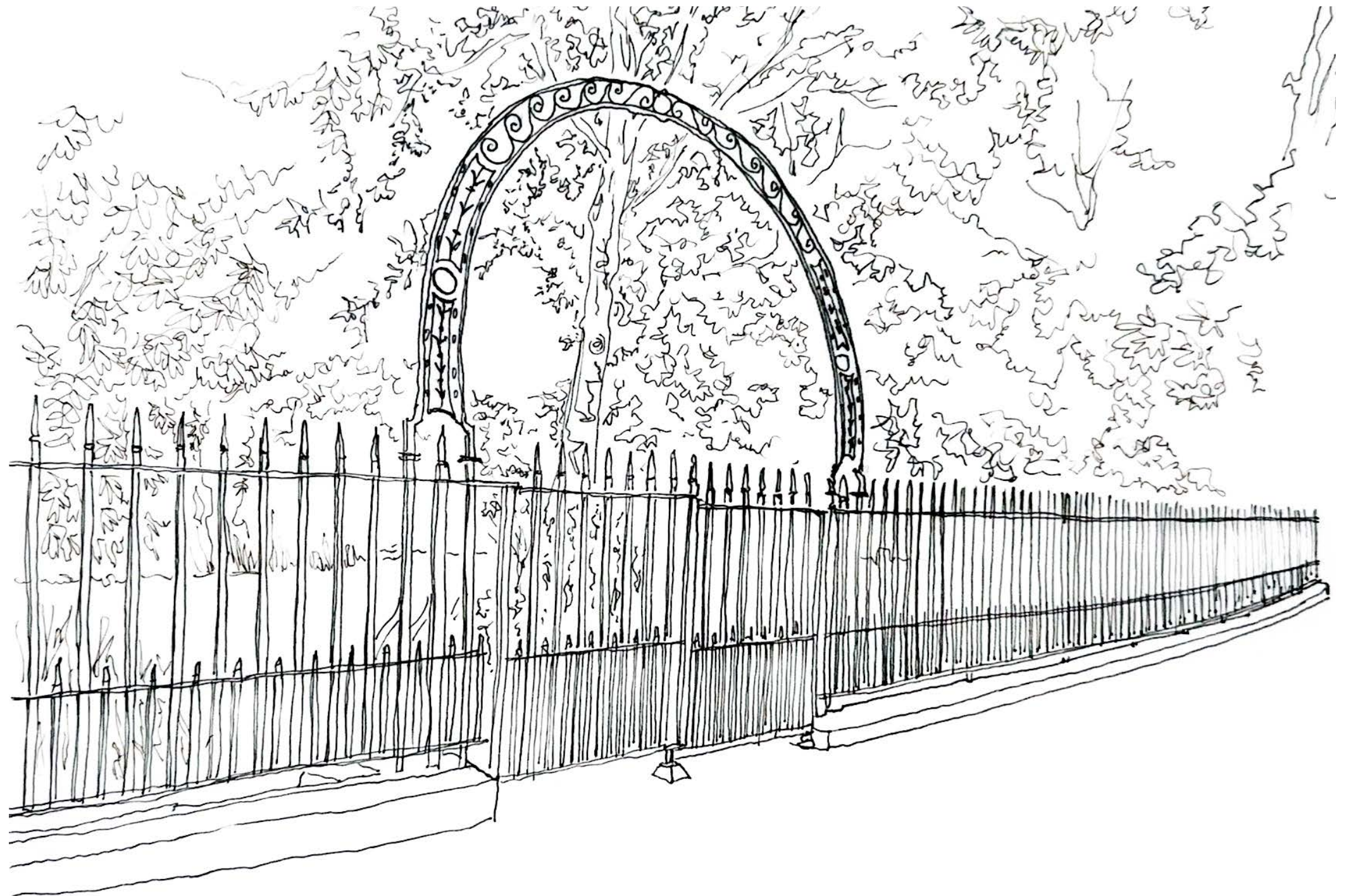


**Gates & Railings Refurbishment
Bedford Square Gardens
London WC1B 3HH**

Planning, Design and Access Statement

September 2024



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1.0 Introduction

This Planning, Design & Access Statement forms part of the Planning and Listed Building Consent Application submission for proposed restoration works to the garden gates and railings to Bedford Square Gardens, WC1B 3HH.

