

## DESIGN AND ACCESS STATEMENT

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for  
REFURBISHMENT OF THE GROUND FLOOR OFFICE RECEPTION AND  
REPLACEMENT OF FRONT DOOR 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 refurbishment of the ground floor reception, including renewing of the existing front door 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

It is the landlord's intention to enhance the look of the main office reception area by renewing of existing finishes and fittings, including replacement of the existing entrance door to the front with new.

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### 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 renewal of existing finishes and fittings within the main office reception area and replacement of the existing entrance door to the front with new.

### 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.

### SCALE

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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 are limited to replacement of the front door and present-day finishes within the ground floor main office reception area with new will not have a negative effect on the architectural appearance of this property, neither they will harm the character of the Conservation Area. The replacement design of new front door seeks to provide a coherent frontage appearance corresponding in a similar style and finishes to the front doors to the neighbouring properties. Our opinion is therefore that planning consent should be granted.