

**43-45 Bedford Square**  
London WC1B 3AX

## **Heritage Appraisal**

July 2015

Consultancy for the  
Historic Built Environment

**KMIHeritage**

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## **1 Introduction**

- 1.1 This report has been prepared to support the application for planning permission and listed building consent for 43-45 Bedford Square, London, WC1B 3AX. The report has been prepared for Ecole Jeannine Manuel UK.

### **Purpose**

- 1.2 The purpose of the report is to set out the history and heritage significance of 43-45 Bedford Square, and to comment on the emerging proposals for its alteration.
- 1.3 This report should be read in conjunction with the pre-application document prepared by Ellis Williams Architects.

### **Organisation**

- 1.4 This introduction is followed by a description of the history of 43-45 Bedford Square. Section 3 analyses the heritage significance of the listed building and its context. Section 4 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline is provided in Section 4 of the merits of the scheme in heritage terms. Appendices include a location plan, bibliography and references and historical mapping.

### **Author**

- 1.5 The author of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of English Heritage and dealt with a range of major projects involving listed buildings and conservation areas in London. Prior to this, he had been a conservation officer with the London Borough of Southwark, and was Head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect, and has a specialist qualification in urban and building conservation.

- 1.6 Historical research for this report was undertaken by Jonathan Clarke, a conservation and heritage professional with many years experience. Formerly a Senior Investigator in the Conservation & Protection Department at English Heritage and the Royal Commission on the Historical Monuments of England (RCHME), Jonathan recently authored 'A Discreet Revolution: Early Structural Steel in London Buildings' (English Heritage, 2013).

## 2 The history of 43-45 Bedford Square

2.1 This section of the report describes the history and development of 43-35 Bedford Square and its surroundings.

### Summary

2.2 Dating from the late 1770s, Nos. 43-35 Bedford Square comprise three substantial interlinked townhouses built by William Scott and Robert Grews, probably with design input by Tomas Leverton or Robert Palmer. They occupy the western half of the symmetrical terrace of 15 houses that form the south side of Bedford Square, widely recognised as the most handsome of London Squares because of its architectural uniformity and consistency. From early on the square became a popular residential enclave with the legal profession (known as ‘Judge-land’), but through the 19<sup>th</sup> century it attracted a widening range of other professional residents.

2.3 The latter 19<sup>th</sup> and 20<sup>th</sup> centuries increasingly saw the houses provide office as well as residential accommodation, resulting in alterations to the structure and fabric. The buildings occupying the south side were no exception: by the 1890s much of the original rear gardens had been built over, and the creation of Bedford Avenue saw the rebuilding of the mews buildings to the rear, complete with a unified front to the new street. The largest changes to the properties forming the south side of the square however took place in the late 20<sup>th</sup> century. The acquisition by the Abbey Life Assurance Company Ltd of the freehold of the 14 Grade I listed houses (Nos. 40-53) saw their phased conversion into offices in the years after 1970. This was undertaken by Ellis Clarke & Gallenough, the first phase of which (Nos. 41, 42, 47, 48 & 53) earned a Civic Trust Award in 1975.

2.4 The remodelling of Nos. 43-45, undertaken in close consultation with English Heritage, took place in the late

1980s/early 1990s, and resulted, amongst other changes, in the replacement (behind the Bedford Avenue façade) of the 1890s mews buildings, the construction of glazed bridges and creation of exterior lift shafts.

### Historical Development

- 2.5 Bedford Square was built between 1775 and 1783 as the first designedly symmetrical square in London with overall architectural coherence. Initially contrived by the fourth Duke of Bedford in the 1760s as a Circus akin to the one in Bath (1754-1766), it was his three trustees – Gertrude Levenson-Gower, the Duchess of Marlborough, and Robert Palmer – who metamorphosed it into a square following his death in 1771.
- 2.6 Building agreements for the square and surrounding streets were agreed and signed by the trustees and the builders in 1776,<sup>1</sup> and the formation of the square followed in two distinct phases: they laying out of the square and the construction of the houses around it; and the finishing of the individual houses.<sup>2</sup> The former was, according to Andrew Byrne in his in-depth monograph on the square, ‘the work of a lower or middling surveyor or a competent master-builder’.<sup>3</sup>
- 2.7 Although Thomas Leverton has long been popularly associated with the phase, there is no firm evidence to attribute the external design – including elevations – to him. Likely candidates according to Byrne are two builders who were responsible for many of the houses: a carpenter called Robert Grews, and a brickmaker named William Scott (d.1786).<sup>4</sup>

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<sup>1</sup> Byrne, *A Bedford Square: An architectural study* (London: Continuum International Publishing Group Ltd, 1990), pp.17-18

<sup>2</sup> *ibid*, p.23

<sup>3</sup> *ibid*, p.26

<sup>4</sup> *ibid*, p.26.29

2.8 The square formed a key part of a larger scheme that encompassed the surrounding area, including almost the entire block bounded by Gower Street, Store Street, Tottenham Court Road and Bedford Street and Bedford Square.<sup>5</sup> According to Bradley and Pevsner it ‘was the first extension of Bloomsbury northward’.<sup>6</sup> Each side of the square was built according to a separate building agreement or contract; those for the north and west sides were dated 18 January 1776 and those for the south and east sides were dated 6 July 1776. Only the south side, standing self-contained between two parallel streets, was formed from a block that didn’t run on into adjacent streets. (This ‘disappointing feature’ of the square resulted from the decision that five streets would enter the square rather than ‘a grid of eight which would have given four self-contained blocks and far more unity’).<sup>7</sup>

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<sup>5</sup> *ibid*, p.35

<sup>6</sup> Cherry, C and Pevsner, N 1998 *The Buildings of England: London 4: North*. London, Penguin, 323

<sup>7</sup> Bryne, *op.cit* p.31

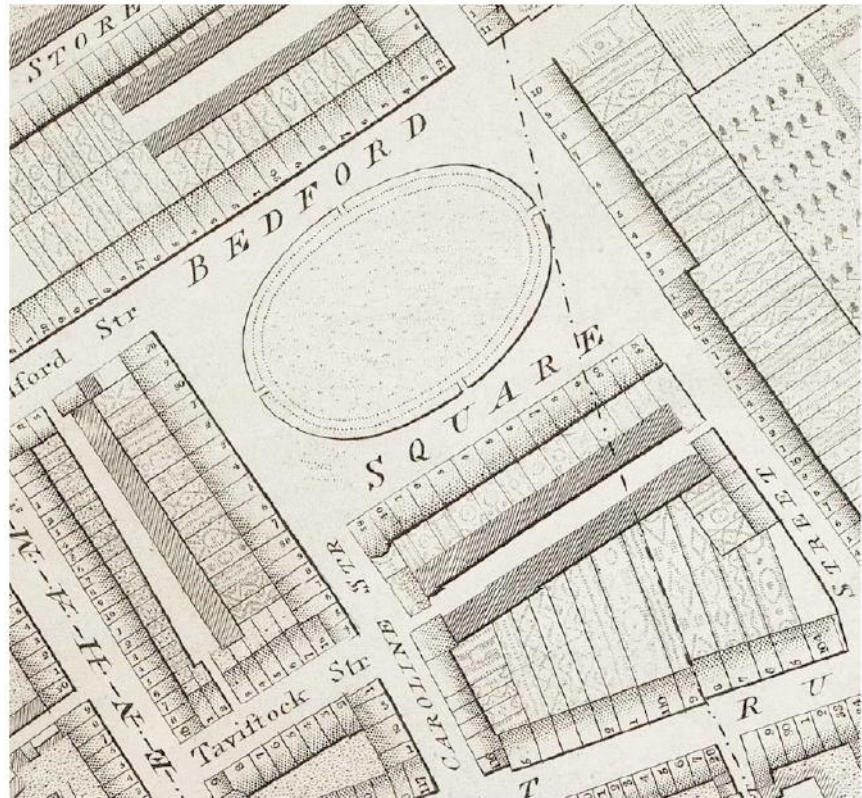


Figure 1: The recently-created Bedford Square as depicted in Richard Horwood's 1790s map of London. Note the outbuildings to the south of the square, lining (the unnamed) Caroline Mews.

2.9 The contract for the south side dealt only with the self-contained block, occupying a rectangular plot 397 feet wide and 130 feet deep and 'abutting East on a new street intended to be made and to be called Charlotte Street West on another new Street intended to be made and to be called Caroline Street and South on an intended Stable Yard.<sup>8</sup>

2.10 Each side of the square was treated as a whole, with a pedimented, pilastered and stuccoed five-bay centre. The entrances to the individual houses on either side of centre bays were given flanking window sluts to the doors, producing a tripartite arrangement enriched by Coade stone surrounds that echoed similar treatment of the adjoining houses in Bloomsbury Street. The overall effect,

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<sup>8</sup> As quoted in Bryne, *op.cit*, p.31



with the leafy, oval garden in the centre, was ‘without any doubt the most handsome of London squares’,<sup>9</sup> ‘the first example in London of a square with such consistent uniformity’.<sup>10</sup>

- 2.11 It proved very popular with lawyers initially, who were attracted by its proximity to the Inns of Court (the square becoming known as ‘Judge-land’), but through the 19<sup>th</sup> century its occupants were increasingly drawn from other professions, particularly doctors and architects.<sup>11</sup> Until 1893 the square was private, sealed off by iron gates with tradesmen having to deliver their goods in person.<sup>12</sup> Those who held building leases from the ground landlord originally maintained the central gardens, but from 1874, when these leases expired, this became the Bedford Estate’s responsibility.<sup>13</sup>
- 2.12 In 1891-94, the outbuildings of the south side of the square, lining ‘Caroline Mews’, were re-fronted, and at least partially rebuilt as a result of the creation of Bedford Avenue. Originally comprising mainly stables and coach houses, they were given a smart, unified terraced elevation to Bedford Avenue in red brick with terracotta dressings.<sup>14</sup> This work, which bears the date ‘1894’ in the corner pilasters, was possibly designed by Philip E Pilditch, then Consulting Architect to the Bedford Estate and to the Theatre Royal, Drury Lane.<sup>15</sup> Other possible candidates are Purchase & Martin and Allan F Vigers (1858-1923),

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<sup>9</sup> Cherry, C and Pevsner, N, *op.cit*, 323

<sup>10</sup> Byrne, *op.cit*, p.31

<sup>11</sup> Cherry, C and Pevsner, N, *op.cit*, 323

<sup>12</sup> Weinreb, B et al, eds 2008 *The London Encyclopedia*. 3<sup>rd</sup> rev.ed. London MacMillan, 54

<sup>13</sup> Kent, William, ed., *An Encyclopedia of London* (London, JM Dent & Sons Ltd, 1937), p.597

<sup>14</sup> According to *Streets of Bloomsbury & Fitzrovia* (Camden History Society, 1997), 72, this ‘uniform row of red-brick coach houses built as a terrace with simple accommodation above’ was built in 1891, although the date plaque suggests a slightly later date of 1894.

<sup>15</sup> Mather & Platt, Ltd, *Fire resisting doors and apparatus for automatically closing in case of fire* (trade catalogue, c.1914), p.13

who designed the seven-storey Bedford Court Mansions opposite, erected in the late 1890s.<sup>16</sup>



Figure 2: The rebuilding of Caroline Mews, which became Bedford Avenue in the 1890s, saw the replacement of the former stables and outbuildings by terraced dwellings with a unified red-brick front. The doors and attic story were introduced in the late 1890s.

