

RUNDELL ASSOCIATES



Design and Access Statement

40 Bedford Square, London WC1B 3HX

P2 NOVEMBER 2019





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1.0 Introduction

1.1 This Design and Access statement is written to support a Householder Planning Application for a full internal refurbishment of the Mews House attached to 40 Bedford Square including a new opening to the Courtyard at Lower Ground Floor level and alterations to the second floor sash window facing Adeline Place.

1.2 The Mews House was built in the end of the 1980s and is treated as being listed as it lies within the curtilage of 40 Bedford Square – a Grade I listed terraced townhouse located in the Bloomsbury Conservation Area of Camden Borough London Council.

2.0 Applicant and Agent

The applicant for this application is Mr Robert Villiers who owns the property:

Mr Robert Villiers
40 Bedford Square,
London,
WC1B 3HX

2.1 The client's agents for this application are:

MRJ Rundell & Associates Ltd,
12 Salem Road
London,
W2 4DL

Project Architect: Sam Rose



3.0 Site Location, Setting and Description

- 3.1 The site is located on the North side of Bedford Avenue on the corner with Adeline Place. The facades fronting Bedford Avenue have an architecturally consistent appearance featuring two storeys above a raised basement with a mansard attic storey added in the 1980s. They date from the Edwardian period and are constructed in red brick with contrasting stone and terracotta detailing.



Aerial photograph showing the site location (Google Earth)

3.2 Setting

- 3.3 The description of the setting and its historical development references the Bloomsbury Conservation Area Appraisal and Management Strategy that was adopted in 2011 and the Local Plan Document produced by Camden Council.
- 3.4 Bedford Square is a virtually intact and exemplary piece of late 18th century town planning, consisting of terraced housing built speculatively by a number of different builders to a plan produced by the Bedford Estate. Smaller scale Mews Houses which serviced the townhouses are located to the rear of the square



3.5 Description

3.6 The Mews house at 40 Bedford Square is typical of an historic mews street with an architecturally consistent frontage of two storey raised on a basement. The houses were substantially reconstructed in the 1980s including the addition of mansard roofs. The original façades facing Bedford Avenue are constructed in red brick with contrasting stone and terracotta detailing and date from the Edwardian period.

3.7 Planning searches show that in the 1980s a new floor with mansard roof was added onto the original building.



Mews house from Adeline Place



Mews house from Bedford Avenue

4.0 Planning History

4.1 8470170 - APPROVED

Which allowed the re-construction of the Mews House and the addition of a mansard roof.

4.2 2008/5310/L - APPROVED

Which established the principle of the conversion of the buildings from offices into a single family dwelling (40 Bedford Sq) and four self contained flats (9 Bedford Avenue).

4.3 2010/4417/P - APPROVED SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Which revised the previously consented scheme (2008/5310L) and allowed various alterations connected with the conversion of the main building from office use (Class B1) to a single family dwelling house (Class C3) and of the rear building into three self contained flats.



5.0 The Proposal

5.1 Design Brief

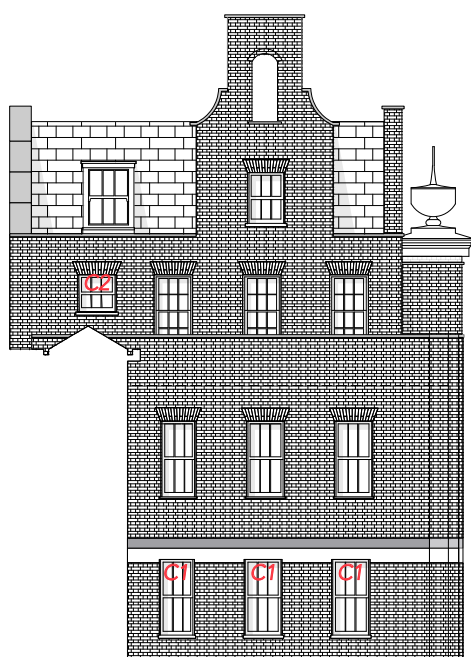
5.2 It is proposed to carry out a comprehensive internal refurbishment of the Mews House to provide two self contained residential apartments on ground, first and second floors with a basement gym directly linked to the main house. The proposals include the leveling of the entrance hall to provide better access through to the main house.

