

Aedas
ArtsTeam

+ **No. 1 Bedford Square**
Pre-Application Design Statement

June 2016

Courtyard Project





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Client

Cameron Mackintosh Limited



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1.0 INTRODUCTION

1.1 Introduction

The project primarily involves the creation of a garden room at basement level set within the rear courtyard of No. 1 Bedford Square.

This new space infills the external courtyard set between the back façade of No 1 and the rear annex block, built in the 1980s. (This annex block abuts the British Museum Elgin Galleries).

The new garden room would have a flat glass roof that creates an external terrace at the upper level of the annex. A retractable canopy over the glazed terrace also form part of the proposal.

Associated with the creation of this space are minor alterations to the 1980s annex building fabric. It is also intended to create a subdivision within the basement office of No. 1 Bedford Square.

1.2 Scope and Layout of Report

This documents outlines the nature of the planned project.

The report opens with detail outlining of the site location and address, before providing background information of the building itself and its historical importance - whilst also illustrating its current layout.

The project scope is then outlined with a description of the current courtyard space and illustrations of the preliminary concept for its alteration. These images have been prepared by designer Matt Kinley.

The final section comprises the listed building statement.



Sketch view looking into rear courtyard showing new glass floor above proposed garden room. Rear facade of No 1 shown.

2.0 PROJECT LOCATION

2.1 Project Location

The project is located at No 1 Bedford Square. The house, designed in 1775 by Thomas Leverton, has been in office use since the late 1930s.

The building, along with the adjacent No 2 Bedford Square is now the headquarters of Cameron Mackintosh Ltd (CML).

2.2 Site Address

Cameron Mackintosh Ltd
No. 1 Bedford Square
Bloomsbury
London WC1B 3RB



No 1 Bedford Square.

No 2 Bedford Square is also part of the offices of Cameron Mackintosh Ltd.



Site plan showing position of No 1 within the south east corner of Bedford Square.

3.0 THE EXISTING BUILDING

3.1 Historical Background

No 1 Bedford Square is recognised as one of the great Georgian Terrace houses of London. It was designed circa 1775 by Thomas Leverton for Sir Lionel Lyde, a tobacco merchant and director of the Bank of England.

A deal struck by Leverton and the builder of the house two doors down in Bloomsbury Street, enabled No 1 to have a slightly wider plot (+6ft) than that of the other houses in the square. This allowed the creation of the distinctive central entrance that sets it apart from its neighbours.

The house is Grade I listed – being of exceptional architectural interest.

The Square

Bedford Square is one of the distinctive residential squares that were for the three centuries a distinctive characteristic of London's town planning. It was laid out in the mid 1770s. Thomas Leverton was author of the general scheme as well as the designer of the individual houses.

Leverton built the square as a speculative venture in conjunction with builders Robert Crews and William Scott. The scheme was one of the most ambitious of the period, in that it planned to create all four sides of the square – and it was carried through in full.

The regulatory of elevational treatment unified and concealed elaborately varied individual properties behind. Each side of the square has a central feature with pediment. No 1, at the south east, on the east side, is not part of the general scheme, but accords perfectly.

The House

No 1 was not occupied until 1781 – a year or two after the rest of the square, which may indicate it was something of an afterthought. The whole

of the east side of the square, including No. 1 was acquired in the early 1900s by the Crown and added to the British Museum property.

The layout of No 1 has a number of peculiarities that draw distinction from its neighbours. The entrance is central, rather than at the side and the principal rooms are at the back – where they once looked over a sizeable garden extending to the then grounds of the British Museum.

The building of the Duveen Galleries, the space gifted by Sir Joseph Duveen to house the Elgin Marbles, finished in 1938, changed the context of the house. The new gallery created a blank flank wall 20ft from the rear facing window of the Principal Rooms. As foreseen by Country Life in a 1932 article, the imposition of this gallery would render the property no longer suitable as a residence.

The property is understood to have been in office use since the late 1940s.