- 2.13 Various alterations were effected to the exterior and interior fabric of individual properties in the 20<sup>th</sup> century, albeit mostly of a minor character. For example, in 1910, the flank and rear walls of No.28 were rebuilt because of problems with settlement, which many of the properties suffered from. More significantly, the acquisition of Nos. 34 and 35 by the Architectural Association – Britain’s first full-time school of architecture – in 1917, saw many alterations to those buildings in 1919-21 by Robert Atkinson. These included the addition of studios to the rear, and the opening up of ground floor and first-floor front rooms into one, now serving respectively as lecture room and library.
- 2.14 No. 36 was acquired in 1927, resulting in further extension at the rear, and, in 1961-75, a campaign of alterations by John Winter that included a new members’ room on the roof. In 1978-82, additional remodelling by Rick Mather Architects resulted in a basement bookshop,

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<sup>16</sup> Cherry, C and Pevsner, N op.cit, 325. The name Caroline Mews was formally abolished and replaced by Bedford Avenue in April 1896, when the new road opened. *The Builder* 70 (1896), p.384; London County Council, *List of the Street and Places within the administrative County of London* (London: P.S. King and Son, 1901), p.41

bar and restaurant and new exhibition gallery.<sup>17</sup> The presence of the Architectural Association in one of London's most important squares did much to promote the special interest and importance of Georgian London, especially amongst the many international architects and writers who came there in the following decades.<sup>18</sup>

- 2.15 The houses in the square, including their front railings, were mostly listed Grade I in the early 1950s, by which date many were being used as offices rather than residential accommodation. In 1970 Abbey Life Assurance Company Ltd acquired the freehold of the 14 grade I listed houses forming the south side of Bedford Square (Nos. 40-53) and immediately embarked on a long term programme of high quality repair and restoration as individual properties became available. All were already in occupation as offices, and architects Ellis Clarke & Gallenagh were tasked with bringing the office accommodation up-to-date as regards lifts, heating lighting and sanitary accommodation etc, without detriment to the character and appearance of the historic interiors. The first phase of this, involving Nos. 41, 42, 47, 48 & 53 Bedford Square earned a Civic trust Award in 1975.<sup>19</sup>
- 2.16 A later phase, taking in Nos. 49-51 began in the mid 1990s.<sup>20</sup> The work relating to Nos. 43-51 was undertaken in the mid-to-late 1980s, and is considered in more detail below.

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<sup>17</sup> Cherry, C and Pevsner, N, op.cit. 325

<sup>18</sup> List entry description, 24 October 1951; amended 11 January 1999

<sup>19</sup> Heritage Year Awards (Civic Trust, 1975), p.152; *The Architects' Journal* v162 (1975), 87. Shirley Green noted that 'Bedford Square was Abbey Life's 'most spectacular London freehold', and that its 'modernisation and restoration of the these Grade I listed office properties, faithful to the last plaster cornice and architrave, earned it an award in Architectural Heritage Year'. Green, *S Who Owns London? A revealing in-depth investigation* (London: Weidenfeld and Nicolson, 1986), p.172

<sup>20</sup> Bruce Kinloch, Commercial Property: Abbey Life restores Bloomsbury building', *Daily Telegraph* 20 June 1995, 30



Figure 3: In 1970 Abbey Life Assurance Company Ltd acquired the freehold of all the houses forming the south side of Bedford Square (Nos. 40-53), and since then have been restoring and remodelling them, along with a programme of interlinking them with the (rebuilt) mews buildings facing Bedford Avenue.

### **Nos. 43-45 Bedford Square**

- 2.17 Erected in 1777, Nos. 43-45 Bedford Square are sited on the western part of the symmetrical terrace of 15 houses forming the south side of the square, all of which were built by William Scott and Robert Grews, probably with design input by Thomas Leverton or Robert Palmer. All are of three storeys with attics and basements and were constructed of yellow stock brick with slate mansard roofs with dormers and tall slab chimney-stacks.
- 2.18 Their facades are enlivened with plain stucco bands at first floor level, recessed, round-headed entrances with Coade stone vermiculated intermittent voussoirs and enriched impost bands and cornice-heads to the doors. The rear of Nos. 43, 44 and 45 preserves full height bowed or canted bays. The list description notes that both Nos. 43 and 44 are noted to contain 'a fine plaster ceiling', although the interiors were not inspected. No.44 is generally

acknowledged to be of the greater interest architecturally.<sup>21</sup>

- 2.19 The first occupants were James Richardson (No.43; 1782-89); Thomas Hibbert (No.44; 1781-84); and Samuel Pole, a director of the Sun Fire Office No.45; 1781-90). Other notable occupants included the judge Sir Vicary Gibbs (1751-1820) who lived at No.43 from 1800-1809, and the former Liberal prime minister statesman Herbert Asquith (1852-1928), who lived at No.44 from 1921 to 1928.<sup>22</sup> No. 45 had fewer residents of note and was used between the wars as a hostel of the Y.M.C.A.<sup>23</sup>
- 2.20 The first stage in the remodelling of Nos. 43-45 Bedford Square involved the demolition of the rear Mews buildings facing Bedford Avenue. According to one of the architects with Ellis Clarke & Gallenough, John Gadsden, these consisted of 'a conglomeration of kitchen, sanitary and gloomy office accommodation of mixed ages and styles and mutilated when Bedford Avenue was constructed'.<sup>24</sup>
- 2.21 This was decided in agreement with the Historic Buildings Division of the GLC and later with English Heritage. A taller brick and slate building replaced the mews buildings with one open-plan interior on ground, first and second floor linked to the main buildings by glazed bridges. Such an arrangement had previously been effected at Nos. 41, 42, 47, 48 & 53 Bedford Square (with the report accompanying the Civic Trust Award making special mention of the new buildings and gave considerable letting flexibility. Viewed from Bedford Avenue, the principal indicator of these changes was the slate roof with dormer windows, rising above the 1890s

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<sup>21</sup> Notes from Open House handout on Nos. 43-45 Bedford Square (n.d)

<sup>22</sup> Byrne, op.cit, p.152

<sup>23</sup> Notes from Open House handout on Nos. 43-45 Bedford Square (n.d)

<sup>24</sup> John Gadsden, 'Nos. 40-53 Bedford Square: Notes on Repairs 1970-1992' (unpublished typescript April 1993) [included with Notes from Open House handout on Nos. 43-45 Bedford Square (n.d); filed under 89.3 Bedford Square, 40-53 at Holborn Local Studies.]

brick-and-terracotta front, and the insertion of basement windows and two doors allowing direct access from the street.

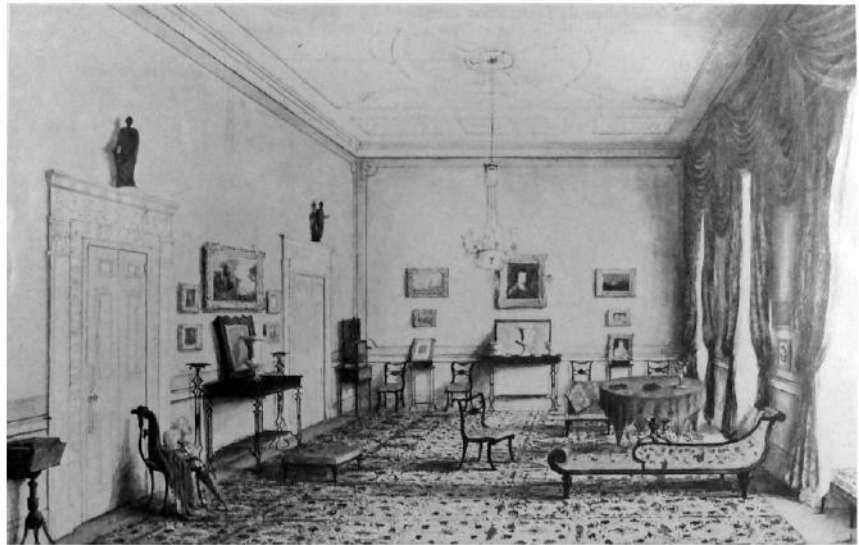


Figure 4: The drawing room at No.45 Bedford Square as depicted in an early 19<sup>th</sup> century watercolour showing the fine plaster ceiling (Country Life, 12 November 1981)

2.22 Within the main Bedford Square buildings, secondary interior partitions from basement level upwards were removed, and in No.45, the existing lift and second-floor stairs were removed. At third floor level, new roof lights were inserted, and new dormer windows, in new positions, were introduced. The size and position of those already or formerly existing varied from house to house around the square, and original positions were identified/reproduced according to the original roof carpentry/trimmers. Generally the inner cheek of the dormer was found to lie on the centre line of the brick pier below. Former heating and electrical services were stripped out, with new pipes and conduits re-routed on runs that were able to be concealed.

2.23 New convector casings in the principal rooms were designed to conform to the overall architectural scheme, which in some cases necessitated additional carved dado rails and skirting. John Gadsden introduced a method of upgrading the fire rating of polished veneered doors that

did not affect the appearance of the original face of the door. This was subsequently adopted and recommended by the GLC's Historic Building Division, although it was an expensive solution. Many of the marble chimneypieces had been lost and others were stolen during the course of the works. Early on the GLC Historic Buildings Division preferred simple marble replacements, but later English Heritage favoured accurate reproductions made in Italy. No. 43 was given an 'excellent new fanlight by John Sambrook over the main entrance'.<sup>25</sup>

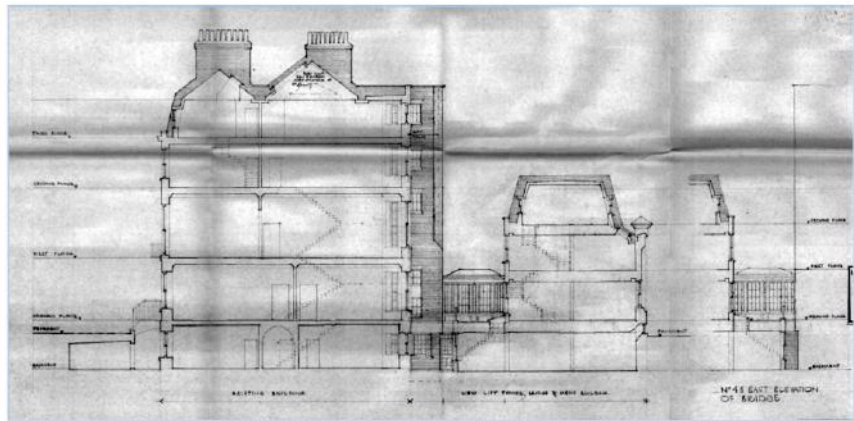


Figure 5: Section through No.43 Bedford Square, showing Ellis Clarke & Gallenough's proposed alterations, including new lift tower, bridge and mews building to the rear. Drawing by John Gadsden, dated 12 May 1987.

