

OUTLINE DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

20th May 2016

**41 BEDFORD SQUARE
LONDON, WC1B 3HX**

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OUTLINE DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

Design and Access Statement is written in support of the Listed Building Consent Application for the internal renovation of office and amenity accommodation, minor alterations and general upgrade of the building.

The Design and Access Statement focuses upon the way in which the proposals have been resolved through an understanding of setting, analytical assessment of the existing internal space, and a sensitive relationship to heritage surroundings.

This document should be read in conjunction with the following information submitted in support of the application:

Existing and Proposed Plans and Elevations: As prepared by EngineRoom

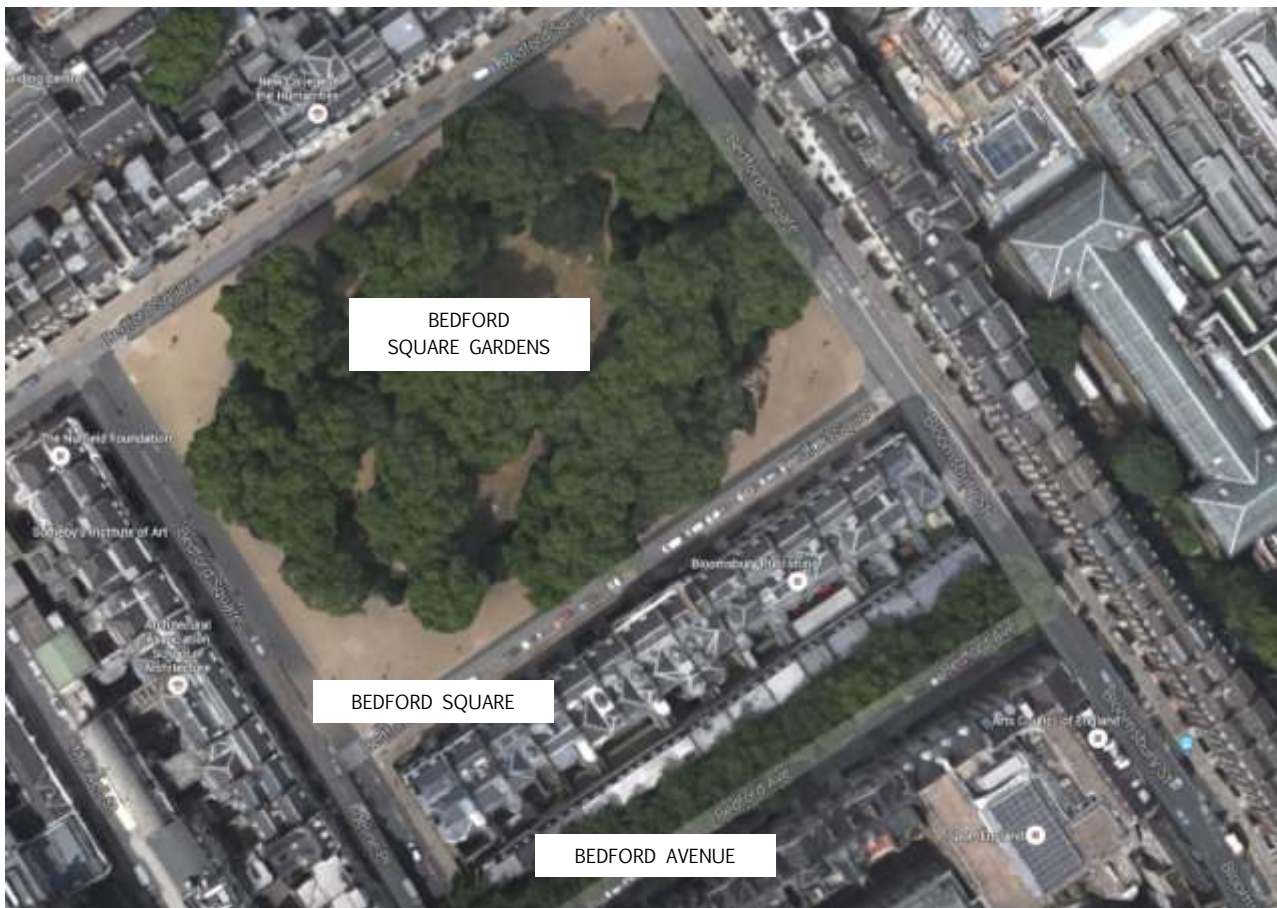
2.0 ASSESSMENT AND ANALYSIS

2.1 SITE AND CONTEXT –

Located close to Tottenham Court Road Underground Station (0.2 miles), Bedford Square is one of the most complete and intact of all Georgian Squares in London. Bedford Avenue, parallel to Bedford Square, was originally known as Caroline Mews (since sometime between 1884 and 1897), and was one of the three streets of coach houses and stables designed for the coachmen and horses belonging to Bedford Square.

41 Bedford Square is a Grade 1 Listed, 5 storey Georgian Town House that links to a rear 4 storey building (the former coach house) 11 Bedford Avenue through an internal glazed corridor and conjoining external lightwell courtyard at Lower Ground and Ground floor levels.

41 Bedford Square is currently used as commercial offices occupied by a Law Firm.



3 DESIGN PROPOSALS

3.1 DESIGN CONCEPT –



The Proposed design scheme involves an analytical appraisal of the existing space to achieve efficiencies in spatial arrangement of office accommodation and to introduce agile working spaces to maximise the usability of the existing floor plates. The proposals use modern technology to reduce the burden on the space. The opportunity in removal of heavy outmoded computer paraphernalia and inclusion of much lighter technologies both for communications and services will help in freeing the building from visual clutter. The proposals also help to connect the workplace by allowing a freer circulation both actual and virtual. An improved circulation through the building is key in presenting a cohesive work environment.


Internally, proposals will retain surviving historic fabric, as identified in item 3.2 and the Heritage Statement below, refurbishing where necessary. All other internal work is generally of redecoration and furnishing nature with no or little impact on the historic fabric.

3.2 SCOPE OF WORKS - STRIP OUT, REMOVAL AND DISMANTLING –


To be read in conjunction with Strip Out Removal and Dismantling Drawings submitted in support of the application.

3.2.1 LOWER GROUND FLOOR –

EXISTING ROOM TITLE	SCOPE OF WORKS	EXISTING ROOM - PHOTO
TERRACE ROOM	<p>Terrace Room - New acoustically treated partition wall between existing kitchen and proposed Quiet room.</p> <p>Existing plasterboard ceiling to Terrace Room to be removed and all lighting to be removed and made safe. Proposed ceiling recessed lights to be installed.</p>	
CLIENT WC	<p>Existing IPS Panels and ceramic wall tiles to be removed and replaced with new IPS Panel and ceramic tiles.</p>	


COMMS ROOM	Existing Comms Room equipment to be relocated to adjacent store room. New partition walls to form 4 no. WC Cubicles, 1 no. Shower Room and Store Cupboard in existing Comms Room. Proposed drainage connections to connect to existing mahole	
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3.2.2 GROUND FLOOR –

EXISTING ROOM TITLE	SCOPE OF WORKS	EXISTING ROOM - PHOTO
MAIN ENTRANCE DOOR	Existing door and frame to be restored and reconditioned to allow the door leaf to fully engage with the frame rebate and the realignment of the lock sets and bolts to facilitate locking and securing of the door.	


<p>HAWKINS BOARDROOM</p>	<p>Existing wallpaper be removed and replaced with alternative wallpaper.</p>	
<p>TAVISTOCK MEETING ROOM</p>	<p>Existing wallpaper be removed and replaced with alternative wallpaper.</p>	

3.2.3 FIRST FLOOR –


EXISTING ROOM TITLE	SCOPE OF WORKS	EXISTING ROOM - PHOTO
<p>MAIN BUILDING OFFICE</p>	<p>Existing Teapoint, fittings and partition wall to be removed and cart away – all services to be made good. Proposed stand alone teapoint to extend along length of wall against new partition wall – teapoint to be contained within freestanding furniture. Proposed Teapoint to house built in appliances, including 2 no. fridge/freezers, 2 no. zip taps.</p>	

<p>MAIN BUILDING OFFICE</p>	<p>2 no. MDF hinged Panel doors to be removed.</p>	
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3.2.4 SECOND FLOOR –

EXISTING ROOM TITLE	SCOPE OF WORKS	EXISTING ROOM - PHOTO
<p>2 NO. OFFICES TO FRONT BUILDING</p>	<p>Partial removal of existing wall to form opening between 2 no. offices - width of opening and new 190mm architrave to replicate 1st floor existing opening.</p>	

3.2.5 THIRD FLOOR –

EXISTING ROOM TITLE	SCOPE OF WORKS	EXISTING ROOM - PHOTO
<p>PRIVATE OFFICE</p>	<p>Partial removal of partition walls (as shown on Strip Out, Removal and Dismantling Plans) to existing Private office, to form opening for proposed door to Team Room. New partition wall to separate proposed Meeting Room and Team Room. New door to replicate existing door and architrave.</p>	

3.3 BUILDING PLANS –

3.3.1 EXISTING PLANS

Existing drawing numbers submitted in support of the application:

001 Site Location Plan, 100 Existing Lower Ground Floor Rev A, 101 Existing Ground Floor Rev A, 102 Existing First Floor Rev A, 103 Existing Second Floor Rev A, 104 Existing Third Floor Rev A

REFER TO APPENDIX A

3.3.2 STRIP OUT, REMOVAL AND DISMANTLING PLANS

Strip Out, Removal and Dismantling drawing numbers submitted in support of the application:

200 Strip Out, Removal and Dismantling Lower Ground Floor Plan Rev D, 201 Strip Out, Removal and Dismantling Ground Floor Plan Rev D, 202 Strip Out, Removal and Dismantling First Floor Plan Rev D, 203 Strip Out, Removal and Dismantling Second Floor Plan Rev D, 204 Strip Out, Removal and Dismantling Third Floor Plan Rev D

REFER TO APPENDIX B

3.3.3 PROPOSED GA PLANS

Proposed GA drawing numbers submitted in support of the application:

300 Proposed Lower Ground Floor GA Plan Rev B, 301 Proposed Ground Floor GA Plan Rev B, 302 Proposed First Floor GA Plan Rev B, 303 Proposed Second Floor GA Plan Rev B, 304 Proposed Third Floor GA Plan Rev B

REFER TO APPENDIX C

3.3.4 PROPOSED FURNITURE PLANS

Proposed Furniture drawing numbers submitted in support of the application:

310 Proposed Lower Ground Floor Furniture Plan Rev B, 311 Proposed Ground Floor Furniture Plan Rev B, 312 Proposed First Floor Furniture Plan Rev B, 313 Proposed Second Floor Furniture Rev B, 314 Proposed Third Floor Furniture Rev B

REFER TO APPENDIX D

3.3.5 EXISTING AND PROPOSED LOWER GROUND ELEVATIONS

Existing and Proposed Lower Ground Elevation drawing numbers submitted in support of the application:

1000, 1001, 1002, 1003

REFER TO APPENDIX E

3.3.6 EXISTING AND PROPOSED FIRST FLOOR ELEVATIONS

Existing and Proposed Lower Ground Elevation drawing numbers submitted in support of the application:

1004, 1005, 1006, 1007

REFER TO APPENDIX F

3.3.7 EXISTING AND PROPOSED SECOND FLOOR ELEVATIONS

Existing and Proposed Lower Ground Elevation drawing numbers submitted in support of the application:

1008, 1009, 1010

REFER TO APPENDIX G

3.3.8 EXISTING AND PROPOSED THIRD FLOOR ELEVATIONS

Existing and Proposed Lower Ground Elevation drawing numbers submitted in support of the application:

1011, 1012, 1013, 1014

REFER TO APPENDIX H

3.4 PROPOSED SERVICE ROUTE STRATEGY -

Service routes will need to be introduced for the proposed Existing and Proposed Lower Ground Elevation drawing numbers submitted in support of the application:

2000, 2001, 2002

REFER TO APPENDIX I

4 SUMMARY AND CONCLUSION

The internal renovation of 41 Bedford Square's office is designed to improve amenity space and provide a general upgrade of the building.

The design proposals will retain surviving historic fabric as identified in the Scope of Works above and the Heritage Statement below, refurbishing where necessary. The proposal will not affect the external building envelope. All other internal work is generally of redecoration and furnishing nature with little or no impact on the historic fabric. The furniture would be suitable for modern work environment and yet in-obtrusive. The services to the proposed First floor Teapoint would be sensibly routed and hidden. The introduction of lighter modern technologies and modern office furniture will also reduce the impact of electrical services. The proposed internal works to 11 Bedford Avenue would not impact on the historic fabric or setting of the listed asset as it is a predominantly a modern structure build in the 1980s. The proposal as a whole will in any case be lightweight and reversible.

The proposed scheme has been designed to create an office layout that enables a modern, agile workspace, achieved by efficient spatial arrangements and light internal works, compatible with the style and nature of the existing.

HERITAGE STATEMENT

1.0 INTRODUCTION

- 1.1 Schillings International LLP have commissioned Engineroom Architects to produce a Heritage Statement for no 41 Bedford Square in support of the Planning and Listed Building Consent applications for internal renovation of office and amenity accommodation, minor alterations and general upgrade of the building. This document forms an appendix to the Design & Access Statement.
- 1.2 The property along with numbers 1-54 (Consecutive) was originally designated Grade I in 1951. The Listing was amended in 1999 as 33& 35, Bedford Avenue, Numbers 40-54 and attached railings 40-54, Bedford Square (Historic England Ref TQ2981NE BEDFORD SQUARE 798-1/99/80(south side)24/10/51 Nos. 40-54(consecutive) and attached railings).
- 1.3 The following summary is taken from the list description and for the purposes of this report, it focuses on the description relevant to no 41:
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 Coade 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.41: rear elevation with a full height bowed bay. A fine plaster ceiling.

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 brick maker. 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 wall.

1.4 SUMMARY OF CURRENT PROPOSAL:

The commission is for analytical appraisal of the existing space to achieve efficiencies in spatial arrangement of office accommodation and to introduce agile working spaces to

maximise the usability of the existing floor plates. The proposals use modern technology and new streamlined practices to reduce the burden on the space. The opportunity in removal of heavy outmoded computer paraphernalia and inclusion of much lighter technologies both for communications and services will help in freeing the building from visual clutter. The proposals also help to bring the two buildings together by allowing a freer circulation both actual and virtual. An improved circulation through the courtyard is key in presenting a cohesive work environment.

- 1.5 Based on the Paragraph 128 of the National Planning Policy Framework (March 2012) this statement presents the significance of the heritage asset (no 41 Bedford Square) and examines the potential impact of the proposals on the surviving original fabric of the property, its general character and its place within the listed terrace at the southern part of Bedford Square.

2.0 REGULATORY FRAMEWORK

- 2.1 Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of particular relevance are sections 16 and 66, summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall 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.

NATIONAL GUIDELINES

- 2.2 The National Planning Policy Framework (NPPF, March 2012) emphasises a 'presumption in favour' of sustainable development i.e. defined by the document as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.
- 2.3 This 'presumption in favour' has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved 'in a manner appropriate to their significance'. Key paragraphs from the document are summarised below.
- 2.4 Paragraph 131 states that in determining planning applications local 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.

Local Policy

- 2.5 The London Borough of Camden replacement Unitary Development Plan (UDP) adopted in June 2006, was replaced in November 2011 by the Local Development Framework (LDF). The Camden Core Strategy 2010-25 sets out the key elements for the vision of the Borough and is a key element of the LDF.

