



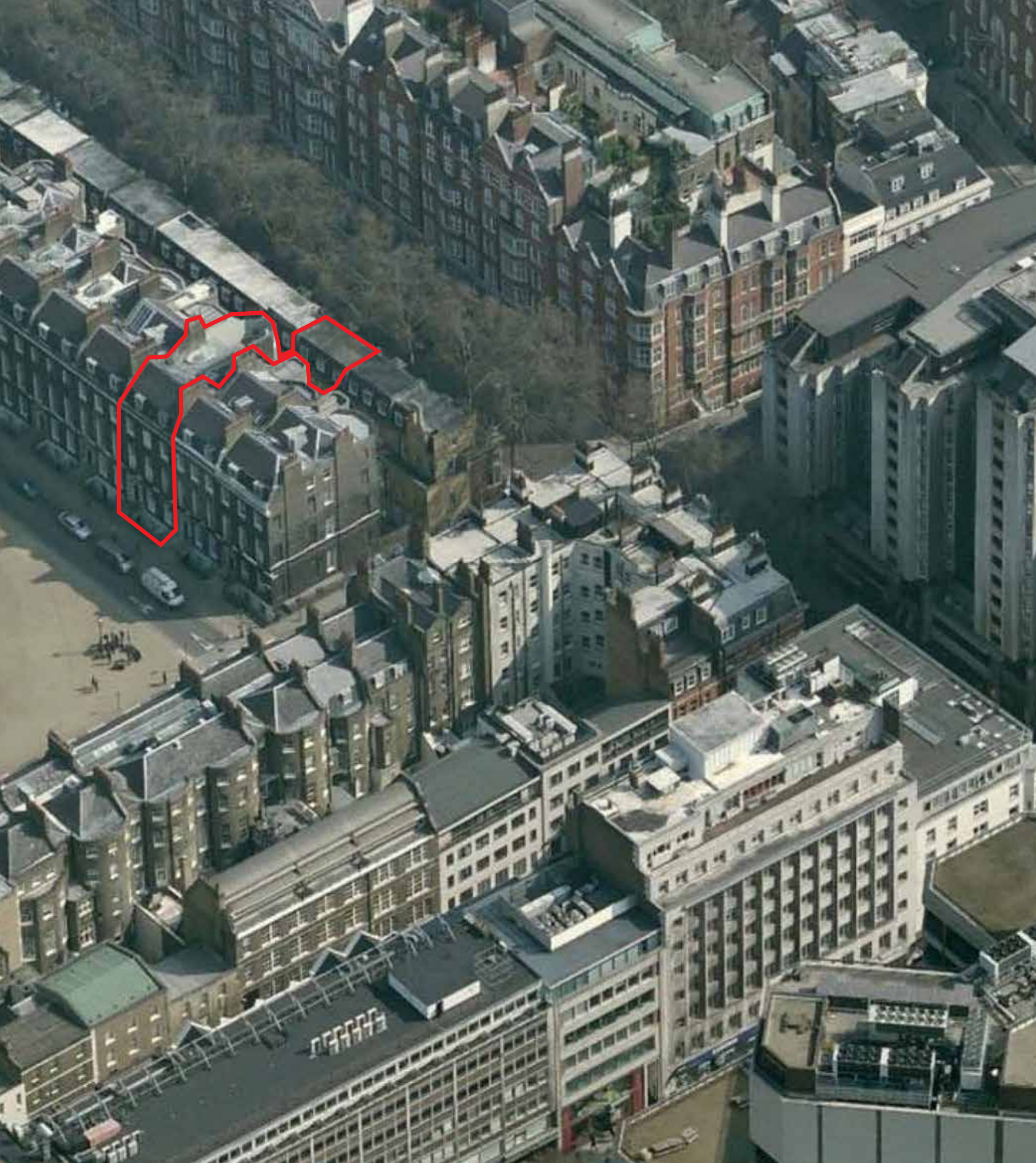
42 Bedford Square

Design & Access Statement
Addendum for External Works

March 2021

BDP.





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1 Introduction

1

1.1 OVERVIEW

A Planning and Listed Building consent was granted in 2018 (Ref: 2017/6975/L) for a series of alterations to previous applications approved in 2014 which reconverted the historic house and mews building into a high quality family house. Works to the mews are now complete. The most recent phase of works which is nearing completion is the Conservation works to the main house focusing on conservation repairs to both the interior and exterior fabric.

Discussions have taken place on a regular basis with the Conservation Officer from Camden Council for a series of further amendments for works to the main house.

This Planning Application and Listed Building Consent includes proposed alterations to the 2017 consented scheme that have been discussed and agreed in principle with the Conservation Officer and are set out in this report.

This Design and Access Statement is to be read as an addendum to the DAS submitted as part of the consented 2017 Listed Building Consent (Ref: 2017/6975/L). The consented drawings from this application are within the appendix. This application should also be read in conjunction with the Heritage Statement from the 2017/6975/L application for the history and overall significance of the building.

1.2 DESIGN TEAM

The design proposals have been developed in conjunction with the following external consultants:

- | | |
|--------------------------------|---------------------------------|
| • Building Services Engineers: | WME BOOM |
| • Interior Designers: | Classic Design Investments LTD. |
| • Lighting Consultants | Pinto Lighting |
| • AV Consultants | Gyphron Systems |

1.3 KEY AIMS

The key aims remain unchanged from the previously approved Listed Building Consent. These include the following:

- To carry out a sensitive refurbishment and adaptation of the existing buildings to return the property to its original use and proportions, i.e. single residential accommodation.
- To carry out the conversion and refurbishment of the buildings and interiors to high quality standards.
- To plan the internal spaces in a way which preserves the separation and privacy between the master bedroom areas and circulation and those used by others.
- To realise a high standard of residential amenity including appropriate acoustic and environmental standards.
- To sensitively integrate the Client's accommodation needs, including bathrooms within the historic house.

2 Purpose of the Report

2.1 EXECUTIVE SUMMARY

The purpose of this report is to provide information, justification and heritage impact to a number of minor changes and additions to the consented Listed Building Consent scheme that have been agreed in principle with the Conservation Officer.

Regular discussions have taken place with the Conservation Officer, during these meetings, comparative drawings were presented, highlighting the elements and extent of change from the 2017 consented scheme, these are included in the schedule of changes post consent section of the report.

The items discussed with the Conservation Officer during these meetings include the following:

- External roof plant re-configuration.
- Replacement of plant and routing services on the roof.
- Proposed Combined door entry & CCTV to Main House front entrances.
- Proposed lowering of satellite dish.

These minor amendments are set out in the "Schedule of Changes Post Consent" and is shown in section 7 of this report.

This schedule is to be read in conjunction with Previous Applications, (2020/2253/L & 2020/5404/L) and the BDP (15) General Arrangement Series and (32) Door Series. Key items in the schedule are numbered on the General Arrangement drawings. The relevant drawing numbers per item are also noted on the schedule for ease of reference.



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3 Planning Consultation

3.1 RECENT PLANNING HISTORY

In 2017 a series of applications for listed building consent were made on the basis of separating the less sensitive and historically significant Mews House from the Main House as well as a series of applications for the Main house on a floor by floor basis. 5 applications were registered on the planning portal on the 22nd September 2017.

On the 4th October 2017, a second site visit took place with the London Borough of Camden and Historic England. The Council and Historic England subsequently have confirmed that a single application to combine all elements of the main house would be most suitable to enable a holistic consideration of the proposed works to the building. This single application was submitted (application reference 2017_6975_L and consent was granted.

3.2 PLANNING CONSULTATION TODAY

Since the consented 2017 application, there have been amendments and additions to the design proposals.

Regular consultation with Camden Planning Department under a PPA has enabled the project team to discuss and agree with the Conservation Officer the principal strategies underpinning these design proposals and gain an early understanding and resolution of any issues that may arise.

This dialogue with the Conservation Officer has helped agree the conservation strategies to develop the appropriate design solutions to meet the brief.

