

11th September 2023

Heritage Statement

38 Bedford Square, London, WC1B 3ES

This statement forms a part of the Listed Building Consent application for the strip of an existing storage cupboard and installation of a W/C at No. 38 Bedford Square.

The statement is not a standalone document and must be read in conjunction with the Design and Access Statement and drawings that have been submitted alongside it.

1. Introduction

- 1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent for the strip out of a storage cupboard and installation of a W/C at No. 38 Bedford Square, WC1B 3ES.

2. Identifying the Heritage Asset

- 2.1. No. 38 Bedford Square forms a part of a row of terraced houses constructed between 1775 and 1783 and forms part of a square that was developed on lands owned by the Duke of Bedford. The buildings in this row are significant as individual high quality town houses and also for their contribution to the development of the square in town planning.
- 2.2. The buildings in this terrace occupied by the AA contain unique features dating from the period of their construction but all have been altered to varying degrees through the use of buildings by the AA since 1917 and the changing needs and requirements of the institution.
- 2.3. During the early 2000s, the AA acquired no.38 Bedford Square and also undertook phases of work that was to further alter the character of the building in order to enhance its educational use. This included the removal of the existing toilets in 2017,

this was done as part of the wider masterplan for the school which is outdated and no longer required, the toilets in no 38 were demolished and new toilets in 39 were built. The masterplan included a link from number 38 to 39 but the work to link the buildings were never carried out.

3. Heritage Significance Assessment

- 3.1. This Heritage Significance Assessment has been prepared in reference to a number of surveys, appraisals and inspections of the existing building and site. The purpose of this statement is to provide a framework of outline policies for planning and prioritising renovation, repairs and other works at 38 Bedford Square that will protect and enhance the Heritage Asset.
- 3.2. All proposals within the submitted application have been developed within this framework.
- 3.3. See significance assessment drawings.

4. Proposals: Assessment of Impact, Mitigation and Justification

- 4.1. The proposal that has been submitted for Listed Building Consent is the culmination of a design and decision making process that has sought to preserve and enhance the Heritage Asset so that it can be used by the school for many more years to come.
- 4.2. The additional W/C will provide toilet facilities to no.38. There are currently no WCs in No.36 and no access from no.38 to the adjacent building.
- 4.3. The proposals are listed below with an assessment of their impact on the Heritage Asset, including mitigation and justification for the work

4.4. Ground Floor

As Existing Feature & Description	Significance	Proposed Works	Impact, Justification & Mitigation
Staircase	Moderate/ High	Lining the underside of the stair. All materials that will be used will be similar to the current materials and will be fully reversible	Acoustic and fire separation of the WC from the hallway
Doors	Low	Removing two internal modern doors	Removal of none original and none in keeping door sets and replacement with door sets that are in keeping.
W/C finishes	Low	Tiling flooring and walls	To ensure containment of the W/C. Tiles can ultimately be removed if necessary.

4.5. External Works

As Existing Feature & Description	Significance	Proposed Works	Impact, Justification & Mitigation
Rear elevation	Low	Extraction from new W/C in new wall	To comply with building regs with extraction in a W/C. The proposed external vent cover is cast iron and black painted to match other external services on the rear elevation.
Rear elevation	Low	W/C drainage to connect to the existing soil vent pipe	Cast iron branch fitting and pipe will match the existing. The existing soil vent to be connected to is cast iron but non original installed in 2017.

5. Conclusions

- 5.1. All proposals have been developed with sensitivity and enhancing and/ or maintaining all heritage features and character.
- 5.2. The works are confined to the already much altered ground floor storage cupboard and rear elevation of the building.
- 5.3. Within the original footprint of the existing storage room the alterations are to remove the existing internal doors and line the stairs to match the materials that are already there. These are non-destructive changes that could relatively simply be reversed.
- 5.4. Externally a lateral drain pipe will be installed penetrating the existing modern brickwork on the rear elevation. This area of the rear elevation is currently made up of a number of ad-hoc alterations that have been made over time.
- 5.5. The alterations are a discrete but must needed addition to no.38 as currently there are no toilets in this building.
- 5.6. All features of the building that can be defined as a heritage asset are retained, renovated and enhanced throughout. No heritage asset is demolished.
- 5.7. The proposals are considered to positively contribute to the functionality of the already altered Grade I listed building and we recommend as a result they should be approved.

6. Photos



Removal of the toilets at no.38 and internal doors revealed in 2018.



Removal of staircase down into the basement in 2018.



Exposed timber joists in 2018. Modern timber joists of the new floor can be seen.



New brickwork blocking openings to rear elevation made in 2018.