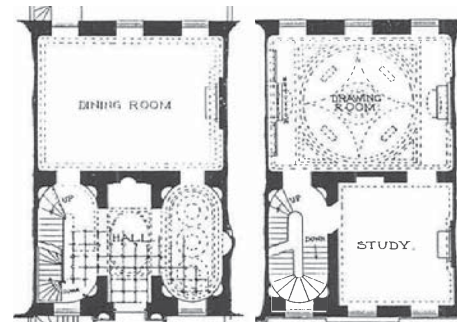
In the early 1980s the rear courtyard between the back façade of No 1 and the British Museum's Duveen Galleries was partially infilled. A two storey 'mews' style building was created (basement and ground floor) of fairly shallow depth (approx. 8ft). A single storey link was created at basement level on the south side.

Cameron Mackintosh Ltd acquired the lease for the adjacent house, No 2, shortly after moving into No 1 in 1988. The two houses are interlinked at basement level, but remain substantially independent.

No 2 Bedford Square conforms to the standard layout of the houses within the Square and underwent substantial alterations prior to the acquisition of the lease by CML.



The entrance hall in the early 1930s (Country Life Magazine)



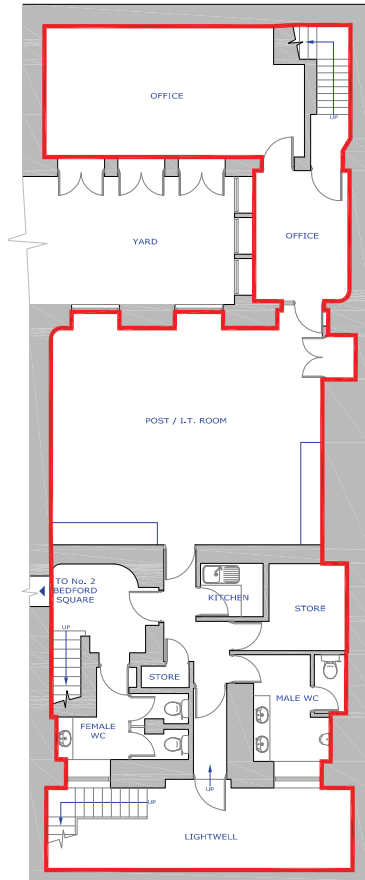
Archival plans of ground and first floors.



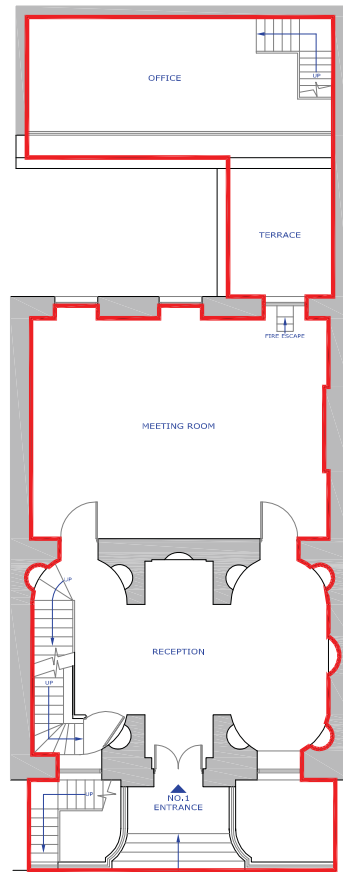
The front elevation and distinctive door surround.