2.24 Externally, aside from the glazed bridges linking the rebuilt mews to the Bedford Square buildings, the most obvious changes were the addition of exterior lift shafts. Lifts were essential to make the properties more commercially attractive and their external siting minimised destruction of original fabric, although in some properties it was possible to site them within the original building. John Gadsden noted that:

It must be remembered that the commercial viability of these houses was, and is, essential to their maintenance and survival and this has been recognised by all those involved, including planning authorities. In fact should

<sup>25</sup> *ibid*

the climate of demand change these houses could revert to their original use without incurring enormous extra work or expense.<sup>26</sup>

- 2.25 This work was undertaken in the late 1980s. In 1990 Nos. 43-45 were acquired for the Government Estate which saw further minor adaptation to house the VAT and Duties Tribunals and Special Commissioners of Income Tax. This included the formation of new openings in the party wall of Nos. 44/45 and a new inter-link doorway between the front and rear rooms on the ground floor of No. 44.<sup>27</sup>
- 2.26 Since 2007 the freehold of Nos 43-45 Bedford Square has been held by a Gibraltar company called Raxele Ltd. The buildings were most recently used by the Ministry of Justice to hold tax tribunals.<sup>28</sup>

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<sup>26</sup> *ibid*

<sup>27</sup> Camden Planning Decision Notice No. 5242 (31 July 1990)

<sup>28</sup> <http://news.fitzrovia.org.uk/2015/01/10/ministry-of-justice-in-odd-arrangement-at-bedford-square/>





- 3.3 In the vicinity of 43-45 Bedford Square are a number of other listed buildings, including 1-10, 12-27 and 28-38 Bedford Square and railings, all Grade I; 37 lamp standards around the Square at Grade II, and the Bedford Square Garden is a Grade II\* registered park and garden.

*Unlisted buildings of merit*

- 3.4 The conservation area appraisal for the Bloomsbury Conservation Area identifies a number of buildings in the vicinity as being 'positive contributors' to the conservation area, including 9-31 (odd), Bedford Avenue and 122-142 Bedford Mansions. The coal hole covers, post box, railings around the gardens with arches over gates, mature trees within central oval garden area, and the lamp standards around the Square are also noted as being 'Elements of Streetscape Interest'.

**The heritage significance of the site and its context**

*The relevant heritage assets*

- 3.5 In terms of the assessment of the proposals for 43-45 Bedford Square, the heritage assets within Camden most relevant to considering the effect of the scheme are the listed buildings themselves, nearby listed buildings, and the Bloomsbury Conservation Area.
- 3.6 The effect of the proposed scheme on these assets will be first and foremost on the special architectural and historic interest of 43-45 Bedford Square and its setting, and then secondly on the character and appearance of the conservation area and the setting of other listed buildings.

*Assessing heritage significance*

- 3.7 43-45 Bedford Square, the listed buildings in the vicinity and the Bloomsbury Conservation Area and are 'designated heritage assets', as defined by the National Planning Policy Framework (the NPPF). Other buildings and structures that make a positive contribution to the conservation area - such as unlisted buildings of merit - can be considered as 'non-designated heritage assets'.

- 3.8 'Significance' is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. The English Heritage 'Planning for the Historic Environment Practice Guide' puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.
- 3.9 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (English Heritage, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.
- 3.10 Historical value is described as being illustrative or associative. 'Conservation Principles' says that:
- Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance... The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation.*
- 'Historic interest', 'Historical value' and 'Evidential value'
- 3.11 43-45 Bedford Square, the listed and unlisted buildings nearby, and their relationship to one another and the Bloomsbury Conservation Area collectively illustrate the development of this part of London. They tell us about the nature of the expansion of London in the 18<sup>th</sup> century, the suburbanisation of previously open land by means of estate development to the west of the late 17<sup>th</sup> century development around Covent Garden, the nature of society at the time and the market for such residential development, and about how the housing built in the 18<sup>th</sup> century was adapted and changed to suit occupation in the Victorian and Edwardian periods. It tells us also about social and commercial transformations during the late

19<sup>th</sup> and 20<sup>th</sup> century, and about the dynamics of post-war change and its effect on older buildings. The area and its buildings area a record of social and economic change and lifestyles in various periods, and illustrate the effect these things had on the historic building stock and urban grain.

- 3.12 In terms of English Heritage’s ‘Conservation Principles’ the listed buildings and conservation area provide us with ‘evidence about past human activity’ and, by means of their fabric, design and appearance, communicate information about its past. Subsequent alteration, demolition and redevelopment has not entirely removed the ability of the older townscape and intact historic buildings to do this; the Bloomsbury Conservation Area and its listed buildings clearly retains sufficient historic character and appearance to convey the area’s historical ethos. Despite the many changes that are described earlier in this report, 43-45 Bedford Square, externally and internally, retains its ability to convey this historical value. In fact, the presence of many phases of work together in a single building is part of its special historic interest, providing evidence about the historical changes that occurred to it over time.
- 3.13 The building has many important associations – notably Herbert Asquith, Prime Minister of the United Kingdom amongst others already mentioned in Section 2.

*‘Architectural interest’, ‘artistic interest’ or ‘aesthetic value’*

- 3.14 It is clear that the Bloomsbury Conservation Area and 43-45 Bedford Square referred to above have ‘architectural’ and ‘artistic interest’ (NPPF) or ‘aesthetic value’ (‘Conservation Principles’). In respect of design, ‘Conservation Principles’ says that ‘design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship’.

- 3.15 The part of the Bloomsbury Conservation Area in the vicinity of 43-45 Bedford Square possesses these heritage values to a considerable degree. The contributing elements of the aesthetic significance of the area as a piece of historic townscape are the nature of older (listed and unlisted) structures and their contribution to the historic streetscape, including Bedford Square Gardens, and that streetscape itself.
- 3.16 The special architectural and historic interest of 43-35 Bedford Square as a listed building lies principally in its Georgian architectural style and the contribution this makes to what is regarded as one of the finest Georgian Squares in London. Externally, facing Bedford Square, the buildings remain nearly un-altered with just minor changes at lower ground floor. Internally, the sympathetic repair and refurbishment work in the 1980s means that the buildings retain a relatively historic plan form and key features such as the staircases. Alterations at this time included the insertion of the lifts and the total re-building of the mews building behind the Bedford Street façade.
- 3.17 Whilst the more recent works have returned the buildings to a more original plan form, it also included the insertion of modern services and heating and led to the removal of a considerable amount of fabric from previous alterations. Also the chimneypieces had been removed and have been subsequently replaced with suitable replicas. The changes will have required new cornices and decoration to be carried out – appropriate, but nevertheless now not historic, fabric.
- 3.18 The listed buildings near 43-45 Bedford Square have, by definition, special architectural and historic interest and in respect of development on the site of 43-45 Bedford Square that might affect their setting, that special interest has to do with their external architectural design as part of a set piece Square, their scale, massing and roof profiles. Their internal special interest would clearly not be affected by adjacent development.

### **Summary**

- 3.19 43-45 Bedford Square and its associated mews building have clear and extensive historical and evidential value, and this value is expressed in the narrative of the building's history and how it has changed - this is set out earlier. The building is associated with a number of important historical figures.
- 3.20 In terms of architectural or aesthetic value, this is limited to the external appearance of the listed building, the layout of the principal spaces, the staircases and any surviving historic detailing. Otherwise, the mew building has been completely re-built behind its late Victorian façade and the main buildings have been substantially refurbished to incorporate modern services and lifts.

## 4 The policy context

- 4.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

### Legislation

- 4.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (1) of the Act requires decision makers to ‘have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay ‘special attention...to the desirability of preserving or enhancing the character or appearance of that area’.

### The National Planning Policy Framework

- 4.3 In March 2012, the Government published the new National Planning Policy Framework (NPPF), which replaced Planning Policy Statement 5: ‘Planning for the Historic Environment’ (PPS5) with immediate effect.
- 4.4 The NPPF says at Paragraph 128 that:
- 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.*
- 4.5 A description and analysis of the heritage significance of Nos. 43-35 Bedford Square and its context is provided earlier in this report.

4.6 The NPPF also requires local planning authorities to ‘identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’.

4.7 At Paragraph 131, the NPPF says that:

*In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.8 Paragraph 132 advises local planning authorities that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting’.

4.9 The NPPF says at Paragraph 133 ‘Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.’ Paragraph 133 says:

*Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse*



*consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- the nature of the heritage asset prevents all reasonable uses of the site; and*
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- the harm or loss is outweighed by the benefit of bringing the site back into use.*

4.10 Paragraph 134 says that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.11 Further advice within Section 12 of the NPPF urges local planning authorities to take into account the effect of an application on the significance of a non-designated heritage asset when determining the application. It says that ‘In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

4.12 Paragraph 137 of the NPPF advises local planning authorities to ‘look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

4.13 Paragraph 138 says that:

*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

4.14 The NPPF incorporates many of the essential concepts in Planning Policy Statement 5 ‘Planning for the Historic Environment’. PPS5 was accompanied by a ‘Planning for the Historic Environment Practice Guide’, published by English Heritage ‘to help practitioners implement the policy, including the legislative requirements that underpin it’<sup>29</sup>. The ‘Guide’ gives, at Paragraph 79, a number of ‘potential heritage benefits that could weigh in favour of a proposed scheme’ in addition to guidance on ‘weighing-up’ proposals in Paragraphs 76 to 78. These are that:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting;
- It reduces or removes risks to a heritage asset;
- It secures the optimum viable use of a heritage asset in support of its long term conservation;
- It makes a positive contribution to economic vitality and sustainable communities;
- It is an appropriate design for its context and makes a positive contribution to the appearance,

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<sup>29</sup> PPS5 was superseded by the NPPF, but the PPS5 Practice Guide is still valid for the time being. It is intended by English Heritage that it will be replaced by good practice advice developed by English Heritage in conjunction with the Historic Environment Forum

character, quality and local distinctiveness of the historic environment;

- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

4.15 Paragraph 111 of the Guide sets out the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 that local planning authorities when making decisions must 'have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses' and 'pay special attention to the desirability of preserving or enhancing the character or appearance' of a conservation area.

#### **Camden Council's Local Development Framework**

4.16 Camden Council adopted its Core Strategy and Development Policies on 8 November 2010. Core Strategy Policy CS14 deals with 'Promoting high quality places and conserving our heritage' and says:

'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’.

4.17 The commentary to the policy says:

‘Our overall strategy is to sustainably manage growth in Camden so it meets our needs for homes, jobs and services in a way that conserves and enhances the features that make the borough such an attractive place to live, work and visit. Policy CS14 plays a key part in achieving this by setting out our approach to conserving and, where possible, enhancing our heritage and valued places, and to ensuring that development is of the highest standard and reflects, and where possible improves, its local area’

4.18 It goes on to say:

‘Development schemes should improve the quality of buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors’

4.19 Regarding Camden’s heritage, the Core Strategy refers to Policy DP25 in Camden Development Policies as providing more detailed guidance on the Council’s approach to protecting and enriching the range of features that make up the built heritage of the borough.

4.20 Policy DP25 is as follows:

#### Conservation Areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

#### Listed Buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

#### Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

#### Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

## 5 The proposed scheme and its effect

- 5.1 This section of the report briefly describes the proposed scheme and its effect on the heritage significance described earlier. The proposed scheme is illustrated in the drawings prepared by Ellis Williams Architects.

