

30 Bedford Place London WC1B 5JH

Design and Access Statement incorporating a Heritage Assessment

**Prepared on behalf of the Bedford Estate by
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1 The Property

- 1.1 The property is in the middle of the western terrace in Bedford Place which links Bloomsbury Square and Russell Square.
- 1.2 It is a grade II listed building with group value and is located in sub section area 6 of the Bloomsbury Conservation Area.
- 1.3 The building has a simple front façade with a brick parapet which rises above the roof level at both the front and the back of the building.
- 1.4 The roof is a traditional butterfly roof with a central valley gutter in lead and slate roof coverings to the two slopes.
- 1.5 There is an existing roof light to the main staircase.

2 Proposed works

- 2.1 The roof is in poor condition and it is proposed to recover it with Welsh slates to match the existing and code 5 lead gutter also to match the existing. The photographs show the large number of tingles and broken slates in the existing roof slopes.



- 2.2 The existing rooflight will be retained.
- 2.3 No changes are proposed to the roof structure or form.

3 Access

- 3.1 There is no change to the access to the building and no public access is required to the roof.

4 Heritage considerations

- 4.1 The building is a designated heritage asset and lies between other similar assets. Any works must not harm the architectural or historic interest of the designated assets.

- 4.2 The building also stands in a Conservation Area and must either preserve or enhance the character and appearance of the Area. Bedford Place provides an important view and link between the two Squares.
- 4.3 The proposals are a like for like replacement of existing defective materials and thus do not change the appearance of the building. In addition the roof slopes and gutter are concealed from street level view by the brick parapets.
- 4.4 Although there is a loss of historic fabric only necessary replacement is proposed and is a result of natural weathering.
- 4.5 There is no harm to any historic interest in the building nor its appearance or to the character of the conservation area.

5 Summary

- 5.1 It is concluded that the proposals comply with the NPPF presumption in favour of sustainable works which respect and protect the interest of heritage assets.
- 5.2 The proposals comply with both national and local policy not to harm the architectural or historic interest of designated heritage assets.
- 5.3 The proposals preserve the appearance and character of the conservation area.

Anthony Walker
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