

Design & Access Statement

20-22 Bedford Row, London, WC1R 4JS

Introduction

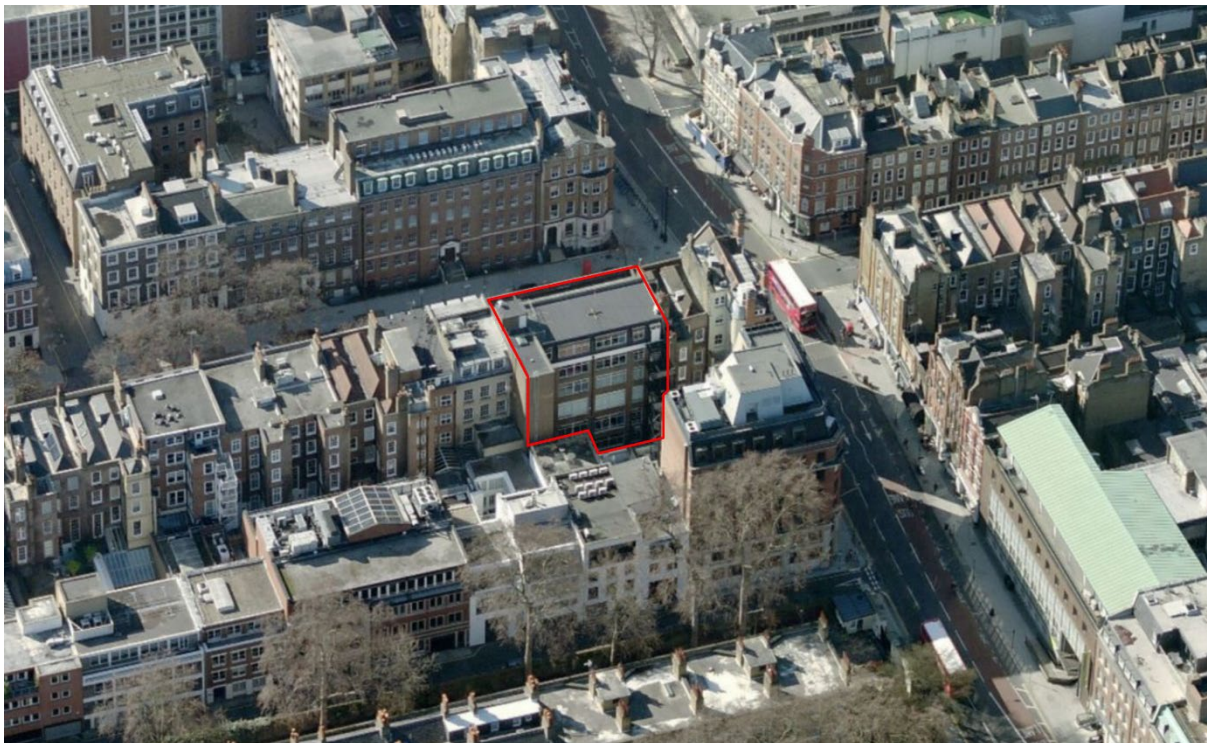
This design and access statement describes the design proposal for the installation of new and replacement mechanical plant within the lower ground courtyard to the rear of 20-22 Bedford Row.

Bedford Row

The site is situated within the Bloomsbury Conservation area. The street is comprised of Georgian style terraced properties which are predominately used as office premises.

Existing Building

20-22 Bedford Row is a Georgian style building occupying 6no. floors, including ground, lower ground and 4no. upper floors. The concrete framed building was constructed in the 1950's. The brick front elevation, timber sash windows and detailing fit in with the neighbouring Georgian facades. The rear elevation, over-looking the lower ground external courtyard, is distinctly more modern with large, crittal style steel windows.



Ariel View of 20-22 Bedford Row Rear Elevation

Use

There is approximately 1,800 square metres (NIA) of office space throughout the building, all of which is to be retained.

Proposed Design

In conjunction with proposed internal refurbishment of the 3rd and 4th floor office floors,

This application is in conjunction with the internal refurbishment of the 3rd and 4th floor offices.

