

9 Bedford Row

Design & Access Statement

Revision A

28.07.2023

Quinn Architects

Introduction

This design and access statement has been produced by Quinn Architects on behalf of the owners of 9 Bedford Row, London WC1R 4BU. The property consists of two interconnected brick built buildings consisting of the primary Grade II* listed residence facing Bedford Row to the west and the 1990s mews building facing Jockey's Fields to the east.

Consent is sought to return the listed property to its original function as a single family dwelling, C3, while the rear building will retain its B1 use. In addition, Planning and Listed Building Consent are sought for a range of works fully described in the submitted drawings and schedules. These can be summarised as;

- Removal and replacement of all non-original services, fittings and joinery from the property
- Demolition of non-original link building creating a larger courtyard and separating the listed property from the non-original mews building
- Refurbishment of the main house interior with some minor alterations to the plan layout
- Refurbishment of the rear property interior with some alterations to the plan layout

This document records how the design team reviewed the site's context, developed a design that responds to its specific setting and shows how steps have been taken to ensure the building can be accessed and serviced.

Quinn Architects

Established in 2001, Quinn Architects is a Shoreditch based studio practicing architecture, interior and furniture design. Our expertise, ambition and enthusiasm has granted us the opportunity to work on a diverse range of projects including modern and historic refurbishments, extensions and complex houses for private clients.

We have significant experience in designing and delivering high quality refurbishments of listed and historic buildings. Most relevantly, we completed two Grade II* listed homes on Great James Street, no. 36 in 2020 and no. 37 earlier this year. Similar to the proposal in this application, we oversaw the sensitive internal refurbishment of the house and re-worked the rear of the property. We paid particular attention to the existing fabric, working with specialists to refurbish the panelling and restoring historic details to their original condition.

We also worked closely with specialist consultants to secure change of use at 29 Great James Street. We value the importance of returning these properties to their original intended use as a single family dwellings and take a very sensitive approach to modernising the services without causing harm to the historic fabric.

In 2016 we completed the refurbishment and extension of the Grade II listed Club Row building in Shoreditch. Here we assisted in the transformation of a derelict school in the heart of a Conservation Area, into a thriving and successful office building. We paid particular attention to the existing fabric, working with specialists to restore the windows, masonry and parquet flooring back to its original condition.

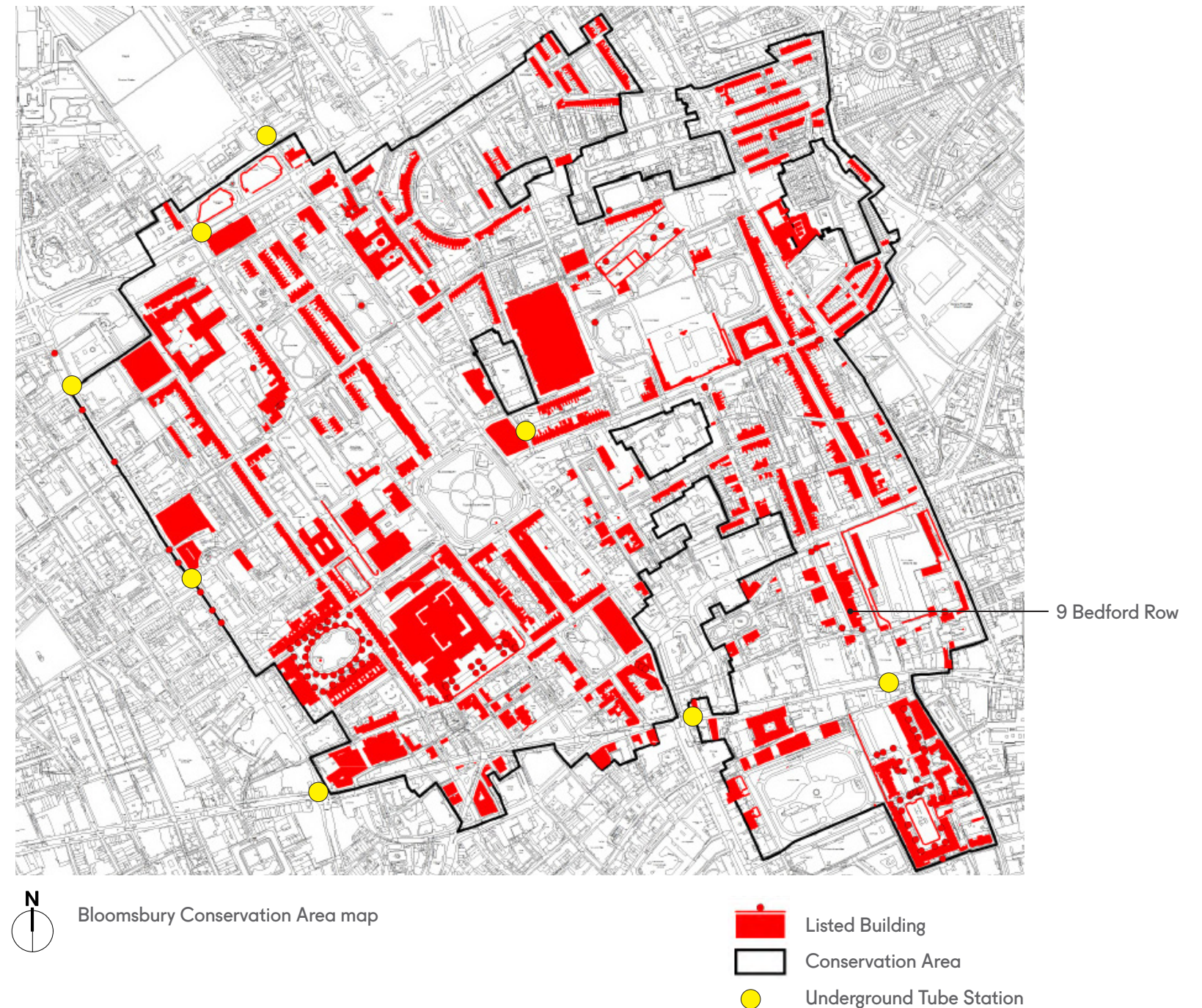
We produce carefully considered, sensitive and thoroughly researched architectural solutions to any proposed changes. We believe this type of sensitive approach results in successful designs and we think this is evident in our completed projects on the street.



