



JON LOWE
HERITAGE

Heritage Statement

9 Bedford Row, London
WC1R 4BU

July 2023

Project Ref. 00463

V.1





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Introduction

Instruction

1. This Heritage Statement has been prepared by Jon Lowe Heritage Ltd. It provides an assessment of the heritage values and significance of 9 Bedford Row, the Application Site ('the Site'), and other heritage assets that may be affected by a proposed development comprising internal and external alterations to the property. The report presents our analysis of the expected impacts on that significance. Also included within the Site is 9 Jockeys Fields, the mews property to the rear of 9 Bedford Row.

The Application Site

2. 9 Bedford Row is a Grade II* listed mid-terrace townhouses dating to c.1717 with mews property to the rear (9 Jockeys Fields, rebuilt in 1991). The Site is located within the Bloomsbury Conservation Area and is also within the setting of a number of other listed buildings.
3. The townhouse was built in the early 18th century and has undergone phases of change and alteration, including an early 19th century refurbishment, but retains a fine panelled interior. It has most recently been in office use.

Purpose of the Statement

4. This heritage statement offers Camden Council a summary of the history of the assets and the historic environment to which they form a part. It also presents value judgements on the significance of the heritage assets affected, together with an assessment of the effects of the proposed scheme on the significance of the heritage assets. The scheme appraised has evolved in consultation with Jon Lowe Heritage Ltd.
5. This statement assesses the capability of the site to absorb change without negatively impacting on its significance and will highlight and describe the heritage benefits of the proposed scheme.

Proposed Scheme

6. The proposals would deliver a high quality scheme of refurbishment to the building, in order to return it to its original intended use. The property has been in office use for a number of years, and this scheme seeks to rectify a number of intrusive alterations which were associated with this former use. Inappropriate

commercial style fixtures and fittings will be removed, and the property's residential character will be reestablished. These changes are detailed within this application's associated Design & Access Statement, and are summarised below:

- i. Demolition of the intrusive modern linking building between the main property and the modern mews building to the rear;
- ii. Reinstatement of elements of historic plan form at ground and lower ground floor levels;
- iii. Removal of intrusive features associated with its former office use such as suspended strip lighting;
- iv. Reinstatement of a historic plan form at second floor level.

Methodology

7. The site, its relationship to context and the wider area have been observed by the author during site visits conducted between January and July 2023. The findings have informed design development.
8. Value judgements based on observation of the building fabric, form and features were made and these were further supported by documentary research. Observations and inspections were also undertaken to better identify the overall sensitivity of the building and site to change, together with opportunities for enhancement. Working with the design team, proposals that seek to secure the beneficial return of the property to a single residence have been developed that allow for the preservation of all key heritage elements and overall enhancement of its significance.

Report Structure

9. This report presents a summary understanding of the application site and surrounding heritage assets, including a description of their historic background. This is followed by a proportionate description of the significance of the heritage assets potentially affected by the proposals. This is followed by an initial assessment of the proposed changes and their impact upon the significance of the heritage assets.



Figure 1: Front elevation, 9 Bedford Row



Understanding the Site

Understanding the Site & Context

9 Bedford Row

10.
- 9 Bedford Row is a Grade II* listed (List Entry Number: 1244602) Georgian townhouse built c.1717 and comprises four storeys with basement and attic levels. It is built of stock brick, with tiled pitched roofs and is two rooms deep—originally these rooms at ground and first floor had a cross passage between them, but in the early 19th century that at ground floor was incorporated into the front room as a buffet alcove (a change know to have occurred at No.12 Bedford Row). At upper levels this space is filled with a secondary stair, while the primary staircase extends to first floor only.
11.
- A modern rear extension links the main building to the mews behind (9 Jockey's Fields), which itself dates to early 1990s. This mews building has been redeveloped twice since the listing, most recently in c.1991. The buildings have most recently been in office use and have been adapted to suit this function.

Location & Context

12.
- 9 Bedford Row occupies a mid-terrace location within an urban block that is bounded by Theobald's Road to the north and Sandland Street to the south. Gray's Inn Gardens lies to the east.
13.
- The building is experienced within an historic context, although changes in the streetscape have taken place throughout the 20th century. The original domestic scale and residential Georgian character of Bedford Row is largely intact, although there are a number of modern buildings on Sandland Street.

Other Heritage Assets

14.
- The Site is within the boundary of the Bloomsbury Conservation Area, specifically within Sub-Area 10: Great James Street/Bedford Row. The character of this sub-area is summarised in the conservation area appraisal document as follows;

The Great James Street and Bedford Row sub area was developed during the Georgian and

Regency periods under various ownerships, although part of the street pattern was laid out earlier by Nicholas Barbon. The area has a clear street hierarchy structured on a grid layout. Bedford Row, Doughty Street and John Street are wide thoroughfares characterised by larger properties. There is a progression in scale (and grandeur) from Millman Street, through Great James Street to Bedford Row. There is no planned open space in the sub area, although the more formal streets are characterised by regularly spaced street trees, planted at regular intervals in the pavement.

The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure.

15.
- There are a number of listed buildings within the urban block that contains the site. These are detailed below:
- i.
- Nos.1-7 Bedford Row, Grade II
- ii.
- Nos.8-13 Bedford Row, Grade II*
- iii.
- No.14 Bedford Row, Grade II
- iv.
- Nos.15 & 16 Bedford Row, Grade II*
- v.
- No.23 Bedford Row, Grade II
- vi.
- Nos.29-32 Bedford Row, Grade II
- ii.
- Nos.33-36 Bedford Row, Grade II
- iii.
- No.s.42 and 43 Bedford Row, Grade II
16.
- Gray's Inn, to the east of the site, is also included on the Register of Historic Parks and Gardens of Special Historic Interest. They are Grade II* listed, having been added to the register in October 1987.

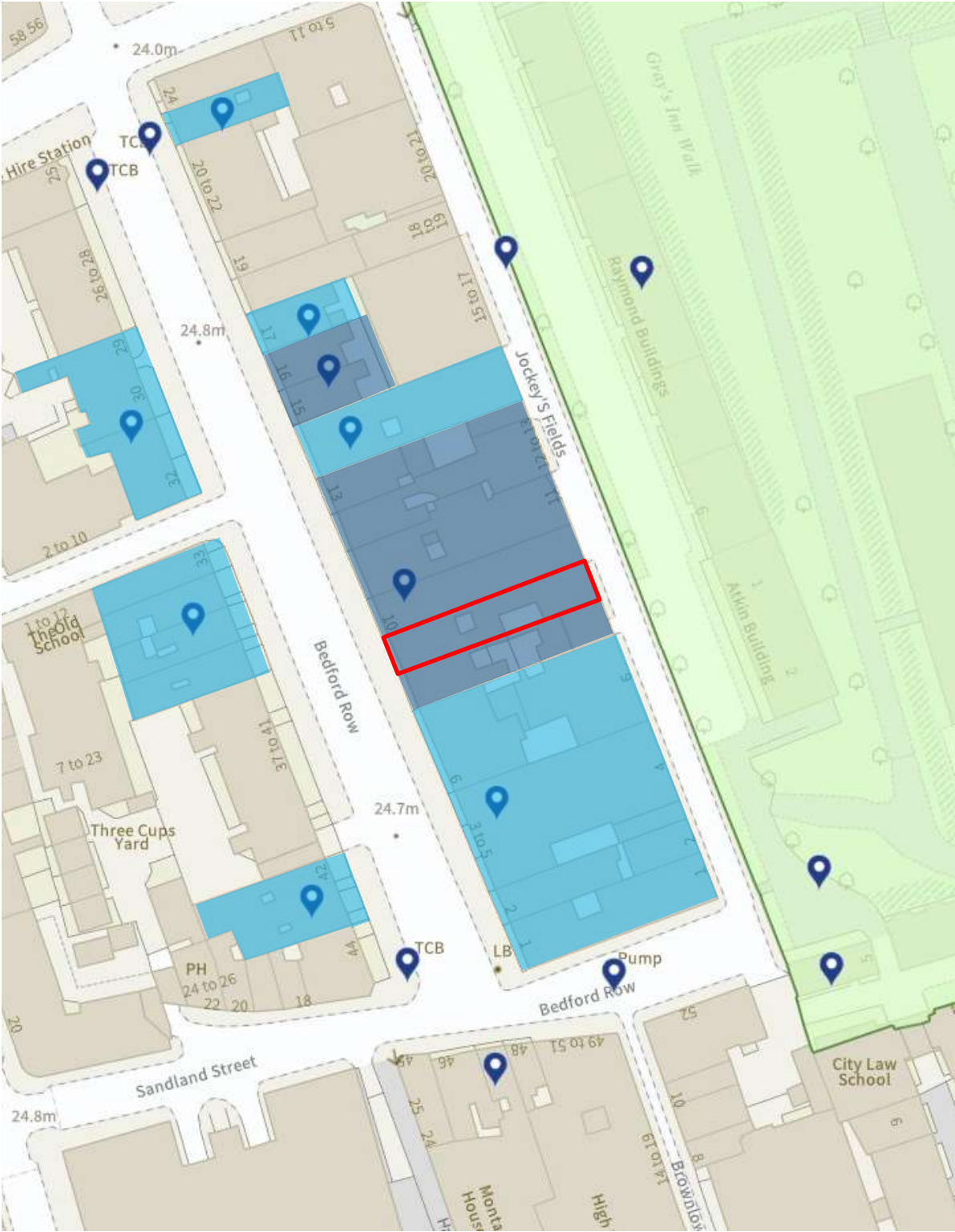


Figure 2: 9 Bedford Row's listed context

Grade II Grade II*



Historic Background

Historic Background

17. The following pages illustrate the history and development of the plot through a description of historic background, map regression and historic images available online and in local and national archives.

Background

18. 9 Bedford Row is in the parish of St Andrew, Holborn. Up until the late 17th century, the area was largely rural and undeveloped. The street is in the southeast of Bloomsbury; the area comprised of small parcels of land that were historically owned by at least 15 different estates.
19. Pevsner doesn't refer directly to No.9, but describes the general history of the street:
- 'Bedford Row at the end of Princeton Street is an uncommonly wide street, which also started as a Barbon development, begun c. 1690. Brick terraces on both sides, with good iron railings. The W side is much rebuilt, although still superficially Georgian; the E side, built 1717-19, although also partly reconstructed, gives a good impression of street architecture of the early C18. Houses are of four storeys, the tallest type of Georgian terrace, mostly of three bays, though a few are four. Slender straight-headed windows, brown brick with red dressings, doorcases and fanlights of different patterns and dates. Inside, the staircases have graceful groups of three twisted balusters to the tread.'*
20. The west side of Bedford Row forms the eastern boundary of the Harpur (Bedford Charity) Estate. The land was bequeathed by Sir William Harpur (c.1496-1574), who had helped fund a new school in Bedford, which opened in 1552. In 1566 Sir William conveyed 13 acres of farmland in Holborn to the school to help keep it running. The land was developed in the 18th century, including the west side of Bedford Row. The south and east of Bedford Row were part of the Doughty Estate, which was then later owned by the Tichborne family. In 1921 the entire estate was sold off.