3.3 APPLICATIONS IN 2020

The following applications have been submitted during 2020 and are identified on the drawings

- 2020/3780/L - To clean the facade and repair brickwork & stonework and re-point where necessary - Granted
- 2020/2253/L - Minor alterations to existing consented application including modified internal layouts, reversed door swings, door opening centred to stair landing and revised repair information to internal stone staircase, front elevation and light well elevation - Granted
- 2020/2209/L and 20201713/P - Minor alterations to the West facing facade of the courtyard for 42 Bedford Square including reverting an existing sash window back into a door and changing two multiple paned fixed windows into opening windows with fixed panes beneath. There are also minor alterations to the link facade to divide up the louvres above the windows to align with the windows - Granted
- 2020/5404/L - Minor internal alterations including room function re-configuration, general revised internal layouts, proposed light fittings, proposed electrical sockets, AV, Lutron light fittings & Creston Panels, proposed additional floor boxes, reduced number and size of Fan Coil Units, proposed tea station on Level 2, new & revised radiator locations from consented, proposed joinery & panelling, structural engineer details to lower ground floor stair, proposed mat well to the Ground Floor entrance hall, proposed upgrading of existing doors to meet fire strategy requirements, removal of shutters to the Lower Ground Floor- front elevation rooms, secondary glazing to the third floor attic storey front elevation windows, curtain pelmets to windows, floor grilles to ground and first floors, wall grilles to second floor and security panel/fire panel and AC panels at front entrance. decision pending

4 Design Proposals

4.1 DESIGN DEVELOPMENT - OVERVIEW

The proposals have been developed with regard to the significance of the Grade 1 listed building. Repairs to the roof have been carried out and consented man safe systems have been installed as part of works approved under previous applications. The proposal responds to the significance and setting of the listed building, ensuring that the visual impact is minimal and that the original plan form of the roof is maintained.

The Ground Floor Door Entry & Camera to the main entrance on the ground floor uses existing cut out location for previous panels and is in keeping with neighbouring entrance systems. The Lower Ground Floor CCTV system is located directly under the ground floor steps and will not be visible from street level.

4.2 ADDITIONAL BENEFITS TO THE LISTED BUILDING

The Design Team are continuously working to reinstate significant features and internal layouts of primary historic spaces and balancing this with the requirements to provide of a contemporary family home.

The modern interventions such as the provision of new services, has been a balancing act in re-establishing the building as a family home and securing a sustainable future for this building.

The overall proposal will result in the refurbishment of this prominent listed building, reconverting it into a single family house with contemporary amenities. This is an opportunity to secure a long-term, sustainable reuse of the building by sensitively integrating these services.



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5 Alterations from the consented scheme

The items listed below describe the main changes proposed from the consented scheme. For a full list of changes, which include very minor amendments to the layouts, refer to “Schedule of Changes Post Consent” and BDP drawings series (15) and (27) included in section 6 of this report.

5.1 ADDITIONAL EXTERNAL PLANT TO ROOF

The proposed roof plant development has been presented to the Conservation Officer over a series of meetings. In response to these discussions, the Design Team have worked to minimise and improve the positioning of the M&E equipment on the roof. The impact of the proposed plant has been tested on site using MDF mock ups. Images of these mock ups were presented to the Conservation Officer in December 2020. The location and size of the equipment has been further improved with a reduced footprint and location. This was presented to the Conservation Officer in February 2021. As the equipment has been set back from the rear parapet wall and cannot be seen from street level, the Conservation Officer confirmed that this was an acceptable approach.

An associated handrail and walkway over the pipe work and cable tray was discussed with the Conservation Officer. Although the walkway and handrail would not be seen from street level, the Conservation Officer raised concerns over satellite imaging. The Design team worked on an alternative arrangement that would omit the requirement for a handrail and walkway, leaving the lead roof and original plan form of the roof exposed. The proposal is to mount the electrical containment on the lower slates of the existing roof pitch. A tray will act as cover to the services and give a uniform appearance to the roof. The fixing mechanism will be similar to the consented horizontal fall arrest system. Lead slates would be used as “anchorage” points for penetration to the roof at regular internals as seen in the images in this report.