### **The proposed scheme and its effect on heritage significance**

- 5.2 The proposed scheme is for the conversion of the listed buildings and the rear mews buildings into a school. 43-45 Bedford Square will accommodate most of the administration areas and general classrooms so that alteration works are minimised and the Mews building will accommodate the two dining/multi-function halls as well as specialist classrooms such as science and art classrooms.
- 5.3 The Nursery and Primary School will occupy the courtyard and ground floor levels of the Bedford Square buildings with a route provided to allow the children to use the multi-function hall space on the courtyard level in the News building. The nursery and primary schools will have dedicated entrances from Bedford Avenue.
- 5.4 The secondary school will occupy the ground floor to third floor of the Bedford Square buildings. The Bedford Avenue Mews building will form the 'heart' of the school, providing a specialist area that every pupil will use. The hall on the ground floor will be a dining room. The full height glazed windows open onto a view of the courtyard.
- 5.5 A fully equipped kitchen is not required, as food will be delivered by catering contractors.
- 5.6 Whilst the impact on the listed buildings is being kept to a minimum, there are a number of specific elements that will be discussed below:
- 5.7 Currently the existing internal stairs and balustrade do not comply with the current standards. Fully demountable

fixing will be incorporated so that the gap between each rail is less than 100mm. The infill material is to be toughened glass to minimise its visual impact. This will attach to the balustrades but not the stone stair treads. Additional handrails will be incorporated to the inside walls of the stairs in a simple, sympathetic style. This will minimise the impact on the balustrade in a simple and reversible manner.

- 5.8 The existing stone steps will be repaired and sealed with visual contrast provided to all nosing also in a reversible manner.
- 5.9 The internal doors within 43-45 Bedford Square will be retained and upgraded in line with the fire and acoustic requirements. All new doors in the Mews buildings will be fully compliant with vision panels being incorporated for better supervisory vision.
- 5.10 The WC facilities, all of which are modern, will be upgraded to suit an education environment. Services are, wherever possible, run through existing pipe runs.
- 5.11 At first floor level in 45 Bedford Square a cupboard partition will be inserted between the front and rear rooms, in line with where an existing arch already exists, to form two separate classrooms. This will be done in a manner that causes no harm to any historic fabric and is removable at a future date if necessary.
- 5.12 A 'virtual' Library will be located at the rear of the second floor of 45 Bedford Square adjacent to one of the existing passenger lifts. A new partition wall will be constructed to form a protected corridor on the accommodation/fire escape stairs. A fully glazed screen at the end of the corridor will allow daylight in. This will enable the room to have an active use whilst still allowing access to the lift at second floor level. Whilst this will lead to the partitioning of one of the rooms, hierarchically the second floor is of less significance than the lower floors of the building and it will be constructed in a way that

minimises the impact on fabric, and would be reversible in the future.

- 5.13 In No.44 Bedford Square, at second floor level, the front room will be partitioned to create the head teacher's room. The proportions of the room will be, in part, retained using a glass partition so that views from front to back will still be possible. Again a light-touch approach will be used to ensure there is no damage to historic fabric and that it is reversible if necessary in the future.
- 5.14 All classrooms will be redecorated with integrated free standing teaching walls in order to minimise the fixing into the existing building. New light fittings will use existing light fixing points throughout 43-45 Bedford Square.
- 5.15 Externally, the changes to 43-45 Bedford Square are also minimal. At lower ground level on the front elevation a former doorway will be reinstated. The detailing and materials will match existing doors remaining. A non-original door opening will be replaced with a window to match the original opening and again the window frame and masonry detailing will match existing.
- 5.16 In the internal courtyard, a new awning will be added to the rear of the Mews Building to provide shelter from the weather.
- 5.17 As already mentioned, the majority of the alterations are to take place in the Mews Building on Bedford Avenue, which was nearly entirely rebuilt in recent years. Therefore whilst the level of change internally is greater here, it is not affecting historic fabric. There will be no impact on any elements of significance in this part of the building – its significance residing primarily in its street elevation to Bedford Avenue.
- 5.18 New CCTV cameras are proposed to cover main entrances and exits, internal corridors, stairs and external areas, including the perimeter of both buildings. Cameras will generally be of the dome type with pan, tilt and zoom.



These will be fitted discretely and connected to control panels via existing cable runs where possible.

*The effect on the listed building*

- 5.19 Overall, 43-45 Bedford Square and its associated mews building on Bedford Avenue have been subject to substantial restoration and rebuilding in recent years. This has been done to a high quality, but has ultimately meant that much of the internal fabric of the building is new. The proposed scheme provides a light touch solution to giving the building a sustainable and long term future, respecting the key elements of the historic buildings and especially where original elements remain.
- 5.20 In 43-45 Bedford Square alterations are focused on the second floor – itself of slightly less significance in hierarchical terms – and the Mews building behind.
- 5.21 Overall, the proposed scheme represents a balanced approach to the listed building, taking into account the heritage significance of 43-45 Bedford Square and balancing this with various works to permit suitable educational accommodation for the school. Changes will be made to the listed building to facilitate this, but these are considered to be sensitive, appropriate and, on balance, acceptable. The key elements of the heritage significance of 43-45 Bedford Square as listed buildings – described in detail earlier in this report – will not be harmed. No ‘harm’ to heritage significance of a meaningful or substantive level is present in the scheme. All that is central to the special architectural and historic interest of 43-45 Bedford Square will be preserved and enhanced by the implementation of the proposals.

The effect on the conservation area and other listed buildings

- 5.22 The effect on the character and appearance of the Bloomsbury Conservation Area and on the setting of other listed buildings will be negligible but positive. The proposed alterations will not be visible from within the conservation area or nearby listed building, but will give

the buildings a new vibrant use, which will in turn provide vibrancy and activity in the conservation area.

## 6 Compliance with policy and guidance

- 6.1 This report has provided a detailed description and analysis of the significance of 43-45 Bedford Square and its heritage context, as required by Paragraph 128 of the National Planning Policy Framework. In addition, the report also describes how the proposed scheme will affect that heritage significance. The effect is positive, and for that reason, the scheme complies with policy and guidance.

### **The level of ‘harm’ caused by the proposed scheme**

- 6.2 As outlined in Section 4, the NPPF identifies two levels of potential ‘harm’ that might be caused to a heritage asset by a development: ‘substantial harm...or total loss of significance’ or ‘less than substantial’. Both levels of harm must be caused to a *designated* heritage asset – in this instance, 43-45 Bedford Square, other listed buildings and the Bloomsbury Conservation Area and their settings.
- 6.3 The proposed scheme, in our considered view, preserves the special architectural and historic interest of the listed building and the character and appearance of the Bloomsbury Conservation Area, and thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to ‘substantial’ harm or any meaningful level of ‘less than substantial’ harm to the listed building at 43-45 Bedford Square, or any other heritage assets.
- 6.4 The only potential for ‘less than substantial’ harm would be the loss of something in 43-45 Bedford Square that had a direct relationship to what is central to special architectural and historic interest in the listed main building. There is nothing about the proposal that would give rise to this level of harm. Other changes to the listed building, individually or cumulatively, do not reach the threshold of harm that would cause the scheme to fail to

preserve the special interest of any listed building or conservation area and where change is required it is being carried out in a way that is reversible and visually unobtrusive.

### **The National Planning Policy Framework**

- 6.5 In respect of Paragraph 131 of the NPPF, the proposed scheme can certainly be described as ‘sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’. It secures the ‘positive contribution’ that 43-45 Bedford Square makes to the Bloomsbury Conservation Area, and the setting of other listed buildings, and it preserves the essential elements of its special architectural and historic interest as a listed building.
- 6.6 The proposed scheme complies with Paragraph 133 of the NPPF - it certainly does not lead to ‘substantial harm to or total loss of significance of a designated heritage asset’. It also complies with Paragraph 134 for the reasons given in detail earlier in this report – the scheme cannot be considered to harm the listed building, but rather alters it in a fashion that has a relatively small effect on overall heritage significance while reversing previous harm, such as the lower ground doorways, and protecting surviving significance. Any ‘less than substantial harm to the significance of a designated heritage asset’ (Paragraph 134) - if any - that can be ascribed to the scheme is outweighed by the benefit of allowing the works to assist in sustaining the life of the listed building over the long term. This is a use that will sustain the listed building for the long term and the works are a means of facilitating that use.
- 6.7 It is our view that none of the individual minor interventions that make up the overall set of proposals can reasonably be considered to cause harm to the listed building when the cumulative extent of intervention involved is measured against the overall listed building. The interventions - individually and taken as a whole –

help secure the ‘optimum viable use’ of the listed building. The scheme very definitely strikes the balance suggested by Paragraph 134 of the NPPF – it intervenes in 43-45 Bedford Square in a manner commensurate to its significance as a listed building. This balance of intervention versus significance is described in detail earlier.

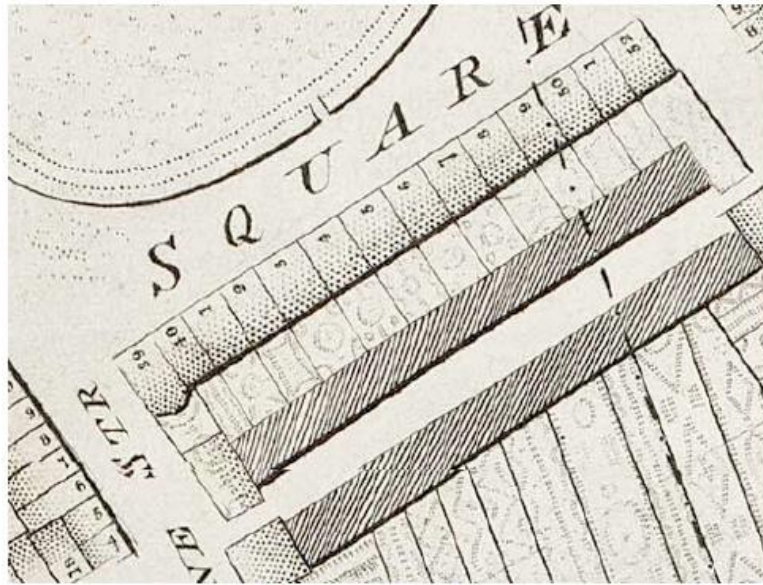
### **Camden’s Local Development Framework**

- 6.8 In positively addressing the requirements of the National Planning Policy Framework, the works also meet the policy requirements of the London Borough of Camden’s Local Development Framework relevant to the historic built environment.
- 6.9 In terms of Core Strategy Policy CS14 and its accompanying commentary, and Policy DP25, the proposals ‘would not cause harm to the special interest of the building’ or to ‘the setting of a listed building’.
- 6.10 Equally, the proposals will ‘preserve and enhance the character and appearance of the area’.