- 2.6 The Core Strategy is supported in terms of detailed development management by the Camden Development Policies Document 2010-25 (DPD) adopted at the same time. Both the Core Strategy and the DPD contain policies specific to conservation.
- 2.7 Policy CS5 of the Core Strategy concerns the impact of growth and development and its management. Among other factors that must be given particular consideration, this would include 'd) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities'.
- 2.8 This is considered in more detail by Policy CS14 of the same document (Promoting high quality places and conserving our heritage), which sets out the Council's strategic objectives to preserve and enhance Camden's heritage: 'The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
- a) Requiring development of the highest standard of design that respects local context and character;
 - b) Preserving and enhancing Camden's rich and diverse heritage assets and their settings, including . . . listed buildings . . . ;'
- 2.9 The London Plan (2011) also contains the following relevant summarised policies:
- Policy 7.8**
C Development should identify, value, conserve, restore, reuse and incorporate heritage assets, where appropriate.
- Policy 7.9**
Heritage-led Regeneration
Strategic
- A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so that they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon network and public realm.
- Planning Decisions**
- B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and catalysts for regeneration. Wherever possible heritage assets (including buildings at risk should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.
- OTHER RELEVANT GUIDANCE**
- 2.10 Of equal relevance is English Heritage's (Historic England) 2008 document Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008. At paragraph 140, p.59, this states that "The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change".

3.0 HISTORIC BACKGROUND

Bedford Square and Bedford Avenue

- 3.1 A brief history of Bedford Square. History of the area prior to development of the Square is not discussed in this document.
- 3.1.1 Bedford Square is one of the most complete and intact of all Georgian Squares in London. Located in the south-east of Bloomsbury, on the Bedford ducal estate was originally planned as Bedford Circus by the fourth Duke, it was laid out in 1771 and the square was built between 1775 and 1783 by the fourth Duke's widow, Gertrude Leveson-Gower, who initiated much of the residential development in Bloomsbury.
- 3.1.2 It is singled out as the great survivor of the Golden Age of domestic architecture in London and is thought the building of Bedford Square and the adjacent streets inaugurated the systematic transformation of the pastures of northern Bloomsbury into a restricted upper-middle class suburb (Donald Olsen, *Town Planning in London*, 2nd edn, 1984).
- 3.1.3 There are four sides of palace-fronted terraced houses with stucco-faced pedimented centres, with distinctive uniform door cases of Coade stone. There is a leafy circular private garden in the centre of the square.
- 3.1.4 It is thought that Thomas Leverton was the author of the general scheme and the designer of the houses. The interiors vary greatly and it is thought that various other architects may have been engaged to finish the individual houses. Designers who worked on the interiors included Bonomi, Angelica Kauffmann, and possibly John Flaxman.
- 3.1.5 Every house in the Square became a listed building, along with the garden house in its gardens, and much of its street furniture It is often described as the best Georgian square in London.
- 3.1.6 Bedford Avenue was originally known as Caroline Mews (since sometime between 1884 and 1897), and was one of the three streets of coach houses and stables designed for the coachmen and horses belonging to Bedford Square, the others being Tavistock Mews to the west and Gower Mews to the north. It was merged with Tavistock Street to the east and the whole street was renamed Bedford Avenue (Camden History Society, *Streets of Bloomsbury and Fitzrovia*, 1997).
- 3.1.7 According to A Byrne's comprehensive 1990 book, *Bedford Square, a Historic Study*, the mews and coach houses were badly neglected and fall into disrepair many were demolished and re build.

3.2 41 BEDFORD SQUARE

- 3.2.1 The following account is taken from Survey of London Volume 5 St Giles in the Field Pt II. As an early account of the building (1914) it is valuable in assessing the extent of the original survival and appraising any proposals with regards to their suitability.
- 3.2.2 *"The premises (No. 41) have been considerably modernized, but four chimneypieces remain, that in the front room on the ground floor being Greek in character, with panelled pilasters and acanthus capitals. The one in the rear room on the same floor*

is treated with three-quarter Ionic columns carrying the cornice directly over, to which a shelf of later date has been added.

On the first floor, the chimneypiece in the front room (Plate 95) has coupled and bracketed pilasters and sculptured frieze. That in the rear room (Plate 95) is inlaid with mottled green marble. It retains the original cast-iron grate. The ornamental plaster ceiling in this room has four oval plaques in square panels. According to Mr. Anthony Hope Hawkins, the present occupier, it is composed partly of old portions of a ceiling formerly in No. 30 or No. 31, Bedford Square, the remaining part being a copy of a ceiling still existing in one of these houses. The ceiling appears to be a replica of that in the rear room of No. 31 (Plate 88), with the exception that it is of less width, and consequently the central design, instead of being circular, is compressed into an oval form. The premises are in good repair."

- 3.2.3 The list entry supports the account and in particular the survival of the ceiling of the rear room on the first floor.
- 3.2.4 London Metropolitan Archives holds a collection of pictures (from various dates) of the building recording the aforementioned features and also other parts of the building:



Picture 1 shows the ceiling of the rear room at first floor (from 1913)



Picture 2 shows the plain cast iron balusters to the main stone staircase (from 1907)



Picture 3 shows the rear room at second floor which by this date is fully modernised (1965)



Picture 4 shows the front room at second floor which by this date is fully modernised (1965)

3.3 11 BEDFORD AVENUE

3.3.1 No 11 Bedford Avenue the Coach house and mews to no 41 Bedford Square was reportedly rebuild in the 80's. The structure is of concrete and steel with brick cladding and was developed as offices.

3.4 PLANNING HISTORY

3.4.1 Camden Council Records show two consented and relevant Planning and LBC Application.

3.4.2 The first dating from 1972 (Planning Ref No HB294) and includes

- (a) The replacement of the central rear basement window by a glazed door of appropriate design
- (b) The removal of partition and other works in the basement
- (c) The removal of partition in the first floor rear room
- (d) The removal and alteration of partitions on the second floor
- (e) The erection of a fire resisting screen at the head of stairs and other proposed works on the third floor

The application for the following proposals however were rejected:

- (a) The erection of partition within the ground floor front room
- (b) The removal of door between the entrance hall and ground floor front room
- (c) The erection of new fire doors within the entrance, hall and the placing of Georgian wired glass in the inner fanlight

Camden's online archives do not include any drawings for the proposed works.

3.4.3 The second consented scheme is from 2007 ((Planning Ref Nos 2007/2600/L and 2007/2595/P).

The summary of the consented proposals is given as:

- Internal partitions within the third and ground floors
- Installation of 4 condenser units with louvered acoustic screens within the undercroft.
- Replacement of internal heating, electrical and Data services

- The installation of a window module to the rear of mews building (11 Bedford Avenue) at lower ground floor within central courtyard.
- And new glazed screen along the connecting corridor within the courtyard

The consented scheme of 2007 is the basis of the current application.

4.0 AN APPRAISAL OF THE SURVIVING ORGANIC FABRIC

- 4.1 This assessment is based on the planning history, archival sources and visual survey of the property.

A Byrne in Bedford Square, An architectural Study,1990 writes:

“The balconies to the first floor windows are in cast-iron with good stone bases. Inside, this house is very plain. The stone staircase rises, strangely, all the way to the third floor, with two straight cast-iron balusters per tread. It is lit by an oval lantern. Elsewhere, only the rear room on the first floor is of note, with original doorcases and very good decorative plaster ceiling.”

4.2 EXTERIOR OF THE PROPERTY

- 4.2.1 The front elevation seems to be as un- altered as a period property of this status is expected to be. One can't be certain as of the extent of repairs or replacement of the windows casements but the general impression is that of originality. The pattern and general details of the front door is comparable to other front doors on the terrace, although one can detect variations on the close up details and mouldings to the panels. Most ironmongery seems uniformly used but the letter plates vary greatly, thought to be the result of the need to enlarge these as postal practices changed. The door is currently not in a very good state of repair and does not fit properly in its casing, causing security concerns. Given the variation on the detailing it is difficult to ascertain its originality as compared to the other doors.
- 4.2.2 Parts of the rear elevation has been modernised and altered since completion in late 1700s. The service tower certainly is modern but we have not been able to locate records of the date and details of reconstruction. 1972 consent also permitted alterations to the fenestration to the rear room at lower ground floor. The records do not contain details of this.
- 4.2.3 The coach house at no 11 Bedford Avenue was reconstructed in 1980s (see design and access statement for the consented Planning and LBC applications of 2007). We have not been able to locate details of this reconstruction within the Council's online archives. The elevation overlooking the courtyard is therefore of no heritage significant.

4.3 INTERIORS OF THE PROPERTY

- 4.3.1 From the information garnered from archival sources and in particular The Survey of London (1914) it seems that the property at No 41 Bedford Square had gone through major modernisation in early 20th Century. The photographic evidence, London Metropolitan Archives, support this view. The modernisation had particularly affected lower ground, second and mansard levels. Please see archival photographs 3 and 4 of second floor dating from 1965.
- 4.3.2 The ground and first floors have the highest level of survival although the level of repairs to or replacement of the original features remains unquantified. The visual inspection of these rooms reveals a degree of completeness. The ceiling of the rear room at first floor, see picture 1 dating from 1913, has been singled out in a number of archival sources and is cited in the listing description. From description given by A

Byrne, see 4.1 above this room seems to be the most intact of all rooms in the property.

- 4.3.3 The staircase is generally intact and it appears that the unusually plain cast iron balusters are original, see Picture 2 dating from 1907.
- 4.3.4 The interiors of no 11 Bedford Avenue carry no heritage significance.
- 4.3.5 In general, one can assume that the current state of No 41 Bedford Square reflects the description of the property as recorded in The Survey of London and the planning and LBC consents of 1972 and 2007 corroborate this as planning and conservation officers have sought to preserve the essentials and given permission to most other improvement works.

5.0 ASSESSMENT OF PROPOSALS

- 5.1 The proposal will not affect the external building envelope, albeit the opportunity will be taken via this, to address more minor issues there. For example, existing windows and ironwork would be refurbished where necessary.
- 5.2 Internally, proposals will retain surviving historic fabric as identified above refurbishing where necessary.
- 5.3 All other internal work is generally of redecoration and furnishing nature with little or no impact on the historic fabric. The works are largely in line with the 2007 consent and in particular the minimal alterations at lower ground and third floors. Intervention will in any case be lightweight and reversible.
- 5.4 As stated above proposed internal works to 11 Bedford Avenue would not impact on the historic fabric or setting of the listed asset as it is a predominantly a modern structure build in the 1980s.
- 5.5 Associated services would be judiciously routed and hidden and of lightweight modern technology to reduce any impact.
- 5.6 The following matrix assess the proposed works floor by floor and weighs their impact on the listed asset:

LOCATION	DRAWING	SUMMARY OF PROPOSAL	IMPACT ASSESSMENT
LOWER GROUND FLOOR	Plans: 1501007/100A, 200D,300B& 310B Internal elevations: 1501007/1000, 1001, 1002, & 1003	11 Bedford Avenue Works to the LGF do not constitute any significant alteration and is generally limited to furniture re-arrangements within the staff kitchen, no noteworthy impact or revisions to the 2007 consented scheme. 41 Bedford Square In addition to proposals for re-arrangement of the office furniture, the application calls for re-planning of the communications room into additional staff amenity and services. The proposal would not alter the foot print of the room and is reversible.	<i>Neutral</i> <i>Neutral/ Reversible</i>
GROUND FLOOR	Plans: 1501007/101A, 201D,301B& 311B	11 Bedford Avenue No new works is proposed 41 Bedford Square Re-arrangement and renewal of the office furniture, and redecoration.	<i>Neutral</i> <i>Neutral/ Reversible</i>
FIRST FLOOR	Plans: 1501007/102A, 202D,302B& 312B Internal elevations: 1501007/1004, 1005, 1006, & 1007	11 Bedford Avenue Re-arrangement and renewal of the office furniture 41 Bedford Square Re-arrangement and renewal of the office furniture, and redecoration. Introduction of larger free standing furniture containing an improved tea point.	<i>Neutral</i> <i>Neutral/ Reversible</i>
SECOND FLOOR	1501007/103A, 203D,303B& 313B Internal elevations: 1501007/1008, 1009 & 1010	11 Bedford Avenue Re-arrangement and renewal of the office furniture 41 Bedford Square Re-arrangement and renewal of the office furniture, and redecoration. Introduction of an interconnecting opening between front and rear rooms. The proposals seek to replicate the opening between the front and rear rooms at first floor. The application of architectural character of the first floor's opening (thought to be an original feature of the property, see 4.1 above) would be in keeping with the general character of the house. The connectivity between these two rooms have been favourably assessed in similar applications for the neighbouring property. The proposed opening is easily reversible and would not impact the special, historic and architectural interest of the listed asset.	<i>Neutral</i> <i>Neutral/ Reversible</i>
THIRD FLOOR	1501007/104A, 204D,304B& 314B Internal elevations: 1501007/1011, 1012, 1013 & 1014	11 Bedford Avenue 41 Bedford Square Re-arrangement and renewal of the office furniture, and redecoration. Minor alterations to non-original partitions. Re-introduction of the door to the rear room and introduction of a section of partition to separate the intermediate room from the rear room, please also refer to the 2007 consented scheme. The proposals are reversible and would not impact the special, historic and architectural interest of the listed asset.	<i>N/A</i> <i>Neutral/ Reversible</i>

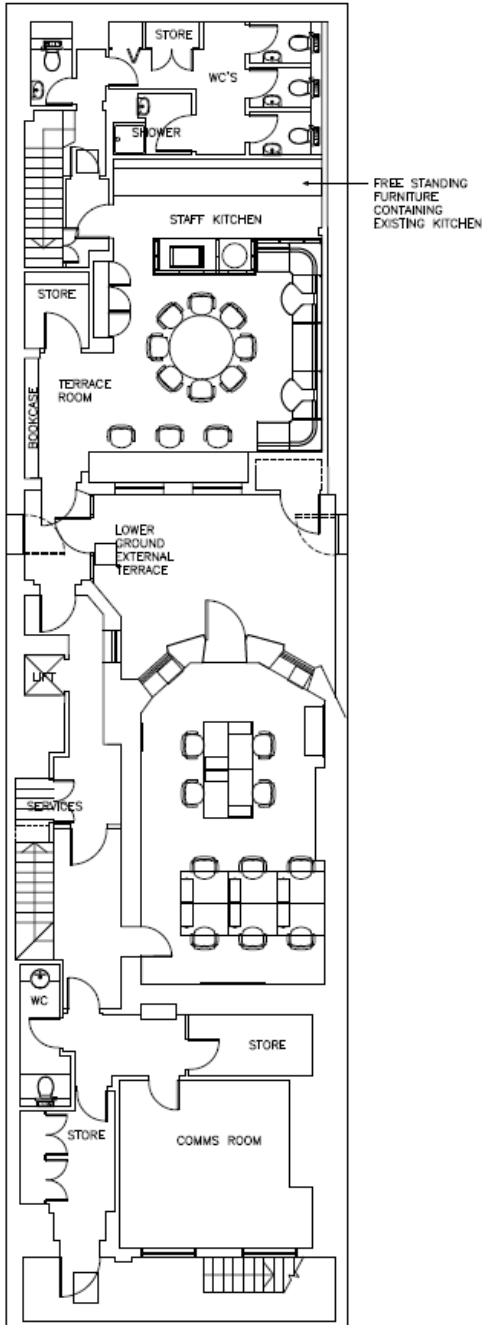
6.0 SOURCES

- 6.1 Bedford Square, An Architectural Study, A Byrne, 1990, Athlone Press
- 6.2 The London Square, Todd Longstaffe- Gowan, 2012, Yale University Press
- 6.3 The Survey of London, Volume 5, 1914
- 6.4 The London Encyclopaedia, Ben Weinreb & Christopher Hibbert, 1983, MacMillan
- 6.5 Bloomsbury Project, University College London WC1E 6BT Online version
- 6.6 London Metropolitan Archives, *Collage* Image Archives

