



**section 3** conservation  
principles



*The staircase photographed for the Survey of London (published in 1914) to be consistent with other captions for Survey of London photos*

## LEVELS OF SIGNIFICANCE

In assessing the significance of the 11 Bedford Square, the relative importance of different elements is considered, so that a proportionate weight can be given to the care of the more important elements. There are continuous gradations of significance. In this Conservation Plan the following five-step hierarchy is used:

### Very high significance

Elements that are unique or outstanding examples of their kind, that make an exceptional contribution to significance.

### High significance

Elements that are excellent or rare examples of their kind, that contribute strongly to significance.

### Significant

Elements that are particularly good and representative examples of their kind, which make a contribution to significance.

### Some significance

Elements that are typical or representative examples of their kind, which make some contribution to significance.

### No significance

Elements that do not contribute to, or detract from, significance.

## DEFINITIONS

**Place** means site, area, land, landscape, planting, buildings, or other works, and may include collections, spaces and views.

**Fabric** means all the physical material of the place including landscape, archaeological remains and buildings and their components, fixtures, contents and objects.

**Conservation** means the process of looking after a place so as to retain its cultural significance. It includes maintenance and may according to

circumstances include preservation, restoration and adaptation and will be commonly a combination of more than one of these.

**Maintenance** means the continuous care of the fabric, and is to be distinguished from repair or replacement. Planned maintenance means a programme of preventative maintenance that is carried out before deterioration of the fabric, as opposed to unplanned or corrective maintenance, which takes place after deterioration to a sub-standard condition.

### Repair

involves the introduction of new materials due to breakdown or failure.

### Preservation

means maintaining the fabric in its existing state.

### Alteration

means any physical change to an existing place, other than maintenance.

### Restoration

means returning the existing fabric to a known earlier state. This is not to be confused with conjectural reconstruction.

### Refurbishment

means alteration to an existing building to meet the requirements of modern use, including the installation of new equipment, fixtures and finishes; it is often accompanied by repair.

### Compatible use

means a use that involves no change to significant fabric, changes that are substantially reversible, or changes that minimise any detracting from significance.

### Setting

means a building's surrounding external area (including landscape and other buildings) which is seen in views of the building. Significant settings are those seen in important views of significant buildings.



*Ground floor east room photographed for the Survey of London (published in 1914)*



## PRINCIPLES

### **1 The Conservation Plan should be applied whenever work to 11 Bedford Square or its site is being planned or carried out**

- 1.1 The Conservation Plan should be agreed by University of London and Royal Holloway.
- 1.2 The Conservation Plan should be agreed by the outside bodies that have roles affecting 11 Bedford Square, including English Heritage and Camden Council.
- 1.3 Copies of the Conservation Plan should be passed to all consultants involved in work to 11 Bedford Square and its site, and it should be made available to all contractors.
- 1.4 The Conservation Plan should be made available for information and consultation by all interested parties and members of the public.
- 1.5 The Conservation Plan should be referred to and followed whenever work to 11 Bedford Square or its site is planned, commissioned or carried out.
- 1.6 To ensure its continued relevance and use, the Conservation Plan should be reviewed and updated every five years, or after major changes.

### **2 Coordinated planning procedures should be established and used**

- 2.1 A system of planning and decision making, involving Royal Holloway, University of London, relevant specialists and outside bodies with roles affecting 11 Bedford Square should coordinate the whole range of interventions to 11 Bedford Square or its site.
- 2.2 A system of planning and decision making should coordinate and prioritise the needs of the users of 11 Bedford Square for the amount, type and location of facilities, based on an accommodation strategy which gives priority to the appropriate use of significant elements.
- 2.3 Systems of planning and decision making should work on the longest feasible timescale, to allow adequate time for evaluation of alternatives,

consultation with conservation authorities and interested parties, and, where required, applications for planning and listed building consent, and archaeological investigations.

- 2.4 The requirements for altering a listed building should be met by early discussion with the local planning authorities and English Heritage and the submission of an application for listed building consent, referring to this Conservation Plan.
- 2.5 Medium- and long-term planning should take account of expected climate change and consider ways of providing for reduction of carbon emissions, local generation of energy, and adaptations for changing environmental conditions.

### **3 Work to the fabric should be planned on the basis of expert knowledge**

- 3.1 All available documents about design, construction and alterations to 11 Bedford Square and its site should be compiled into a comprehensive record to provide an accurate and complete resource for on-going management.
- 3.2 Whenever non-maintenance work is carried out to 11 Bedford Square or its site, the structure, materials and services of both the existing and new work should be recorded, and the information added to the comprehensive record. This information should be used to inform revisions to the Conservation Plan (see 1.6).
- 3.3 Whenever possible, knowledge about 11 Bedford Square or its site held by individuals should be recorded in suitable documentary forms, and the information added to the comprehensive record.
- 3.4 Gaps in knowledge about 11 Bedford Square or its site should be identified and attempts made to fill them as part of the regular review of the Conservation Plan.
- 3.5 Work to 11 Bedford Square or its site should be planned by individuals and organizations who have made themselves familiar with its history, construction and significance, and who have proven expertise in the relevant field of work.

3.6 Intrusive investigations to reveal the nature or history of the fabric should be discussed and agreed with the local planning authorities and English Heritage.

#### **4 Alterations to 11 Bedford Square or its site should respect the significance of the existing building, site and setting**

- 4.1 Alterations to 11 Bedford Square or its site that would reinforce its significance should be carried out whenever there is an opportunity.
- 4.2 Preservation should be a priority for elements of very high significance. Alterations that would detract from their significance should only be considered for the most compelling and exceptional reasons and any such alterations should be carried out so as to minimize the damaging impact of the work.
- 4.3 Alterations that would detract from elements of high significance should be pursued only if there are no practicable alternatives that would lead to a reduced loss of significance.
- 4.4 Alterations that would detract from significant elements should only be made if there is a pressing need for the change.
- 4.5 Alterations to elements of some significance or no significance should not normally be constrained for conservation reasons, so long as there are no secondary impacts on elements of higher significance.
- 4.6 Alterations that would detract from significant settings around 11 Bedford Square should not be carried out unless there are the most compelling and exceptional reasons and any such alteration should be carried out so as to minimise any detrimental impact.
- 4.7 When alterations are required by health and safety or other regulations, alternative strategies should be thoroughly investigated to identify ways of complying with the regulations that avoid or minimise damaging impact on significant elements.
- 4.8 When alterations are made, original materials in significant elements should be retained where possible, and only removed if there is

no appropriate alternative that would allow its retention. Where significant fabric is removed, its location should be recorded and, where possible, items or samples catalogued and stored safely, in a professionally acceptable conservation environment/repository for possible future re-use or replacement.

- 4.9 Priority should be given to using significant elements in ways that are appropriate to their significance.
- 4.10 Whenever possible, changes to significant elements should be carried out in ways that are reversible, rather than in ways that are irreversible.
- 4.11 During alteration work, every opportunity should be made to improve the environmental performance of 11 Bedford Square, in ways that avoid or minimize any loss of significance.

#### **5 Management, maintenance and repair activities at 11 Bedford Square should respect the significance of the existing buildings and site**

- 5.1 11 Bedford Square and its site should be cared for in accordance with a planned and affordable maintenance programme that is based on complete knowledge of significance and materials, and is regularly updated. It should include provision for regular inspections and preventative action.
- 5.2 Where significant elements have deteriorated, they should be repaired or restored in such a way as to regain their significance.
- 5.3 Repairs to significant original material should retain the original qualities, in particular:
  - colour, texture, reflectivity, geometry
  - dimensional accuracy and precision of joints
  - resistance to physical deterioration
  - security and fire resisting properties.
- 5.4 When practicable, makeshift alterations carried out in the past should be removed or modified to ensure that they do not detract from significance or present a threat to the fabric.
- 5.5 Particular attention should be paid to keeping in

good order roofs, gutters and rainwater drainage systems to conduct water safely away from the buildings.

- 5.6 When maintenance and repairs are carried out, original materials in significant elements should be retained where possible, and only removed if there is no appropriate alternative that would allow its retention. Where significant fabric is removed, its location should be recorded and, where possible, items or samples catalogued and stored safely, in a conservation environment/repository for possible future re-use or replacement.
- 5.7 Evidence of defects in the fabric should be reported and investigated without delay, and remedial work prioritized to minimize damage.
- 5.8 Maintenance and repair work to significant materials should be carried out by persons who are qualified and experienced in working with the relevant materials.
- 5.9 During repair or maintenance work, every opportunity should be made to improve the environmental performance of the building stock, in ways that avoid or minimise any loss of significance.

## **6 Services systems at 11 Bedford Square should be appropriate to the architectural character of the existing building and site**

- 6.1 Wherever possible, uses should be assigned to parts of the listed building whose inherent characteristics provide suitable environmental conditions with minimal reliance on service systems.
- 6.2 Service systems for lighting and heating should be designed to reinforce the significance of spaces they serve, in terms of the environmental conditions created and the visual impact of the system components.
- 6.3 The replacement of old service systems that are not significant by new systems that perform better should not normally be constrained for conservation reasons.
- 6.4 Where components of old services systems are significant but functionally obsolete, redundant

ducts or openings should be treated to protect the integrity of the fabric and some or all of the redundant components should be retained if practicable to retain the components' visual appearance.

- 6.5 When new service distribution networks are necessary, alternative distribution routes should be thoroughly investigated to identify routes that avoid or minimize damaging impact on significant elements.
- 6.6 Makeshift insertions of service systems carried out in the past should be removed to ensure that they do not detract from significance or present a threat to the fabric. Redundant services system of no significance should be removed.
- 6.7 Services systems should be provided with access to allow for maintenance and renewal with minimum disruption to the fabric.
- 6.8 Whenever services systems are refurbished, opportunities to reducing energy and water consumption should be exploited, and when new services systems are installed high efficiency systems should be used.





# section 4 elements



The entry for each element has three sections:

### Significance

The assignment of significance to each element of 11 Bedford Square is based on the information in Sections 1 and 2 of the Conservation Plan. The overall assessment of significance is given in Section 2; here the relative importance of different elements is considered, so that a proportionate weight can be given to the care of the more important elements. There are continuous gradations of significance. For convenience, when assessing individual elements the following five-step hierarchy is used:

- **Very high significance** Elements that are outstanding examples of their kind, which make an exceptional contribution to significance.
- **High significance** Elements that are excellent or rare examples of their kind, which contribute strongly to significance.
- **Significant** Elements that are particularly good and representative examples of their kind, which make a contribution to significance.
- **Some significance** Elements that are typical or representative examples of their kind, which make some contribution to significance.
- **No significance** Elements that do not contribute to, or detract from, significance.

Elements are usually assigned to one of the levels of significance, but sometimes it is necessary to differentiate aspects or features of the element, if they have different levels of significance.

The assessment is based on comparison with relevant architectural, landscape or historic exemplars, which are acknowledged to represent the highest standard of significance.

### Observations

Points about the particular element are set out here. This is not intended to be a systematic conservation survey but it points out features – sometimes quite small – that should be taken into account when any work to the 11 Bedford Square is being considered.

### Policies

These indicate how the Principles identified above should currently be applied to particular elements. This is not exhaustive: all Principles should be reviewed before decisions are taken. As new situations arise, the Policies should be revisited; new Policies generated, and superseded Policies removed.