5.3 Planning permission to change the use of the Mews house from office space to residential units was approved in 2008 (2008/5278/P) and a revised scheme was subsequently granted approval in 2010 (2010/4417/P). The 2010 permission (2010/4417/P) remains extant as work was started within the 3 year period. The justification given in both applications for the change of use was that the office spaces had been marketed for some time with no interest. Evidence of this is included in Appendix A by way of an estate agent letter.

5.4 The main points of the overall design brief are to:

- Create two self contained residential dwellings
- Replace the existing services which are in poor condition and require upgrading
- Upgrade the thermal performance of the building
- Improve the visual appearance of the rear façade.
- Improve access within the Mews House and between the Mews House and the main house at 40 Bedford Sq.

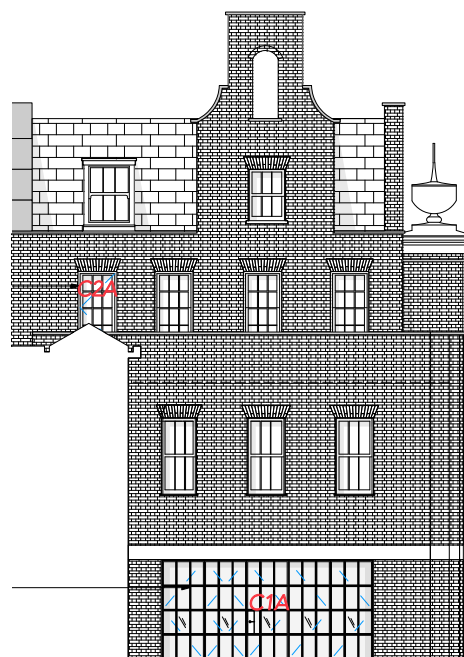
5.5 External alterations



Existing Mews elevation facing Court Yard (left)

C1-Existing sash windows at Basement Level to be removed

C2-Existing small sash window at first floor to be removed



Proposed Mews elevation facing Courtyard (right)

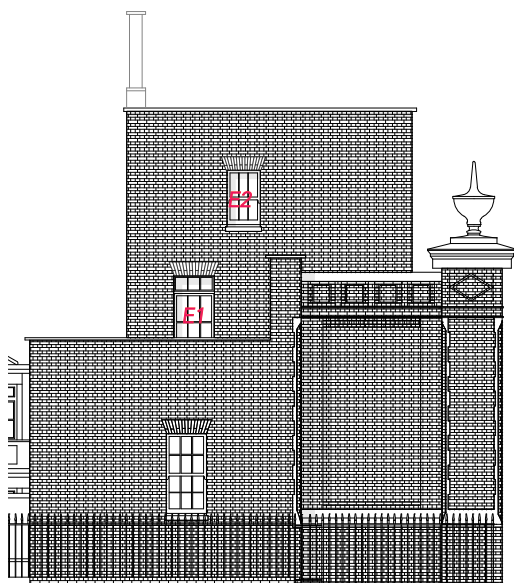
C1A-New doors opening to Court yard access

C2A-New door access to terrace at First Floor



5.6 At Lower Ground Floor level the proposal seeks to improve circulation between the Mews house and the Courtyard by forming a single new enlarged opening in the existing wall and installing glazed doors between the new gym and the courtyard. This opening is located in a wall that was constructed as part of the 1980 development and therefore there is no impact on listed fabric. Views into the courtyard from the street are very limited and the space is not overlooked by any other building apart from the main house itself.

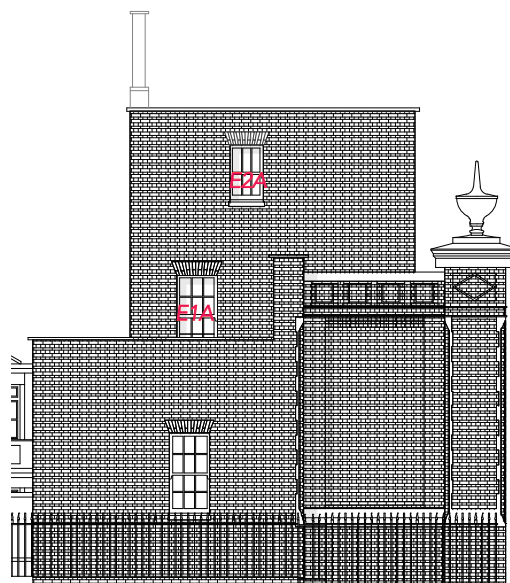
At first floor level it is proposed to replace the sash window overlooking the main house with a new glazed door to allow access onto the terrace for maintenance purposes. This opening is located in a wall that was constructed as part of the 1980 development and therefore there is no impact on listed fabric.



