Design and Access Statement

relating to

Refurbishment Works

at

~~23 Bedford Square~~5 Bloomsbury Place

London ~~WC1B 3HH~~

for

The Bedford Estates

Contents

Section 1 - Introduction

This Design and Access Statement has been prepared to accompany a Planning and Listed Building application for ~~23 Bedford Square~~5 Bloomsbury Place, London.

~~23 Bedford Square~~5 Bloomsbury Place comprises ~~4,177~~3,775 square feet and is arranged over basement, ground and ~~three~~ three upper floors.

~~23~~ 5 Bloomsbury Place~~Bedford Square~~ is one of a collection of ~~symmetrical~~ five terraced houses on the North side of ~~the~~ Bloomsbury Place, leading from Bloomsbury Place to Southampton Row~~square~~. As with the other properties on ~~Bedford Square~~Bloomsbury Place, the property became Grade ~~I~~ 2 Listed on ~~20~~ 28 February ~~August 1971~~1969 (Listing Reference – 1244503~~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~~F1(a) learning and non residential instiution, having been granted this use class under planning application PS9704228R1. This use class was for the duration of the current tenant's occupation, on vacating the premises the use shall revert to the lawful use for office purposes, now known as Use Class E - Commercial, Business and Service ~~and the application does not seek to change this.~~.

Internal Proposals

Our proposal seeks to replace the existing gas fire boiler, which feed wet central heating radiators, with air source heat pumps serving internal VRV units. ~~is to refurbish the modern services of the property installed in the 1980s whilst conserving the original fabric of the building. We propose to install comfort cooling to all rooms within the main building.~~ By undertaking the following works, the existing ineffieint gas fire boiler would be removed and there will no longer be a reliance on gas. The electric based air source heat pumps will allow the occupier to heat and cool their property from renewable energy.~~the property will be brought up to a modern day standard, suitable for office use, which will hopefully secure a long term tenant.~~

- **Installation of Comfort Cooling to Offices**

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A variable refrigerant volume (VRV), heat pump system is to be installed to provide heating and cooling throughout the building. The cooling installation will require indoor VRV units, ~~1~~ 5 No. compact condenser unit located within an acoustic enclosure within the rear garden of the property. ~~within the existing roof level water storage room associated pipe work connections.~~ New, plain, electric panel heaters shall be installed in the common parts and WC's to provide heating during the winter months.

The ~~VRV condenser units will be sited within the former water storage room at roof level and will not be visible from street level~~acoustic enclosure will be designed to match those installed at 2,3 and 4 Bloomsbury Place and will not be visible from street level. ~~.~~

The indoor units are to be chassis type, floor-mounted around the building perimeter, within bespoke joinery casings on the ~~basement,~~ ground and first floors. See drawing TPS/2208/VRVC1 ~~TPS/23BS/TN3~~ for details of the bespoke casing. The units on the basement, second and ~~and~~ third floor are to be proprietary chassis mounted units with steel casings, see drawing TPS/2208/VRVC2.

Where possible the indoor units have been located in the same position as the redundant radiators so that the condensate pipework to and from the VRV units will be run between existing floor joists. Where they cross joists, they will run within redundant notches where the heating pipework is removed, except where this is not reasonably practicable. The pipe runs will not disturb any external features and any notches made, will be made good and structurally sound via the addition of a metal plate, fitted and secured to the joist over the notch position as detailed in the timber notch plate drawing TPS/2208/TN ~~TPS/23BS/TN1~~

There is an existing riser in the ~~rear~~ staircase of the building, currently housing redundant heating pipework. This pipework will be removed and the new pipework will be run in its place, negating the need for any further risers.

Existing, redundant pipe work running across the joists will be removed and a repair will be made as detailed in the timber notch repair drawing TPS/2208/TN ~~TPS/23BS/TN2.~~

- ~~**Kitchen Facilities**~~

- **External Condensers**

It will be necessary to install external condensing units to serve the cooling for the offices and the communication room as detailed above.

The external plant will be located within the rear garden within an acoustic enclosure. This has been designed to match the acoustic enclosures within the gardens of 2,3 & 4 Bloomsbury Place and given it will be lower than the garden wall, it will not be visible from the adjacent public highway. ~~redundant cold water storage tank room at roof level.~~

We commissioned an acoustic report to assess the impact these external condensing units will have on the adjoining buildings. This report confirmed that the noise levels will not exceed the permissible levels detailed within Camden planning policy. A copy of this report is included within the application.

Section 3 – Use/Layout

~~[illegible]~~

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.

Every effort will be made to bring access opportunities up to the best available standard within the constraints imposed by the listed nature of this building.

- Equality Act 2010
- Building Regulations Approved Document M and K
- BS 8300:2001 – Design of Buildings and their approaches to meet the needs of disabled people Code of Practice

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.

Through our design, we have carefully considered the most discreet and practical location for the external plant to minimise the impact on the building externally and internally. The plant will not be visible from any adjoining ~~properties~~ public realm and the acoustic assessment has demonstrated that it will not have any adverse impact on the amenity of the adjoining owners.

Where possible we have located indoor heating/cooling units in the same position as the existing radiators allowing for the associated pipework to run within the existing service routes, minimising the impact on the property. The units are also to be positioned on the floor, which will minimise potential damage caused to original skirting and joinery items.

~~In our opinion, t~~The installation of ~~comfort cooling~~air source heat pumps will significantly improve the energy efficiency of the building whilst ensuring the new tenant will be able to source their energy from a sustainable source. In our opinion the work~~-~~ will not adversely affect the original fabric of the building or the impact the significance of the listed building.~~and will benefit all future occupiers. By improving the service provision within the property, such as lighting, data, WCs, small power, etc, we anticipate securing a long term tenancy.~~