



23 Bloomsbury Square
London
WC1A 2PJ

Design and Access Statement



1.0 Introduction

- 1.1 The building is currently unoccupied with a new tenant due to move in. Prior to occupation the interior will be redecorated, new carpets, new emergency lighting, repairs to fire alarm system, refurbishment of the basement toilets / kitchen and the installation of new partitions.

2.0 Works

- 2.1 The new partitions are on the 3rd floor and ground floor, both areas have no historic cornice or skirting details and the fabric of the building will not be altered by these additions, which can be removed at a later date. On the 3rd floor there is to be a new door opening formed in a plasterboard wall and again there are no historic details. An external air conditioning condenser is to be located within the rear basement lightwell.
- 2.2 All new electrical works requiring new cabling will be within the floor void to ensure minimal use of surface mounted trunking.

3.0 Design

- 3.1 All new features within the new works will be designed to match the existing i.e. skirtings, architraves, doors and frames.
- 3.2 The rooms/areas where the new partitions are to be installed are areas which have no significant feature.
- 3.3 A new air conditioning condensing unit will be mounted externally in the rear lightwell at basement level serving a computer room at the rear of the ground floor.

4.0 Historic Description

- 4.1 The site is a 5 storey end of terrace property on the north side of Bloomsbury Square (on the corner with Bedford Place). The property is part of a Grade II listed terrace c1800-1805 designed and built by James Burton. The current use is a college (Class D1). The property falls within the Bloomsbury Conservation Area.
- 4.2 The property has a more recent addition of the rear, which consists of a 2 story flat roofed extension with surrounding parapet wall. The date of this addition is thought to be late Victorian.

5.0 Listing Description

5.1 CAMDEN

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

GV II

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

Listing NGR: TQ3031681755



Photographs indicate ground floor area to rear extension