Penetration detail as consented for safety cable anchorage for mansafe system



Penetration detail as consented for safety cable anchorage for mansafe system

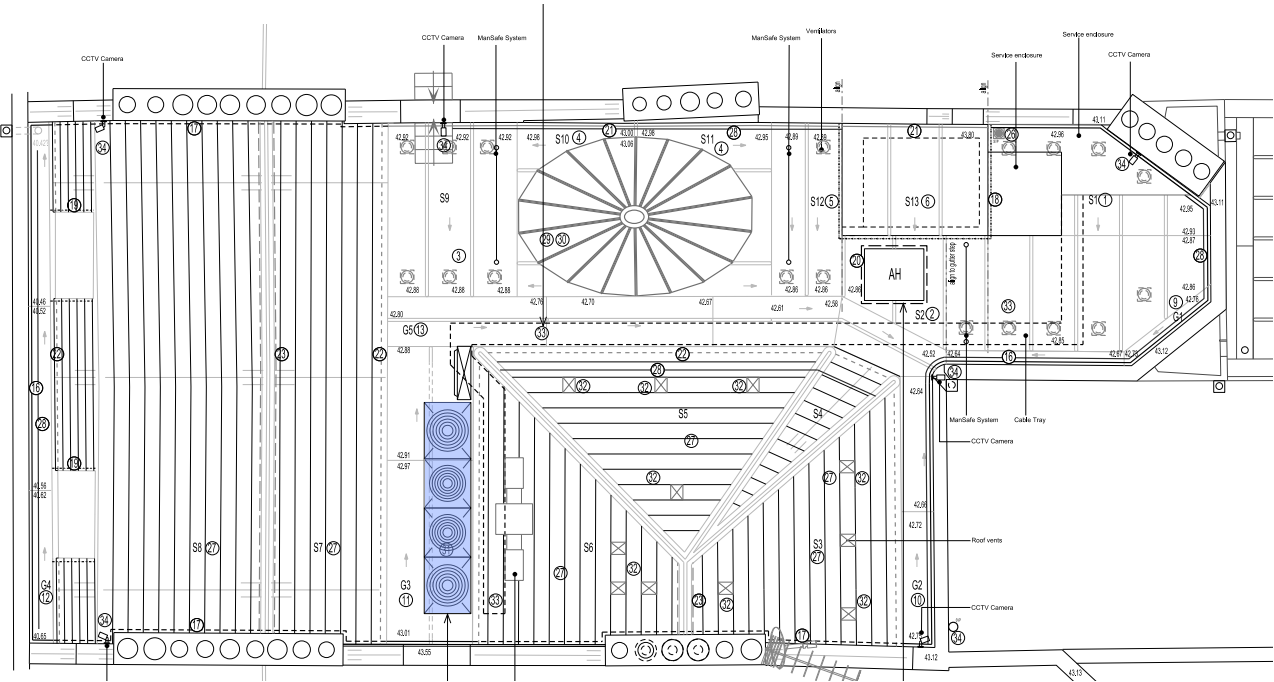


View of lead roof as existing March 2021

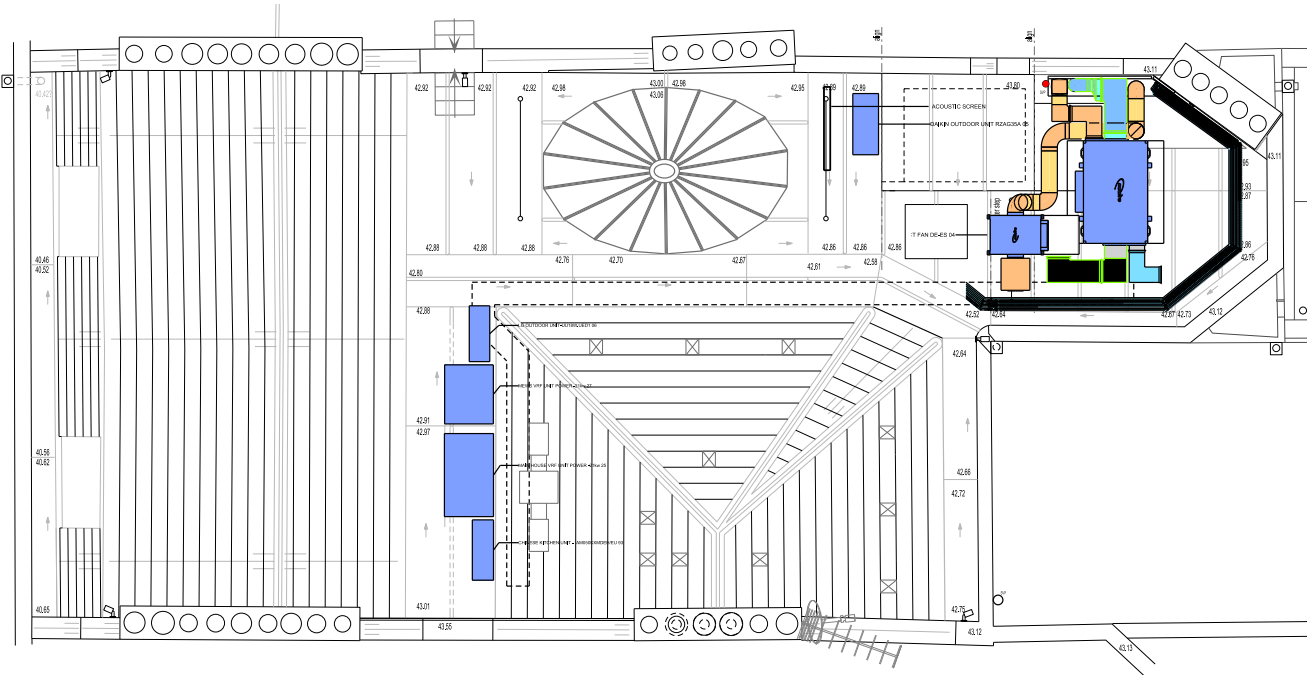


Mock up of electrical containment location and impact on roof

5,2 Roof Plant Development Diagrams



1 Consented Roof Plan 2017
Ref (2017/6975/L)



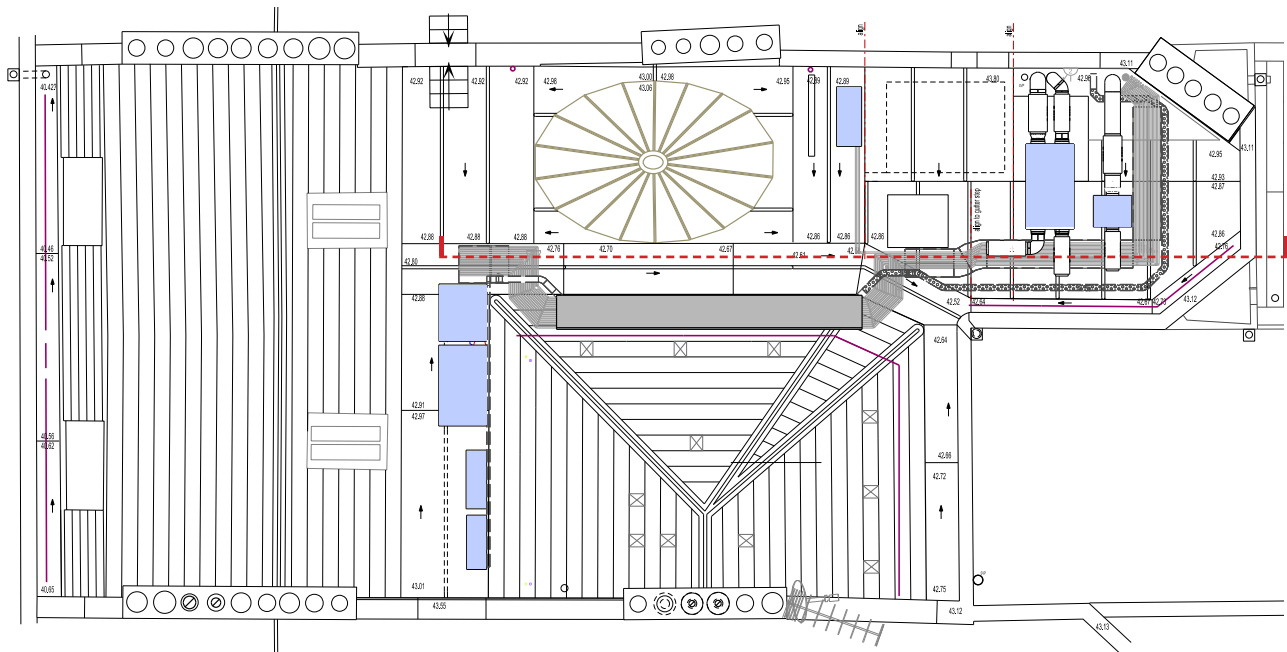
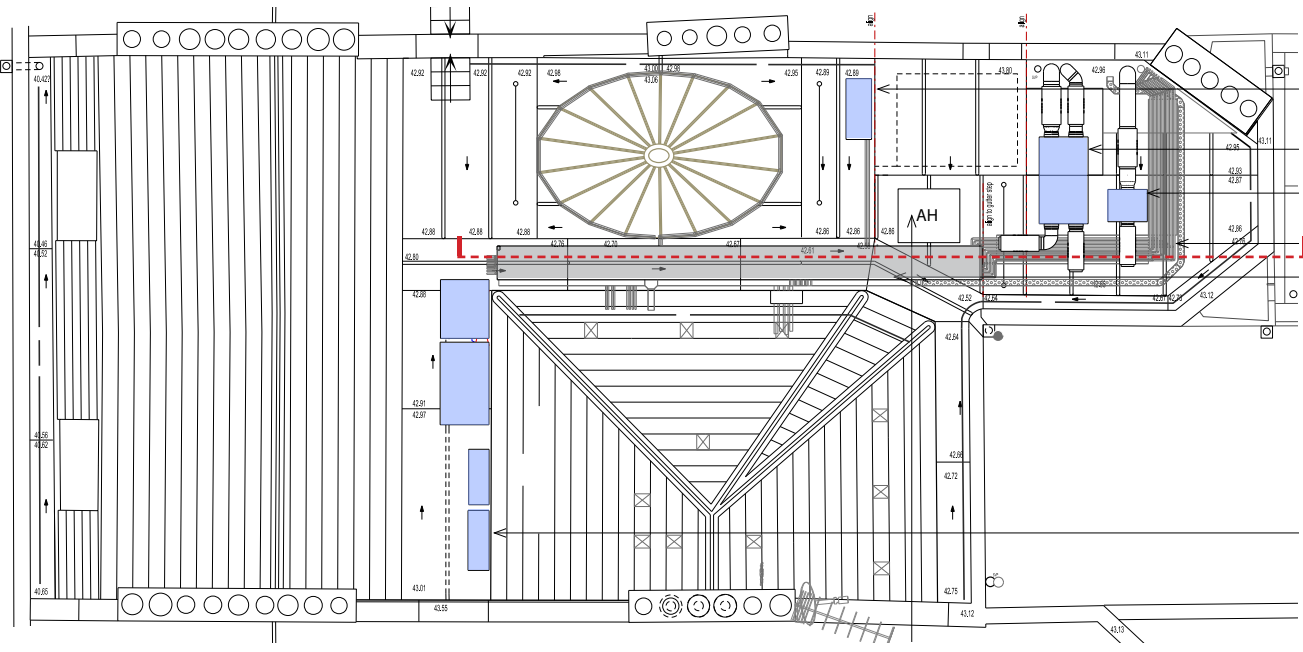
2 Proposed Roof Plan December 2020
Presented to Conservation Officer for discussion in December 2020