The proposed works seek to repair and make good the existing gate and railings with the installation of expansion joints to prevent the gates from binding.

The following documents should be read in conjunction with this statement:

- 346.00 001 Location Plan [1/1250]
- 346.00 002 Site Plan [1/500]
- 346.00 100 Existing drawings [1/20]
- 346.00 200 Proposed drawings [1/20]
- Photographic Survey
- Heritage Assessment



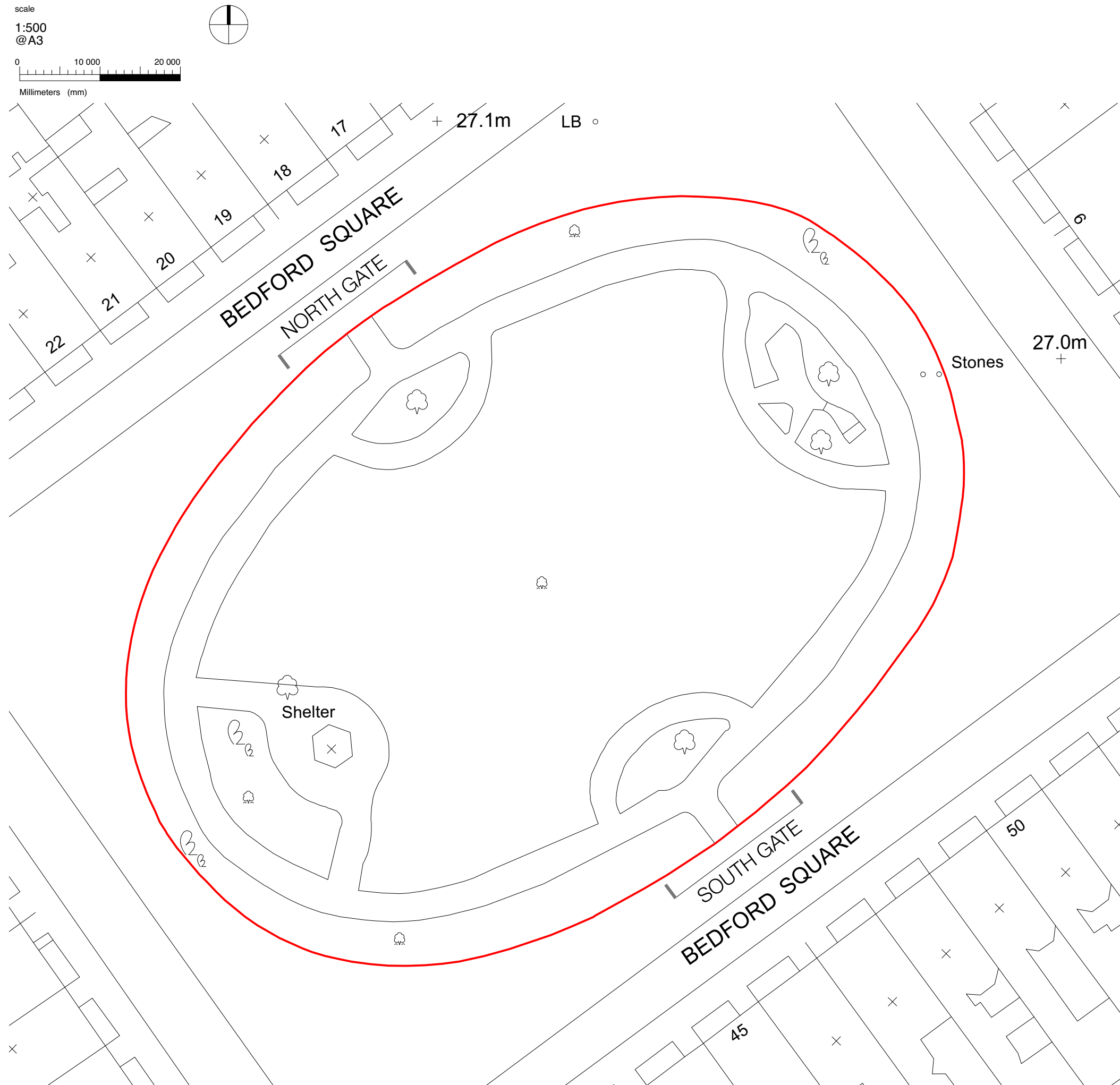
South Gate



North Gate

2.0 Site and context

Site and existing building



Bedford Square Gardens is the central park and garden on Bedford Square, Bloomsbury. The park is Grade II* listed and lies within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area Appraisal records the square as follows:-

Dating from 1775, Bedford Square is one of the most significant and complete examples of a Georgian square in London. Its national importance is acknowledged by the Grade I listed status of all the townhouses fronting the square

The park and gardens are owned and managed by The Bedford Estates and are private for residents only. There are 2 no. wrought-iron gates to the north and south sides which are Grade II listed.



Birds-eye view of Bedford Square Gardens from the South



Birds-eye view of Bedford Square Gardens from the North

The official list entry from Historic England is as follows -

Heritage Category: Park and Garden
Grade: II*
List Entry Number: 1000245

DESCRIPTION:

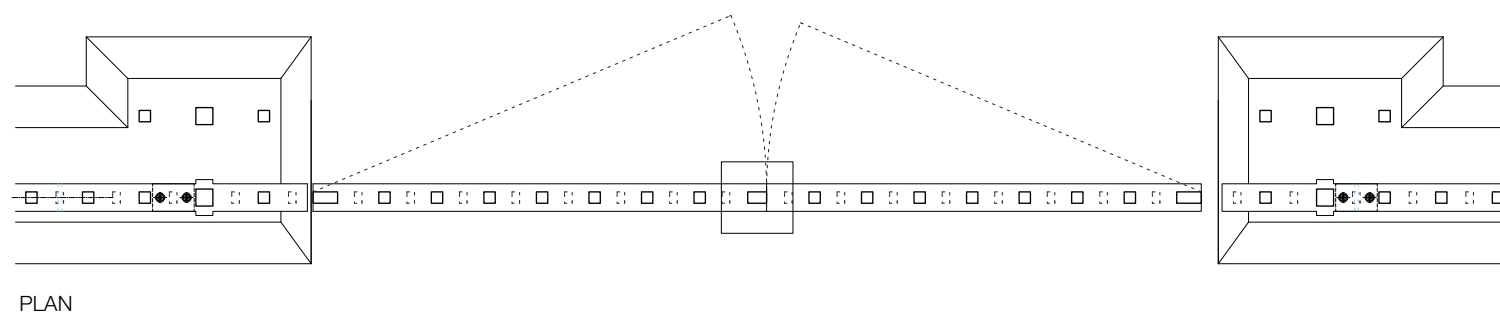
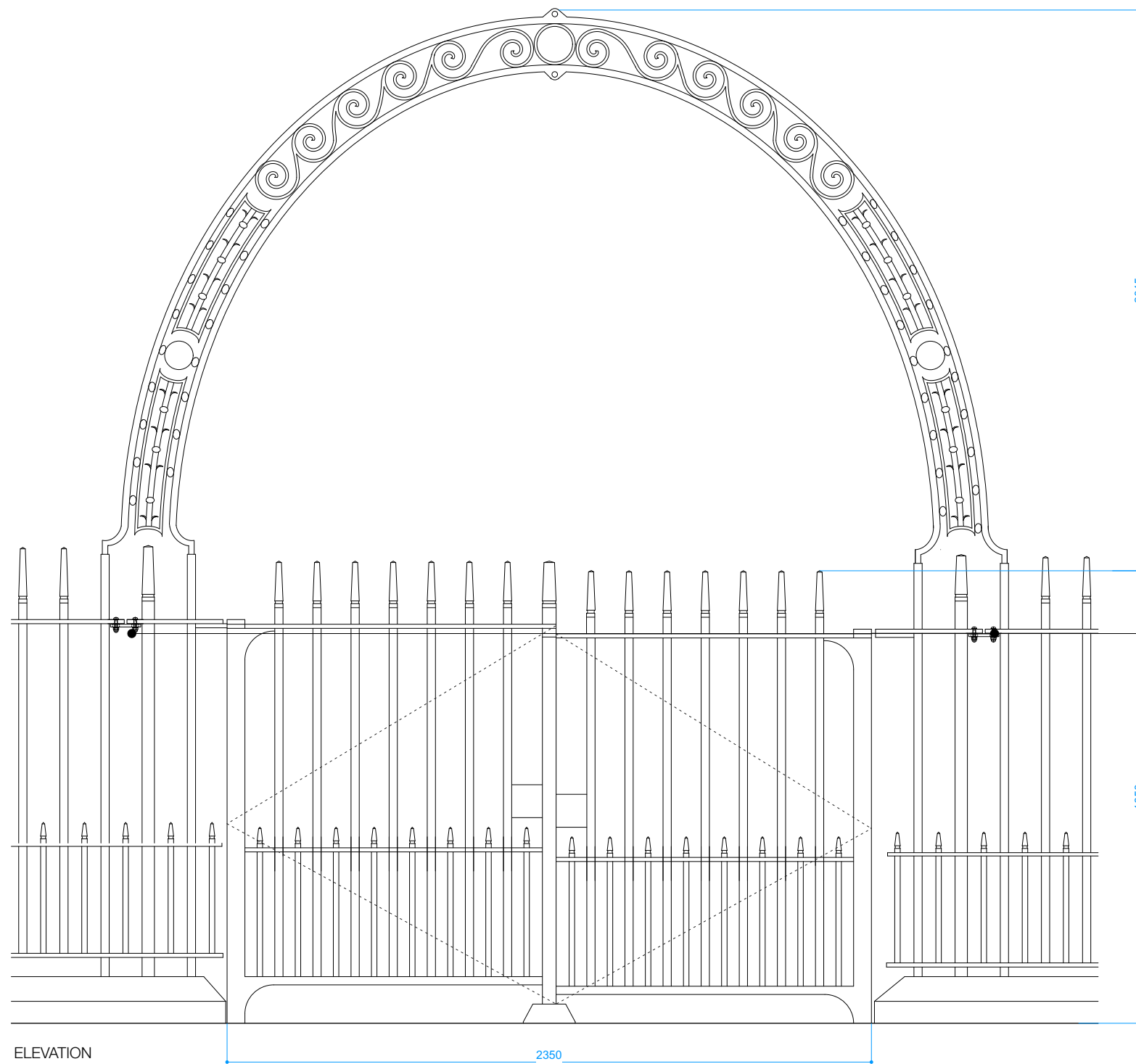
LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Bedford Square, 1ha, is located to the east of Tottenham Court Road and west of the British Museum, in Bloomsbury. The garden, which is on level ground, is enclosed by late C18 cast-iron railings with spearhead finials (listed grade II with the gates). The gardens and railings, both in an oval shape, are surrounded by the buildings of the Square, which are on a rectangular plan. Gower Street and Bloomsbury Street run down the east side of the Square. Bayley Street runs east/west from the north-west corner of the Square, connecting it to Tottenham Court Road.

ENTRANCES AND APPROACHES There are entrances to the gardens on the north and south sides through late C18 gates with wrought-iron overthrows (listed grade II with the railings).