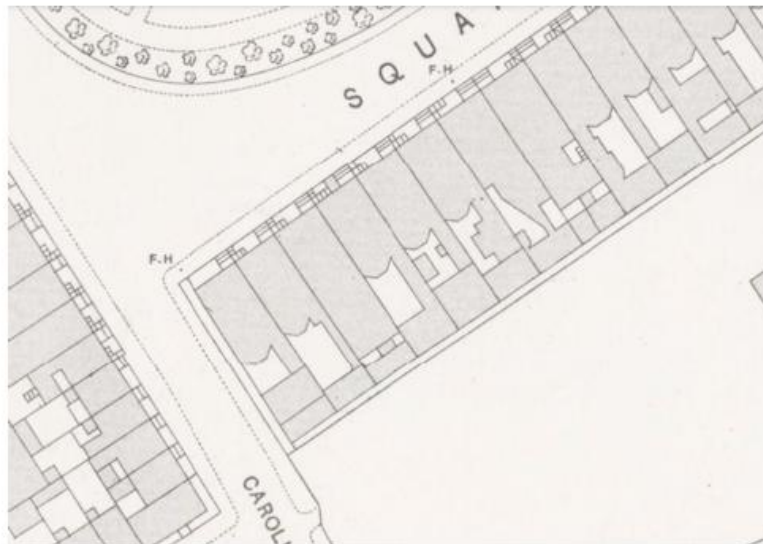
## 7 Summary and conclusions

- 7.1 Whilst still of great importance, 43-45 Bedford Square has seen considerable change – particularly in the last 30 years. This resulted in the total rebuild of the mews building behind Bedford Street façade and the comprehensive refurbishment of the main buildings. Done sympathetically, this enabled the insertion of lifts and modern services and also led to the removal of earlier alterations. The proposed scheme has been designed to make minimum intervention into the historic buildings whilst providing modern and viable educational accommodation for the future. New interventions have been kept to a minimum and focussed in the rear mews building.
- 7.2 The interventions proposed would be made in a sensitive way that ensures the surviving elements of its special architectural and historic interest are protected and enhanced.
- 7.3 The effect of the works on the heritage significance described earlier is therefore positive. The works will preserve and enhance the special architectural and historic interest of the listed building and its setting – its historic fabric and features are retained and the appearance and layout of the listed building remains legible and appreciable. The proposals will also preserve and enhance the setting of other listed buildings and the character and appearance of the Bloomsbury Conservation Area.
- 7.4 For these reasons, the proposed scheme complies with the law, and national and local policy and guidance for listed buildings and conservation areas.

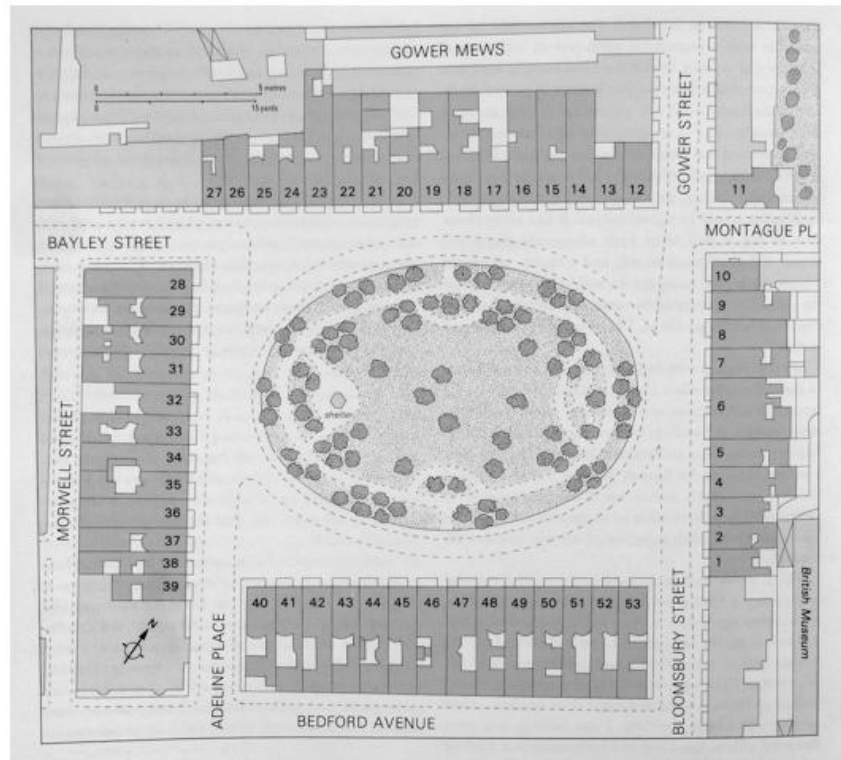
## Appendix A: Historical maps



*Detail from Horwood's map of 1792-9, showing houses forming the southern side of the square and the layout of the gardens, which then were not built over.*



*Detail from the OS five feet to the mile map, published 1895. Note how the individual houses have been extended southwards, with little garden space remaining.*



*Bedford Square in 1980, with its current street numbering. This was produced shortly before Ellis Clarke & Collanough's campaign of alterations to Nos 40-53 Bedford Square and the mews properties along Bedford Avenue. (A Byrne, Bedford Square (1980), p. 8*



## Appendix B: List description

TQ2981NE BEDFORD SQUARE 798-1/99/80 (South side) 24/10/51  
Nos.40-54 (Consecutive) and attached railings (Formerly Listed as:  
BEDFORD SQUARE Nos.1-54 (Consecutive))

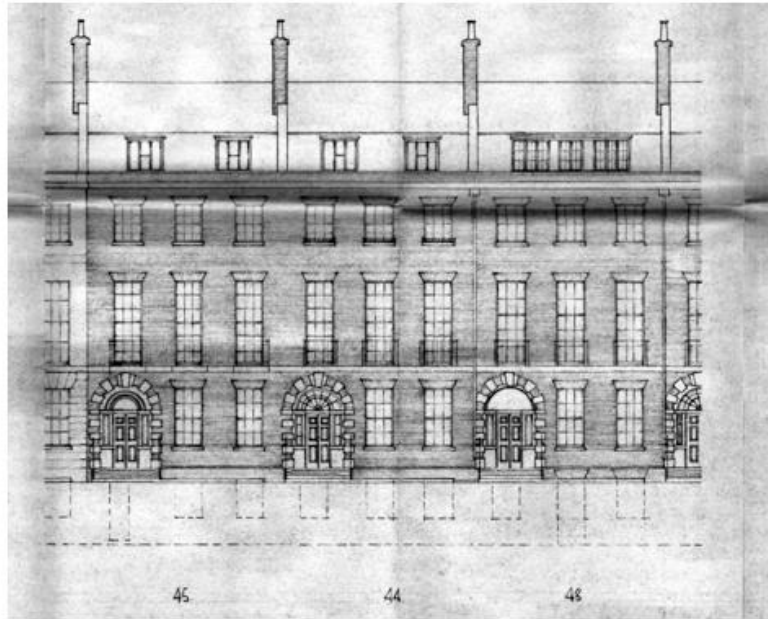
GVI

Includes: Nos.33 AND 35 BEDFORD AVENUE. Terrace of 15 houses forming the south side of a square. No.54 formed by the return of No.53 to Bloomsbury Street. All built by W Scott and R Grews; probably designed by Thomas Leverton or Robert Palmer; for the Bedford Estate. Nos 40-53 form a symmetrical terrace. Yellow stock brick with evidence on most of the houses of tuck pointing. Plain stucco band at 1st floor level. The centre houses, Nos 46 & 47 are stuccoed. Slate mansard roofs with dormers and tall slab chimney-stacks. EXTERIOR: 3 storeys, attics and basements. 3 windows each. Recessed, round-headed entrances with Coad stone vermiculated intermittent voussoirs and bands; mask keystones. Enriched impost bands and cornice-heads to doors. Side lights to panelled doors, some 2-leaf. Fanlights, mostly radial patterned. Gauged brick flat arches to recessed sashes, most with glazing bars. Nos 40-47 & 53 have cast-iron balconies to 1st floor windows. Cornice and parapet, Nos 40 & 53 with balustraded parapets. INTERIORS not inspected but noted to contain original stone stairs with cast and wrought-iron balusters of various scroll designs, decoration and features; special features as mentioned: No.40: 4-window return to Adeline Place, 3 blind. Rear elevation has a full height canted bay. INTERIOR has fine plasterwork, ceiling with 5 restored painted panels and joinery. No.41: rear elevation with a full height bowed bay. A fine plaster ceiling. No.42: a fine plaster ceiling and friezes. Interesting original staircase in the canted bay at the rear. No.43: rear elevation has a full height bowed bay. A fine plaster ceiling. No.44: rear elevation has a full height canted bay. Good detailing and a fine plaster ceiling. Nos 46 & 47: rusticated ground floor; 5 Ionic pilasters rise through the 1st and 2nd storeys to support a frieze, with

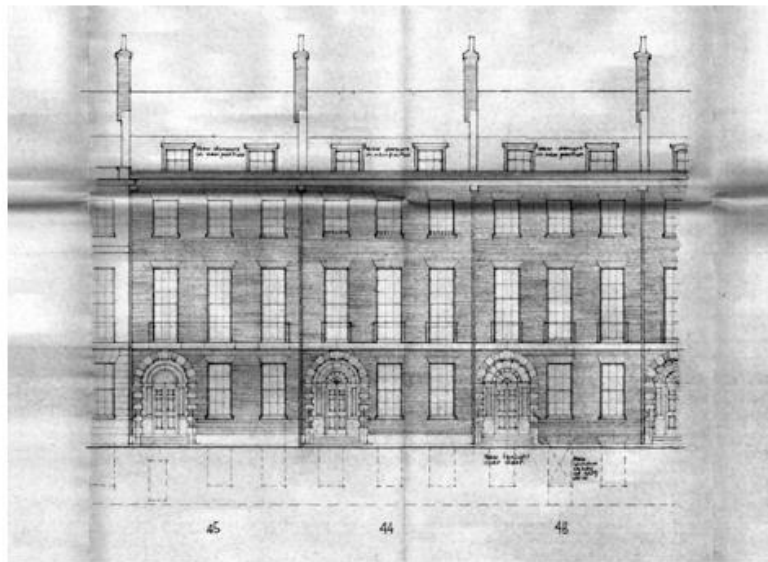
roundels above each pilaster, and pediment with delicate swag and roundel enrichment on the tympanum. At 2nd floor level a continuous enriched band running behind the pilasters. Rear elevations with full height canted bays. INTERIORS have identical form staircases which terminate with a series of winders at the head of a straight flight and returns with a long landing. No.46 with some curved doors; No.47 with 2 fine plaster ceilings. No.48: rear elevation with full height canted bay which is bowed internally. A fine plaster ceiling and good friezes. No.49: rear elevation with full height canted bay. 2 fine plaster ceilings. No.50: rear elevation with full height canted bay which is bowed internally. 2 fine plaster ceilings. No.51: rear elevation with full height canted bay which is bowed internally. 2 fine plaster ceilings. Courtyard retains original York stone paving. No.52: rear elevation with full height canted bay. Friezes of interest but otherwise plain. No.53: return to Bloomsbury Street forming No.54. 4 blind windows and entrance with Gibbs surround and sash to right. Rear elevation with a full height canted bay. Some houses with original lead rainwater heads and pipes. SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn or torch flambe finials. Most houses with good wrought-iron foot scrapers. HISTORICAL NOTE: the houses in Bedford Square form a very important and complete example of C18 town planning. Built as a speculation, it is not clear who designed all the houses. Leverton was a country house architect and may have been involved with only the grander houses; he lived at No.13 (qv). 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. The following have plaques or tablets: No.41 was the residence of Sir Anthony Hope Hawkins, novelist; No.42 of William Butterfield, architect; and No.49 of Ram Mohun Roy, Indian scholar and reformer (LCC / GLC plaques). Nos 50 & 51 have oval plaques inscribed "St. G.F.1859" and "St. G.B. 1823", the line that divides the parishes of St Giles in the Fields and St George, Bloomsbury running along the party w@ (Byrne A: Bedford Square, An architectural study: London: -1990).

