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Address: 12 Adeline Place, London, WC1B 3AJ

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1.0 INTRODUCTION

This document has been produced on behalf of James Coley, Andrew Coley, and Lucy Frostwick, owners (125 year lease) of 12 Adeline Place. The property is currently classed B1 and has been used by James and Andrew Coley for running their business, Ainsley and Partners.

This design and access statement is a support document for a full planning application to enable change of use of the property from B1 to C3 (residential), allow accompanying internal alterations and improvements, and permission for window replacement/upgrade.

Full Address:

12 Adeline Place

London

WC1B 3 AJ

This document is to read in conjunction with drawings: **AP_E_001, AP_E_101, AP_P_102. AP_E_200, AP_EP_201 & AP_P_202**

2.0 CONTEXT AND BACKGROUND

12 Adeline Place is part of the Bedford Court Mansions. With the exception of the clients site, the block is fully residential. The building was constructed in the 1890's and represents an example of late Victorian architecture.



The building occupies the corner of Adeline Place and Bedford Avenue. Most of the flats are accessed via the communal entrance on Bedford Avenue. 12 Adeline Place is situated on the raised ground floor level and has its own entrance from the street.

The property is located in the Bloomsbury Conservation Area. Whilst the buildings facade retains much its original character, the internal features have predominantly been removed over time.

The red brick and cream stone facade is consistent across Adeline Place, wrapping around Bedford Avenue and Bloomsbury Street on the other side.

2.0 RELEVANT PLANNING HISTORY

Change of Use

12 Adeline Place is the only property currently used as an office within the Bedford Court Mansions. The BCML board (Block landlords on behalf of Bedford Estate) are entirely in support, and wish to encourage this change of use, to bring this property in line with all the other units in the block.

The mansion block has seen a transition from commercial to residential use over the past thirty years via numerous planning applications. Additional planning applications within the immediate area have also seen changes of use from B1 to C3 class.

Some examples of successful planning applications include:

55c Bedford Court Mansions - **2003/0896/P**
42 Bedford Square London WC1B3DP - **2006/5534/P**
52 Bedford Square - **2007/0725/P and 2007/0726/L**
3 Bedford Square - **2005/4891/P**

Window Replacement

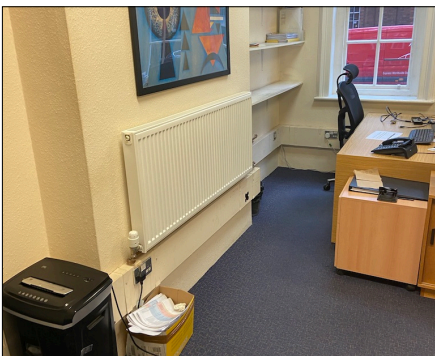
As part of the conversion and renovation, the client wishes to upgrade the windows to improve their condition and thermal properties. All new windows specified will follow the details set out as part of the planning application:

2014/0033/P

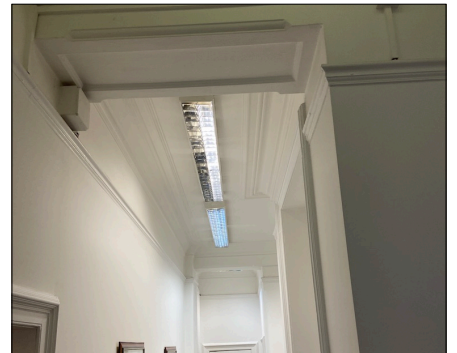
Details of which outlined in section 5 below.



The current internal condition of the property is poor. Only in the meeting room and hallway do we see some historical architectural elements such as skirting, coving, architrave, and paneling within. The rest of the office space these features have been stripped away with false ceilings, chip wood wallpaper, wall mounted service trunking taking their place.



Example of existing poor condition



Existing Feature to Preserve or Replicate:

As part of the conversion, where possible, all existing original features will be preserved. In rooms that have seen false ceilings installed, these will be removed to return to a full-height setting. Coving, skirting, architrave, and paneling will be re-instated to match original examples found in the property.

3.0 PROPOSAL: STEEL WINDOW REPLACEMENT



As part of the works, the client wishes to replace all existing windows with in-keeping/heritage windows that improve the condition and thermal properties, and remove the need for secondary glazing.

There are currently two type of windows within the property:

- a. Timber Sash
- b. Steel Casement

To date, window replacements within the block for timber frames have been progressed on a 'like-for-like' basis. We will proceed on this basis with all the timber windows without the requirements for planning approval.

The steel windows replacement will be part of this application ,and will follow the specification design criteria set out in planning approval: **2014/0033/P**.

This will include the following stipulations:

- Frame thickness: 53mm
- Fenestration: Planted Kensington (raised) type to match original windows
- Hinge: Concealed hinge
- Thermal properties: To meet Part L Ap- proved Doc requirements (min)
- Material: White Polyester Powder Coated Aluminium

To meet the above criteria, and be in line with the BCML board requirements, and conditions of the 2014/0033/P planning approval, windows will be the Benenden PPC Aluminium; double-glazed range supplied and fitted by The Heritage Window Company.