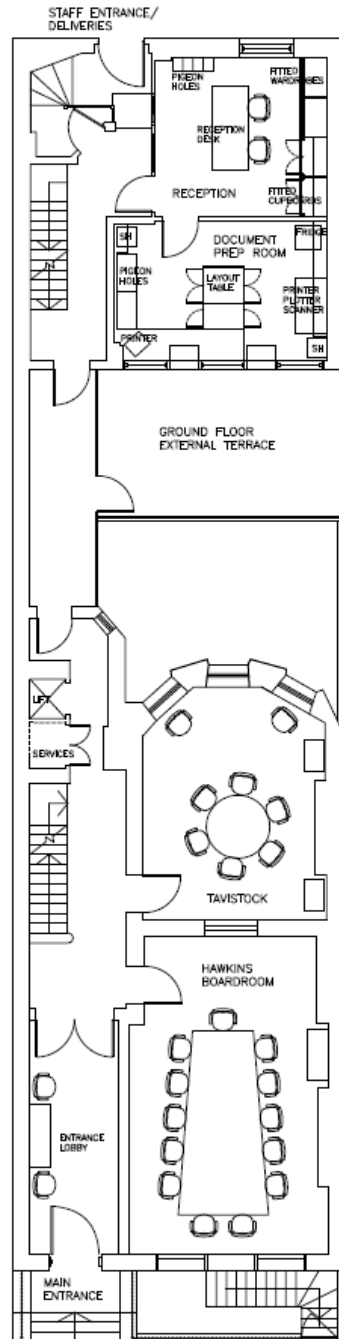
APPENDIX

1.0 APPENDIX A - EXISTING PLANS

LOWER GROUND FLOOR PLAN

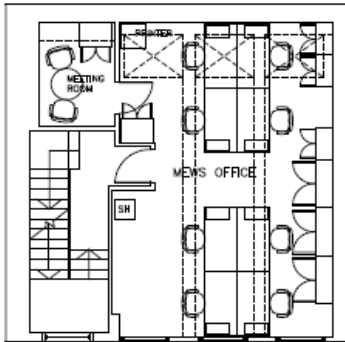


GROUND FLOOR PLAN

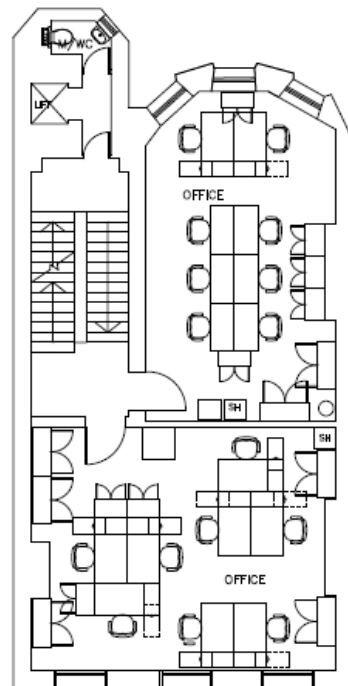
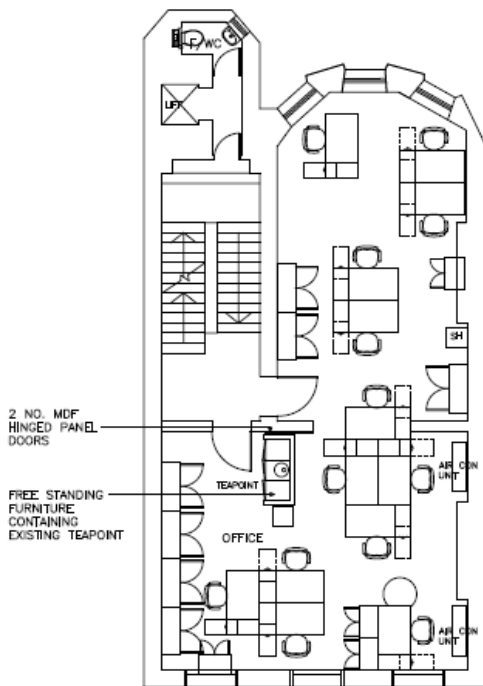
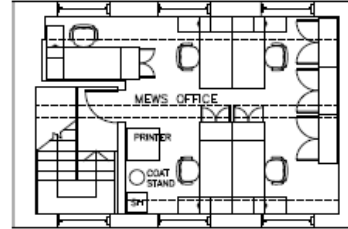


APPENDIX A - EXISTING PLANS

FIRST FLOOR PLAN

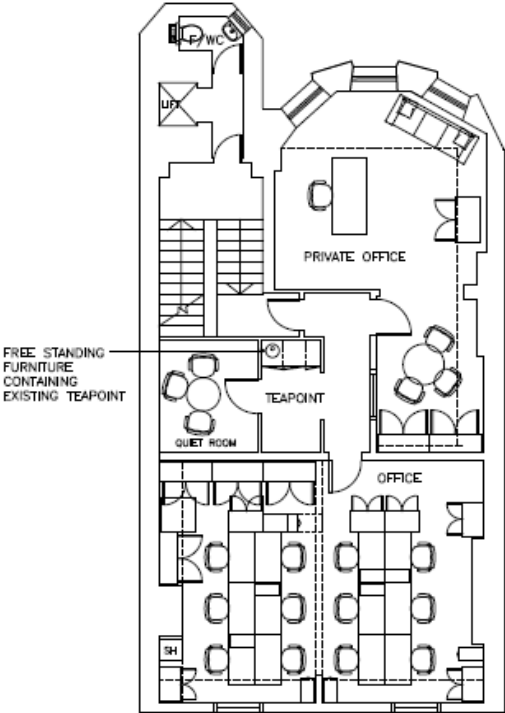


SECOND FLOOR PLAN



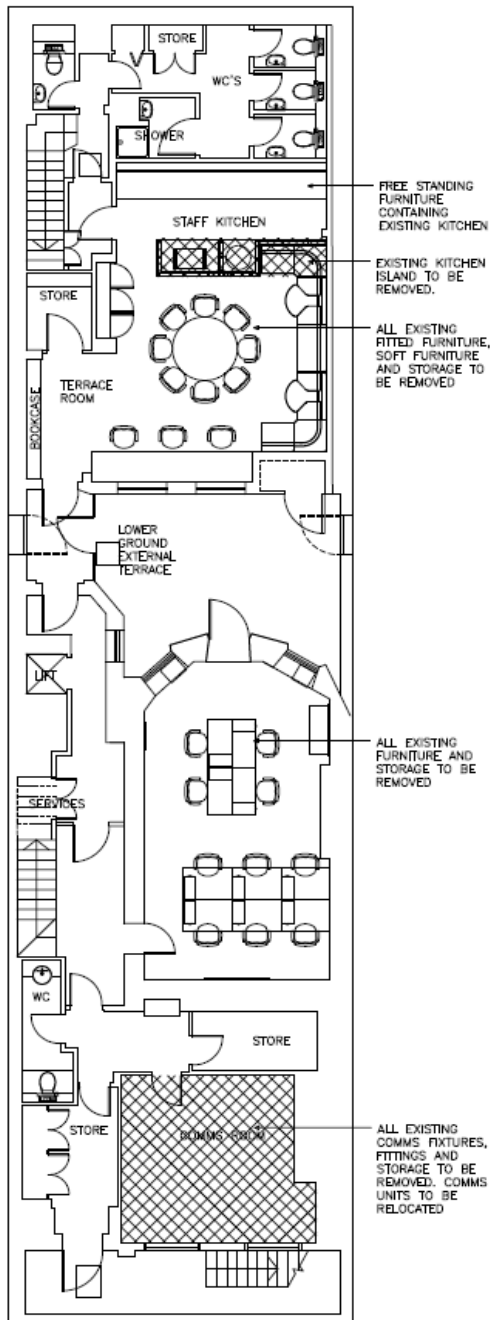
APPENDIX A - EXISTING PLANS

THIRD FLOOR PLAN

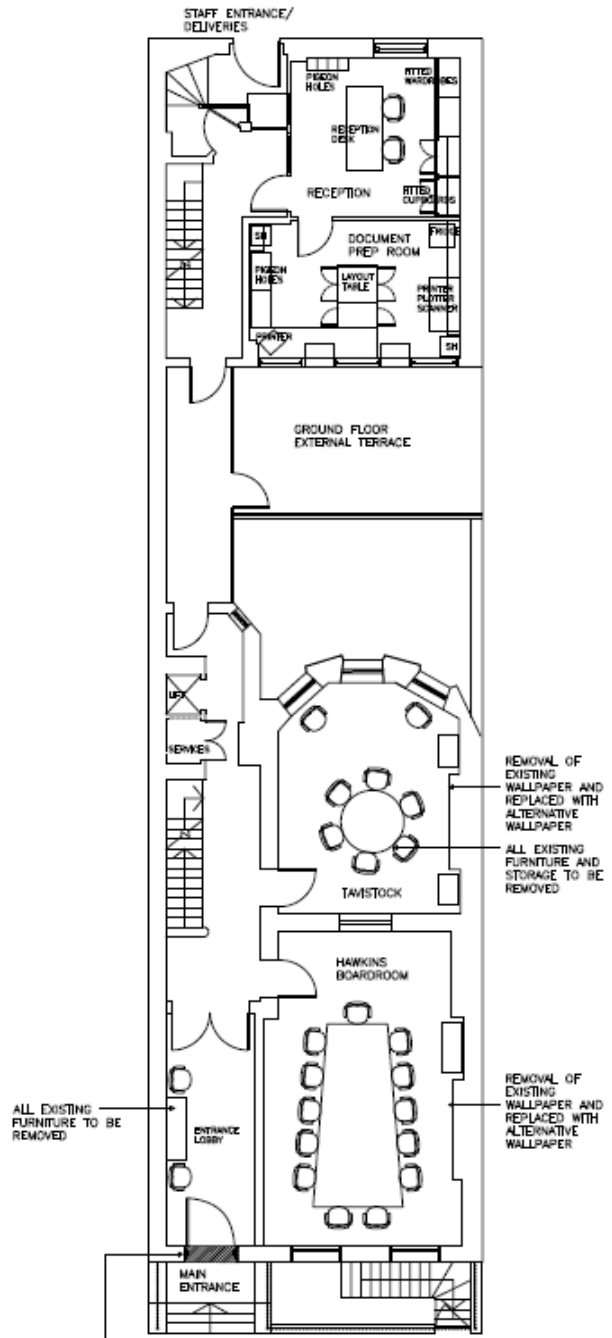


2.0 APPENDIX B – STRIP OUT, REMOVAL AND DISMANTLING PLANS

LOWER GROUND FLOOR PLAN



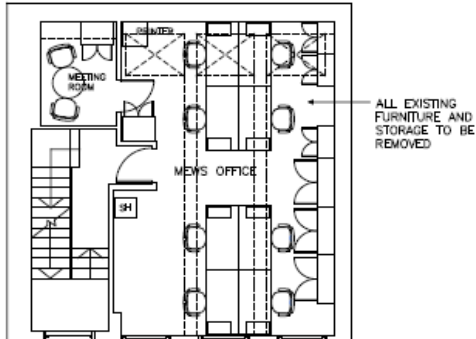
GROUND FLOOR PLAN



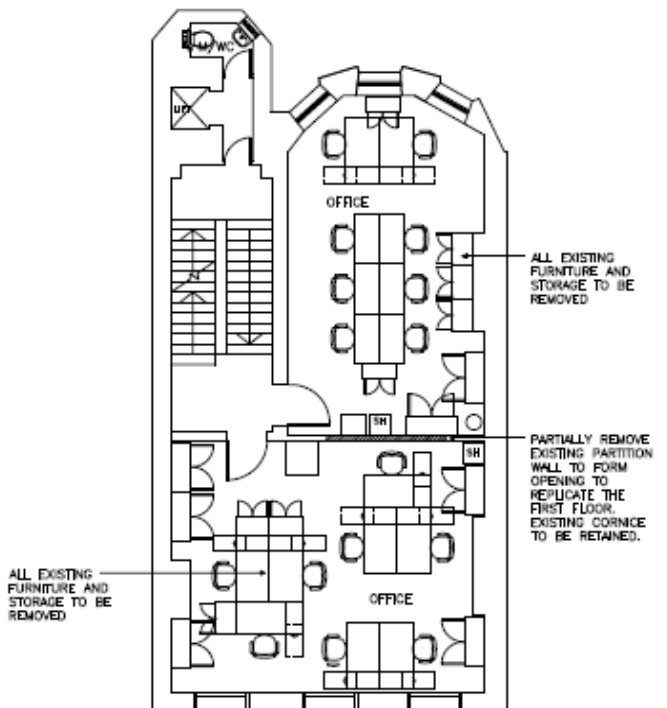
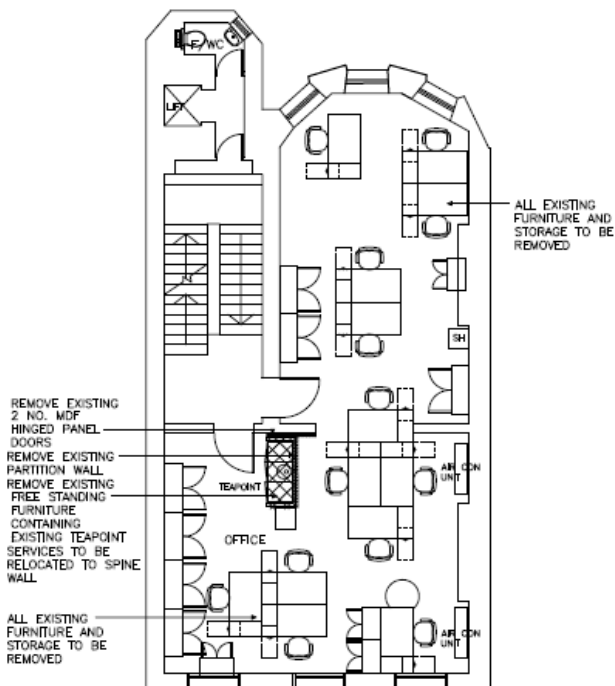
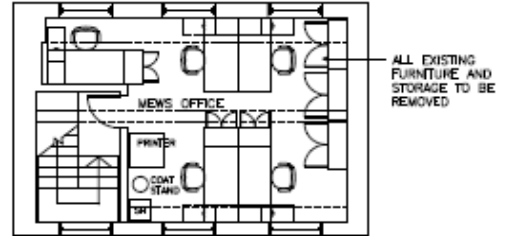
EXISTING DOOR AND FRAME TO BE RESTORED AND RECONDITIONED TO ALLOW THE DOOR LEAF TO FULLY ENGAGE WITH THE FRAME REBITE AND THE REALIGNMENT OF THE LOCK SETS AND BOLTS TO FACILITATE LOCKING AND SECURING OF THE DOOR.

