

INTERNAL ALTERATIONS AT:
Nos. 29-31 Bedford Row, London. WC1R 4HE
LONDON W8
Date:27th March 2025 Application Issue

APPLICATION REPORT covering Design and Access Statement

Please note this document is to be read in conjunction with Montagu Evans’ Planning and Heritage Statement which will be enclosed with the Pre-Application Enquiry for the premises.

Prepared on behalf of 29 Bedford Row Chambers Ltd.

D U N C A N M I T C H E L L R I B A A R C H I T E C T
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View of front of Nos.29-31 from Bedford Row

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Arial View of premises

1.0 INTRODUCTION

this Pre-App document has been prepared in consultation with: -

Applicant

Town Planning Consultants

Architect

29 Bedford Row Chambers Ltd.

Montagu Evans

Duncan Mitchell Architect RIBA

The properties sit within an area of London known historically for its thriving legal and barristers' communities. Although originally built as residential townhouses, two in the 18C and one in the 19C, the properties have been occupied in the past decades as barristers' chambers and will conceivably continue in this use, or a closely related use, in the years to come.

This use would seem to be a good "fit" with the Listed status of the structures due to the need for cellular rooms, necessary to conduct this personalised form of services, which do not lend themselves to more modern open-plan arrangements due to the confidential nature of the day-to-day work involved. This use is therefore considered beneficial to the nature of the Listed Buildings.

With the buildings in constant use there has been an element of project creep in the scope of day-to-day renovations and maintenance, which now requires regularisation.

2.0 THE EXISTING PROPERTIES AND CONTEXT

2.1 Site Location



2.2 Listed Status and the Conservation Area.

The buildings are protected by a Grade II listing and sit as part of a cluster of similarly Listed buildings in this part of the Bloomsbury Conservation Area. This conservation area is characterised by Theobalds Road as a main thoroughfare to the North and High Holborn a couple of blocks to the South, and contains The Walks Botanical Gardens as a much needed, leafy, green space in proximity. As such the location is pleasant both for business visitors and those working in the buildings, and has good proximity to the rest of the legal Inns of Court and to the Law Courts and Law Schools.

3.0 SCOPE OF CHANGES

Summary of items for discussion that may need Planning Regularisation.