### Schedule of elements

Areas and vaults	-	some significance
East Elevation	-	significant
West Elevation	-	high significance
South Elevation	-	high significance
Roof	-	high significance (west roof) and some significance (east roof)
Railings, to Gower Street and Montague Place	-	high significance
Garden wall	-	some significance
Garden	-	some significance

### 11 Bedford Square interiors

Basement	-	high significance (wine cellar only) and some significance
Ground Floor west	-	high significance
Staircase	-	high significance
Entrance hall	-	significant
Ground Floor east and extensions	-	high significance and significant
First Floor west	-	high significance
First Floor side room	-	some significance
First Floor east	-	high significance
Second Floor west	-	significant
Second Floor side room	-	some significance
Second Floor east	-	significant
Third Floor west	-	significant
Third Floor side room	-	some significance
Third Floor east	-	significant
Attic plant room & adjacent life machinery store	-	no significance

### Buildings and spaces adjacent to 11 Bedford Square

Bedford Square  
Gower Street  
Montague Place, Malet Street, public garden

## EXTERIORS

### Area and Vaults

**Assessment:** Some Significance

Observations:

- The area is to the east and south of the building and is a continuous space, which is bridged over by the ground floor entrance steps.
- The area provides light and natural ventilation to the basement rooms and is an escape route from the basement, up the steps to street to the original gate. It is surfaced with stone flags.
- An external cementitious tanking system has been applied to the first five or six courses of brickwork.
- There is an external, cast iron chimney flue access panel.

Policies:

- The gate should be tested to check it is in good order (5.1).



### West Elevation (facing Gower Street)

**Assessment:** High Significance

Observations:

- This elevation is clearly visible from Bedford Square. The listing description calls this the main façade.
- The visible front wall is three stories high (ground, first and second floors). The basement is masked by the area, and the third floor is set back as a mansard roof.
- In the ground and first floor windows, the glazing of the upper and lower sashes is divided into two rows. The upper sash of the second floor windows is only one row high, with two as in the lower sash. This elegant proportioning is also used in other Bedford Square houses.
- At basement level there are only two windows with a shallow recess in lieu of a northern window.
- The window joinery was originally a dark finish. Now they are painted white.
- The brick window reveals were originally unpainted. Now they are painted white.
- The windows require maintenance.
- The south dormer is not shown in the 1913 photographs.
- The second floor stucco cornice shows signs of weathering.
- A modern television aerial is fixed to the northern chimney and detracts from the significance.
- The rainwater pipe is cast iron.
- There is a metal address sign on this elevation as well as a modern road sign.



Policies:

- Investigations should be made into the source for the deterioration of the cornice and remedial work planned (5.1).
- Consideration should be given to relocating the television aerial (6.6).
- Changes should be documented (3.1, 3.3 and 3.5).
- Work to the windows should be part of a planned maintenance programme (5.1).



## East Elevation (facing garden)

Assessment: Significant

Observations:

- A tall curved bay rises from the ground through five stories, masked at basement and ground floor levels by the rear extensions. Many other Bedford Square houses have similar bays facing away from the street. The windows are flat (as opposed to being curved to match the brickwork).
- In the first floor windows, the glazing of the upper sashes is divided into two rows and the lower sashes into three rows. The upper sash of the second floor windows is only one row high, with two as in the lower sash. The third floor windows have one row in both upper and lower sashes. This elegant proportioning is also used in other Bedford Square houses.
- The panels below the first floor central sash window were originally operable.
- The window joinery was originally a dark finish. Now they are painted white.
- The brick window reveals were originally unpainted. Now they are painted white.
- The ground floor balcony is finished with substantial stone flags. The stairs appear to be of cantilever construction but are now supported by a steel joist. The railings to the balcony and external stairs have missing rails and show signs of wear and tear.
- The flat roof over the extensions is finished in felt, which detracts from significance. The railings to the flat roof are not original but were in place in 1913. They are fixed into concrete copings.
- The basement is level with the rear garden. There are airbricks below the finished ground level and indicate that the level may have been raised over time.
- An external cementitious tanking system has been applied to the first five or six courses of brickwork.
- The northern rainwater system from the flat roof is in cast iron, the southern is in modern plastic. The soil vent pipe is cast iron.
- The lower ground floor doors are an escape route from the building.



Policies:

- Consideration should be given to the removal of the felt (5.2, 5.4).
- The stair railings should be part of a planned maintenance programme (5.1).

## South Elevation (main entrance, facing Montague Place)

Assessment: High Significance

### Observations:

- This elevation is clearly visible from Bedford Square. There is an angular bay from basement to second floor level. There is a regular grid of window bays – about half are used for windows and half are brick recesses.
- The main entrance door is a 6-panelled door, painted a modern blue, around which there are fluted Doric pilasters with entablature above all now painted white. This is currently the main entrance for staff and visitors.
- The entrance steps are finished in asphalt, which detracts from the significance.
- The ground floor windows are smaller than the brick bays into which they are built. Four windows were added after 1913 – the eastern pair at first floor and at third floor levels.
- The windows require maintenance.
- Some of the basement level windows are secured with metal grilles.
- The brickwork over the projecting bay appears to have been rebuilt with poorly matched materials. There are tubular handrails at roof level.
- A low cowl on the western chimney stack has lost a pot.
- There is a timber address sign, which is in poor condition and detracts from significance. There is also a modern street sign, a plaque and parish boundary marker fixed to this façade.
- The soil vent and rain water pipes are cast iron.

### Policies:

- Investigation should be undertaken to establish the original paint colours (3.1).
- Level access may be required to comply with statutory regulations (4.7).
- Consideration should be given to reinstating the western chimney pot (5.6).
- Work to the windows should be part of a planned maintenance programme (5.1).



## The Roofs

**Assessment:** High Significance (west roof) and Some Significance (east roof)

Observations:

- The west roof is visible from Bedford Square. It retains good quality slates that may be original. They are 9mm thick.
- The east roof has modern grey slates with many patched replacements.
- Access to the roof is part of a fire escape route, with handrails that are visible from Bedford Square.
- The roof light over the staircase is a modern and made of plastic.

Policies:

- Investigations should be carried out to establish the provenance of the west roof slates (3.1).



## Railings to Gower Street and Montague Place

**Assessment:** High Significance

Observations:

- These are the original Georgian railings and are part of the listing description.
- The railings are showing signs of wear and tear.

Policies:

- The railings should be part of a planned maintenance programme (5.1).





## Garden wall (south elevation)

Assessment: **Some Significance**

Observations:

- The boundary wall to the east of the house, alongside Montague Place, was rebuilt after 1896, probably to the design of the Bedford Estate surveyor Fitzroy Doll. Adjoining the house there is a section of wall with decorative brickwork, and beyond this there were railings over a lower wall with buttresses to the north and capping stones. The recessed stumps are all that remain of the railings.

*Note: The gates, boundary walls and railings to rear garden of numbers 2-20 Gower Street that face onto Malet Street were listed at Grade II in January 1999 (list ref.1113105). The continuation into Montague Place may therefore be of listable quality.*

Policies:

- Changes should be documented (3.1, 3.3 and 3.5).



## Garden

Assessment: **Generally: Some Significance**

Railings: **Significant**

Observations:

- The rear garden was reduced in length in the late 1890s and is described on a 1896 plan as a 'basement yard'. The original garden extended to Malet Street where there was a stable and coach house. The garden is at basement level and is part paved with stone flags and part cement flags.
- The eastern part of the original garden is now part of a shared private garden for the use of 11 Bedford Square and 2-20 Gower Street.
- The private garden of 11 Bedford Square is enclosed by railings on a low brick and stone plinth wall with a gate and gate posts, probably designed by Doll. They are a fine example of late Victorian iron work and are in good condition. Similar railings enclose the private gardens of the neighbouring Gower Street houses.
- There is a modern raised planter against the 1890s wall and railings.
- Recent tree planting overshadows the east façade.

*Note: The gates, boundary walls and railings to rear garden of numbers 2-20 Gower Street that face onto Malet Street were listed at Grade II in January 1999 (list ref.1113105). The railings enclosing the garden of 11 Bedford Square may therefore be of listable quality.*



Policies:

- Changes should be documented (3.1, 3.3 and 3.5).

## INTERIORS

### Floor plans: background

The floor plans are arranged starting from the basement and rise to the attic boiler room. The descriptions of each level start on the western side, through the central spaces to the eastern side, with sub-divisions kept within these three sub-divisions. The four storey single staircase is described as a single section.

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### Basement

Generally: Some Significance

Wine cellar: Significant

Lift: No significance

Observations:

- There is no record of the original layout or use of the basement. The eastern room was probably the kitchen; it is now a common room.
- Alterations include the installation of the lift and adjacent control room, partitioning off at bottom of stairs, new door from east room into central space behind control room, partitions in the southern west room and partitions in the small southern east room.
- The original vaulted wine cellar is noted in the listing description. It has stone shelves. The reveals to the doorway are panelled.
- The original kitchen fireplace is boarded over.
- The ad hoc modern services detract from significance.
- The window reveals in the eastern space may have had shutters.
- The original doors in the central space have panelled reveals.
- The vaults are brick lined and were previously whitewashed. They are secured by mesh gates. The vaults are under-utilised.

Policies:

- Changes should be documented (3.1, 3.3 and 3.5).
- Consideration could be given to functional use of the vaults. (2.2)
- Ad hoc services should be removed (6.6).
- Investigations should be carried out to establish the eastern windows were shuttered (3.6).
- Investigations should be carried out to determine whether the original range survives behind the boarding. (3.6)





## Ground Floor West

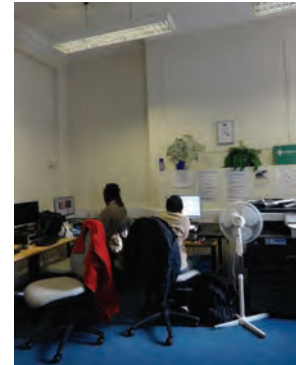
**Assessment:** High Significance

Observations:

- This space was the original dining room, with a service door directly onto the stairs leading to the basement. The service door is now boarded over.
- The walls have simple panelling.
- The room is now used as a computer room and is hot and inadequately ventilated.
- There is boxing in the location of the original fireplace on the south wall.
- The surface wiring and modern lights detract from the significance.

Policies:

- Changes should be documented (3.1, 3.3 and 3.5)
- Environmental conditions should be improved wherever practical and feasible (4.11).
- Building defects should be rectified (5.7).
- Investigations should be carried out to determine whether the original fireplace survives behind the boxing. (3.6)



1968 photo (London Metropolitan Archive)

## Entrance Hall

**Assessment:** Generally: Significant

**Lift:** No significance

Observations:

- The 1913 photos show black and white marble flooring. The floor is currently covered with carpet.
- The original door to the staircase hall was repositioned when the lift shaft was cut through in the 1930s.
- The 1913 photos show that architraves and skirtings were stained or grained. They are now painted white. The door furniture is not original.
- The dado rail is not original.
- The lift shaft and ad hoc modern services distract from the significance.

Policies:

- Changes should be documented (3.1, 3.3 and 3.5).
- Ad hoc services should be removed (6.6).



1913 photo (London Metropolitan Archive)

## Staircase

Assessment: High Significance

### Observations:

- The stone cantilever staircase and wrought iron handrail which runs from ground floor to third floor level is one of the best features of the house.
- A dome lights the stairwell. There are signs of water damage in the ceiling near the dome.
- The 1913 photos show the stairs fitted with a carpet runner. The lugs for carpet rods are still in place. The steps are now fitted with vinyl flooring and modern nosings, which detract from significance. The dado rail is not shown on the 1913 photos. The wall-fixed handrail was added after 1968.
- There are some cracks between cantilever treads.
- The 1913 photos show black and white marble flooring in the ground floor of the staircase hall. The floor is currently covered with carpet.
- At ground floor level there was a borrowed light to the basement stairs which is now boarded over, and a floor light in the middle of the stairwell which is boarded over at basement level.
- At ground floor level the principal doorways do not have panelled reveals. On the other levels the principal doors do have panelled reveals.
- At second floor level there are three circular borrowed lights, which are now painted over.
- A partition has been added between the third floor landing and the stairs which detracts from significance. There is evidence of an early gate where the stairs meet the top landing.
- The third floor walls and vinyl flooring are showing signs of wear and tear.