## Appendix C: Historic Plans

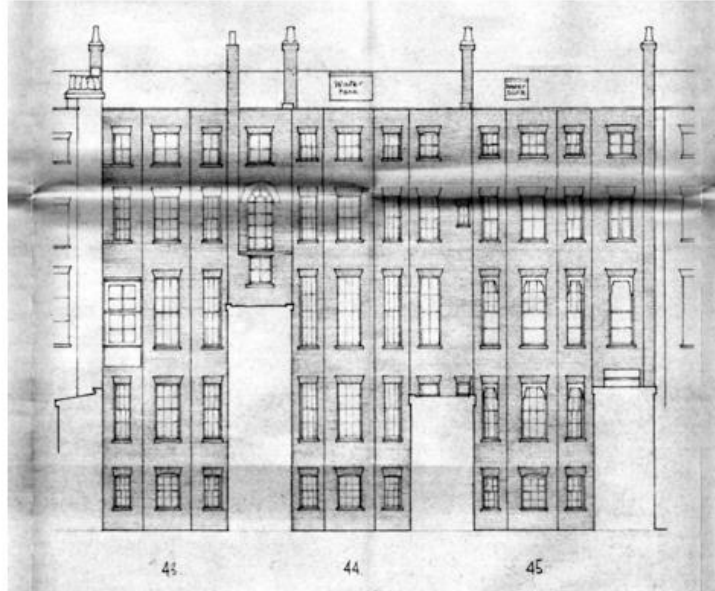
Drawings by John Gadsden of Ellis Clarke & ~~Collonough~~ (all dated 12 May 1987)



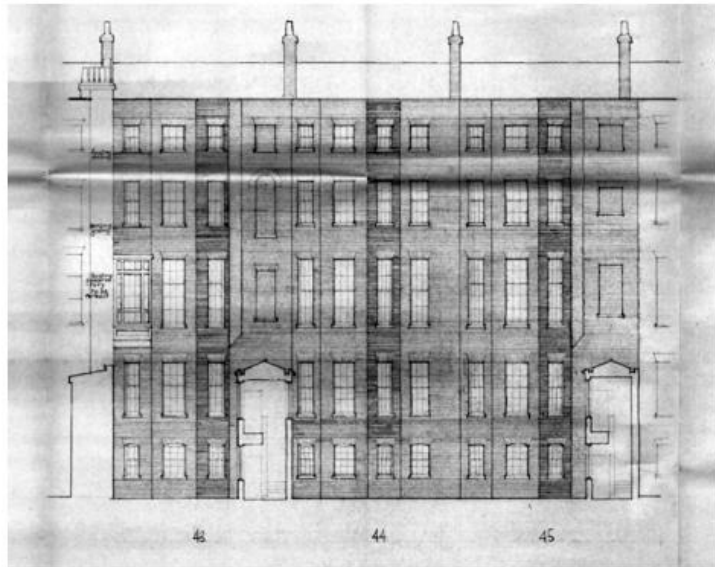
Nos 43-45 Bedford Square: elevation, as existed before c1987



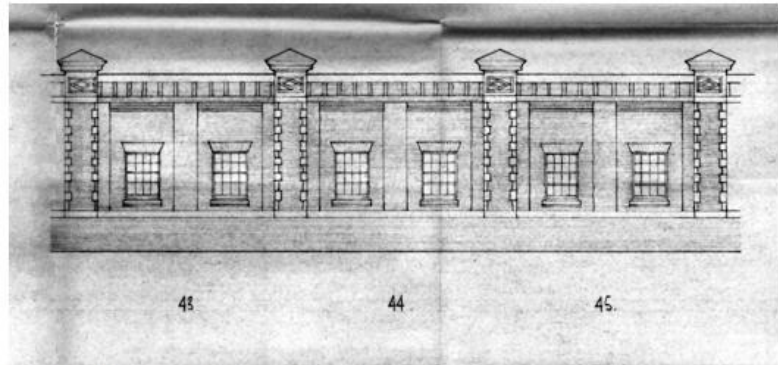
Nos 43-45 Bedford Square: elevation, as now exists (post-1987)



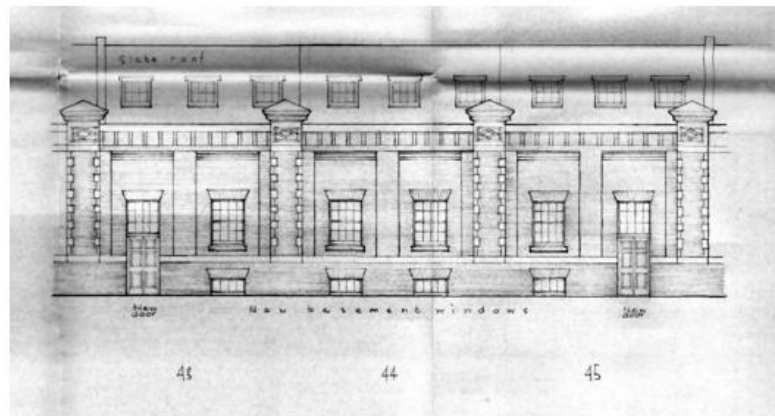
Nos 43-45 Bedford Square: rear elevation as existed before c1987



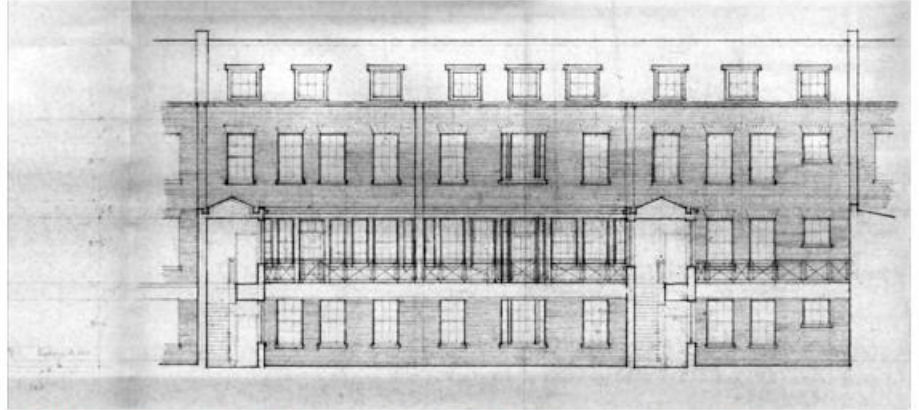
Nos 43-45 Bedford Square: rear elevation, as now exists (post-1987)



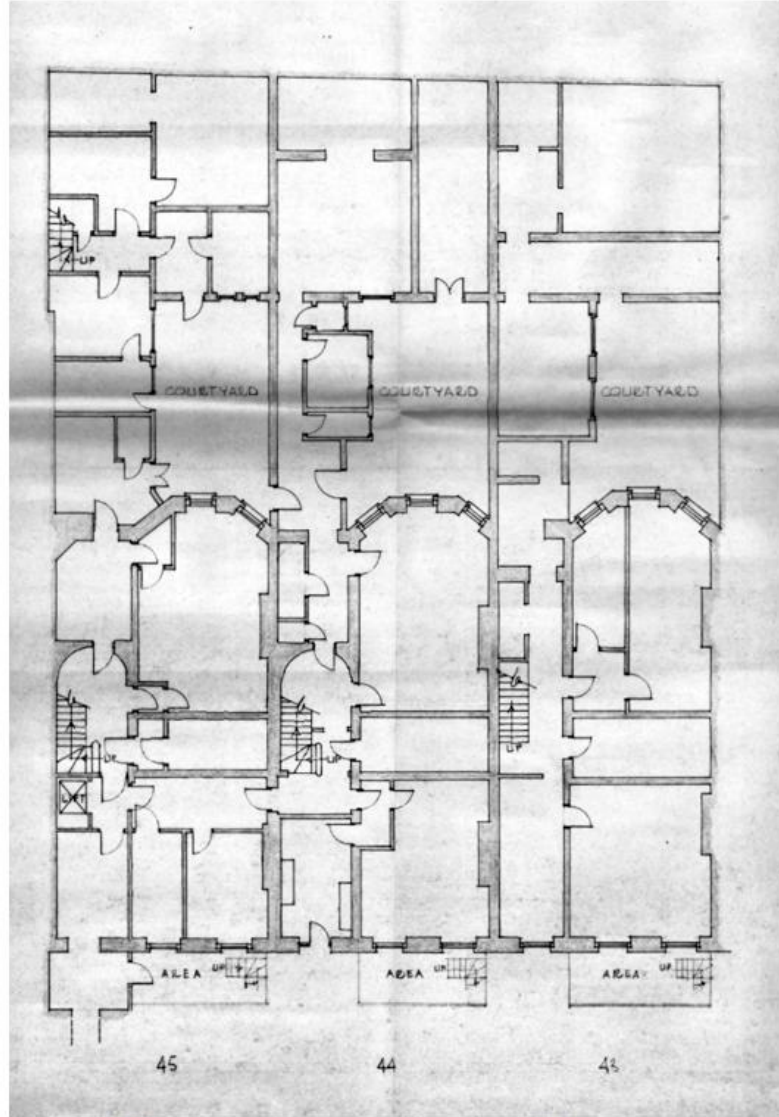
Bedford Avenue: mews elevation, as existed before c1987



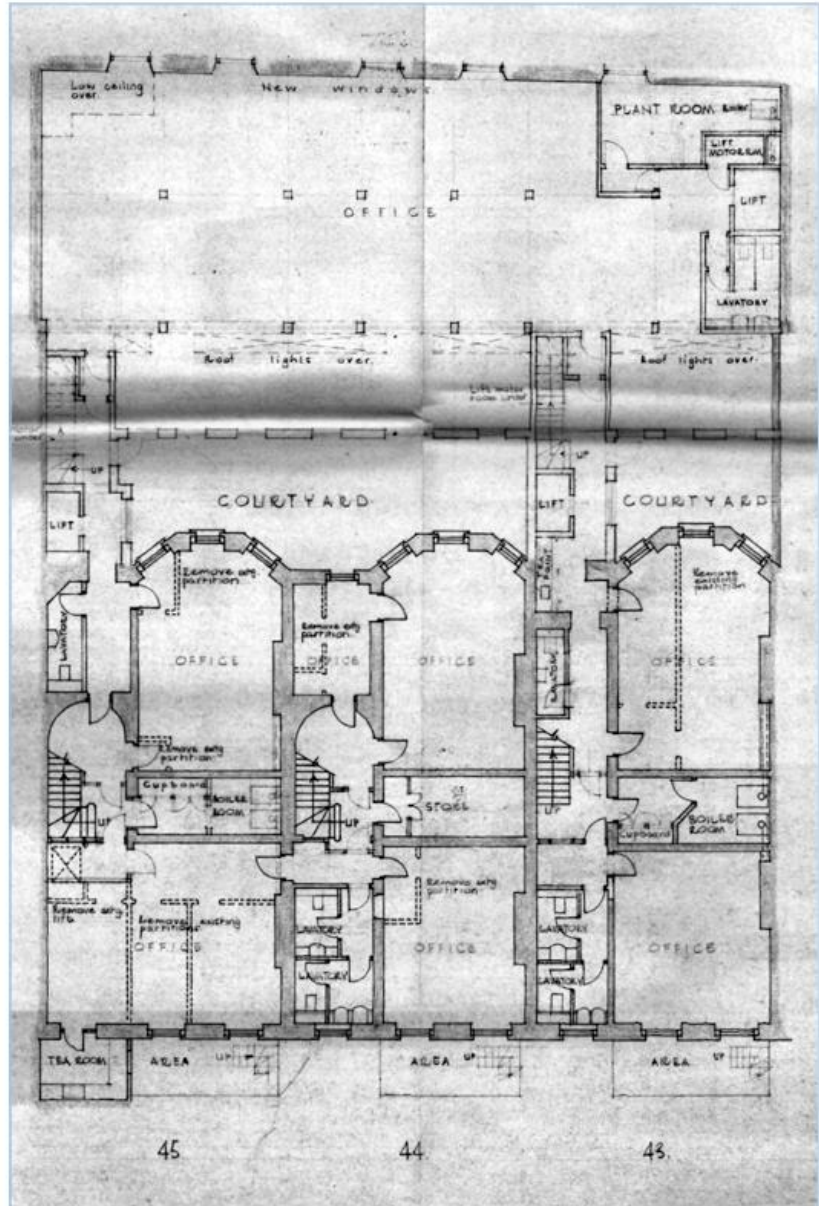
Bedford Avenue: mews elevation as now exists (post-1987)