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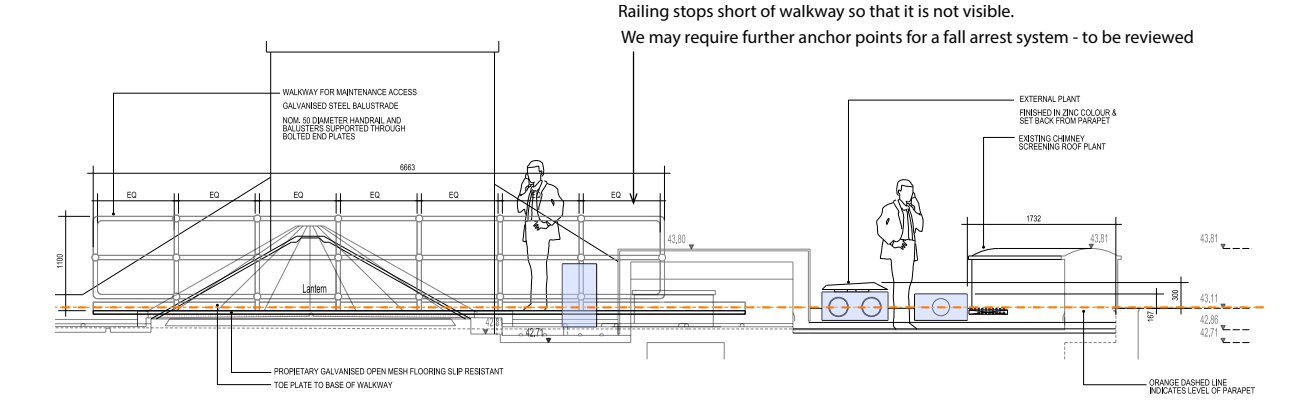
Proposed Roof Plan Mock Ups to confirm units would not be visible from street level
Presented to Conservation Officer for discussion in December 2020

5,2 Roof Plant Development Diagrams

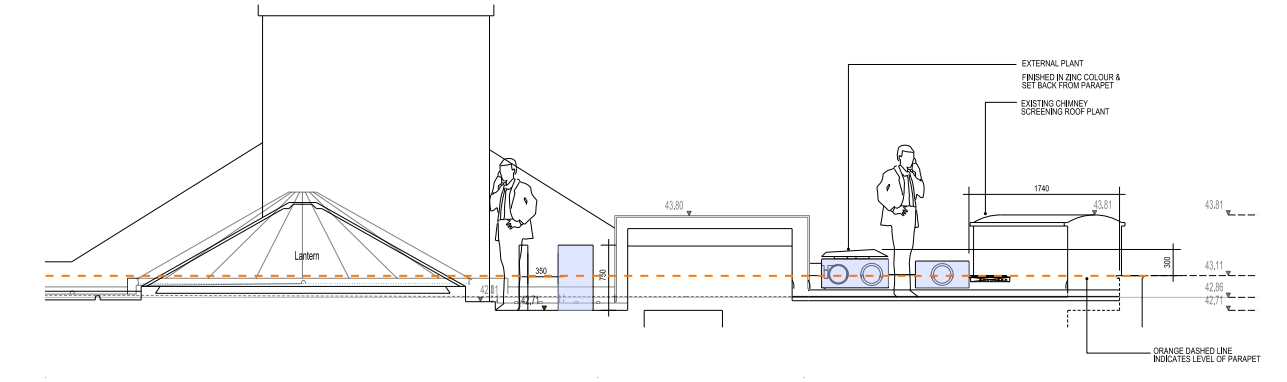


3 Proposed Roof Plan February 2021 - Reduced external plant footprint with walkway & handrail
Presented to Conservation Officer for discussion in February 2021

4 Proposed Roof Plan March 2021 - Electrical containment mounted on roof pitch
Reduced external plant footprint
Walkway & handrail omitted
Presented to Conservation Officer for discussion in March 2021

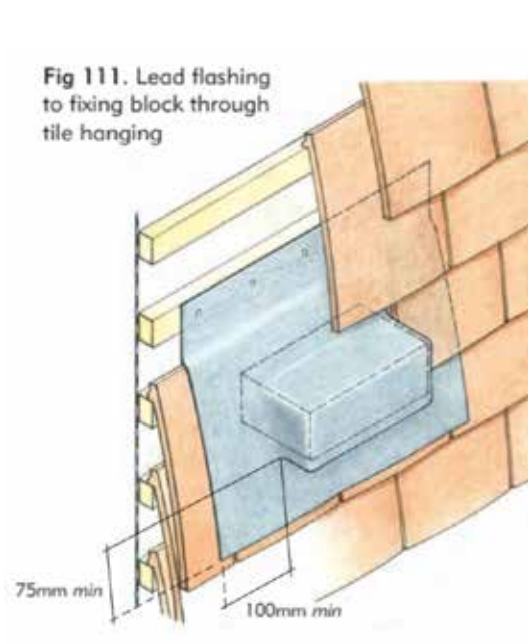
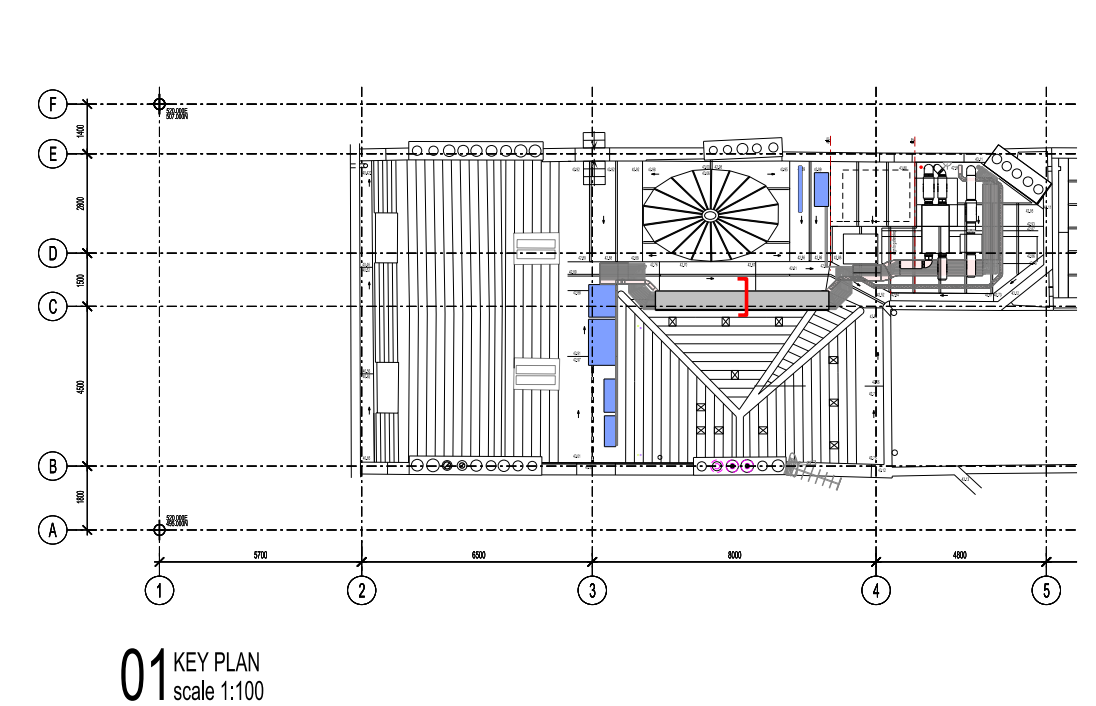


Proposed walkway & handrail - now omitted
Presented to Conservation Officer for discussion in February 2021



Proposed roof plant - walkway & handrail omitted
Presented to Conservation Officer for discussion in March 2021

