

3.2 BEDFORD ROW - VIEWS



View looking south down Bedford Row



View looking east along Princeton Street



Front Elevation of 14 Bedford Row

3.3 JOCKEY'S FIELDS

12-13 Jockey's Fields was built in 1969 to designs of Burrough & Hannam on the site of two Georgian stable buildings. It is a modernist interpretation of a mews building designed as offices. It retains wide openings on the ground floor including shutters and security bars which are of utilitarian character, and upper floors of concrete and brick with slate panels, divided into four bays.

12-13 Jockey's Fields is a modernist building, contrasting in style with its neighbours but of a scale in keeping with its mews surrounding. Three storeys are visible from the street, separated by thick concrete slabs, with a fourth storey set-back from view behind a terrace.

14 Jockey's Fields was built in 1986 by an unknown architect in an unassuming Classical or Post-Modern style. Jockey's Field's is a narrow former mews backing onto the rear of the houses on Bedford Row. They range in style and age, many with a ground floor vehicle access. Towards the southern end is a row of two-storey nineteenth-century industrial buildings, but most are 20th century with three storeys.

20th century buildings in Jockey's Fields described in conservation area appraisal as "of lesser quality and a larger scale, out of keeping with the mews".

Please refer to the Historic Building Report prepared by Donald Insall Associates for further information.



12 Jockey's Fields



12-14 Jockey's Fields



12-14 Jockey's Fields

Views from Jockey's Fields

3.4 EXISTING BUILDING ASSESSMENT

① BEDFORD ROW

The interiors of 14 Bedford Row are generic, entirely modern office spaces of no historic significance which were rebuilt in 1967 when the entire building was reconstructed. A modern staircase and small lift are in a service core in the southeast corner. The staircase is polished grey cement with black-tiled nosings.

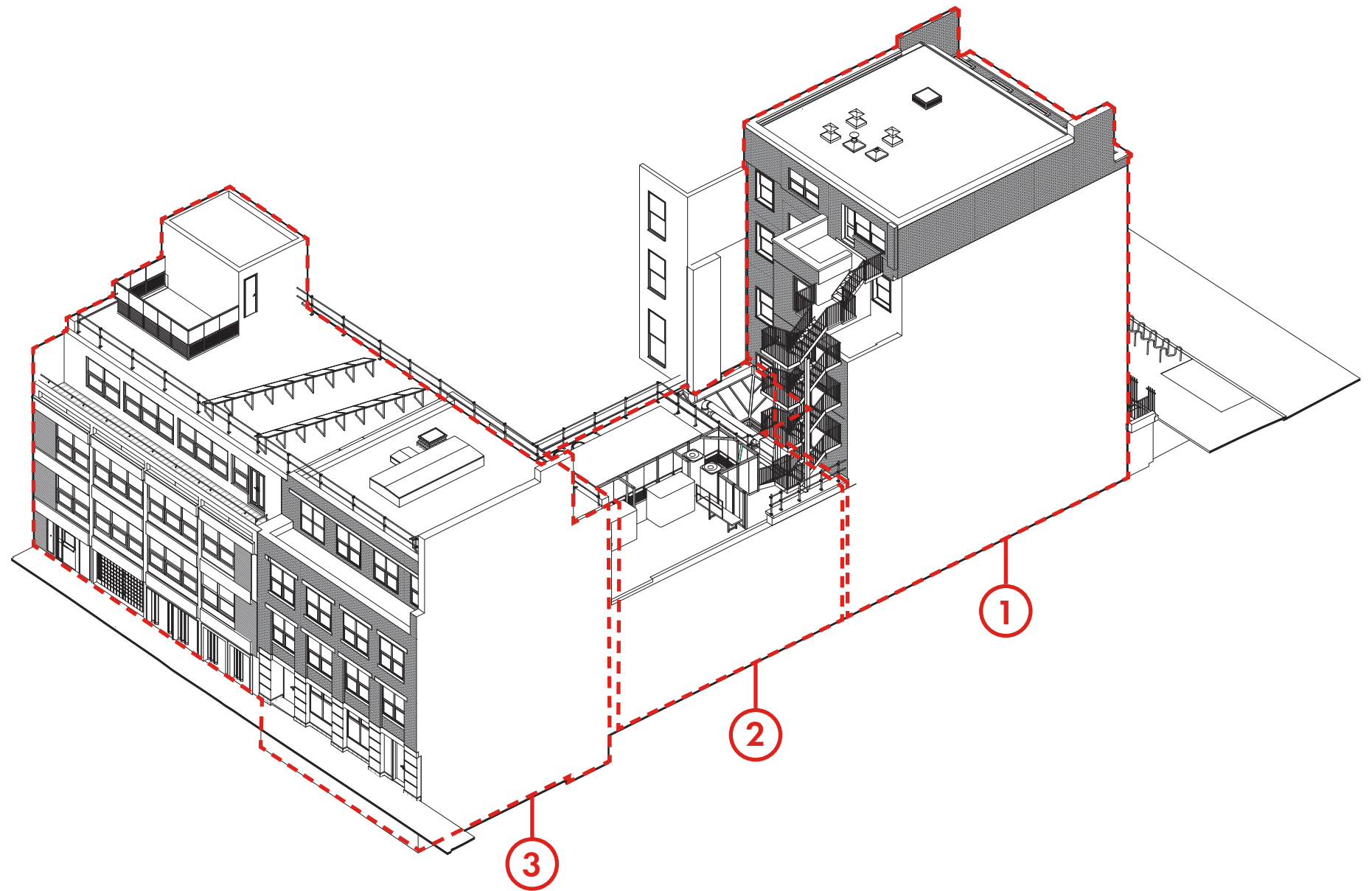
② 'LINK' STRUCTURE (No.14 JOCKEY'S FIELDS)