APPENDIX B - STRIP OUT, REMOVAL AND DISMANTLING PLANS

FIRST FLOOR PLAN

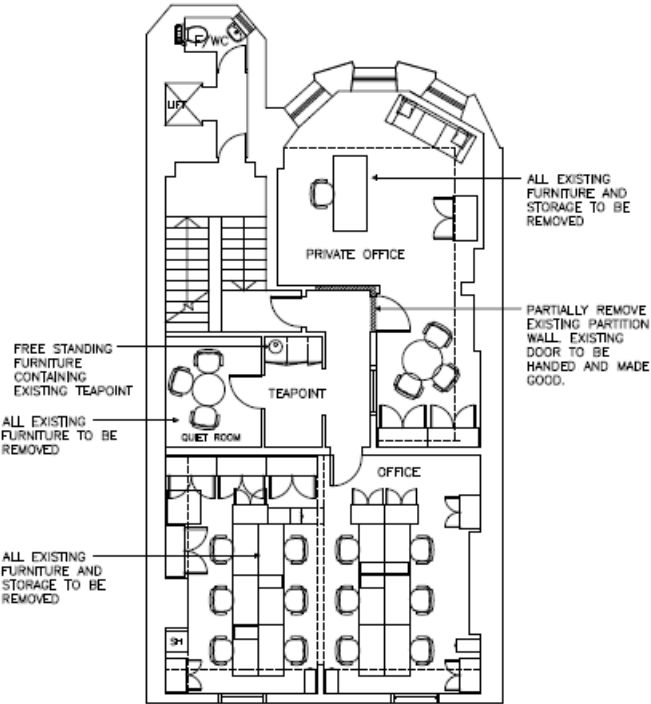


SECOND FLOOR PLAN

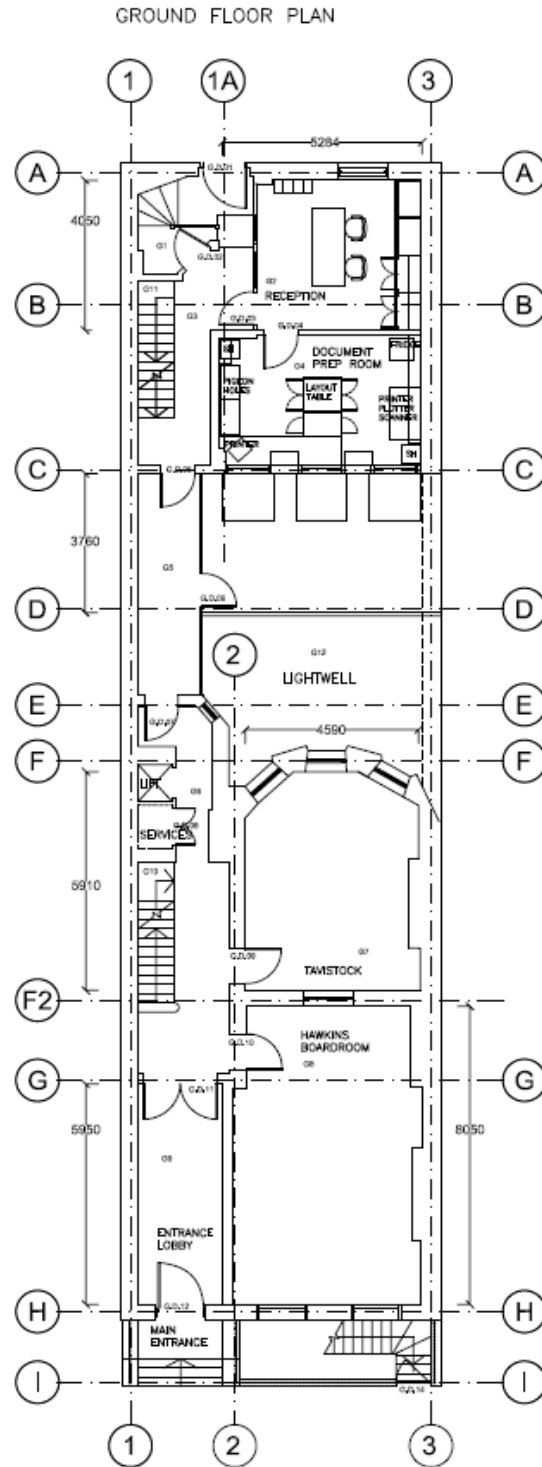
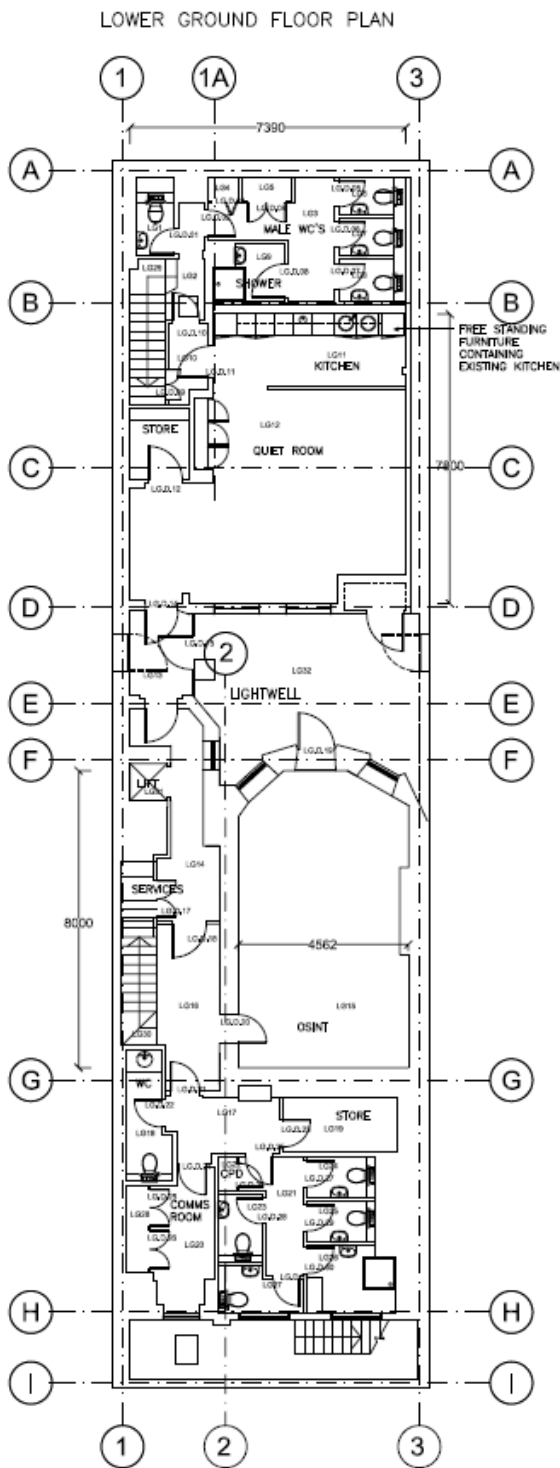