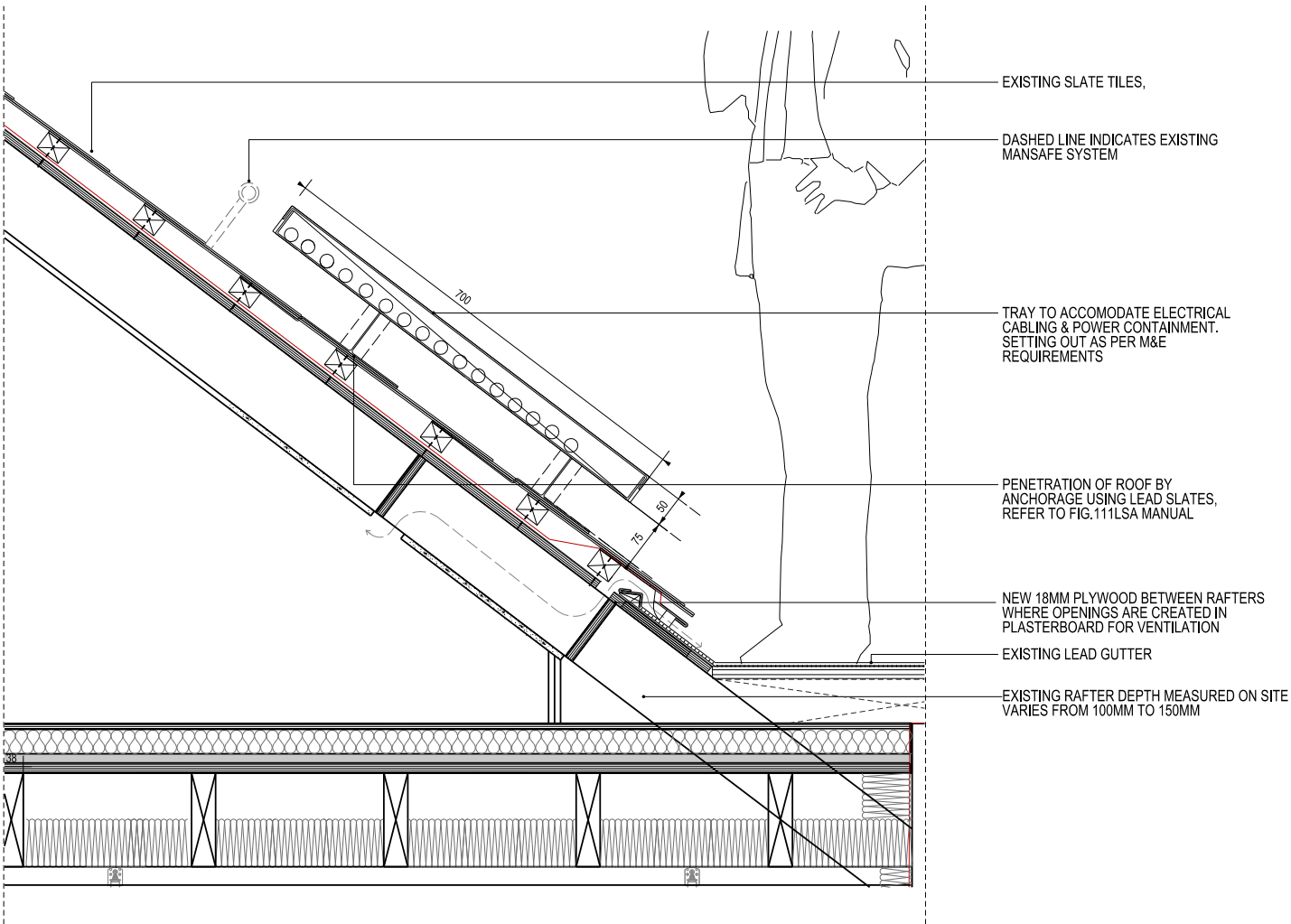
5,3 Proposed fixing detail



LSA Manual Figure 111



Mock up of electrical containment location and impact on roof



02DETAIL scale 1:5

5.4 WRAPPING TO EXTERNAL PLANT ON THE ROOF

The inclusion of a plant screen to hide the proposed low condenser units on the rear of the flat roof was discussed with the Conservation Officer in December 2020. This was to address impact on views from the higher floors of the properties opposite on Bedford Avenue.

Options presented included a screen to the roof to conceal the plant that would not be seen from street level. A lead screen was suggested though this would not allow the required airflow around the units and would be an additional weight on the roof. Rather than providing an architectural mesh or traditional pre crimped wire mesh screen, it was agreed that a grey finish or wrapping approach be explored. The Conservation Officer noted that “wrapping” the external plant could be a way forward as this system is being used elsewhere in the borough of Camden.

The principle of this approach would be that the plant would be finished in a matt grey colour to match the lead roof. This would be achieved by either powder coating the external plant in a grey colour or “wrapping” it in a grey covering so it will blend in with the lead roof.

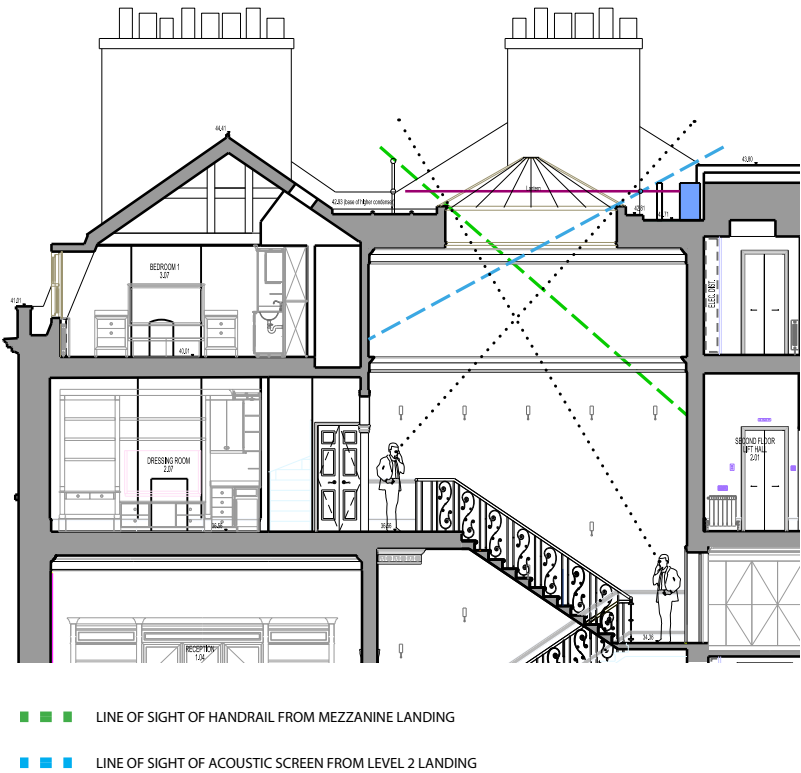
5.5 ACOUSTICS

A Plant noise impact assessment is included in Appendix C of this report. The assessment demonstrates that the terms of Condition 5 (2014/4633/P & (2017/6975/L) will be achieved as the low-noise modes and duct attenuation of the units are included in the installation.

The inclusion of a small acoustic screen tucked behind the existing lift over run was also discussed with the Conservation Officer in December 2020. An acoustic screen is required to stop the transfer of airborne noise due to its location near the existing lantern. A series of diagrams were presented to the Conservation Officer showing that the screen would not be visible from the internal main stair hall on level 2. This can be seen from the image and line of sight diagram as shown.



Internal view of existing lantern above



Line of sight diagram - Presented to the Conservation Officer in December 2020.

Handrail as been omitted from proposed scheme.

5.6 SATELLITE DISH

The 2017 consented scheme ref (2017/6975/L) has the following approved drawings (15)AP127 Roof plan Rev A and (15)AS136 Rev C Section H-H, (Refer to Section 7) both of which show a satellite dish and aerial. They were not specifically referred to in the DAS or the decision notice for the consented scheme.

From internal research carried out, it was found that the satellite dish was installed to 42 Bedford Square in August 2018.

Based on internal discussions with the AV specialist, the following information was presented to the Conservation Officer:

- The satellite installation does need to be a dish, but it could be coloured to be similar to the brickwork in a matt finish.
- The installation could work on the back of the front stack, but it would need to be higher to get the correct angle for receiving the signal. This would likely be visible from Bedford Square.
- Locating the dish within the roof space, could possibly work but it would need a larger dish and a new large roof light larger to the size of the dish (due to the angle), with special glass to allow the signal through. This would cause a greater impact on the building.
- The cable enters the building via the main riser to the rear of the building where the satellite dish is currently located.

Of the examples that were shown to the Conservation Officer, the majority have the dishes mounted on the rear chimney stack which cannot be seen from the Square. The residences on the South side of Bedford Square have fixed their satellite dishes to the rear chimney stack as 42 Bedford Square.