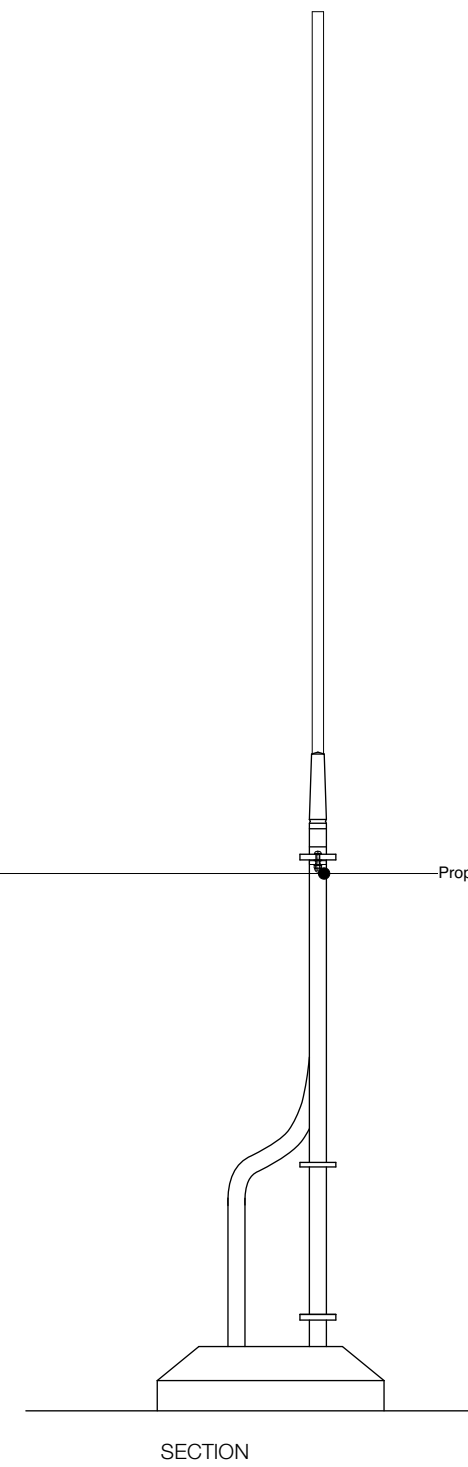
GARDENS AND PLEASURE GROUNDS The centre of the gardens consists of an oval of lawn surrounded by a perimeter path. Between the perimeter path and the railings there are shrubberies, punctuated by small areas of grass, each set with a mature plane tree. Opposite these grassy openings are internal shrub groups on the inner side of the perimeter path. These maintain privacy but because all the shrubbery groups are pierced, views can be glimpsed into and out of the gardens, and from the perimeter path into the centre of the gardens. The shrub groups include laurustinus, holly, laurel, privet and sorbus.

Further mature plane trees are thinly scattered across the lawn and within the shrubberies and beds. An hexagonal pavilion (restored) is placed on the inside of the perimeter path to the west. This is closed on three sides and backed by shrubberies but is open on the three east-facing sides, giving views over the gardens. In the same position on the eastern side there is a compost heap and maintenance area, enclosed by shrubberies. There are two large semi-circular beds, containing a mixture of shrubs and herbaceous plants, inset on the north and south sides. Benches are placed around the edge of the lawn.

3.0 Design proposal



Proposed Drawing of the North Gate



Proposed Expansion Joint

The proposal is limited to repair works of the existing gates and the installation of expansion joints to the gates. The expansion joints are proposed to prevent the gates from binding which limits the ease of use. This in turn inhibits access to the gardens and prevents residents from enjoying the space.

The proposed expansion joints will be discreetly installed in the railings either side of the gates. The proposed installation ensures minimal cuts to the existing railing fabric and sees the install of a small expansion zone to allow movement in the joint.

The works will be staged to the two gates to ensure access to the gardens is maintained throughout by only working on one gate at a time. Whilst works are being undertaken to a gate, a temporary block and mesh fencing will be installed to close of the affected entrance and secure the gardens.

4.0 Use and Layout

There are no proposed changes to the use or layout of Bedford Square Gardens. The works are proposed to be phased to the two gates to ensure access to the gardens throughout.

5.0 Scale and Appearance

There is no proposed change to the scale or appearance of the Gardens.

6.0 Access

There are no proposed changes to the existing access of the Gardens.

7.0 Landscape

There are no proposed works to the landscaping.