Existing elevation facing Adeline Place (left)

E1-Existing door access to terrace at first floor to be removed

E2-Existing sash window at second floor to be relocated



Proposed elevation facing Adeline Place (right)

E1A-New sash window to match existing

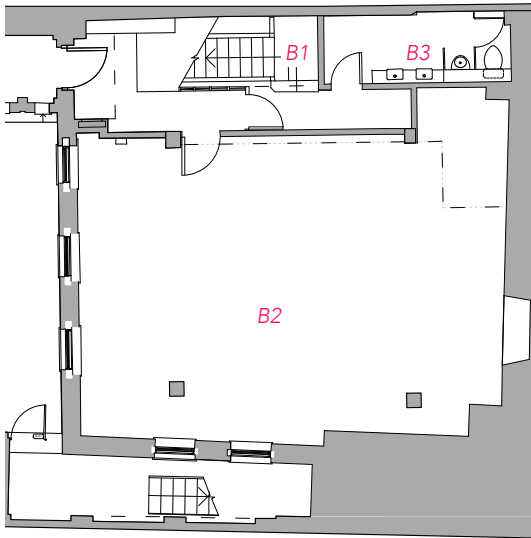
E2A-Existing sash window at second floor relocated

5.7 At first floor level it is proposed to replace the existing terrace access door on the façade facing Adeline Place, with a new timber sash window. This change improves the proposed en-suite bathroom layout. This opening is located in a wall that was constructed as part of the 1980 development and therefore there is no impact on listed fabric.

5.8 At second floor level it is proposed to raise the level of the existing sash window to suit the proposed kitchen layout. This opening is located in a wall that was constructed as part of the 1980 development and therefore there is no impact on listed fabric.

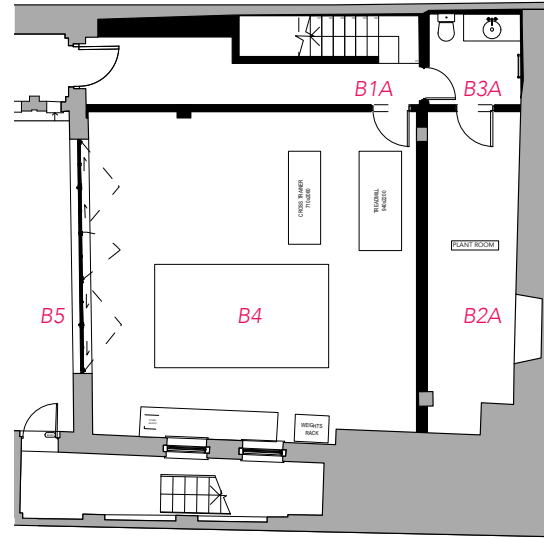
5.9 At roof level it is proposed to replace the existing rooflights with two new smaller rooflights that will better suit the new floorplan. This change seeks to improve the level of natural light into these rooms and allows a natural air circulation.

5.10 All new windows and glazed doors are to be double-glazed.



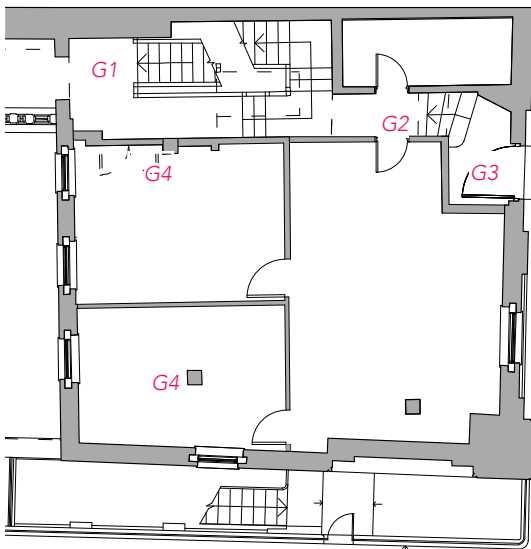
Existing Basement level plan (left)