### Policies:

- Changes should be documented (3.1, 3.3 and 3.5)
- Considerations should be given to a suitable replacement of the modern nosing (5.4).
- Considerations should be given to removing the partition at third floor level. (4.2, 5.4)
- Cracks in the between the cantilever tread should be investigated. (5.7)
- Investigations should be made into the cause for the water damaged ceiling (5.5).



## Ground Floor East and Extensions

Assessment: Main room: High Significance  
North-east extension: Significant  
South-east extension: Some significance

### Observations:

- In the main room the original features include the fireplace, wall frieze and ceiling coving, dado rail, skirting. The ceiling cornice has been successfully patched in when a southern corridor was removed.
- The panelled reveals to the windows are hinged but cannot be opened at present.
- The east facing window had hinged panels below the sill to allow access to the balcony. They are no longer functional. The architraves to the floor on southern windows have been altered.
- There is timber secondary glazing over the windows.
- The panelled door to the entrance hall has been up-graded to a fire door with a smooth panel, intumescent strips and door closer.
- A new floor has been overlaid above the original floor.
- The north-east octagon room retains the original ceiling cornice, fireplace, cupboards, dado rail and skirting. The door to the balcony was inserted after 1951.
- The south-east extension retains few original features. The original panelled reveals and architraves to the northern window and skirting are no longer in place. The 1913 plans shows this room fitted out as a server with a dumb waiter to the basement. The coving is modern. The door to the balcony was inserted after 1951. There is some water damage at high level above the balcony door, and the south wall shows signs of damp.
- The surface wiring and modern lights detract from the significance.

### Policies:

- Changes should be documented (3.1, 3.3 and 3.5).
- Consideration should be given to replacing the services with less obtrusive wiring and fittings (6.6)
- Investigations should be carefully undertaken to open up the hinged window reveals (5.4).
- Ad hoc services should be removed (6.6).



1968 photo (London Metropolitan Archive)





### First Floor West

Assessment: High Significance

Observations:

- Original features include the fireplace, ceiling frieze, dado rail, skirting, sash windows, panelled doors, architraves and panelled reveals.
- There is timber secondary glazing over the windows.
- There is a small modern door to the space behind the lift.
- There is evidence that the room was previously divided by partitions.
- The room suffers from traffic noise and solar heat gain.
- The surface wiring and modern lights detract from significance.



Policies:

- Ad hoc services should be removed (6.6).
- Changes should be documented (3.1, 3.3 and 3.5).

### First Floor Side rooms

Assessment: Generally: Some significance  
Lift: No significance

Observations:

- The original configuration and use of this space is uncertain. It is now used as an office.
- The original door to the staircase landing was repositioned when the lift shaft was cut through in the 1930s.
- Original features include the sash windows, panelled reveals, skirting and architraves.
- The ceiling coving follows lift shaft wall.

Policies:

- Changes should be documented (3.1, 3.3 and 3.5).



## First Floor East

Assessment: High Significance

Observations:

- Original features include the fireplace and hearth, ceiling frieze, dado rail, skirting, sash windows, panelled doors, architraves and panelled reveals.
- The large east facing windows drop to floor level. They have concrete sills onto the flat roofs.
- The windows on the south side were inserted after 1913.
- There is modern, aluminium secondary glazing over the windows. The secondary glazing on the east windows cover the original ceiling voids for the lower sash to slot into. These detract from the significance.
- There is a modern door to the staircase landing.
- The surface wiring and modern lights detract from the significance.

Policies:

- Consideration should be given to removing the modern secondary glazing (5.4).
- Ad hoc services should be removed (6.6).



## Second Floor West

Assessment: Significant

Observations:

- In residential use this space was probably divided to create bedrooms for servants or the family. A downstand beam with cornices on both sides suggests the line of an original partition.
- Original features include fireplaces, sash windows and reveals, architraves, panelled doors and skirting. The sash windows retain the original ceiling voids for the lower sash to slot into. Some windows have modern aluminium secondary glazing.
- Originally there was a borrowed light from the stairwell.
- Modern partitions now sub-divide the space.
- The surface wiring and modern lights detract from significance.

Policies:

- Ad hoc services should be removed (6.6).
- Changes should be documented (3.1, 3.3 and 3.5).





## Second Floor Side Rooms

**Assessment:** Generally: Some Significance  
Lift: No significance

### Observations:

- The original configuration and use of this space is uncertain. The lift shaft was cut through in the 1930s.
- The sash windows retain the original ceiling voids for the lower sash to slot into.
- The room appears to have been fitted out as a bathroom in the nineteenth or early twentieth century. The decorative cornice runs round the lift shaft – presumably it was reinstated when the lift shaft was inserted. A modern basin is fixed to a panel covering a fireplace.
- The surface wiring and modern lights detract from the significance.

### Policies:

- Ad hoc services should be removed (6.6).
- Changes should be documented (3.1, 3.3 and 3.5).



## Second Floor East

**Assessment:** Significant

### Observations:

- The original configuration of this space is uncertain. The closets on the west side appear to be original – one was originally lit by a borrowed light from the stairwell.
- The ceiling cornice may be original. It is not replicated on a modern partition that divides the room.
- The window reveals have shutters that cannot be opened at present.
- The east facing sash windows retain the original ceiling voids for the lower sash to slot into.
- The surface wiring and modern lights detract from the significance.

### Policies:

- Ad hoc services should be removed (6.6).
- Investigations should be made to check if there are ceiling voids for the lower sash windows to slot into (5.4).



1968 photo (London Metropolitan Archive)

### Third Floor West

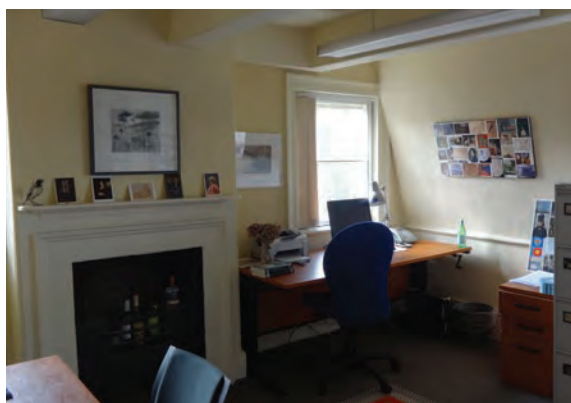
Assessment: Significant

Observations:

- In residential use this space was probably divided to create bedrooms for servants or the family. The east-west partition may be original. The northern room was entered directly from the staircase.
- There was only one dormer window on the 1913 photograph. The southern dormer is a later addition but both dormers appear to have similar construction: perhaps the northern one was renewed when the southern one was inserted.
- The south facing window is divided by a recent north-south partition.
- There are two original fireplaces.
- There is a ceiling hatch into the roof void.

Policies:

- Changes should be documented (3.1, 3.3 and 3.5).



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### Third Floor Side Rooms

Assessment: Some Significance

Lift and plant room stairs: No significance

Observations:

- The original configuration and use of this space is uncertain. There is no bay at this level.
- The lift shaft was cut through in the 1930s. There is now a staircase leading to the attic plant room that probably dates from the nineteenth or early twentieth century. A redundant doorway to the east has panelled reveals. It is now used as a shelved alcove.
- The doors on the landing to west and east rooms have panelled reveals. There are signs of water damage reveals of the door that leads into the east room. There is a modern partition between the landing and the staircase.
- The surface wiring and modern lights detract from significance.

Policies:

- Ad hoc services should be removed (6.6).
- Investigations should be made into the cause for the water-damaged ceiling (5.5).
- Changes should be documented (3.1, 3.3 and 3.5).



### Third Floor East

Assessment: Significant

Observations:

- In residential use this space was probably divided to create bedrooms for servants or the family. It was opened up into a single room for office use.
- Original features include sash windows, panelled window reveals, architraves and fireplaces. There are no ceiling cornices.
- The east facing sash windows retain the original ceiling voids for the lower sash to slot into. The south facing windows were inserted in about 1930 (recorded in the Bedford Estate archives).
- There are deep ceiling beams. It is likely that there was originally a trussed partition on the line of the continuous beam, which supported the roof. When this partition was removed a substantial beam would have been required. The ceiling may have been raised between the structural beams to increase the volume of air in the room.
- The space is now divided by a modern glazed partition.
- There is a ceiling hatch into the roof void. The chimney and walls in the roof void appear to have been plastered. The trusses and purlin appear to be old, but the rafters appear to be newer. There is modern felt above the rafters.

Policies:

- Changes should be documented (3.1, 3.3 and 3.5).
- Investigations should be made into reusing the window shutters (5.4).



1968 photo (London Metropolitan Archive)



### Attic Plant Room and adjacent lift machinery store

Assessment: No Significance

Observations:

- The attic plant room was built in the valley between the original pitched roofs. It is visible from Bedford Square.
- The covering is of lead sheet covered decorated with silver paint and shows signs of wear and tear.
- It is part of a fire escape route.
- The insulation has been disturbed during maintenance.

Policies:

- Changes should be documented (3.1, 3.3 and 3.5).







*view from Gower Street*



*view from side of Bedford Square*



*view from Bedford Square*



## SETTING

### Bedford Square

#### Observations:

Bedford Square retains the Georgian houses built in the late 1770s and is an exceptionally important architectural composition. The west and south elevations of 11 Bedford Square are clearly seen from the interior of Bedford Square.

- The Bedford Square houses and other features are listed:
- The houses and their attached railings are listed at grade I
- the railings and gates of the central garden and the garden house are listed at Grade II
- the Bedford Square lamp standards are listed at Grade II
- the central garden is on the Register of Historic Parks and Gardens at Grade II\*.

### Gower Street

#### Observations:

- Gower Street is now a major traffic route.
- The Georgian houses are preserved in the southern part of Gower Street near 11 Bedford Square.
- 2-20 Gower Street and attached railings are listed at Grade II.

### Montague Place, Malet Street, private shared garden

#### Observations:

- The side elevation of 11 Bedford Square on the north side of Montague Place faces the side elevation of 10 Bedford Square on the south side. There are no other nearby buildings in Montague Place.
- Further along Montague Place is the new British Library extension by Rogers Stirk Harbour Partnership.
- To the east, the closest building is the University Senate House on the far side of Malet Street. It is masked by mature London plane trees in the shared garden.
- The gates, boundary walls and railings enclosing the rear garden on Malet Street and Montague Place date from the late 1890s and were probably designed by Fitzroy Doll. The part that faces Malet Street is listed at Grade II.