The proposal allows for the removal of the existing external plant in the rear courtyard that serves the fourth-floor office. This is to be replaced by a smaller condenser unit, to be installed in the same location of the rear courtyard.

The proposal also allows for the introduction of a new external plant to serve the third floor. This is to be located along the rear elevation of the courtyard.

External Signage

None

External Lighting

None

Vehicular Access

None

Summary

This design and access statement should be read in conjunction with the following drawings, which form a part of this planning application submission:

283(SP)00 Site Location

283(EX)01 Existing Lower Ground Floor Plan

283(GA)01 Proposed Lower Ground Floor Plan

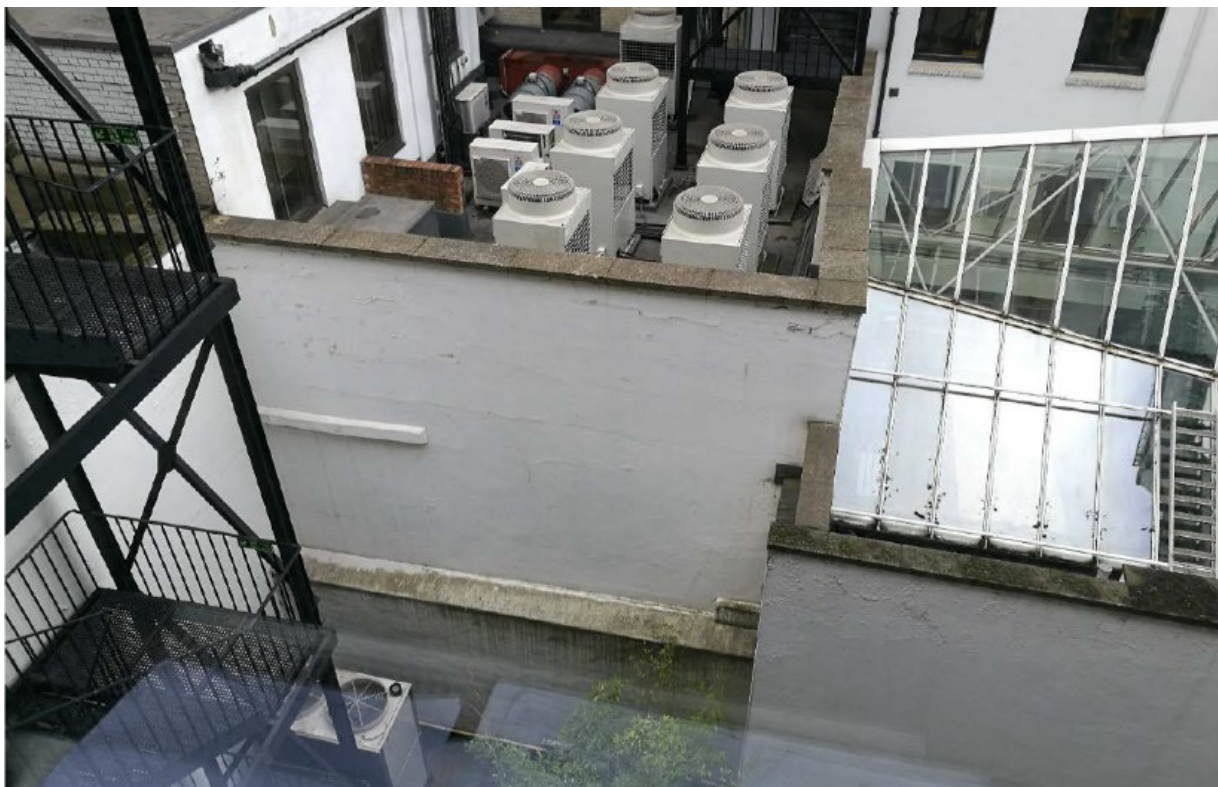
283(GA)02 External Plant Sound Power Data

283(GA)03 Acoustic Report

Existing Site Photographs



View from Ground floor Escape Stair of escape stair and office showing existing plant and lower ground floor courtyard



View from second floor office showing existing neighbouring plant and surroundings