Area Development

21. Development of Bedford Row began in c.1690, with Nicholas Barbon (c.1640-1698) responsible for building the west side of the street. The land to the east remained open fields until Margaret Skipwith granted a lease of three acres to Robert Burford, carpenter, and plumber George Devall in 1716. The terrace was subsequently built between 1717 and 1718. The development was described by Edward Hatton in his *A New View of London* (1708) as 'a row of very spacious buildings, pleasantly situated between Grays Inn Walks east and Red Lyon Square, but fronting the Walks'.
22. According to some sources, Nos.4, 8, 9, 10, 12 and 15 were built by Burford and Devail. Research undertaken by Historic England in 1999, however, found that Burford and Devall sub let plots to others for construction with No.9 being the only one let to William Seabrook, a bricklayer. No.16 was built to the order of Richard (or Robert) Fenwick, gentleman of Lincoln's Inn Fields. No.17 was built by George Osmond, plumber of St Andrew's, to the order of Robert Ferris, gentleman, and the building lease mentions that No.18 was built by Edward Cordwell, carpenter, to the order of Gilbert Steele, gentleman, in 1720.
23. John Strype described Bedford Row in his *Survey of London* (1720):
- 'Bedford Row, very pleasantly seated, as having a prospect into Lincoln's Inn Garden and the Fields; with a handsome Close before the Row of Buildings, inclosed in with Palisado Pails, and a Row of Trees; with a broad Coach-way to the Houses, which are large and good; with Freestone Pavements, and Palisado Pails before the Houses, inclosing in little Garden Plots, adorned with handsome Flower Pots, and Flowers therein.'*
24. The street came to be occupied by a large number of architects and solicitors throughout the 18th and 19th centuries. Indeed, in 1840 Dickens makes a reference to the 'Sharks of Bedford Row' in relation to a legal dispute with a publisher. Many houses on Bedford Row would go on to suffer bomb damage during WWII, especially on the west side. The bombing did however reveal a number of original house fronts behind later facades.



Figure 3: Map of the Parish of St Andrew, 1755



Figure 4: Bedford Row, 1908

Historic Background

9 Bedford Row—Occupants

- 25. There are few records available which indicate who lived in 9 Bedford Row in the 18th century, but a search of historic newspapers reveals that attorney William Browne was living and practicing in the property in the 1790s, and by 1804 attorney John Alexander had taken his place. Directories show that by the 1830s, John H Hill resided at the property, followed by several inhabitants who occupied the house for a short period of time.
- 26. In c.1839 John Thomas Church (1788-1858) and his family moved into 9 Bedford Row. Church was a solicitor at the Court of Bankruptcy. With his sons Henry Francis and Julien Robert Church, he later formed Church & Sons. Although the family moved out of the house following John's death, the practice maintained an office at No.9. In the 1860s, Julien formed a partnership with Lewis Rendell to create Church, Rendell & Co. The company underwent various amalgamations but remained at 9 Bedford Row until at least the 1950s. Over the decades, the solicitors firm shared the building with architects and other solicitors, although none remained at No.9 for as long as the members of the Church family

Development of 9 Bedford Row

- 27. The evolution and development of 9 Bedford Row is not particularly well-documented, so the following description of its evolution has relied primarily upon an in-depth analysis of its fabric. Some mid-20th century photographs of the property were located and have been included here.
- 28. 9 Bedford Row was built 1717-1718 and has been occupied by members of the legal profession for most of the period since. Phases of change and alteration are known to have taken place in the late 18th century, early 19th century, and at various times in the early to mid 20th century.
- 29. The property's original plan form is understood to have been two-rooms deep (with cross-passage between them at ground floor level) and a closet wing to the rear. The earliest change to this plan form occurred c.1740 when the rear square panelled room beyond the closet wing was constructed. Another change came in the early 19th century when the cross-passage, which was situated between front and rear rooms at ground floor level, was incorporated into the

front room to serve as a curved buffet arch. It is likely that this cross-passage had originally provided access into both rooms, and so the provision of a door into the rear room from the main hallway would need a lobbied entrance that jutted out into the footprint of the front room. It appears that this doorway and lobby was altered within the 20th century, but the exact configuration and detail of the arrangement existed prior to this has not been verified.

- 30. The incorporation of the cross passage into the ground floor front room in the early 19th century is echoed by the early 19th century cornice within the front room. Further evidence of this early phase of works includes the early 19th century ceilings and fire surrounds of the same date at first floor level (these fireplaces now have late 19th/early 20th century inserts) which ere likely chosen as stylistic upgrade and preference to the 18th century wainscot panelling (the likely original finish, and as survives in the rear room and closet wing).
- 31. Panelling at second floor level also appears early 18th century in date and the front room has an Adamesque fire surround with later insert. At third floor level some panelling remains and fireplaces appear to be early 20th century in date.
- 32. As can be seen in the map regression on p.11, the form of the rear mews property (9 Jockey's Fields) and the manner in which it connects to the main property has changed throughout the history of the properties. 18th century cartographic depictions show the town house with a yard to the rear, separating it from a mews building fronting Jockey's Fields. 19th century maps, in particular the more detailed 1887 GOAD plan, shows that 9 Jockey's Fields comprised of a stable with a dwelling over, and by this time the mews building was linked to 9 Bedford Row by single storey structures.
- 33. In 1976 consent was granted to demolish the building at 9 Jockey's Fields and construct a new building on three floors for office use (ref: HB1281/R and 23535). This work appears to have been executed and in 1991 a further planning permission (ref: 9000263) and listed building consent (ref: 9070167) application for 'Refurbishment and restoration of No.9 Bedford Row, demolition and redevelopment of No.9 Jockey's Fields by the erection of a four storey building to be used for office purposes...' was granted consent. These works were also executed, and the current arrangement with



Figure 6: Entrance hall, 9 Bedford Row, 1961. Storm porch doors still in situ.

Historic Background

the modern wing linking 9 Bedford Row to 9 Jockey's Fields dates to this time.

34. The map regression on p.11 and the photos in Figs.8 and 9 also illustrate the degree of bomb damage suffered by properties along Bedford Row during WWII. Neighbouring No.10 was entirely gutted, while No.9 appears to only have suffered some blast damage to its main façade.
35. Throughout these many phases of change and alteration, 9 Bedford Row has retained a large amount of original early 18th century fabric. It retains much original early 18th century panelling, and later 18th and early 19th century alterations have not reduced the property's sense of intactness. Later interventions, including the rebuilding of 9 Jockey's Fields and its connection into the rear of 9 Bedford Row, have been more invasive.

Recent Planning History

36. A review of the property's recent planning history reveals a number of consented changes. Of these historic applications the most relevant are detailed below:

9 Bedford Row

Ref: 9570012 - Partial demolition of rear party wall and installation of an internal timber staircase to provide a link between of 9 Bedford Row and 9 Jockey's Fields. Application Permitted 16th January 1995

Ref: 9470167 - Alterations including the construction of a basement roof light, as shown on drawing numbers B23339/P2B SK10 and by letter dated 12th August 1994. Application Permitted 7th June 1994

Ref: 9170087 - Internal alterations including provision and re-fitting of lavatories and tea stations and alterations to door openings and internal partition. Application Permitted 24th April 1991

Ref: 9070167 - Refurbishment and alteration to No.9 Bedford Row demolition and redevelopment of No.9 Jockey's Fields by the erection of a four storey building to be used for office purposes. Application Permitted 13th September 1990



Figure 7: First floor, 1976—modern partition (now removed) can be seen on the right.

Historic Background



Figure 8 (left): Bedford Row in 1941, illustrating the extensive bomb damage to No.10 —No.9 delineated in red

Figure 9 (above): Wide view of Bedford Row in 1941, No.9 delineated in red.

