
Design and Access Statement

relating to

Refurbishment Works

at

6 Bayley Street

London, WC1

for

The Bedford Estates

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Section 1 - Introduction

This Design and Access Statement has been prepared to accompany a Planning and Listed Building application for 6 Bayley Street, London.

6 Bayley Street comprises 2,525 square feet and is arranged over basement, ground and three upper floors.

6 Bayley Street is one of 5 consecutive symmetrical terraced houses on the edge of Bedford Square. The property became Grade II Listed on 14 May 1974 (Listing Reference – 1272271). Supplementary to this document is a heritage statement which gives a commentary of the significance of the building and how the proposals impact on the original fabric of the building. This assessment has been submitted as part of this application.

On 03 May 1979, a planning application was submitted for works to 26-27 Bedford Square and 6-10 Bayley Street. At this point in time the properties were under a single occupancy, being the National Council of Social Service. This application related to changes in the fire exit strategy. The drawings annexed to this application shows the properties on Bayley Street were linked by a communal corridor running along the rear of the properties. It also showed that No. 6 was linked to 27 Bedford Square at ground, first and second floors.

On 24 April 1980, permission was given for the inclusion of iron bars on the front basement windows to 27, 6,8,9 & 10 Bayley Street. (N13/21/C/2442).

On 08 December 1992, permission was given for internal and external alterations and refurbishment including rearrangement of rear extensions and erection of a rear lift and toilet extension to the rear of 27 Bedford Square and two new toilet extensions to the rear of 6-7 Bayley Street. At this point the properties were split into individual demises. The doorways between the adjacent properties were blocked up and the corridors linking the properties to the rear were also removed. A toilet block was included on the half landings to the rear of the property and a full height service riser was introduced. (9270218)

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.

Internal Proposals

Our proposal is to refurbish the property whilst conserving the original fabric of the building. We propose to install comfort cooling to all rooms within the main building. By undertaking the following works, the property will be brought up to a modern day standard, suitable for office use, which will hopefully secure a long term tenant.

■ Installation of comfort cooling to offices

A variable refrigerant volume (VRV), heat pump system is to be installed to provide heating and cooling throughout the building. The cooling installation will require indoor VRV units, 1 No. roof mounted condenser units and associated pipe work connections. New, plain, electric panel heaters shall be installed in the common parts and WC's to provide heating during the winter months.

The VRV condenser units will be sited on the rear addition roof and will not be visible from street level and is a similar addition to many of the adjoining properties, see later section of this statement.

The indoor units are to be chassis type, floor-mounted around the building perimeter, within bespoke joinery casings on the basement, ground and first floors. See drawing BB002-2017-DT01 for details of the bespoke casing. The units on the second and third floor are to be proprietary chassis mounted units with steel casings.

The indoor units will be installed over five floors, from the basement to the third floor, where possible utilising existing risers and joist notches for the refrigerant pipework distribution. The location of the existing risers is shown on the drawings.

Refrigerant and condensate pipework to and from the VRV units will be positioned within existing notches except where this is not reasonably practicable. The pipe runs will not disturb any external features and any notches made, will be made good and structurally sound via the addition of a metal plate, fitted and secured to the joist over the notch position as detailed in the timber notch plate drawing BB002-2017-DR02.

In general, the pipework shall be installed within the existing joist notches where possible. Floor boards will need to be uplifted to facilitate the installation. This will be undertaken carefully and by numbering the floorboards, they will be reinstated in the same location. No other damage will be caused to the original fabric of the building by this installation and all of the proposals are fully reversible.

Existing, redundant pipe work running across the joists will be removed and a repair will be made as detailed in the timber notch repair drawing BB002-2017-DR02.

The installation will be sympathetic to the existing fabric of the building. Existing riser routes will be utilised therefore there will be no need to alter the current plan form of the property, except where mentioned above.

■ **Installation of cooling to communications room**

The proposal includes the installation of a wall mounted fan coil unit internally within RB09 and 1No external condenser unit located adjacent to the main condensing unit on the rear flat roof. The purpose is to provide cooling within the proposed communications room (RB09).

It will be necessary to form an opening in the modern rear flat roof to run refrigerant pipework. A trench will be formed within the basement slab for the power supply and pipework connections between the fan coil unit and 1No external condenser unit.

No other works are required to the original fabric of the building by this installation and all of the proposals are fully reversible.

■ **Kitchen facilities**

The existing kitchenette in the basement RB05 will be removed and capped services will be provided for any future occupier to utilise.

■ **Upgrade of existing WC's**

We believe the existing WC's within the basement, first, second and third floors of No 6 Bayley Street were installed as part of the comprehensive refurbishment undertaken in 1992 referred to in section 1 above. The existing finishes comprise wall and floor tiles, white china sanitaryware and chrome fittings. Our proposals changes the layout in the basement to create a large combined shower room & WC, with a separate WC. The WCs on the upper floors will largely maintain the existing layout but simply replacing the finishes and fittings to give a more contemporary feel.

