

32 Bedford Row
London, WC1R 4HE

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Design & Access Statement

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1.0 Introduction:

This Design & Access Statement has been prepared in support of a Planning and Listed Building Consent application to,
Refurbish the building interior.

Redecorate windows in same colours as existing (white),

Door in same colour as existing (black),

Redecorate existing railings in same colours as existing (black),

Replace existing flat roof with new single ply membrane and upgrade the existing insulation,

Replace existing access structure.

Declutter front elevation of any detracting non-historical elements such as existing building directory.

Change of use from Class E(c)(ii) to Class C3(a).

All of the above for 32 Bedford Row, WC1R 4HE.

1.1, Supporting Documents:

As part of this application, the following documents and architectural drawings have been prepared and are submitted for consideration:

- Plans, Sections, & Elevations, As Existing.
- Plans, Sections, & Elevations, As Proposed.
- Heritage Statement, prepared by Montagu Evans.
- Design and Access Statement (this document).



32 Bedford Row

Bedford Row

Princeton Street

Location of 32 Bedford Row

2.0 Existing Context & Appearance

32 Bedford Row is located at the corner of Bedford Row and Princeton Street. It belongs to a group of 4 terraced houses facing onto Bedford Row. 32 Bedford Street is twined with number 30 Bedford Street. It is a late XVII century construction, much altered in the XIX century.

Historic England describes the property as follows,

“Yellow stock brick. Rusticated stucco ground floor, now painted. Stucco cornice and blocking course. 4 storeys and basements. 3 windows to Bedford Row and 3 windows (some blind) return to Princeton Street. Square-headed architraved doorways with fanlights and panelled doors.”

32 Bedford Row’s Grade II listed status was received in 1974.



Photograph of the front elevation of 32 Bedford Row

3.0 Planning History

As found in the Camden Council planning search facility,

Planning Reference:
HB1882

Description of development:
Alterations including the formation of openings in the rear elevation at, basement, ground, first and second floor levels to link to the new development at 2-10 Princeton Street, WC1.

Date:
August 1978

Planning Reference:
HB2054

Description of development:
Alterations comprising the formation of a rear party wall opening and the erection of a partition and door at third floor level.

Date:
January 1979

4.0 Design Proposal Description

1. Internal redecoration & refurbishment throughout, including,
 - a. Repainting internal surfaces
 - b. Laying new floor finishes over existing subfloors
 - c. Rewiring for lighting and small power
 - d. Replace existing radiators on existing positions.
 - e. All existing original decorative elements & features will be retained, guided by Heritage Consultant, Montagu Evans’ Heritage Report.
 - f. Hierarchy will be reinstated via the decoration of the building.
 - g. Unsympathetic alterations carried out during the 1970’s to be removed.
2. Remove existing 1970’s square roof light and replace with traditionally detailed octagonal lantern.
3. Remove existing flat roof structures and replace with lead cladded structure. Upgrade insulation and renew roofing membrane. Replace existing scaffolding railings with new glass balustrade set 1 metre from the original parapet walls.
4. Basement: Remove existing services raisers and replace with better integrated raisers. Remove existing WC and replace with a utility area separated from the stair hall with a traditionally detailed glazed screen. Form new bedroom and shower ensuite inside existing front office. Form new entrance hall under existing access bridge.
5. Ground floor: All original features to be retained. Remove 1970’s glass screen separating the entrance from the stair, so to bring back the original features of the space. Remove existing services raisers and replace with better integrated raisers. Create new kitchen on back room. Reinststate the original double door separating front and rear rooms.
6. 1st floor: All original features to be retained. Remove existing services raisers and replace with better integrated raisers.
7. 2nd floor: Form new bathroom on rear floor. Master bedroom and dressing room to front.
8. 3rd floor: Remove 1970’s alterations to stair up to 4th floor. Create gallery overlooking main stair. Bedrooms on rooms to Princeton Street side and bathroom to room facing Bedford Row.
9. Remove existing structure and replace with roof access structure. Remove existing WCs.
10. All external features on the elevations facing both Bedford Row and Princeton Street will be retained, refurbished as and if necessary, and redecorated.

4.1 Structural Impact of Design

As there are no alterations to the exiting fabric of the building, the proposed structural interventions are minimal and of low impact. The only structural works intended as part of the proposal relate to the replacement of the 1970’s roof light located at the top of the stairwell, for a traditionally detailed octagonal lantern.

4.2 Historic Impact of Design

The proposal intention is to preserve all of the existing original historical features and to undo any unsympathetically done 1970’s interventions.