Historic Background

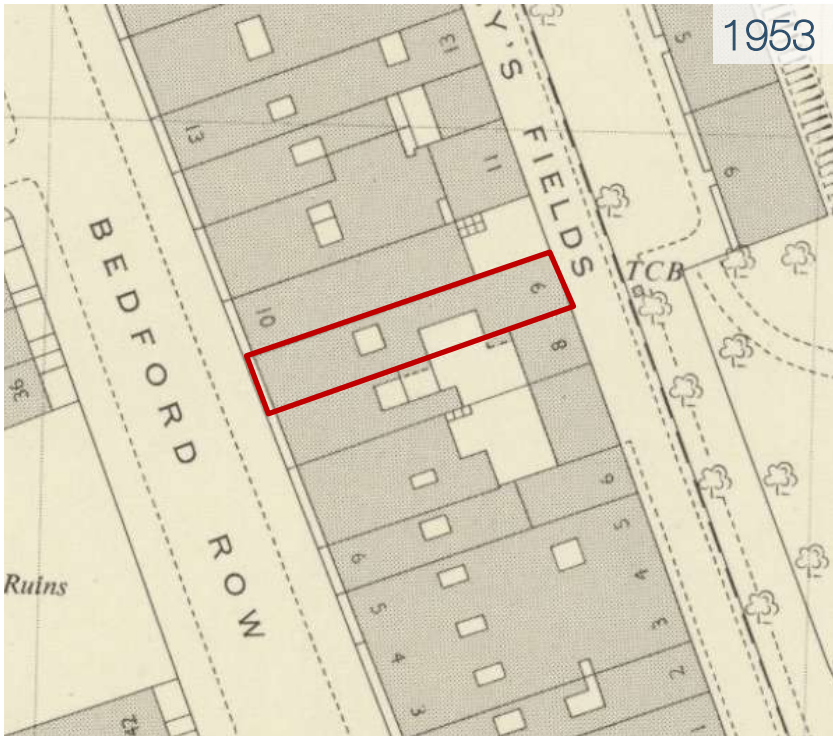
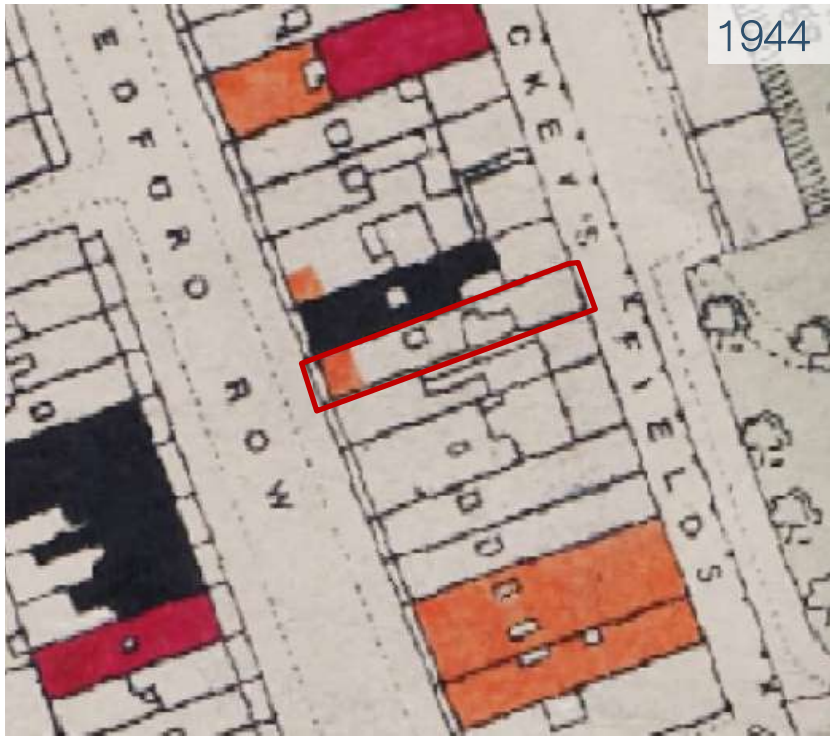
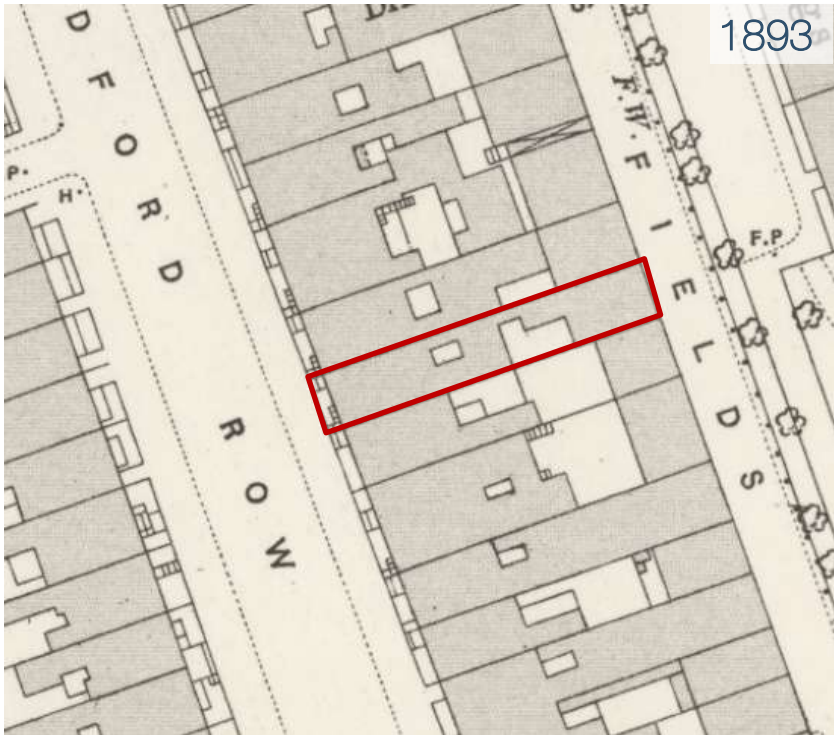
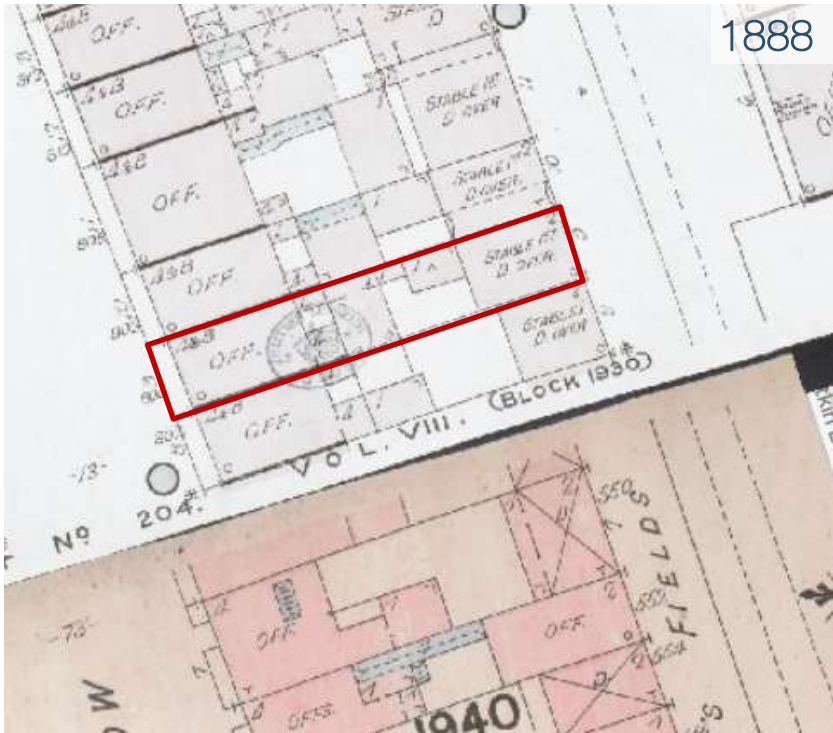
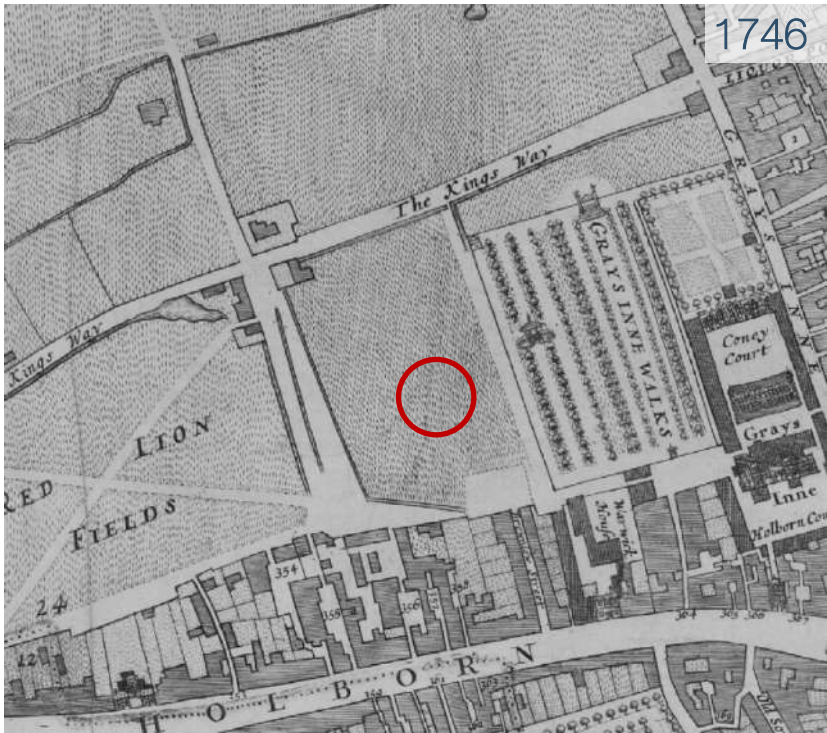


Figure 15: Historic Map Regression



Assessment of Significance

Assessment of Significance

- 37. NPPF policy promotes understanding significance in order to judge the acceptability of the effects of a proposal upon it. Significance, for heritage assets, comprises the asset's architectural, historical, archaeological and artistic interests, and these aspects will be assessed in the following section.
- 38. The primary heritage assets that would be affected by any proposed development would be 9 Bedford Row (Grade II* listed building), its adjoining mews property, 9 Jockey's Fields, and the Bloomsbury Conservation Area.
- 39. There is potential for the proposed development to have an effect on the setting (as part of the significance) of the adjacent listed buildings within the terrace.
- 40. The significance of 9 Bedford Row is derived predominantly from its architectural and historic interests. The building also has group value as part of a historic townscape around Bedford Row. It was constructed during the early formation of Bloomsbury and is illustrative of the Georgian architecture of the area, prior to secondary phases of redevelopment and expansion. The building's style, detailing, form and historic associations make it a good example of the early Georgian period.

9 Bedford Row

- 41. 9 Bedford Row was listed at Grade II* as a group with Nos.8-13 on 24th October 1951 (List Entry Number 1244602). The list description was amended into a much more detailed entry on 11th January 1999 and is reproduced in full in Appendix 2 on page 28.

Architectural Interest

- 42. **Elevations:** Much of No.9's architectural interest stems from the ordered and classical composition of its front elevation. It comprises a fine, elegant, well-proportioned and modestly detailed frontage. Its wood architraved doorcase with carved brackets provide interest, along with its materials, fenestration and rhythm of openings. The frontage retains much its early Georgian character and is well preserved. No.9's frontage is an important element in the townscape and makes a positive contribution to the character and appearance of Bedford Row and the Bloomsbury Conservation Area.

- 43. The property's rear elevation is stylistically and architecturally subservient with a more functional appearance than that of the frontage. From first floor upwards the rear elevation appears well-preserved and contributes to the setting of neighbouring buildings, but at ground floor level the introduction of a modern link to the reconstructed mews building has had a detrimental effect on its architectural and historic integrity. The linking building reduces the visual distinction between the original outrigger and its c.1740s extension, and the rear façade of the property. It has encroached into the historic footprint of 9 Bedford Row and introduced a sense of visual inconsistency. This has had an adverse impact upon the early Georgian character of the rear façade as a whole, and reduced the contribution it makes (particularly at ground and lower ground floor level) to the significance of surrounding heritage assets.
- 44. The modern lantern within the rear lightwell and the skylights on top of the lower ground floor linking extension have introduced further visual and architectural inconsistencies and adversely impact the character of the rear facades. The rear elevation of the modern reconstructed 9 Jockey's Fields is generally of a fair composition and scale, and in itself can be considered a neutral contributor to the setting of the Grade II* listed building. Its linking building and elements of its detailing, however, detract from the overall quality and setting of 9 Bedford Row's rear elevation and are clearly detrimental to its special interests.
- 45. **Plan Form:** 9 Bedford Row's cellular plan form is relatively well-preserved, and its room proportions and circulation are, with some notable exceptions, largely intact. Some later changes have impacted its integrity, with the imposition of the rear wing linking the main building to the mews property behind the most clearly detrimental. The linking of the two properties internally has eroded the character of 9 Bedford Row as an independent residential building and altered its traditional circulation.
- 46. Changes to the arrangement of the ground floor plan form have also been detrimental to its early Georgian character. Its original form appears to have consisted of a front and rear room separated by a cross passage which provided access into both rooms, but this cross



Figure 10: Front elevation



Figure 11: Rear elevation



Figure 12: Front elevation

Assessment of Significance

passage was incorporated into the front room as a buffet compartment in the early years of the 19th century. These works necessitated the reordering of the access arrangements into front and rear rooms, so that rather than being accessed from a single door into a cross passage, they could be accessed independently. Further changes were clearly made to this door arrangement within the 20th century, and there is currently an awkwardly-positioned lobby within the footprint of the front room that allows separate access from the entrance hall into the rear room. The incorporation of the cross passage into a buffet alcove was a common adaptation of the late-18th and early 19th centuries and in itself hasn't been greatly detrimental to the building's overall more than special interests. Although a sections of fabric were removed, this represents a very historic change and the fabric and character of the interior spaces, with their fine fielded panelling, has been largely retained.