LEVEL	Room No.	Description
Lower Ground	LG.01, LG.02	New heaters fitted to LG.01, LG.02 not previously recorded on plans,
	LG.08	Area of boiler room partitioned off.
	LG.12/A	Built in fitted cupboards
	LG.13	Move door into space and refit lavatory
	LG.16	Block up door into room from LG.12 and form new access doorway from LG.17
	LG.22 LG.24	Move external door and block up doorway to turn LG.22 into a porch area Door added between LG.24 AND LG.23
	Front Area	Indication that buttress walls may have been removed.
Ground Floor	G.01 and G.19 Reception	Remove glazed screen previously consented and replace with stud wall. Both rooms refitted with rear room G.19 now used as reception area.
	G.03, G.07	Form new opening between G.03 and G.07 details and architrave to match
	G.10	Partition off area of G.10 formerly G.10/A
	G.12	Remove door and block opening which formerly connected via lobby to G.05
	G.16 and G.17	New lavatory area fully fitted out with all new finishes. Remove door into G.17 and install new door position.
	G.18	Remove non-original fire resisting stud wall at top of basement stairs and install new fire-resisting glass screen. Remove glazed double doors between rear hallway G.18 and front hallway G.18/A
	G.18/A	Remove glazed double doors to front entrance hall between G.18 and G.18/A
	Radiators	Central Heating radiators to G.04, G.05, G.07, G.12, G.13, G14 not previously recorded.
Level 01	Fixtures	Fixed Shelves and Housings as shown on 3129/DM/003
	Radiators	New radiators fitted generally to front wall and rear wall of No.29 and No.30 not previously recorded rooms 1.01, 1.02, 1.03, 1.04, 1.09, 1.10, 1.14, 1.15.
	1.04	Removed areas of internal partitioning, junctions made good to match.
	1.11 and 1.12	New lavatory area fully fitted out with all new finishes.
	1.10	Door blocked up into 1.09 and new door position opened from 1.13
	1.13	Former alcove blocked up.
	Air Conditioning	External units fitted to rear external wall by Room 1.16
	Air Conditioning	External units fitted on roof outside 1.07 at rear No.31
Level 02	Fixtures	Fixed Shelves and Housings as shown on 3129/DM/004
	Radiators	New radiators fitted generally front wall and rear wall of No.29 and No.30 not previously recorded on plans rooms 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.11, 2.12, 2.13, 2.16, 2.17.
	2.06	Door opening between 2.06 and 2.07 altered.
	2.10	Position of internal door between 2.10 and 2.14 moved.
	2.15	New lavatory area fully fitted out with all new finishes.
Level 03	Fixtures	Fixed Shelves and Housings as shown on 3129/DM/005
	Radiators	New radiators fitted generally front wall and rear wall of No.29 and No.30 not previously recorded on plans, rooms 3.01, 3.02, 3.04, 3.05, 3.06, 3.07, 3.13, 3.16, 3.16, 3.20.
	3.14	New lavatory area fully fitted out with all new finishes.
	Downlighting	Ceiling mounted downlights recessed flush into ceiling. Previously unrecorded positions.
Level 04	Fixtures	Fixed Shelves and Housings as shown on 3129/DM/006
	Radiators	New radiators fitted generally front wall and rear wall not previously recorded on plans room 4.01.
Roof Level	Air Conditioning	New Air Conditioning plant installed to rear flat roof of No.30
	Telecoms	Previously unrecorded aerials on division walls between Nos 29/30 and 30/31.

4.0 DESIGN AND ACCESS

4.01 Summary

29-31 Bedford Row is a Grade II listed building which is used as offices by 29 Bedford Row Chambers Ltd, a leading family law set.

There have been applications in the past covering updates to the interiors, but these do not now present a cohesive or concise record of the current state of the interiors of the building. The occupants now wish to remedy this situation to form a clear benchmark for the management of the property going forwards.

The building has now had an accurate measured survey and the results of this have been translated into the sets of drawings enclosed representing:

- The scope of what has been consented in the past.
- New items and variations to the above scope.
- The current state of play of the building in its current condition.

4.01 Design Impact

The buildings house a busy and successful law practice and as such the changes that have been made represent measures necessary to keep the day-to-day functionality of the premises. There has not been a wholesale internal update and refurbishment. The present effort being made is to catch up with regularisation of a plethora of alterations that appeared minor at the time but should have been previously covered by documentation, and consents obtained.

Impact on the historic plan form and fabric, even where relatively minor, has now been recorded on the drawings.

4.02 Access Statement

No alterations have been made to the building in terms of accessibility, and the only exterior alterations are the installation of plant by way of heat pump equipment.

Access for visitors to the property has not been impacted by these works.

