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**Design and Access Statement**

**relating to**

**Refurbishment Works**

**at**

**23 Bedford Square**

**London, WC1B 3HH**

**for**

**The Bedford Estates**

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## **Section 1 - Introduction**

This Design and Access Statement has been prepared to accompany a Planning and Listed Building application for 23 Bedford Square, London.

23 Bedford Square comprises 4,177 square feet and is arranged over basement, ground and three upper floors.

23 Bedford Square is one of a collection of symmetrical terraced houses on the North side of the square. As with the other properties on Bedford Square, the property became Grade I Listed on 20 August 1971 (Listing Reference – 1379983). Supplementary to this document is a heritage statement which gives a commentary of the significance of the building and how the proposals impact on the original fabric of the building. This assessment has been submitted as part of this application.

In the recent past and up to 1988, the building was grouped with 21-25 Bedford Square, having lateral links at various levels and a single occupant. Several planning applications exist from the late 1980s detailing the subsequent refurbishment, at which point the 5 buildings returned to single occupancy.

## **Section 2 – Design Statement**

### **Use**

The current use of the property is B1 Offices and the application does not seek to change this.

### **External Proposals**

#### Front Entrance Steps

The existing granolithic screed to the front entrance steps will be replaced with Portland stone.

## **Section 3 – Use/Layout**

The layout will be unchanged.

## **Section 4 – Access**

As part of the design phase, we have undertaken an assessment of the current access arrangements with the view of improving access where possible.

The benefits of installing a motorised lifting platform to assist wheelchair users gaining access to the property from street level have been considered. Even if a wheelchair user could access the property, the changes in levels and the lack of an internal passenger lift will prevent access to all but the ground

floor rooms.

Due to the above and as the building is Grade I Listed, it is our opinion that it is not feasible to make all of the necessary adaptations without having a detrimental effect on the fabric of the property. The visual appearance of an external motorised lifting platform within the Conservation Area would also be contentious and the introduction of an internal passenger lift will result in significant loss of historic building fabric.

On completion of the replacement coverings to the front entrance steps the existing rise and tread will be unchanged.

### **Section 5 – Landscaping**

There are no landscaping works proposed as part of this scheme.

### **Section 6 – Vehicular and Transportation Links**

The vehicular and transport links to the building will not be affected by the proposed works.

### **Section 7 – Conclusion**

We believe that the proposed works will not adversely affect the original fabric of the building.

In our opinion, the installation replacement of the existing non original granolithic screed to the front entrance steps will significantly improve the appearance of the building and its contribution to the conservation area.