

# 21-22 BLOOMSBURY SQUARE

**DESIGN + ACCESS STATEMENT AND HERITAGE ASSESSMENT**



**THIRDWAY**



EXECUTIVE SUMMARY

This document presents the proposed installation of telecommunications apparatus at the recently refurbished 21-22 Bloomsbury Square, London, WC1A 2NS.

The applicant is seeking to install telecommincations apparatus using the existing Toby, drilling down to the basement level and feeding the multicore cable through the Toby. The multicore cable will continue to run along the wall via the tacking method, drilling a small hole through the wood next to the window frame and continuing the multicore cable run along the wall and into the existing FSB, located inside the electrical cupboard.

THIRDWAY

Designer

Donald Insall Associates  
Chartered Architects and Historic Building Consultants

Heritage





**THE APPLICANT**

Menzies Aviation started trading in 1833. They are an independent global provider of passenger, ramp and cargo handling services specialising within the airline industry.

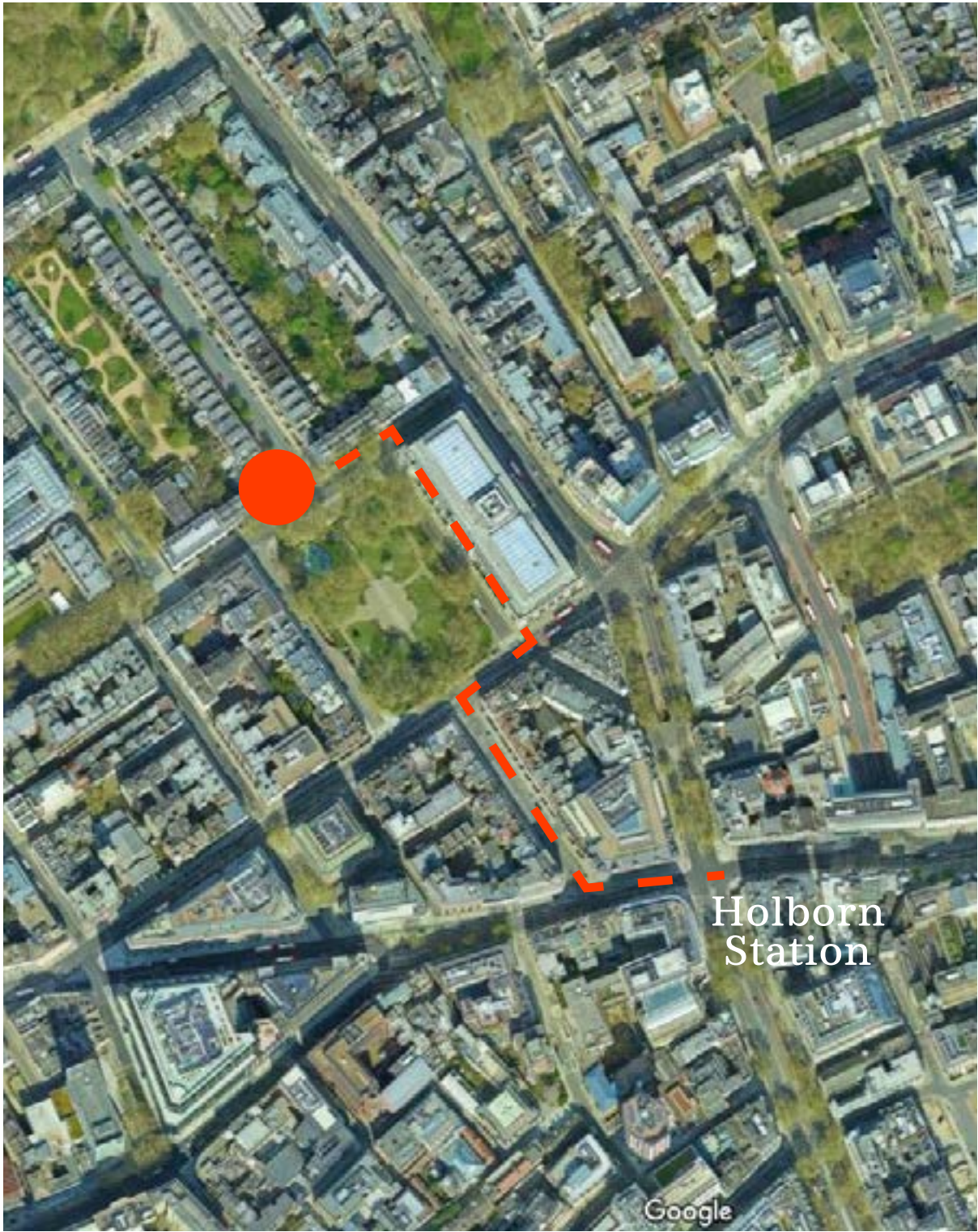
Menzies Aviation is a critical partner in the global aviation industry, delivering logistical services in over 250 locations and 58 countries, across six continents.