APPENDIX B - STRIP OUT, REMOVAL AND DISMANTLING PLANS

THIRD FLOOR PLAN

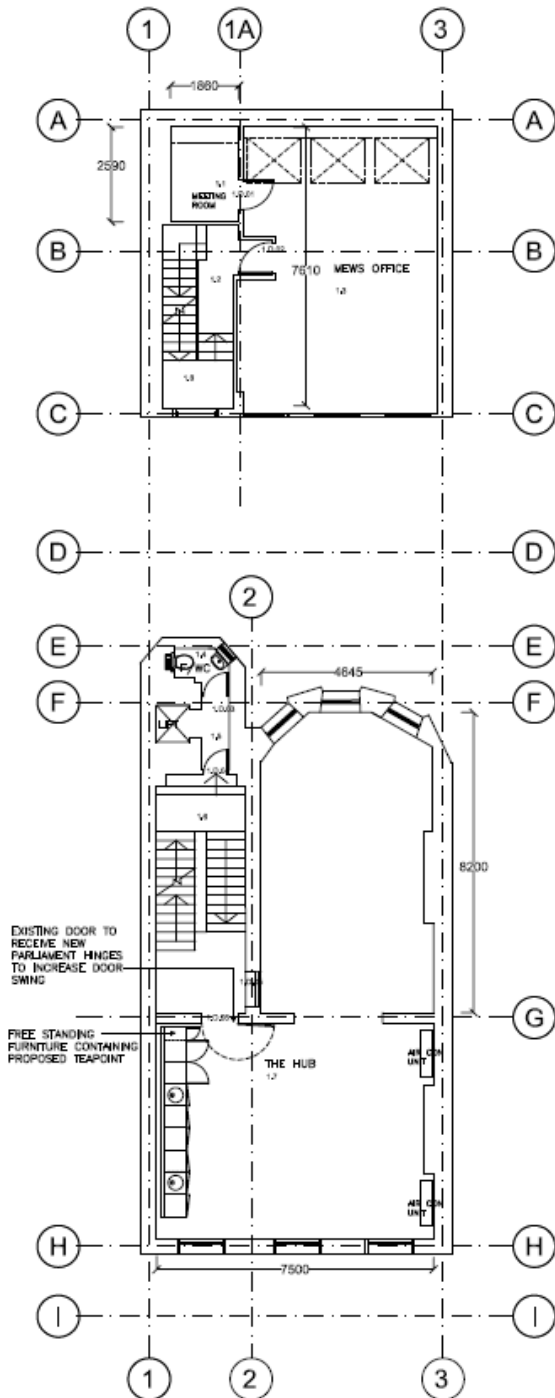


3.0 APPENDIX C – PROPOSED GA PLANS

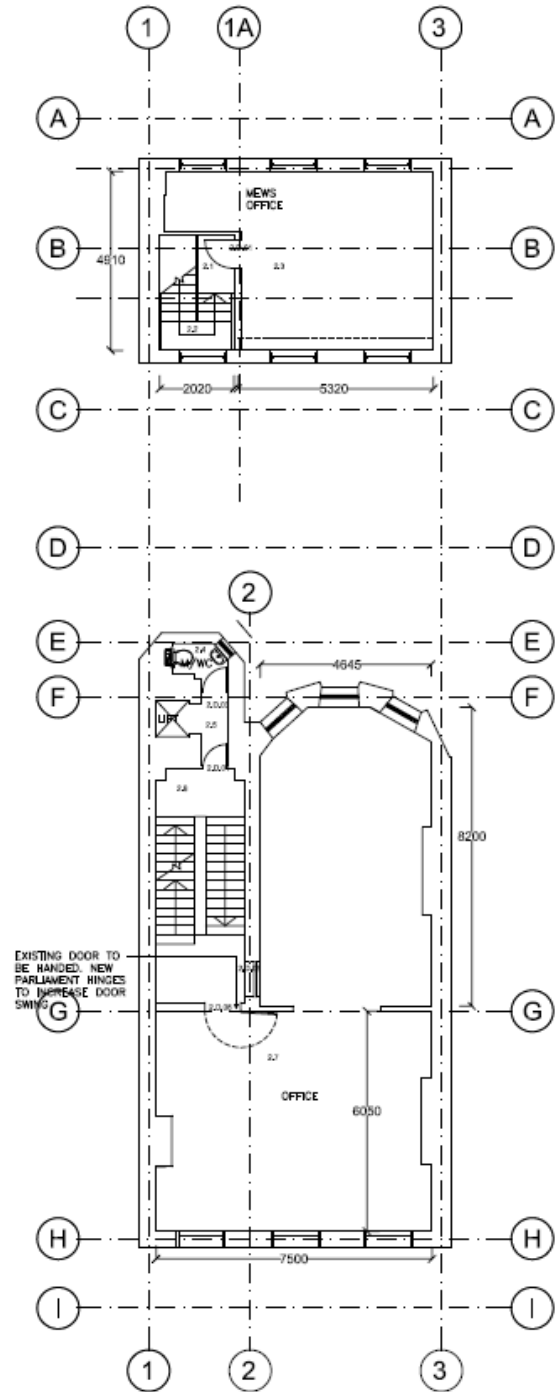


APPENDIX C – PROPOSED GA PLANS

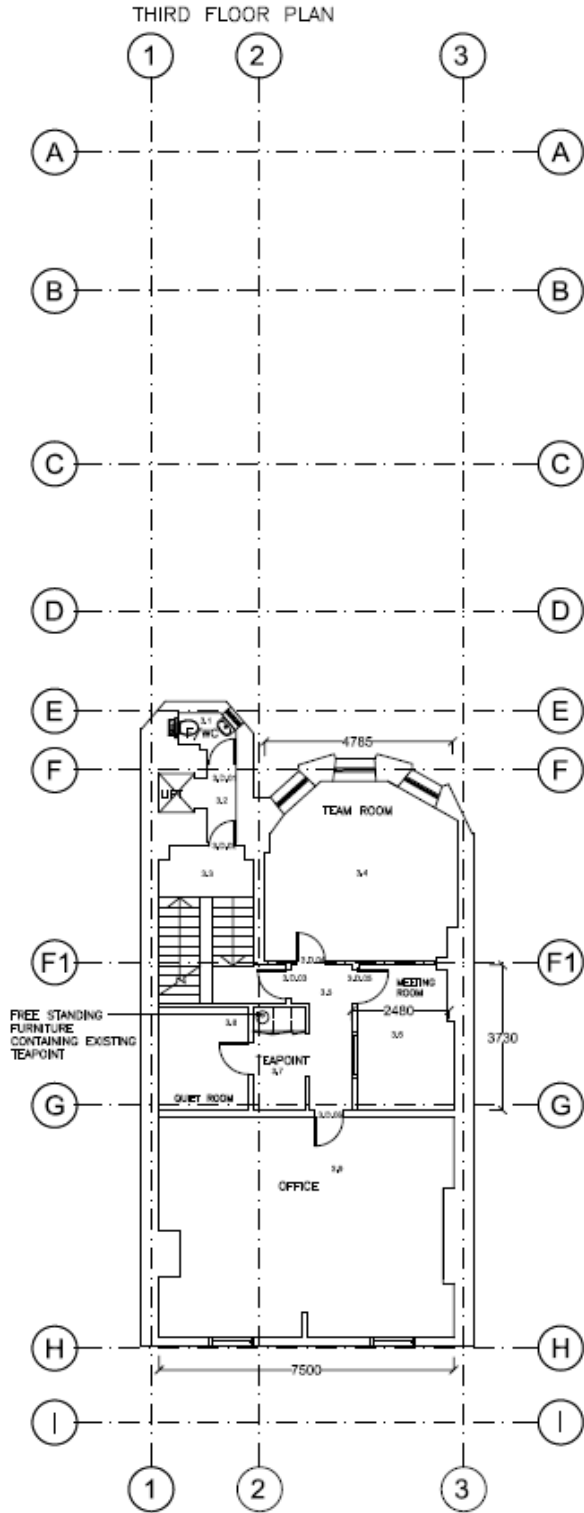
FIRST FLOOR PLAN



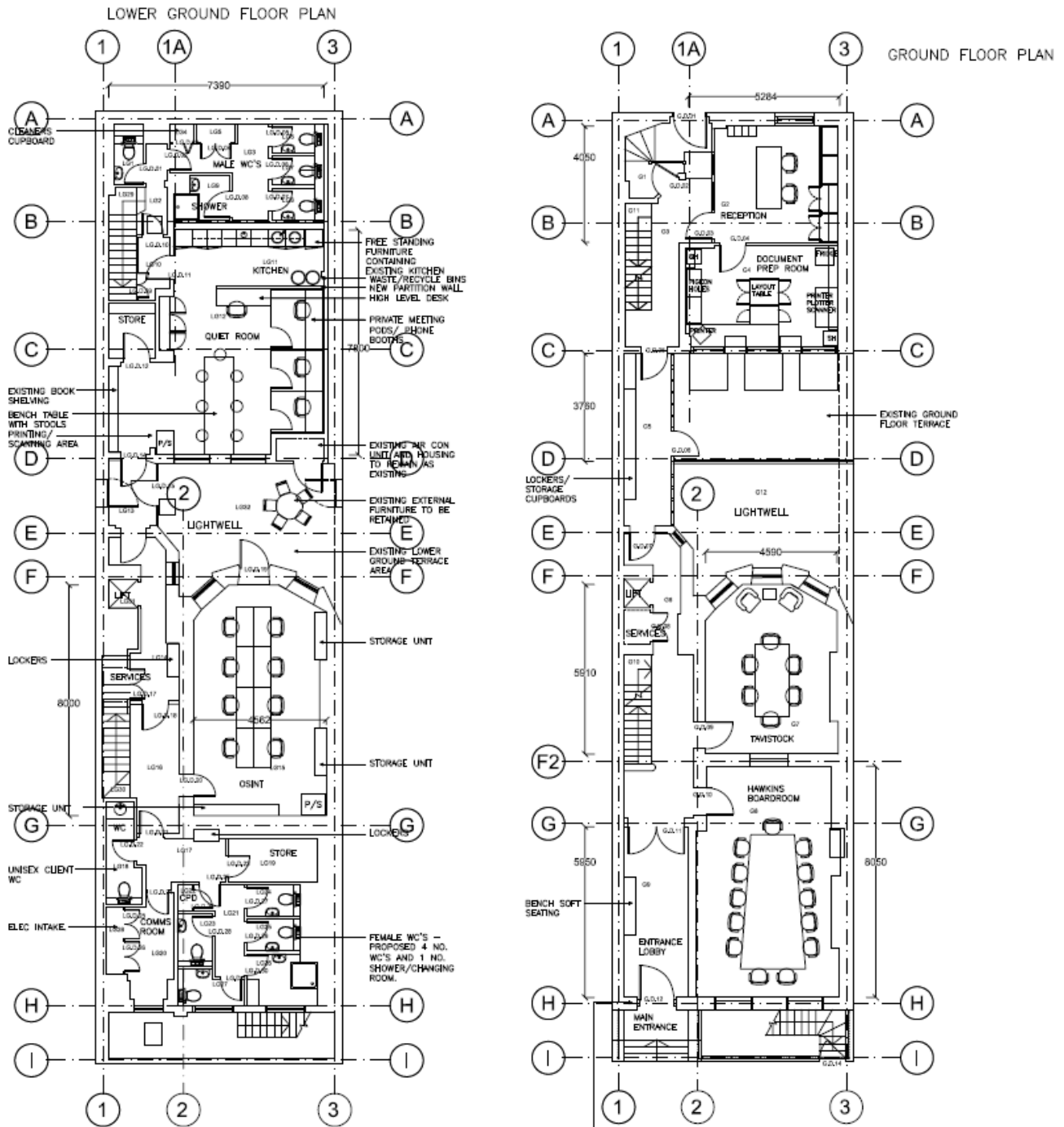
SECOND FLOOR PLAN



APPENDIX C – PROPOSED GA PLANS

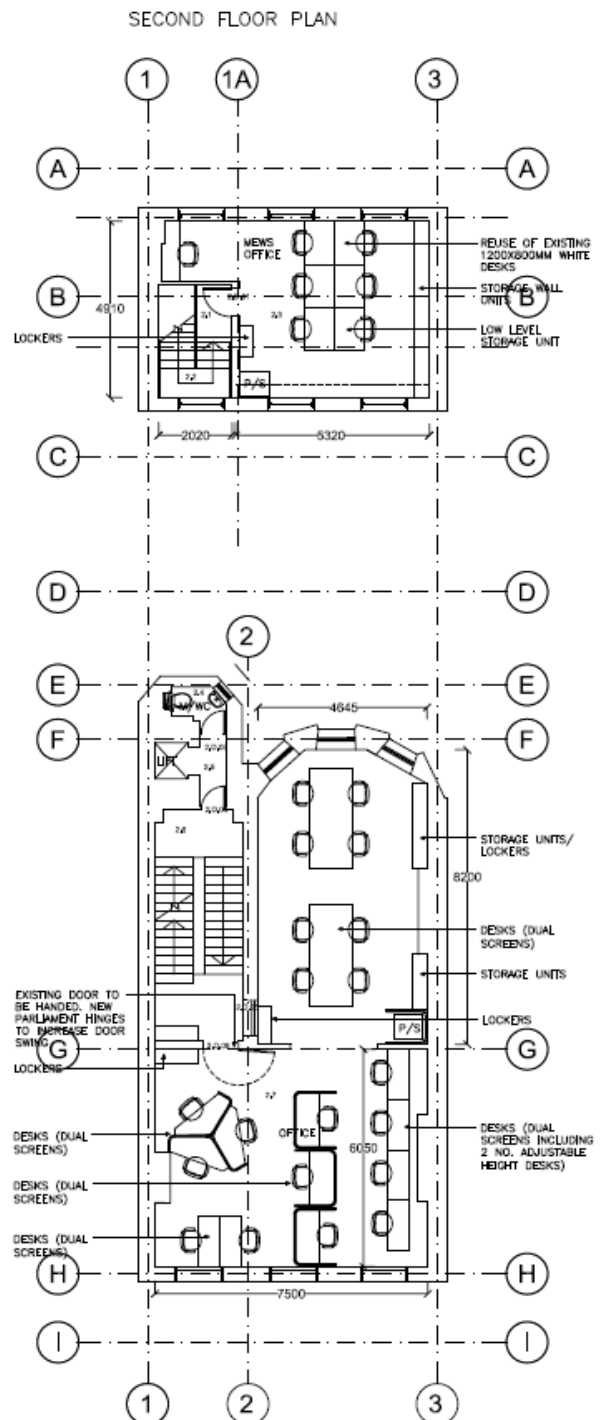
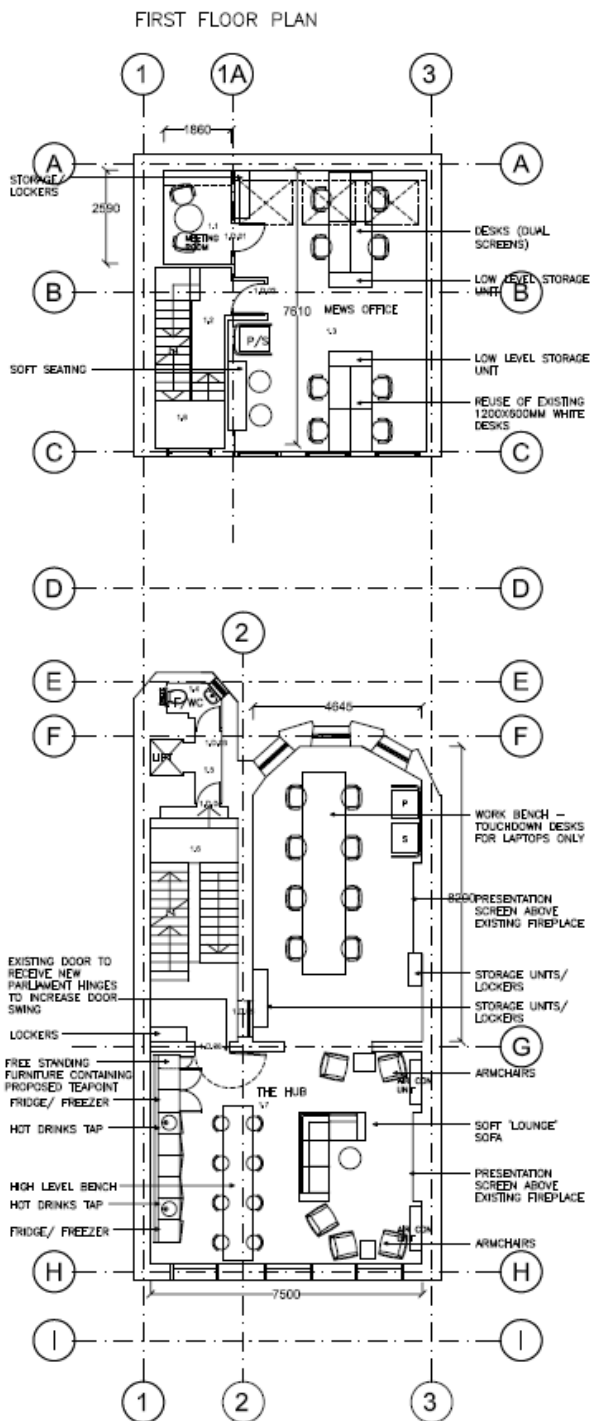


4.0 APPENDIX D – PROPOSED FURNITURE PLANS

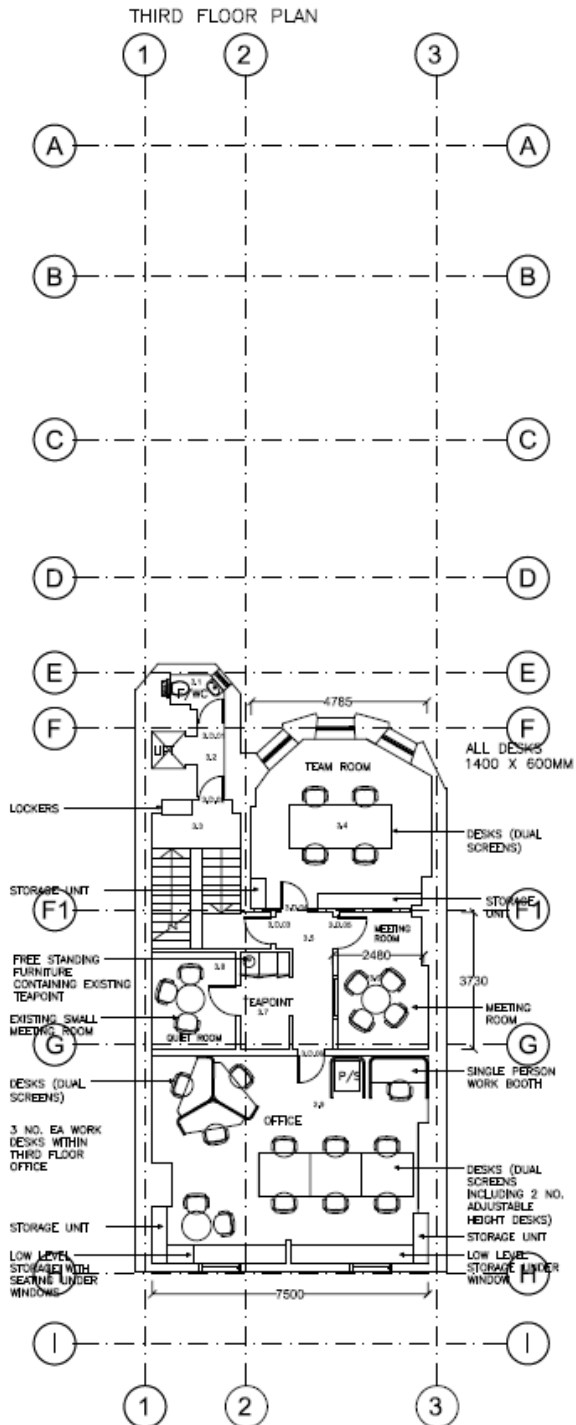


EXISTING DOOR AND FRAME TO BE RESTORED AND RECONDITIONED TO ALLOW THE DOOR LEAF TO FULLY ENGAGE WITH THE FRAME SEIZURE AND THE REALIGNMENT OF THE LOCK SETS AND BOLTS TO FACILITATE LOCKING AND SECURING OF THE DOOR.

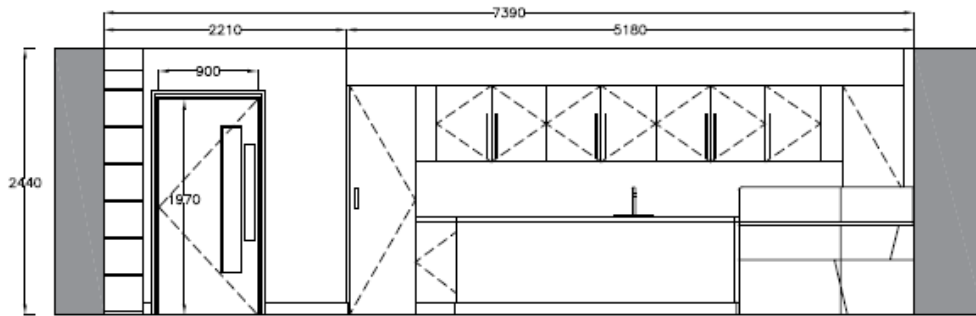
APPENDIX D – PROPOSED FURNITURE PLANS



APPENDIX D – PROPOSED FURNITURE PLANS



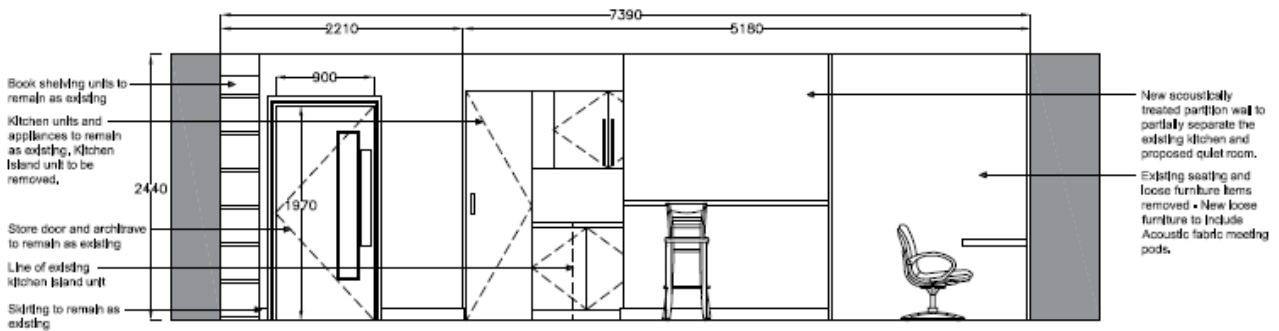
5.0 APPENDIX E – EXISTING/ PROPOSED LOWER GROUND ELEVATIONS



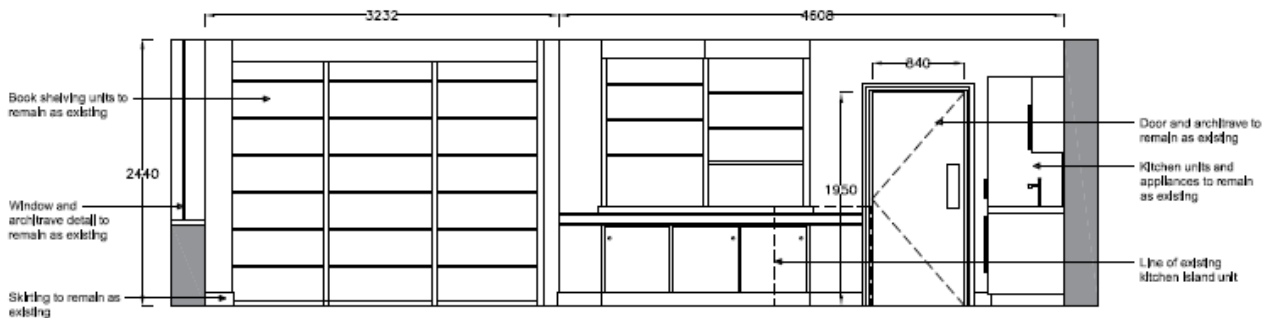
EXISTING LOWER GROUND TERRACE ROOM - ELEVATION A



EXISTING LOWER GROUND TERRACE ROOM - ELEVATION B

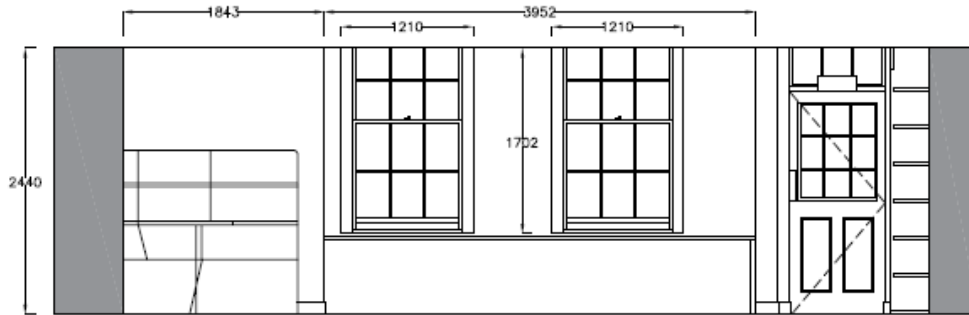


PROPOSED LOWER GROUND QUIET ROOM - ELEVATION A (FORMER TERRACE ROOM)