# section 5 sources of data

## Publications

R Ashton (2012) *Victorian Bloomsbury* (Yale University Press)

A Byrne (1990) *Bedford Square: an architectural study* (Athlone Press)

B Cherry & N Pevsner (1988) *London 4: North* (The Buildings of England) (Penguin)

J C Cockburn, H P F King, K G T McDonnell (eds) (1969) *Victoria County History: Middlesex, Vol.1*

D Cruickshank & N Burton (1990) *Life in the Georgian City* (Viking)

A S Gray (1985) *Edwardian Architecture: a biographical dictionary* (Duckworth)

D J Olsen (1982) *Town Planning in London: the eighteenth and nineteenth centuries* (2nd edn) (Yale University Press)

S E Rasmussen (1937) *London the Unique City*

W E Riley & L Gomme (eds) (1914) *Survey of London, Vol.5: St Giles-in-the-Fields, Part II*

J Summerson (1962) *Georgian London* (revised edn) (Penguin)

J Summerson (1963) *Architecture in Britain 1530-1830* (4th edn) (Pelican)

VCH (1969) – see Cockburn et al

## Archive and other sources

UCL Bloomsbury Project (2007-11), see: [www.ucl.ac.uk/bloomsbury-project/](http://www.ucl.ac.uk/bloomsbury-project/)

Bedford Estate Archives: Woburn Abbey – details of leases up to 1951. References filed in LOC10-15-3 and NNR16/21/3

London Metropolitan Archive (photographs from 1913 and 1968)

University College Estates Department

Archaeological Desk-Based Assessment, *Compass Archaeology*, May 2014

Bloomsbury Conservation Area Appraisal and Management Strategy, Camden Council, adopted April 2011

see: [http://www.eustonareaplan.info/wp-content/uploads/2014/04/CG3-Bloomsbury\\_Conservation\\_Area\\_Appraisal\\_and\\_Management\\_Strategy\\_Adopted\\_20111.pdf](http://www.eustonareaplan.info/wp-content/uploads/2014/04/CG3-Bloomsbury_Conservation_Area_Appraisal_and_Management_Strategy_Adopted_20111.pdf)



### Statutory listing statement

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NUMBER 11 AND ATTACHED RAILINGS

**List entry Number:** 1272315

**Location:** NUMBER 11 AND ATTACHED RAILINGS, 11 BEDFORD SQUARE

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**National Park:** Not applicable to this List entry.

**Grade:** I

**Date first listed:** 24-Oct-1951

**Date of most recent amendment:** 11-Jan-1999

**Legacy System Information:** The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 476697

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### Details

CAMDEN TQ2981NE BEDFORD SQUARE 798-1/99/76 (East side) 24/10/51

No.11 and attached railings (Formerly Listed as: BEDFORD SQUARE Nos.1-54 (Consecutive)) GV I

End of terrace house on a corner site with main facade to Gower Street and return to Montague Place, but built as and visually forms the end of the east side of Bedford Square. 1776-1781 [sic – it was actually built after 1781]. Probably designed by Robert Palmer. Built by W Scott and R Grews; for the Bedford Estate. Yellow stock brick with stucco cornice and sill band to bay on return. Slate mansard roof with dormers and tall slab chimney-stacks.

**EXTERIOR:** 3 storeys, attics and basements. 3 windows to Gower Street, Montague Street frontage of 4 windows (2 blind) and a central 2 window full-height canted bay containing the entrance having fluted Doric pilasters carrying an entablature with enriched frieze and pediment; panelled door. Gauged brick flat arches to recessed sashes. Cornice and parapet.

**INTERIOR:** not inspected but noted to include some original features and the original wine cellar. At basement and ground floor levels 2 original wings which contain octagonal rooms, 2 per floor, above which rises a full height bow to the garden.

**SUBSIDIARY FEATURES:** attached cast-iron railings to areas with urn finials.

**HISTORICAL NOTE:** the houses in Bedford Square form a most important and complete example of C18 town planning. Palmer was the Bedford Estate surveyor and may be responsible for the vagaries of the square. The majority of the plots leased by the estate were taken by Robert Grews, a carpenter, and William Scott, a brickmaker (Byrne A: Bedford Square, An architectural study: London: 1990).

Listing NGR: TQ2987681766

### Selected Sources

Book Reference - Author: Byrne, A

Title: Bedford Square An Architectural Study

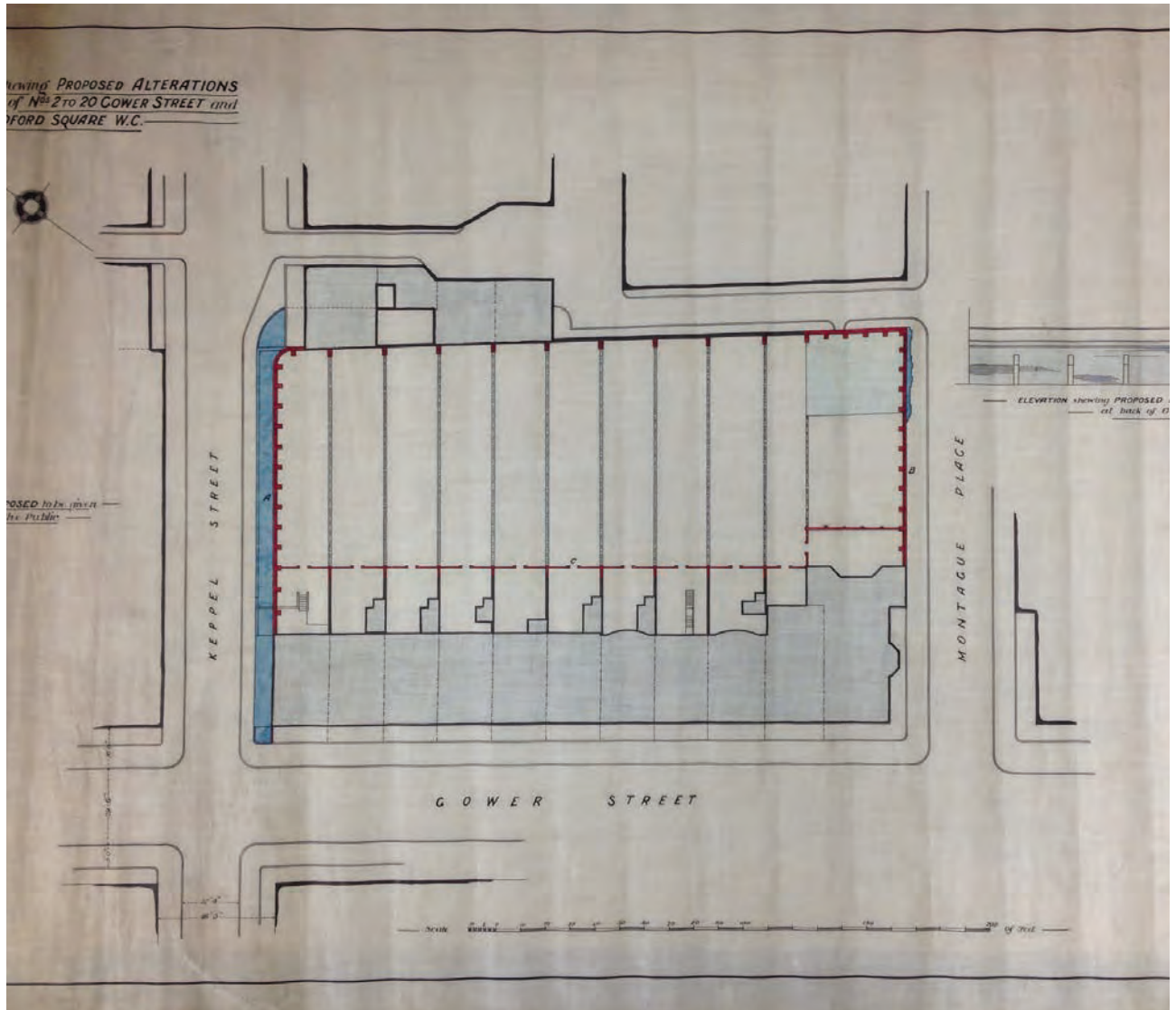
Date: 1990

National Grid Reference: TQ 29876 81766



# section 6 plans

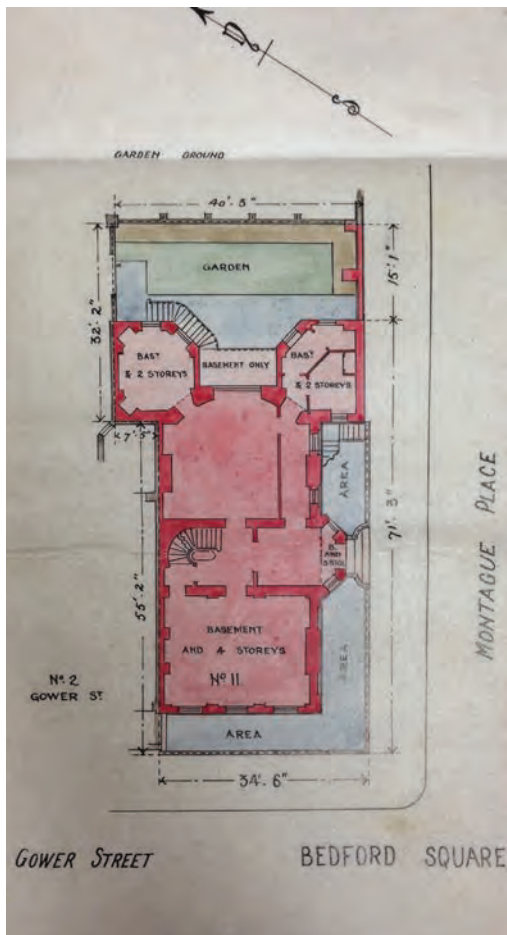




### 1900 Plan

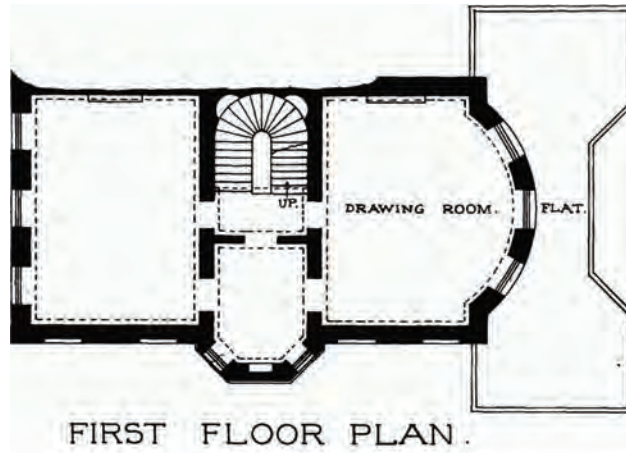
Proposal to eliminate the walls between the gardens in Gower Street, create a common garden and truncate the individual gardens and erect railings. Plan shows proposed railings around the new railings. Drawn up by Charles Fitzroy Doll, Architect 86 Gower Street. Coach house to 11 Bedford Square has gone. (source: Bedford Estate Archive).