Site & Context

No. 9 Bedford Row is a Grade II* listed building within the Bloomsbury Conservation Area in the London Borough of Camden. The premises extend onto Jockey's Fields to the rear. The street is notable for the terraces of early Georgian townhouses which creates a strong sense of enclosure and uniformity along the eastern edge of Bedford Row and western edge of Jockey's Fields.

In order to protect their individual and collective significance No.'s 8-13 were first included in the statutory list in 1951. The statutory list was last amended in 1999. A detailed history of the site's historic development and its heritage significance has been provided in the accompanying Heritage Appraisal. This research and insight was used by the design team to develop and guide the proposals.



Street Facades

The property sits roughly in the middle of the terrace on the eastern side of Bedford Row. It presents to the street a four storey façade above grade, and a lightwell providing air and daylight to the basement storey below. Consistent with other houses on the street, the façade has an attractive and fairly utilitarian design consistent with the early Georgian period.

A single plane formed of stock brick which extends down to basement level is punctured by sets of white painted sash windows aligned vertically with red brick flat arches above them.

A stone stair and simple metal railing connects the basement and street level. Facing west, this façade will benefit from evening light and connection with public activity in the street.

The rear mews building which extends to Jockey's Fields sits roughly in the middle of the terrace. It presents to the street a three storey façade above grade. The façades facing Jockey's Fields are not uniform and vary in height and architectural language along the street.

The first two storeys comprises a single stock brick façade punctured by sets of white painted sash windows aligned vertically with flat brick arches above them. The top storey is under a mansard roof, which is clad in slate tiles and is punctuated by three dormer sash windows.

Facing east, this façade will benefit from morning light and connection with public activity in the street.



Street View of 9 Bedford Row



Street View of 9 Jockey's Fields

Interior

Bedford Row

Internally the condition of the building varies, with the best quality spaces found from ground to second floors and in the stairwell where significant areas of original panelling and cornicing remain. Stairs in particular are in good condition with the ornate balusters and wooden rail in place. The original panelling in the rooms at first floor level has been lost, instead replaced with plaster walls 19th century cornice and skirting details.

The internal plan form generally conforms with the original layout but there are some later alterations which considerably disrupt this. At ground floor level the original apsidal plan form of the front room is disrupted to allow independent access to the rear room from the stairhall. The central lightwell has been roofed over, creating an internal space below at lower ground level.

The floors are generally carpeted with non-original boarding over the assumed original floorboards. Floor levels are slightly uneven as the existing structure and joists have fallen towards the centre of the house, a common structural issue with houses on the street.

Internal doors have been replaced throughout generally in a mixture of panelled styles. These are fitted with fire seals and self-closing devices required in an office space.



Staircase - ornate timber balusters and rail



Example of room third floor room with no panelling



Example of non original glazed door leaf leading to front room



Asymetrical boxing out of lining in front room at ground floor level

Interior

Bedford Row - continued

The fireplaces are a mixture of those that appear consistent with Early Georgian detailing and modern replacements. These have been identified in the accompanying fireplace schedule.

The ceilings vary throughout between new plasterboard ceiling with modern fittings and those that appear to be original lath and plaster. Vaults at the front and rear of the basement are brick barrel vaults.

Lastly, the servicing of the building is distributed through an existing riser adjacent to the stair hall on the northern edge of the house, which appears fully utilised.

Rooms are generally provided with some electrical points via floor boxes and sockets located along the skirting. A wire fire alarm system is apparent on the ceilings along with standard pendant lights. The house has air-conditioning units fixed to the side of the lightwell which we propose to remove.



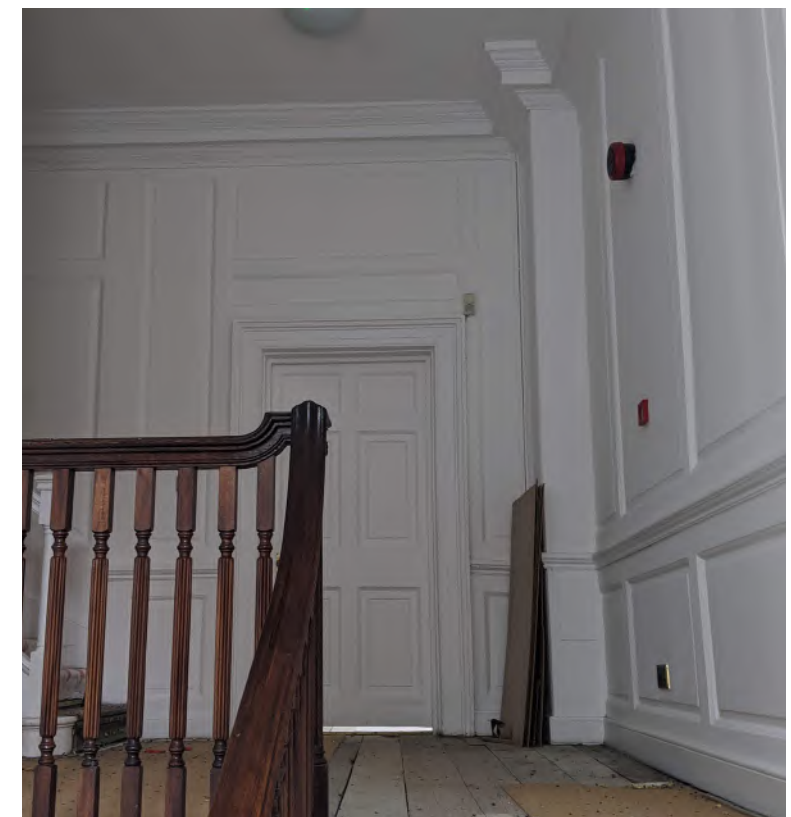
Example of original fireplace on first floor