47. More clearly detrimental to the plan form and circulation of the interior has been the insertion of the

lobbied entrance into the rear room, which disrupts an otherwise relatively intact Georgian plan form. This, together with the modern internal link to the rear mews building, has compromised the historic plan form of the property and is not desirable to preserve.

48. **Decorative fabric:** Much original and slightly later mid-18th century fielded panelling, joinery and plasterwork survives within the house, which forms a very important part of the property's character and appearance. Georgian and early 19th century fireplace surrounds are also located in some rooms and are of value, although most have later (late-19th/early-20th century) inserts which are of little value.

Historic Interest

49. 9 Bedford Row is of historic interest as an example of an early 18th century Bloomsbury townhouse. The historic interest of the building includes its importance as remnant of the development of Bloomsbury in the early 18th century, and its group value with the neighbouring and nearby houses within the terrace.

Group value

50. Bedford Row retains numerous early to mid 18th-century townhouses and collectively they form a significant part of the Bloomsbury townscape. No.9 contributes to this wider group.

Setting

51. 9 Bedford Row draws significance from its setting, which comprises the immediate context of Bedford Row itself and the wider urban forms and street layout of Bloomsbury. The tight nature of the urban block in which No.9 is located limits the degree to which the rear elevation forms an appreciable element within the wider setting.

Bloomsbury Conservation Area

52. The area is of special architectural and historic interest. Its urban character has evolved from the 18th century and earlier developments with a grid of streets based on land ownership and the piecemeal development of

terraced plots upon them. These interests are evident within the streetscape.

53. The area includes numerous high quality buildings with a dominance of long terraces of fashionable townhouses and mews—a type of development which reflects English domestic architecture from the early 18th to the 19th century. These buildings vary in their scale and form but broadly share the traditional characteristics of London townhouse architecture with frontages close to pavement edge, set back by railings and areas, and rising to between three and seven storeys. Development has broadly followed single plot widths which results in a townscape of fine urban grain and an established pattern of frontages.
54. Despite numerous non-residential uses, the area is dominated by its residential historic character and appearance. 9 Bedford Row makes a positive contribution to the character appearance of the Bloomsbury Conservation Area. This contribution stems from its 18th-century architectural form and its domestic appearance.



Figure 13: Entrance hall



Figure 14: Entrance hall



Figure 15: Ground floor front room



Figure 16: Main stair

Assessment of Significance

Listed Context

55. Nearby listed buildings assessed in this section are recognised as being of special architectural or historic interest. Only the setting of listed buildings that form part of the urban block in which 9 Bedford Row are located will be assessed. They include:
- i. Nos.1-7 Bedford Row, Grade II
 - ii. Nos.8-13 Bedford Row, Grade II*
 - iii. No.14 Bedford Row, Grade II
 - iv. Nos.15 & 16 Bedford Row, Grade II*
 - v. No.23 Bedford Row, Grade II
 - vi. Nos.29-32 Bedford Row, Grade II
 - ii. Nos.33-36 Bedford Row, Grade II
 - iii. No.s.42 and 43 Bedford Row, Grade II
56. These buildings are all experienced in broadly the same setting; each contribute to the character and appearance of the conservation area and are important features within the immediate street scene and urban block around 9 Bedford Row. The block comprises a mix of Grade II and Grade II* listed early 18th century Georgian townhouses. Much of their significance relates to their street frontages and as such the significance derived from their setting relates to how their principal elevations are experienced within the townscape. The rear elevations of the buildings are subservient and experienced in a mixed and recessive context.



Figure 17: Ground floor front room



Figure 18: Ground floor rear room



Figure 19: Ground floor closet wing



Figure 20: Ground floor rear addition



Figure 21: Ground floor front room



Figure 22: Ground floor front room



Figure 23: Main stair



Figure 24: First floor front room



Figure 25: Second floor landing



Figure 26: Second floor rear room



Figure 27: Second floor closet wing



Figure 28: Second floor subdivided front room



Figure 29: Second floor subdivided front room



Figure 30: Third floor room



Assessment of the Proposals

Assessment of Effects

Proposed Scheme

57. This section of the report offers a full and proportionate assessment of the impacts of the proposals upon the significance of the listed building and conservation area. The proposed scheme, which seeks to return the property to single family use, has been described on a floor by floor basis. The impacts and effects of each of the proposed changes on the site's significance is then assessed.



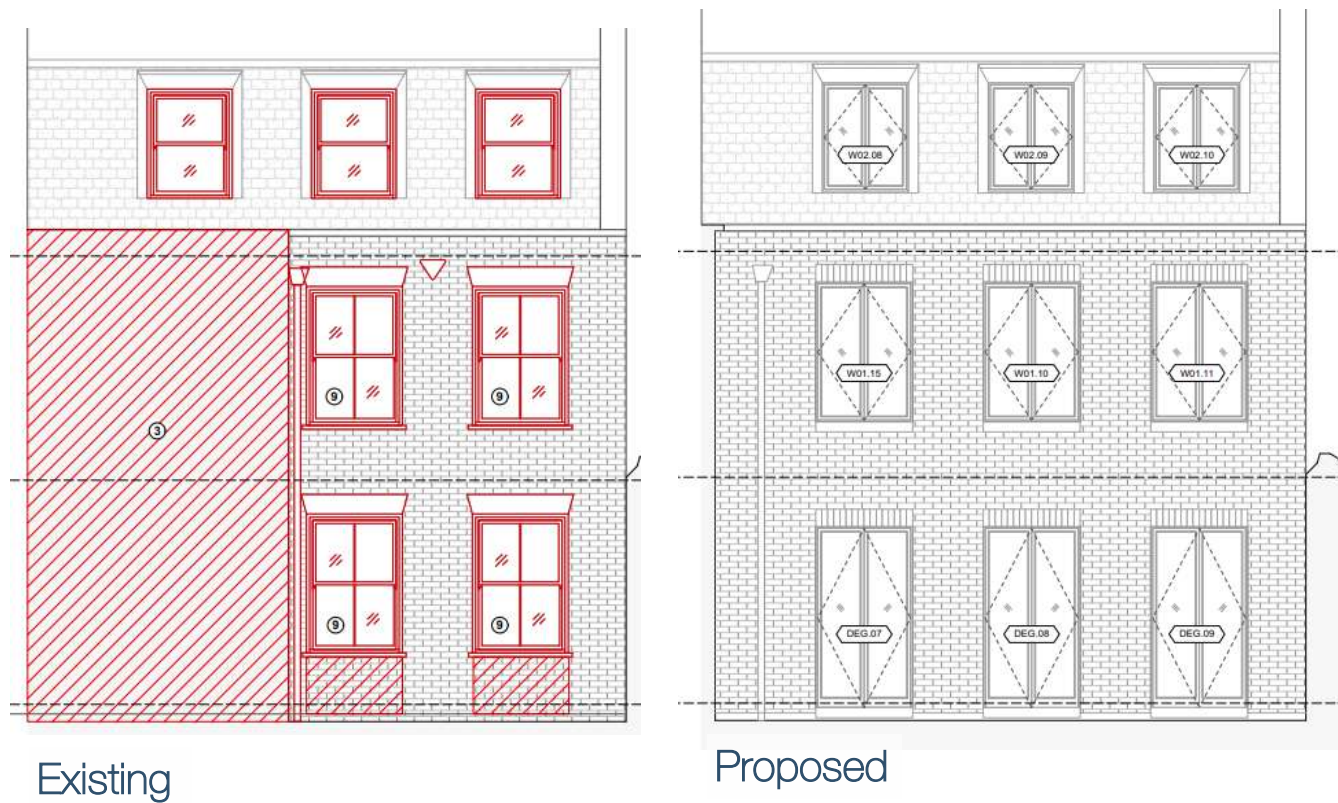
Existing

Proposed

Throughout

No.	Proposed Works	Impact	Effect on Significance
1	Replacement of existing M&E services throughout	Minor impacts to modern and historic fabric	Neutral: New electrical and plumbing services will be fitted throughout, and will re-use existing service routes wherever possible. Floor boxes will be installed in certain locations where joist spacing allows, as an alternative to making new holes within panelling. These works will preserve the character and appearance of the building.
2	Stripping out of all modern fixtures, fittings, lighting, sanitaryware and joinery; installation of new kitchen/sanitaryware	Loss of intrusive modern fabric	Beneficial: Many of the existing modern fixtures and fittings within the property are associated with its former office use and are inappropriate within a historic domestic building. This proposal seeks to remove many of these intrusive features and replace them with more appropriate alternatives. There will be no losses of historic fabric as a result of these works, which will improve the overall quality, character and appearance of the property, and enhance its more than special interests.
3	Removal of later inserts within historic fire surrounds	Loss of intrusive non-original fabric	Beneficial: Many fireplaces within the property have had later 19th and early 20th century inserts fitted, which are not in keeping with the age and character of the property. This proposal seeks to remove these clearly later additions (see fireplace schedule for more details) to return the fireplaces to a more characteristically early-18th century appearance. This will improve the character and appearance of the property and enhance its more than special interests.
4	Installation of misting system	Minor impacts to modern and historic fabric	Neutral: It is proposed to install a misting system throughout the property. Existing routes for the pipework within floors will be used in order to avoid invasive works to the property's ceilings, and the proposed nozzles will be recessed. This proposal will have no adverse impact upon the character and appearance of the property, and only very minor impacts to historic fabric, in the form of small holes within ceilings for the misting nozzles. This system will protect the property from future potential fire damage and will maintain its more than special interests. Physical and visual impacts are minimal.
5	Restoration and refurbishment of 9 Bedford Row's facades	Minor impacts to historic fabric; minor changes to character and appearance	Beneficial: This proposal will make repairs and minor changes to the property's front and rear elevations. Existing historic windows will be repaired and restored (see window schedule for more information), and entrance and basement doors to the front elevation will be refurbished. Local repointing will take place where necessary, the existing CCTV camera will be removed, and the security alarm on the front façade will be replaced. These works are minor in nature — they will improve the overall condition and character of the property, and enhance its overall special interests.
6	Change of use		Beneficial: returning the building to its original intended use is wholly appropriate and beneficial. Residential use allows for an improvement to the building's internal character and avoids subdivisions, alterations and piecemeal deterioration associated with higher level non residential occupancy. Returning the building to a single residential unit is preferable to multiple occupancy and avoids the need for the separation of floors, compartmentation of staircases and landings and the insertion of multiple kitchens, bathrooms and associated services, for example.