**THE BUILDING**

The site is located in the heart of Bloomsbury to the east of Tottenham Court Road and south-east of the British Museum. 21-22 Bloomsbury Square is to the North of Bloomsbury Square on the corner of Bedford Place.

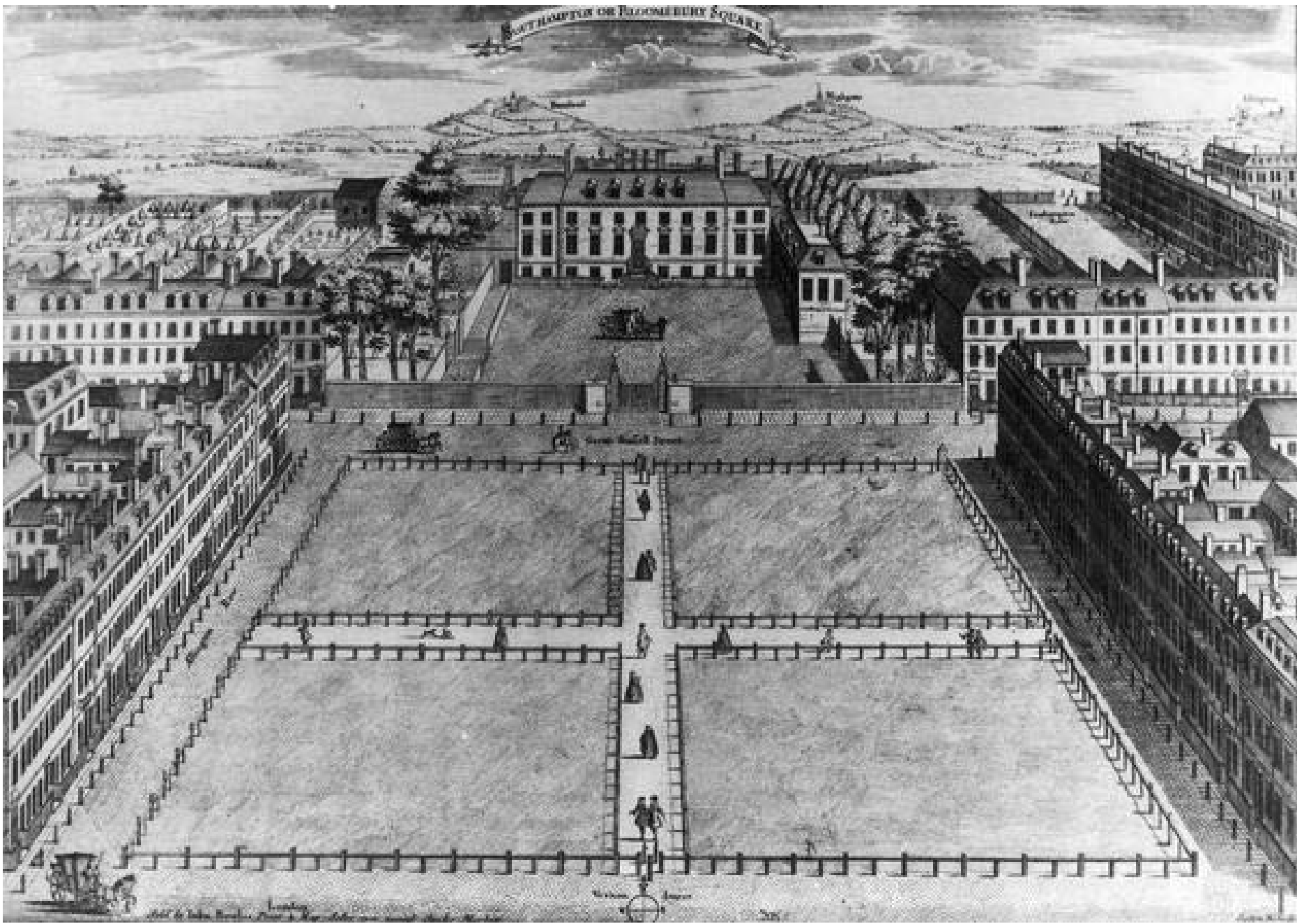




**SITE HISTORY**

The terrace is on the site of Bedford House, formerly Southampton House, which was demolished in 1799. The square was the first garden square of its type in London, dating back to the C17th, developed by the 4th Earl of Southampton.

In the C20th the building has been used as a commercial office.



Southampton House  
and  
Bloomsbury Garden



# CONSERVATION AREA

The Bloomsbury Conservation Area covers an area in the South corner of the London Borough of Camden, immediately North of Tottenham Court Road.

21-22 Bloomsbury Square ( Site) is situated to the Western extent of the Conservation Area and forms part of a listed square of terrace buildings and garden as described on the following page.



Site

21-22 Bloomsbury Square



**LISTED BUILDING STATUS**

21-22 Bloomsbury Square is part of the listing entry number 1244454 covering Numbers 18-22 and Attached Garden Wall and Railings.

The properties are Grade II listed, first listed on 28th February 1969. The list entry quotes the details as below;

5 Terraced Houses, 1800-1805. Designed and built by James Burton. Multi-coloured stock brick. 4 storeys and basements. 3 windows each, No.22 with 4-window return ( mostly blind) to Bedford Place. Round- headed entrances in recesses with reeded pilaster jambs carrying cornice-heads; fanlights (No.19 radial) and panelled doors. Gauged red brick flat arches to recessed sash, and 1st floor casement, windows, some with original glazing bars. Continuous 3rd floor sill band. Parapet.

Interiors: Not Inspected

Subsidiary Features: attached cast-iron railing with urn finials to areas. No.22 with attached garden wall to Bedford Place return. Wall with square-headed stucco surround to panelled wood door with reeded architrave with roundels. To left of door, a glazed oculus with small leaded panes of stained glass forming a pattern around the rim. Stone capping to wall with cast-iron railings.

