

13 Bedford Square
London WC1

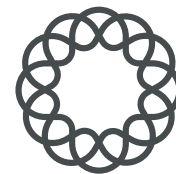
Design & Access Statement

Prepared for The Bedford Estates

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**Garnett
& Partners**
Architects and Designers

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1.0 Preamble

This Design & Access Statement shall be read in conjunction with the following drawings and statements prepared by Garnett & Partners LLP (G+P).

- 859(PL)001 Rev A - Site Location Plan
- 859(01)100 Rev A - Lower Ground Floor Plan - As Existing
- 859(01)201 Rev A - Elevations - As Existing
- 859(01)600 Rev A - Lower Ground Floor Plan - As Proposed
- 859(01)701 Rev A - Elevations - As Proposed



Rear Elevation 'As Existing'



Rear Elevation 'As Proposed'

2.0 The Existing Building

The Property

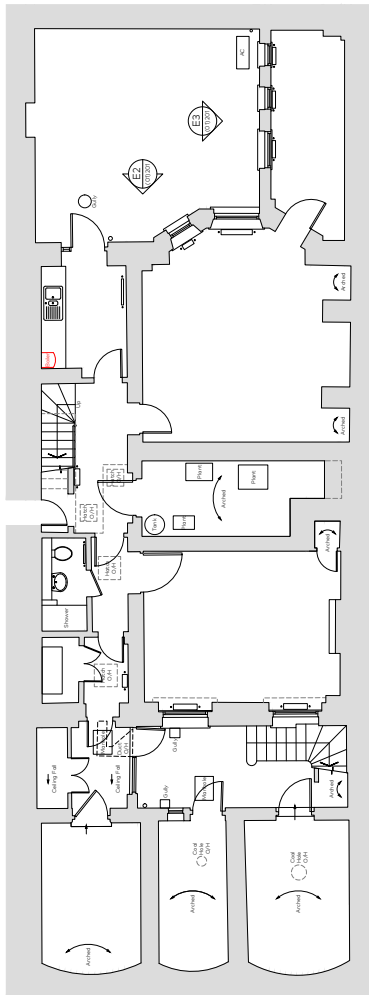
13 Bedford Square is a mid-terrace Georgian property Grade I Listed Building.

Land Use:

The existing building was constructed at around 1781 as a single town house, but like many of the buildings at Bedford Square, has since been converted into an office.

Access

The property is accessed directly off Bedford Square. The existing access is stepped leading to a generously proportioned front hall. The front steps are fully accessible to ambulant disabled. While the front steps naturally inhibits disabled access to the property, it is considered that a temporary ramped access could be provided and stored within the ground floor, to provide temporary disabled access where required.



Lower Ground Floor Plan 'As Existing'



Detail of Rear Elevation 'As Existing'