Staircase to loft areas from third floor landing



Front room at first floor level - no panelling on walls



Existing riser to right of door as seen from first floor landing

Rear Elevations

The Main House

The rear elevation of the house is in fair condition and of similar style to the front façade; stock brick, white sash windows with flat arched heads and little ornamentation or detail to the masonry. A closet wing extends out from the rear façade the full height of the house, similar to the adjacent properties. The main house has a 18th century extension which extends out from the closet wing at ground floor level and is punctuated by two white sash windows with flat arched heads.

A significant feature of the rear façade is a large window over the stair.

Compared to the street façade, consistency across the terrace is lower and provides a less uniform picture with the neighbouring houses, with patterns of windows, materials and extensions varying across the terrace. The original lightwell has been blocked up at ground floor level where a rooflight has also been placed.

Jockey's Fields

The rear elevation of the rear building is in fair condition and of similar style to the front façade. A small outrigger extends the height of the first two storeys of the building.

The building is three storeys, where the top storey is under a mansard roof clad in slate tiles and is punctuated by three former sash windows. The facades to the rear buildings are not uniform across the terrace and the architectural language varies between each building.



Main House Rear Facade



Jockey's Fields Rear Facade

Boundary Conditions

The boundary with no. 10 Bedford Row defines the northern boundary of the property. Visible from the ground floor courtyard/terrace is a brick wall broken into two segments; one at the same height as the Jockey's Fields outrigger and the other which maintains 8 brick courses above the existing link roof.

The boundary with no. 8 Bedford Row defines the southern boundary of the property. Visible from the ground floor courtyard/terrace is a shared rendered garden wall which extends between the main house and the rear building. A glazed link extends above this wall but falls entirely within the boundary of the neighbour's property.

Consistent with the rest of the houses on this terrace, the boundaries provide a strong sense of enclosure formed by solid masonry walls against the adjacent neighbours.



View of northern boundary with no. 10



View of southern boundary with no. 8

Proposed Change of Use

The building was previously owned by its office user, whose staff moved out of the property in March 2020. Despite marketing, it has not found a commercial user interested in using the property since and has remained vacant since then.

As explored more fully in the submitted marketing report, the property has multiple limitations due to its plan form and Listing that make it difficult to use and successfully market as modern office space. The cellular nature of the plan - each floor is made up of 4 to 7 relatively small rooms - limits the amount of workspace that can be provided. It also lacks modern servicing, step-free access and climate control.

Change of use back to its original function as a single family home would allow the internal fabric to be sensitively refurbished and used in the domestic context in which it was intended. This brings an inherent heritage benefit in that the fittings, fixtures and occupation of the building will be domestic in nature. This will allow, for example, removal of self-closers and escape signage on the doors and restoration of the original floorboards for use as the floor finishes.

There has been a movement of commercial use away from Bedford Row over the last twenty years. No. 12 and no. 13 Bedford Row are in residential use. A further 6 properties within a 90m radius from the property are residential, 3 at the corner of Bedford Row and 3 properties on Sandland Street.

- Properties that have received permission for change of use to single family dwelling
- Site location



Street Facade

We acknowledge that works to the street are particularly sensitive and should positively contribute both to the Listed Building and the wider Conservation Area.

The works proposed are limited and seek only to remove the modern additions that currently detract from the façade. The existing sashes, sash boxes and sills will be retained and refurbished.