Historical Note: this terrace is on the sit of Bedford House ( formerly Southampton House) demolished 1799.



# HERITAGE STATEMENT

The proposed scheme seeks to install new wireless internet and telecommunication facilities within the existing building, to support it in its optimum-viable use as offices. The route of the proposed new cable is clearly illustrated in the photographs at the end of this statement.

The cable will extend into the site from the existing Toby on the pavement, where it will enter the front lightwell via a small hole at high level in a mortar joint of the brick retaining wall, to ensure the bricks are not damaged. It will then run down the corner of the façade, between the wall and the modern window in the lower ground floor entrance extension, where it will enter the building via a small hole made in the modern wooden window frame.

Internally, the cable will be tacked to the walls where it will run behind the consented new cupboards in the lower ground floor front room, and into the CSP cupboard behind the lower ground floor staircase, where it can provide wireless facilities to the whole building.

The holes required to run the cable, both internally and externally, would be extremely small and would have no impact on the significance of the listed buildings. The cable would also have a negligible visual impact on the interior, and it would be fully reversible if the facilities are no longer required in the future.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, in this case Camden Council’s Local Plan and the London Plan, unless material considerations indicate otherwise. Decision makers must also comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage policies of the National Planning Policy Framework.

In summary, as the proposals would cause no harm to the significance of the listed buildings, their special architectural and historic interest would be preserved, in full compliance with the statutory duties set out in Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of the development plan, specifically Camden Council’s Local Policy D2 on Heritage, and HC1 of the London Plan.