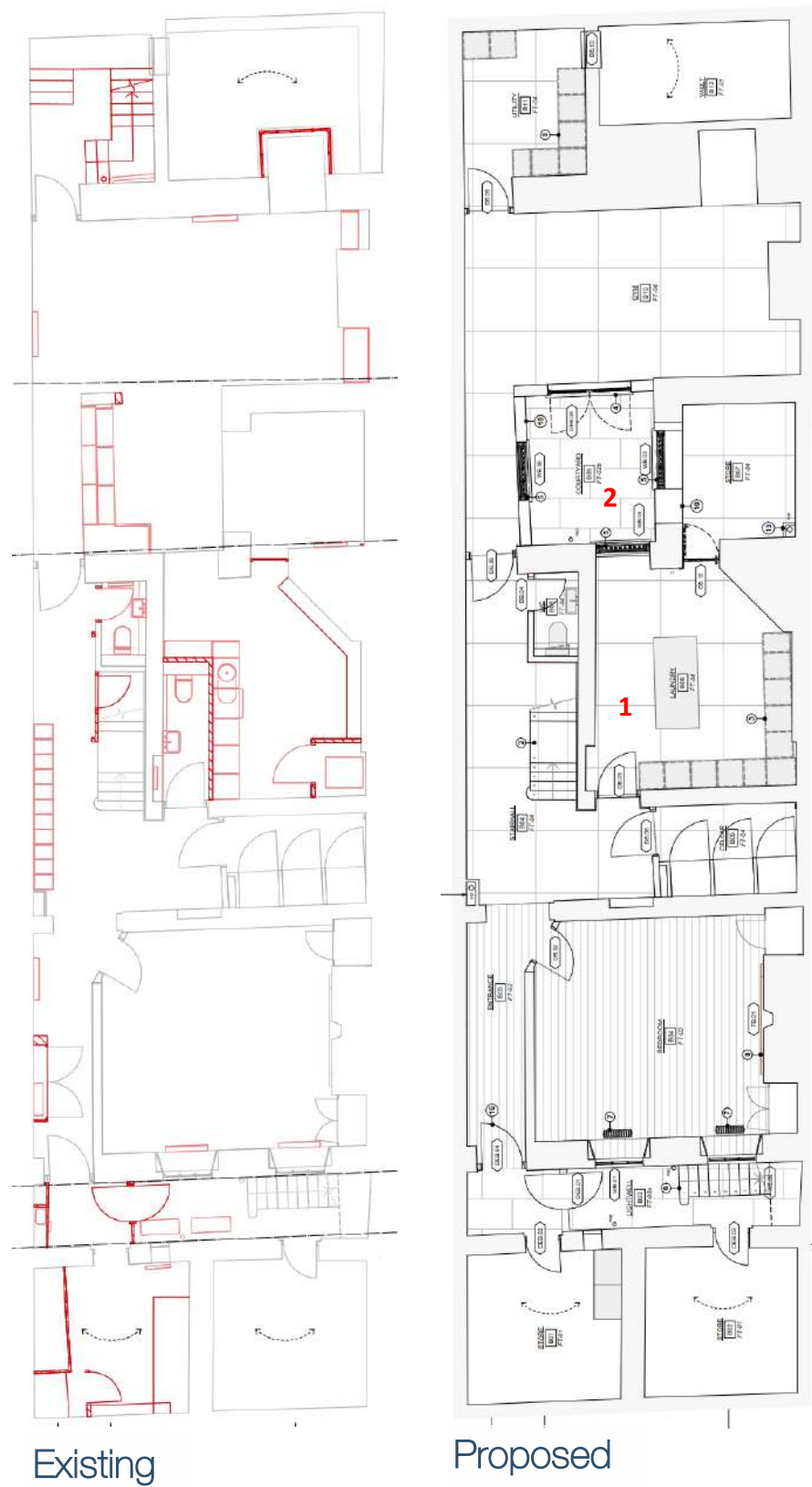
Assessment of Effects



Throughout

No.	Proposed Works	Impact	Effect on Significance
1	Reordering of Jockey's Field's eastern elevation	Loss of modern fabric; minor change in appearance of modern structure	<p>Neutral: 9 Jockey's Fields, the mews building situated to the rear of 9 Bedford Row, was entirely reconstructed in the early 1990s. The main mews building was rebuilt and a new link between it and the main house was constructed. The beneficial proposal to remove this modern link is assessed on p.22, and as part of these works the rear eastern elevation of 9 Jockey's Fields will also be reordered and partially rebuilt.</p> <p>This proposal seeks to install new metal-framed windows within this rear elevation. The existing building and its windows are entirely modern and there will be no impacts to historic fabric as a result of these works. The change in the appearance of the property's rear elevation is relatively modest—the existing openings remain the same size apart from the windows at ground floor level, the cills of which will be dropped in order to create double doors.</p> <p>These changes are in keeping with the character and appearance of the property. This rear mews building is clearly a modern addition, and the proposed fenestration retains a traditional rhythm and scale which compliments the early Georgian character of 9 Bedford Row's rear elevation. The proposed change in fenestration style is in keeping with the mews building's more modern character and appearance, and does not detract from it's neighbouring building's more obviously historic character. Overall, these changes will maintain the more than special interests of the Grade II* listed building and the setting of nearby heritage assets.</p>

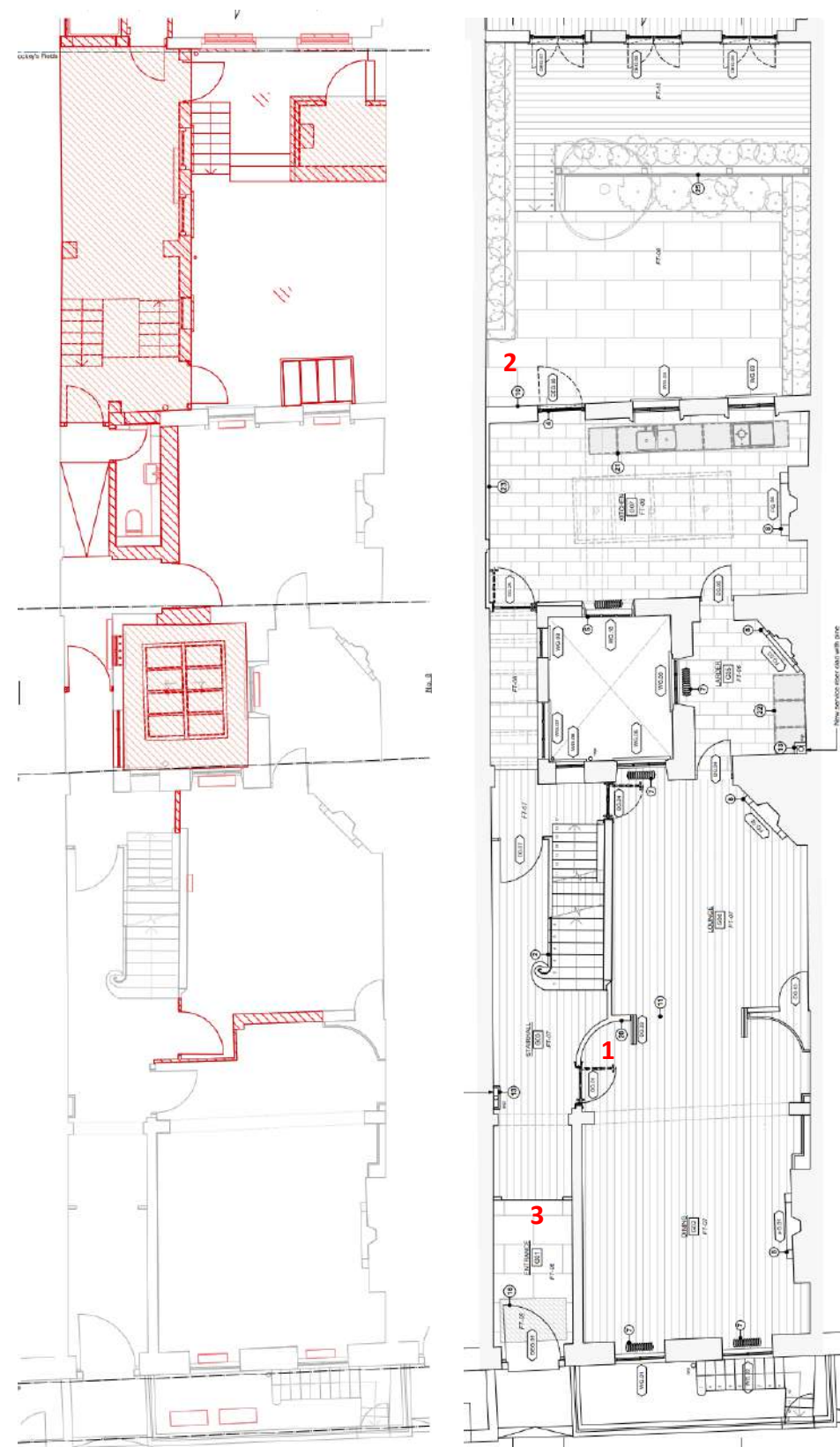
Assessment of Effects



Lower Ground Floor

No.	Proposed Works	Impact	Effect on Significance
1	Removal of modern office use features throughout such as kitchens, WCs, built in furniture, etc, and installation of new fittings.	Loss of intrusive modern fabric	Beneficial: The lower ground floor has been subject to many phases of often intrusive change and there is little fabric of interest remaining. It has undergone a comprehensive refurbishment to support the office accommodation above within the last few years, to the detriment of its character and appearance. These works seek to remove these modern office use features throughout to create a space more traditionally residential in character. There will be no change to plan form as a result of these works and no loss of historic fabric—this will have a beneficial impact upon the character and appearance of the lower ground floor.
2	Reinstatement of historic lightwell.	Loss of intrusive modern fabric and plan form; partial reinstatement of historic plan form.	Beneficial: This space has been heavily reconfigured and modernised over a number of years, primarily when 9 Jockey's Mews was reconstructed in the early 1990s. This proposal seeks to reinstate the lost lightwell in its original position. There will be no loss of historic fabric as a result of these works, which will reinstate an element of lost historic plan form. This proposal will have a beneficial impact upon the character and appearance of the lower ground floor.