4.3 Use & Access

The building is currently used as offices. The proposal intends to return it into a single family house. The proposal retains the existing accessibility of the building.

5.0 Conclusions

It is considered that the Proposed Development is a sympathetic alteration and refurbishment of 32 Bedford Row, and will return the building to its original single family house use.

6.0 Appendix: Photos of the building in its current state,

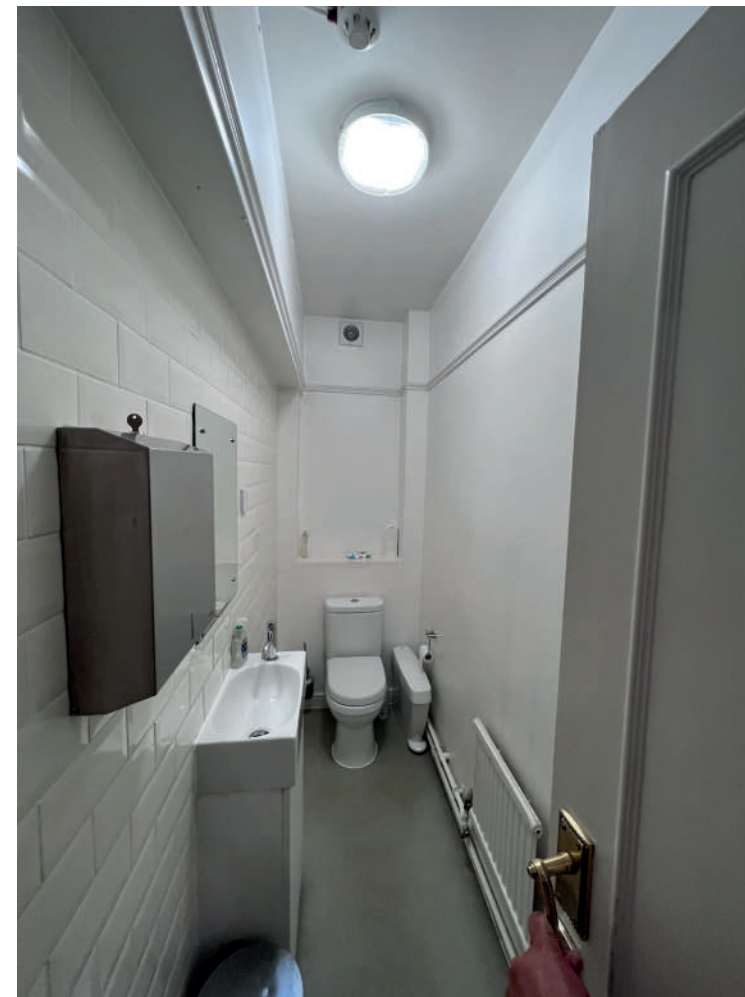
6.1, Basement:



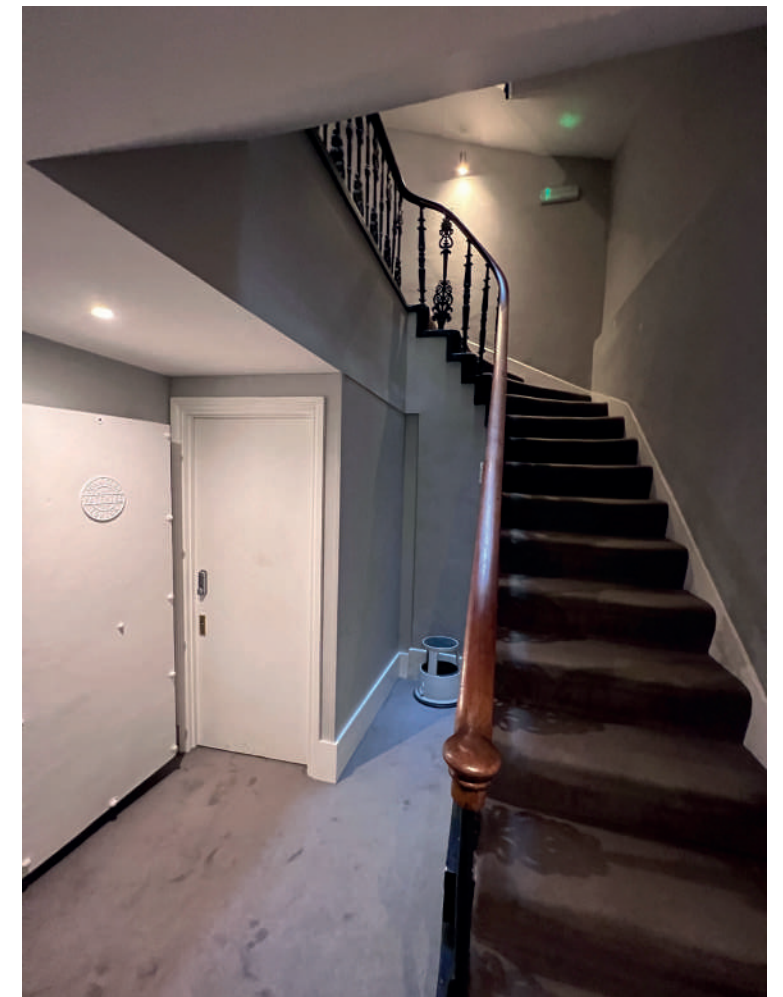
6.1.1, Front room



6.1.2, Corridor to lightwell



6.1.3, WC



6.1.3, Stair hall

6.2, Ground floor:



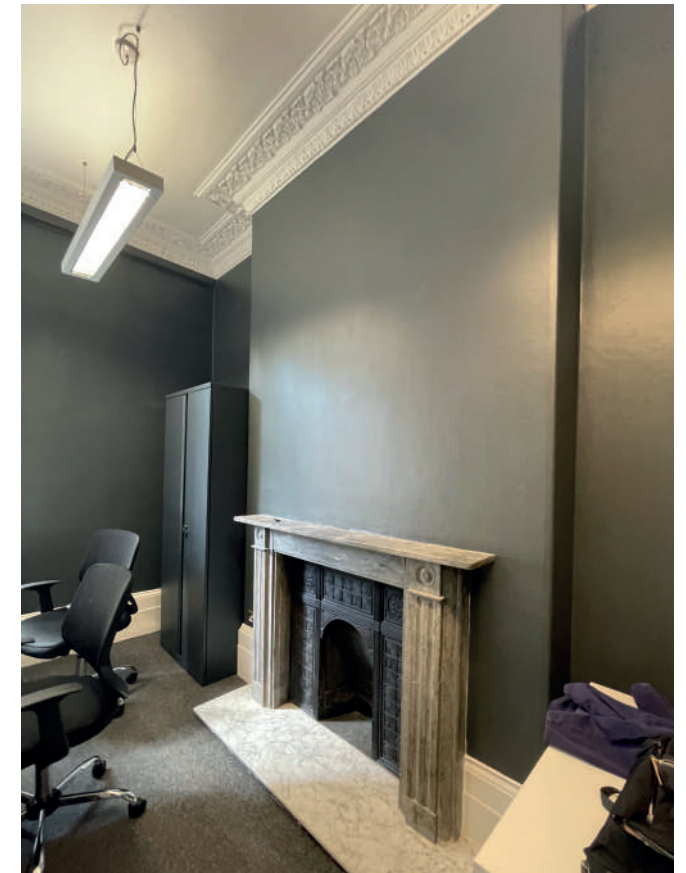
6.2.1, Entrance hall



6.2.2, Stair hall



6.2.3, Front rooml



6.2.4, Rear rooml

6.3, First floor:



6.3.1, Stair hall

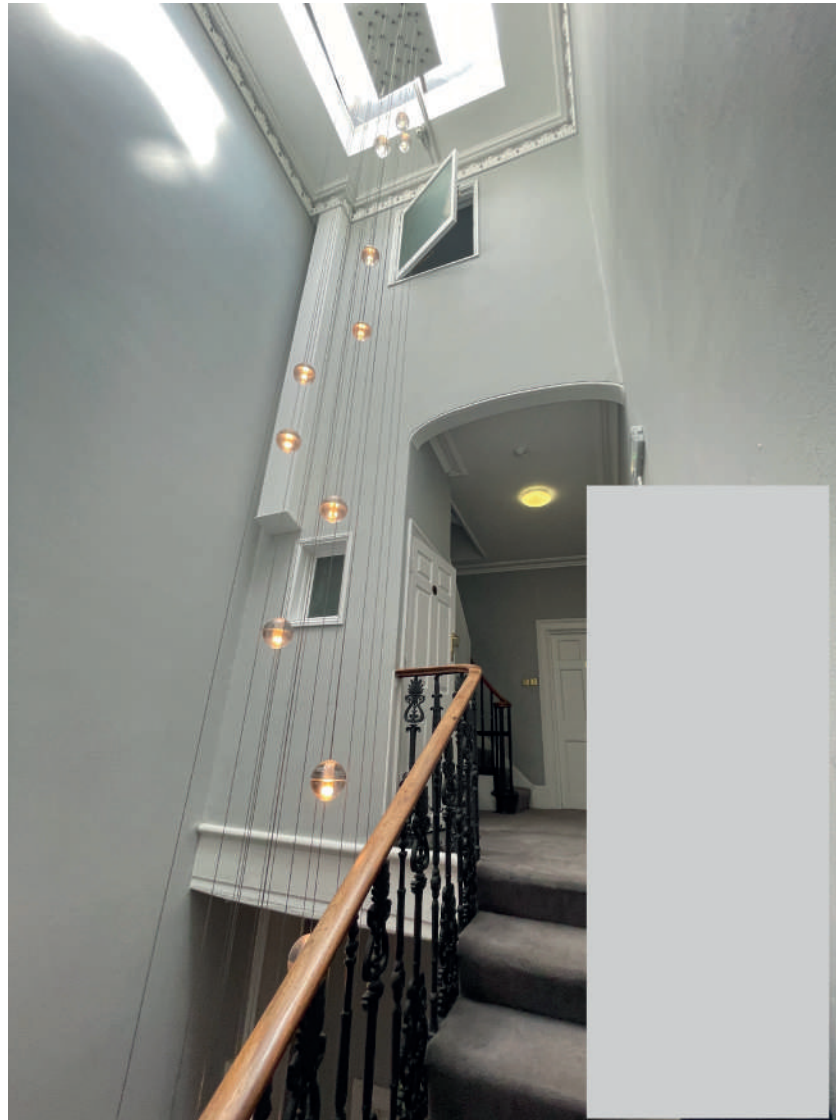


6.3.2, Front room



6.3.3, Rear room

6., Second floor:



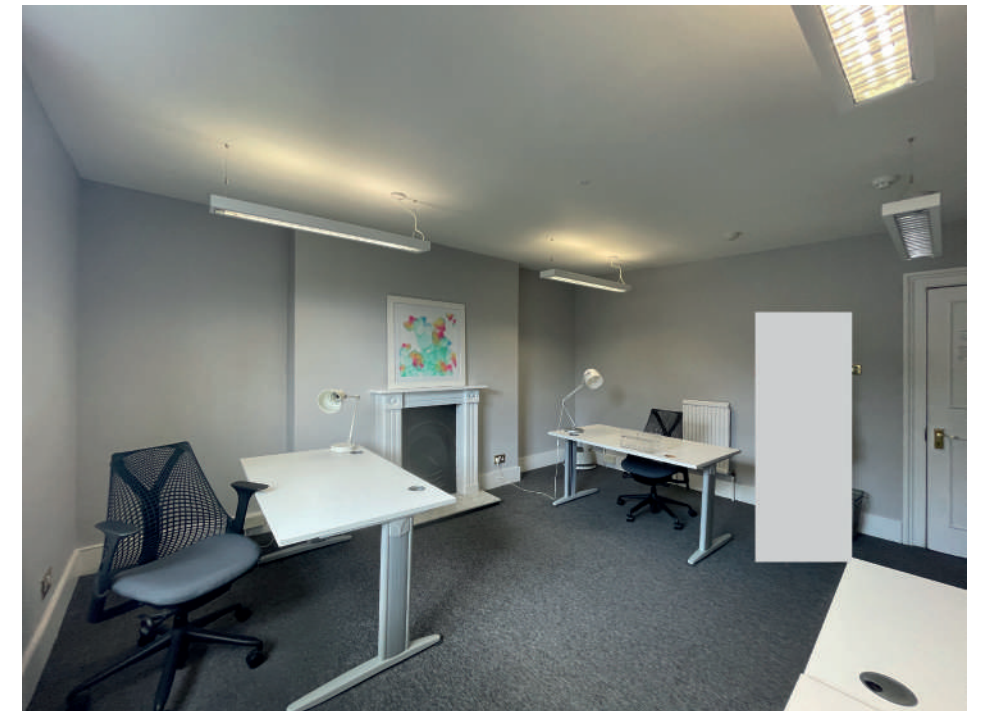
6.4.1, Stair hall



6.4.2, Small front room



6.4.3, Front rooml



6.4.4, Rear room

6.5, Third floor:



6.5.1, Stair hall



6.5.3, Small front room



6.5.2, Front room

6.6, Roof:



6.6.1, Roof view 01



6.6.2, Roof view 02



6.6.3, Stair & kitchenette