

02

CONTEXT ANALYSIS

LOCATION

4 - 6 BEDFORD PLACE, BLOOMSBURY

The site is located in the heart of Bloomsbury, the intellectual and literary hub of London.

Situated also on the doorstep of the Grade I Listed British Museum - the most visited tourist destination in London, with just under 7 million visitors a year (pre-pandemic.) UCL and LSE, highly ranked universities, are located within the surrounding area, in addition to the Royal Academy of Dramatic Art and the British Medical Association.

The site benefits from excellent transport connections in a Zone 1 location within walking distance of several underground stations including Russell Square (Piccadilly Line), Holborn (Central and Piccadilly Lines) with direct trains to Heathrow and Tottenham Court Road (Central, Elizabeth and Northern Lines). The slightly further afield yet walkable transport hub of London Kings Cross / St Pancras / Euston, provides excellent coverage of both central London together along with the rest of the country (and Europe with its Eurostar terminal).

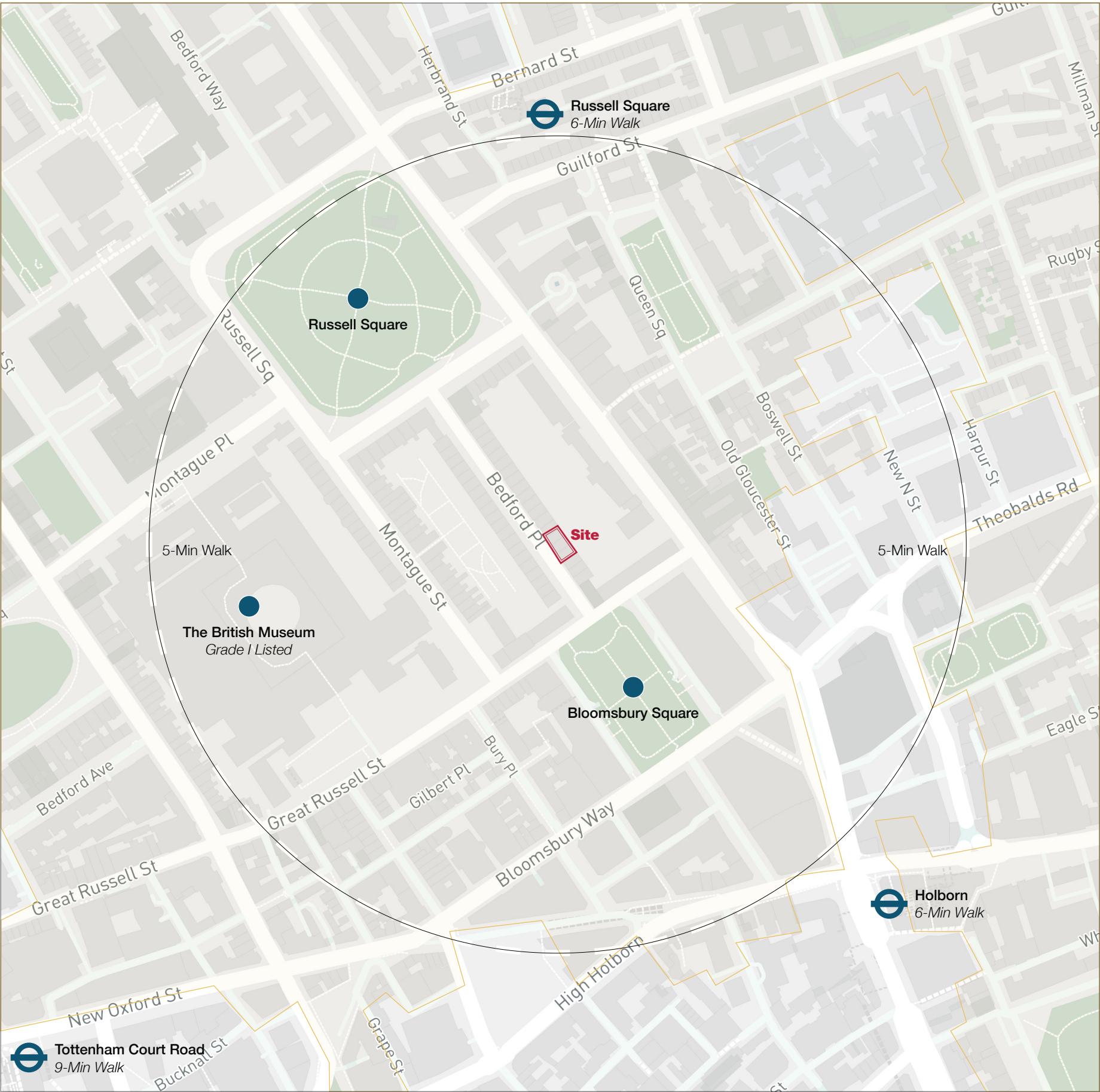
For more information regarding transport and accessibility, please refer to Section 06 of this document

Bedford Place - linking Russell Square and Bloomsbury Square



KEY

 Bloomsbury Conservation Area



THE BUILDING’S HERITAGE

BEDFORD PLACE

4-6 Bedford Place is a Grade II Listed building which is defined by Historic England as a building ‘of special interest’.

The street of terraced houses was designed by James Burton, one of the most significant architects of late Georgian and Regency London, responsible for a great proportion of the architecture in Bloomsbury in addition to his work in Regent’s Park, Clapham and St John’s Wood.

Completed in 1815, the symmetrical terrace has 20 houses on each side. The site, numbered 4, 5 and 6 Bedford Place, is situated at the south east end of the street.



Bedford Place c.1900

CONDITION OF THE EXISTING BUILDING

FRONT FACADE

The front elevation of 4 - 6 Bedford Place is substantially unchanged from its original appearance.

Bedford Place is noted for its late Georgian architectural composition of 4 storey terrace houses with basements. The elevational treatment is defined by London stock brick with rusticated stucco facades on the ground floors and a stucco cill band on the 3rd floor.

Each house features a composition of 3 windows/niche openings on each floor, creating visual harmony and order to the elevation by utilising a balance of solid and void.

Original niche openings on the third floor



Stucco cill band



Completeness of original railings and balconies



Small lightwells with arched vaults extending underneath Bedford Place



Front elevation

Rusticated stucco ground floor facade