Assessment of Effects



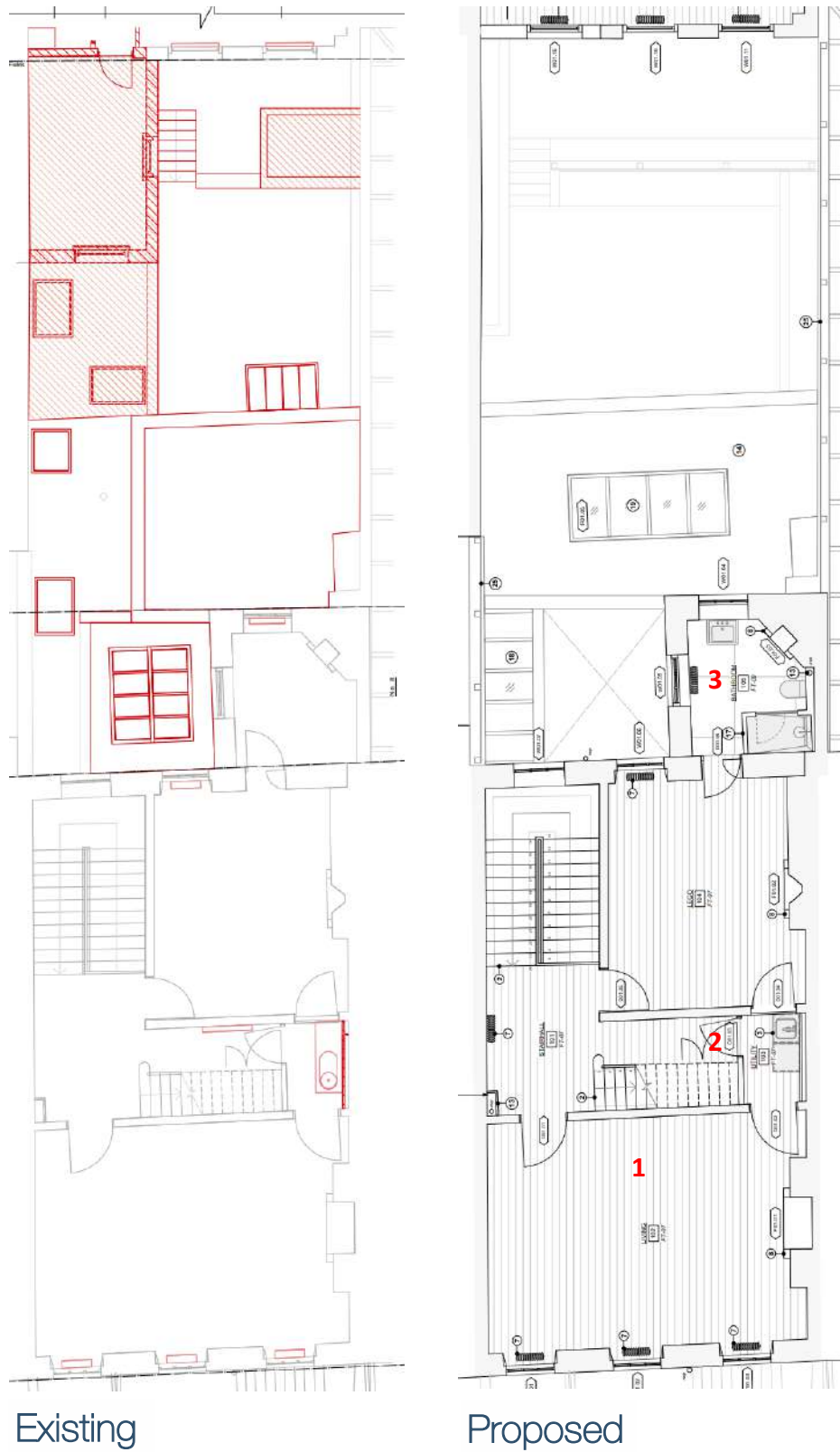
Existing

Proposed

Ground Floor

No.	Proposed Works	Impact	Effect on Significance
1	Removal of non-original lobby and doorway into rear room; Insertion of bifold doors between front and rear room	Loss of intrusive fabric; loss of historic fabric	Neutral: The door from the hallway into the rear room post-dates c.1960 and is not in an original position— it appears to have been inserted along with the square lobby area to provide independent access into the rear room, which would originally have been accessed via the now-lost cross-passage between front and rear rooms. The existing arrangement of doors in this space has therefore clearly undergone change in phases since the building's initial construction, and this lobbied arrangement is clearly intrusive and not desirable to preserve. There will be some loss of historic fabric as a result of the removal of a section of wall between front and rear rooms for the insertion of a set of bifold doors within an architrave to match the existing surrounding detailing, but these harms will be outweighed by the benefits of partially reinstating a lost element of plan form and circulation, as well as the removal of the highly intrusive square lobby which juts out into the front room. Overall, this proposal will improve the character, appearance and plan form of the ground floor, and will have a neutral impact on the special interests of the building as a whole.
2	Removal of modern wing linking main building and mews building; enlargement of room to the rear of closet wing.	Loss of intrusive modern fabric and plan form; loss of historic fabric; partial reinstatement of historic plan form	Neutral: This proposal seeks to remove the intrusive linking corridor between the two separate properties that was constructed in the early 1990s. This link heavily detracts from the character and appearance of the rear elevation by reducing the visual distinction between the two properties, and also adversely impacts upon the property's plan form. It creates an uncharacteristic form of direct circulation from the historic domestic building into a much more modern office-style space. The loss of this link would therefore be highly beneficial to the character and appearance of the property, its plan form, and the setting of nearby listed buildings to the rear. As part of these works the side wall of the later c.1740s addition to the rear of the closet wing would be demolished to create a larger kitchen area at the rear of the property. Its panelling would be carefully removed and relocated onto the side wall and new panelling to match installed on the walls between. The proposed kitchen would be installed as free — standing units away from the walls. A new skylight would be installed, in what is presumed to be a non-historic roof and new traditional sash window installed to the lightwell. The loss of this section of slightly later but still historic wall (although its panelling would be retained and relocated) and the enlargement of the rear c.1740s addition would in isolation cause some harm, but this harm is greatly outweighed by the benefits brought about through the demolition of the highly intrusive modern linking corridor to the rear. This will reinstate a lost sense of distinction between the two properties and remove the high degree of harm caused to the property's plan form, character and appearance through its interconnection with a modern 1990s office space. Overall, these proposals can therefore be deemed to have a neutral impact upon the character and appearance of the property, and its more than special interests will be maintained.
3	New flooring throughout hallway	Removal of non-original fabric (floor tiles)	Neutral/Slight Beneficial: This proposal seeks to reinstate a more appropriately historic floor covering within the property's entrance hall. An assessment of other properties in the terrace indicates that the hallway floors in these properties were originally of timber, and the presence of stone tiles here is likely to indicate a later alteration, although of an unknown date (likely 19th century). These tiles are therefore not wholly characteristic and they do not contribute to the building's more than special interests. The removal of these tiles and their replacement with more appropriate timber within the hallway interior and plain stone within the historic storm porch area would have a beneficial impact upon the character and appearance of the property, and its more than special interests would be maintained.

Assessment of Effects



First Floor

No.	Proposed Works	Impact
1	Light refurbishment	None
2	Re-hanging of door into closet wing	None
3	Introduction of a bathroom into outrigger	None

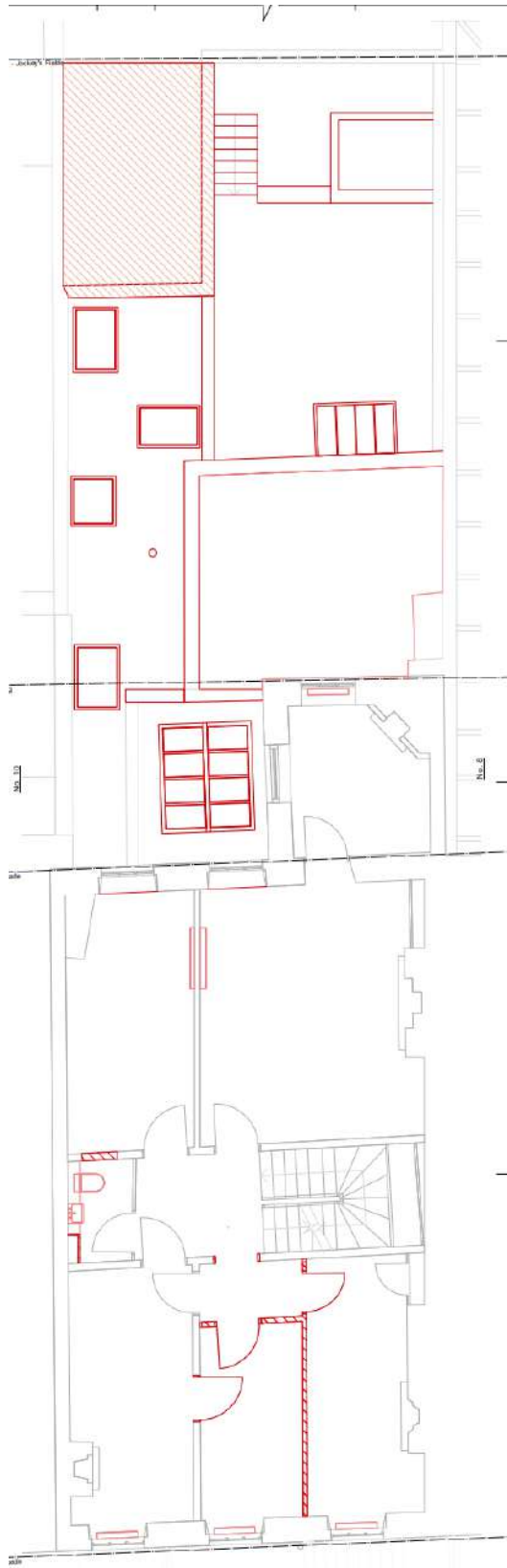
Effect on Significance

Beneficial: This primary floor will be retained and refurbished sensitively. There are to be no structural alterations or variation to the architectural decorative finishes or character. The first floor has encountered historic changes, including stylistic upgrading such as plaster detailing and finishes instead of panelling in the front room and previous refurbishments and the inclusion of service risers from the bathrooms above. The scope of works respect the current arrangement and upgrades the service risers.

