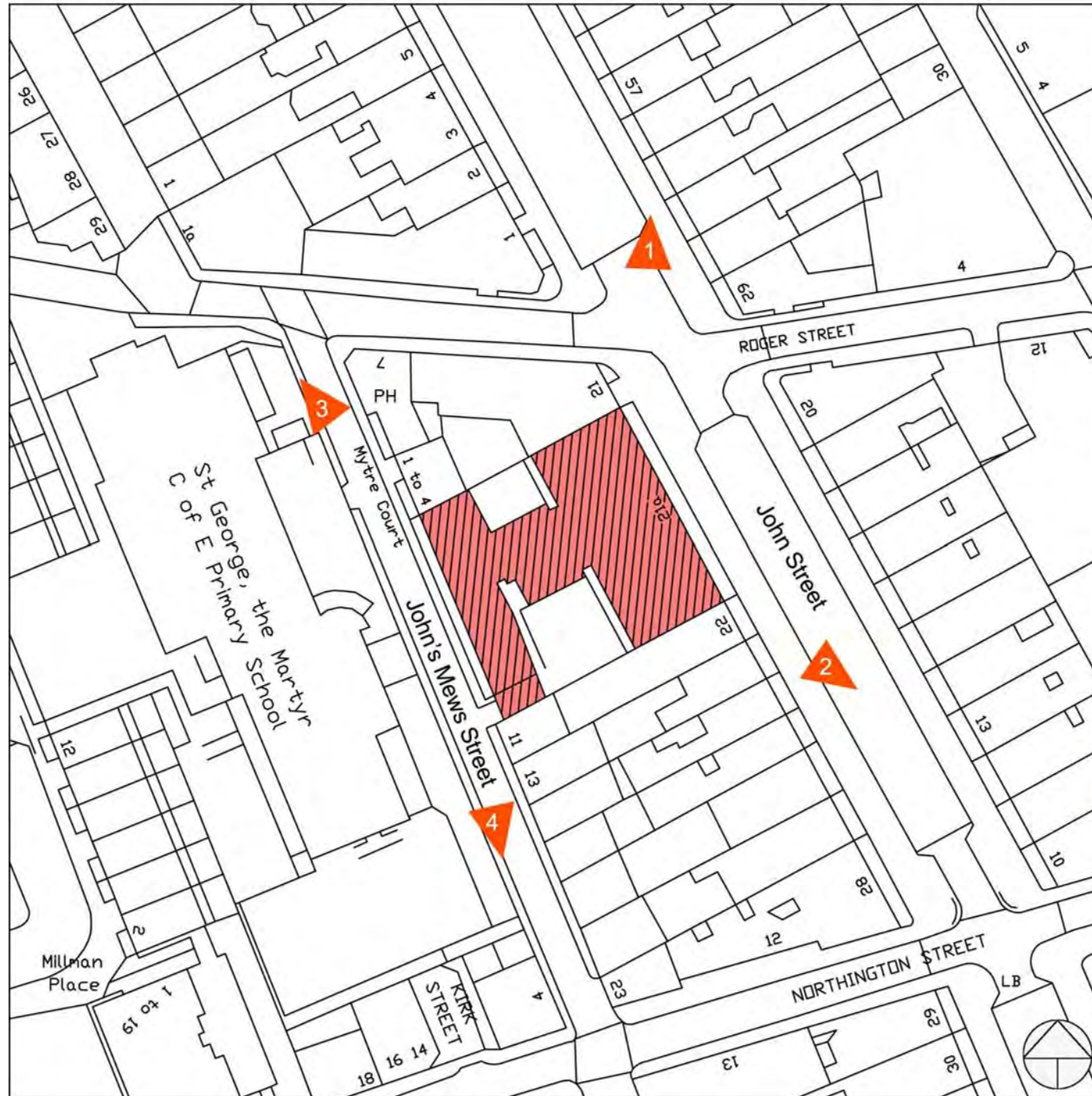
Location Map



Site Location Plan
1 : 1000

Existing Building

Bedford House comprises of an existing part six storey, part three storey, mid 1900's brick clad building, which has B1 Office Use. The six storey block is located to the front of the site and is primarily accessed via John Street. The three storey block is located to the rear of the site, on John's Mews. The two blocks are linked in the middle with a smaller block forming an 'H arrangement', with two courtyards either side. The site falls within the Conservation Area Bloomsbury.



John Street - View 1



John Street - View 2



John's Mews - View 3



John's Mews - View 4

03

Analysis of Surroundings

Location & Character

The site is located at 21A John Street, WC1N 2BG. It is within a short distance from Russell Square, Holborn and High Holborn Underground Stations and Farringdon Railway Station. The existing property lies between an eight storey building to the north (21 John Street), that is a grade II listed building, and a five storey building to the south. The immediate area is predominately commercial in character, although there are residential developments located on the east side on John Street.