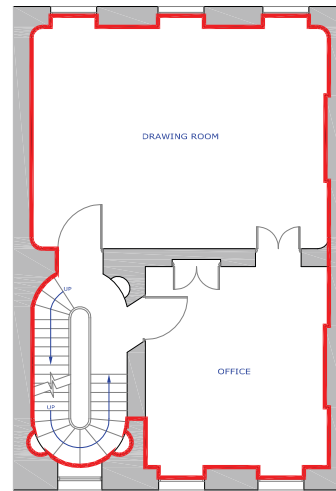
3.2 The Building Layout



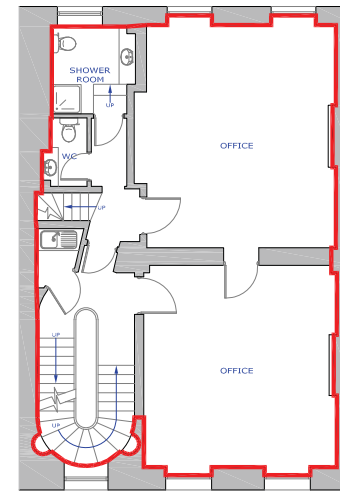
Basement



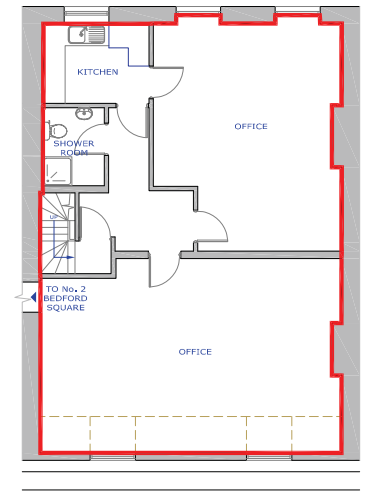
Ground Floor



First Floor



Second Floor



Third Floor

4.0 PROJECT SCOPE

4.1 The Courtyard Garden Room and Terrace

The project seeks to create a garden room at basement level, infilling the external courtyard and linking No 1 Bedford Square to its rear annex building. This new room would have a glass roof that acts as a terrace to the ground floor above. As noted the project also include the creation of an external canopy over the new terrace.

The photographs illustrate the property as it exists today.

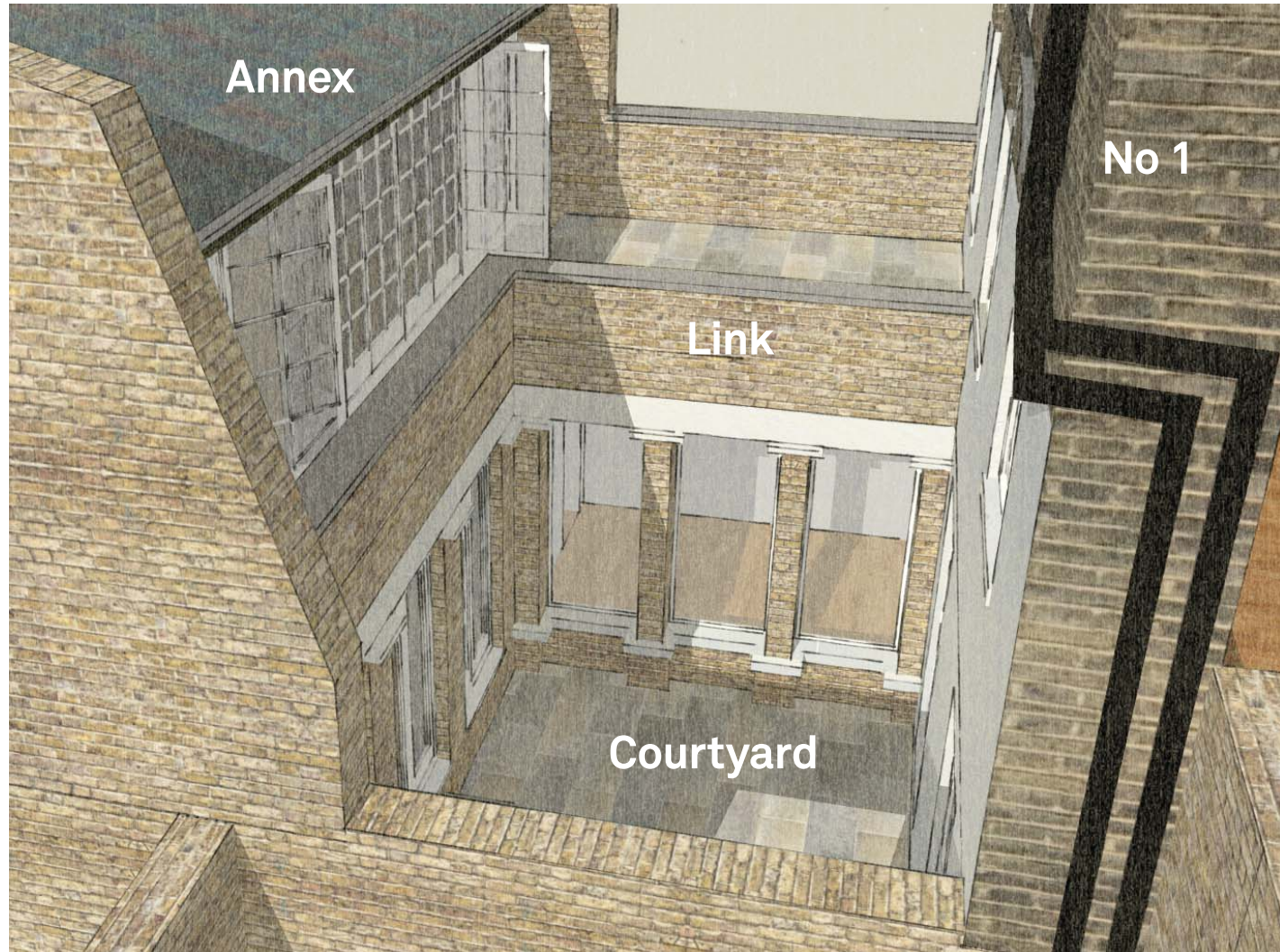
The rear façade of No 1 remains substantially unaltered. At high level there are lightweight fire escapes that provide alternative routes to and from the neighbouring building. At basement level the link corridor built in the 1980s adjoins at the southern end.