Restored window architraves



Sashes and sash boxes refurbished

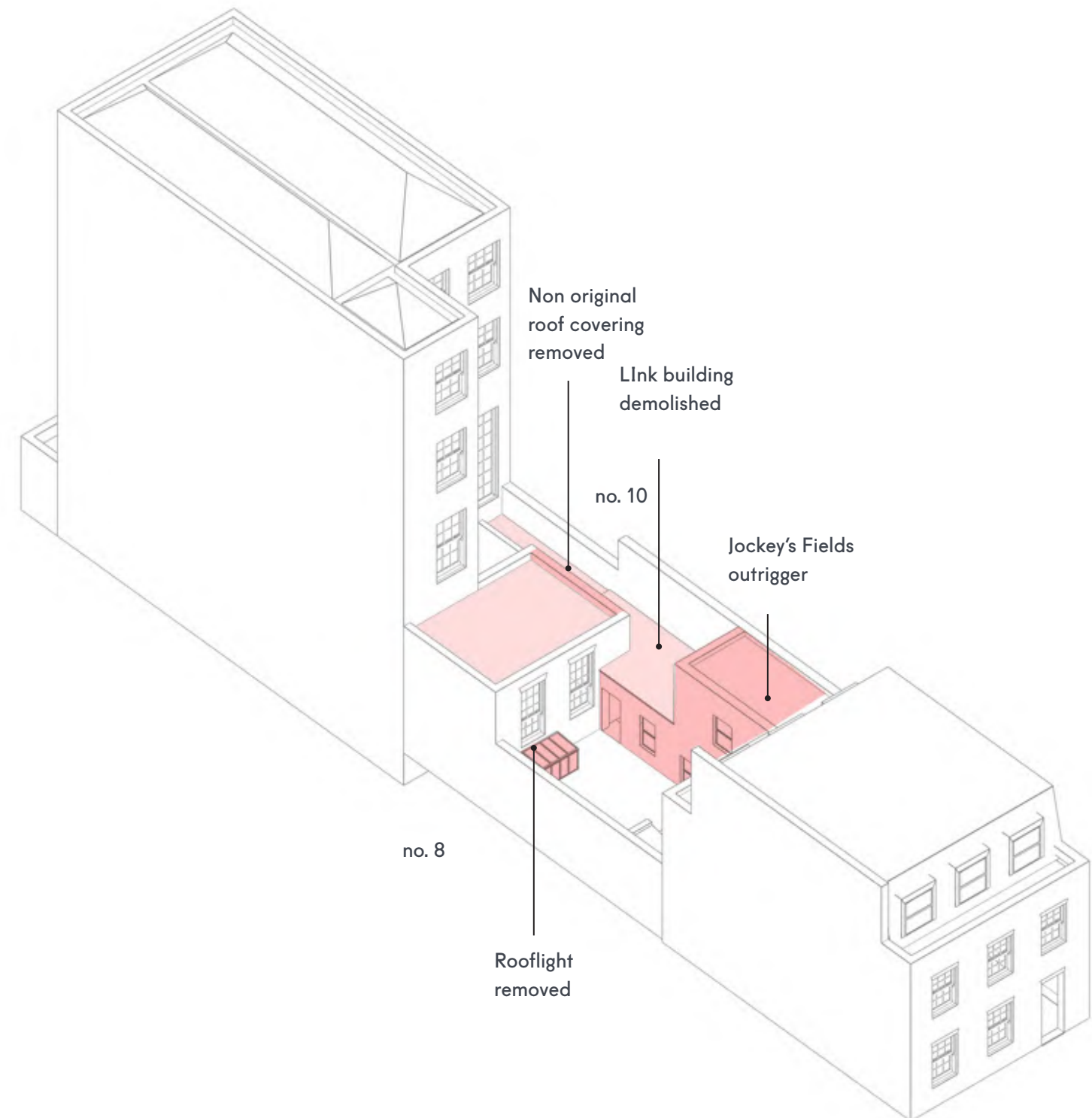
External Works

Design Principles: Demolitions

Demolition works are proposed to reinforce a central design move to separate the historic main house and the rear building creating a clear distinction visually between the new and older building fabric and the proposed C3 and B1 use. These works will aid in creating a larger, more usable and visually enhanced external space that will service the main house and mews building at the rear.

In order to do this, we propose demolition of the non-original link building which extends between the 18th century main house extension and the Jockey's Fields mews building at ground floor level. At first floor level we seek permission to demolish the outrigger of Jockey's Fields which extends over the link.

Part of the proposed demolition works include lowering the parapet of the 18th century extension and removing the non original roof covering above the extension to replace with a high performance sedum roof.



External Works

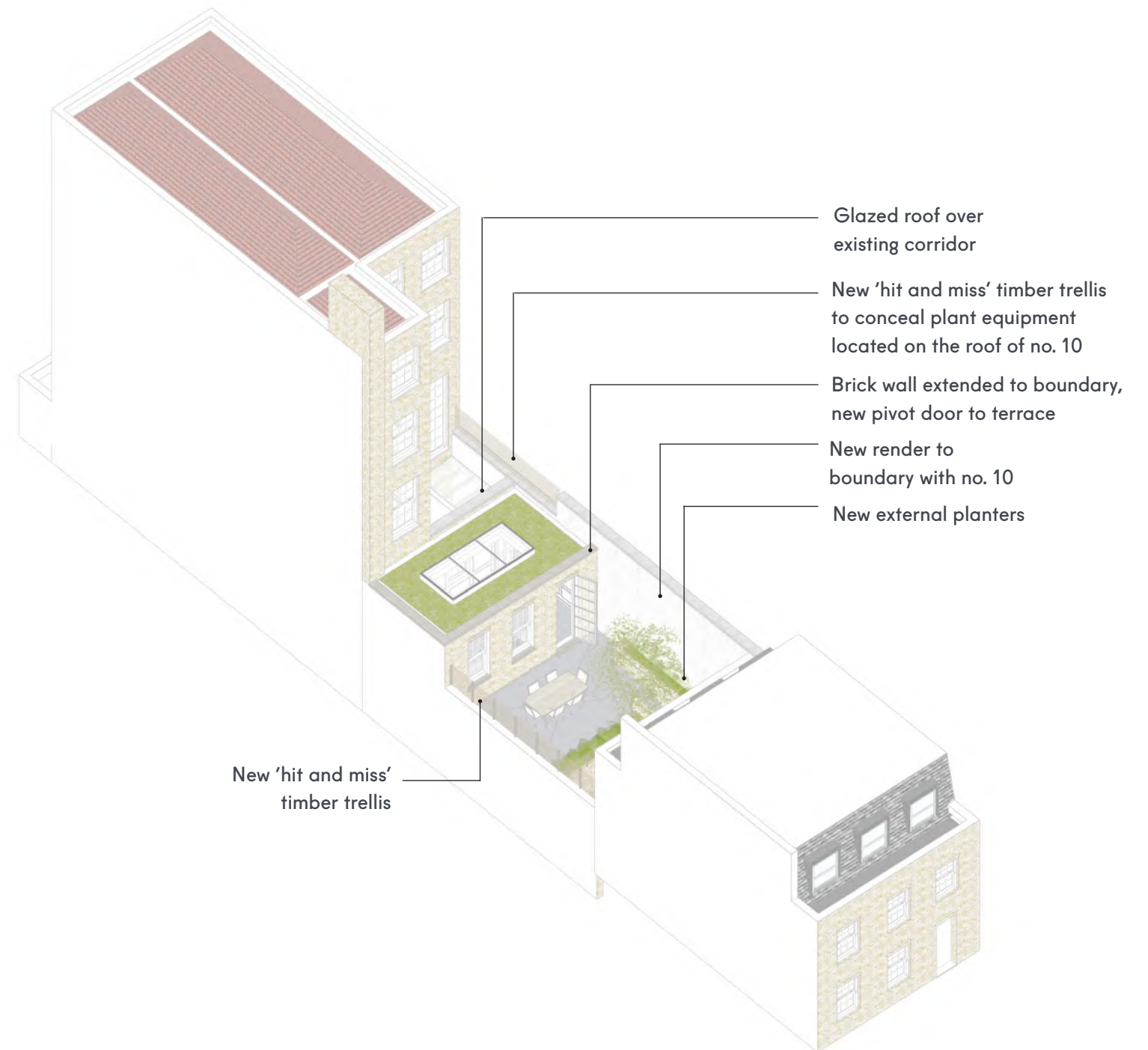
Design Principles: Massing of the ground floor