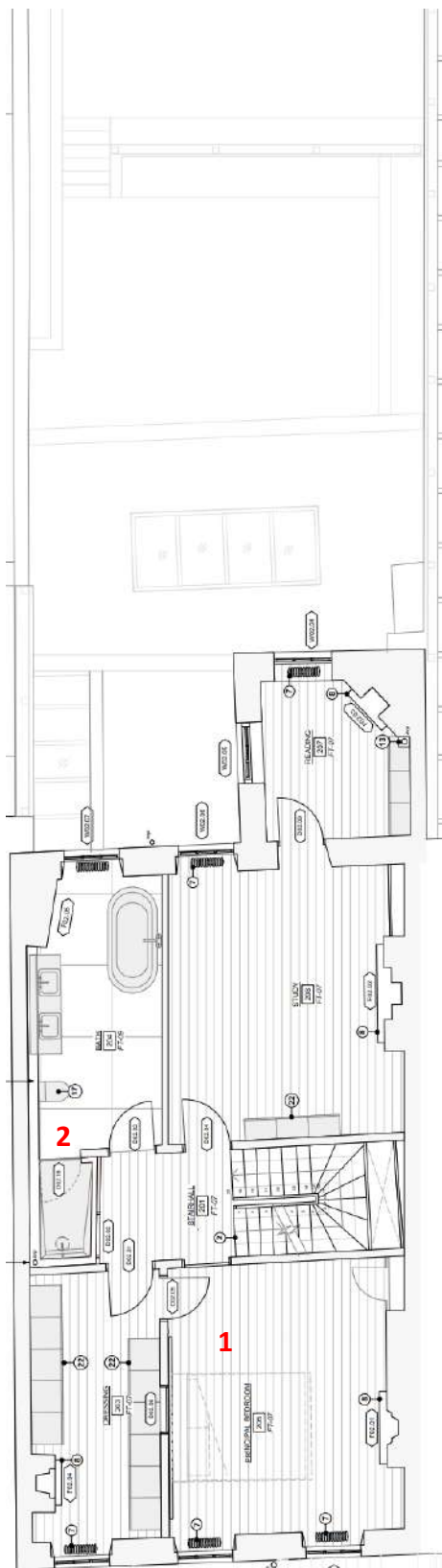
Neutral: The door into the closet wing will be re-hung to open into the rear room, in order to create more space within the closet wing. This will have no impact upon the historic fabric or character of the interior.

Neutral: It is proposed to install sanitaryware within the outrigger. Any potential impacts will be mitigated by items such as the shower being offset from the wall in order to avoid interacting with this room's panelling. Plumbing will also avoid breaking through the panelling, and all works will be entirely reversible at a later date. This proposal respects the historic integrity of the interior, and would preserve the building's more than special interests.

Assessment of Effects



Existing



Proposed

Second Floor

No.	Proposed Works	Impact	Effect on Significance
1	Removal of non-original partitions	Loss of intrusive modern fabric; reinstatement of historic plan form	Beneficial: This space was poorly subdivided at some point in the 20th century, with partitions that are built over historic coricing and that have created an uncharacteristically cellular layout. This proposal removes the poorly-executed modern partitioning within the second floor, re-opens a blocked historic doorway within one of the rear rooms and reinstates the property's historic plan form. There will be no losses of historic fabric as a result of these works, and the character, appearance and plan form of the second floor will be enhanced.
2	Re-opening of blocked doorway from rear room into landing closet and installation of shower and bathroom	Change to modern circulation/loss of modern fabric	Neutral: A doorway between one of the rear rooms and the landing closet was blocked at an unknown date, and this proposal seeks to re-open it in order to create a shower within the closet. The finishes within the closet are entirely modern and the introduction of a shower will not adversely impact any historic fabric. The existing door between the landing and the closet will be retained and fixed shut, while the historically blocked door within the rear room will be re-opened. In order to conceal the necessary services, the existing panelling will be carefully demounted and brought forward to conceal new services behind. There will be no permanent adverse impacts to historic fabric as a result of these works, and the character and appearance of the second floor will be maintained.

Assessment of Effects



Existing

Proposed

Third Floor

No.	Proposed Works	Impact	Effect on Significance
1	Moving of non-original doorway	Very minor loss of potentially historic fabric	Neutral: This proposal seeks to block a modern inserted doorway and insert another doorway of the same size adjacent to it. The fabric and plan form of the third floor in general is far less sensitive to change than that on lower floors, and this proposal will not result in the loss of any fabric that contributes to the more than special interests of the building as a whole. This change will therefore not adversely impact upon the character, appearance and plan form of the property.
2	Re-hanging of door into closet wing and introduction of a bathroom into outrigger	None	Neutral: The door into the closet wing will be re-hung to open into the rear room, in order to create more space within the closet wing. This will have no impact upon the historic fabric or character of the interior. It is also proposed to install sanitaryware within the outrigger. Any potential impacts will be mitigated by items such as the shower being offset from the wall in order to avoid interacting with this room's panelling. Plumbing will also avoid breaking through the panelling, and all works will be entirely reversible at a later date. This proposal respects the historic integrity of the interior, and would preserve the building's more than special interests.



Policy Compliance & Conclusions

Policy Compliance & Conclusions

Policy Compliance

58.

In accordance with the National Planning Policy Framework (2021), paragraph 194, this report provides a proportionate description of the significance of the heritage assets affected, or potentially affected, by the proposed development. It follows a full inspection of the accessible fabric and archives. Qualitative judgements have been made based on knowledge and experience of comparable properties within the area.
59.

The impacts and effects of the proposed development have been fully assessed. The scheme submitted has been informed by an understanding of the sensitivities of the heritage assets and the constraints and opportunities they impose.
60.

It has been demonstrated that the proposals include works that would enhance the Grade II* listed building, its contribution to the conservation area and the setting of surrounding designated heritage assets. Although some areas of minor localised harm have been identified, these are more than balanced out by the substantial benefits seen elsewhere.
61.

The change of the building's use from office back to residential—its original intended use—is the optimal viable use and is more sympathetic to the building's interests. It is far more sympathetic and appropriate to the building's interests than either office use or a more intensive residential use that would entail subdivisions and have adverse effects on hierarchy, etc. Whilst a very small amount of localised less-than-substantial harm has been identified, the proposals would also result in a number of highly beneficial changes that will better reveal the affected asset's overall special interests. Paragraph 202 of the NPPF requires that any 'less than substantial harm' be weighed against the public benefits of the proposal. The following potential heritage related public benefits arise from the development, taken as a whole:

•

Removal of the visually intrusive modern link between the modern mews building and the main Grade II* listed property;

•

Reinstatement of historic plan form a ground floor level;

•

Reinstatement of historic plan form at second floor level;
- Restoration and repair of the fabric and features, thereby sustaining and improving its character;

•

Reinstatement of an appropriate domestic use that allows and benefits from the restoration of the historic character of the listed interiors;

•

Securing the future occupation and more appropriate domestic usage of a Grade II* listed building that has been in office use for many years;

•

Investment into the fabric and character of the buildings through development. This will secure the long term maintenance of the assets consistent with their long term conservation;

•

Enhancement of the Bloomsbury conservation area from betterment to the condition and outward appearance of the building and the introduction of an appropriate use;
62.

Regarding the Bloomsbury Conservation Area, the proposals would enhance the outward appearance of the listed building and thereby improve its contribution to the character and appearance of the area. Accordingly the proposals would at least preserve the area's significance.

63.

There has been considerable change and compromise to the setting at the rear of many neighbouring houses along this terrace. The intention of the proposals to the rear of No.9 is to return to some semblance of the property's original configuration with a clear sense of distinction between the main house and mews building. Consequently significance of nearby listed buildings would be at preserved or enhanced by the proposals. The proposed changes at No.9 have carefully considered the building's context in respect of the setting of listed buildings and the proposals at the rear of the property reflect this. The setting and significance of the nearby listed buildings would be at least preserved.

64.

In respect of the statutory duties of Sections 66 and 72 of the Act, it has been demonstrated that the proposals adhere to NPPF policy. It has been demonstrated that the proposed scheme would result in the preservation and enhancement of the key attributes of more than special interest that are desirable to preserve and that external improvements would enhance the listed

building and its contribution to the character and appearance of the Bloomsbury Conservation Area. Accordingly any very minor internalised harm brought about by the proposals are neutralised by the benefits offered, and the proposals taken as a whole would accord with the statutory duties set out in S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

65.

The proposals accord with the relevant policy set out in the London Plan 2021. There is no compromise of local character and the heritage assets affected are, overall, conserved. The proposed alterations will allow for continued and appropriate used of the building.

66.

The proposals are considered to comply with policies D1 and D2 of the Camden's Local Plan (2017). The proposed alterations respect and would be harmonious with the key aspects of 9 Bedford Row's character and appearance and are able to sit comfortably within its historic context. The design of the proposed changes has been carefully considered, so as to ensure that the proposals complement the existing building and preserve its more than special interests.

Conclusions

67.

This report has undertaken an assessment of the significance of the site at 9 Bedford Row, the Bloomsbury Conservation Area and the setting of nearby listed buildings. This has been followed by an appraisal of the effects of the proposals on the significance of the heritage assets, with consideration given to local and national policy and guidance.

68.


9 Bedford Row is an important early 18th Century Georgian townhouse with a modern mews building, dating to the 1990s, to its rear (9 Jockey's Fields). The main building's historic domestic form is evident in its plan form, scale, and architectural detailing, but this has been eroded through changes brought about by many years of office use. The unsympathetic changes that have taken place in previous years present ample opportunity for enhancement.

69.

The proposed development would see a scheme of refurbishment, reinstatement of historic plan form, and removal of intrusive uncharacteristic features with the aim of reintroducing long term domestic use. It is proposed to carry out a number of sensitive alterations to return the building to its original use as a dwelling and rid it of its office-use associations. Our assessment concludes that the proposals are sympathetic to the heritage asset and will enhance its overall more than special interests. Our assessment also identified a number of relatively minor unauthorised works, including installation of air conditioning units in the lightwell. Our assessment has not included the existence or rectification of these changes in the harm and benefit balance case presented here, as the proposals assessed entirely reverse the works

70.

The proposals have been assessed against the policy and guidance set out within the NPPF and Camden's Local Plan. This assessment concludes that the proposals accord with the policy and guidance and offer sympathetic and informed changes that will improve the overall character and appearance of the building and wider area without detracting from its heritage interests.

JON LOWE
HERITAGE

9 Bedford Row, Bloomsbury | Heritage Statement | July 2023 | 27

Appendix 1 - Legislation, Policy & Guidance

Legislation, Policy & Guidance

Legislation

- 1) The Planning (Listed Building and Conservation Areas) Act 1990 is the current legislation relating to listed buildings and conservation areas and is a primary consideration.
- 2) In respect of proposals potentially affected listed buildings, Sections 16 and 66 states that “in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3) In respect of conservation areas, Section 72 of the Act places a duty on the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

National Planning Policy Framework (revised 2021)

- 4) The Government’s planning policies for England are set out within the National Planning Policy Framework (revised 2021). It sets out a framework within which locally prepared plans can be produced. It is a material consideration and relates to planning law, noting that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
- 5) Chapter 16, ‘Conserving and enhancing the historic environment’, is of particular relevance.
- 6) Heritage assets are recognised as being a irreplaceable resource that should be conserved in a manner appropriate to their significance. (Paragraph 189) The conservation of heritage assets in a manner appropriate to their significance is also a core planning principle.
- 7) Conservation (for heritage policy) is defined at annex 2 as: “a process of maintaining and managing change in a way that sustains and, where appropriate, enhances its significance.” It differs from preservation which is the maintenance of something in its current state.