The annex building is set over two floors, with a single room located at each level. The lower level is composed of slate bricks. The upper floor is set back slightly and has full length glazing under its projecting eaves – also slate roof. The back wall of the annex is the flank wall of the British Museum.

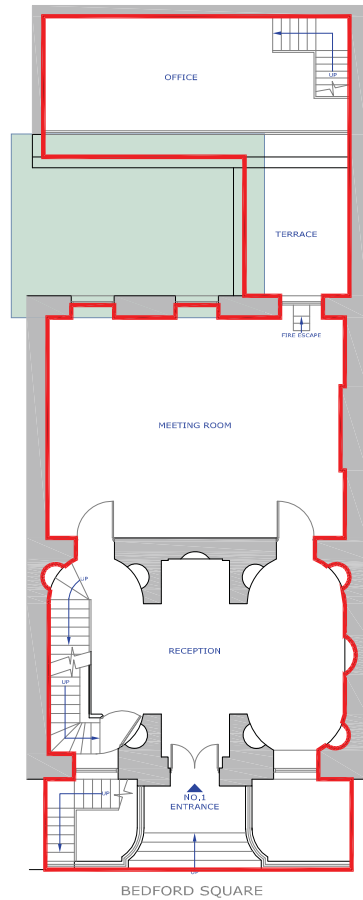
On the north side there is a separating wall between the two basement courtyards. The opening here facilitates means of escape.

Set out over the following pages are a series of preliminary design proposals for the project. These have been developed by set designer Matt Kinley who currently works in the upper level of the Annex and has a detailed knowledge of the building.

Whilst the design is at an early stage, it clearly sets out the vision and aspirations.



View looking into the rear courtyard space from the north. Back façade of No 1 Bedford Square to the right hand side of the image.



Ground floor plan. The Green area identifies the location/extent of the planned project.



Looking east from the ground floor back of No. 1 towards the annex.



The Courtyard with the rear facade of No. 1 to the left.

A selection of images showing the rear courtyard of No. 1, the 1980s annex building and the interlinking with the courtyard of No. 2 Bedford Square.



Looking from the roof of basement link towards the annex- the courtyard of No. 2 beyond gable wall



Looking down into the rear courtyard, No. 1 partially rendered at low level, the courtyard of No. 2 through arch.



The basement link towards from No. 1

5.0 THE COURTYARD PROJECT

5.1 Outline of Proposed Works

- Remove up stand parapet wall around the edge of the 1980s annex first floor terrace.
- Lower the level of the flat roof link between No 1 and the annex.
- A 'free-standing' steel structure is set between No 1 and the annex to support the glass terrace floor above.
- Although the junction against No 1 will require to be weather tight, the intention is to touch the fabric of this façade as lightly as possible.
- Glass floor terrace will be flush with the level of the existing first floor annex.
- The glass floor will be semi opaque.
- Small, wrought iron spiral stair on northern side, providing escape from the terrace. (This stair is actually located in the rear courtyard of No 2 – which would be identified in a subsequent application).
- Balustrade on northern side to terrace.
- Retractable canopy over the terrace. As shown in the illustrations it is anticipated that this item would be mounted on the 1980s annex building and extend to the façade of No 1. The intention is that the canopy would not necessarily touch No 1.
- The metal fire escape brackets need to be adjusted to facilitate operation of the canopy.
- A large rainwater down pipe also needs to be diverted to facilitate the glazed terrace – which will involve works within the courtyard of No 2.