A clear distinction between the residential use of the main house and commercial use of the rear building is created by running the terrace the full width of the property. The courtyard will become a high quality amenity space populated with planters and a simple contemporary material palette that harmonizes with the existing building fabric.

We propose extending the 18th century rear room addition to the boundary wall to create a sense of architectural uniformity to the main house and allowing a adequate size kitchen which will benefit from eastern morning light. The new brick masonry will match the existing historic fabric. A new glazed pivot door is proposed with dimensions and placement to match the existing fenestration sizes and façade spacing.

Similarly the Jockey's Fields façade will extend to the boundary, creating a rectangular enclosure to the courtyard.

We propose erecting a 'hit and miss' timber trellis to conceal the plant equipment located on the roof of no. 10 on the northern boundary. Along the southern boundary we also propose a 'hit and miss' trellis to conceal the glazed link at no. 8.



External Works

New 'hit and miss' timber trellis

Brick wall extended to boundary,
new pivot door to terrace



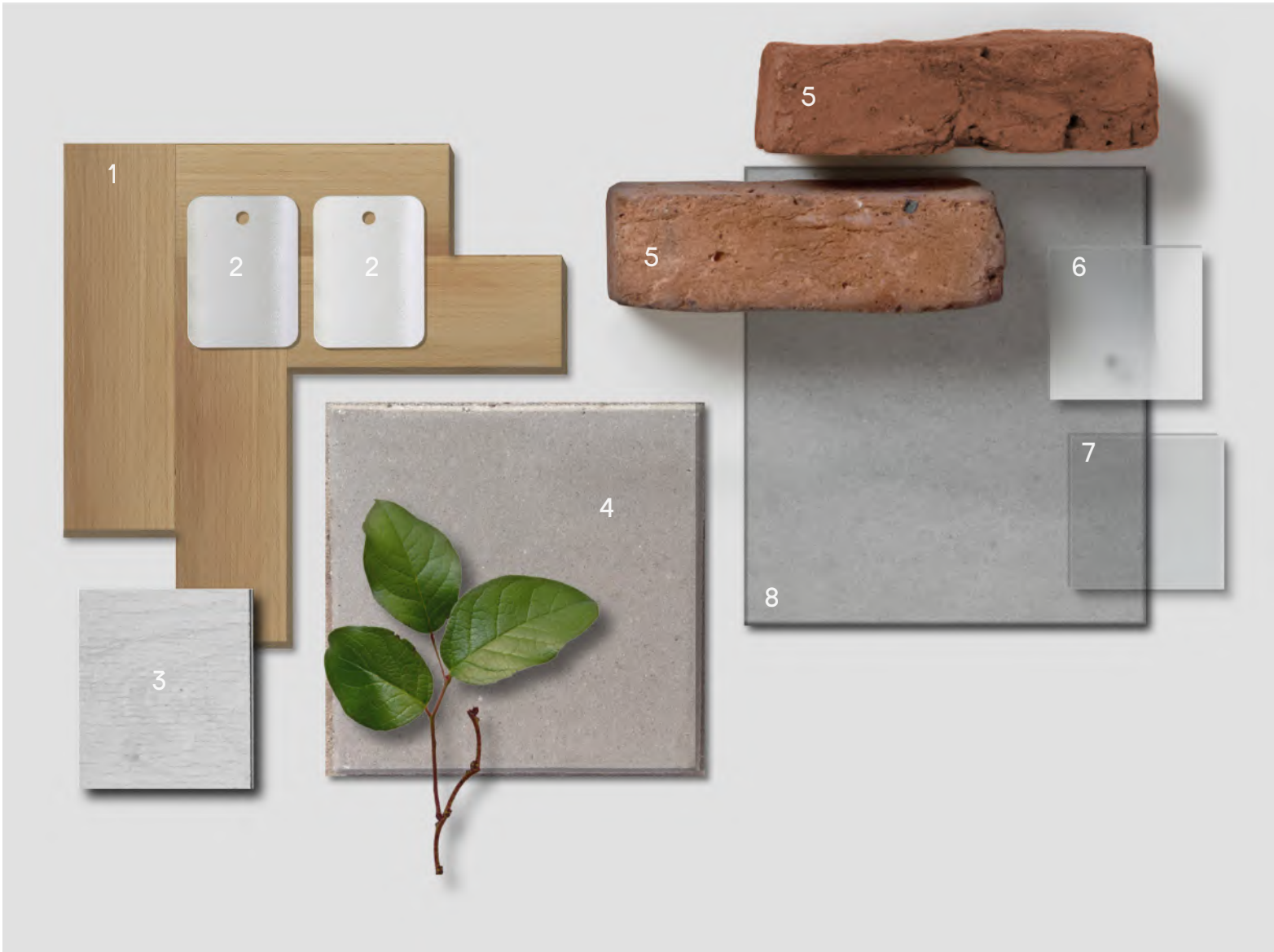
New external
planters

3D visualisation of external courtyard looking west towards the historic main house

Materials & Design

The proposed material palette has been chosen to work with the design ethos of the main house façades which are presented by a simple, orthogonal and unadorned architectural expression.