Currently the 'link' structure houses generic, dated cellular office space and conference rooms. It is a relatively dingy space that suffers from lack of natural light due to its infill nature.

Much of the roof space on the 'link' structure is consumed by redundant plant equipment. It therefore is not very well maintained and is not very attractive for neighbours overlooking it. This has been further exacerbated by the building remaining vacant for quite some time.

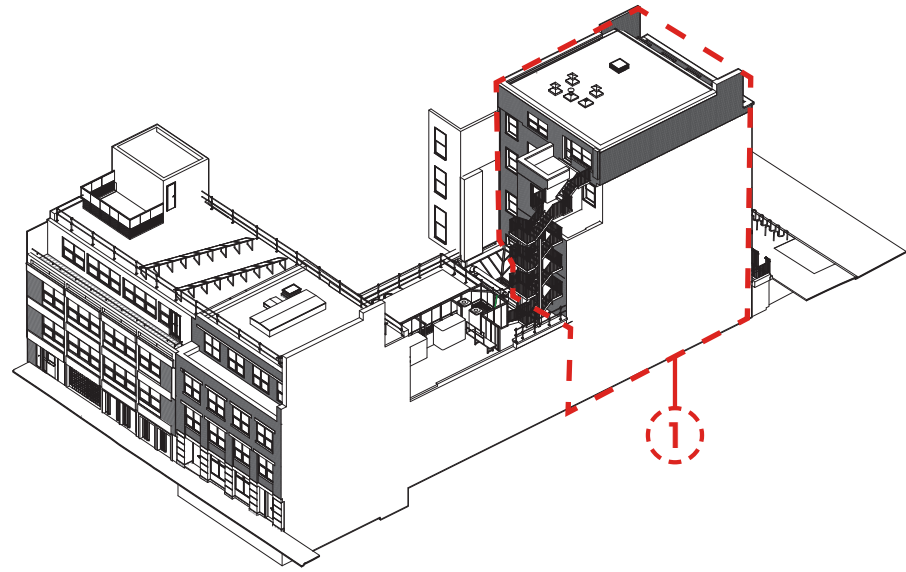
③ JOCKEYS FIELD

The buildings on Jockey's Fields are in the Bloomsbury Conservation Area but unlisted so their interiors are not protected by legislation. The overall appearance is dilapidated modern office spaces with institutional lighting, yellow-painted walls and blue, industrial carpeting. On the upper floors, openings in the party walls connect 14 Jockey's Fields with Number 12-13, the difference in floor height requiring three steps down.

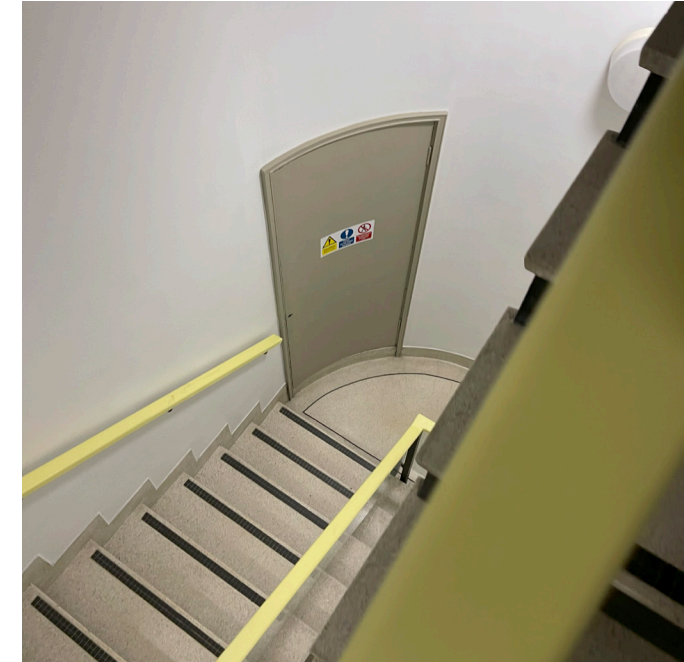


3.4 EXISTING BUILDING ASSESSMENT

BEDFORD ROW



Generic office space looking onto Bedford Row



Internal Stair



Level 04 mansard room



Level 02 Male WC



Access to existing lightwell

Internal Views of 14 Bedford Row