It is our proposal to retain the dish on the North facing chimney stack as this has the least impact on both the building and the overall context of Bedford Square. The colour of existing satellite dishes in Bedford Square tend to be grey or off white. The Conservation Officer has agreed that the existing grey colour was acceptable. Although it is visible to the mansion block on Bedford Avenue, it is not unreasonable for a residence to want a satellite dish. As demonstrated, there are many others in the immediate vicinity that are in the same location. It is also worth noting that as technology changes, it is possible that in the relatively short term there will be no need for a satellite dish and therefore if this was the case it could be easily removed without further impact.

Though the existing satellite cannot be reduced in size, it has been lowered by 400mm. This is a significant improvement on the current condition as the dish sits against the lead flashing of the coping, reducing the visibility from Bedford Avenue.



Lowered to sit against the lead covered coping



As previously installed



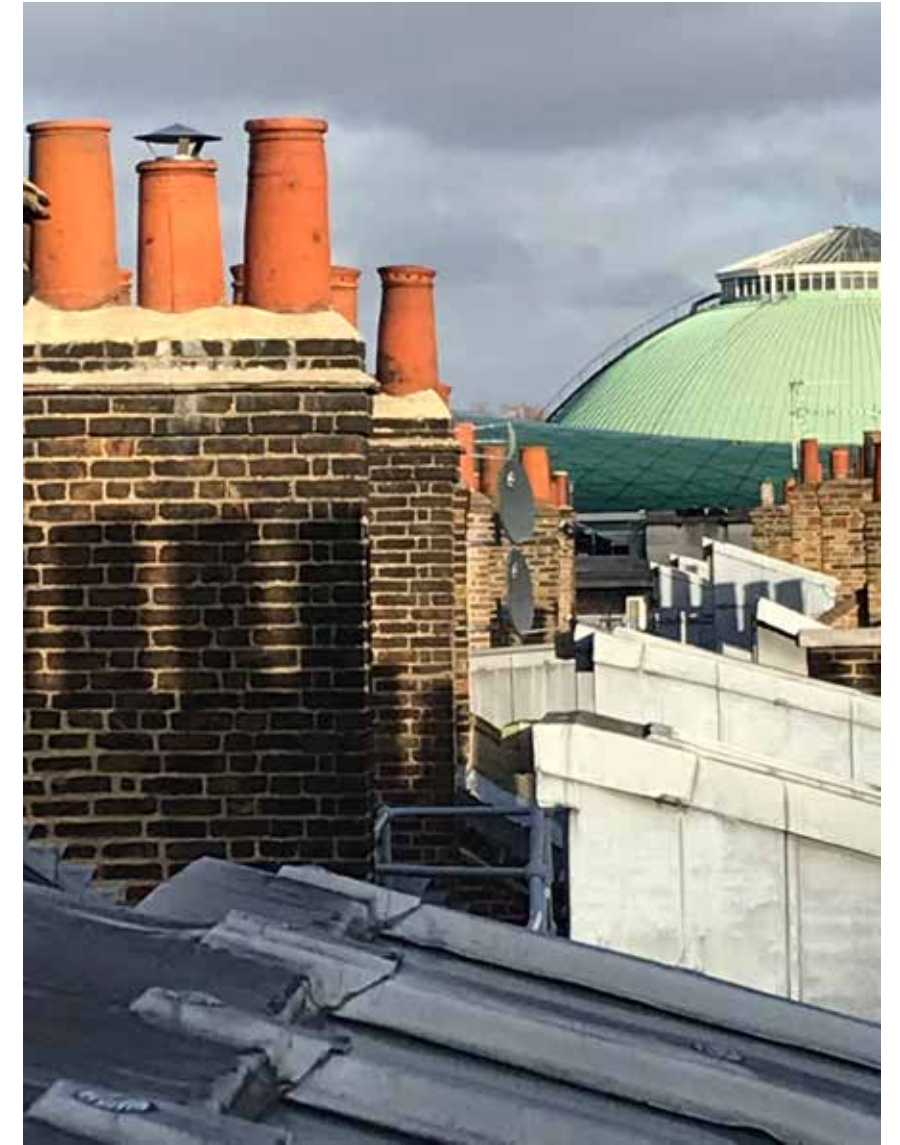
Other examples of satellite dishes around the square



Other examples of satellite dishes around the square



Other examples of satellite dishes around the square



Other examples of satellite dishes around the square

5.7 DOOR ENTRY

The locations are to the Ground Floor entrance where a combined camera & door entry system is proposed and a CCTV camera to the Lower Ground Floor entrance in the lightwell. This was presented to the Conservation Officer and was considered to be a significant improvement to the façade by not having cameras mounted on the wall on upper levels.

Ground Floor Door Entry & Camera
The proposed system fits into where the stone had been cut for access panels in the past. The model matches the consented entry system used to the Mews building and the outer frame finish will match the existing ironmongery.

Lower Ground Floor CCTV
The CCTV system to the lower ground floor will be mounted on new joinery adjacent to the entrance. As the door is located directly under the ground floor steps and will not be visible from street level. This will be a secondary access to the house.