The ambition is to provide a simple modern palette where new materials are proposed that will not compete with or detract from the host property.



- | | |
|-------------------------------------|------------------------------------|
| 1. Existing floorboards | 5. New/Existing London stock brick |
| 2. White painted walls/partitions | 6. Opaque glass |
| 3. Existing timber window frames | 7. Clear glass balustrade |
| 4. Yorkstone pavers external finish | 8. Porcelain tiles |

Interior

General Works

The structural survey carried out determined that the building is in fair condition for its age and type. There has been some creep and deflection over time and therefore some local levelling will be required in certain rooms. In these instances we propose installing timber firrings atop the existing joists.

All the building services will be replaced, with new cast iron radiators below the windows. The house will be re-wired, utilising both the existing riser and new riser created in the closet wing.

The house will also need to be upgraded to meet modern fire safety requirements given its height and single means of escape. Plaster and lath ceilings will be painted with a fire resistant undercoat prior to their decoration and internal doors around the stairs will be fitted with white fire seals. A discrete misting system will be installed on the ceilings throughout the house. In comparison to a sprinkler system, these are less visually obtrusive and cause less damage to the building fabric if ever activated. As far as possible, existing notches in the joists will be used for the pipe runs.



Cast iron radiator and modern lighting,
36 Great James Stret by Quinn Architects



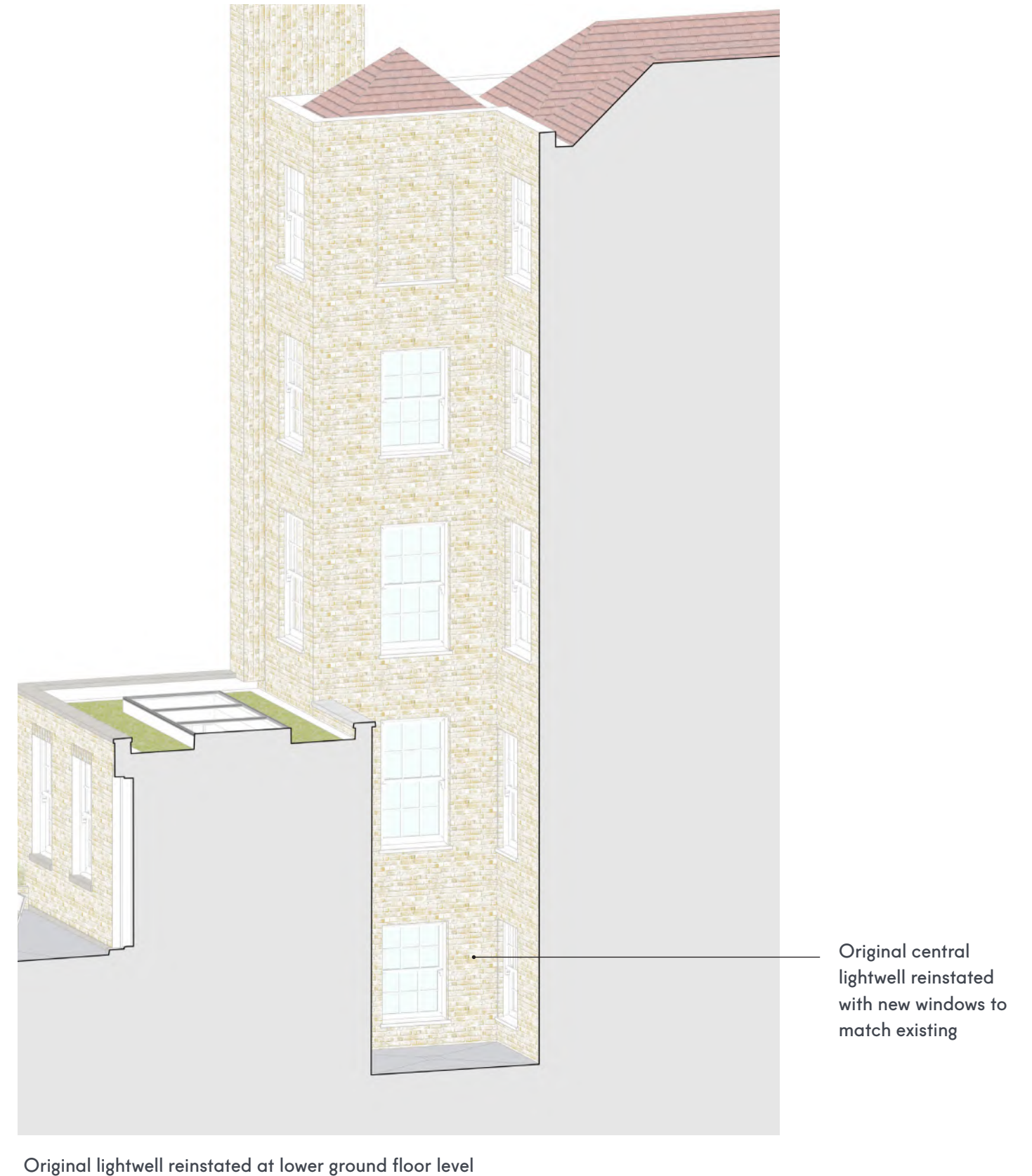
Discreet misting head on ceiling, radiators below windows,
36 Great James Stret by Quinn Architects

Basement

Internally, the proposed works are focused on the restoration and protection of existing fabric, whilst creating high quality residential accommodation. We have worked closely with the applicant's Heritage Consultant to minimise harm to the building, whilst taking advantage of opportunities to improve unsympathetic modern additions.

