**PROPOSED ALTERATIONS AT THE PENN CLUB , 21-23 BEDFORD PLACE , LONDON , WC1B 5JJ**

**DESIGN AND ACCESS STATEMENT**

**PROPOSAL**

The proposal involves the creation of new ensuite bedrooms on the first and second floors of houses no 21 and 22, together with enabling works and the relocation of reception and meeting rooms on the ground floor of House 21

**EXISTING SITE FEATURES**

This is a Georgian property comprising three connected houses constructed in Yellow London stock brickwork which is part of a terrace of similar properties forming The Bedford Estate.

The site functions as a Quaker Club and Hotel

The property has a well preserved front and rear elevation and roof and has later low level additions to the rear.

There are original railings to the front enclosing a basement light well

To the rear is a small terrace area with railings looking out over the central gardens of the Bedford Estate

The interior is dealt with under “Heritage Assets”

**ACCESS ISSUES**

There are good transport links in and around the area of this location; There are several bus routes operating in Southampton Row and Bloomsbury Way, Holborn tube station is nearby as well as Russell Square tube station.

The entrances to the property have 3 shallow steps with original railings both sides.

A portable wheelchair ramp is stored adjacent to the entrance

A new reception counter will incorporate a lowered section for wheelchair users , and an induction loop ,and the relocated public WC will be made fully accessible.

There are currently 2 No bedrooms at ground floor level in House No 23 , one of which is fully accessible

Means of Escape: there will be a management plan in place to assist with the safe evacuation of disabled people.

**DEVELOPMENT LAYOUT**

There will be no change to the site layout

**DEVELOPMENT APPEARANCE**

There will be no change to the external appearance of the property

**LANDSCAPING**

There are no landscaping issues

**HERITAGE ASSETS**

The property is listed grade ll and is situated in The Bedford Estate Conservation Area. Its importance is as a fine example of Georgian Architecture and one of a range of prominent buildings in the conservation area.

The front and rear elevations, and roof, are all well preserved

Externally there is no alteration proposed.

The alterations at ground floor level involve the formation of a new opening through a stud partition to create a new reception and the encasement of a new soil pipe in the front corner of this room with a matching fibrous plaster cornice, dado and skirting.

The removal of the stud wall in the rear extension allows this room to become a new meeting room.

The opening up of the two existing doorways on the staircase will return the property to its original layout, (the widening by 150mm allows compliance with Building Regulations)

Overall this will improve the significance of the heritage asset in terms of the special character of the listed building.