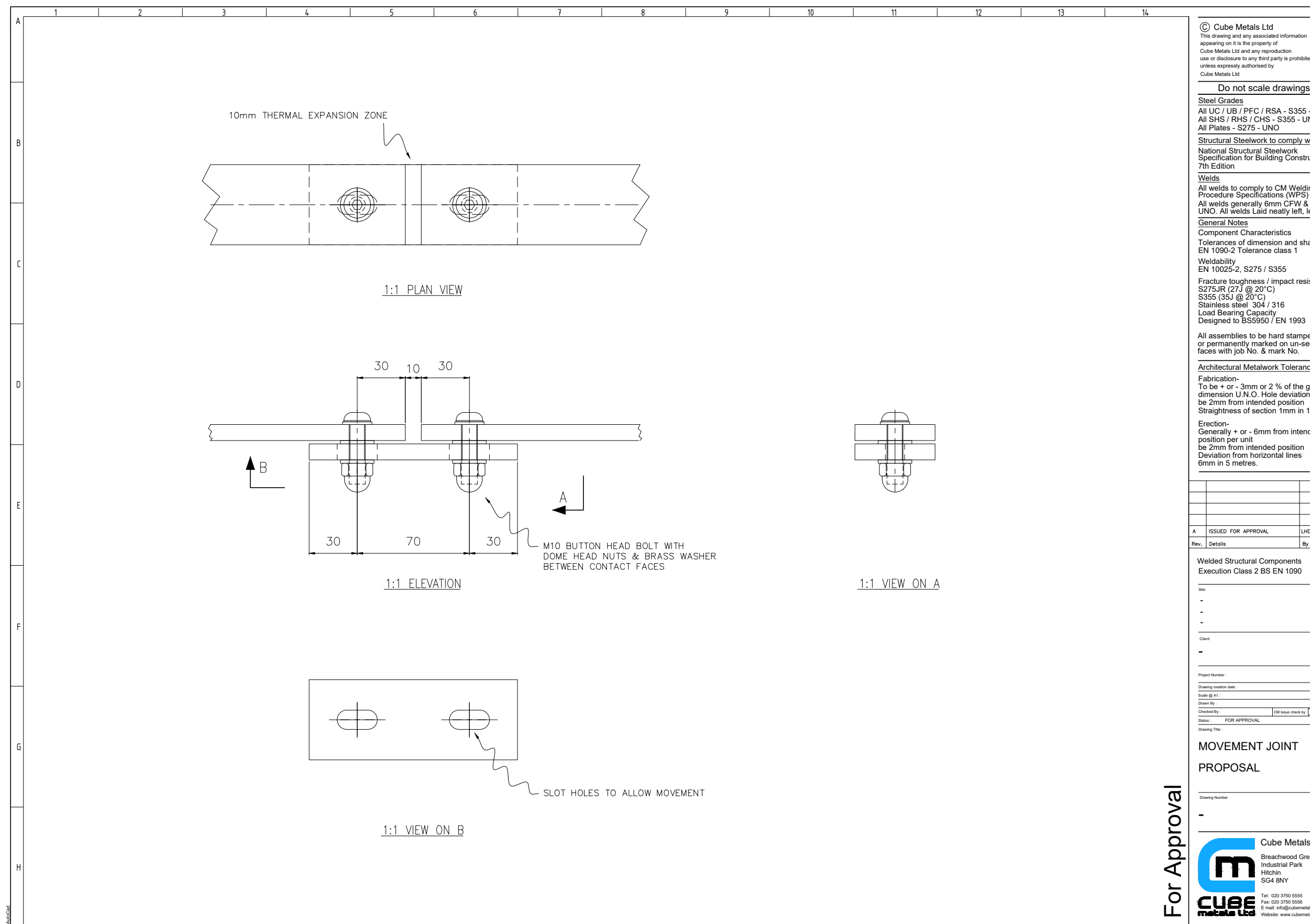
8.0 Sustainability

The works to the property do not impact the sustainability of the proposal.

To conclude, this Planning, Design and Access Statement sets out the proposals for the repair works and installation of new expansion joints to the existing wrought-iron gates. These works are necessary as a maintenance measure and ensure the gardens remain accessible and usable to the residents.

The proposed expansion joints will be installed discreetly and will not impact the overall aesthetic of the listed gate and railings.

This proposal is considered to be non-detrimental and necessary maintenance to the grade II* listed park and gardens, allowing them to be accessed and enjoyed by local residents.



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