Bedford Avenue: inner mews elevation (facing Bedford Square) as now exists (post-1987)

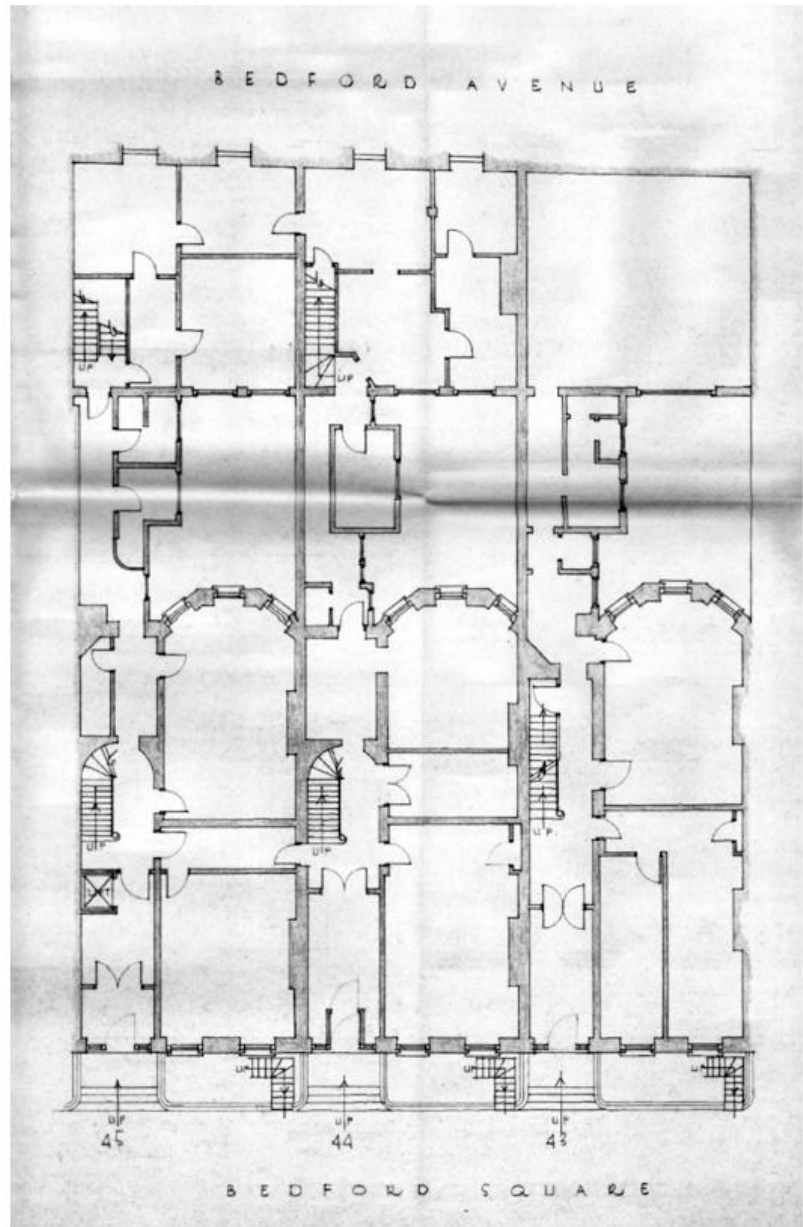


Nos 43-45 Bedford Square: basement-level plan as existed before c1987

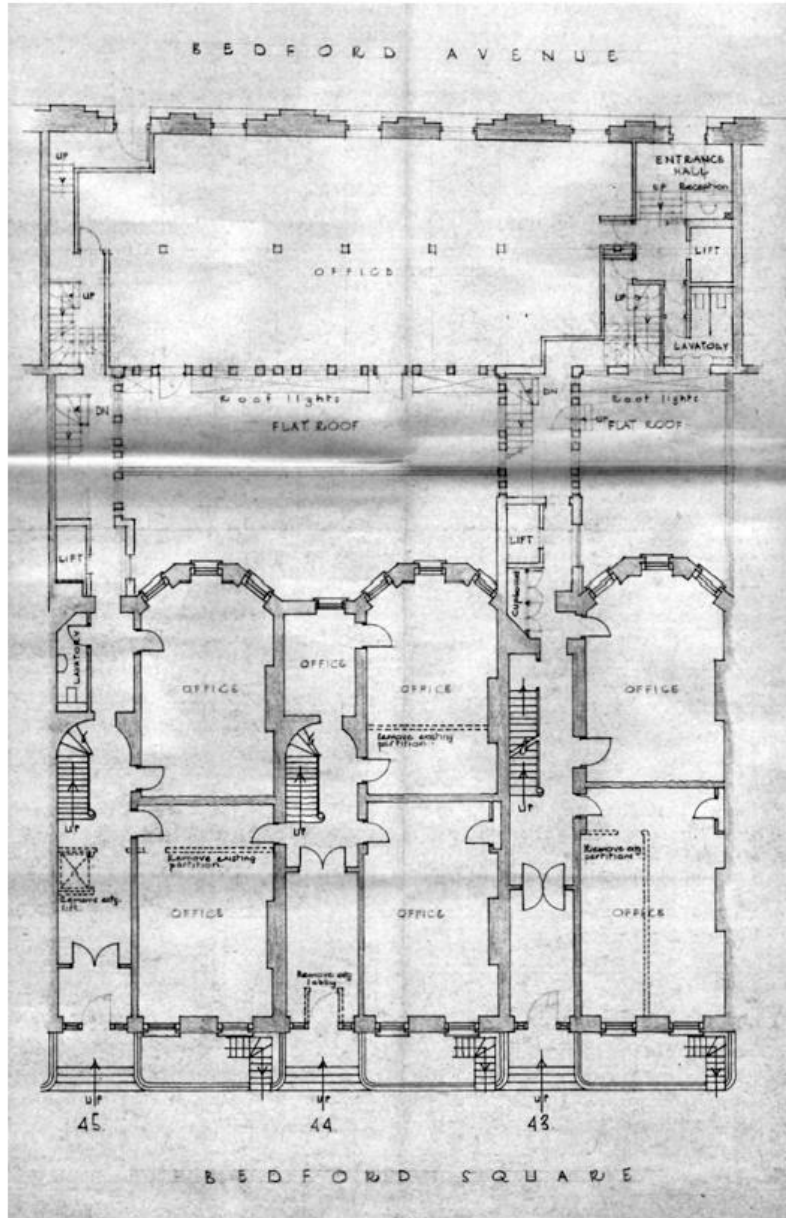


Nos 43-45 Bedford Square: basement-level plan as now exists (post-1987)