Where proposals would cause no harm to the significance of listed buildings, the National Planning Policy Framework (NPPF) states that the presumption in favour of sustainable development should apply and this is the case here. Indeed, the proposals would sustain the significance of the listed buildings in accordance with paragraph 197 of the NPPF.

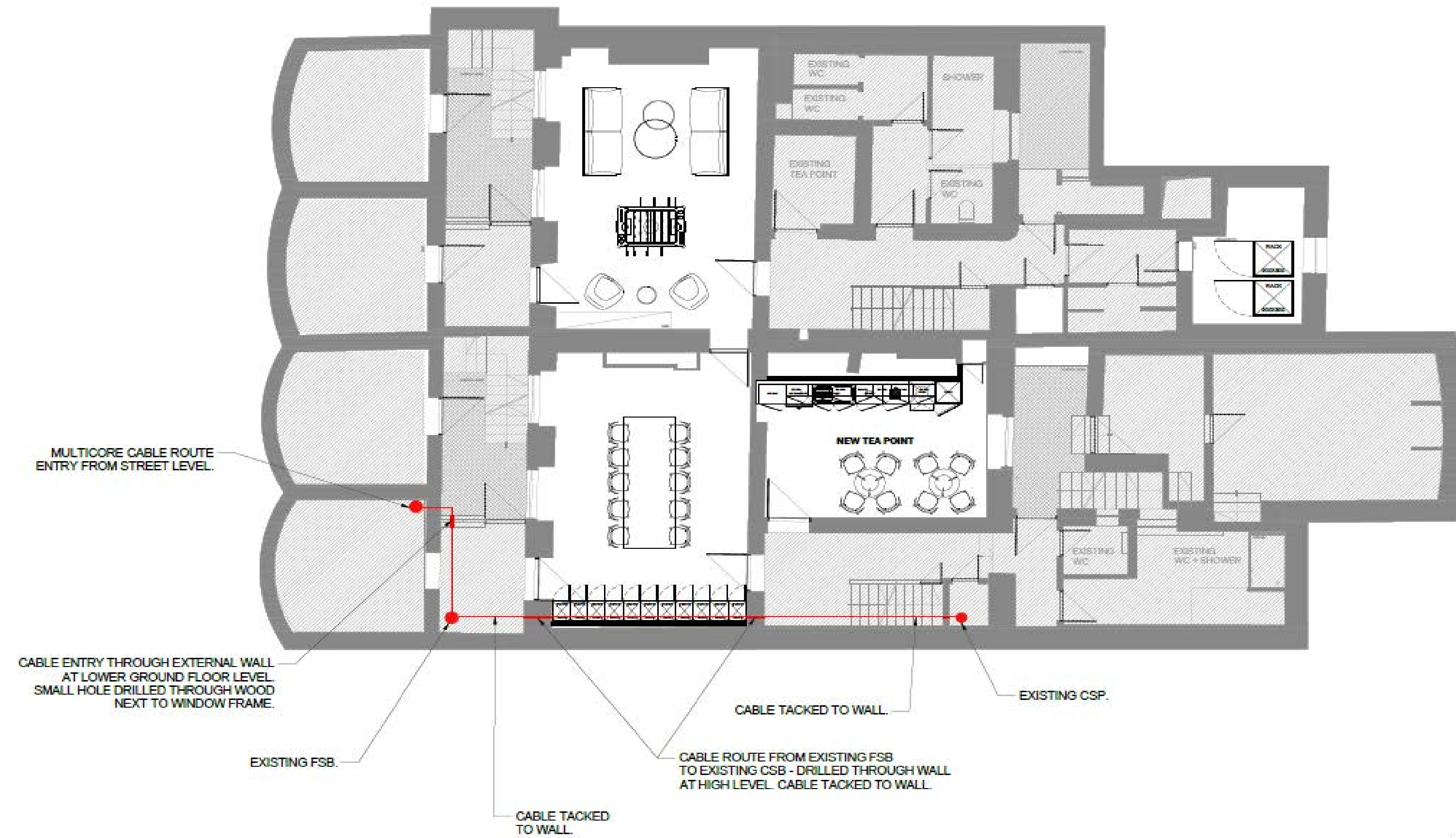
It is therefore the conclusion of this report that the proposals would comply with national and local planning policy on the historic environment.