We are seeking to reinstate the original plan form which will involve stripping out non original fittings and fixtures and demolishing non original partitions. We also propose demolishing rear stair leading up to the link connecting the main house to the mews building.

We wish to reinstate the external central lightwell which has currently been roofed over. We will demolish the non-original roof covering and enclose the courtyard with high quality brick walls. New timber sash windows and a glazed double door will look out into the lightwell.



Ground Floor

In the entrance hallway stone will be laid in the immediate area following the front door. Floor standing cast iron radiators will be positioned largely under the windows once the modern radiator boxes have been removed.

We are proposing to remove the highly intrusive square lobby and entrance door to the rear room. This will assist in returning the front room to its original apsidal plan form. We will be reinstating the original circulation route by forming a new central opening and doorway in the partition between the front and rear room.



Intrusive square lobby viewed from the front room

Ground Floor - continued

Removal of the link at ground floor level also provides the opportunity to accommodate a kitchen in the rear room that can benefit from morning light. In order to do this we propose demolishing the partitions enclosing the WC and relocating the existing panelling on this partition to the northern edge of the room.

All units proposed in the kitchen will be freestanding, spaced away from the existing panelling. To enhance the quality of light in the new kitchen we propose a new sedum roof with a central skylight and a new sash window looking into the central lightwell that will match details of the existing.



First Floor

On the first floor we seek to enhance the use of the grander spaces in a domestic setting through sensitive refurbishment. This floor has endured historic changes stylistic upgrades such as replacing the panelled walls with plaster finish – a service rise in the stairhall has been included to accommodate pipes that service the bathrooms on the upper floors. We will be retaining the existing floor plan and upgrade the service risers.

We propose locating a bathroom in the closet wing. All new lining will be spaced away from the existing panelling to preserve the existing details. A new service riser is proposed in the closet wing to service the bathrooms located in the closet wing on upper levels.



Example of lounge located in the front room on the First Floor,
36 Great James Street by Quinn Architects

Second and Third Floor

The second floor will be restored to house the main bedroom and bathroom, as per its original function.

We propose reinstating the original plan form by removing non original partitions in the main front room. We are proposing a shower room and bathroom at the rear of the property where all lining will be spaced off the panelling and any mouldings and cornices scribed around.

Where the existing fireplace has been boarded up at the rear we propose a new surround and insert designed to be consistent with the early Georgian patina of the historic house.

All fixed joinery will be designed so that panelling and cornicing remain in place.

The third floor lacks full panelling on the walls and cornices. The rooms will be generally refurbished and redecorated, with similar salvaged floorboards for the floor finishes. The significant alterations proposed to this floor are local levelling the roof joists and shifting a modern inserted doorway, inserting a similar doorway the same size adjacent to it.

Similar to the floor below the fireplace has been boarded up in the rear room adjacent to the northern boundary. We propose a new fireplace surround and insert in this room designed to be consistent with the early Georgian style.



Example of joinery designed so that panelling and cornicing remain in place, 36 Great James Street by Quinn Architects



Boarded up fireplace on the third floor

Cycle Storage

9 Bedford Row is a two way street, with parking on both sides controlled in a local CPZ.

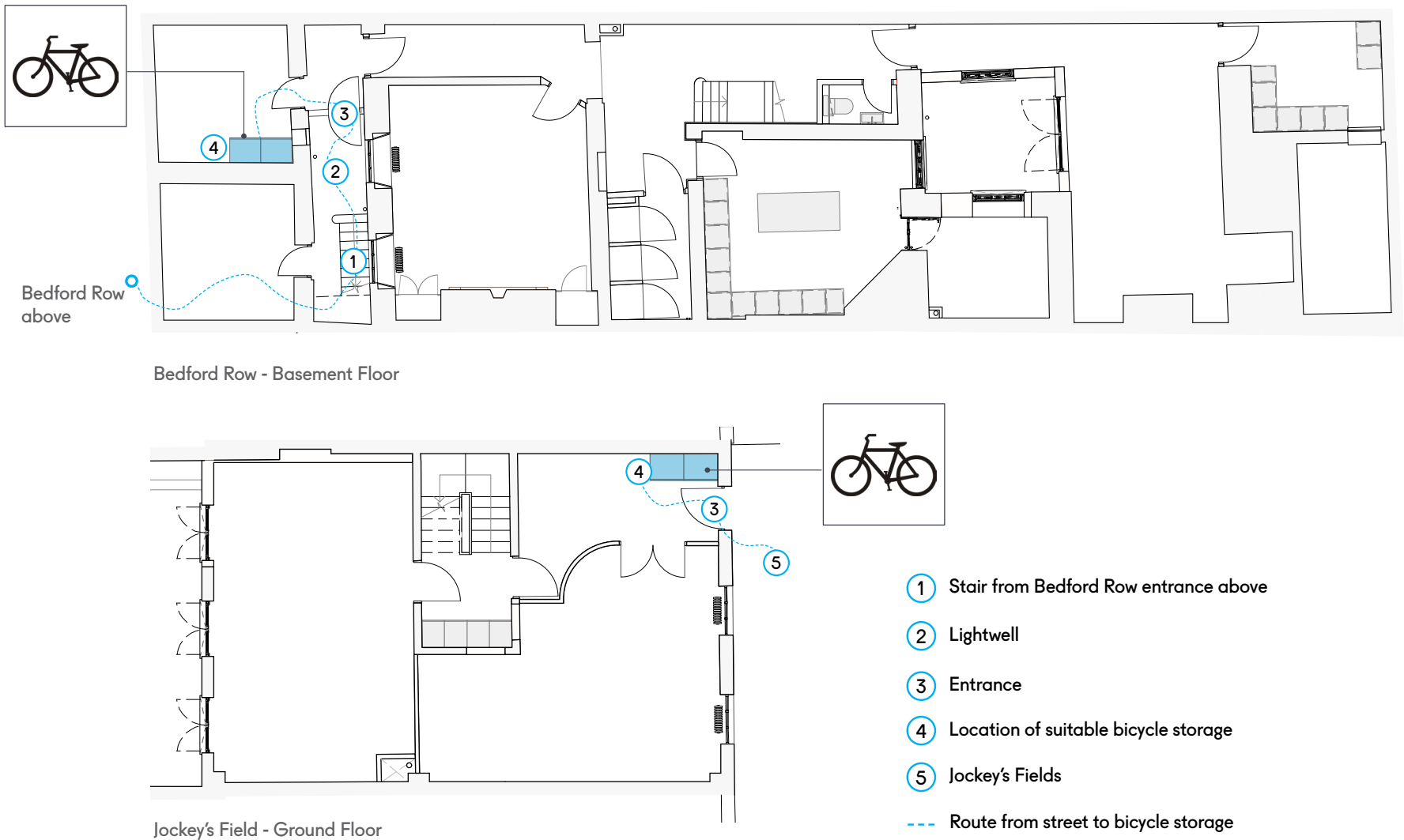
Shared bike hire is available on Theobalds Road and public bike hoops around the corner on Northington Street. The bike parking is heavily used, and bikes can be seen informally locked against posts and railings on the street.