Existing door entry system to Mews Building



View of existing combined door entry & CCTV systems to Bedford Square



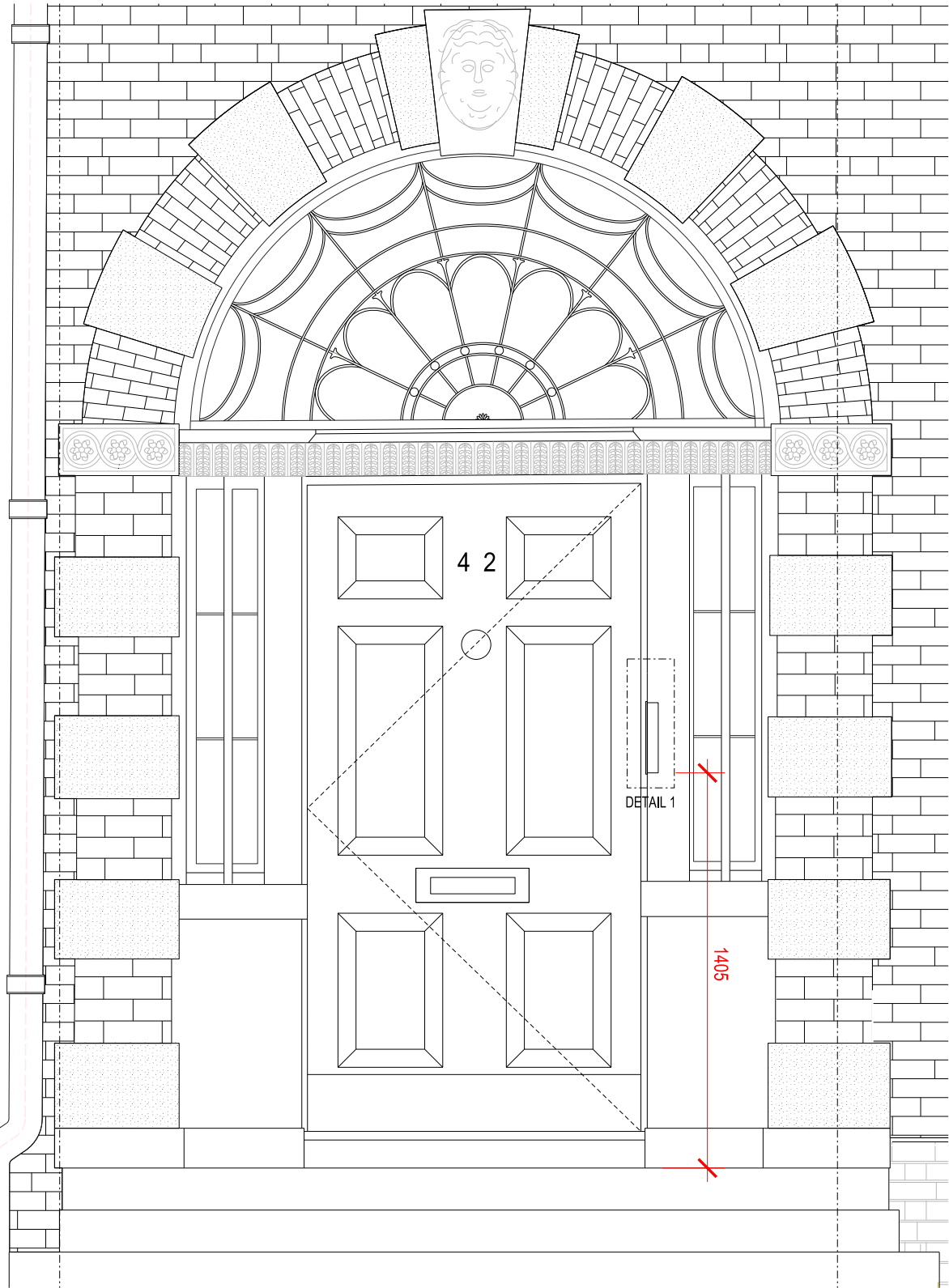
42 Bedford Square



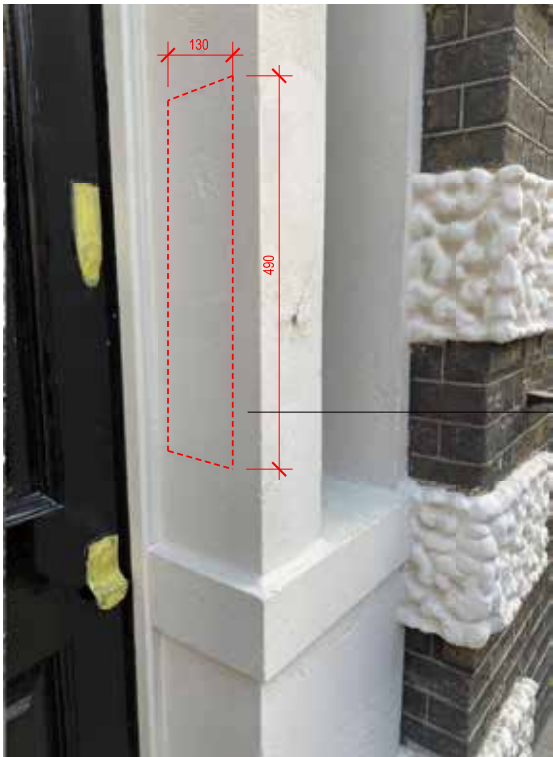
42 Bedford Square - Existing ironmongery



42 Bedford Square - Existing cut out location of previous entry system

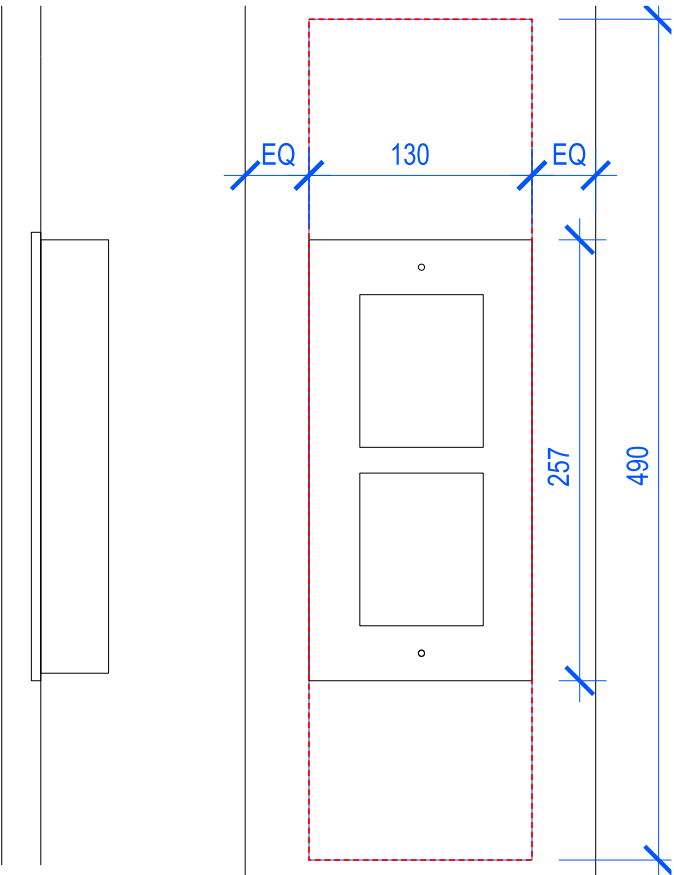


EXTERNAL ELEVATION Scale 1:10



Picture 1 Evidence of previous entrance system.
----- Red dashed line indicates extent of previous door entry system

New entrance system 2N IP VERSO matches previous cut out. Existing cut out is 130mm (W) X 490mm (H). All new infill to be made and finished to match existing.



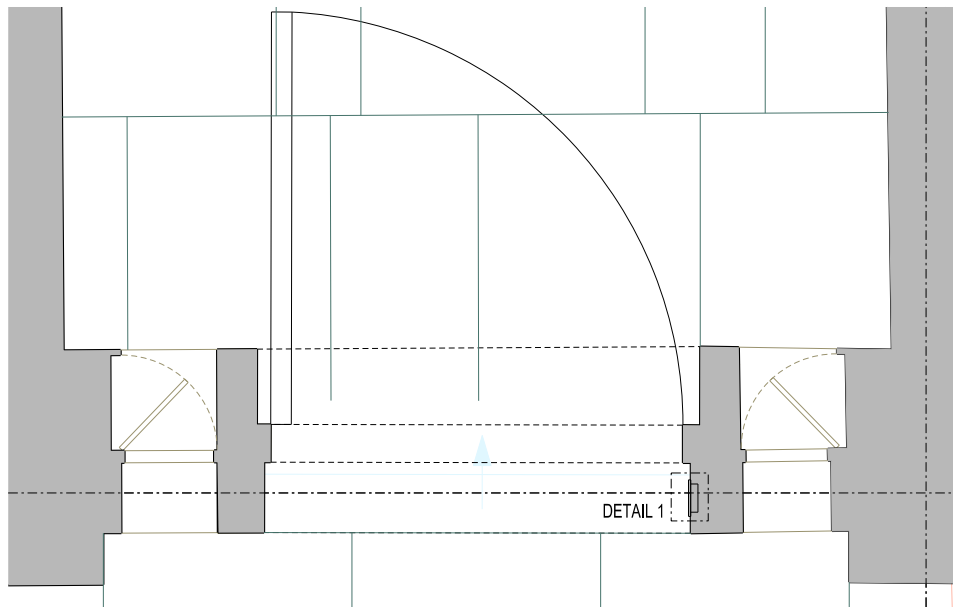
DETAIL 1 Scale 1:2

ELEVATION Scale 1:2

----- Red dashed line indicates extent of previous door entry system



Proposed entry system with finish to match existing ironmongery
2N IP VERSO DOOR ENTRY SYSTEM
Inset into stone 130mm (W) x 257mm (H)



PLAN Scale 1:20



42 Bedford Square - lightwell



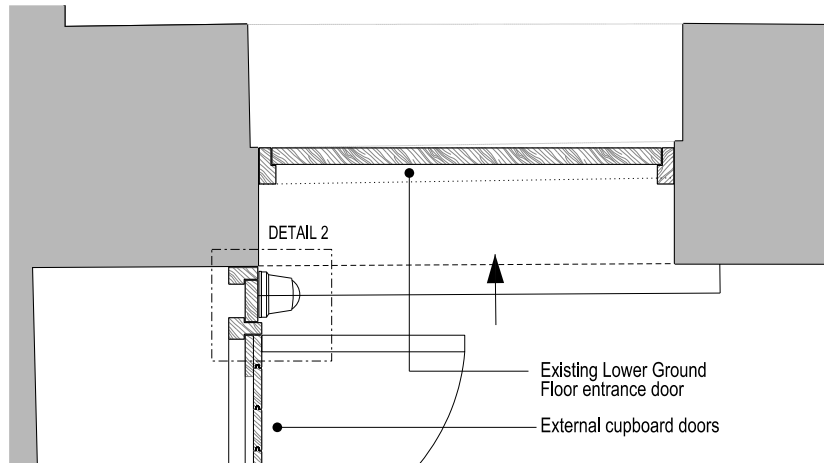
42 Bedford Square - red dashed line indicates proposed location of CCTV under external steps