View A



View B



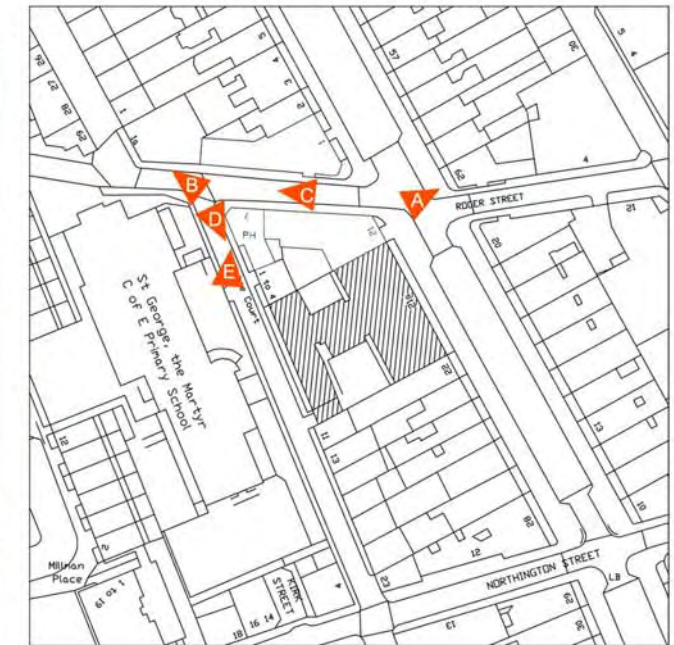
View C



View D



View E



Location & Character



View F



View G



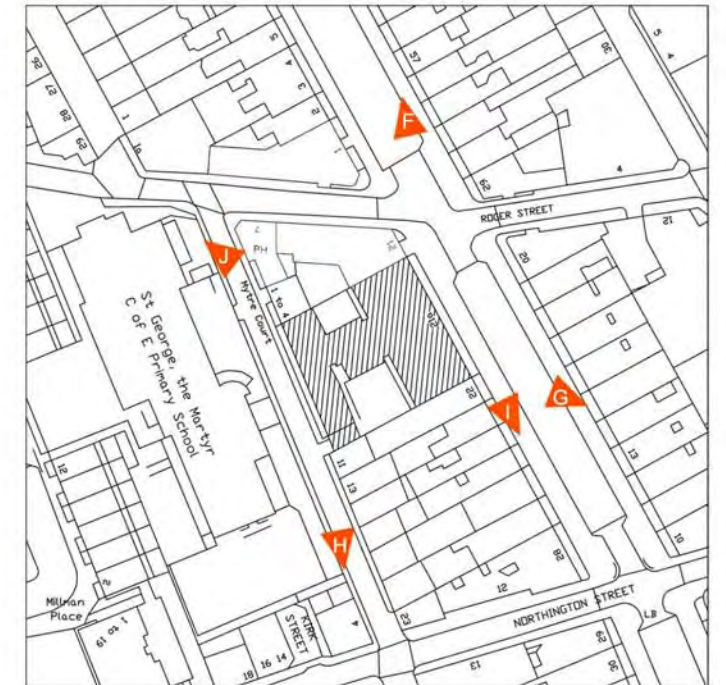
View H



View I

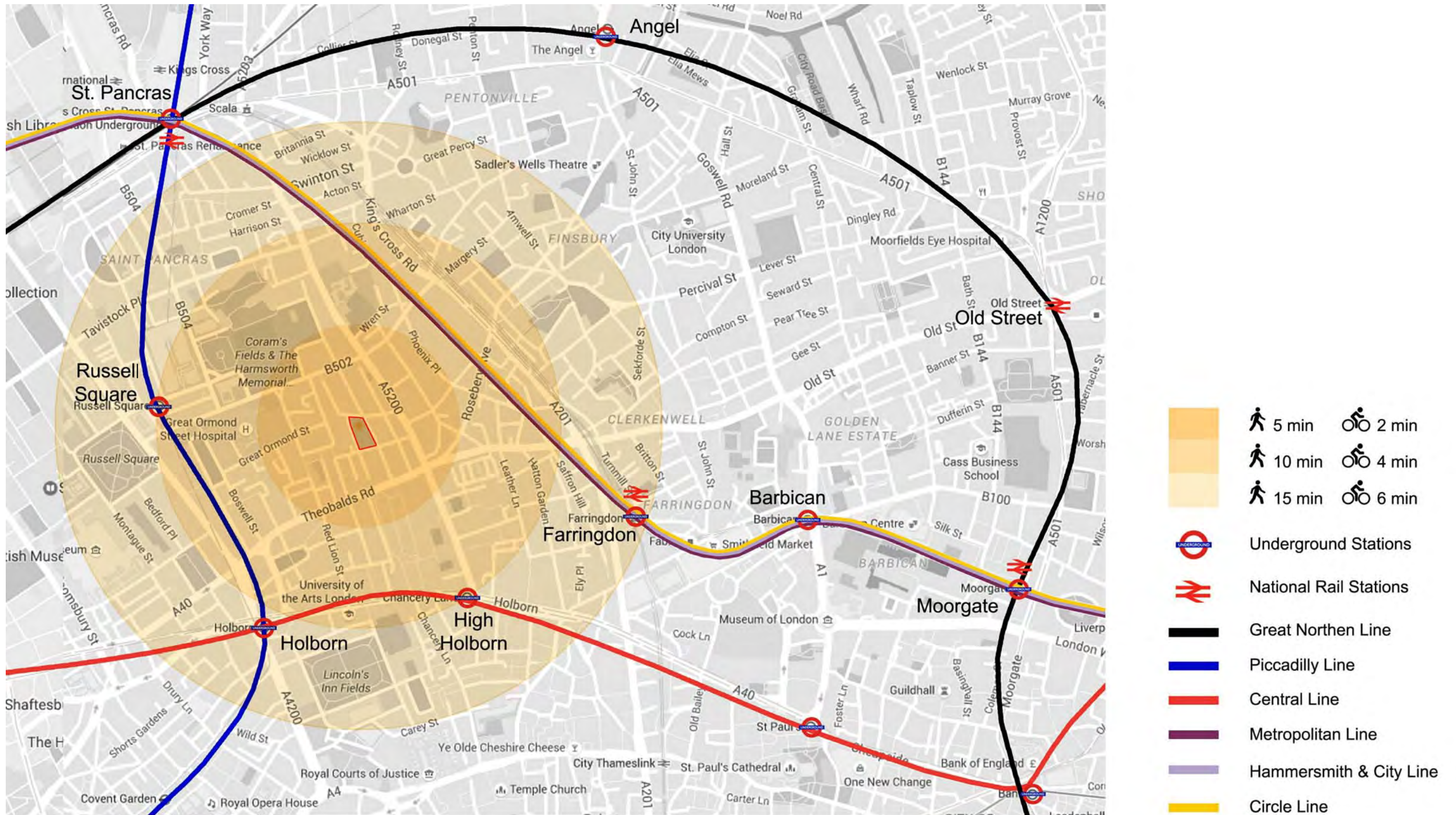


View J



Transport

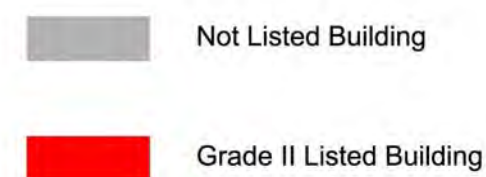
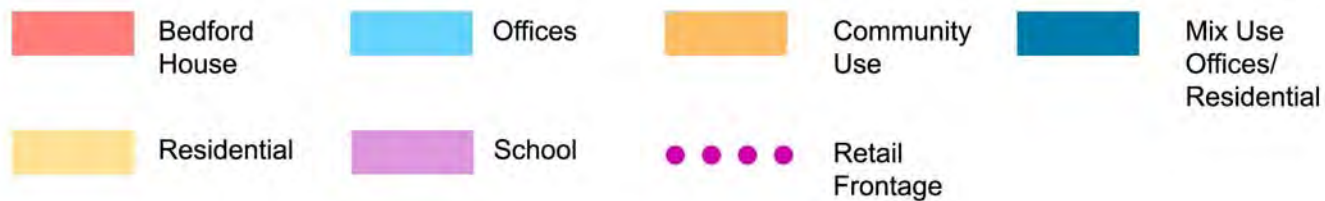
Bedford House is conveniently located within close proximity to a variety of transportation modes, providing easy access to and from the site, as well as to other commercial centres. There are many London Underground stations and train stations within a short walking distance, as well as numerous bus routes operating within close proximity to the site. The site has a Public Transport Accessibility Level of 6a (excellent) and is located within a Controlled Parking Zone. Further details about transport connection are included in the Transport Statement.



Opportunities and Constraints

The site falls within the Bloomsbury Conservation Area designated on the 01/03/1984, however the building itself is not a listed building. Furthermore it is not considered a positive building in the conservation area appraisal.