See section 3 below for further details on changes to WC in the basement.

■ **Testing and repairs to existing electrical installations**

The existing electrical installation will be tested and repairs undertaken to ensure compliance with current regulations. This may require a full re-wire which in turn will involve lifting floorboards and chasing walls. All floorboards will be numbered and carefully reinstated on completion. Walls with decorative mouldings will not be touched as part of any re-wiring that may be required. Walls will be repaired to exactly match existing materials.

■ **New lighting**

All light fittings throughout the property will be replaced. The type of fitting proposed depends on its location within the building. The lighting scheme will be similar in concept and design to the scheme recently carried out at 25 Bedford Square by Bedford Estates.

Generally, the existing chandeliers within the front principal rooms on the ground and first floors will be replaced with new contemporary chandeliers. This will ensure no damage is caused to the existing wall and ceiling finishes.

Slim line luminaires suspended from the ceiling will be installed in the basement, the rear rooms within the first, second and third floors.

The existing stairwell and landing lighting comprises both recessed spotlights and wall fittings. New fittings will be installed in a similar configuration.

When removing the wall fittings, the redundant cabling will be safely terminated and the walls made good. When removing the ceiling recessed fittings, the cabling will be removed and the plasterboard ceilings patched in. No lath and plaster ceilings will be affected.

Through our design, we have been careful to specify fittings which will not have a negative impact on the appearance of the building when viewed from Bedford Square.

■ **Fire Alarm**

A new wireless fire alarm system will be installed throughout to meet current building regulation requirements. We have deliberately selected a wireless system so that no walls or floors will need to be disturbed.

The fire alarm panels will be located behind the main entrance door within RG08.

■ **Data / Telecommunications**

A new CAT 5e system will be installed throughout the property. Data points will be installed to all walls to provide flexibility for any incoming tenant. Where possible, existing wall mounted data points will be re-used to avoid chasing of walls and disturbance to existing skirting boards.

Floor boxes will be installed between the existing floor joists to support the installation and allow the installation to be configured as required.

■ **Door Access Control**

A replacement door access control system will be installed to the main entrance at street level. The external door access panel will be recessed into the brickwork reveal (to match existing) and finished in brass.

■ **Removal of Demountable Partitions**

The non original demountable partitions installed during the refurbishment works in 1992 (as detailed in section 1) will be removed. This will restore the original plan form within RG03.

As part of upgrading the existing WCs the proposal extends to reconfiguring the toilet cubicles in the basement rear addition, which were constructed in 1992 (as detailed in section 1)

The removal of these partitions will not disturb any historic fabric.

■ **Flooring**

All existing carpets throughout the property will be replaced with new carpet. Stair runners with satin stainless steel stair rods will also be installed on staircases.

The existing floor tiles to all WC's will be replaced with new porcelain tiles.

■ **Ironmongery**

All existing ironmongery which was installed as part of the refurbishment undertaken in 1992 (see section 1) will be replaced with new satin stainless steel fittings. The existing brass furniture to the front door will be replaced with new antique brass door furniture.

■ **General Repairs**

Inevitably, there will be a need to undertake repairs to walls, floors and ceilings. Where required, these repairs will be undertaken to match the existing in terms of materials and method applied.

Any patched in wall and ceiling mouldings and joinery items will be made to match the existing as closely as possible.

■ **Redecorations**

All existing ceilings, walls and joinery items will be suitably prepared and redecorated. We do not propose to carry out poultice cleaning to the decorative coving unless it is deemed essential on site. Most of the areas of redecoration are sound but in some areas we may need to strip and relime the walls where damage has occurred, either through impact or water. It may also be necessary to replace plasterwork in those areas which is only obvious once we commence repairs. If repairs are required, we will use traditional lathe and plaster.