PROPOSED LOWER GROUND QUIET ROOM - ELEVATION B (FORMER TERRACE ROOM)

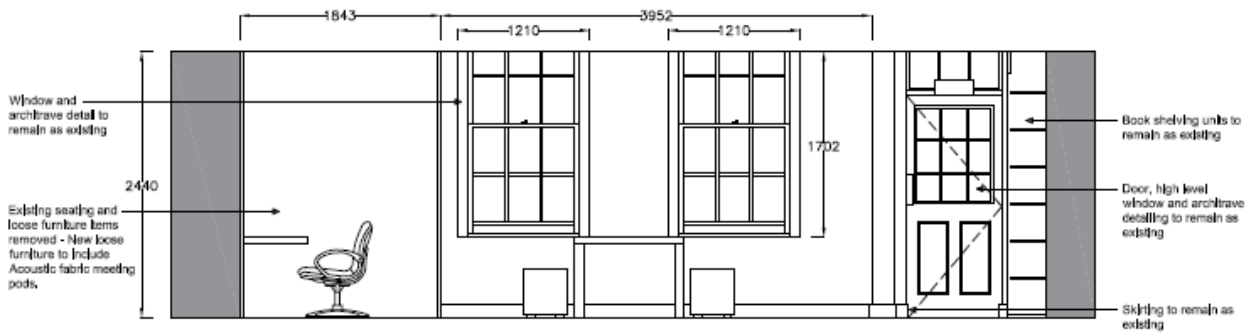
APPENDIX E – EXISTING/ PROPOSED LOWER GROUND ELEVATIONS



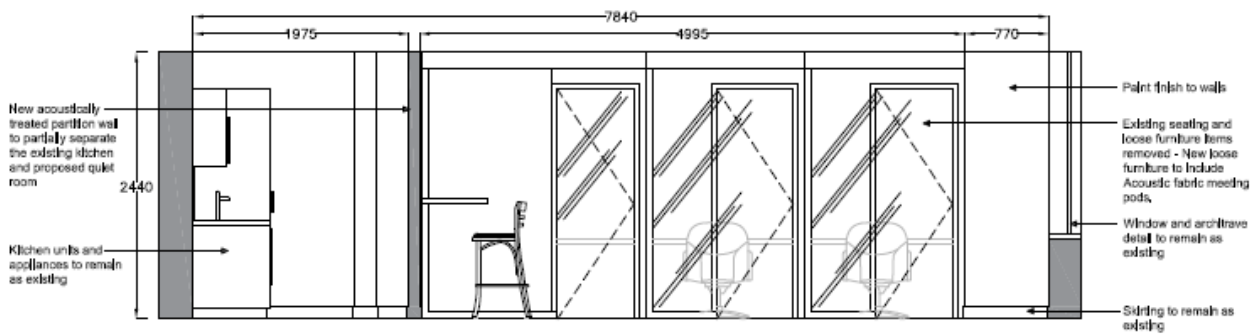
EXISTING LOWER GROUND TERRACE ROOM - ELEVATION C



EXISTING LOWER GROUND TERRACE ROOM - ELEVATION D

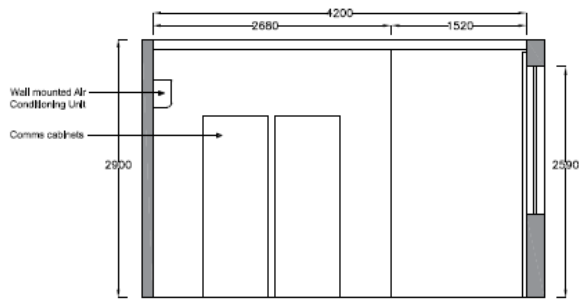


PROPOSED LOWER GROUND QUIET ROOM - ELEVATION C (FORMER TERRACE ROOM)

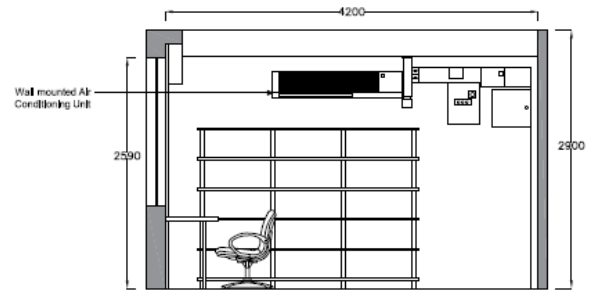


PROPOSED LOWER GROUND QUIET ROOM - ELEVATION D (FORMER TERRACE ROOM)

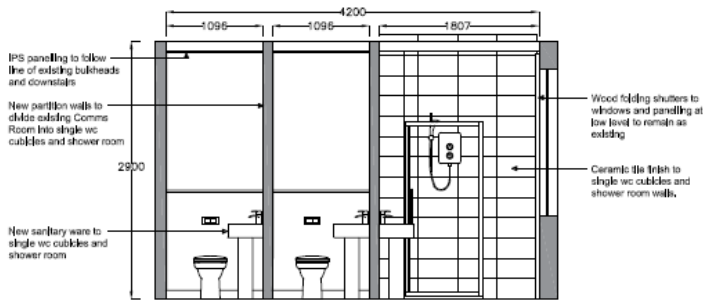
APPENDIX E – EXISTING/ PROPOSED LOWER GROUND ELEVATIONS



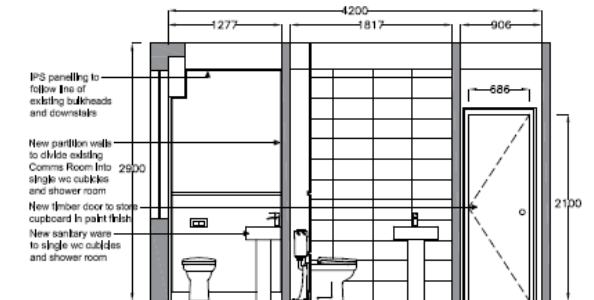
EXISTING LOWER GROUND COMMS ROOM - ELEVATION A



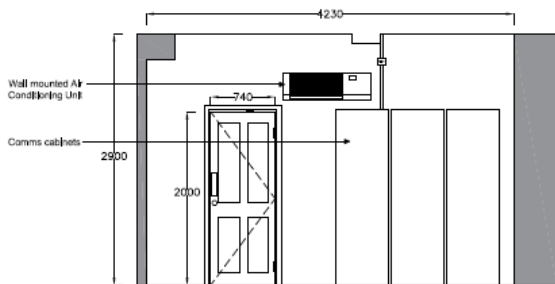
EXISTING LOWER GROUND COMMS ROOM - ELEVATION B



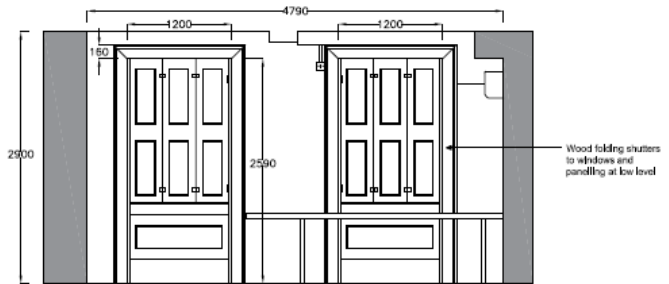
PROPOSED LOWER GROUND FEMALE WCS AND SHOWER ROOMS - ELEVATION A - (FORMER COMMS ROOM)



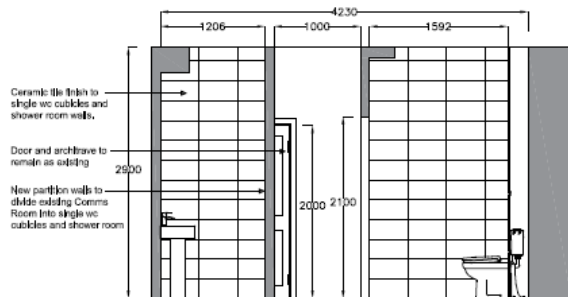
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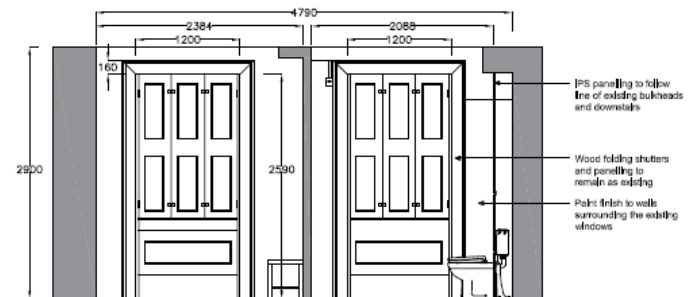
EXISTING LOWER GROUND COMMS ROOM - ELEVATION C



EXISTING LOWER GROUND COMMS ROOM - ELEVATION D

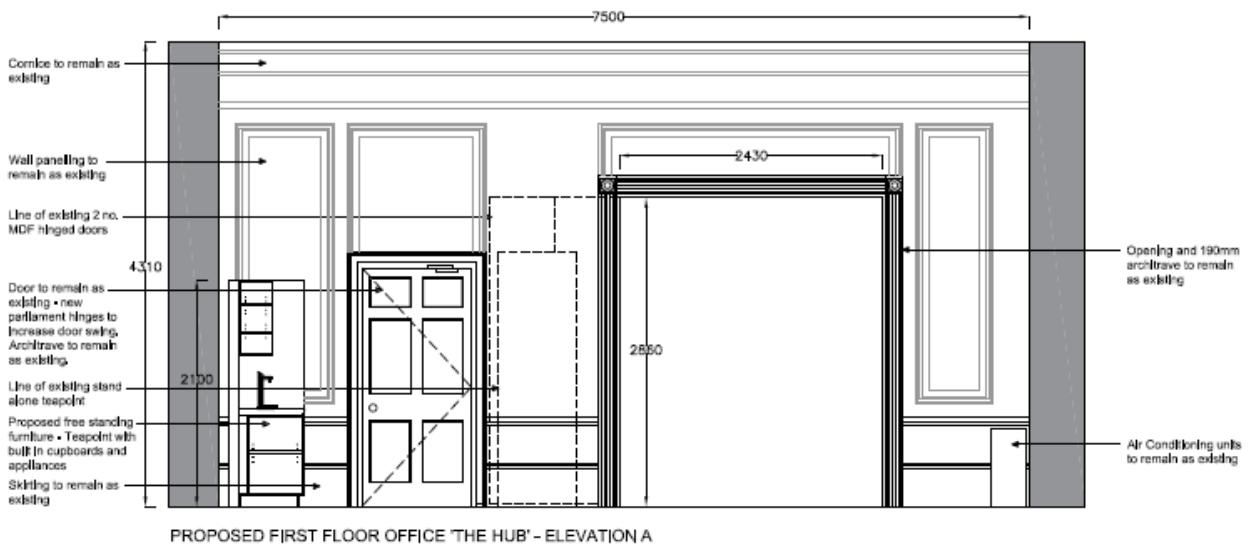
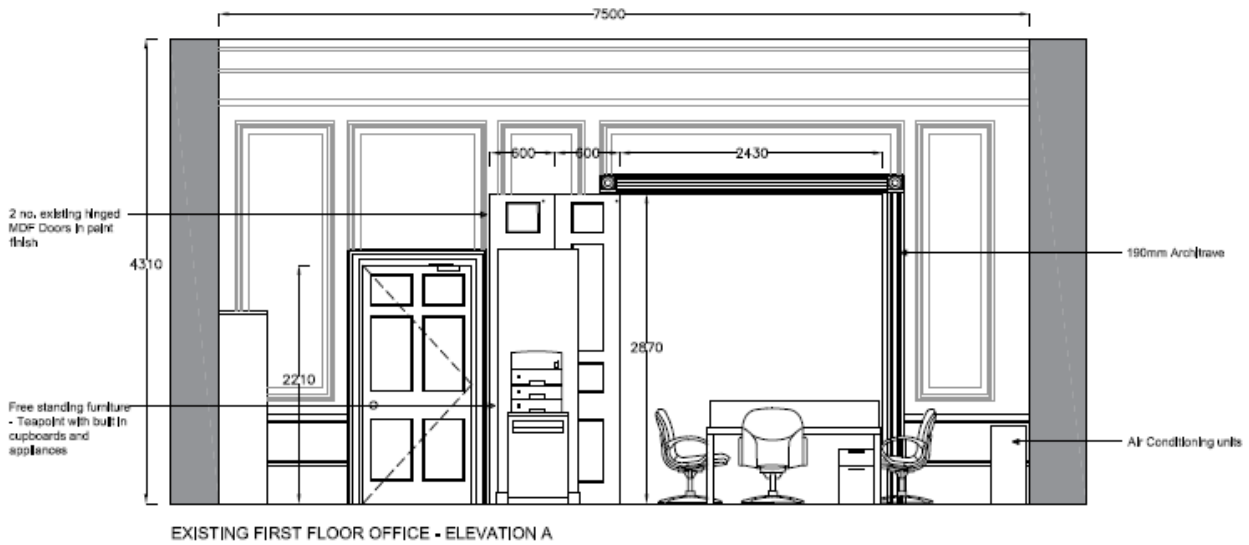


PROPOSED LOWER GROUND FEMALE WCS AND SHOWER ROOMS - ELEVATION C - (FORMER COMMS ROOM)

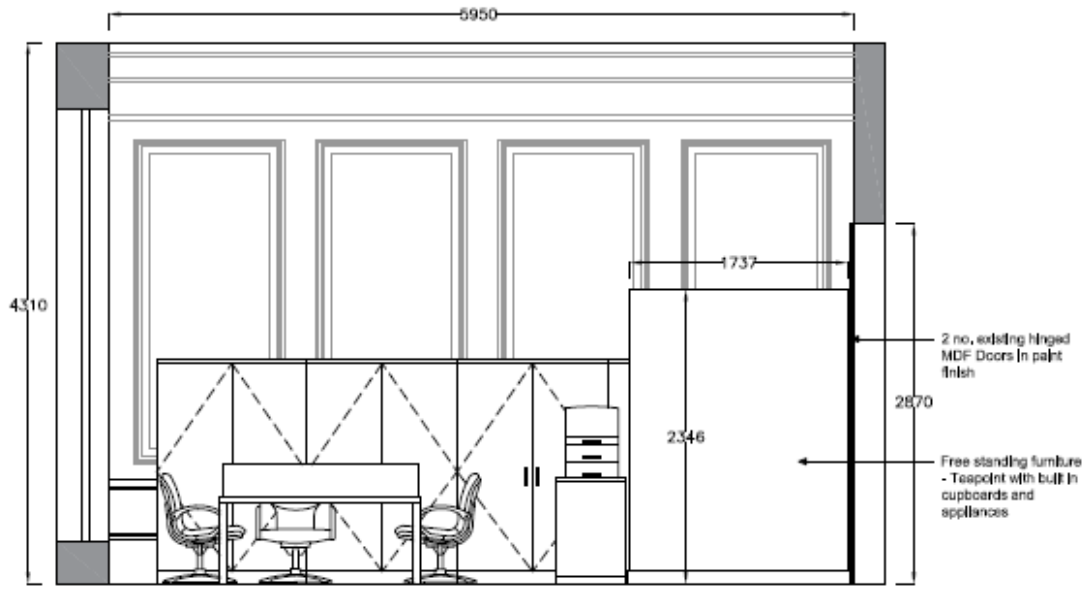


PROPOSED LOWER GROUND FEMALE WCS AND SHOWER ROOMS - ELEVATION D - (FORMER COMMS ROOM)