The site does not currently benefit from on-site secure cycle storage. In line with the London plan Cycle Parking Minimums and Camden’s Planning Guidance, secure space will be made available on the site for 2 bicycles to be stored/parked in the main house and 1 bicycles at the rear in Jockey’s Fields.

The applicants intend to store bicycles in the main house in the northern front vault at basement level, in a specifically designed cupboard. At the rear property the applicants intend to store the bicycle in the entrance at ground floor level in a specifically designed cupboard.



Example of specially designed storage cupboard for bicycles



Waste Management

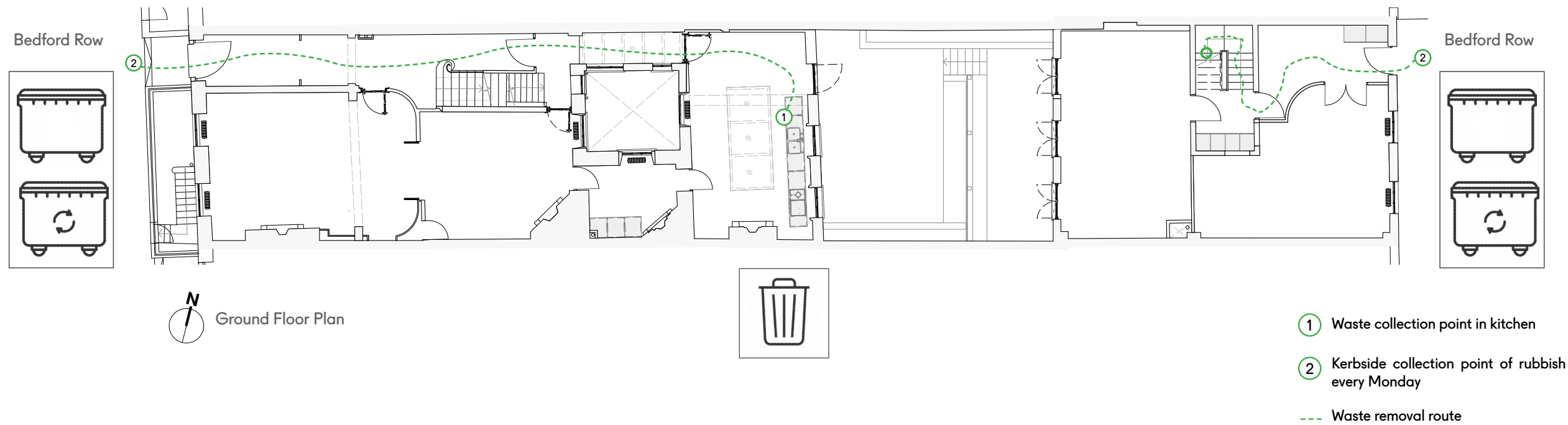
Domestic rubbish, food and recycling are currently collected kerbside every Monday. Provision has been made to meet the requirements of Camden’s policy CC5 Waste and the Residential Service Offer.

Waste will be predominately collected in the kitchen at the rear of the main house and in the upstairs kitchenette of the rear building. These areas will be fitted with segregated recycling and refuse bins, with a minimum of two compartments for mixed recycling and general waste of equal volume, each of which at least 60L in size. A further 7L bin for food waste will give a total minimum storage capacity of 127L.

Food waste will be reduced on-site with in-sink macerators installed in the kitchen sinks.



Example of a segregated recycle bin



Conclusion

The proposed works will allow for the refurbishment of a Grade II* listed building, preserving historic fabric and removing and repairing areas of non-sympathetic modern construction.

We have outlined how the design team approached the project's proposed design to meet the high standards that are required of such an important site.

The approach to the house's façades and interior were developed in close consultation with a Heritage Consultant. As per their submitted report, we believe the works are appropriate, and overall a positive benefit to the historic preservation of the house.

The design of the central courtyard at ground floor level has been carefully considered to create a clear distinction between the historic main house and the rear building that will retain its commercial use. Considered decisions have been made to enhance the quality of outdoor space accommodated on the property and minimise the impact on the neighbours.

Overall, we believe the proposals will preserve and enhance 9 Bedford Row, increasing its positive contribution to the Street and to the wider Bloomsbury Conservation Area.