- B1-Existing staircase
- B2-Existing Plant room
- B3-Existing WC



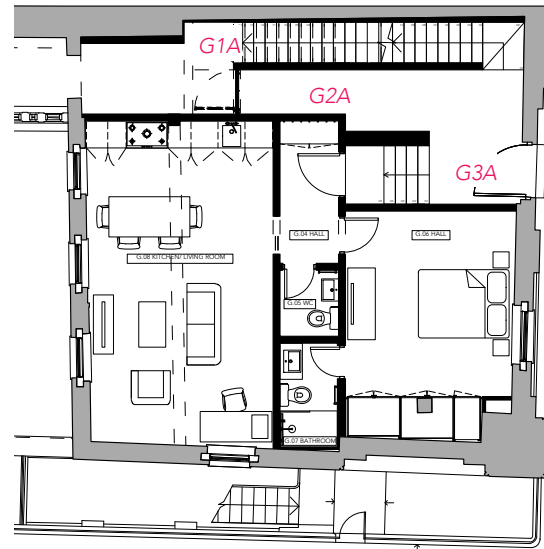
Proposed Basement level plan (right)

- B1A-New Staircase hall
- B2A-Existing Plant room kept
- B3A New WC
- B4-Proposed Gym room
- B5-New doors opening to Court yard



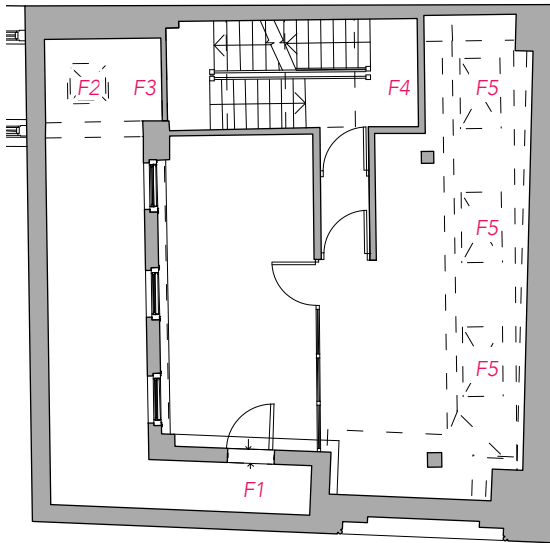
Existing Ground Floor plan (left)

- G1-Existing Staircase
- G2-Existing corridor to be lowered
- G3-Existing entrance hall
- G4-Existing steel columns to be removed



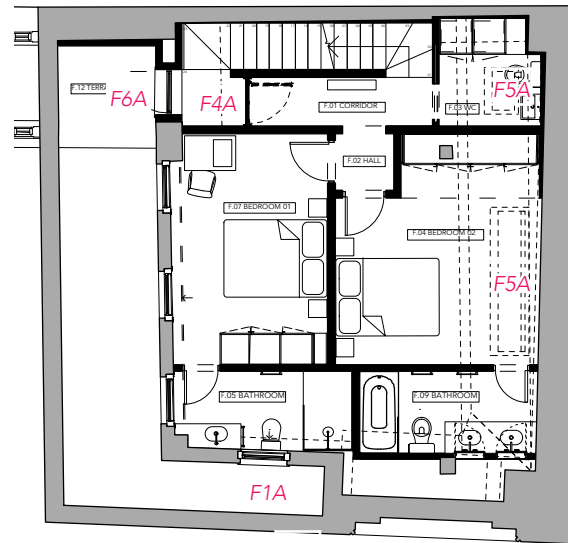
Proposed Ground Floor plan (right)

- G1A-Proposed staircase circulation
- G2A-Proposed Communal Lobby
- G3A-Proposed entrance hall



Existing First Floor plan (left)

- F1-Existing door access to terrace
- F2-Existing rooflight to be removed
- F3-existing roof structure to be lowered
- F4-Existing Staircase
- F5-Existing rooflights

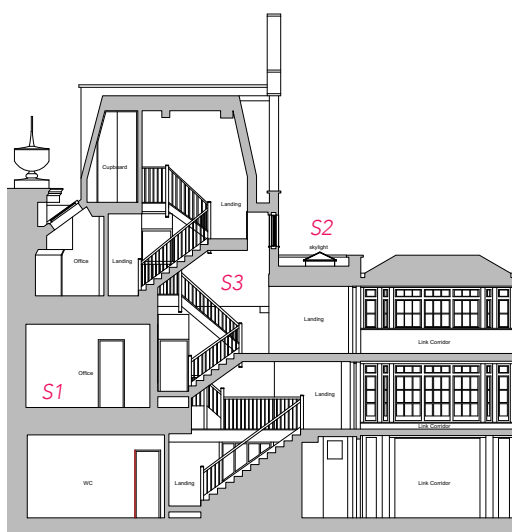


Proposed First Floor plan (right)

