

DESIGN AND ACCESS STATEMENT

for
INSTALLATION OF EXTERNAL DECKING TO EXTENDED AREA OF THE EXISTING
FIFTH FLOOR MAINTENANCE/ FIRE ESCAPE WALKWAY AND REPLACEMENT OF
ITS HANDRAIL WITH NEW
at

26-28 BEDFORD ROW
LONDON
WC1R 4HE

On behalf of HAMPSHIRE PENSION FUND
c/o CBRE Global Investors



This Design and Access Statement has been prepared to accompany the application for Full planning permission for the proposed minor alterations to the existing fifth floor maintenance walkway, which involves extending of the area and installation of a new handrail at the 26-28 Bedford Row property located in the London Borough of Camden, also forming part of the Bloomsbury Conservation Area.

NEED FOR THE WORKS

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It is the landlord's intention to improve the appearance of existing fifth-floor maintenance/ fire escape walkway on the east side, proposed to include installation of external decking to extended area and renewal of the existing balustrade/ handrail.

BRIEF DESCRIPTION OF EXISTING PROPERTY AND THE SURROUNDING AREA

No. 26-28 Bedford Row is located within the Bloomsbury Conservation Area, forming part of the Great James Street/ Bedford Row Sub Area. The property is not listed.

The property is part of a long terrace of original townhouses that were built as three or four storeys over basements. This property is believed to be on a former bomb site and to have been built in the 1950's in Edwardian style. It features brick external walls with cast iron railings along the pavement line and sash windows. Existing fourth floor is a mansard behind parapet line, with the fifth floor set back from the front elevation.

PLANNING HISTORY

The relevant planning history of 26-28 Bedford Row is set out below:

- Erection of an external electrical metre cupboard beneath existing front stairway to the office building Ref. No: 2009/0498/P Consent granted.
- Installation of new external mechanical plant on grilles above lightwells at rear ground floor level, and installation of new cycle racks in courtyard at rear ground floor level. Ref. No: 2008/3641/P Consent granted.
- Alterations to existing fifth floor elevation including lowering of windows, new sash windows and escape doors, extension of maintenance/escape walkway and installation of low-level planting boxes. Ref. No: 2008/2727/P Consent granted.
- Erection of an enclosed escape staircase to rear elevation from ground floor to fifth floor level Ref. No: 2008/1596/P Consent granted.

PROPOSED SCHEME

Proposed works involve installation of external decking to extended area of existing fifth floor maintenance/ fire escape walkway and renewal of its existing balustrade/ handrail.

CURRENT AND PROPOSED USAGE

The property is in Class B1 office use and there is no proposed change of use.

LAYOUT

The proposed works will not affect the spatial layout of the existing premises, as no internal alterations are proposed to the existing building fabric and layout.

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SCALE

The footprint of the existing properties will remain unaltered by the proposed works.

ACCESS

No alterations are proposed to the existing vehicular and pedestrian access.

ANALYSIS AND CONCLUSIONS

The proposed works, which only affect the external area on the fifth floor of the property's east side, will not have a negative effect on the architectural appearance of this property, neither they will harm the character of the Conservation Area. The existing fifth floor is set back considerably from the front elevation and the proposed new line of railing will also be set back for more than 2.5m from the main elevation. It will therefore only be partially visible from the pavement level on the opposite side of the road. Our opinion is therefore that planning consent should be granted.