- 8) Significance (for heritage policy) is defined at annex 2 as: “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting...”
- 9) As a framework for local plans the NPPF, at paragraph 190, directs that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account four key factors:

a. “The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b. The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c. The desirability of new development making a positive contribution to local character and distinctiveness; and

d. Opportunities to draw on the contribution made by the historic environment to the character of a place.”
- 10) This approach is followed through in decision making with Local Planning Authorities having the responsibility to take account of ‘a’ as well as ‘The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality’ and ‘the desirability of new development making a positive contribution to local character and distinctiveness’. (Paragraph 197)
- 11) Describing the significance of any heritage asset affected, including the contribution made by its setting, is the responsibility of an applicant. Any such assessment should be proportionate to the asset’s significance. (Paragraph 194)
- 12) Identifying and assessing the particular significance of any heritage asset potentially affected by a proposal, taking into account evidence and expertise, is the responsibility of the Local Planning Authorities. The

- purpose of this is to ‘avoid or minimize any conflict between the heritage asset’s conservation and any aspect of the proposal’. (Paragraph 195)
- 13) In decision making where designated heritage assets are affected, Paragraph 199 places a duty of giving ‘great weight’ to the asset’s conservation when considering the impact of a proposed development, irrespective of the level of harm.
- 14) Heritage Assets are defined in Annex 2 as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”
- 15) Harm to designated heritage assets is categorized into ‘substantial harm’, addressed in Paragraphs 200 and 201 of the NPPF, or ‘less than substantial harm’, addressed in Paragraphs 202.
- 16) The effects of any development on a heritage asset, whether designated or not, needs to be assessed against its archaeological, architectural, artistic and historic interests as the core elements of the asset’s significance.
- 17) The setting of Heritage Assets is defined in Annex 2 of the NPPF as: “

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

London Plan (2021)

- 18) The London Plan (2021) provides a city wide framework within which individual boroughs must set their local planning policies. It is not a revision but offers a new approach from previous iterations of the London Plan. While policies are generally strategic and of limited relevance the policies relating to the historic environment are detailed within Chapter 7 Heritage and Culture. These have been aligned with the policies set

out in the NPPF, key of which is Policy HC1: Heritage Conservation and Growth. This policy provides an overview of a London wide approach to heritage and in doing so requires local authorities to demonstrate a clear understanding of London’s historic environment. It concerns the identification, understanding, conservation, and enhancement of the historic environment and heritage assets, with an aim to improve access to, and the interpretation of, the heritage assets. It states that:

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process

Camden Council's Local Plan

Policy D2 Heritage

- 19) The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

- 20) Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be

Legislation, Policy & Guidance

- found in the medium term through appropriate marketing that will enable its conservation;

c.

conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d.

the harm or loss is outweighed by the benefit of bringing the site back into use.

21)

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- the Council will:

i.

resist the total or substantial demolition of a listed building;

j.

resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k.

resist development that would cause harm to significance of a listed building through an effect on its setting.

Conservation areas

- 22)
- Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.
- 23)
- The Council will:
- e.

require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f.

resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g.

resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h.

preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage

Listed Buildings

- 24)
- Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings,

Archaeology

- 25)
- The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

- 26)
- The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.
- 27)
- The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Appendix 2 - List Description

List Description

Grade: II*	rainwater heads inscribed 1718. INTERIORS: No.8 with fully panelled ground floor rooms and box cornices. Entrance hall also fully panelled with Corinthian pilasters forming inner arch. Fine open-string staircase with twisted balusters and decorated tread ends, counterpoised by continuous dado on other side. Upper floors not inspected but noted to be of high quality.	Pair of closet wings at rear. Magnificent entrance hall and staircase. The staircase with twisted balusters and landing, filling front entrance hall. Hall with corner fireplace, fully panelled and with fine and complete sequence of wall paintings by John Vanderbank in commemoration of George I, mounted and surrounded by allegorical figures in painted architectural surround, early 1720s. Secondary stair to rear of this at ground floor continues as principal stair from first to third floor, with turned balusters on closed string, corresponding dadoes and panelling. Ground-floor front room with C18 panelling and early C19 cornices, shutters and fireplace. Rear room with early C19 cornices and fireplace brought from third floor. Ground-floor panelled closet wing to rear of stair with corner fireplace. First floor rooms continue this lavish combination of fine raised and fielded panelling with richly moulded early C19 cornices and marble fireplaces. Second floor retains box cornices, ovolo panelling, and fireplaces. Third floor with plain panelling, most complete in rear rooms. Basement wine cellars. Nos 12 and 13 in common ownership with linking doors. No.12 has fully panelled entrance and staircase hall with fluted Corinthian pilasters to inner arch. From ground to first floor a handsome open-string stair with decorative ends and twisted balusters, three per tread, with corresponding dado which has Corinthian pilaster strips at head, foot and turn of flights extending to full height. Ground-floor front room divided by timber Corinthian columns of early C19 to form buffet. Marble fireplace, cornice, shutters with C18 hinges as in staircase hall. Rear room with marble fireplace under dentilled mantelpiece, ovolo-panelled closet. First floor altered early C19 with cornices to both rooms and ceiling rose to front room. Central closed-string stair with turned balusters rises from first floor to attic in central compartment at right-angles to street. Second floor with ovolo panelling to all rooms, and fireplaces in those to rear. Third floor retains panelling and cupboards to rear room; panelling to front room very simple. No.13 has fully panelled entrance hall, and staircase of identical pattern to those in Nos 8, 9 and 12 but woodgrained and never painted. However, staircase hall has plaster moulded swags and drops between panels, with richly moulded fruit and leaves - rare in a London townhouse of this date. Ground-floor front room divided by marbled timber columns supporting arch to rear buffet, box	cornices and full panelling with dado rail. C19 fireplace. Rear room also fully panelled with closet, the latter carefully restored on all floors in 1992. First floor front room with handsome early C19 marble fireplace and cornice. Rear room with C18 panelling and C18 marble fireplace in later Victorian surround. Door to closet treated as continuation of panelling to dado height with upper section treated as window with early C19 glazing bars. Panelled closet with 1820s grate. Closed string staircase rises from first to third floors through centre of house at right-angles to street, panelled and with corresponding dado panelling flanking stair. Second-floor rooms with ovolo panelling, box cornices and cupboard with H-hinges; C19 fireplace to front, C18 fireplace in closet. Third floor retains some simple panelling and matchboarding, with C18 rear corner fireplace at rear. SUBSIDIARY FEATURES: attached cast-iron railings to areas, some with urn or torch flambe finials. HISTORICAL NOTE: a fascinating and well-preserved group of houses of unusual richness which together form a group of exceptional quality. The painted staircase hall in No.11 is an individual piece of architectural bravura, making for one of the finest early C18 interiors in London. (British Printing Industries Federation: 11 Bedford Row: -1992).
List Entry Number: 1244602			
Date first listed: 24-Oct-1951			
Date of most recent amendment: 11-Jan-1999			
List Entry Name: NUMBERS 8-13 AND ATTACHED RAILINGS. NUMBER 11 INCORPORATING THE FORMER NUMBER 10			
TQ3081NE BEDFORD ROW 798-1/101/1810 (East side) 24/10/51 Nos.8-13 (Consecutive) and attached railings. No.11 incorporating the former No.10 (Formerly Listed as: BEDFORD ROW Nos.1-9 AND 11-17 (Consecutive))	No.9 has fully panelled entrance hall with dado rail and box cornices, marble tiled floor. Fluted pilasters with Corinthian pilasters to inner arch. Ground-floor rooms with raised and fielded panelling, with smaller panels over fireplaces, and shutters. Front room with flat arch leading to curved buffet arch. Early C19 cornice. Ground-floor rear room and closet with full panelling, box cornices and corner fireplaces. Room beyond closet a later C18 addition fully panelled with simple cornice and early C20 fireplace. Grand staircase to first floor with open-string staircase with decorated ends, twisted balusters set three per square; a corresponding panelled dado with small Corinthian pilasters at head, foot and turn of flights; box cornices; shutters to giant staircase window. First floor rooms with early C19 ceilings and fireplaces, the rear room with corner fireplace and closet having early C18 panelling. Between the main rooms closed-string staircase with chunky turned balusters rises to third floor, all save return flight to second floor renewed in 1994. Second floor with simpler ovolo-moulded panelling and dado, rear room with Adamesque fireplace with marble lining and box cornice; closet with corner fireplace and cast-iron grate. Front room partitioned but retains full-height ovolo panelling and dado and fireplace with marble surround. Over principal stair another rear room with ovolo panelling, box cornice and fireplace. Third floor with some panelling and early C20 fireplaces. Attic reached by stick baluster stair. No.10 incorporated as part of No.11 in 1944. It has a fireplace moved from the ground floor of No.11 and now forms part of that address. No.11 is the most impressive house in the row, built on a larger plot for Dame Rebecca Moyer, resident 1720-23. Her initials and the date 1720 on water tanks brought from basement and now in conference room added 1950s in sympathetic style to rear.		
GV II*			
6 terraced houses. 1717-18. By Robert Burford, carpenter, on land leased to him and George Devall, plumber, by Margaret Skipwith in 1716. Most with internal alterations of high quality c1820. No.10 (gutted in 1941) rebuilt in replica after Second World War as part of No.11. Brown or yellow stock brick with some refacing of upper storeys and parapets. Tiled mansard roofs at right-angles to street front, those to Nos 10 and 11 slated. EXTERIOR/PLAN: each house is 2 rooms deep, originally with cross passage between them but in early C19 incorporated into front rooms as buffet alcove; this spaced filled at upper levels with stair, all with closet wings. Principal stair to rear of entrance extends to first floor only, with rooms over this space at upper levels. Rear extensions over gardens and mews not of interest except where noted. Brick bands at first floor level. No.12 tuck pointed. 4 storeys and basements. 3 windows each, No.11 four windows wide. Gauged red brick arches and dressings to flush frame sash windows. Nos 8-9: wood architraved doorcases with good carved brackets, panelled soffits to flat hoods, patterned fanlights and panelled doors. No.11: C20 wood doorcase with fluted Doric engaged columns carrying entablature and modillion cornice, patterned fanlight and panelled door. Nos 12 and 13 have wood architraved doorcases with good carved brackets, panelled soffits to flat hoods, with patterned fanlights and panelled doors complete with original hinges and bars. Some houses with original lead			

Appendix 3 - Historic Photos of Other Properties

Historic Photos—Other Properties



Figure 31: 12 Bedford Row, 1961



Figure 32: 8 Bedford Row, 1978



Figure 33: 12 Bedford Row ground floor, 1961.



Figure 34: 13 Bedford Row ground floor, 1961



Figure 35: 2 Bedford Row ground floor, 1970