

Historical Impact & Design and Access Statement

To accompany an application for listed building consent for

The Penn Club, 21-23 Bedford Place, London, WC1B 5JJ

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GRA

architecture & interiors

**No. 1 Roberts Mews
Lowndes Place
LONDON SW1X 8DA**

T. 020 7823 2550
E. office@grarchitecture.co.uk

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1.0 Introduction

1.1 Aim of this report

The property, 21-23 Bedford Place, is a Grade II listed building

The purpose of this report is to:

- Assess the potential or actual impact likely to result from the proposed works on the listed building, in response to the relevant Planning Policy Statement 5: Planning for the Historic Environment (PPS 5)
- Explain the design decisions made in response to the assessment which have defined the proposals.

Policy HE6 within the PPS 5 sets out guidance on information requirements for applications for consent affecting heritage assets. As recommended in policy HE6.1 an assessment of the historic fabric, together with an assessment of the impact to the significance of the heritage asset, is provided and addressed within this report.

1.2 Reference to other documentation

This report should be read in conjunction with the following documents:

GRA drawings:

- SY/01 – Existing Basement Plan
- WD/11 – Proposed Basement Plan

2.0 Setting & Historical Information

2.1 Statutory Site

The building was listed Grade II on 28 February 1969

The listing description is as follows:

CAMDEN TQ3081NW BEDFORD PLACE 798-1/100/64 (West side) 28/02/69 Nos.21-40 (Consecutive) and attached railings (Formerly Listed as: BEDFORD PLACE Nos.1-20 AND 21-40 (Consecutive)) GV II Symmetrical terrace of 20 houses forming the west side of Bedford Place. c1815. By James Burton. Multi-coloured stock brick with rusticated stucco ground floors. Stucco 3rd floor sill band. 4 storeys and basements. 3 windows each. Slightly projecting end bays (Nos 21-23 & 38-40) and central bays (Nos 29-32). Wide double half-glazed doors. No.27 with window in place of doorway. Gauged brick flat arches (painted red) to recessed sashes, some with original glazing bars. Continuous cast-iron balconies at 1st floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas, some houses with area overthrows

3.0 Proposed Works

The work entails the removal of modern non structural partitions at basement level within the property. The proposed alterations are shown on the drawings submitted.

3.1 Assessment of impact on historic fabric

In assessing the significance of the building and its features, consideration has been given to:

- Intrinsic architectural merit (architectural design, plan form, decoration, craftsmanship, building type and technological innovation or virtuosity);
- Completeness in terms of external characteristics, internal features and plan form; any alterations to the early or period features or layout were considered detrimental to the completeness of the building and therefore its significance;
- Contribution to the character of the area due to its value as a landmark, or as particular good example of local traditions, or for the space that it defines in terms of mass and scale;
- The extent to which the building illustrates important aspects of the nation's social, economic, cultural or military and/or close historical associations with important people or events.

The assessment of significance is the result of an overall site inspection of the building's surviving historical fabric utilizing the following grading system:

- **Grade A – Highly significant**
Elements belonging to the original concept and design fundamental part of the building typology and contributing to its townscape presence. These parts ought to be retained
- **Grade B – Significant**
Elements that belong to the original structure, concept and design and still possess some original features, i.e. possible remains of ornamental mouldings. This category also comprises those ensembles that represent very good surviving examples of spatial organization of the original structure. For these parts alterations, changes or removals have to be treated with particular attention
- **Grade C – Moderate or neutral significance:**
Elements that remain from the original plan-form but do not have any value per-se and, due to later alterations, have lost their contextual meaning. These parts can be removed according to new design decisions.

In assessing the impact of the proposed works upon the building, consideration has been given to each element's architectural significance. The criteria used in order to establish and record the impact of the proposed works are defined as follows:

- Beneficial or enhancing
- Minor impact / Neutral
- Negative or detracting
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Item	Proposed Alteration	Grade	Comments	Impact
1.0	Removal of existing internal modern partition	C	Not historical fabric of any value	Neutral
2.0	Removal of 2 existing modern doors, frames and architraves; re-use 1 door, frame and architrave in new forward position	C	Not historical fabric of any value, 1 existing element re-used	Neutral

3.2 Structural Assessment

No structural works to be undertaken, no existing structural elements affected

3.3 Noise Impact Assessment

There is no variation to the existing condition and air conditioning is not proposed, it is therefore considered that a Noise Impact Assessment is not required

3.4 Sunlight / Daylight Assessment

The proposals will have no significant effect on the sunlight or daylight to neighbouring properties.

3.5 Access Assessment

The proposals do not affect the existing access to the property.

Any proposals to improve access for the disabled in this application would be substantially constrained by the building's status on the Statutory List of Buildings of Special Architectural and Historical Interest. National guidance given in PPS5 would indicate that such alterations would be unacceptable.

4.0 Conclusion

As indicated above there are no historical assets affected by the proposals and a simple alteration to modern fabric is proposed.

It is therefore concluded that the proposed works satisfy relevant clauses of PPS 5 as detailed above, are negligible in terms of impact and would be of no detriment to the historic building.