The main building to the front is flanked by two listed buildings. No 21 John Street to the North is a 1930's Grade II listed building and to the South by 7 terraced, late 19th Century, buildings. There are also other listed buildings in the surrounds.



04

Proposals

Design Development

Bedford House is a building located in a sensitive context, therefore methodical design development has been provided, in order to provide a viable scheme that respects and integrates with the existing building, as well as the surrounding area.

A site visit was undertaken with officers of the London Borough of Camden in August 2016 and in September 2016. Further to these meetings we have taken into consideration the council's concerns and comments to adapt our proposals accordingly. A Heritage Assessment has also been undertaken with advice taken from CGMS about the proposals as they evolved.

The images below show the design process undertaken, identifying alternative schemes & options, ranging from contemporary box forms, to more traditional parapet roofs, and cantilevered soffits to the flat roofs.

The elevational treatment has also been an important factor for the design process and this has been tested by means of different cladding materials, fenestration and also solar shading treatments.

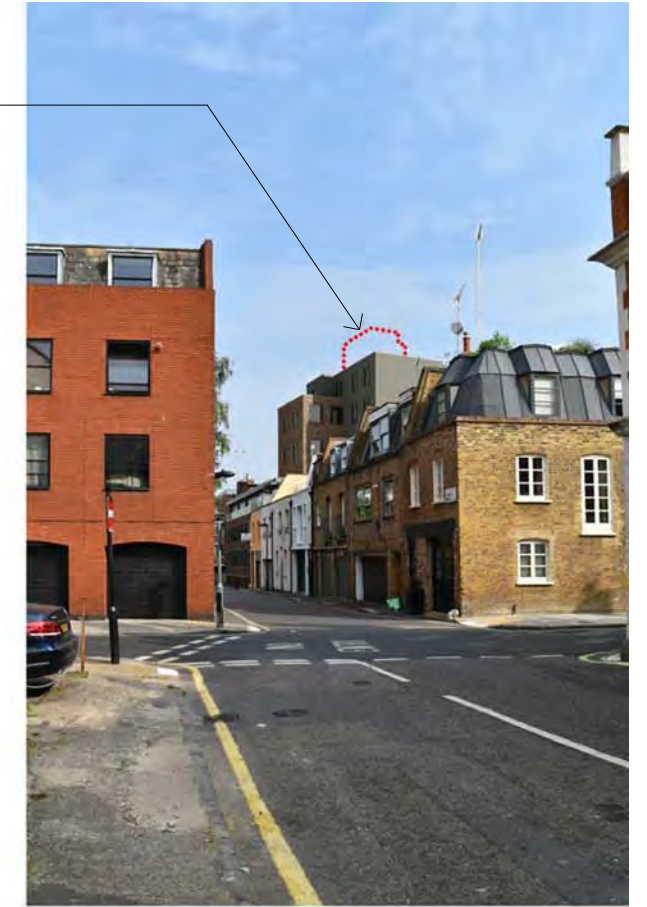
CGMS, heritage consultant, has been appointed to provide heritage advice as the design develops. A daylight and sunlight assessment has also been carried out to ensure that the proposal does not impact adversely on neighbours.

- July 2016** - Two storey roof extension to the building fronting John Street;
- Single storey roof extension to the building fronting John's Mews;
- Seven storey extension within the south lightwell;
- Plant Extension;
- Flat roofs with cantilevered soffits;and
- Replacement of Existing Windows.



Design Development

August 2016 - Plant Extension removed; and
- Relocation of Plant to 6th Floor Level.

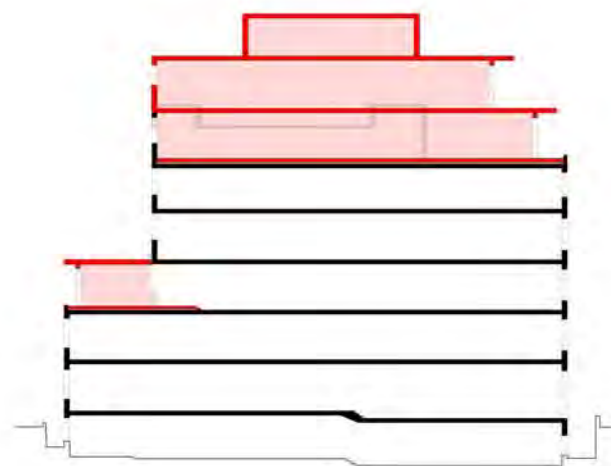


August 2016 - Cantilevered soffits to flat roofs removed.

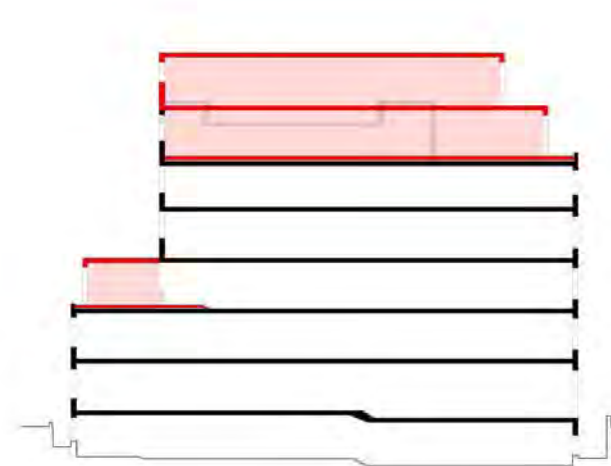


Design Development

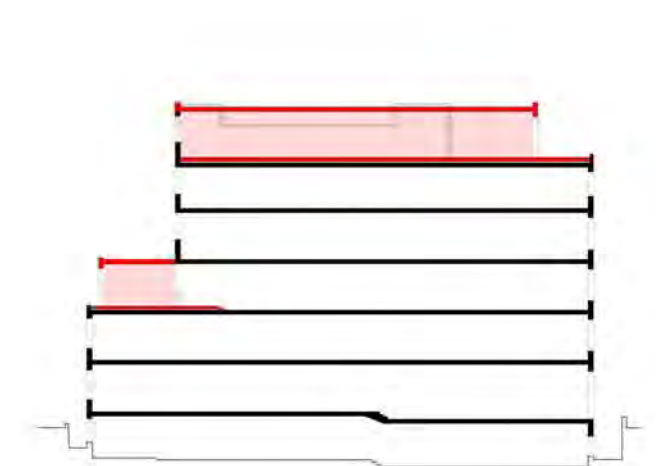
- September 2016**
- Single storey roof extension, stepped 3m back, to the building fronting John Street;
 - Replacement and relocation of plant and provision of a new plant enclosure at roof level;
 - Stair core is placed in the seven storey extension within the south lightwell; and
 - Existing windows to remain and proposed windows to match existing.



