
Design and Access Statement

relating to

Refurbishment Works

at

33 Bedford Place

London,

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 33 Bedford Place, London.

33 Bedford Place comprises 3065 square feet and is arranged over basement, ground and three upper floors.

33 Bedford Place is Grade II listed and forms part of a terrace 20 properties within the Bloomsbury Conservation Area. The building is situated on the western side of Bedford Place towards the end closest to Bloomsbury Square. Number 21-40 Bedford Place became Grade 2 Listed on 28 February 1969 (Listing Reference – 1244593). 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.

Section 2 – Design Statement

Use

The current use of the property Use Class E – Commercial, Business and Service, the proposal does not seek to change the current use.

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. By undertaking the following works, the existing inefficient 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.

■ Installation of Comfort Cooling to Offices

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, 3 No. compact condenser unit located within an acoustic enclosure within the rear garden of the property and 1 No. small unit within the front vault. New, plain, electric panel heaters shall be installed in the common parts and WC's to provide heating during the winter months.

A new acoustic enclosure will be installed within the rear garden to ensure that the required sound attenuation is met in line with Camden Councils standards. This will sit lower than the side boundary wall.

The indoor units are to be chassis type, floor-mounted around the building perimeter, within bespoke joinery casings on the ground and first floors. See drawing TPS/2208/VRVC1 for details of the bespoke casing. The units on the basement, second 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

There is an existing riser adjacent to the lift core, 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

External Proposals

■ **External Air Source Heat Pump**

It will be necessary to install external Air Source Heat Pump units to serve the new internal units as detailed above.

The external plant will be located within the rear garden within an acoustic enclosure. This has been designed to be lower than the garden wall and will not be visible from the public realm.

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

Section 3 – Use/Layout

The proposal does not seek to change the use or layout of the building.

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 II 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.

The following best practice guidelines have been considered:

- 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 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.

The installation of air source heat pumps will significantly improve the energy efficiency of the building whilst ensuring the new tenant will be able to procure their energy from a sustainable source. In our opinion the work will not adversely affect the original fabric of the building or impact the significance of the listed building.