

Planning, Design and Access Statement

Chartered Society of Physiotherapy
14 Bedford Row
London
WC1R 4ED

Prepared by
EHW Ltd | Chartered Architects & Designers

On behalf of
Chartered Instituted of Physiotherapy

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1. INTRODUCTION

1.1. We are instructed by our client (Chartered Society of Physiotherapy), to submit an application for Listed Building consent in construction with a Non-Material Amendment (Ref:2014/3408/P) application for the following:

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2. 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 proposed works impact on the Listed Building, as well as Bloomsbury Conservation Area.

Description of the Site Listed Building

2.2. Number 14 Bedford Row is a four storey mid terrace property, which is a rebuilt facsimile of an early 18th Century property due to wartime bomb damage. The property is grade II Listed and located within sub-area 10 of the Bloomsbury Conservation Area.

2.3. These premises were formerly 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 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 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 pedestrian access at ground floor level off Jockey's field.

2.5. The property was grade II listed (along with others in the terrace), 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 architraved 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 extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture. 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.
- 2.8. 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.
- 2.9. 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.
- 2.10. Jockeys Fields is formed predominantly of two/three storey mews properties which serve the east side of Bedford Row. The main use is office and commercial. Architecturally, there are some variations but the 19th century buildings tend to be of more interest to the Conservation Area than the 20th century examples which are deemed to be of lesser quality and of a larger scale out-of-keeping with the mews.

National Planning Policy

3. POLICY STATEMENT

- 3.1. National Planning Policy advice is contained in the adopted National Planning Policy Framework (March 2012).
- 3.2. The Government places 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 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:
- 3.7. 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.

4. THE PROPOSED SCHEME AND IMPACT

- 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 the modest proposal in terms of the heritage significance of the Listed Building and the other heritage assets.

The proposed scheme

- 4.3. The scheme involves a change in the makeup of the acoustic screen which the addition of low-level louvers. It is considered that this is a discrete element of the original proposal with the purpose to improve the sustainability of the building.
- 4.4. The works that are the subject of this application relate to the flat roof of the link building between Bedford Row 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. A subsequent application (Ref 2013/1179/B) was made in conjunction with Listed Building Consent
- 4.6. We would comment that we submitted a planning and Listed Building application for works to 12 -14 Jockey's Fields in 2012. 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.

- 4.7. 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.
- 4.8. The previous planning permission (Ref 2013/1179/P) was approved and permitted the construction of a 75mm thick acoustic screen to enclose the air handling units on the flat roof of the link building as a visual barrier. The approved acoustic screen is to be powder coated grey [goose wing grey] painted finish to match existing and ensure it is appropriate within its context.
- 4.9. The changes subject to this application are the addition of low-level louvres to allow ventilation to the air handling unit. The colour [goose wing grey] and make-up of the acoustic screen will remain unchanged apart from the addition of the low level louvres.

A subsequent Non Material Amendment has been submitted (2014/3408/P) to vary this element as described and is to be considered in conjunction with this Listed Building Consent.

- 4.10. It is considered that the proposed works will not have a negative effect on the special historic character or architectural interest 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. THE PROPOSED SCHEME AND ITS EFFECT

- 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.