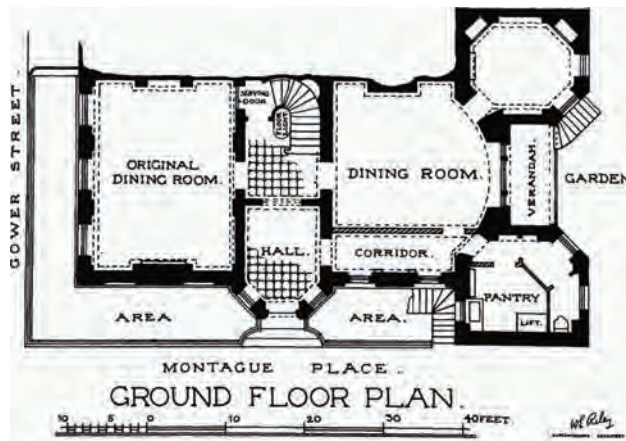


1913 Plan

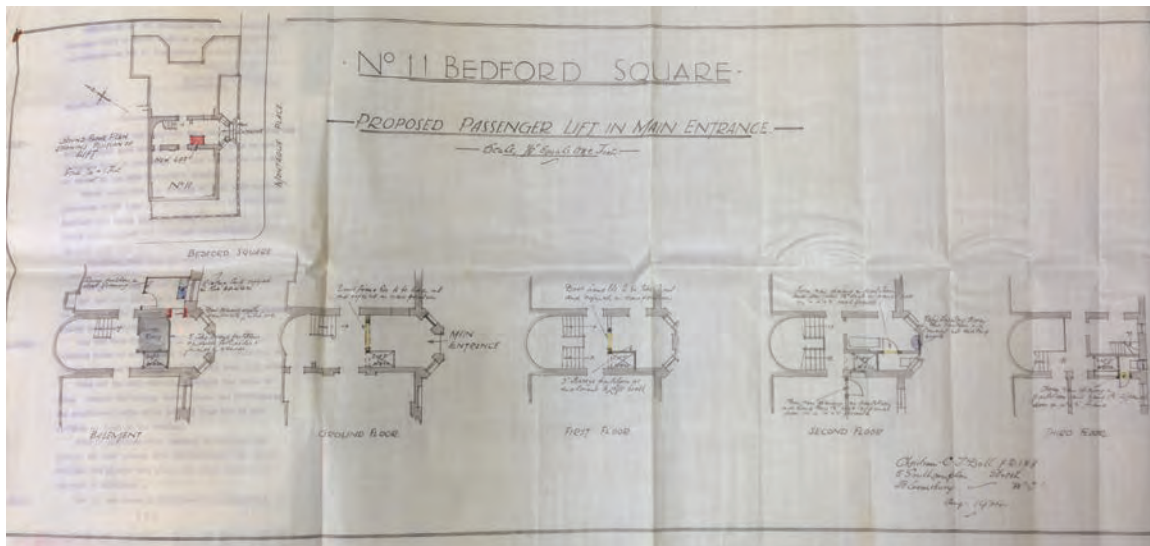
Lease of 25 years to George Frederick Hatfield who has spent £1000 on repairing the building. Money has been spent on modernising the building. Plan shows internal arrangements. Dated 17 May 1930. (source: Bedford Estate Archive).



FIRST FLOOR PLAN.

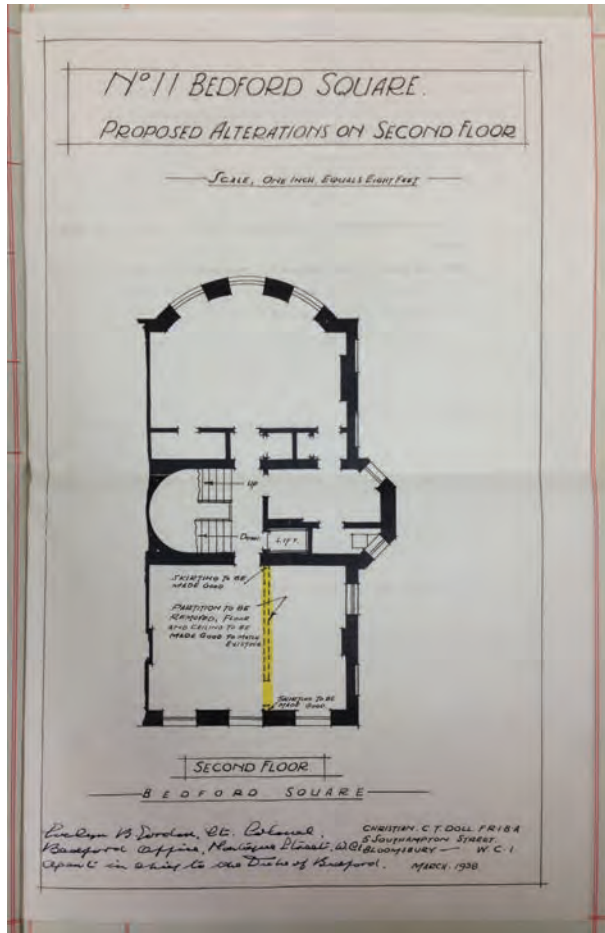


1914 Survey of London Plans



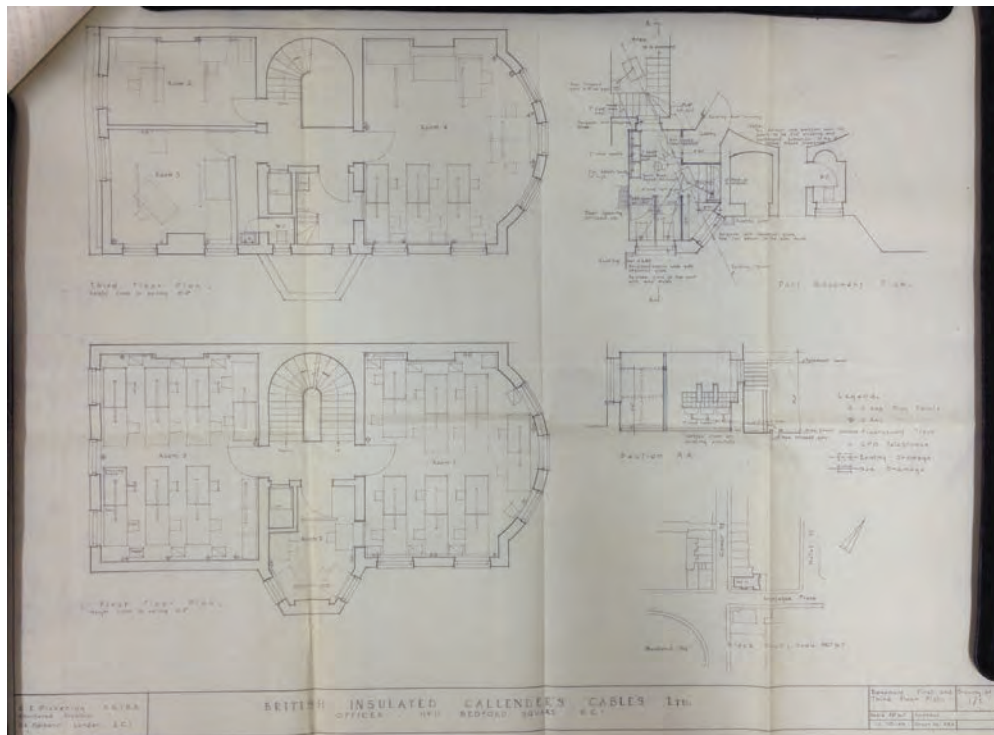
1938 Plan

Consent to alterations. Architect's plan for proposed installation of a passenger lift. Plan signed by Christian Doll FRIBA. Dated 13 August 1934. (source: Bedford Estate Archive).



1938 Plan

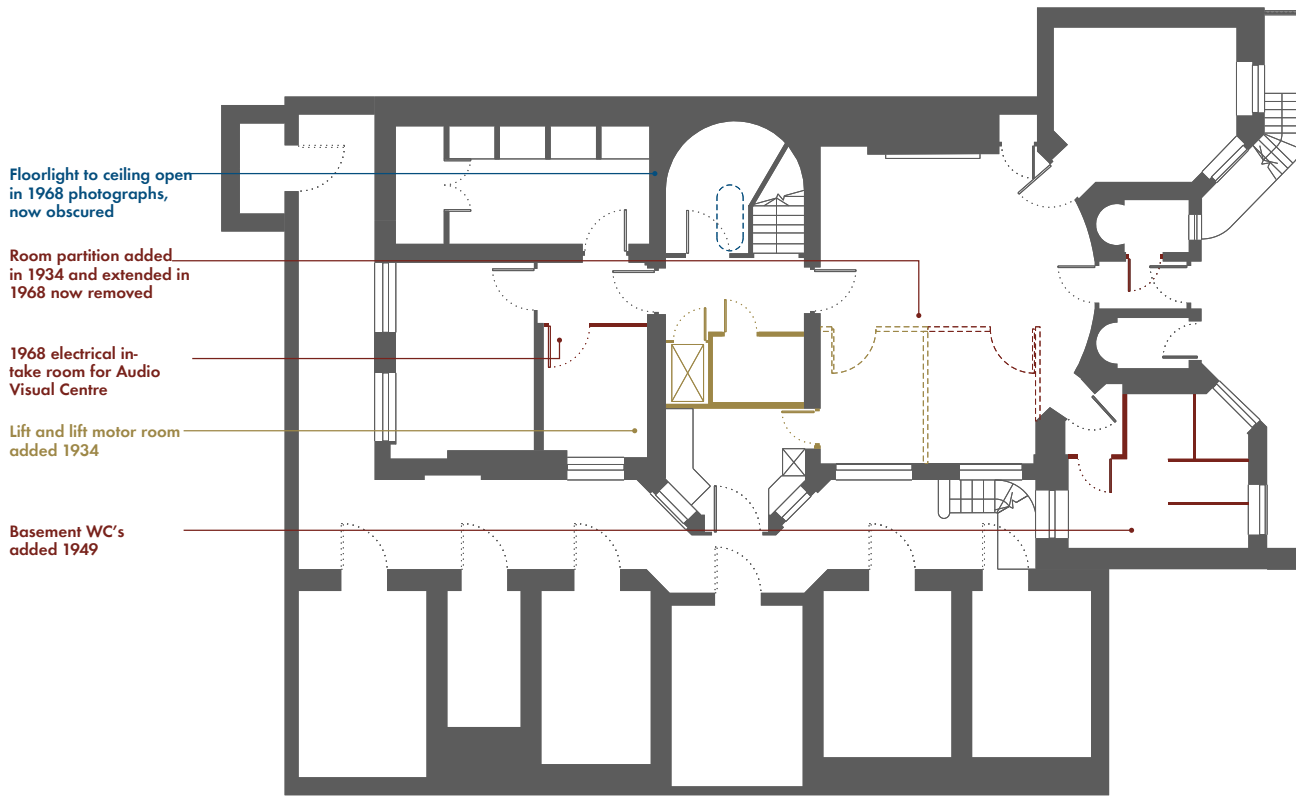
Consent to alterations proposed by Holman to undo changes made by Coal Consumers. Second floor plan shows lift installed. Drawn by Doll. Dated 10 March 1938. (source: Bedford Estate Archive).



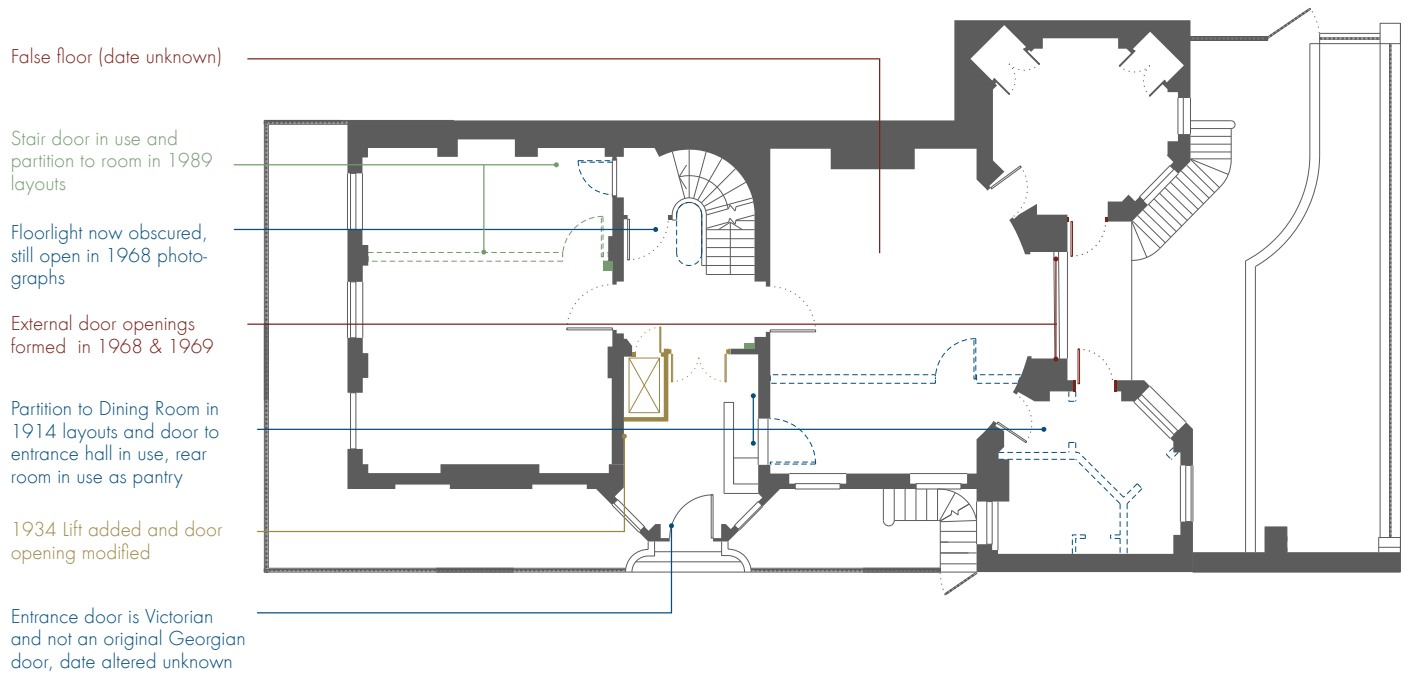
1950 Plan

Extensive alterations carried out to convert building for office use for British Insulated Callenders Cables Ltd. Plan by CE Pickering ARIBA. Dated 10 October 1949. (source: Bedford Estate Archive).

