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Design and Access Statement

relating to

Alterations

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 into Bedford Square 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 limited to the reinstatement and widening of an opening between the two principle rooms on the ground floor of the property. This opening between the two rooms will be set down 300mm from the existing ceiling so that the ceiling detail is still legible.

The design and materials of the joinery framing the reinstated opening will be informed by the existing details within the property and therefore in-keeping with other similar openings at 6 Bayley Street.

A more comprehensive application has been compiled to deal with the wider refurbishment project and will be considered separately from this application.

### External Proposals

There are no external works proposed by this application and the external appearance of the property will be unchanged.

## Section 3 – Use / Layout

Reinstating and widening the door opening at ground floor level will improve the flow of the space and reintroduce a common link found in many of the properties on Bayley Street and Russell Square.

There will be no other changes to the use or layout as a result of this application.

## 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, a level change restricts access to the rear part of the property and there is no feasible location of a pedestrian lift to afford access to the upper floors.

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.

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

There are no changes to the existing landscaping proposed as part of this application.

## 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 special interest of the listed building and will only result in very limited loss of original historic fabric.