July - August



August - September

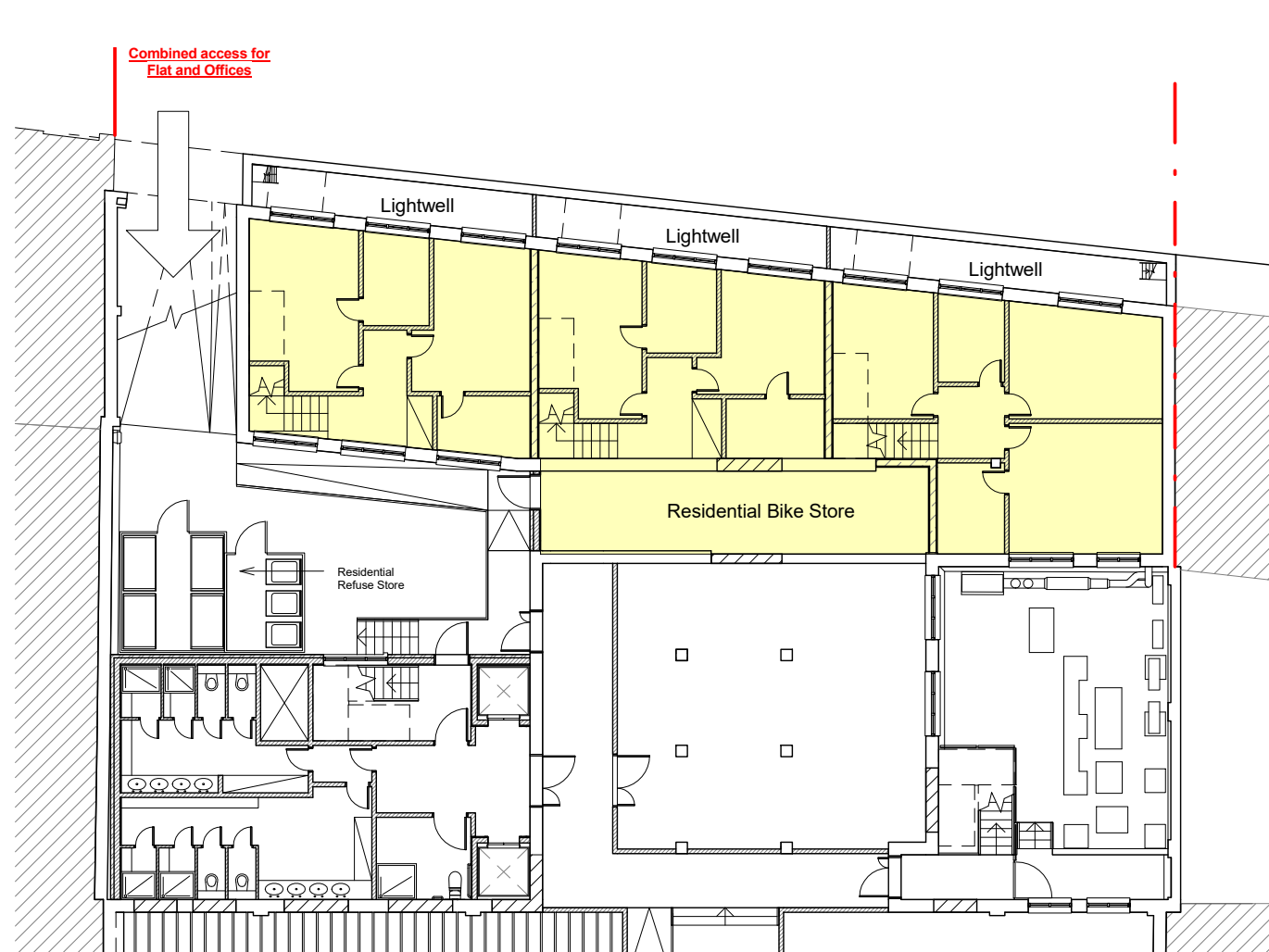


Design Testing for Residential

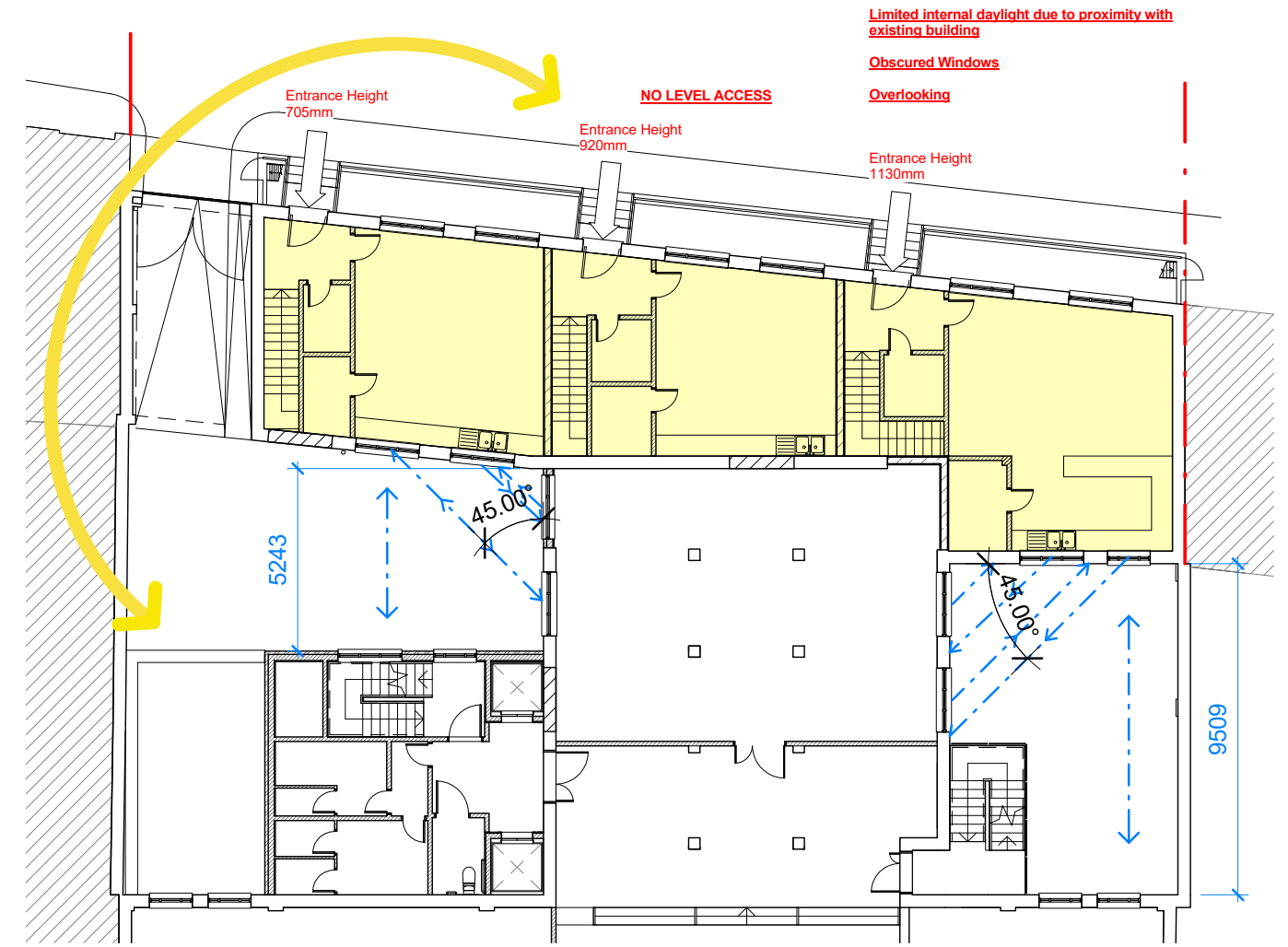
The Council's Mixed Use planning policies requires that 50% of additional floor space in the Central London Area should be provided as housing. Design testing has therefore been undertaken to determine whether it is feasible to incorporate residential floor space on site. This testing has identified that due to site constraints and issues arising, as listed below, it is not feasible to provide residential floor space on site.