- 1989 partitions now removed
- 1989 partitions added
- 1968 partitions added removed by 1989
- 1968 partitions added new door openings formed
- 1934 partitions added removed by 1968?
- 1934 lift added
- 1914 Survey of London elements now obscured/removed
- Pre 1913/possibly original fabric no known alterations



**BASEMENT FLOOR**  
*plan showing chronology of past alterations (where known)*



## GROUND FLOOR

*plan showing chronology of past alterations (where known)*

- 1989 partitions now removed
- 1989 partitions added
- 1968 partitions added removed by 1989
- 1968 partitions added new door openings formed
- 1934 partitions added removed by 1968?
- 1934 Lift added
- 1914 Survey of London elements now obscured/removed
- Pre 1913/possibly original fabric no known alterations

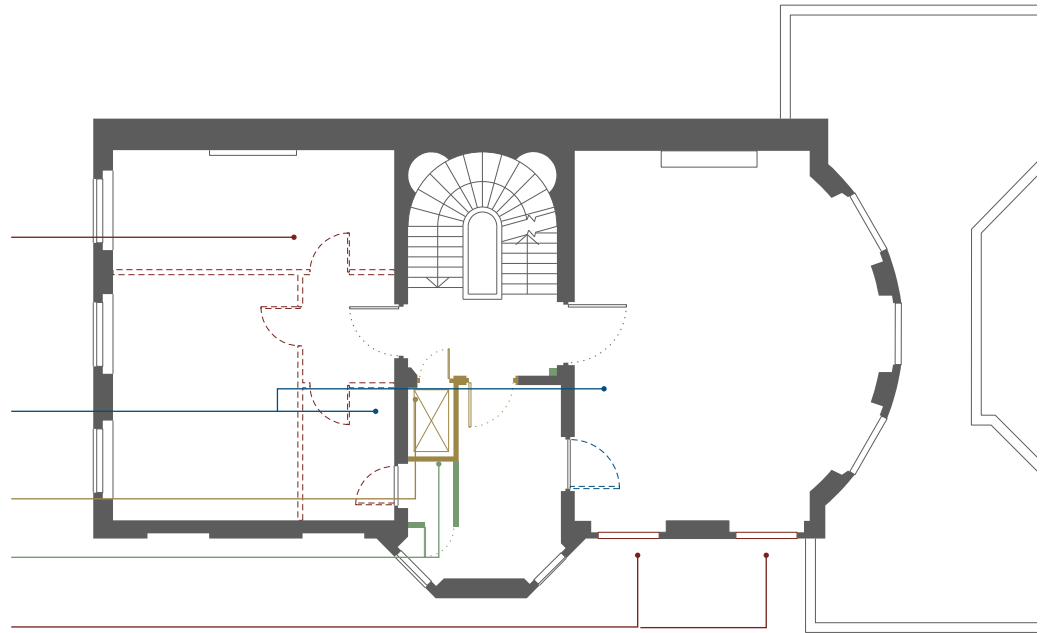
Partitions not present in 1949 layouts, noted as already existing partitions in 1968 & 1989 layouts. Partitions no longer present.

Second door openings to main rooms in use in 1914 layouts

1934 lift added and door opening modified

Store addition present in 1989 layouts

window added post 1913



## FIRST FLOOR

*plan showing chronology of past alterations (where known)*

1968 room partitioned and door opening formed

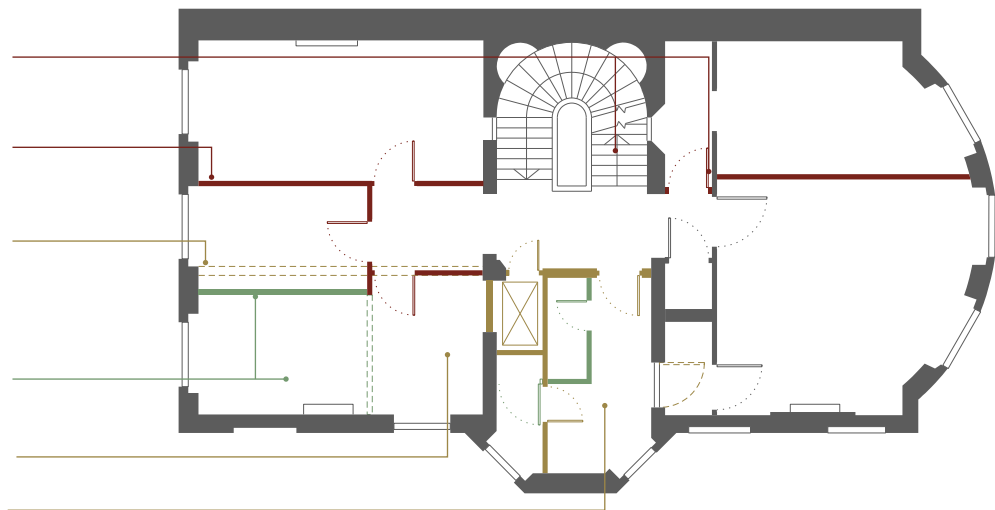
1968 room partitioned

1938 dividing wall removed to room, beam remnant still in place

1989 partition by then removed, new partition in place

1934 Lift added and door opening modified

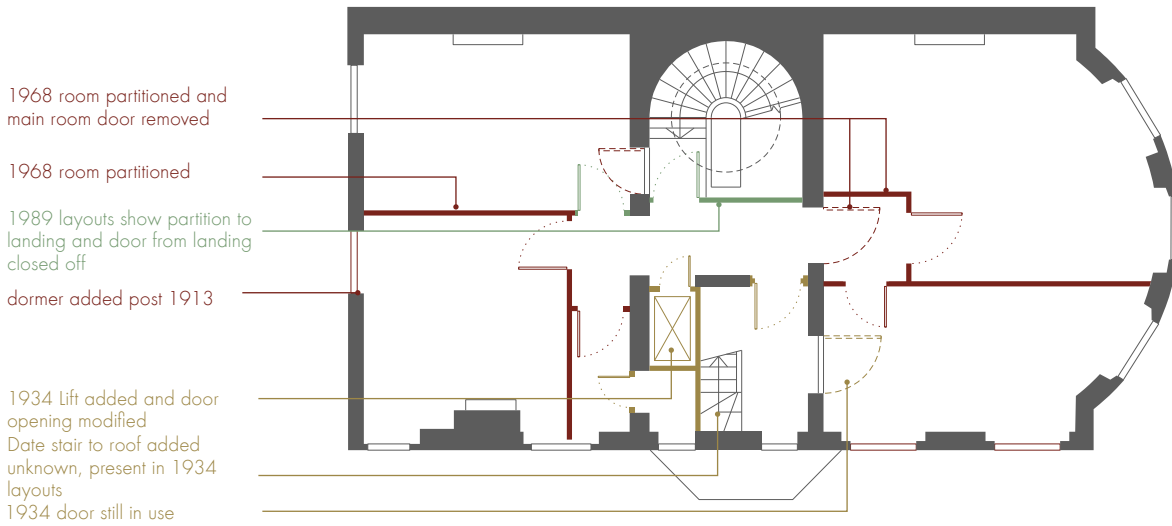
1938 door still in use



## SECOND FLOOR

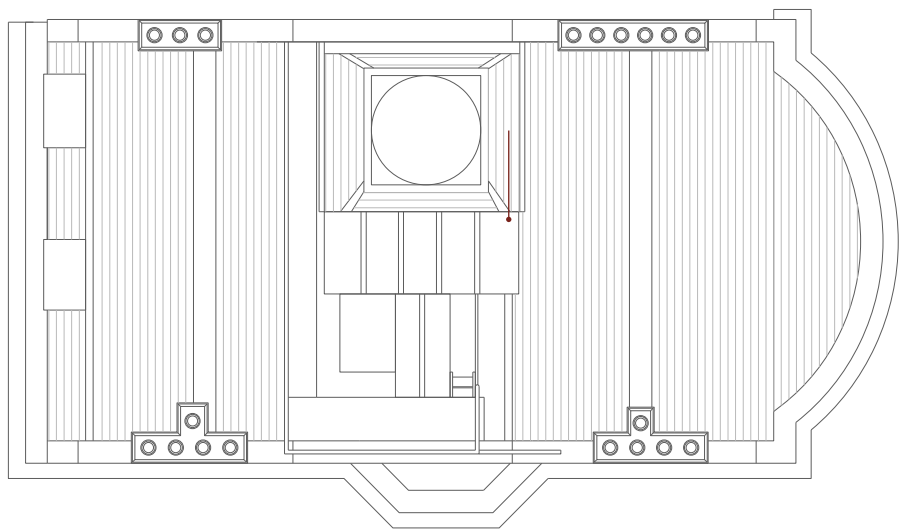
*plan showing chronology of past alterations (where known)*





