

23 Bloomsbury Square Refurbishment & Fit-Out



Design & Access and Heritage Statements

Please note: This application is being submitted following initial advice from Camden Council indicated that these works would require both Planning Permission and Listed Building Consent. Should it be found on detailed review of the works that either of these is not necessary due to the minimal works, please contact us and we will be happy to withdraw the relevant application.

Design and Access Statement

Introduction to the Works

The aim of the works is to provide a modern and flexible building for use as a 6th form centre, including 2 new teaching laboratories. There are no significant changes to the function as a whole, or the internal arrangement of the building.

The Design

The proposed works at 23 Bloomsbury Square largely consist of light redecorations and making good. The most significant internal alterations are:

- Fit out of 2 rooms (1 on the ground floor and 1 on the third floor) to create new teaching laboratories.
- Addition of 3 No. W/Cs at basement level.

There is only one item of external work:

- Installation of a small condensing unit at roof level to provide cooling to a new server room

Heritage Statement

Existing Building

No. 23 Bloomsbury Square is a fine example of a mid-Georgian townhouse which has seen relatively little alteration since its construction. It has been extended to the rear (date unknown, thought to be Victorian).

The listing entry describes the exterior of the building only, including its railings.

Approach

This proposal seeks to protect and retain the historic fabric of the building throughout. There are no proposed alterations to the external fabric. Existing 20th century light fittings and finishes are to be stripped out and renewed. The only demolition internally is the opening up of a new door on the third floor. This work is to

an unornamented area of the original building, and the work would be easily reversible.



Above: location of new door opening up.

Three new partitions are proposed, two on the ground floor and one at third floor level. The partition to the ground floor front reception room is to be part height to prevent it from clashing with the plaster cornice and ceiling rose.

The teaching laboratories will be fitted with lab benches which can be removed should the building change use in the future.

Appendix: Listing Entry Text

List Entry Summary

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

Name: NUMBERS 23-27 AND ATTACHED RAILINGS

List entry Number: 1244455

Location

NUMBERS 23-27 AND ATTACHED RAILINGS, 23-27, BLOOMSBURY SQUARE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Feb-1969

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: 476734

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.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3081NW BLOOMSBURY SQUARE 798-1/100/104 (North side) 28/02/69 Nos.23-27 (Consecutive) and attached railings (Formerly Listed as: BLOOMSBURY SQUARE Nos.18-22 AND 23-27 (Consecutive))

GV II

5 terraced houses. 1800-1805. Designed and built by James Burton. Multi-coloured stock brick, No.23 with rusticated stucco ground floor. 4 storeys and basements. 3 windows each, No.23 with 4-window return (mostly blind) to Bedford Place. Round-headed entrances in recesses with reeded pilaster jambs carrying cornice-heads (except No.23 which has plain stuccoed archivolt and narrow side lights); fanlights (No.26 radial fanlight) and panelled doors. Gauged red brick flat arches to recessed sash and, 1st floor casement, windows, some with original glazing bars. Nos 25, 26 & 27 with patterned panes to top of casements. Continuous cast-iron balconies at 1st floor level. Continuous sill band at 3rd floor. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn finials, No.23 with elaborate baluster finials. HISTORICAL NOTE: this terrace was built on the site of Bedford House (formerly Southampton House), demolished 1799.

Listing NGR: TQ3031681755