42 Bedford Square - red dashed line indicates proposed location of CCTV



EXTERNAL ELEVATION Scale 1:10



LOWER GROUND FLOOR PLAN Scale 1:10

Proposed Combined CCTV Lower Ground Floor

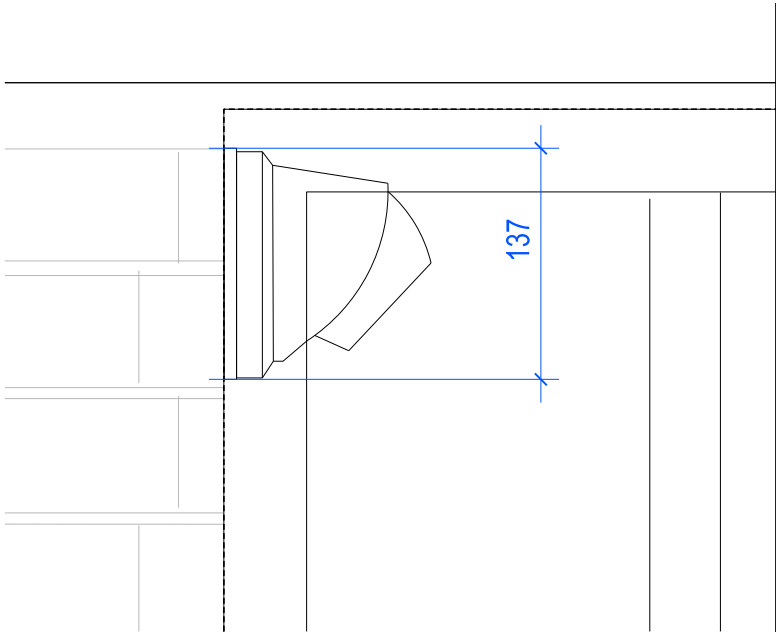


Picture 1 Existing Lower Ground Floor Entry in External Lightwell
----- Red dashed line indicates proposed location of CCTV

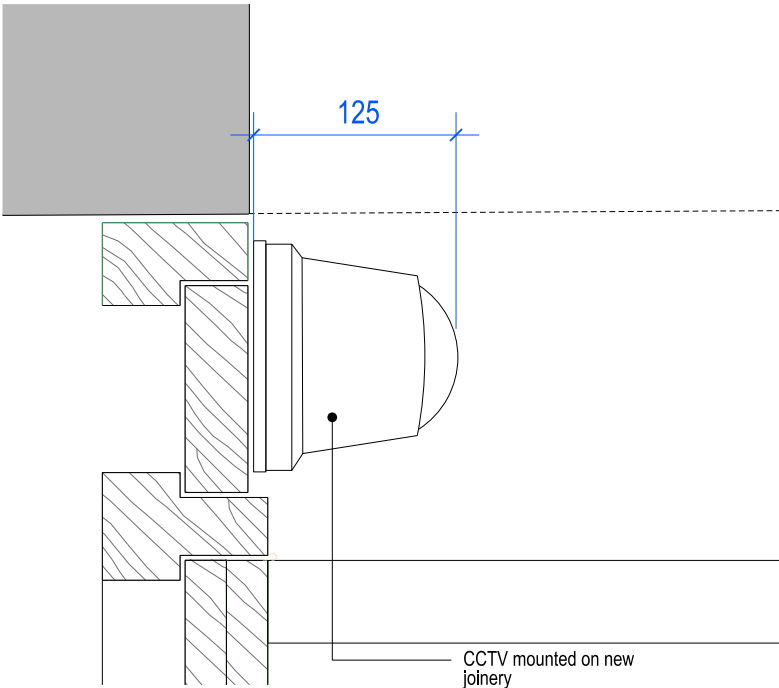
New CCTV camera will be mounted on new joinery



4 MP ColorVu Fixed Turret Network Camera
Dimensions: Ø 138.3 × 125.2 mm



DETAIL 1 Scale 1:5



DETAIL 2 Scale 1:5

6 **Schedule of Changes Post Consent**

This section should be read in conjunction with the General Arrangement Drawings.

Numbered items in orange on the General Arrangement drawings refer to the proposed amendments in the schedule for ease of reference.

Numbered items in blue on the General Arrangement drawings refer to current Listed Building Consent Applications where the decision is pending.

For example, the first item on the schedule, 01RF can be found on the Proposed Roof Plan. A numbered orange box locates the item. The schedule gives information about the item including heritage impact.

6.1 Change From Consented Tracker

BDP.

25.03.2021
42 Bedford Square: Rev -

Schedule of Changes Post Consent - Roof - Ground Floor & Lower Ground Floor							
Schedule to be read in conjunction with General Arrangement Drawings. The drawings are clouded in orange to show the changes from the consented drawings and in blue to show the changes submitted as part of LBC 2020/5404/L and are pending. They are also numbered in line with the schedule below for clarity.							
Ref No.	Item	Changes from consented LBC drawings	Drawing Reference	Description	Heritage Impact	CONSERVATION OFFICER VERBAL / WRITTEN AGREEMENT- SUBJECT TO PLANNING APPLICATION	Notes
01RF	Combined services to roof	Proposed low condenser units on the rear of the flat roof	(15)AP127 (15)AS135 (15)AS136 (15)AS137	Proposed low condenser units on the rear of the flat roof & revised orientation to consented cable tray.	Minimum impact as no equipment can be seen from street level. Units have been set back from the rear parapet wall. Plant to be finished in a matt grey colour to match the lead roof by either powder coating the external plant in a grey colour or "wrapping" it in a grey covering so it will blend in with the lead roof.	Yes	Item captured in BDP GA's.
02RF	Satellite dish	The 2017 consented scheme ref (2017/6975/L) showed a satellite dish and aerial. They were not specifically referred to in the DAS or the decision notice for the consented scheme.	(15)AP127 (15)AS136 (15)AS138	To retain the satellite dish in the current location. The dish has been lowered by 400mm which is the most that could be acheived on site.	This will have a reduced impact as the dish has been lowered. Current location has the least impact on both the building and the overall context of Bedford Square than other locations on the building.	Yes	Item captured in BDP GA's.
03RF	Electrical containment on roof slates	Electrical containment on roof pitch	(15)AP127 (15)AS136 (15)AS140	Required to meet the client brief.	Low impact as containment is positiond to the bottom slates of the roof pitch. A tray is placed on top to give a uniform appearance. The original plan form of the roof is maintained and the location omits the requirement for a walkway and handrail. It is fixed to the roof using the same penetration detail as the consented safety cable anchorage for the mansafe system.	Yes	Item captured in BDP GA's.
04RF	Use of existing flues	Reuse of existing fabirc voids now shown on roof GA.	(15)AP127_MH	Required to meet the client brief.	Low impact for the proposed vertical distribution of services, as re-utilising them minimises the impact on the existing fabric.	Yes	Item captured in BDP GA's.
05RF	Outdoor Unit & Acoustic Screen	Outdoor power unit adjacent to lift overrun	(15)AP127 (15)AS135 (15)AS140	Outdoor unit required to meet the client brief.	Low impact as it is not visible internally or from street level. Line of sight diagrams presented to the Conservation Officer show that it cannot be seen internally through the existing lantern. Plant to be finished in a matt grey colour to match the lead roof by either powder coating the external plant in a grey colour or "wrapping" it in a grey covering so it will blend in with the lead roof.	Yes	Item captured in BDP GA's.
22G	Proposed combined CCTV & door entry system	Proposed combined CCTV & door entry system to Ground Floor Entrance	(15)AP122 (32)AD127	Required to meet clients security brief	Low impact as the door entry system is smaller than the existing cut out used for a previous system. Finish of entry system to match existing ironmongery.	Yes	Item captured in BDP GA's.
22LG	Proposed CCTV to Lower Ground Floor Entrance	Proposed CCTV for security purposes for Lower Ground Floor Door Entry.	(15)AP122 (32)AD128	Required to meet clients security brief	Low impact as CCTV is not visible from street level and is mounted on new joinery in the lightwell.	Yes	Item captured in BDP GA's.