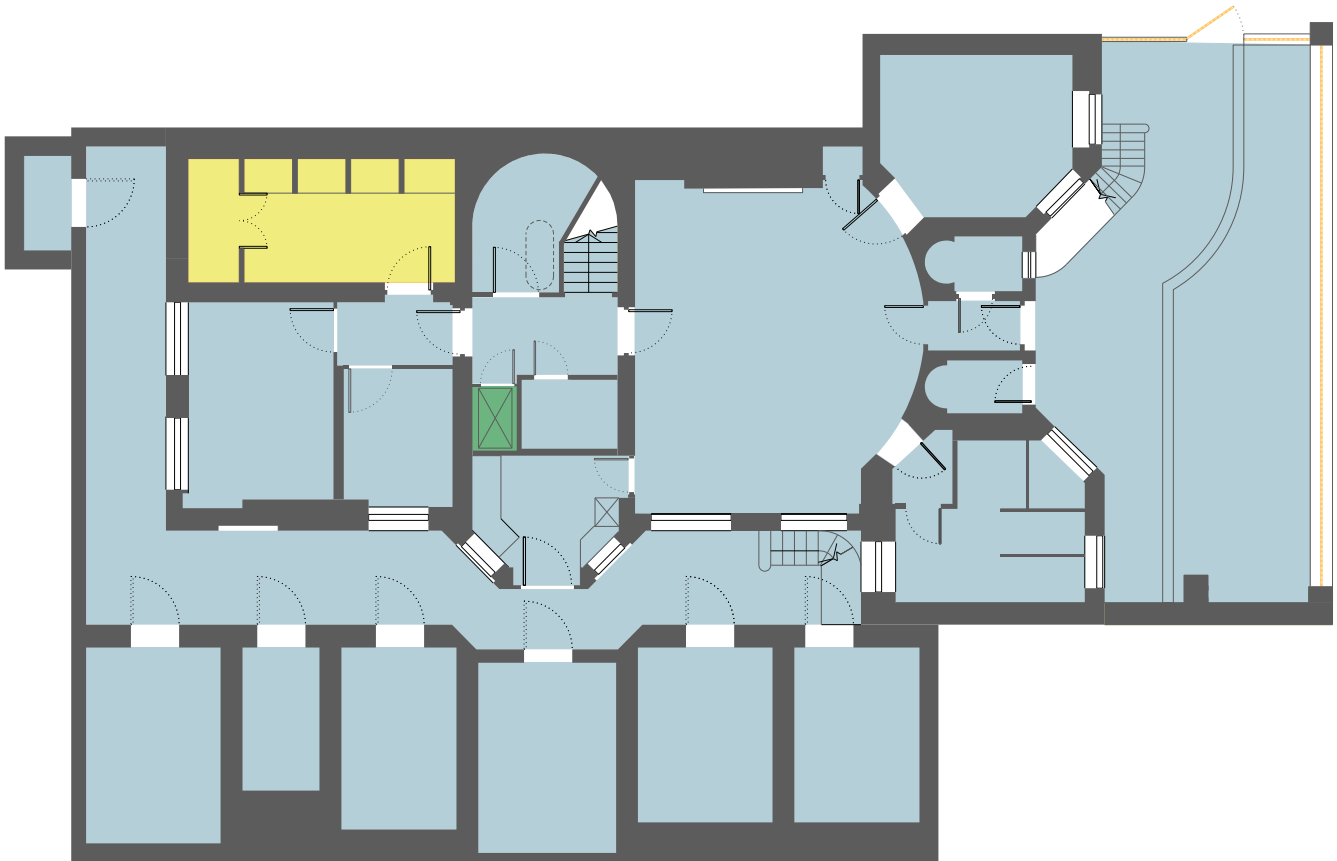
### THIRD FLOOR

*plan showing chronology of past alterations (where known)*



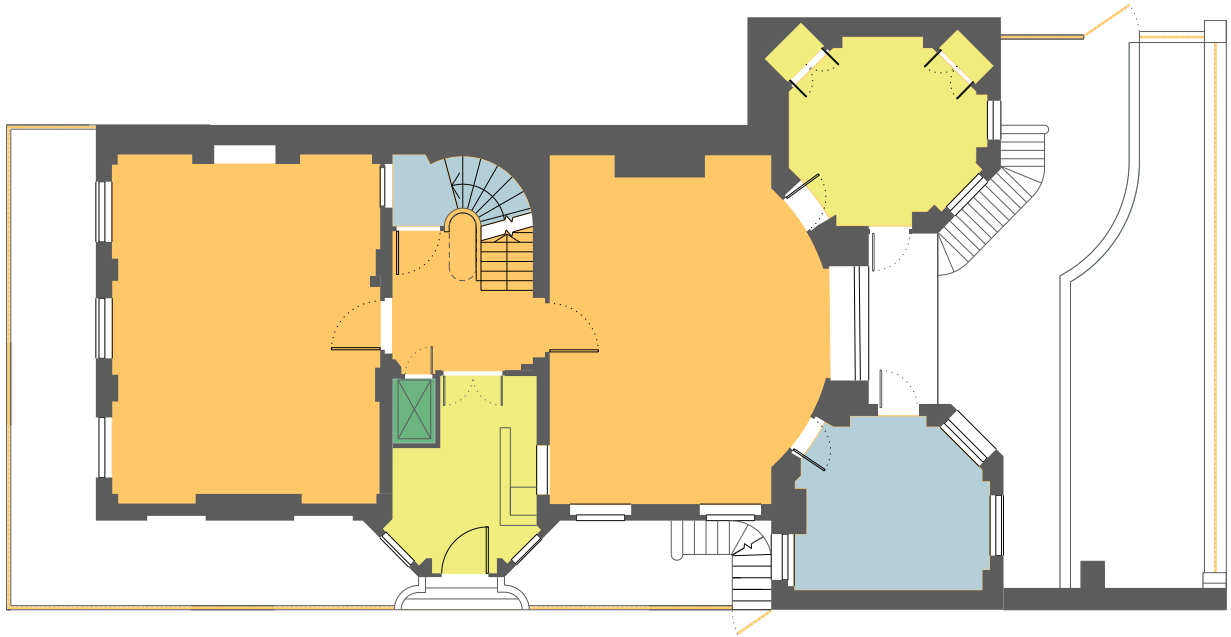
### ROOF PLAN

*plan showing chronology of past alterations (where known)*

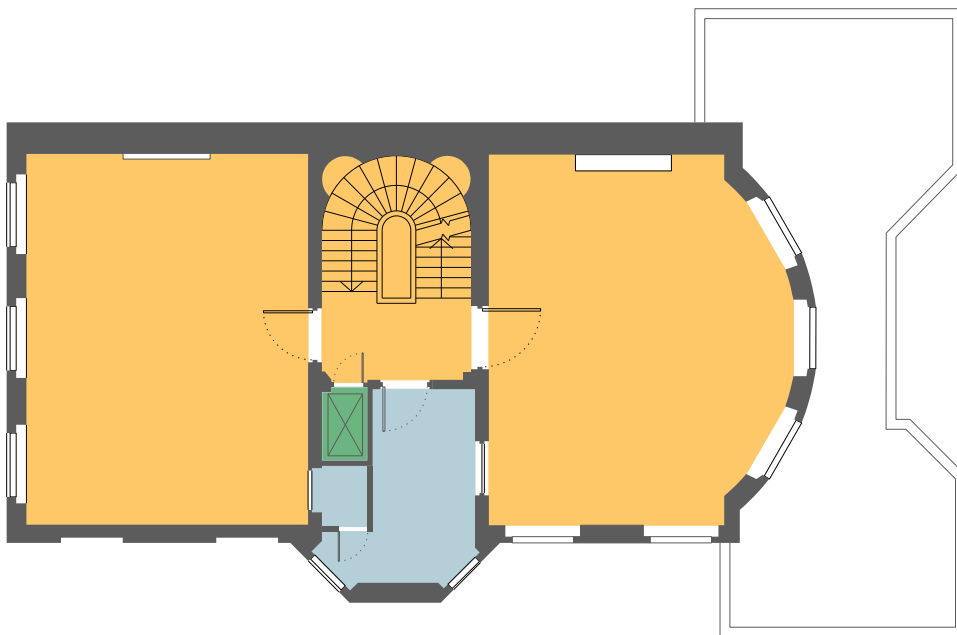


**BASEMENT FLOOR AS EXISTING**  
 MARKED FOR LEVELS OF SIGNIFICANCE

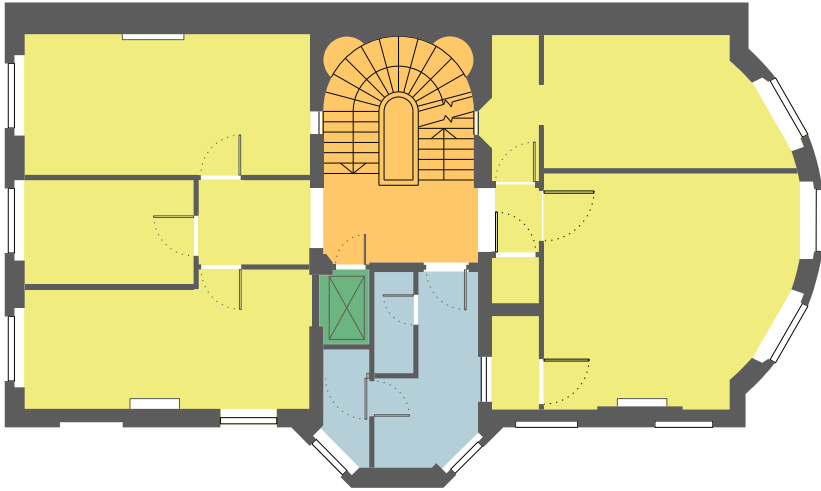
- Very high significance
- High significance
- Significant
- Some significance
- No significance



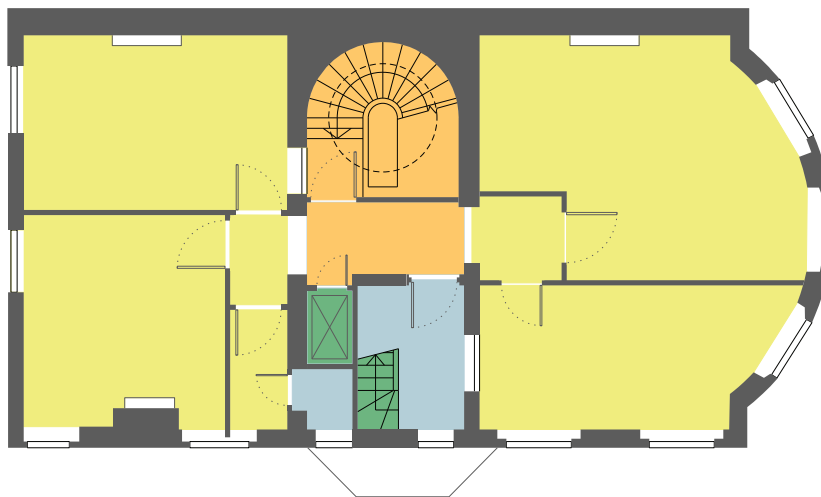
**GROUND FLOOR AS EXISTING**  
 MARKED FOR LEVELS OF SIGNIFICANCE



**FIRST FLOOR AS EXISTING**  
 MARKED FOR LEVELS OF SIGNIFICANCE

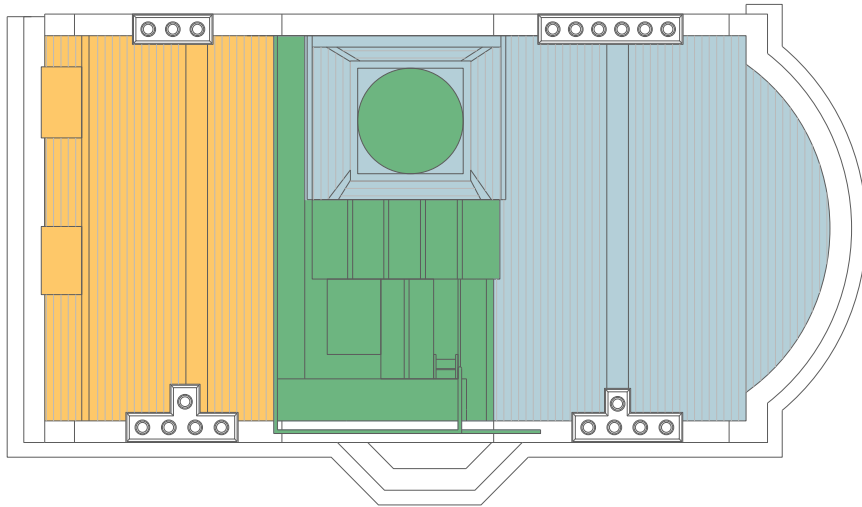


**SECOND FLOOR AS EXISTING**  
 MARKED FOR LEVELS OF SIGNIFICANCE



**THIRD FLOOR AS EXISTING**  
 MARKED FOR LEVELS OF SIGNIFICANCE

- Very high significance
- High significance
- Significant
- Some significance
- No significance



**ROOF FLOOR AS EXISTING**  
MARKED FOR LEVELS OF SIGNIFICANCE





# section 7 appendix

The draft Conservation Plan was circulated on 15 May to English Heritage, London Borough of Camden and the Georgian Group. The Georgian Group responded by email on 20 May. On 22 May 2014 a meeting was held at 11 Bedford Square to visit the site and review the Plan. The meeting was attended by English Heritage, London Borough of Camden, University of London with Royal Holloway College. Discussions included the Georgian Group's response. A Final Draft of the Conservation Plan was then circulated to London Borough of Camden and English Heritage who have co-ordinated the pre-application response included in this appendix.

