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**14 BEDFORD ROW / 12-14 JOCKEY'S  
FIELDS, LONDON, WC1R 4ED**

**HERITAGE STATEMENT**

MARCH 2103

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**PREPARED FOR CHARTERED SOCIETY OF  
PHYSIOTHERAPY**

## 1.0 INTRODUCTION

1.1 We are instructed by our client (Chartered Society of Physiotherapy), to submit an application for planning permission and listed building consent application for the following:

- Replacement of the existing single / double glazed windows with double glazed white powder coated aluminium framed windows to the Jockey's Fields block and rear elevation of the Bedford Row building;
- Replacement of the roof covering to the third floor balcony of the Jockey's Fields block, with Bitumen mineral felt covering laid over 160 mm of insulation, and installation of new metal handrail and glazed panels to fill in the apertures in the existing balustrade;
- Replacement of the roof covering to the flat roof of the link building, with Bitumen mineral felt covering with 160 mm of insulation, weighed down by 100 mm of the previously set aside ballast, and repositioning of the existing safety handrails; and
- Replacement of the timber screen to the air handling units on the roof of the link building with a new acoustic screen.

## 2.0 HERITAGE ASSESSMENT

- 2.1 Government guidance on listed building control is set out in the National Planning Policy Framework ('NPPF'). This advises that the level of detail provided in this statement should be proportionate to assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para 128). This statement outlines the features of the property and explains how the works impact on the listed building, as well as Bloomsbury Conservation Area.

### Description of the Site

- 2.2 Number 14 Bedford Row is a four storey mid terrace property, which is a rebuilt facsimile of an early 18th Century property that suffered wartime bomb damage. The building is a grade II listed building and located within sub-area 10 of the Bloomsbury Conservation Area.
- 2.3 These premises were formerly occupied as a house but are now in commercial use, offices (Class B1), and extend to the rear onto Jockey's Fields. The Jockey's Fields building (no's 12-14) is a four storey building, with the top floor set back from the front elevation.
- 2.4 No 12 -13 Jockey's Field building has a white painted concrete frame, with the infill panels constructed from brick and the windows consisting of sets of double and triple sash windows. At ground floor level there is a pedestrian access, a panel of glazed blocks and two large metal concertina vehicle doors. Whilst, 14 Jockey's Field consists of a striated cream painted stucco finish at ground floor with cream painted stucco windows dressings at upper floors. The external finish consists of a red-brick. Both buildings have independent access for pedestrians at ground floor level off Jockey's field.

### Listed Building

- 2.5 The property was grade II listed (along with others in the terrace), and was first listed on 14 May 1974 (listing reference 1244599). The listing description is as follows:

*House, now commercial premises. 1717-18 by Robert Burford, rebuilt in facsimile after wartime bombing. Brown brick. 3 windows wide, 4 storeys, basement and mansarded attic. Wood architruved*

*doorcase with carved panelled soffit to flat hood and fanlight. Sash windows. INTERIOR not inspected. SUBSIDIARY FEATURES: cast-iron railings. Included for group value as part of the exceptional terrace on the east side of Bedford Row.*

### **Bloomsbury Conservation Area**

- 2.6 The Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.
- 2.7 The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.
- 2.8 In respect of Sub-Area 10 [Great James Street / Bedford Row] it is noted that the main and secondary thoroughfares (including Bedford Row) are dominated by office uses, but retain some residential.
- 2.9 Bedford Row, (dating from circa 1717-1719) retains its original character; it is a wide, tree-lined street, providing vistas to the north and south. The majority of buildings are listed; they comprise four storeys with basements with a strong parapet forming the roofline and a repeated pattern of windows and doors. The terrace on the east side is the most uniform, although there has been some rebuilding at the northern end.
- 2.10 Within the Bloomsbury Conservation Area Appraisal and Management Strategy, number 14 Bedford Row is not considered to be a positive contributor to the conservation area.
- 2.11 Jockeys Fields comprises mews properties serving the east side of Bedford Row of mainly two and occasionally three storeys. The main uses are office and commercial. Architecturally, there is some variety but the 19th century buildings tend to be of more interest to the Conservation Area than their 20th century neighbours which are of lesser quality and of a larger scale out-of-keeping with the mews.

## 3.0 Policy Context

### National Planning Policy

- 3.1 National planning policy advice is contained in the adopted National Planning Policy Framework (March 2012), which replaces the previous Planning Policy Guidance Notes and Planning Policy Statements.
- 3.2 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (Para 56).
- 3.3 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para 128).

### Local Planning Policy

- 3.4 The planning policy framework for this site comprises of the adopted London Plan (July 2011), the Camden Core Strategy 2010-2025 and Camden Development Policies (both adopted November 2010).