OUR PROPOSAL



## LOWER GROUND FLOOR - MULTICORE CABLE ROUTE





MULTICORE CABLE ROUTE



8 Multicore cable route, from existing FSB



9 Multicore cable route, to existing FSB



10 Multicore cable route, to existing FSB



11 Multicore cable route, to existing FSB



12 Multicore cable route, to existing FSB



13 Existing FSB



MULTICORE CABLE ROUTE



14 2f cable route, from existing FSB



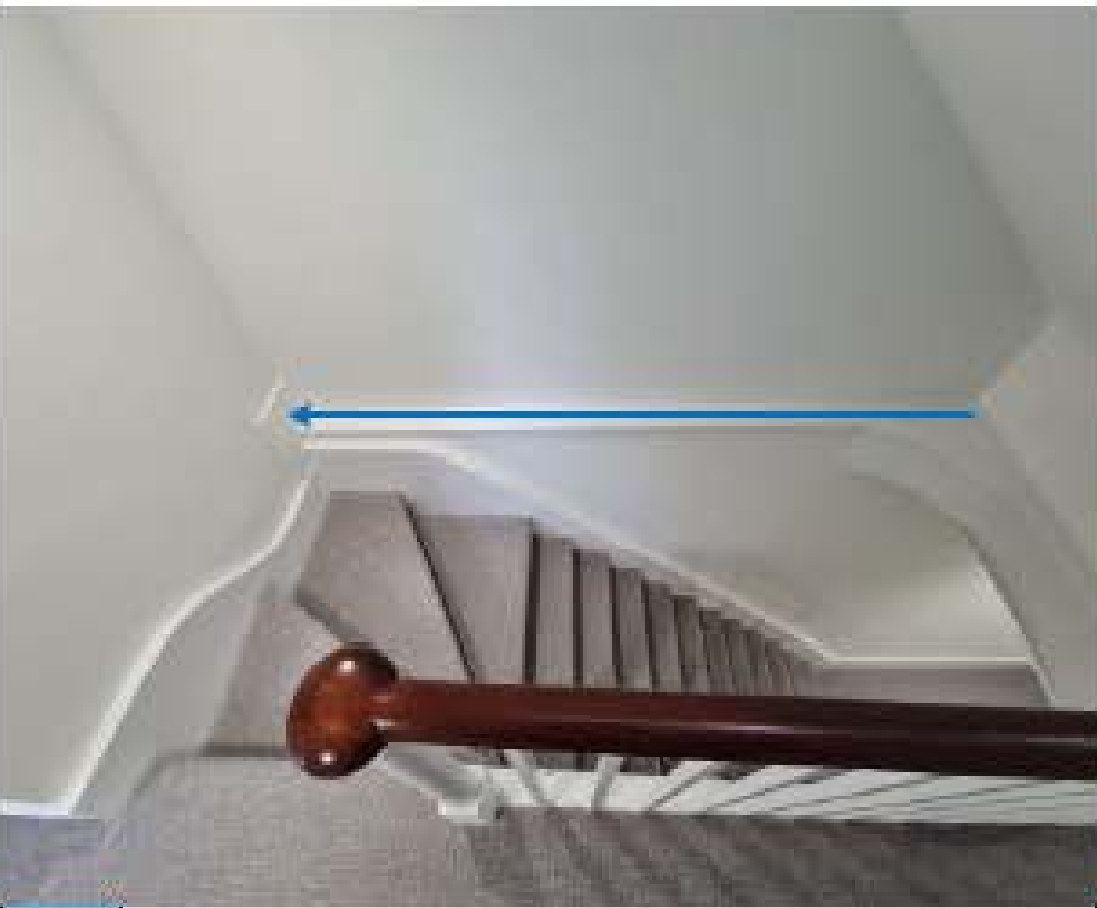
15 2f cable route, to existing CSP



16 2f cable route, to existing CSP



17 2f cable route, to existing CSP



18 2f cable route, to existing CSP



19 2f cable route, to existing CSP



Presumed existing 2f cable route, from FSB, to existing CSP/ONT



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