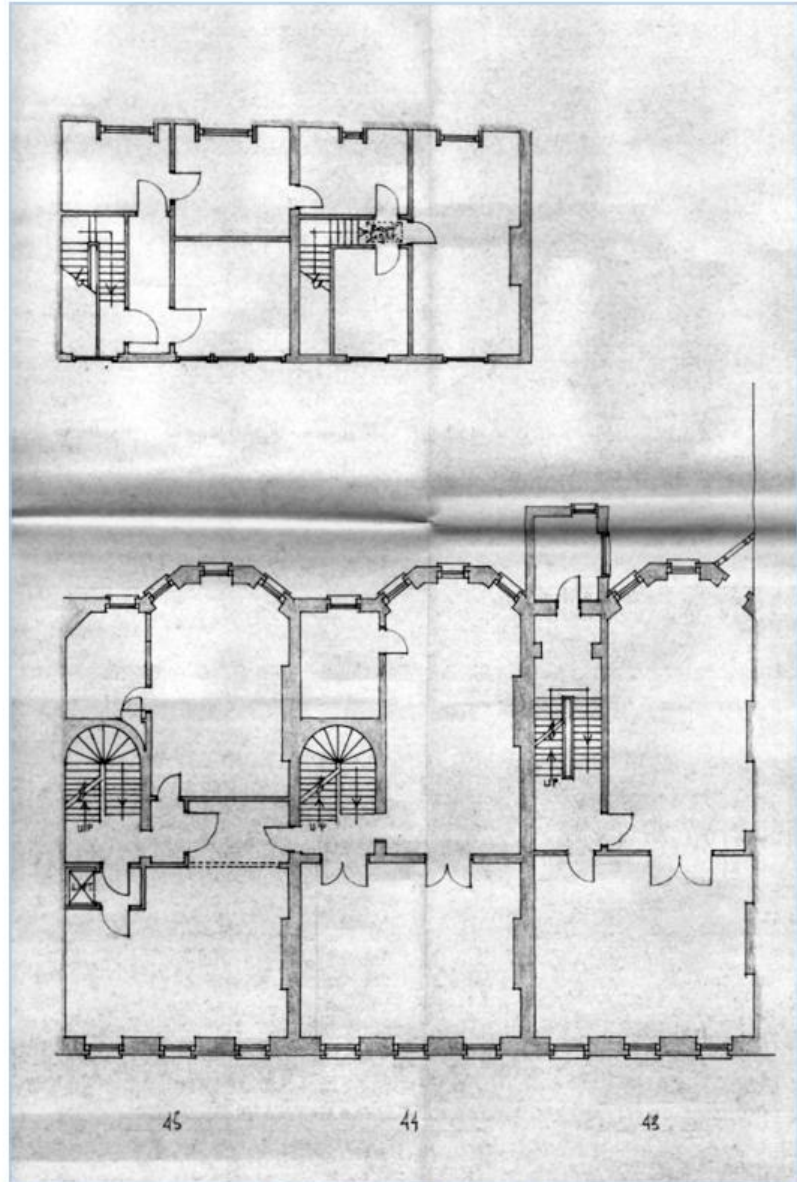




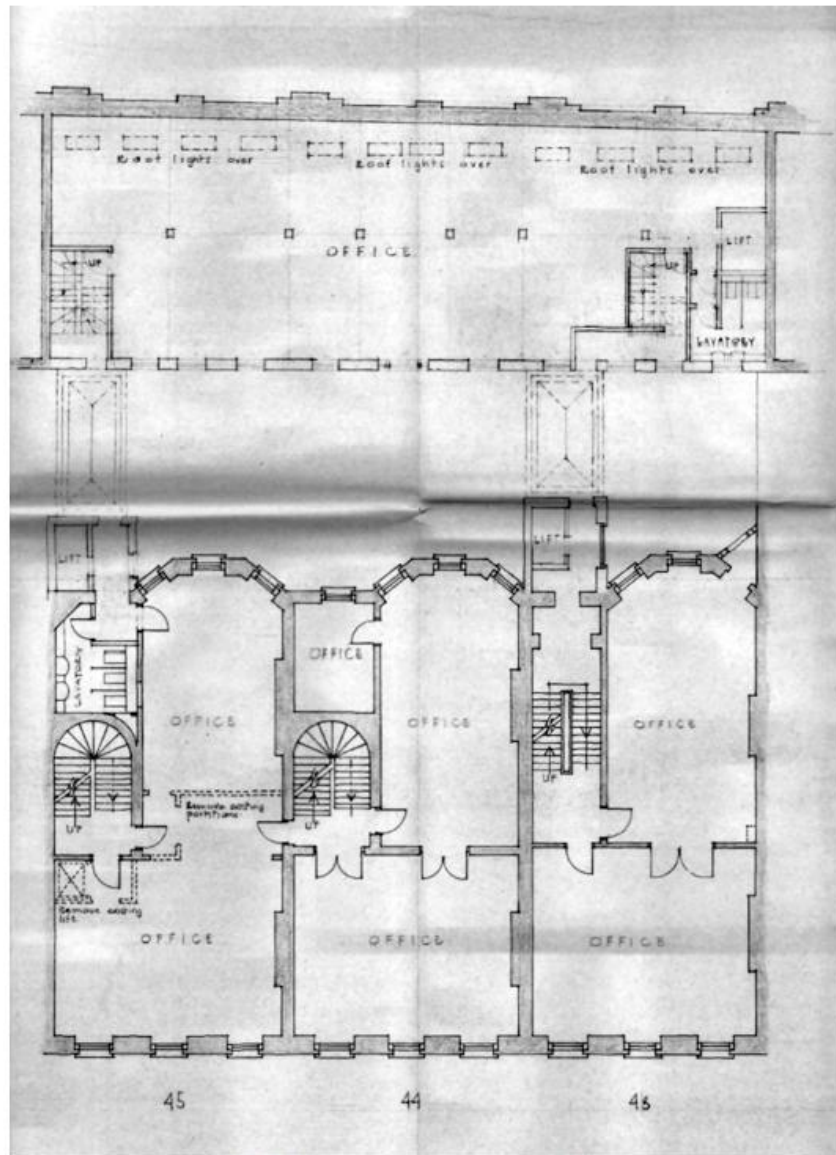
Nos 43-45 Bedford Square: ground-floor plan as existed before c1987



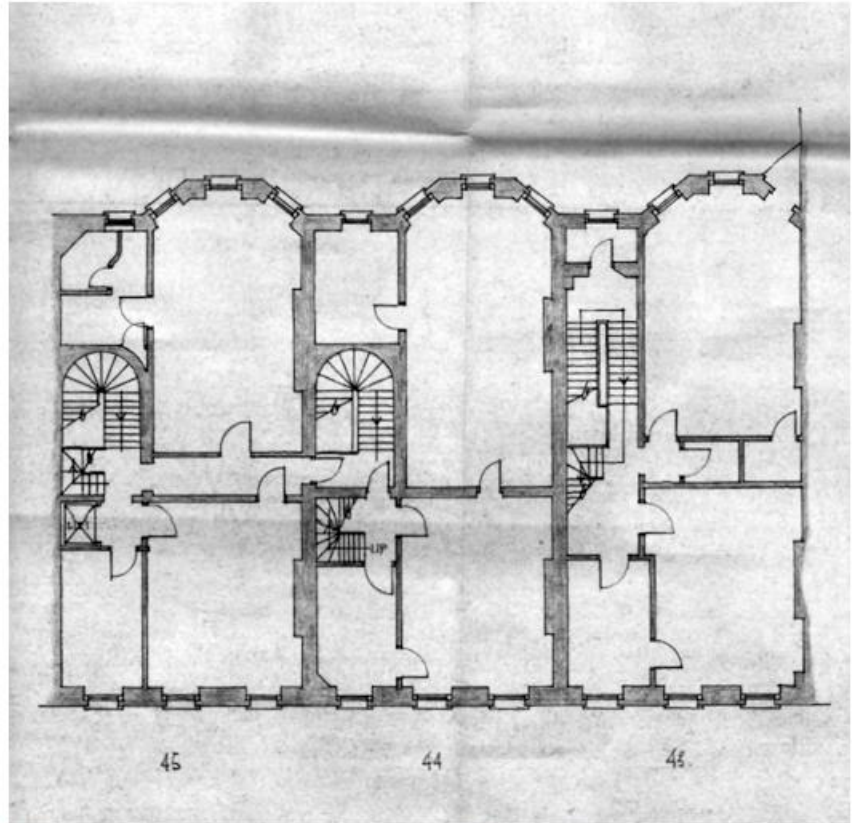
Nos 43-45 Bedford Square: ground-floor plan as now exists (post-1987)



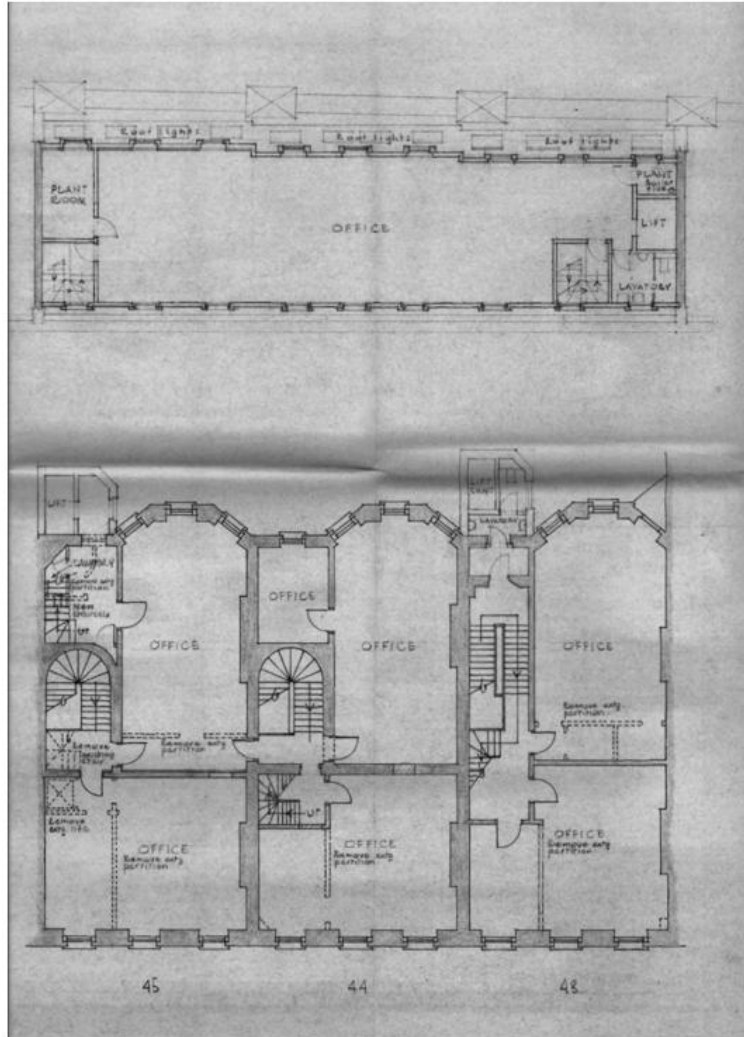
Nos 43-45 Bedford Square: first-floor plan as existed before c1987



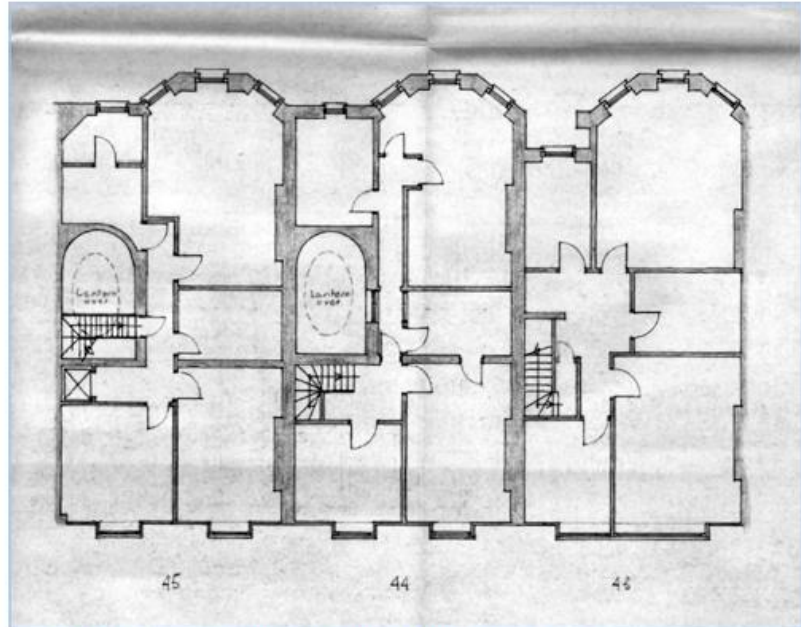
Nos 43-45 Bedford Square: first-floor plan as now exists (post-1987)



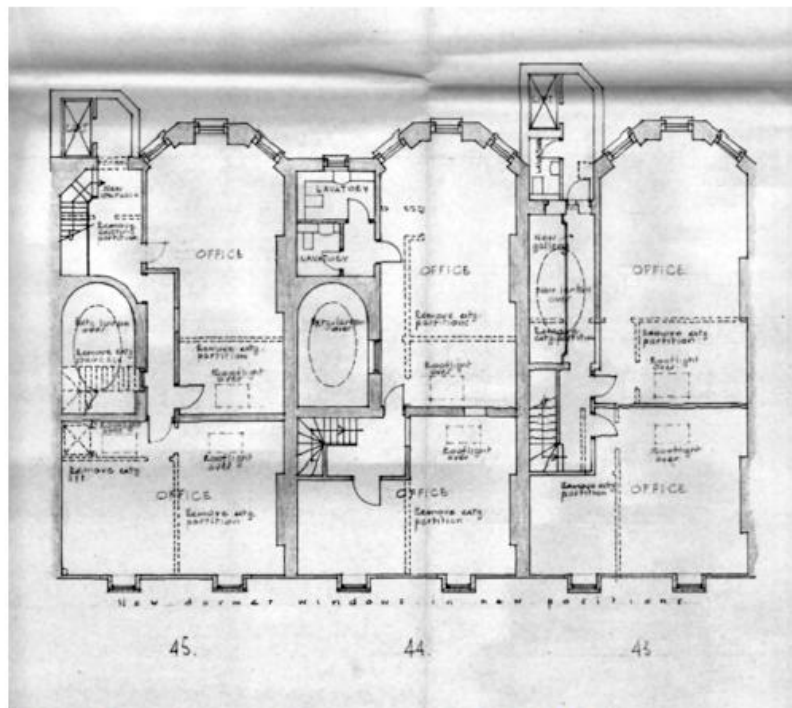
Nos 43-45 Bedford Square: second-floor plan as existed before c1987



Nos 43-45 Bedford Square: second-floor plan as now exists (post-1987)



Nos 43-45 Bedford Square: third-floor plan as existed before c1987



Nos 43-45 Bedford Square: third-floor plan as now exists (post-1987)





**Appendix D: Sources of information**

English Heritage archives

London Metropolitan Archives

The National Archives online

RIBA Library

Slr John Soane Museum

Westminster Archives Centre

Westminster Planning (online, microfiche and paper files)

*The Times* online

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