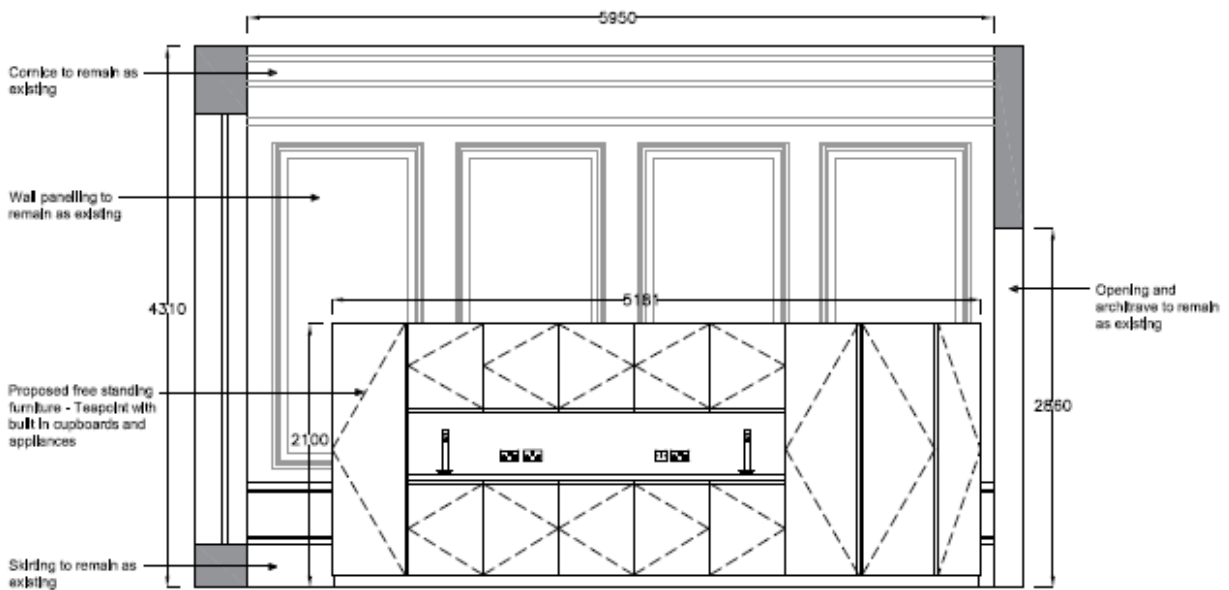
6.0 APPENDIX F – EXISTING/ PROPOSED FIRST FLOOR ELEVATIONS



APPENDIX F – EXISTING/ PROPOSED FIRST FLOOR ELEVATIONS

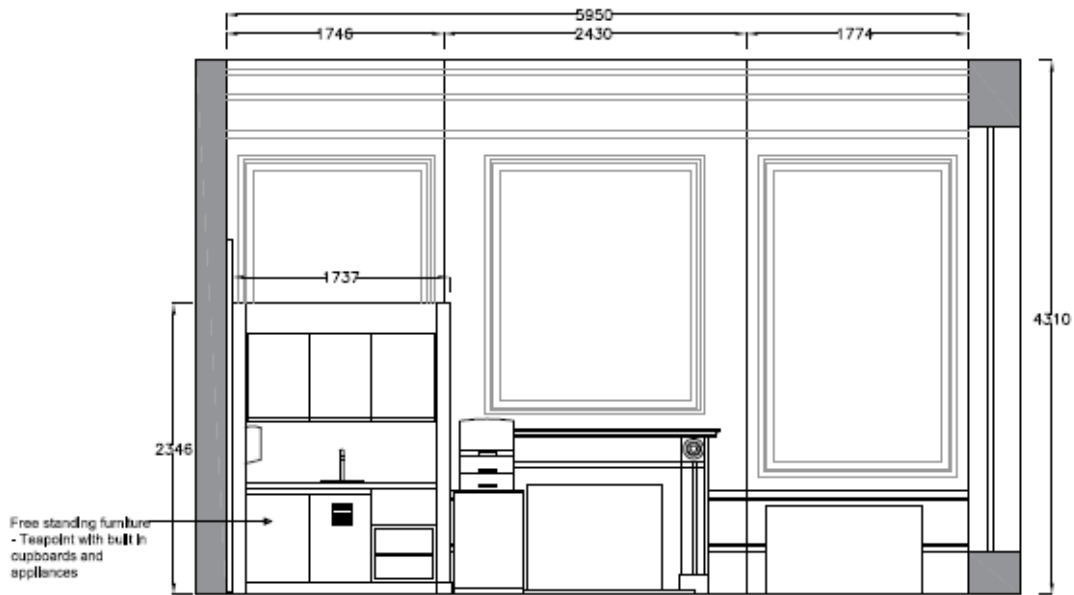


EXISTING FIRST FLOOR OFFICE - ELEVATION B

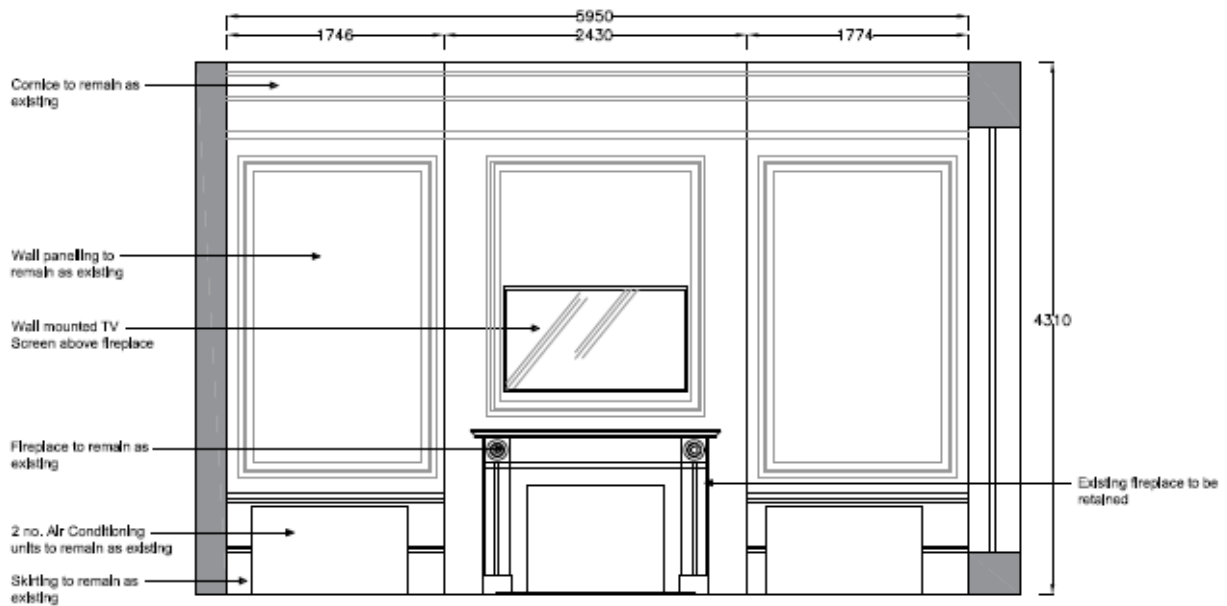


PROPOSED FIRST FLOOR OFFICE 'THE HUB' - ELEVATION B

APPENDIX F – EXISTING/ PROPOSED FIRST FLOOR ELEVATIONS

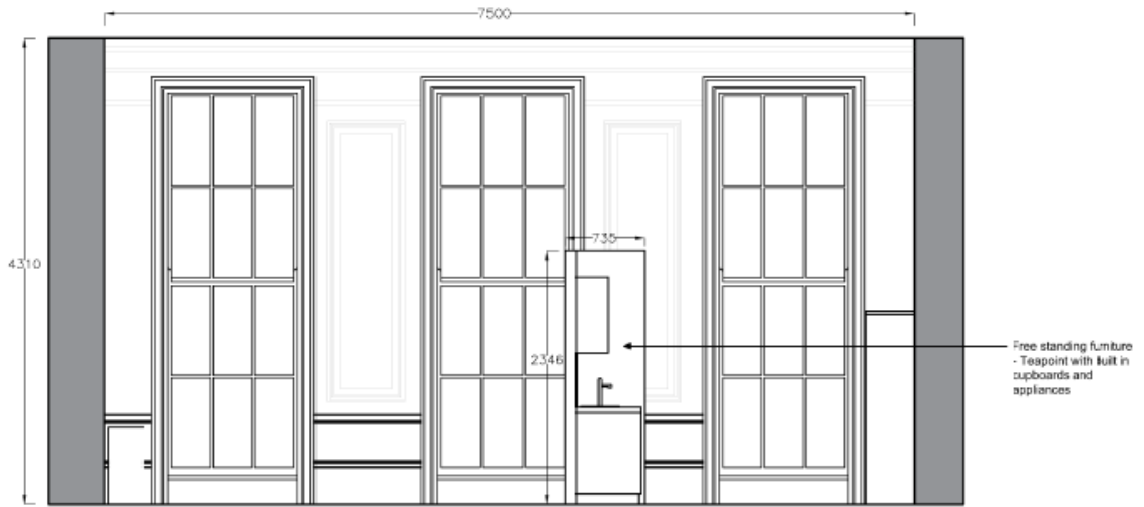


EXISTING FIRST FLOOR OFFICE - ELEVATION C



PROPOSED FIRST FLOOR OFFICE 'THE HUB' - ELEVATION C

APPENDIX F – EXISTING/ PROPOSED FIRST FLOOR ELEVATIONS

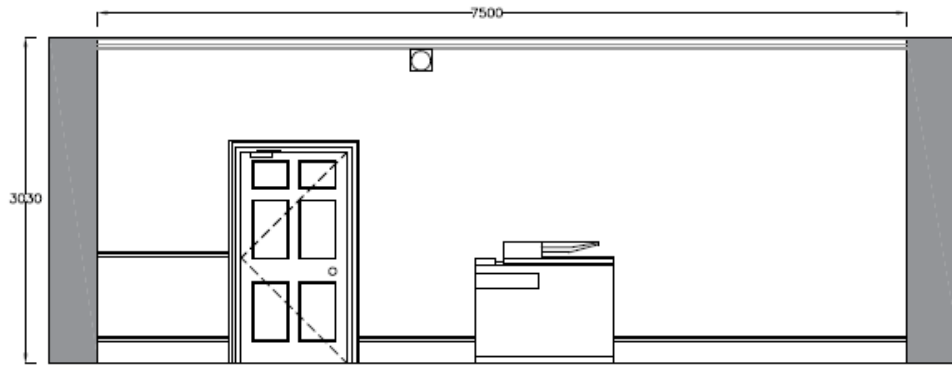


EXISTING FIRST FLOOR OFFICE - ELEVATION D

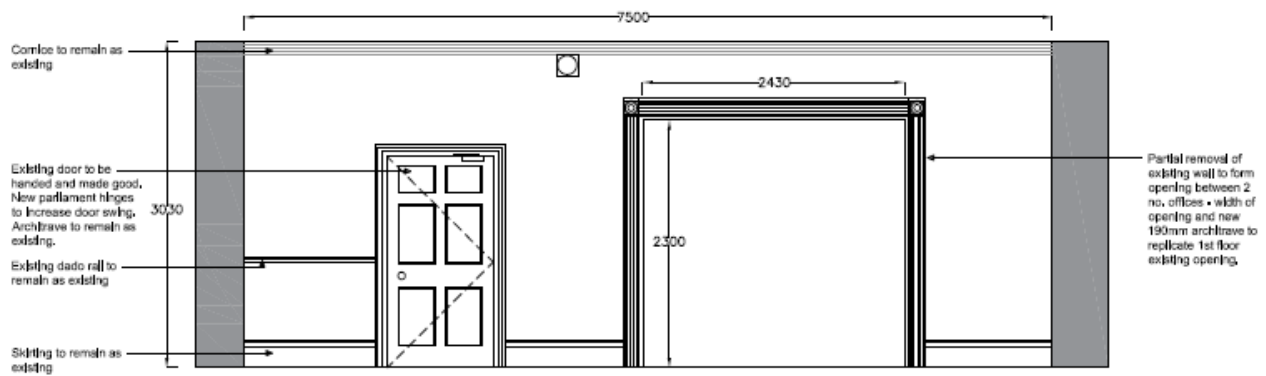


PROPOSED FIRST FLOOR OFFICE 'THE HUE' - ELEVATION D

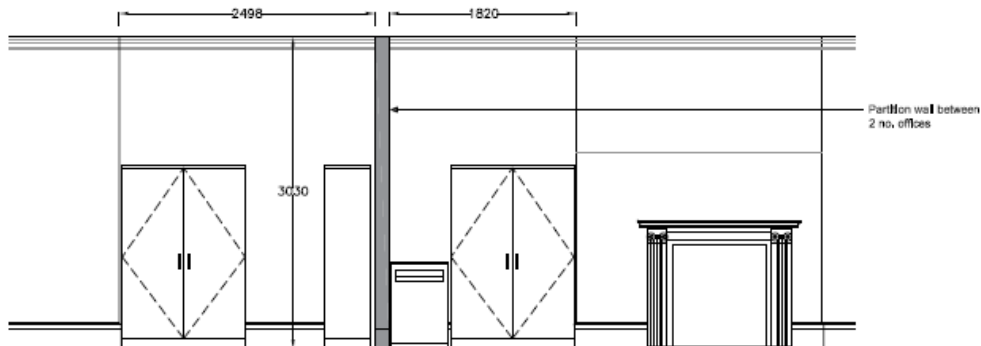
7.0 APPENDIX G – EXISTING/ PROPOSED SECOND FLOOR ELEVATIONS



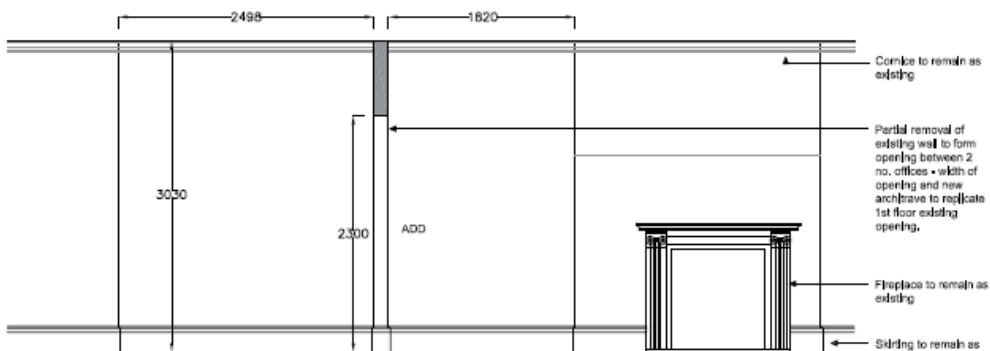
EXISTING SECOND FLOOR OFFICE - ELEVATION A



PROPOSED SECOND FLOOR OFFICE - ELEVATION A

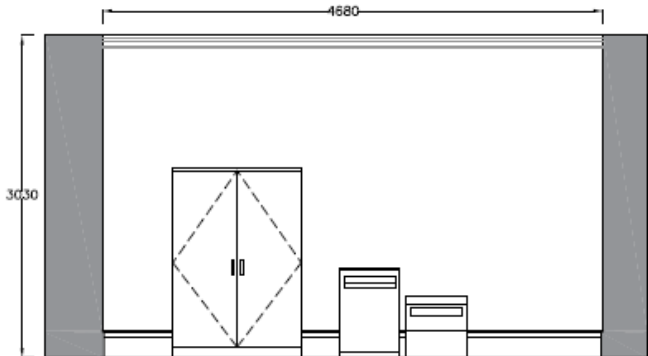


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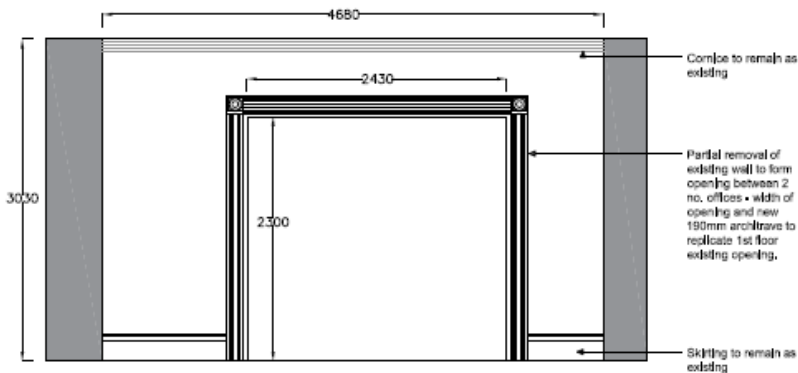