3.0 Photographs



Photograph of Rear Elevation showing evidence of existing openings



Photograph of Lower Ground Floor Kitchenette

3.0 Photographs



Photograph of Rear Elevation at Lower Ground Floor Level

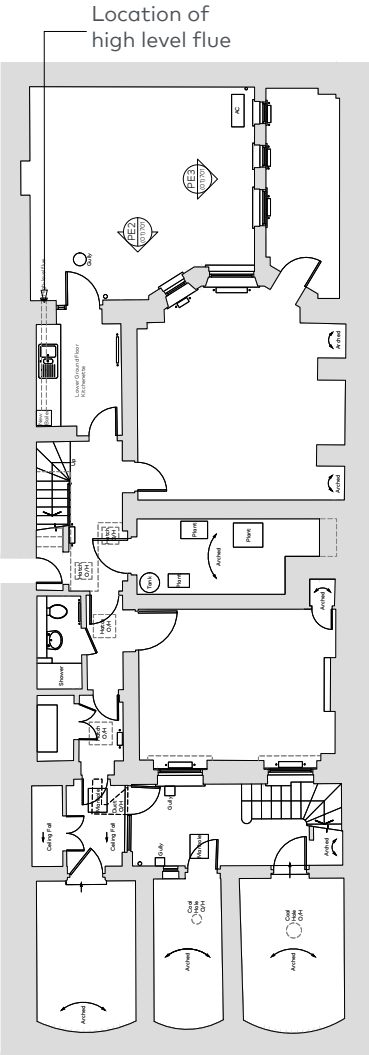


Photograph of Lower Ground Floor Kitchenette

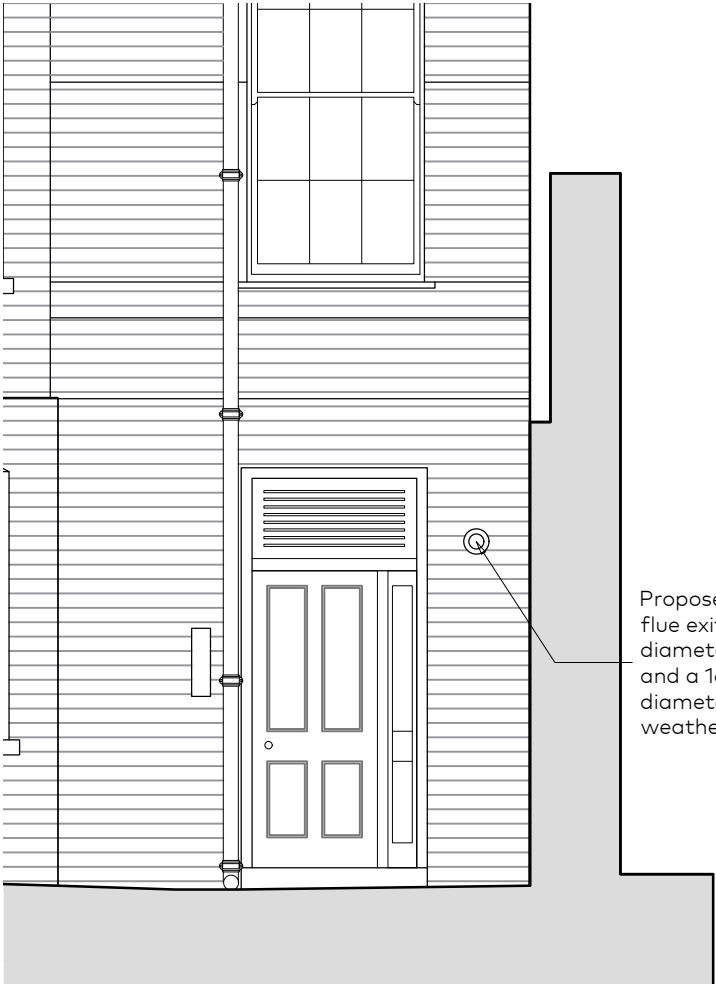
4.0 Proposed Works

Description of Proposed Works
 The works in relation to the lower ground floor kitchenette comprises the installation of a boiler and connected boiler flue which would exit through the back wall of the building's rear elevation.

- The works will involve following:
1. Instalment of a new boiler in the lower ground floor kitchenette.
 2. Creation of an opening in the rear elevation.
 3. Instalment of new boiler flue.



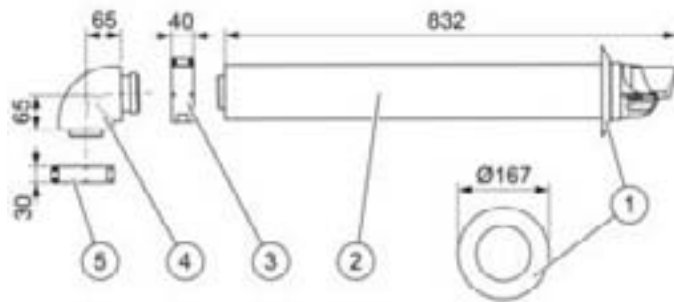
Lower Ground Floor Plan 'As Proposed'



Detail of Rear Elevation 'As Proposed'

Proposed high-level flue exit with overall diameter of 100mm and a 167mm diameter external weather collar

5.0 Detail



Detail drawings of boiler flue



Image of installed boiler flue exit

Design

The detailing of the boiler and the boiler flue is non-intrusive and comprises a minor alteration of the existing fabric of the building. The creation of a small opening has a negligible impact on the appearance and cannot be seen from the public domain.

The flue exit is to be a concentric flue with an overall diameter of 100mm. The external weather collar has a diameter of 167mm. The diameter of the flue pipe will have a diameter of 125mm.