Glazed roof to courtyard / the new garden room.



Indicative view looking into new glazed-in courtyard space . Rear facade of No. 1 Bedford Square to the right hand side.

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Up stand to link roof removed.



Doors to first floor of annex open out onto new terrace.



Glazed roof to courtyard.



Retractable canopy to terrace, mounted on annex structure.

6.0 LISTED BUILDING DESCRIPTION

TQ2981NE BEDFORD SQUARE 798-1/99/75

(East side) 24/10/51 Nos.1-10 (Consecutive) and attached railings (Formerly Listed as: BEDFORD SQUARE Nos.1-54 (Consecutive))

GV I

Terrace of 10 houses forming the east side of a square. 1775-1786. All built by W Scott, No.6 with R Grews; Nos 1, 6 & 10 known to have been designed by Thomas Leverton, the remainder either by Thomas Leverton or Robert Palmer; for the Bedford Estate. Nos 2-10 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 house, No.6, is stuccoed. Slate mansard roofs with dormers and tall slab chimney-stacks. EXTERIOR: 3 storeys, attics and basements. 3 windows each except No.6 with 5 windows. 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 1 & 5-9 have cast-iron balconies to 1st floor windows. Cornice and parapet, Nos 2 & 10 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.1: built for Sir Lionel Lyde, tobacco merchant in the City and a director of the Bank of England. Central stucco entrance surround of triumphal arch type with flanking niches containing wrought-iron crossed arrows, enriched impost bands which continue to form a

cornice to the door, roundels, fluted frieze with panel and dentil cornice; double panelled doors, with patterned fanlight, approached by curved steps. Gauged, reddened brick flat arches to sashes. Dentil cornice and blocking course with central Coade stone panel of an urn and arabesque. INTERIOR: of unusual plan with hall the width of the house with stair to left. Most original features and decoration in simplified Adam style. 1st floor rear room with fine plaster ceiling with 7 painted panels of Classical scenes after Angelica Kauffmann, probably produced by the mass-production process known as "mechanical painting" promoted by Matthew Boulton, the Birmingham metalworker; a form of colour printing finished by hand. No.2: plaster ceiling with painted panels. No.3: rear elevation with full height bow. Plaster ceiling. No.4: plan of interest; stair rises in the middle of the house between the front and rear rooms. No.5: rear elevation with full height bow. No.6: facade possibly by John Mecluer. 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 tympanum. At 2nd floor level a continuous enriched band running behind the pilasters. Originally one house, No.6 was divided in 1880 when the centre section was raised; restored to single occupancy 1985. INTERIOR: with good full height staircase compartment rising through the centre of the house. No.7: rear elevation with full height bow having cast-iron balconies to 1st floor windows. David Hartley fire plates discovered on the 1st and 2nd floors during 1980s restoration. No.8: rear elevation with full height bow. No.9: rear elevation with full height bow. 2 plaster ceilings. No.10: with return to Montague Place. Built for Samuel Lyde, brother of Sir Lionel. Ground floor

with 1 sash and 3-window bay. 2-window bay at 1st floor. INTERIOR: has staircase rising between the front and rear rooms. 2 plaster ceilings with painted panels, one the same as that in No.1. Some houses with original lead rainwater heads and pipes. SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn or torch-flambe finials. No.4 with wrought-iron lamp bracket and snuffer. Most houses with good wrought-iron foot scrapers. HISTORICAL NOTE: the houses in Bedford Square form an 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. 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. No.6 was finished for John Mecluer, an unknown architect, and later the home of Lord Eldon, Lord Chancellor (plaque). Nos 2, 4-6 (consec), 8 and 9 were listed on 14/05/74. (Survey of London: Vol. V, St Giles-in-the-Fields (Part II): London: -1914; Byrne A: Bedford Square, An architectural study: London: -1990).

Listing NGR: TQ2991481706.

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