- Provision of residential floor space on the upper floors of the development would result in inefficient layouts and management issues due to the need to provide separate access and core;
- Existing site constraints, such as the raised ground floor level along John's Mews, which varies between 700mm - 1130mm above the pavement, restrict level access to potential flats;
- The 'H shape' footprint of the building creates overlooking problems across the courtyards, between the office and residential elements;
- Limited space available for the facilitating cycle and refuse stores within the boundaries of the site;
- Inability to provide quality amenity and play space provision;
- Poor internal daylight for residential use;
- Noise/ vibration issues associated with servicing; and
- Creation of single aspect dwellings.

Overall it is considered that the provision of residential dwelling on site would result in a poor quality of accommodation for future residents. These works would also undermine the intention of the development.



Lower Ground Floor Plan as Proposed_Residential Testing
1 : 200

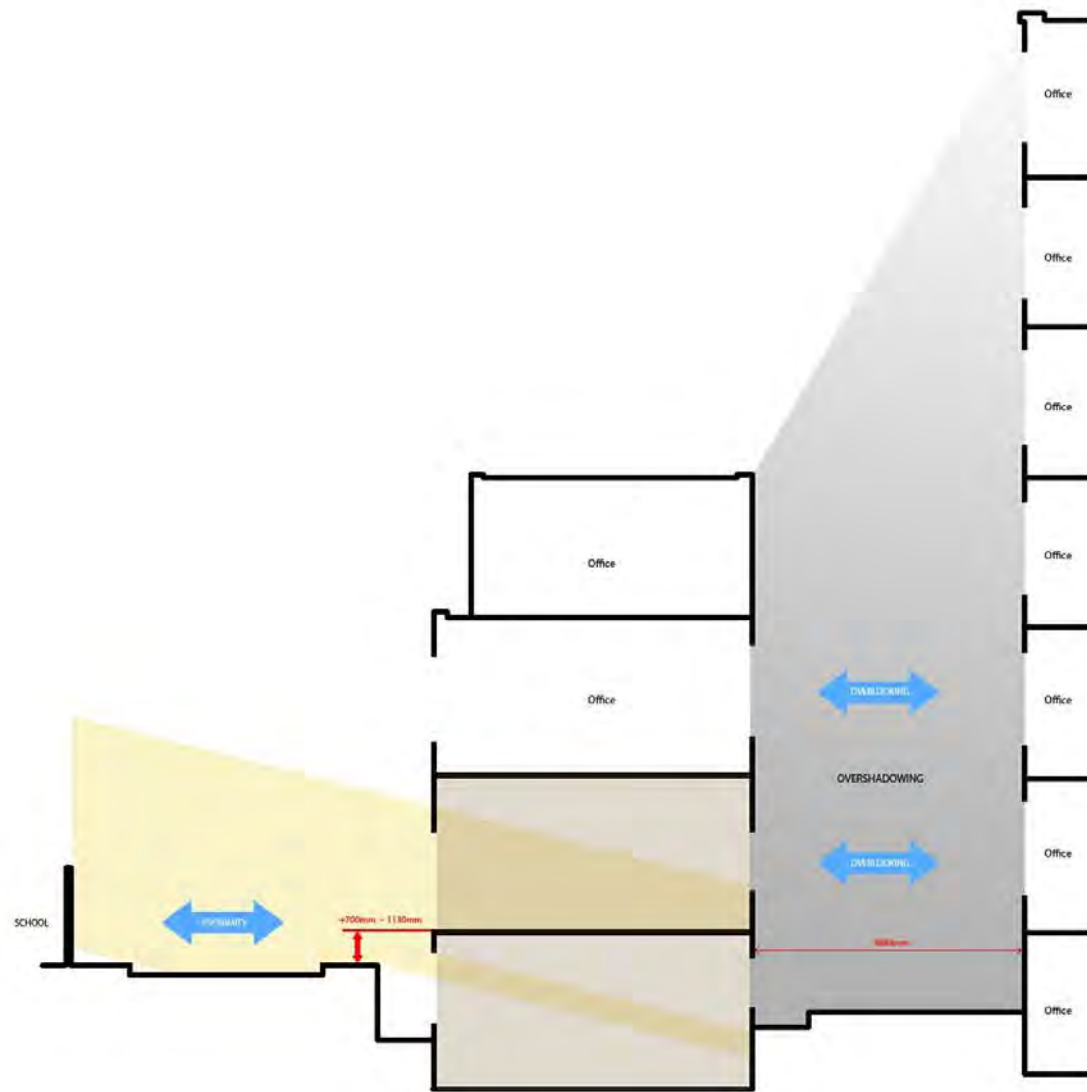


Ground Floor Plan as Proposed_Residential Testing
1 : 200

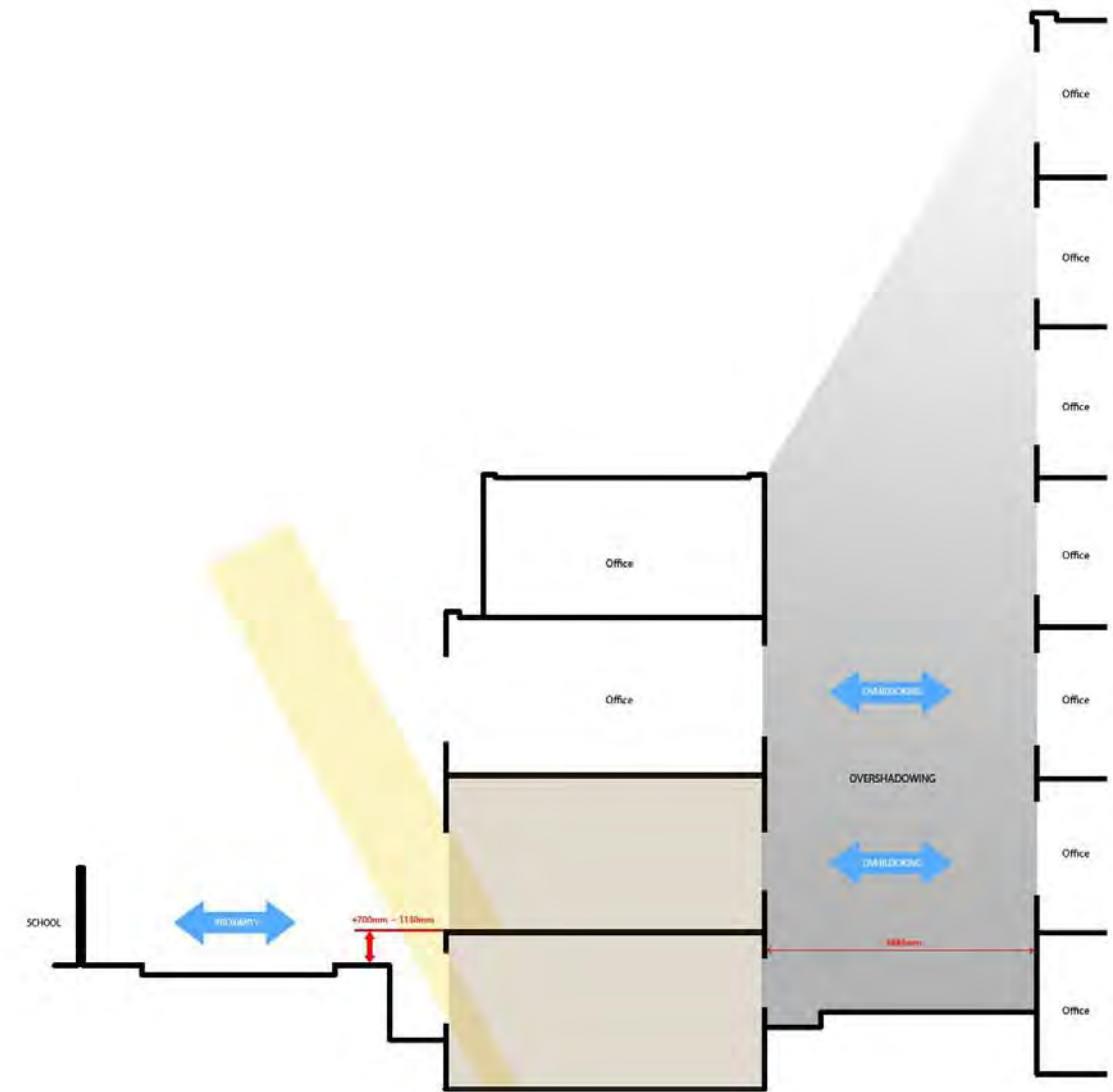
Design Testing for Residential

Although we acknowledge the intention of the council's Mixed Use Policy, because of the numerous constraints mentioned to the previous page, residential development is not considered feasible on site.

As demonstrated with the schematic sectional views below, the proposed residential development would result in poor quality accommodation with significant problems regarding overlooking, privacy and internal daylight for residential use.



Winter



Summer

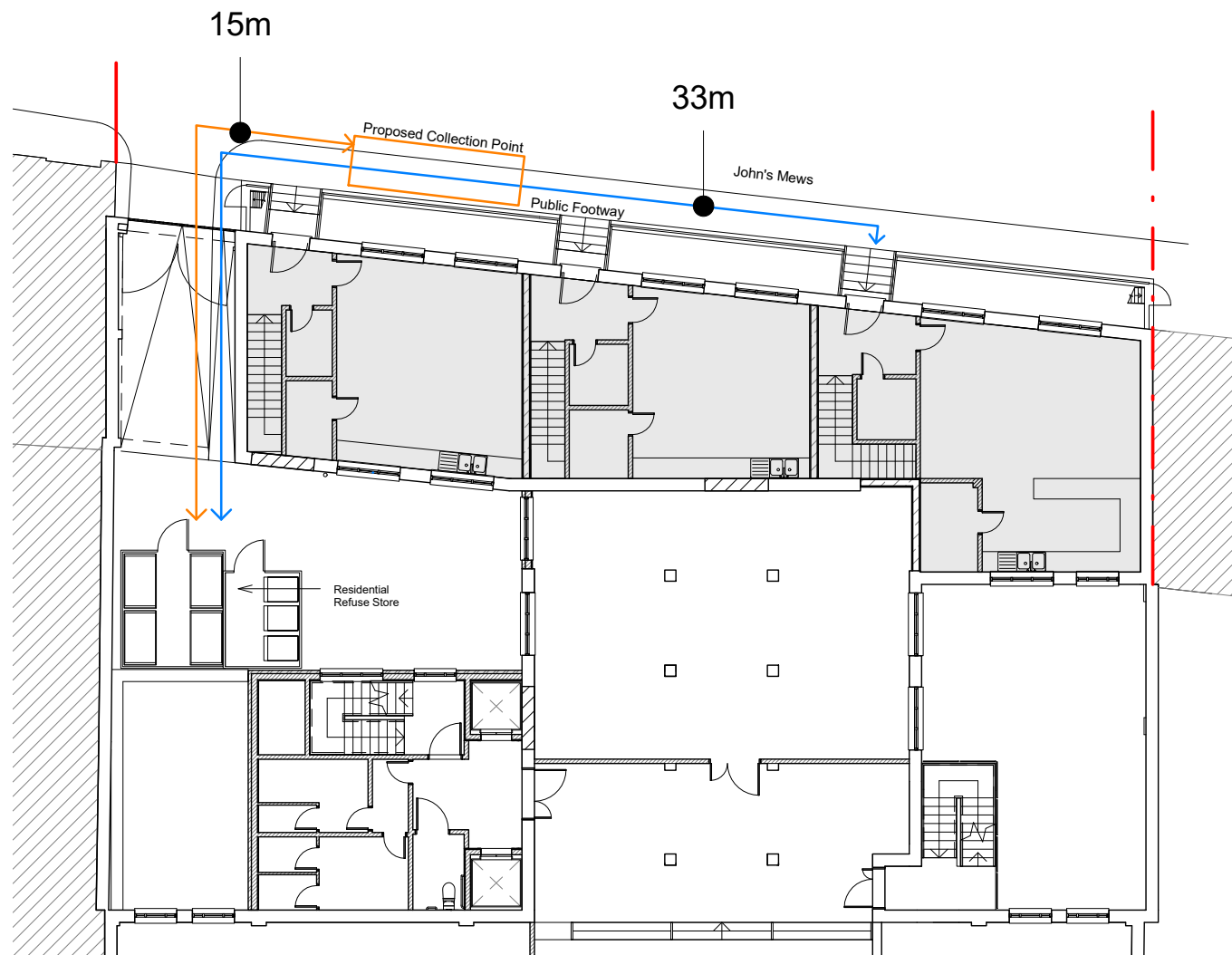
Design Testing For Residential - Refuse and Recycling

The proposed residential development will dispose a separate refuse store next to the commercial one to be located within the South-East courtyard accessed via John's Mews. Alternative locations have been eliminated because of lack of space.