PROPOSED SECOND FLOOR OFFICE - ELEVATION B

APPENDIX G – EXISTING/ PROPOSED SECOND FLOOR ELEVATIONS

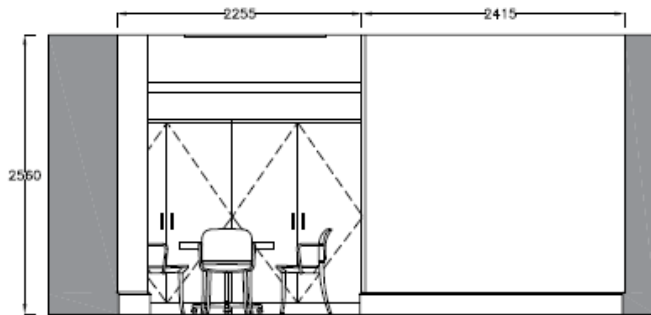


EXISTING SECOND FLOOR OFFICE - ELEVATION C

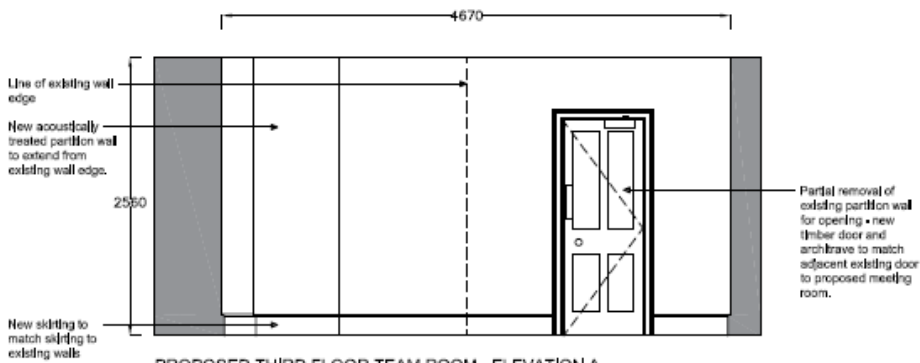


PROPOSED SECOND FLOOR OFFICE - ELEVATION C

8.0 APPENDIX H – EXISTING/ PROPOSED THIRD FLOOR ELEVATIONS



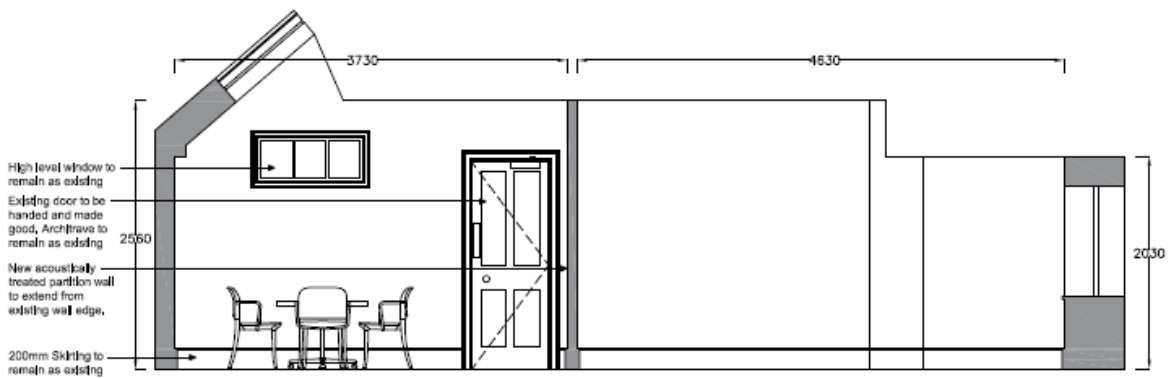
EXISTING THIRD FLOOR PRIVATE OFFICE - ELEVATION A



PROPOSED THIRD FLOOR TEAM ROOM - ELEVATION A
(FORMER PRIVATE OFFICE)

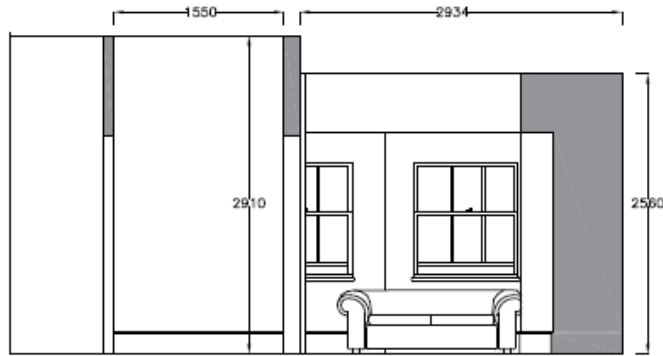


EXISTING THIRD FLOOR PRIVATE OFFICE - ELEVATION B

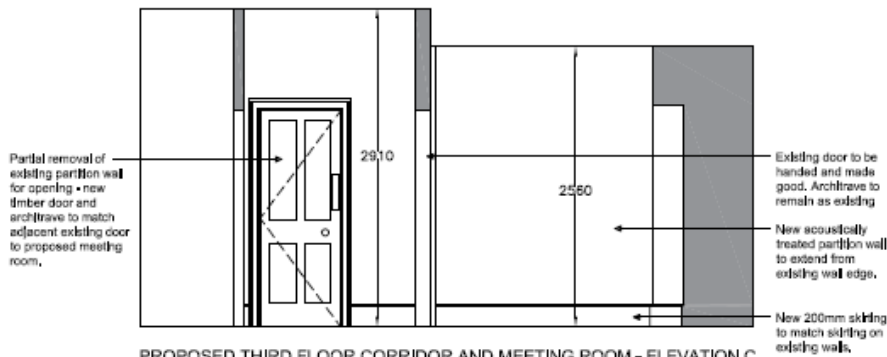


PROPOSED THIRD FLOOR TEAM ROOM AND MEETING ROOM - ELEVATION B
(FORMER PRIVATE OFFICE)

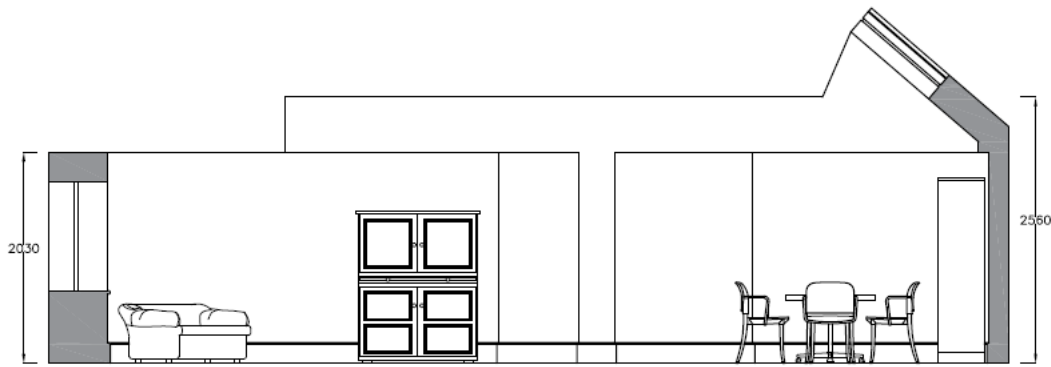
APPENDIX H – EXISTING/ PROPOSED THIRD FLOOR ELEVATIONS



EXISTING THIRD FLOOR CORRIDOR AND PRIVATE OFFICE - ELEVATION C

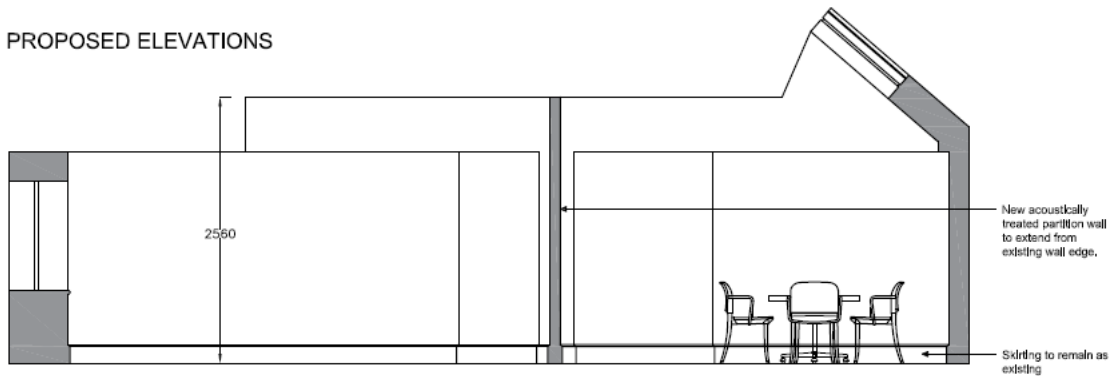


PROPOSED THIRD FLOOR CORRIDOR AND MEETING ROOM - ELEVATION C (FORMER PRIVATE OFFICE)



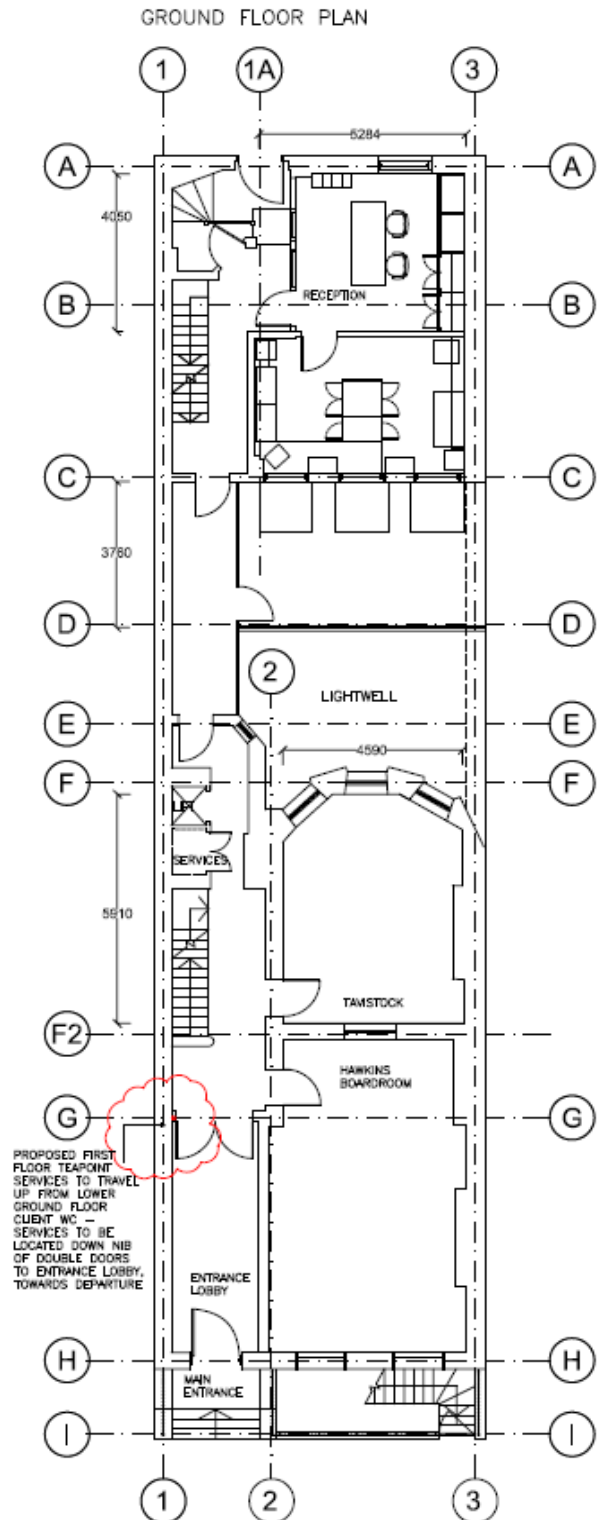
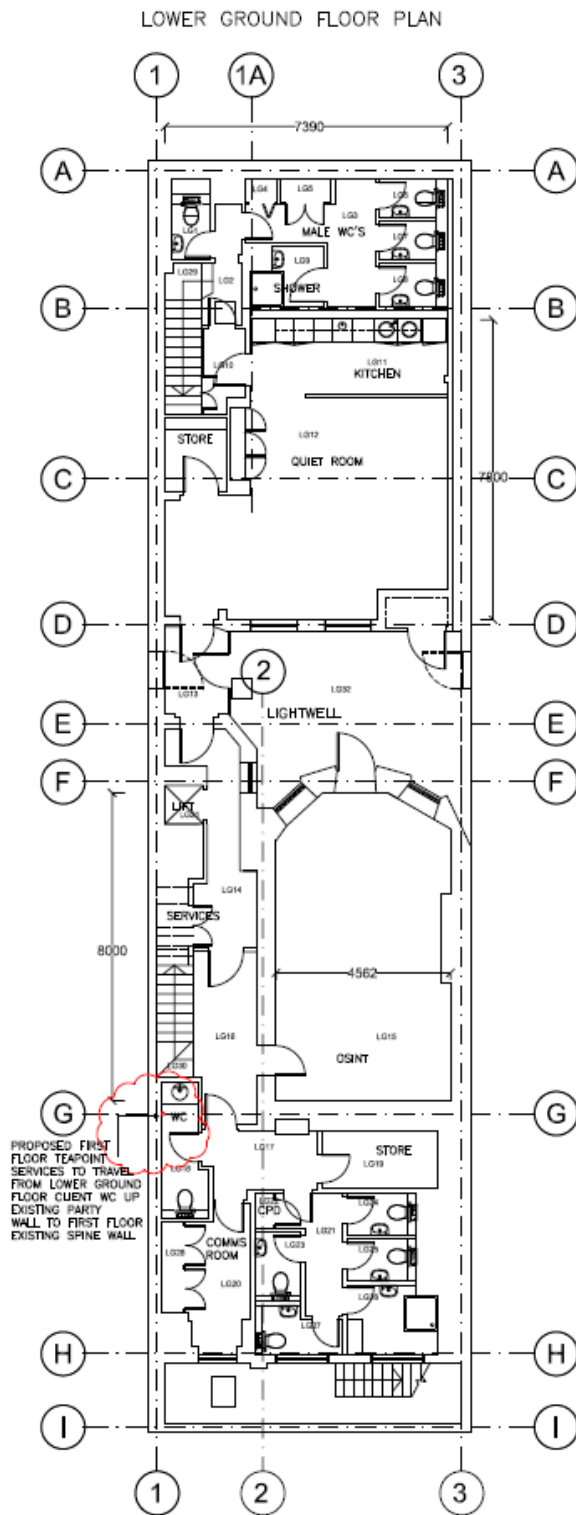
EXISTING THIRD FLOOR PRIVATE OFFICE - ELEVATION D

PROPOSED ELEVATIONS



PROPOSED THIRD FLOOR TEAM ROOM AND MEETING ROOM - ELEVATION D (FORMER PRIVATE OFFICE)

9.0 APPENDIX I – PROPOSED SERVICES ROUTE STRATEGY PLANS



APPENDIX I – PROPOSED SERVICES ROUTE STRATEGY PLANS

FIRST FLOOR PLAN