#### Camden Core Strategy 2010-2025 (November 2010)

- 3.5 Policy CS14 (Promoting high quality places and conserving our heritage), the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
  - a) requiring development of the highest standard of design that respects local context and character;
  - b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
  - c) promoting high quality landscaping and works to streets and public spaces;

- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Camden Development Policies (November 2010)

- 3.6 Policy DP24 (Securing high quality design), the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- a) character, setting, context and the form and scale of neighbouring buildings;
  - b) the character and proportions of the existing building, where alterations and extensions are proposed;
  - c) the quality of materials to be used;
  - d) the provision of visually interesting frontages at street level;
  - e) the appropriate location for building services equipment;
  - f) existing natural features, such as topography and trees;
  - g) the provision of appropriate hard and soft landscaping including boundary treatments;
  - h) the provision of appropriate amenity space; and
  - i) accessibility.
- 3.7 Policy DP25 (Conserving Camden's heritage), in order to maintain the character of Camden's conservation areas, the Council will take into account conservation area statements, appraisals and management plans when assessing applications. Furthermore, in order to preserve or enhance the borough's listed buildings the Council will only grant consent for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

## 4.0 The Proposed Scheme and its Effect

4.1 The design of proposed alterations at 14 Bedford Row / 12 - 14 Jockey's Fields are contained in the drawings and Design & Access Statement.

4.2 The following is an assessment of the effects of proposals in terms of the heritage significance of the listed building and the other heritage assets.

### **The proposed scheme**

4.3 The scheme involves a number of discrete elements whose purpose is to improve the sustainability of the building, these include:

- Replacement of the existing single / double glazed windows with double glazed white powder coated aluminium framed windows to the Jockey's Fields block and rear elevation of the Bedford Row building;
- Replacement of the roof covering to the third floor balcony of the Jockey's Fields block, with Bitumen mineral felt covering laid over 160 mm of insulation, and installation of new metal handrail and glazed panels to fill in the apertures in the existing balustrade;
- Replacement of the roof covering to the flat roof of the link building, with Bitumen mineral felt covering with 160 mm of insulation, weighed down by 100 mm of the previously set aside ballast, and repositioning of the existing safety handrails; and
- Replacement of the timber screen to the air handling units on the roof of the link building with a new acoustic screen.

### **Assessment**

4.4 The works that are the subject of this application relate to the rear elevation of the Bedford Row building, and the four storey building fronting onto Jockey's Fields that was constructed in the late 1980's. With regards the Jockey's Fields building as it is linked to 14 Bedford Row it forms part of the listed building although it does not have any special architectural or historical interest.

4.5 We would comment that we submitted a planning and listed building application for works to 12 -14 Jockey's Fields last years. The planning permission (Ref 2012/3111/P) was approved; however, the proposed works were not considered to affect the special architectural or historic interest of the adjoining listed building, and listed building consent was not required for the works.

- 4.6 The proposed alterations have been designed in a way to mitigate the impact they have on the special architectural or historical interest, and ensure that they do not harm the character or appearance of the Conservation Area.
- 4.7 The first alteration is the replacement of the windows to the rear building [fronting Jockey's Fields] and the rear elevations of 14 Bedford Row. The proposed windows will be white powder coated aluminium framed windows and match the slender reveals and profiles on the existing windows. The proportions of the proposed windows will match the existing fenestration apart from Window Types 21, 24, 27 & 33 [located on the rear elevation of the Bedford Row building] , which have had their proportions slightly altered to be more in-keeping with the rest of the building.
- 4.8 The second alteration is in respect of improving the thermal efficiency of the roof of the link building and the balcony are fronting Jockey's Fields at third floor level. The Repositioning of the existing handrailing to the flat roof and the addition of a handrail to the third floor balcony would not have a significant impact upon the appearance of the building.
- 4.9 Finally, the current acoustic screen (domestic fencing panel) that encloses the air handling units on the flat roof of the link building will be replaced by an acoustic screen. The acoustic screen will be constructed from 75 mm thick acoustic panels, which will be more effective in both screening any noise from the air handling units and as a visual barrier. The acoustic screen will have a powder coated grey [goose wing grey] painted finish to match existing and ensure it is appropriate within its context.
- 4.10 It is considered that the proposed works will not have a negative effect on the special historic character or architectural interested of the listed building, and the proposals are relatively minor in nature and will not negatively affect the heritage interests of the Bloomsbury Conservation Area. As such, the proposal will comply with the provisions of the NPPF and Policies CS14, DP24, and DP25.



## **5.0 CONCLUSIONS**

- 5.1 The proposed works will not have a negative effect on the historic and special architectural importance of the listed building and conservation area, and consent should be granted.



## **CONTACT DETAILS**

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