The location of the refuse store will create several issues that won't comply with the guidance set in the Camden Planning Guidance document. The main issues are as follow:

1. The distance from the residential development to the refuse store is between 13m and 33m while the council's guidance suggests that *the refuse store should be located within 10 m of an external access*;
- 2.
3. The distance from the refuse store to the proposed collection point is more than 15m. Also, there is no clear area to place the bins for collection except from the public footway which is only 1m wide. The proposed collection point will be for commercial and residential. Council's guidance suggests that *External storage areas and collection points must be as close as possible to, and preferably within 10m of, a place suitable for a collection vehicle to stop*.

Furthermore, only one access is available for both, residential and commercial refuse store.



Ground Floor Plan as Proposed_Residential Testing
1 : 200

Waste and Management

A refuse/recycling enclosure is proposed to be located within the South-East courtyard.

The enclosure is also easily accessible by the local authority refuse collection team, and is adequate for the storage of general waste bins and recycling bins to serve all commercial units.

The refuse enclosure will include wash-down facilities, and a waste water gulley to allow for the area to be kept and maintained to a good condition.

Proposals Overview

Existing Use / Existing Areas

The existing property has B1 office use.

The site has a gross area of 0.1 hectares (1095.20m²).

The existing building has a total foot print area of 755.25m².

The existing building has a total gross internal area of 3626.92m².

Proposed Development

The proposal is for the extension and refurbishment of the existing building to provide 508.2m² of additional office area and 460.7m² of ancillary (new stairs core, toilets, showers, disabled toilets and showers) area. In total 968.9m² of new floorspace (GIA) will be created.

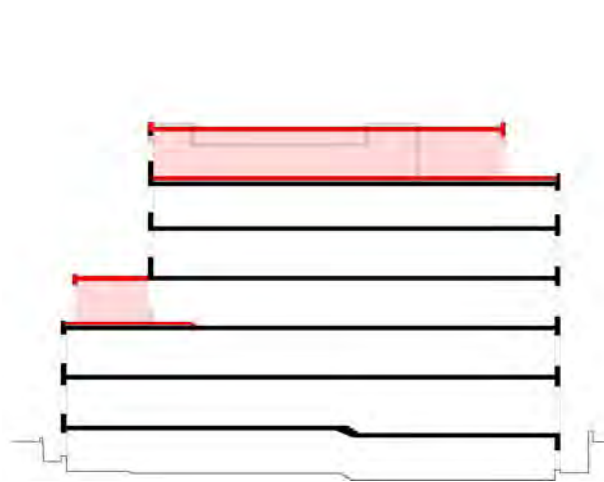
The proposed development can be broken down into the following elements:

1. Single storey roof extension to the building fronting John Street;
2. Single storey roof extension to the building fronting John's Mews;
3. Seven storey infill extension within the south lightwell;
4. Seven storey extension within the south lightwell containing a new staircase, two new lifts, toilets and showers;
5. Installation of a metal fire escape staircase to the north lightwell;
6. Replacement and relocation of plant and provision of a new plant enclosure at roof level; and
7. Alterations and widening of the main entrance located on John Street.

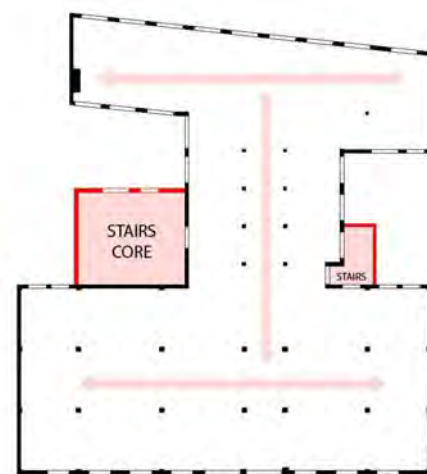
With the new extension in place the building will have a total footprint area of 852m², and a total gross internal area of 4595.82m².

The overall aim of the project is to improve and enlarge the existing building, with the intention of providing extensions of high architectural quality. The proposals are considered to have an overall positive impact on the surrounding character and streetscape.