External Proposals

■ **External Condensers**

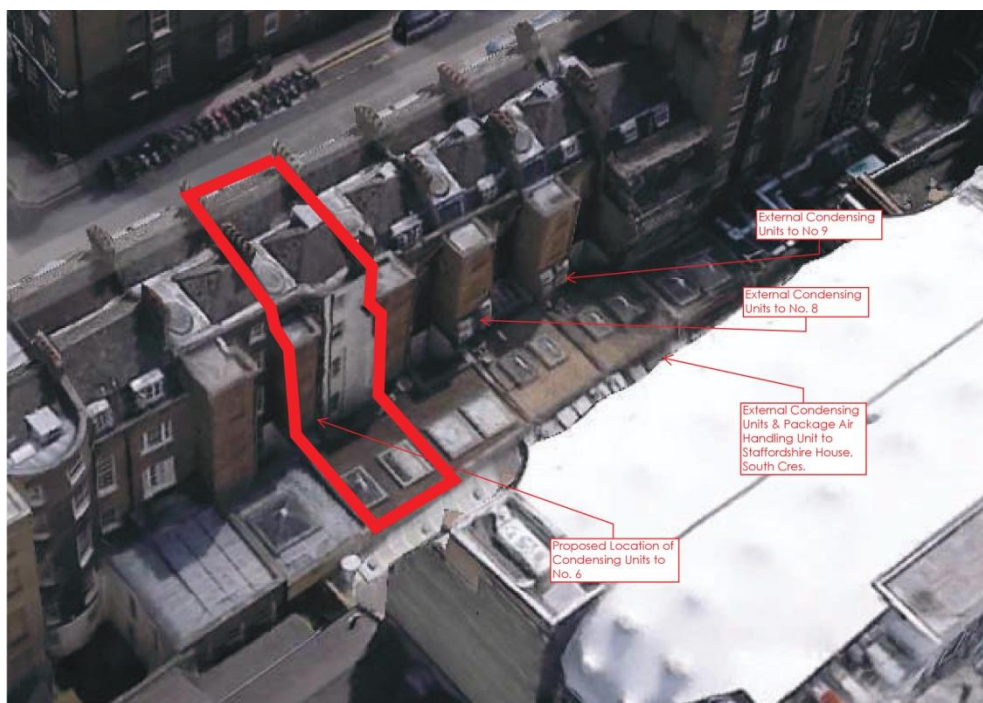
It will be necessary to install external condensing units to serve the cooling for the offices and the communication room as detailed above.

Careful consideration has been given to the least intrusive location for them and after thoroughly

reviewing the options it was decided that the flat roof above the modern first floor rear projection was most suitable. This decision was made in consideration of the surrounding mechanical plant, which includes condensing units in the same location on No. 8 and 9 Bayley Street to the east and various plant on the similar level flat roofs to the rear of Staffordshire House.

We have commissioned an acoustic report to assess the impact these external condensing units will have on the adjoining buildings. This report confirmed that the noise levels will not exceed the permissible levels detailed within Camden planning policy. A copy of this report is included within the application.

Below is an aerial photo showing the location of external plant serving the surrounding properties and the proposed location of the external condensing units to No. 6 Gower Street, it has also been shown on drawing BB02-2017-GA01.



Section 3 – Use / Layout

The existing shower arrangements at basement level are poor. To improve their functionality and the marketability of the property a decision has been made to reconfigure the area to create a large, more accessible shower / WC facility.

As previously mentioned above, demountable partitions in RG03 & RG04 will be removed to reinstate the original layout of the rooms and make the space much more useable for a modern office user.

Section 4 – Access

As part of the design phase, we have undertaken an assessment of the current access arrangements with the view of improving access where possible.

The benefits of installing a motorised lifting platform to assist wheelchair users gaining access to the property from street level have been considered. Even if a wheelchair user could access the property, the changes in levels and the lack of an internal passenger lift will prevent access to all but the ground floor rooms.

Due to the above and as the building is Grade II Listed, it is our opinion that it is not feasible to make all of the necessary adaptations without having a detrimental effect on the fabric of the property. The visual appearance of an external motorised lifting platform within the Conservation Area would also be contentious and the introduction of an internal passenger lift will result in significant loss of historic building fabric.

Every effort will be made to bring access opportunities up to the best available standard within the constraints imposed by the listed nature of this building.

The following best practice guidelines have been considered:

- Equality Act 2010
- Building Regulations Approved Document M and K
- BS 8300:2001 – Design of Buildings and their approaches to meet the needs of disabled people Code of Practice

Section 5 – Landscaping

The flag stones within the rear court and lightwell will be thoroughly cleaned and re-pointed as required as will the finish to the front entrance steps.

Section 6 – Vehicular and Transportation Links

The vehicular and transport links to the building will not be affected by the proposed works.

Section 7 – Conclusion

We believe that the proposed works will not adversely affect the original fabric of the building. Finishes installed within the 1992 refurbishments will be removed and replaced with more modern and contemporary finishes whilst being sympathetic to the building.

Through our design, we have carefully considered the most discreet and practical location for the external plant to minimise the impact on the building externally and internally. The original riser will allow services to be run through the building without the introduction of further riser.

A careful considered approach will be implemented whilst lifting floorboards to run the pipework and cables to each of the fan coil units internally. The units are also to be positioned on the floor, which will minimise potential damage caused to original skirting and joinery items.

In our opinion, the installation of comfort cooling will not adversely affect the original fabric of the building and will benefit all future occupiers. By improving the service provision within the property, such as lighting, data, WC's, small power etc, we anticipate securing a long term tenancy.