- F1A-New sash window to match existing
- F4A-Proposed staircase
- F5A-Proposed rooflights
- F6A-New doors access to terrace

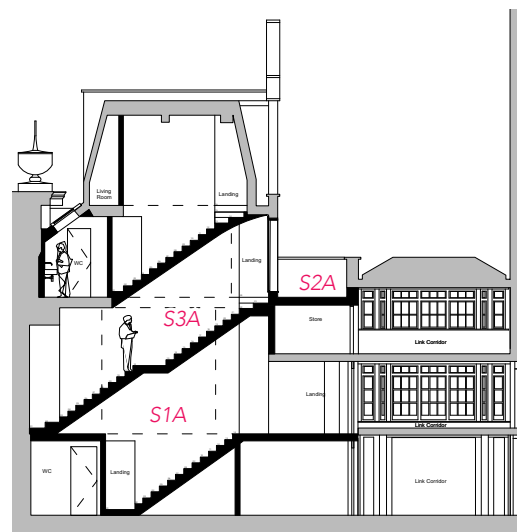
5.11 Internal alterations

5.12 The Mews House is currently empty and not habitable having been most recently used as offices. The proposal includes the replacement of the staircase and the general reorganisation of internal spaces to allow the creation of two self contained dwellings.



Existing Mews House Section (left)

- S1 - Existing entrance to be lowered
- S2 - Existing rooflight to be removed
- S3 - Existing Staircase to be demolished



Proposed Mews House Section (right)

- S1A - Proposed entrance lobby
- S2A- Proposed terrace access
- S3A- Proposed staircase circulation



- 5.13 Both dwellings will be accessed via a communal lobby and staircase that also allows access through to 40 Bedford Square. Similar schemes were proposed and approved in 2008 and 2010 but neither were fully implemented although the 2010 permission (2010/4417/P) remains extant as the work related to the refurbishment of 40 Bedford Square was started within the required time limit.

6.0 Sustainability

- 6.1 Through the completion of the proposed works it is anticipated that the environmental performance of the building can be substantially improved. A “fabric first” approach will be taken regarding the environmental sustainability of the house relying on improvements to the performance of the building fabric. The proposal will include the addition of internal insulation to the existing walls of the house, new double-glazing (where applicable) and the use of low energy use white goods.

7.0 Access

- 7.1 Currently the main pedestrian access to the Mews House is via the entrance door from Bedford Avenue. **Both new dwellings in the Mews House will still be accessed via the door at 9 Bedford Avenue.** The courtyard has direct access via a steep set of stairs from Adeline Place. No changes to the access are proposed.

8.0 Waste

- 8.1 All waste produced will be managed within the same way as it has been done, together with the main house. **Please see drawing P300 Proposed Plans Lower Ground Floor Plan.**

9.0 Heritage Value

- 9.1 As the Mews House is largely of modern construction it has no Heritage Value beyond its location in the Conservation Area and the views it provides from the listed building. This aspect of the proposal is more fully developed in the Heritage Statement.

10.0 Conclusion

- 10.1 We believe that the proposed refurbishment has been designed to be in accordance with the National Planning Policy Framework, Conversation Policy and the Camden Local Plan.
- 10.2 The proposed works will allow the creation of two new dwellings and bring an abandoned and empty space back into full use. No alterations to Historic fabric have been proposed as the work will take place within the structure that was constructed in the 1980s. External alterations are very limited in nature and not easily visible from the public domain.



Appendix A

Letter from Kinleigh Folkard & Haywar, Estate Agents

Eastlake Holdings Limited
70 Charlotte Street
London
W1T 4QG

14th September 2009

Dear Sirs

40 Bedford Square, Bloomsbury, London, WC1B 3HX

Further to your instructions in this matter, as you know, we have been trying, for many months, to sell or let the Property as offices but in the current economic climate this has simply not been possible.

We believe that the only viable use for the Property is as residential and this would seem to be borne out by the fact that the only buyer that we have managed to find for the Property has agreed to buy the Property only on the condition that the residential consent is first obtained.

We trust that this is of assistance but please do not hesitate to contact us should you require any further information.

Yours faithfully



Mai Pexton
Sales Manager
Kinleigh Folkard & Hayward

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