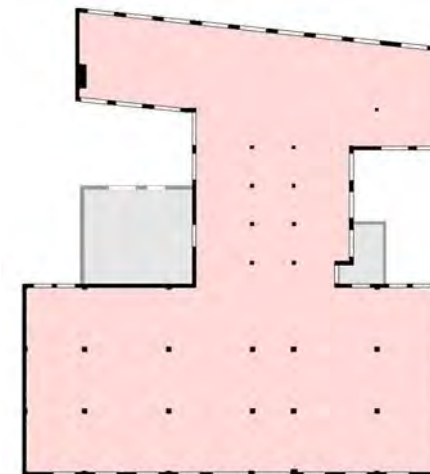
Intensions of the proposals



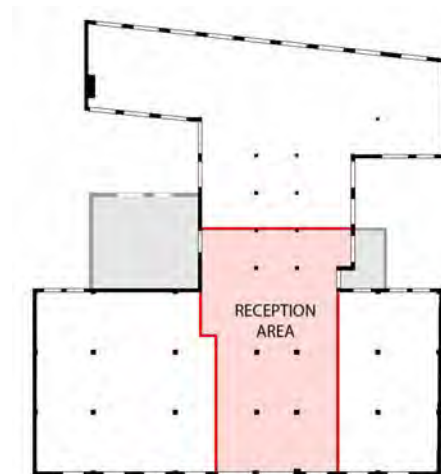
Provide additional quality office space



Improvement of vertical circulation

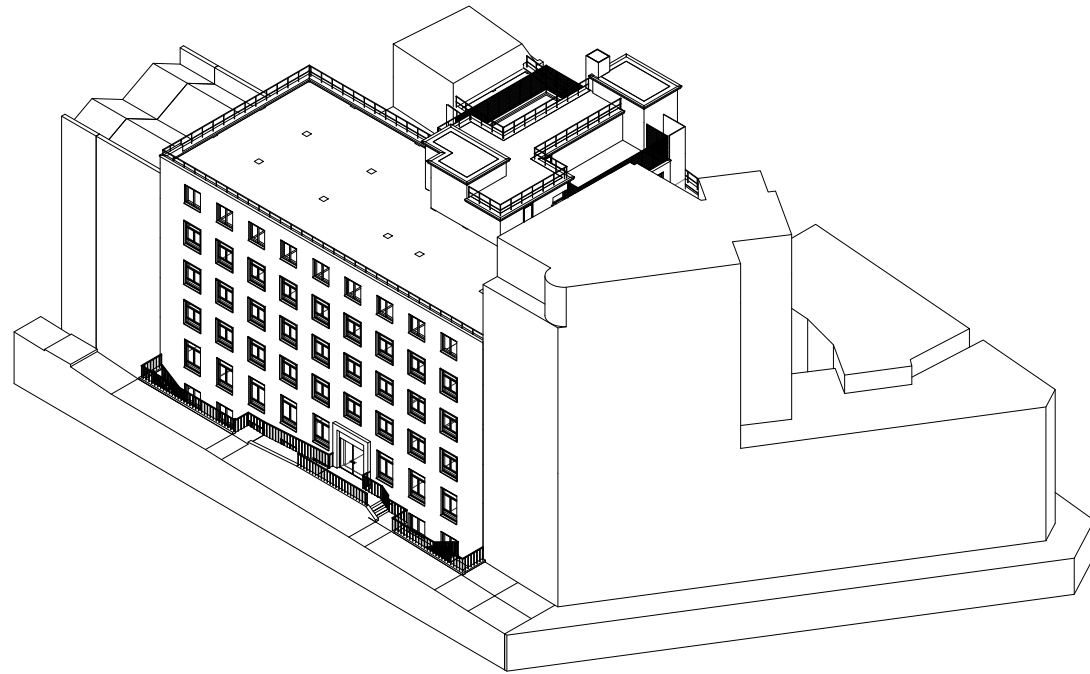


Creation of an open plan space

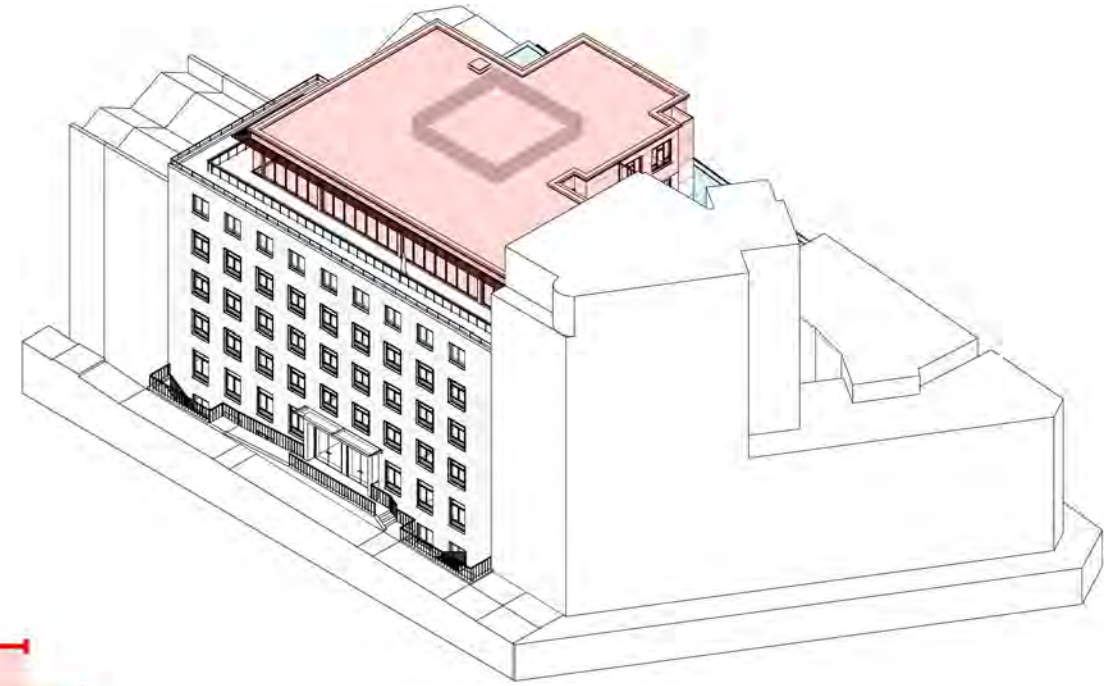
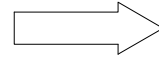


Improvement of reception area

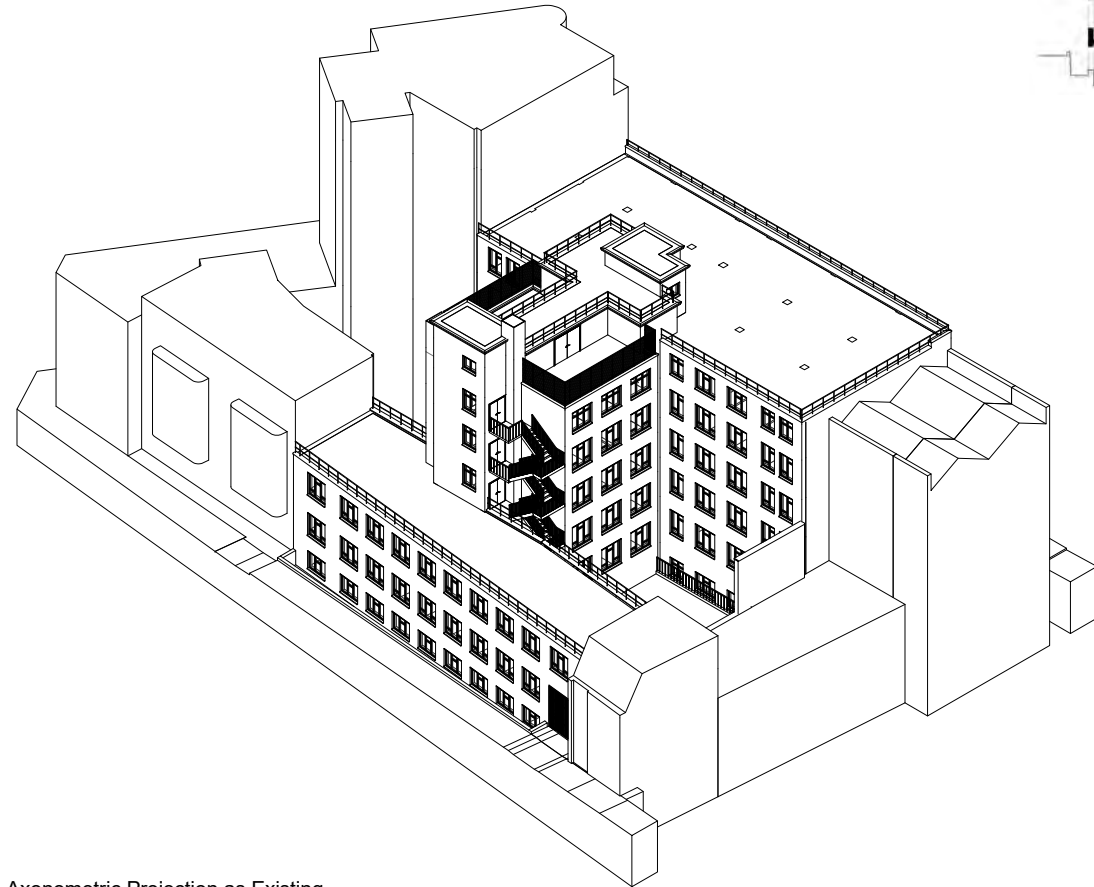
Massing



Axonometric Projection as Existing



- Single Storey Extension
- Single Storey Extension
- Seven Storey Extension
- Seven Storey Infill Extension



Axonometric Projection as Existing