5.0 DRAWINGS, PLANS, SCHEDULE FOR REFERENCE

SCHEDULE OF INFORMATION FOR APPLICATIONS <i>Ref: 250327</i>					
ITEM	GROUP	TITLE	NUMBER	SCALE	REV Date
Drawing	Information	Location Plan	3129/MNF/001	1:1250	25/01/2025
Drawing	Consented Condition	Lower Ground Plan	3129/CC/001	Sc. 1:100	25/01/2025
"	"	Ground Floor Plan	3129/CC/002	Sc. 1:100	25/01/2025
"	"	Level 01 Floor Plan	3129/CC/003	Sc. 1:100	25/01/2025
"	"	Level 02 Floor Plan	3129/CC/004	Sc. 1:100	25/01/2025
"	"	Level 03 Floor Plan	3129/CC/005	Sc. 1:100	25/01/2025
"	"	Level 04 Floor Plan	3129/CC/006	Sc. 1:100	25/01/2025
"	"	Roof Plan	3129/CC/007	Sc. 1:100	25/01/2025
		Section A-A	3129/CC/008	Sc. 1:100	25/01/2025
"	"	Front Elevation	3129/CC/011	Sc. 1:100	25/01/2025
"	"	Rear Elevation	3129/CC/012	Sc. 1:100	25/01/2025
Drawing	Variation to Consent	Lower Ground Plan	3129/DM/001	Sc. 1:100	25/01/2025
"	"	Ground Floor Plan	3129/DM/002	Sc. 1:100	25/01/2025
"	"	Level 01 Floor Plan	3129/DM/003	Sc. 1:100	25/01/2025
"	"	Level 02 Floor Plan	3129/DM/004	Sc. 1:100	25/01/2025
"	"	Level 03 Floor Plan	3129/DM/005	Sc. 1:100	25/01/2025
"	"	Level 04 Floor Plan	3129/DM/006	Sc. 1:100	25/01/2025
"	"	Roof Plan	3129/DM/007	Sc. 1:100	25/01/2025
"	"	Section A-A	3129/DM/008	Sc. 1:100	25/01/2025
"	"	Front Elevation	3129/DM/011	Sc. 1:100	25/01/2025
"	"	Rear Elevation	3129/DM/012	Sc. 1:100	25/01/2025
Drawing	Reflected Ceiling Plan	Lower Ground Plan	3129/RCP/001	Sc. 1:100	25/01/2025
"	"	Ground Floor Plan	3129/RCP/002	Sc. 1:100	25/01/2025
"	"	Level 01 Floor Plan	3129/RCP/003	Sc. 1:100	25/01/2025
"	"	Level 02 Floor Plan	3129/RCP/004	Sc. 1:100	25/01/2025
"	"	Level 03 Floor Plan	3129/RCP/005	Sc. 1:100	25/01/2025
"	"	Level 04 Floor Plan	3129/RCP/006	Sc. 1:100	25/01/2025
"	"	Lower Ground Plan - Prop	3129/RCP/007	Sc. 1:100	05/03/2025
"	"	Ground Floor Plan - Prop	3129/RCP/008	Sc. 1:100	05/03/2025
"	"	Level 01 Floor Plan - Prop	3129/RCP/009	Sc. 1:100	05/03/2025
"	"	Level 02 Floor Plan - Prop	3129/RCP/010	Sc. 1:100	13/03/2025
"	"	Level 03 Floor Plan - Prop	3129/RCP/011	Sc. 1:100	13/03/2025
"	"	Level 04 Floor Plan - Prop	3129/RCP/012	Sc. 1:100	05/03/2025
Drawing	Proposed Condition	Lower Ground Plan	3129/PR/001	Sc. 1:100	25/01/2025
"	"	Ground Floor Plan	3129/PR/002	Sc. 1:100	25/01/2025
"	"	Level 01 Floor Plan	3129/PR/003	Sc. 1:100	25/01/2025
"	"	Level 02 Floor Plan	3129/PR/004	Sc. 1:100	25/01/2025
"	"	Level 03 Floor Plan	3129/PR/005	Sc. 1:100	25/01/2025
"	"	Level 04 Floor Plan	3129/PR/006	Sc. 1:100	25/01/2025
"	"	Roof Plan	3129/PR/007	Sc. 1:100	05/03/2025
"	"	Section A-A	3129/PR/008	Sc. 1:100	25/01/2025
"	"	Front Elevation	3129/PR/011	Sc. 1:100	25/01/2025
"	"	Rear Elevation	3129/PR/012	Sc. 1:100	25/01/2025
Drawing	Detail	Rear of GF Ent. Prev	3129/DET/001	Sc. 1: 50	25/01/2025
"	"	Rear of GF Ent. Prop	3129/DET/002	Sc. 1: 50	25/01/2025