- Pre-application response from English Heritage dated 20 June 2014.
- Email from CamdenCouncil 15 June 2014
- Email from Georgian Group 20 May 2014



LONDON OFFICE

Ms Anna Joynt  
Allies and Morrison Architects  
85 Southwark Street  
London  
SE1 0HX

Direct Dial: 020 7973 3763  
Direct Fax: 020 7973 3792

Our ref: PA00335648

20 June 2014

Dear Ms Joynt

**Request for Pre-application Advice**

**11 BEDFORD SQUARE, LONDON**

Thank you for involving English Heritage in early discussions regarding the proposed Conservation Plan for 11 Bedford Square. We are extremely supportive of the approach taken in principle, which seeks to establish a sound framework for the management of the building, and identify areas where change is desired at an early stage. As Royal Holloway (RHUL) will occupy the building for the foreseeable future, this is a particularly sensible approach.

**Assessment of Significance**

The draft Conservation Plan is methodically set out, providing a historical context for 11 Bedford Square, and a full assessment of the building's significance including a room-by-room analysis. The approach taken to identify significance is in keeping with the guidance contained in English Heritage's Conservation Principles, Policies and Guidance (April 2008). This document stresses that understanding and articulating the values and significance of a place is necessary to inform decisions about its future. It explains that significance is a collective term for the sum of all the heritage values attached to a place, and these values can be grouped into four categories: historical, aesthetic, communal and evidential. We would recommend that the assessment of significance in the Conservation Plan makes reference to this document. Elsewhere we are pleased to see that reference has been made to English Heritage's guidance on London Terrace Houses 1660-1860 (1996) and also to London Borough of Camden's Bloomsbury Conservation Area Appraisal and Management Strategy, Camden Council (April 2011).

We note that some opening up works will be required to fully understand the significance of the building. As identified on p42 of the Conservation Plan, intrusive investigations to reveal the nature or history of the fabric will be discussed and agreed with the local planning authorities and English Heritage. English Heritage is happy for

	<p>1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST Telephone 020 7973 3000 Facsimile 020 7973 3001 <a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a></p>	
<p><i>English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.</i></p>		



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this to be agreed by an exchange of emails, and would encourage the proposed areas to be provided in as few documents as possible to reduce the number of consultations.


**Future Proposals**

The development of a Conservation Plan for 11 Bedford Square has been prompted by the University’s desire to upgrade facilities within the building. The Issues and Opportunities section of the document (p27-35) identifies areas where change is desired. We acknowledge that although the building retains many historic features and original proportions, it now possesses a somewhat institutional character. We are therefore very supportive of the intention to de-clutter the building and remove obsolete utilitarian items which will help reveal the historic character of the building. The proposed repairs to historic elements will further enhance the building’s significance. The external appearance of the building is very important and so we very much welcome the proposed removal of the external fire escape at roof level, and the making good of existing poor quality repairs such as the asphalt covering to the steps on Montague Place. The removal of some items could have an impact on historic fabric, such as the proposed paint removal, and therefore a methodology where appropriate should be provided. As with the opening up works, we are happy to agree this by an exchange of emails.

We fully recognise the importance in making the building fit for university use and the Conservation Plan highlights a number of areas where improvements are sought. We note that storage space in the building is an issue, and we would encourage exploration into opening up the lightwell coal vaults which are currently blocked up. This would also help to reveal the significance of these spaces.

We note that improvements to the current fire prevention and means of escape are to be pursued. English Heritage has produced detailed guidance on this subject which can be found in our Fire Research Database via <http://fred.english-heritage.org.uk>.

The proposed improvement of the disability access provision is likely to be the most contentious element to the future plans. Nonetheless English Heritage is committed to improving access to the historic environment for everybody and has produced a guidance note entitled Access to Historic Buildings which can be accessed via [www.english-heritage.org.uk/publications/easy-access-to-historic-buildings/easy-access-historic-buildings2012.pdf](http://www.english-heritage.org.uk/publications/easy-access-to-historic-buildings/easy-access-historic-buildings2012.pdf). We are pleased to see that the Conservation Plan has referenced the very successful “sesame” lift at St Mary-le-Bow as a potential means of access. We are aware that Camden Council’s Access Officer has raised initial concerns about the restricted space around this entrance. Nonetheless, we would encourage further exploration into this option to determine what could be accommodated. An alternative option, as mentioned on site, would be to incorporate

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<p><i>English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.</i></p>		





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access via the rear of the building. This would require an opening to be made into the boundary wall on Montague Place as well as alterations to the rear verandah. Such a development could cause harm to the significance of the listed building including its setting, as well as to the character of Bloomsbury Conservation Area. There could also be an amenity implication given the shared ownership of the rear garden. English Heritage would therefore discourage further investigations into such a proposal until all other options are fully explored.


Internally access is provided via a small lift, which does not meet modern standards. One option as proposed would be to widen the existing lift shaft and install a new lift which would serve the lower levels only. The upper levels could then be repaired, and potentially the original proportions could be reinstated. The further loss of fabric at ground and lower ground level could be offset by the removal of the lift shaft on the upper floors. We would therefore encourage this option to be explored further.

We hope that this advice is helpful but please contact me if you require clarification on any of the points raised. We would encourage further pre-application discussions as these proposals emerge, which should also include Camden Council. Regarding any proposed new work, special attention must be given to the historic environment-related policies contained within the National Planning Policy Framework (NPPF) which can be accessed via [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf).

Yours sincerely

**Alasdair Young**  
Assistant Inspector of Historic Buildings and Areas  
E-mail: [alasdair.young@english-heritage.org.uk](mailto:alasdair.young@english-heritage.org.uk)

cc Catherine Bond, London Borough of Camden

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<p><i>English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.</i></p>		

# 11 Bedford Square draft Conservation Plan

Stuart Taylor <Stuart@georgiangroup.org.uk>

20 May 2014 18:10

To: "Anna Joynt (ajoynt@alliesandmorrison.com)" <ajoynt@alliesandmorrison.com>

Dear Anna,

Thank you for consulting The Georgian Group regarding the proposed Conservation Management Plan (CMP) for 11 Bedford Square at this early stage. Whilst it has not been possible to arrange a site visit to date I thought it would be useful to provide some initial feedback regarding the Plan.

## 11 Bedford Square

-

A Grade I listed terraced house, built 1776-1781; the building's design and construction cannot be attributed to any one architect or builder. 11 Bedford Square is currently occupied by the Royal Holloway College, University of London. Bedford Square is the centre piece of the Bloomsbury Conservation Area and the only complete 18<sup>th</sup> century square in London; it is one of the finest examples of Georgian town planning in the country.

## Proposals

It is understood that the college seeks to upgrade the building for improved teaching and social facilities, as The College perceives the building to have an inefficient plan form and service provision - including limitations regarding DDA compliance.

The Group notes that there are currently no specific proposals but that the CMP is intended to assess the significance of the building, and its elements, and so identify how future change may be managed. This note therefore provides an indication of where The Group can concur with the assessment of significance contained within the CMP. The CMP's assessment of the site's history and evolution is thorough, however, a site visit to assess specific proposals might reveal where further, localised, research to assess the significance and provenance of fabric might be required.

No real risk to the heritage asset has been detected, however, a number of benefits to the heritage asset have been identified; at this stage these benefits remain fairly minor, mostly works making good and repair. That notwithstanding, internally, the rationalisation of services has great potential to improve the character of the building.

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=a4038f6385&view=pt&q=stuart%40georgiangroup.org.uk&psize=20&pmr=100&pdr=50&search=apps&msg=...> 1/3

The CMP notes that the building's significance is identified as extending to the setting of Bedford Square itself and that any alteration will have an impact upon this set piece. The Group welcomes this assessment and recommends that wherever possible the building's elevations be restored to their original compositions for the benefit of the wider square and conservation area; we welcome the potential removal of accretions or poor repair work, such as roofing asphalt from the east elevation, however note that some fabric has been excluded from this scope of works, the roof guard rails and later dormers for example, so it might be possible to remove further extraneous fabric than currently identified.

One concern is that The College use is identified as having significance in own right. The Group does not accept that commercial use is the building's optimum viable use and suggests that nearly all the detrimental works are driven by this use; it is this educational use that will be driving future proposals for improved vertical circulation, new entrances etc. and we recommend therefore that the CMP better take into account the conservation benefits that a residential use may or not deliver for the heritage asset. That notwithstanding The Group welcomes this CMP as an opportunity to review how the building could be used differently as an educational facility also; The Group would be pleased to receive a more detailed assessment of how the current educational use impacts upon the building and structure, where loadings or occupancy levels are inappropriate for example, and how this might be addressed through implementing more flexible spaces – which we welcome the reference to in principle. More specifically in relation to the proposed on going college use, The Group notes the limitations of the existing lift but has concerns regarding the potential loss of further historic fabric; similarly we would find a new entrance, that would in any way compete with the existing entrance on Gower Street, and so the internal hierarchy of spaces, to be controversial in listed building terms.

Not dissimilar to the concerns noted above, whilst technology for managing noise, light and ventilation has evolved considerably, it is the educational use that necessitates such a high standard of services. It might be therefore that The Group will seek compromises in future proposals regarding how extensively new plant is employed. That notwithstanding, on reviewing the photographs provided, the level of previous intervention may mean new services are relatively innocuous and where this is the case The Group would raise no concerns in principle.

The Group notes that the internal plan form has changed and evolved over time, most significantly when the building was altered for commercial uses. We naturally advise that wherever possible any forthcoming scheme seeks to restore the building's residential plan form as far as possible and repairs timber or plaster decorations wherever possible too.

I trust this provides a useful initial review of the CMP and our likely position on key proposals that might stem from it; should you wish to discuss our position on certain elements with me please feel free to get in touch.

Regards

Stuart Taylor

Caseworker

The Georgian Group

**Allies and Morrison**

Anna Joynt <ajoynt@alliesandmorrison.com>

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## 11 Bedford Square Conservation Plan Final Draft

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Bond, Catherine <Catherine.Bond@camden.gov.uk>  
To: Anna Joynt <ajoynt@alliesandmorrison.com>

14 July 2014 13:21

Hello Anna

Thank you for getting in touch.

I apologise if I did not make the situation clear. The comments sent out by Alasdair do represent a joint view from English Heritage and the LB Camden.

However, I would like to stress that there may be some outstanding matters regarding access to the building, which may only be resolved through communication with the Council's access officer, Michelle Horn, who is contactable via [michelle.horn@camden.gov.uk](mailto:michelle.horn@camden.gov.uk). I understand that Royal Holloway College may already have contacted Michelle to explore access to the building which minimises the impact on its special interest. If you have any questions on this matter, please do not hesitate to contact me.

Also, if you have any unanswered questions on procedural matters relating to the submission of planning and listed building consent applications, I would be happy to assist.

Kind regards

Catherine

Catherine Bond  
Principal Planner (Conservation and Heritage)

Telephone: 020 7974 2669

**From:** Anna Joynt [<mailto:ajoynt@alliesandmorrison.com>]  
**Sent:** 14 July 2014 10:20  
**To:** Bond, Catherine; 941 File  
**Subject:** Re: 11 Bedford Square Conservation Plan Final Draft

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